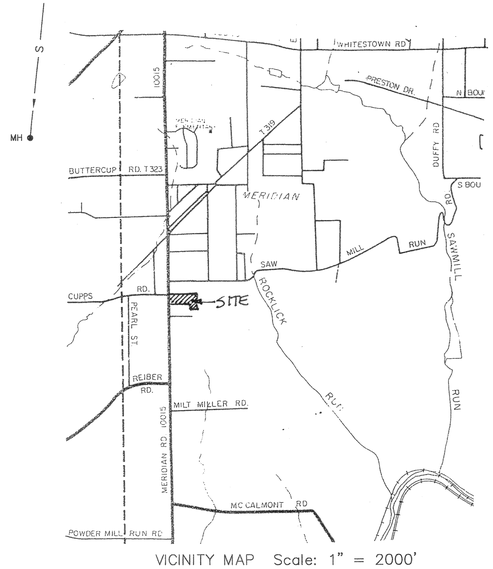
Instr: 202107130019802
Pgs: 1 F: $45.00 7/13/2021 10:08 AM
Michele Mustello T2021014370
Butler County Recorder PA



VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ZONING: R-1

BUILDING REQUIREMENTS:

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 100'
40' FRONT SETBACK
10' SIDE SETBACK
25' REAR SETBACK

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

PROPERTY OWNERS: ALAN G. AND NANCY ROBERTSON
501 MERIDIAN ROAD
RENFREW, PA 16053

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

PROPOSED CLEANOUTS, INSPECTION TEES & LATERALS TO BE INSTALLED IN ACCORDANCE WITH BASA DRAWINGS #8, #13 & #16.

SUBJECT TO ANY PRIVATE RIGHTS OR INTERESTS TO UNOPENED STREETS AND ALLEYS THAT MAY BE HELD BY OTHER LANDOWNERS. BUTLER TOWNSHIP ASSUMES NO RESPONSIBILITY FOR UNOPENED STREETS AND ALLEYS, AND TAKES NO POSITION REGARDING RIGHTS OF PRIVATE LANDOWNERS THEREIN.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW BUILDING LOT.

REF: PA ONE CALL SERIAL #20210251951

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

REF: VENSEL PLAN OF LOTS, UNRECORDED.

0' 50' 100' 150'

Know all men by these Presents, that we, Alan G. and Nancy Robertson, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our 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 we 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.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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, we hereunto set our hands and seals this 24th day of June, 2021.

NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Alan G. and Nancy Robertson, 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 24th day of June, 2021.

My Commission Expires the 3rd day of April, 2024.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LESLIE C HUEY - Notary Public
Butler County
My Commission Expires Apr 3, 2024
Commission Number 1075647

TITLE CLAUSE (NO MORTGAGE)
We, Alan G. and Nancy Robertson, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Alan G. and Nancy Robertson as recorded in Deed Book Volume 1146 page 398, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS OWNER OWNER

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.

March 2, 2021
DATE 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 SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 22nd day of June, 2021.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 6th day of April, 2021.

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 19th day of FEB., 2020.

SECRETARY SEAL CHAIRMAN

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 396 page 1.

Given under my hand and seal this 13th day of July, 2021.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVISED: 03/02/2021; FORCE MAIN C.O. LOCATIONS
REVISED: 02/18/2021

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

PLAN OF SUBDIVISION

FOR: ALAN G. & NANCY ROBERTSON

SITUATE: BUTLER TWP., BUTLER CO., PA

PLAN BOOK	PAGE
396	1

Date 10/21/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 054-41-A20		Db-Pg 1146-398	Service No. 18-110
Address 501 MERIDIAN ROAD			

Instr: 202107130019828
Pgs: 1 $: 145.00
Michele Mustello
Butler County Recorder PA
7/13/2021 11:26 AM
T20210014380

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF May 20 21

SECRETARY — CHAIRMAN

SURVEYORS CERTIFICATION

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

8/18/2021 — GARY A. SHEFFLER, SR. P.L.S.
DATE — (SEAL)

ENGINEER CERTIFICATION

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

06/22/2021 — GRAHAM LEE FERRY - REG. NO. PE074237
DATE — (SEAL)

B. STORMWATER MANAGEMENT REQUIREMENTS
I, GRAHAM LEE FERRY, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

06/22/2021 — GRAHAM LEE FERRY - REG NO. PE074237
DATE — (SEAL)

MUNICIPAL ENGINEER REVIEWING THE STORMWATER MANAGEMENT PLAN

I, THOMAS L. THOMPSON, P.E., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE OF THE LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

06/22/2021 — THOMAS L. THOMPSON, P.E.
DATE — (SEAL)

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
LANCASTER TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

6/30/2021 — TOWNSHIP MANAGER / SECRETARY
DATE

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

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

SECRETARY — SEAL — CHAIRMAN — 6/22/2021

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

PROPERTY OWNERS CONSENT - C L HOLDINGS, LLC

WE, THE FOLLOWING OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN INSOFAR AS IT AFFECTS OUR PROPERTIES. WE FURTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGMENTS AND COVENANTS APPEARING HEREON.

WITNESS — MANAGING MEMBER (NAME & TITLE) — MANAGING MEMBER (NAME & TITLE)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF MARCH 20 21

SECRETARY — CHAIRMAN

BUTLER COUNTY PA — LANCASTER TOWNSHIP 1854

PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 396 PAGE(S) 2

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF July 20 21

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

LANCASTER TOWNSHIP PLANNING DIRECTOR

BUTLER COUNTY RECORDER OF DEEDS

THOMAS L THOMPSON — REGISTERED PROFESSIONAL ENGINEER 043880-E — COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GRAHAM LEE FERRY — ENGINEER PE074237

REGISTERED ENGINEER

GENERAL NOTES:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS RECORDED FOR PARCEL "A" OF THE LITTLE YELLOW CREEK PLAN OF LOTS NO. 1, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLAN BOOK VOLUME 390, PAGE 6.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION ONLY, AS PER THE DATE OF THE SURVEY NO PENNSYLVANIA ONE CALL HAS BEEN PLACED ON THE SUBJECT PREMISES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. VERTICAL CONTROL IS NAVD 88. CONTOUR INTERVAL=2'. CONTOURS SHOWN HEREON ARE BASED UPON BOTH FIELD SURVEY DATA COLLECTED ON MAY 19TH, 2020 UTILIZING TRIMBLE GPS (WITH KEYNET VRS CORRECTIONS AND LIDAR TOPOGRAPHY OBTAINED FROM THE PENNSYLVANIA GEOSPATIAL DATA CLEARINGHOUSE WEBSITE (PASDA).

4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN BOTH FLOOD ZONE X, AND ZONE A, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 4214228, BEARING AN EFFECTIVE DATE OF 05/01/1986. ZONE A DENOTES AREAS WITHIN A SPECIAL FLOOD HAZARD AREA WITH AN INITIAL IDENTIFICATION DATE OF SEPTEMBER 6TH, 1974. ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

5. THE PROPOSED BUILDING LAYOUTS SHOWN ARE SHOWN PER COREA4, INC. DESIGN PLANS DATED JANUARY 31ST, 2021.

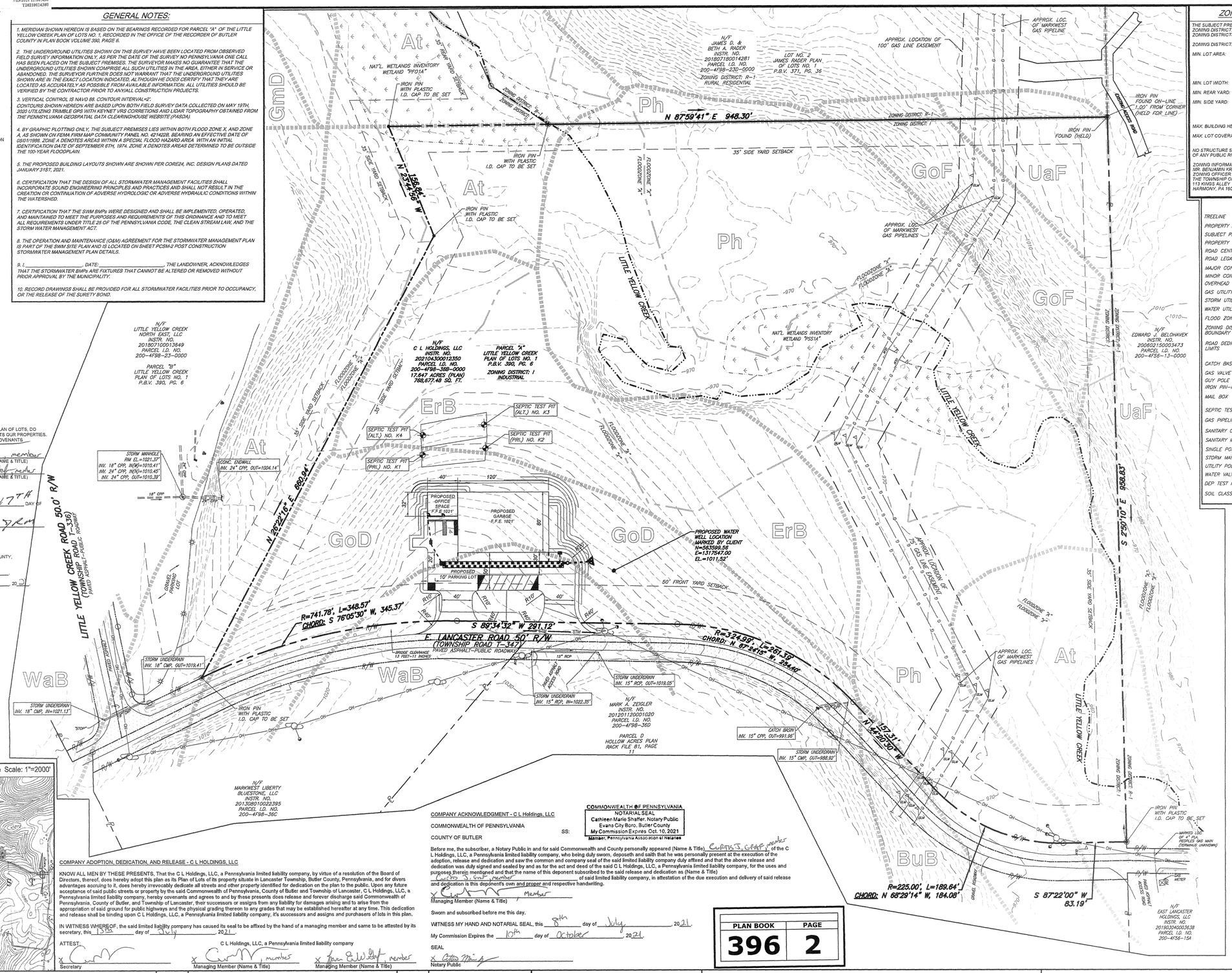
6. CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.

7. CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAM LAW, AND THE STORM WATER MANAGEMENT ACT.

8. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR THE STORMWATER MANAGEMENT PLAN IS PART OF THE SWM SITE PLAN AND IS LOCATED ON SHEET PCSM-2 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS.

9. I, _____, DATE: _____, THE LANDOWNER, ACKNOWLEDGES THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

10. RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.



ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE (I) INDUSTRIAL ZONING DISTRICT. THE AREA REQUIREMENTS FOR THIS ZONING DISTRICTS ARE SHOWN BELOW.

ZONING DISTRICT:	(I) INDUSTRIAL
MIN. LOT AREA:	30,000 SQ. FT. (WITH PUBLIC SEWER) 40,000 SQ. FT. (NO PUBLIC SEWER)
MIN. LOT WIDTH:	100 FEET
MIN. REAR YARD:	35 FEET
MIN. SIDE YARD:	35 FEET TOTAL, NO LESS THAN 10 FEET ON ANY SIDE, UNLESS THERE IS A CHANGE IN ZONING DISTRICT, TO WHICH THE 35 FEET SHALL BE MAINTAINED ON THAT SIDE
MAX. BUILDING HEIGHT:	NOT TO EXCEED 50 FEET
MAX. LOT COVERAGE:	NOT TO EXCEED 60% OF THE TOTAL LOT AREA

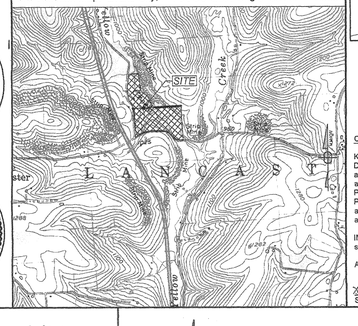
NO STRUCTURE SHALL BE PERMITTED CLOSER THAN 50 FEET OF ANY PUBLIC RIGHT-OF-WAY.

ZONING INFORMATION WAS OBTAINED FROM:
MR. BENJAMIN KRAMER
ZONING OFFICER / TOWN MANAGER
THE TOWNSHIP OF LANCASTER
113 KIVISS ALLEY
HARMONY, PA 16037

LEGEND:

TREELINE
PROPERTY ADJOINER
SUBJECT PROPERTY
PROPERTY EASEMENT
ROAD CENTERLINE
ROAD LEGAL R/W
MAJOR CONTOUR — 1400 —
MINOR CONTOUR
OVERHEAD LINES — OH —
GAS UTILITY — G —
STORM UTILITY
WATER UTILITY — W —
FLOOD ZONE LINE
ZONING DISTRICT BOUNDARY LINE
ROAD DEDICATON LIMITS
CATCH BASIN
GAS VALVE
GUY POLE
IRON PIN—PIPE
MAIL BOX
SEPTIC TEST PIT
GAS PIPELINE MARKER
SANITARY CLEAN OUT
SANITARY MANHOLE
SINGLE POST SIGN
STORM MANHOLE
UTILITY POLE
WATER VALVE
DEP TEST HOLES
SOIL CLASSIFICATION — ErB

Site Location Map: Evans City, PA USGS Quadrangle Scale: 1"=2000'



COMPANY ADOPTION, DEDICATION, AND RELEASE - C L HOLDINGS, LLC

KNOW ALL MEN BY THESE PRESENTS, That the C L Holdings, LLC, a Pennsylvania limited liability company, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, C L Holdings, LLC, a Pennsylvania limited liability company, hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Lancaster, 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 thereon to any grades that may be established hereafter at any time. This dedication and release shall be binding upon C L Holdings, LLC, a Pennsylvania limited liability company, it's successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said limited liability company has caused its seal to be affixed by the hand of a managing member and same to be attested by its secretary, this 13th day of July, 2021.

ATTEST: C L Holdings, LLC, a Pennsylvania limited liability company

Secretary — Managing Member (Name & Title) — Managing Member (Name & Title)

COMPANY ACKNOWLEDGMENT - C L Holdings, LLC

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared (Name & Title) Curtis J. Graf, member of the C L Holdings, LLC, a Pennsylvania limited liability company, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and company seal of the said limited liability company duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said C L Holdings, LLC, a Pennsylvania limited liability company, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as (Name & Title) Curtis J. Graf, member of said limited liability company, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Managing Member (Name & Title)

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL, this 8th day of July, 2021.

My Commission Expires the 10th day of October, 2021.

SEAL

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cathleen Marie Shaffer, Notary Public
Evans City Boro, Butler County
My Commission Expires Oct. 10, 2021
Member, Pennsylvania Association of Notaries

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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: 0 60' 120' (Feet) 1 inch = 60 ft.

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

Little Yellow Creek Plan of Lots No. 1
133 Little Yellow Creek Road

Prepared For:
Graf Custom Construction, LLC

Situate In:
Lancaster Township, Butler County, Commonwealth of Pennsylvania

Recording Plan

DRAWING SCALE:	1"=60'	DRAWN BY:	MNR
DATE ISSUED:	June 6th, 2021	REVIEWED BY:	GAS
PROJECT JOB#:	4012	FIELD BOOK #:	4012
CADD#:	4012-Little Yellow Creek-Parcel A-Recording Plan.dwg		

Client: Mr. Curtis Graf
Graf Custom Construction, LLC
414 N. Washington St.
Evans City, PA 16033
Phone: (724) 841-2226

Sheet No.
1 of 1

Instr: 202107130019830
Pgs: 8 F: $325.00 7/13/2021 11:39 AM
Michele Mustello T202110014382
Butler County Recorder PA

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT WE, SLIPPERY ROCK UNIVERSITY, OF THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PROPERTY, SITUATE IN THE TOWNSHIP AT SLIPPERY ROCK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 12TH DAY OF JULY, 20 21.

ATTEST:

Scott Albert ASST. VICE PRESIDENT FACILITIES, PLANNING & ENVIRONMENTAL SAFETY

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Scott Albert AND ACKNOWLEDGE THE FOREGOING ADOPTION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTORIAL SEAL THIS 12th DAY OF July, 20 21

Shannon M. Young
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 24 DAY OF October A.D. 2024

Commonwealth of Pennsylvania - Notary Seal
Shannon M. Young, Notary Public
Butler County
My commission expires October 24, 2024
Commission number 1301505
Member, Pennsylvania Association of Notaries

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS REAPPROVAL OF THIS PLAN ON THIS 12th DAY OF July, 20 21

SECRETARY CHAIRMAN, PLANNING COMMISSION

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK HEREBY GIVES PUBLIC NOTICE THAT IN REAPPROVING 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.

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 12th DAY OF July, 20 21.

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 15TH DAY OF July, 2020.

SECRETARY CHAIRMAN, PLANNING COMMISSION

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATES, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 396 PAGE(S) 3-10

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF July, 2021.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

(RECORDER OF DEEDS)

My commission expires _____ day of _____, 20_____.

OWNER:

STATE SYSTEM OF HIGHER EDUCATION
COMMONWEALTH OF PENNSYLVANIA

DANIEL GREENSTEIN, CHANCELLOR

Slippery Rock University of Pennsylvania

SLIPPERY ROCK UNIVERSITY

1 MORROW WAY
SLIPPERY ROCK, PENNSYLVANIA 16057
CONTACT: TOD HORNER, PROJECT MANAGER, PHONE: 724-738-2534

PROJECT NO. UP-446

SOCCER ARTIFICIAL TURF FIELD

STADIUM DRIVE
SLIPPERY ROCK, PENNSYLVANIA 16057
BUTLER COUNTY, PENNSYLVANIA

CONSTRUCTION DRAWINGS

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL DRAWINGS

ZONING DISTRICT: E-1 EDUCATION DISTRICT/TAX PARCEL #280-4F09-19
JUNE 15, 2020

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING TITLE
C-001	COVER SHEET
V-101	EXISTING CONDITIONS
C-101	SITE PREPARATION PLAN
C-201	SITE PLAN
C-401	GRADING PLAN
C-402	DRAINAGE PLAN
C-601	UTILITY PLAN
C-701	CIVIL DETAILS

ENGINEER

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

CONTACT: DAVID HOHMAN, RLA, ASLA, LEED AP

PLAN ACCURACY CERTIFICATION:
I CERTIFY THAT THESE DRAWINGS CONFIRM IN ALL RESPECTS TO THE ACCURACY AND REQUIREMENTS OF THE SLIPPERY ROCK TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 22, STORMWATER MANAGEMENT ORDINANCE CHAPTER 26, #2016-2, AND THE ZONING ORDINANCE CHAPTER 27.

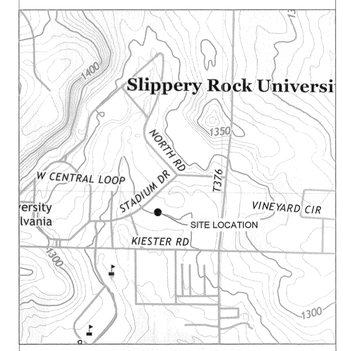
SIGNATURE
DAVID H. HOHMAN, PROJECT MANAGER/PROFESSIONAL LANDSCAPE ARCHITECT

PENNSYLVANIA DAVID H. HOHMAN REGISTRATION NUMBER LA-001590-A REGISTERED LANDSCAPE ARCHITECT

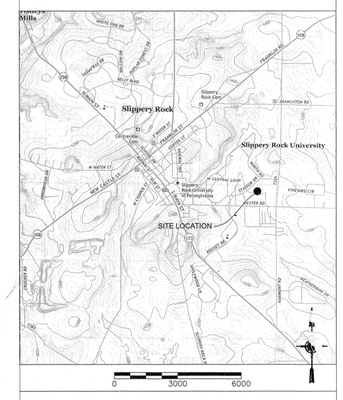
CODE APPROVALS

NOT APPLICABLE

LOCATION MAP



VICINITY MAP



APPROVALS

PROFESSIONAL SEAL

PENNSYLVANIA DAVID H. HOHMAN REGISTRATION NUMBER LA-001590-A REGISTERED LANDSCAPE ARCHITECT

COVER SHEET

PLAN BOOK	PAGE
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DRAWN BY:	DATE:	DRAWING No.:
JRC	2020-06-15	C-001
CHECKED BY: DHH	SCALE: NONE	

Friday, December 06, 2019 5:53 PM
K:\Clients\Playing Surface Solutions, Inc\PSS19598D&P - Design & Permitting SR\UCADD\Production\19598E002 - Signatures Cover.dwg

EXISTING LEGEND:

EXISTING INDEX CONTOUR	WATER MANHOLE
EXISTING INTERMEDIATE CONTOUR	WATER BOX (WATER VALVE)
EXISTING POST & CABLE FENCE	FIRE HYDRANT
EXISTING SPLIT RAIL FENCE	IRRIGATION CONTROL BOX
EXISTING CHAIN LINK FENCE	GAS LINE MARKER
EXISTING FENCE	GAS BOX (GAS VALVE)
EXISTING SANITARY SEWER LINE	TREE, DECIDUOUS
EXISTING STORM SEWER LINE	ELECTRIC PULL BOX (FLUSH WITH GRADE)
EXISTING GAS LINE	UTILITY POLE
EXISTING WATER LINE	HANDICAP PARKING SYMBOL
EXISTING UNDERGROUND ELEC. LINE	STORM MANHOLE
EXISTING OVERHEAD ELECTRIC	CATCH BASIN (TYPE)
EXISTING SPOT ELEVATION HARD SURFACE	CURB INLET
EXISTING SPOT ELEVATION SOFT SURFACE	INLET (CIRCULAR)
EXISTING SPOT ELEVATION TOP OF CURB	INLET SQUARE
EXISTING SPOT ELEVATION BOTTOM OF CURB	SANITARY MANHOLE
MAILBOX	CLEAN OUT
FLAG POLE	LIGHT STANDARD
SIGN	STADIUM LIGHT
AC UNIT	TREE

NOTES:

1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM POST PROCESSING METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2012B.

2.) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. THE PA ONE CALL TICKET NO. IS 20192473423.

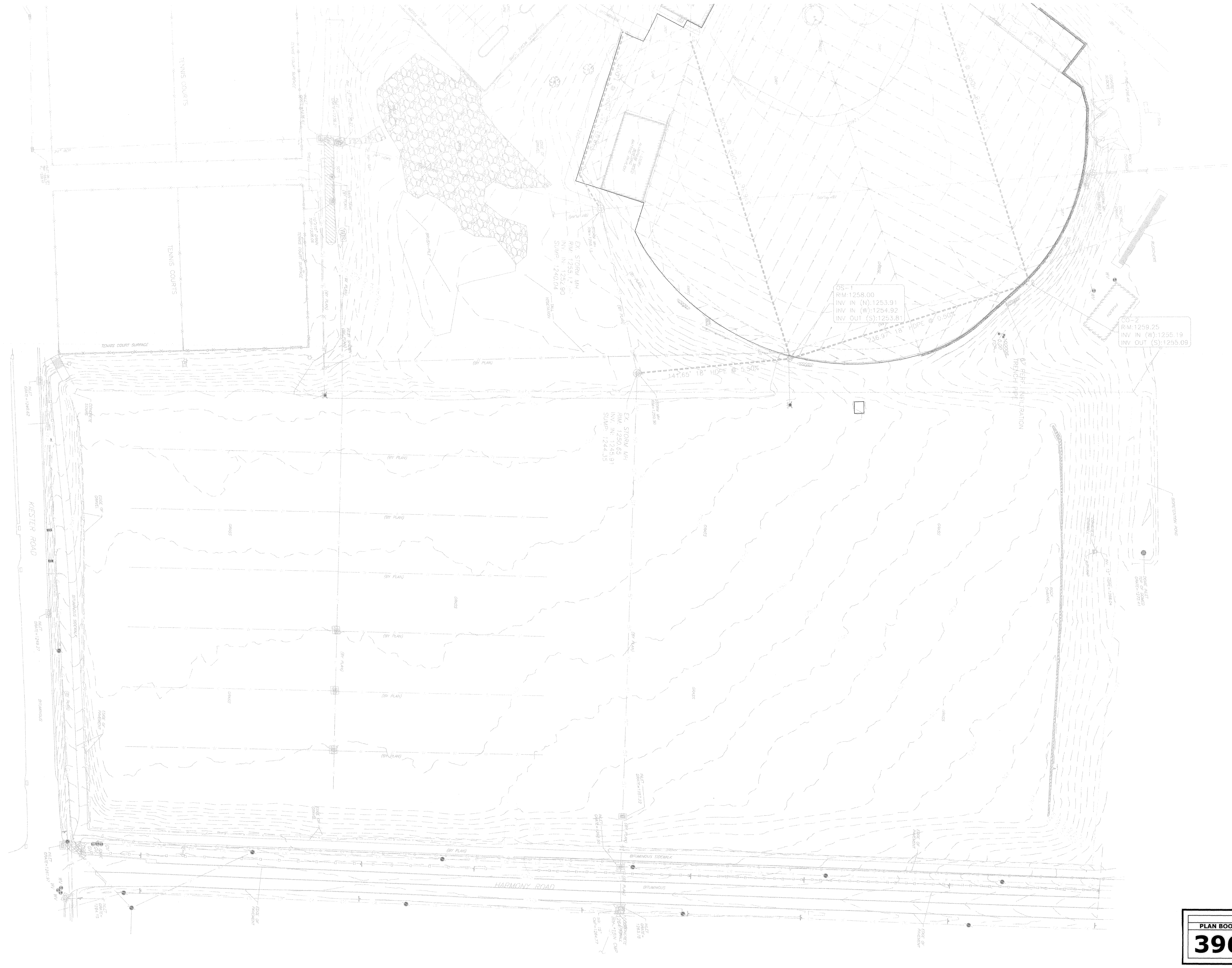
3.) AERIAL IMAGERY AND TOPOGRAPHY DERIVED FROM AN UNMANNED AERIAL PHOTOGRAPHY FLIGHT PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SEPTEMBER 8, 2019.

4.) SUPPLEMENTAL FIELD SURVEY USING CONVENTIONAL AND GPS SURVEY METHODS PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SEPTEMBER 24, 2019.

5.) THE EXISTING CONTOUR AREAS GENERATED FROM THE UNMANNED AERIAL FLIGHT DATA AND SUPPLEMENTAL FIELD SURVEY DATA IS DELINEATED AS SHOWN ON THE SURVEY.

6.) THE UAV DATA WAS SAMPLED USING 20 POINTS VERTICALLY. THE ACTUAL RMSEz VERTICAL ACCURACY IS ±0.38' AT THE 95% CONFIDENCE LEVEL.

7.) THE UAV DATA WAS SAMPLED USING 20 POINTS HORIZONTALLY. THE ACTUAL RMSEx HORIZONTAL ACCURACY IS ±0.14' AT THE 95% CONFIDENCE LEVEL. THE ACTUAL RMSEy HORIZONTAL ACCURACY IS ±0.12' AT THE 95% CONFIDENCE LEVEL.



SCALE - FEET

40 0 40 80

PLAN BOOK	PAGE
396	4

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:	
SUBMITTED:	PROFESSIONAL:
REVIEWED BY:	CONSULTANT:
AUTHORIZED BY:	CONST. MANAGER:
	SYSTEM REPRSTVE:

PROFESSIONAL SEAL

PENNSYLVANIA DAVID H. HOHMAN REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA-001590-R

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: **EXISTING CONDITIONS**

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

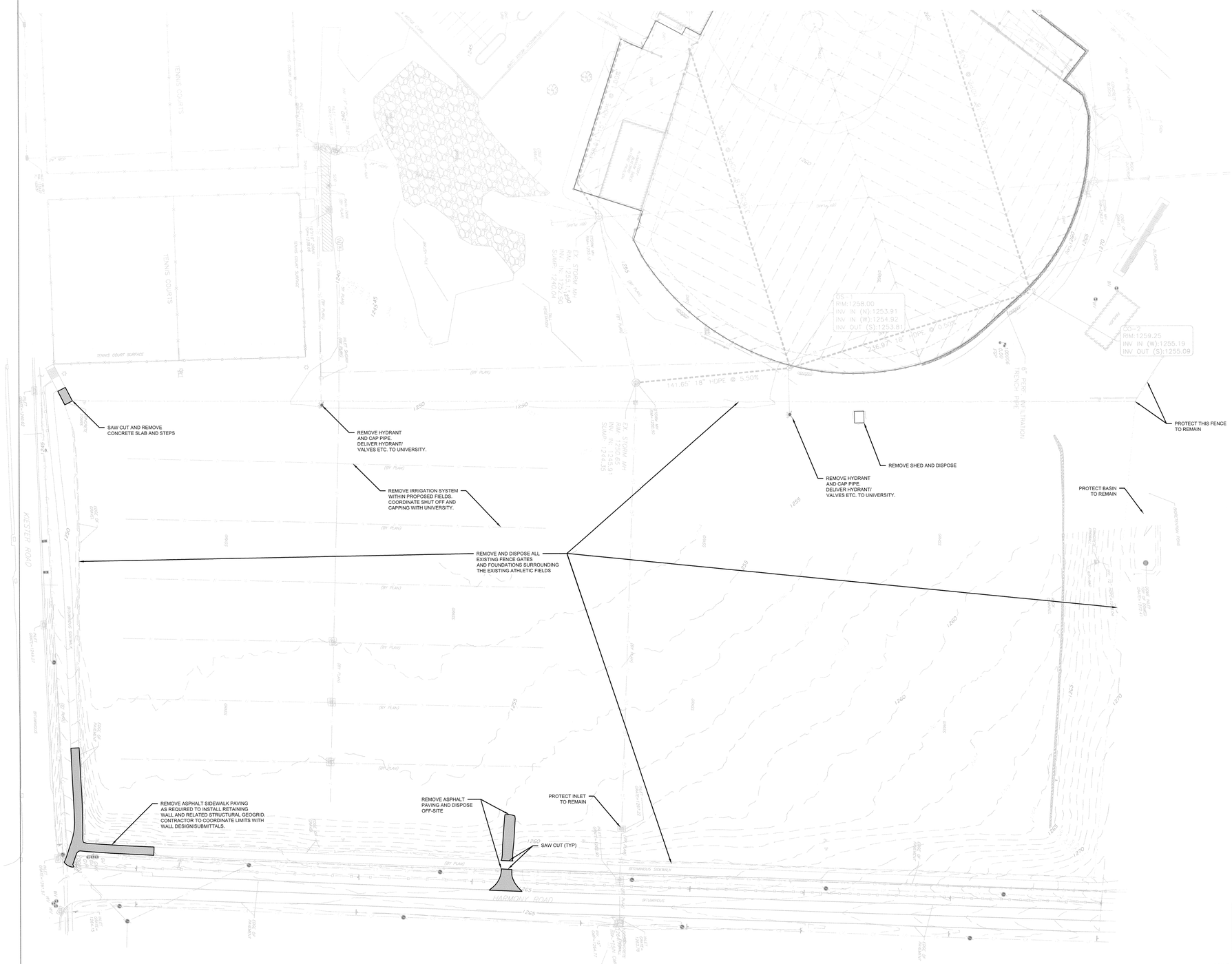
SlipperyRock University of Pennsylvania

DWN. BY: JRC	DATE:	06/15/2020	DWG. NO.	V-102.1
CKD. BY: DHH	SCALE:	1" = 40'		

:\CLIENTS\PLAYING SURFACE SOLUTIONS, INC\PSS19598D&P - DESIGN & PERMITTING SOCCER FIELDS\CADD\PRODUCTION\19598E101 - EX COND.DWG-V-101

EXISTING LEGEND:

- WATER MANHOLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- IRRIGATION CONTROL BOX
- GAS LINE MARKER
- GAS BOX (GAS VALVE)
- TREE, DECIDUOUS
- ELECTRIC PULL BOX (FLUSH WITH GRADE)
- UTILITY POLE
- HANDICAP PARKING SYMBOL
- STORM MANHOLE
- CATCH BASIN (TYPE)
- CURB INLET
- INLET (CIRCULAR)
- INLET SQUARE
- SANITARY MANHOLE
- CLEAN OUT
- LIGHT STANDARD
- STADIUM LIGHT
- TREE
- MAILBOX
- FLAG POLE
- SIGN
- AC UNIT



PLAN BOOK	PAGE
396	5

SCALE – FEET
40 0 40 80

CALL BEFORE YOU DIG
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PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: SITE PREPARATION PLAN

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

SlipperyRock University of Pennsylvania

DWN. BY:	JRC	DATE:	06/15/2020	DWG. NO.	C-102.1
CKD. BY:	DHH	SCALE:	1" = 40'		

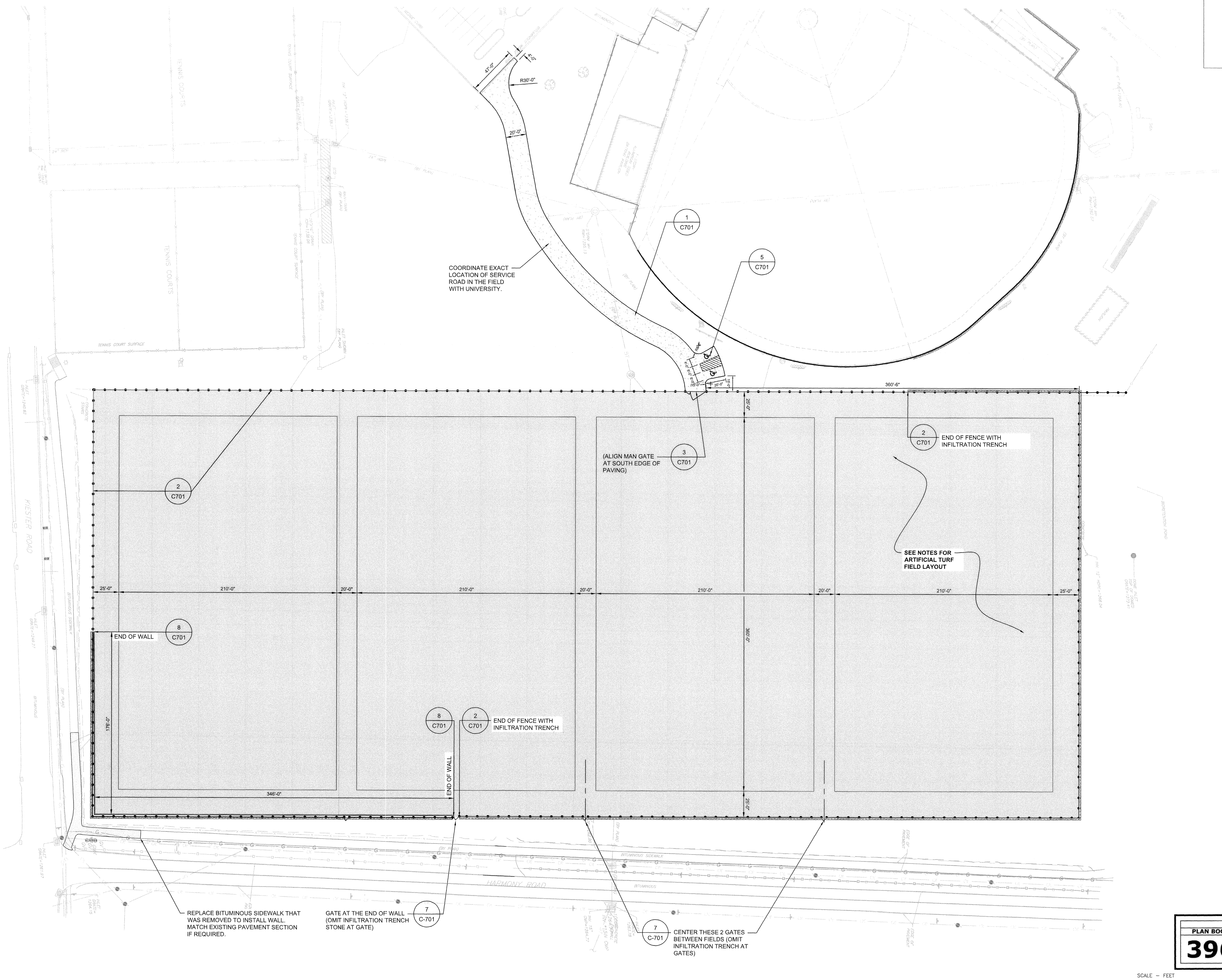
\\CLIENTS\PLAYING SURFACE SOLUTIONS, INC\PSS19SRU00AP - DESIGN & PERMITTING SOCCER FIELDS\CADD\PRODUCTION\EXHBIT102 - PREP PLAN.DWG-C-102

PROPOSED LEGEND:

	ARTIFICIAL TURF	7 / C701
	ASPHALT PAVEMENT	1 / C701
	REPLACED SIDEWALK	
	INFILTRATION TRENCH	10 / C701

EXISTING LEGEND:

	EXISTING INDEX CONTOUR		WATER MANHOLE
	EXISTING INTERMEDIATE CONTOUR	WV	WATER BOX (WATER VALVE)
	EXISTING POST & CABLE FENCE		FIRE HYDRANT
	EXISTING SPLIT RAIL FENCE	IR	IRRIGATION CONTROL BOX
	EXISTING CHAIN LINK FENCE	GMK	GAS LINE MARKER
	EXISTING FENCE	GV	GAS BOX (GAS VALVE)
SAN	EXISTING SANITARY SEWER LINE		TREE, DECIDUOUS
ST	EXISTING STORM SEWER LINE	E	ELECTRIC PULL BOX (FLUSH WITH GRADE)
G	EXISTING GAS LINE		UTILITY POLE
W	EXISTING WATER LINE		HANDICAP PARKING SYMBOL
UE	EXISTING UNDERGROUND ELEC. LINE	D	STORM MANHOLE
OE	EXISTING OVERHEAD ELECTRIC		CATCH BASIN (TYPE)
	EXISTING SPOT ELEVATION HARD SURFACE		CURB INLET
	EXISTING SPOT ELEVATION SOFT SURFACE		INLET (CIRCULAR)
	EXISTING SPOT ELEVATION TOP OF CURB		INLET SQUARE
	EXISTING SPOT ELEVATION BOTTOM OF CURB	S	SANITARY MANHOLE
	MAILBOX		CLEAN OUT
	FLAG POLE		LIGHT STANDARD
	SIGN		STADIUM LIGHT
AC	AC UNIT		TREE



NOTES:
PROVIDE ARTIFICIAL TURF SUBMITTALS WITH (4) NCAA SOCCER FIELDS' LAYOUTS IN WHITE 4" LINES.

NORTH

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

PLAN BOOK 396 | PAGE 6

SCALE ~ FEET
40 0 40 80

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL
PENNSYLVANIA DAVID H. HOHMAN REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA-001590-R

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: SITE PLAN

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

Slippery Rock University of Pennsylvania

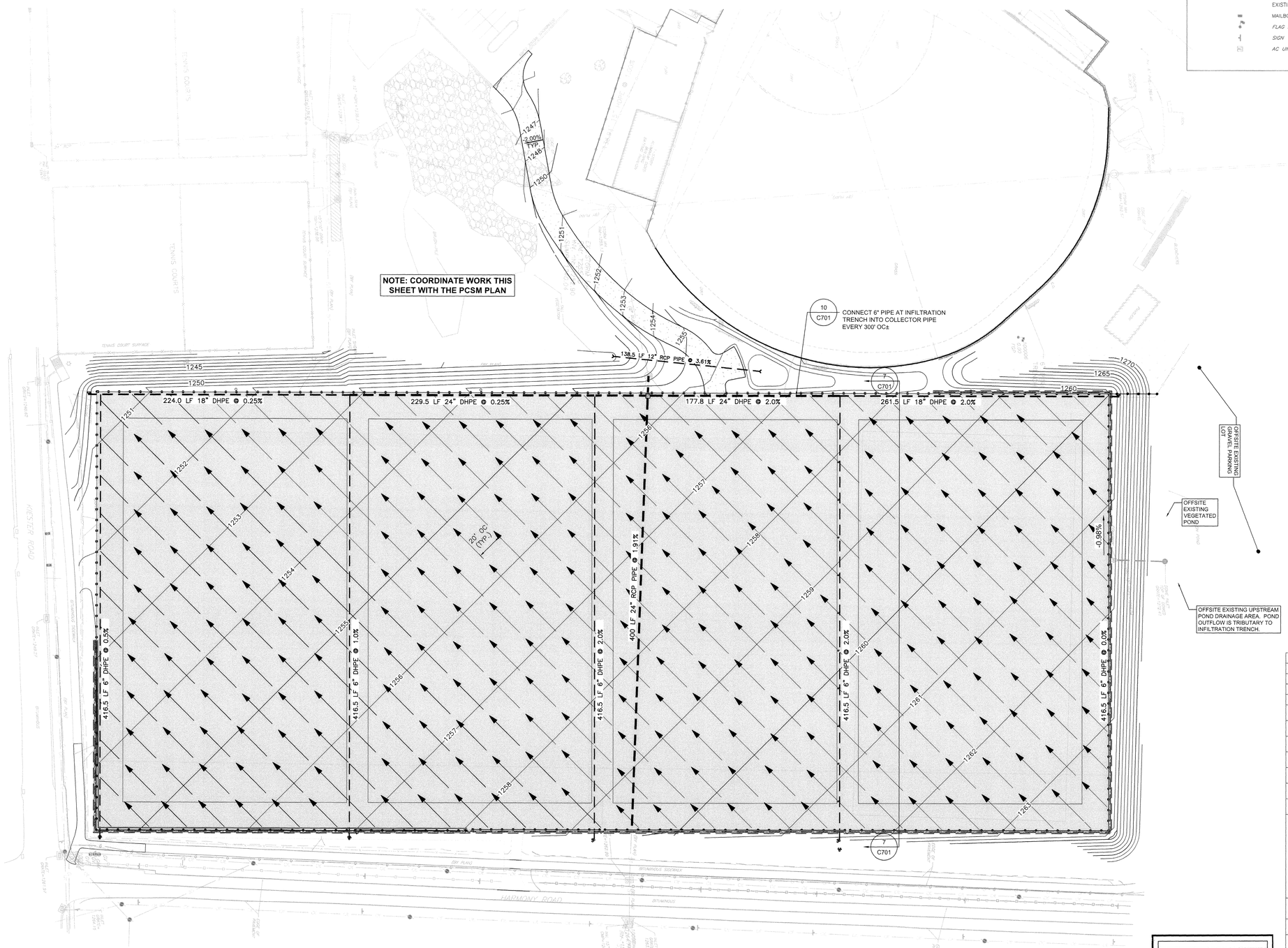
DWN. BY:	DATE: 06/15/2020	DWG. NO. C-201
CKD. BY:	SCALE: 1" = 40'	

PROPOSED LEGEND:

	ARTIFICIAL TURF	3 / C701
	ASPHALT PAVEMENT	1 / C701
	GEO-COMPOSITE UNDERDRAIN (12" MULTI-FLOW STANDARD FITTINGS)	7 / C701
	HDPE STORM PIPE COLLECTOR (COORDINATE WITH PCSM PLANS)	7 / C701
	CLEANOUT	9 / C701
	INFILTRATION TRENCH	10 / C701

EXISTING LEGEND:

EXISTING INDEX CONTOUR	WATER MANHOLE
EXISTING INTERMEDIATE CONTOUR	WV WATER BOX (WATER VALVE)
EXISTING POST & CABLE FENCE	FIRE HYDRANT
EXISTING SPLIT RAIL FENCE	IRRIGATION CONTROL BOX
EXISTING CHAIN LINK FENCE	GMK GAS LINE MARKER
EXISTING FENCE	GV GAS BOX (GAS VALVE)
SAN EXISTING SANITARY SEWER LINE	TREE, DECIDUOUS
ST EXISTING STORM SEWER LINE	ELECTRIC PULL BOX (FLUSH WITH GRADE)
G EXISTING GAS LINE	UTILITY POLE
W EXISTING WATER LINE	HANDICAP PARKING SYMBOL
UE EXISTING UNDERGROUND ELEC. LINE	STORM MANHOLE
OE EXISTING OVERHEAD ELECTRIC	CATCH BASIN (TYPE)
EXISTING SPOT ELEVATION HARD SURFACE	CURB INLET
EXISTING SPOT ELEVATION SOFT SURFACE	INLET (CIRCULAR)
EXISTING SPOT ELEVATION TOP OF CURB	INLET SQUARE
EXISTING SPOT ELEVATION BOTTOM OF CURB	SANITARY MANHOLE
MAILBOX	CLEAN OUT
FLAG POLE	LIGHT STANDARD
SIGN	STADIUM LIGHT
AC UNIT	TREE



SCALE - FEET
40 0 40 80

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: DRAINAGE PLAN

PLAN BOOK	PAGE
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KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

SlipperyRock University of Pennsylvania

DWN. BY:	DATE: 06/15/2020	DWG. NO.	C-402
CKD. BY:	SCALE: 1" = 40'		

K:\CLIENTS\PLAYING SURFACE SOLUTIONS, INC\PSS19596\MAP - DESIGN & PERMITTING SOCCER FIELDS\CADD\PRODUCTION\19596E402 - DRAINAGE PLAN.DWG-C-402

EXISTING LEGEND:

EXISTING INDEX CONTOUR	*WATER MANHOLE*
EXISTING INTERMEDIATE CONTOUR	*WATER BOX (WATER VALVE)*
EXISTING POST & CABLE FENCE	*FIRE HYDRANT*
EXISTING SPLIT RAIL FENCE	*IRRIGATION CONTROL BOX*
EXISTING CHAIN LINK FENCE	*GAS LINE MARKER*
EXISTING FENCE	*GAS BOX (GAS VALVE)*
EXISTING SANITARY SEWER LINE	*TREE, DECIDUOUS*
EXISTING STORM SEWER LINE	*ELECTRIC PULL BOX (FLUSH WITH GRADE)*
EXISTING GAS LINE	*UTILITY POLE*
EXISTING WATER LINE	*HANDICAP PARKING SYMBOL*
EXISTING UNDERGROUND ELEC. LINE	*STORM MANHOLE*
EXISTING OVERHEAD ELECTRIC	*CATCH BASIN (TYPE)*
EXISTING SPOT ELEVATION HARD SURFACE	*CURB INLET*
EXISTING SPOT ELEVATION SOFT SURFACE	*INLET (CIRCULAR)*
EXISTING SPOT ELEVATION TOP OF CURB	*INLET SQUARE*
EXISTING SPOT ELEVATION BOTTOM OF CURB	*SANITARY MANHOLE*
MAILBOX	*CLEAN OUT*
FLAG POLE	*LIGHT STANDARD*
SIGN	*STADIUM LIGHT*
AC UNIT	*TREE*

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.

SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

PENNSYLVANIA — DAVID H. HOHMAN — REGISTERED LANDSCAPE ARCHITECT — REGISTRATION NUMBER LA-001590-R

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: GRADING PLAN

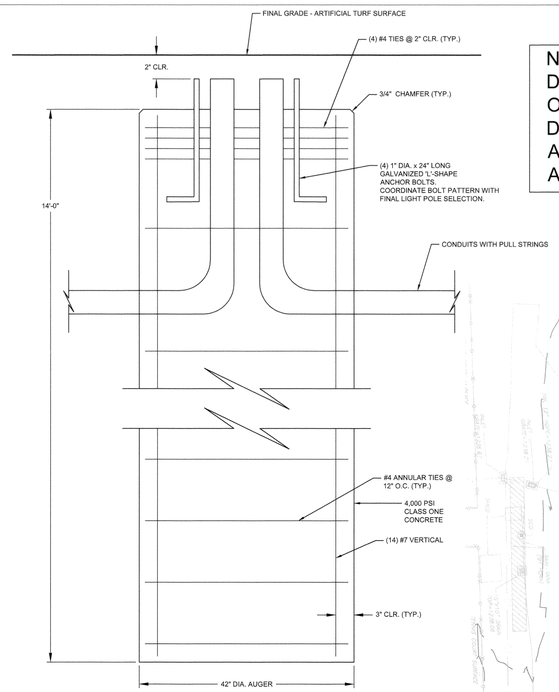
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

Slippery Rock University of Pennsylvania

PLAN BOOK 396 PAGE 8

SCALE ~ FEET 40 0 40 80

DWN. BY:	DATE: 06/15/2020	DWG. NO. C-401
CKD. BY:	SCALE: 1" = 40'	



1 / C-601 CAST-IN-PLACE LIGHT POLE BASE
NOT TO SCALE

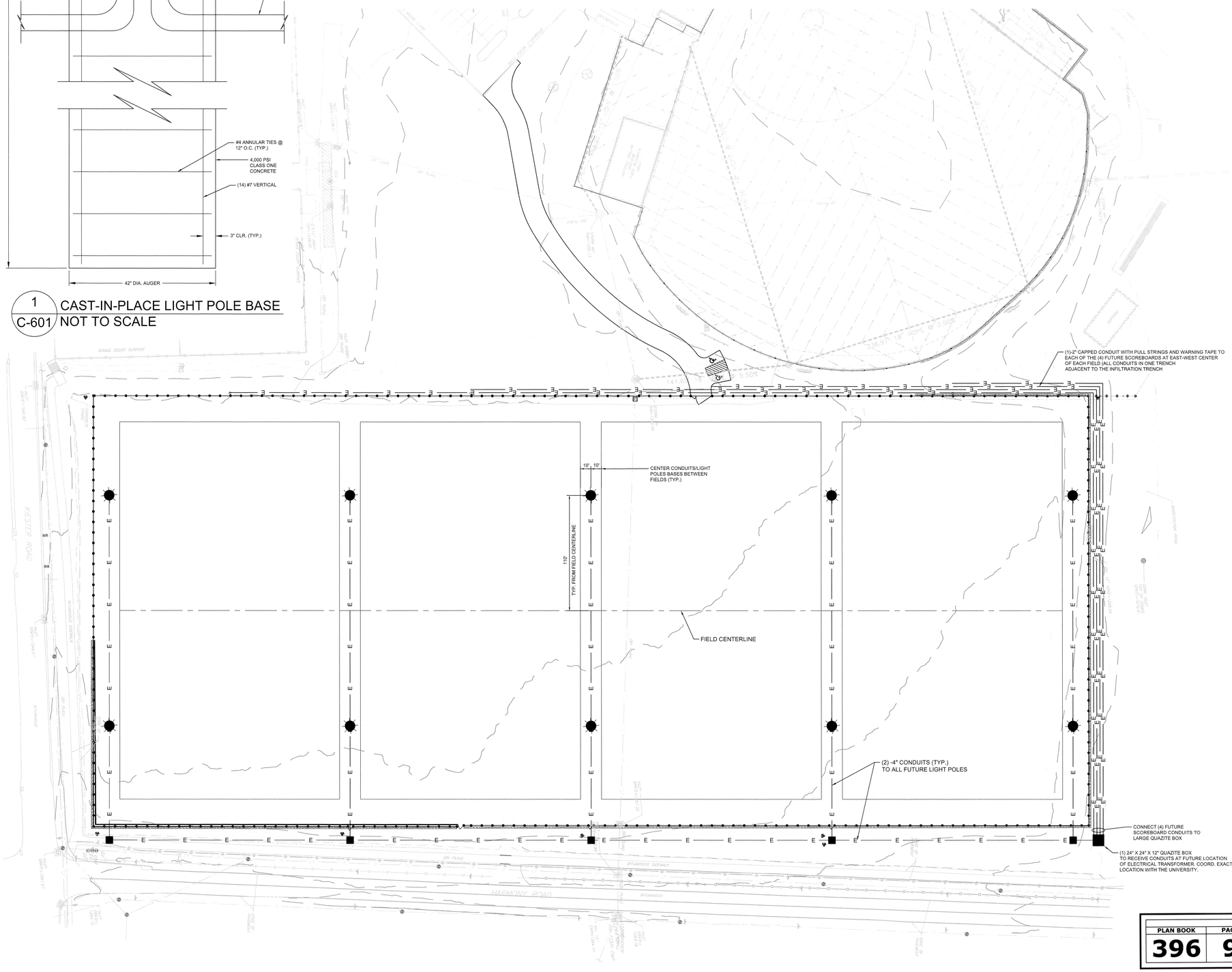
NOTE: THIS IS A PRELIMINARY DETAIL FOR BUDGET PRICING ONLY. A FINAL ENGINEER'S DRAWING WILL BE PROVIDED AFTER THE UNIVERSITY SELECTS A FINAL LIGHT SYSTEM.

PROPOSED LEGEND:

- —— E —— SCH. 40 PVC ELECTRICAL CONDUITS WITH TRACER WIRE, WARNING TAPE, AND PULL STRINGS – SIZE AND NUMBER PER PLAN (ALL CONDUITS TO BE BURIED TO 24" DEPTH TYP., CENTERED IN 12" DEPTH OF SAND BACKFILL
- FIELD LIGHTING POLE FOUNDATIONS TO BE DETERMINED BY THE UNIVERSITY (SEE DETAIL 1, THIS SHEET)
- 12"X12"X12" FLUSH QUAZITE BOX TO RECEIVE CONDUITS

XISTING LEGEND:

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING POST & CABLE FENCE
- EXISTING SPLIT RAIL FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FENCE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- UE — EXISTING UNDERGROUND ELEC. LINE
- OE — EXISTING OVERHEAD ELECTRIC
- EXISTING SPOT ELEVATION HARD SURFACE
- EXISTING SPOT ELEVATION SOFT SURFACE
- EXISTING SPOT ELEVATION TOP OF CURB
- EXISTING SPOT ELEVATION BOTTOM OF CURB
- MAILBOX
- *FLAG POLE*
- *SIGN*
- *AC UNIT*
- *WATER MANHOLE*
- WV — *WATER BOX (WATER VALVE)*
- *FIRE HYDRANT*
- *IRRIGATION CONTROL BOX*
- GMK — *GAS LINE MARKER*
- GV — *GAS BOX (GAS VALVE)*
- *TREE, DECIDUOUS*
- *ELECTRIC PULL BOX (FLUSH WITH GRADE)*
- *UTILITY POLE*
- *HANDICAP PARKING SYMBOL*
- *STORM MANHOLE*
- *CATCH BASIN (TYPE)*
- *CURB INLET*
- *INLET (CIRCULAR)*
- *INLET SQUARE*
- *SANITARY MANHOLE*
- *CLEAN OUT*
- *LIGHT STANDARD*
- *STADIUM LIGHT*
- *TREE*



PLAN BOOK	PAGE
396	9

SCALE - FEET
40 0 40 80

NORTH

PENNSYLVANIA ONE-CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

PENNSYLVANIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT ERIC J. HOMAN REGISTRATION NUMBER LA-001590-A

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

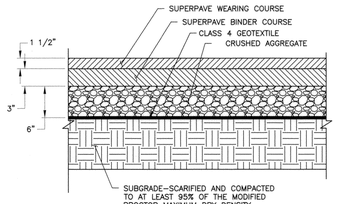
TITLE: UTILITY PLAN

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

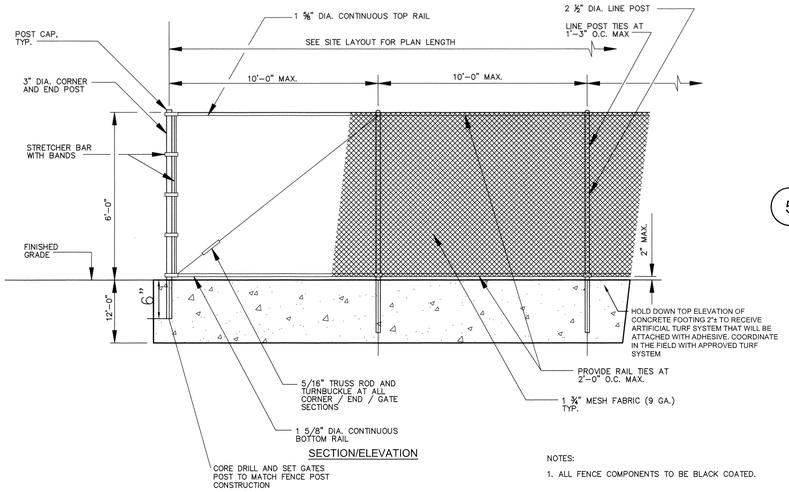
SlipperyRock University of Pennsylvania

DWN. BY:	DATE: 06/15/2020	DWG. NO.
CKD. BY:	SCALE: 1" = 40'	C-601

K:\CLIENTS\PLAYING SURFACE SOLUTIONS, INC\PSS19586\MP – DESIGN & PERMITTING SOCCER FIELDS\CADD\PRODUCTION\19586501 – UTILITY PLAN.DWG–C–601



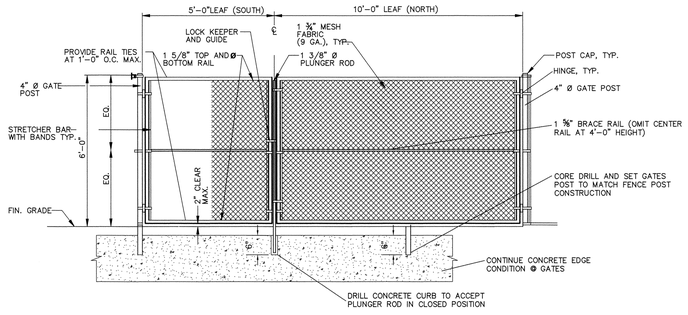
1 ASHALT PAVING
NTS



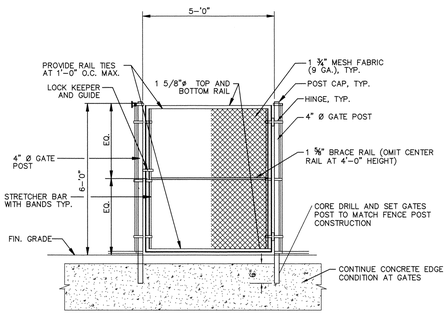
NOTES:

1. ALL FENCE COMPONENTS TO BE BLACK COATED.

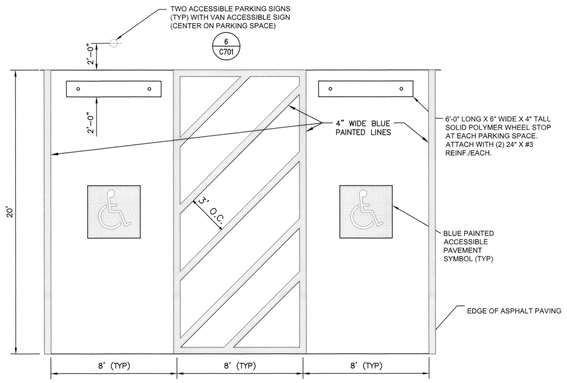
2 6' CHAIN LINK FENCE AND TURF EDGE
NTS



3 SERVICE ROAD DOUBLE GATES
NTS



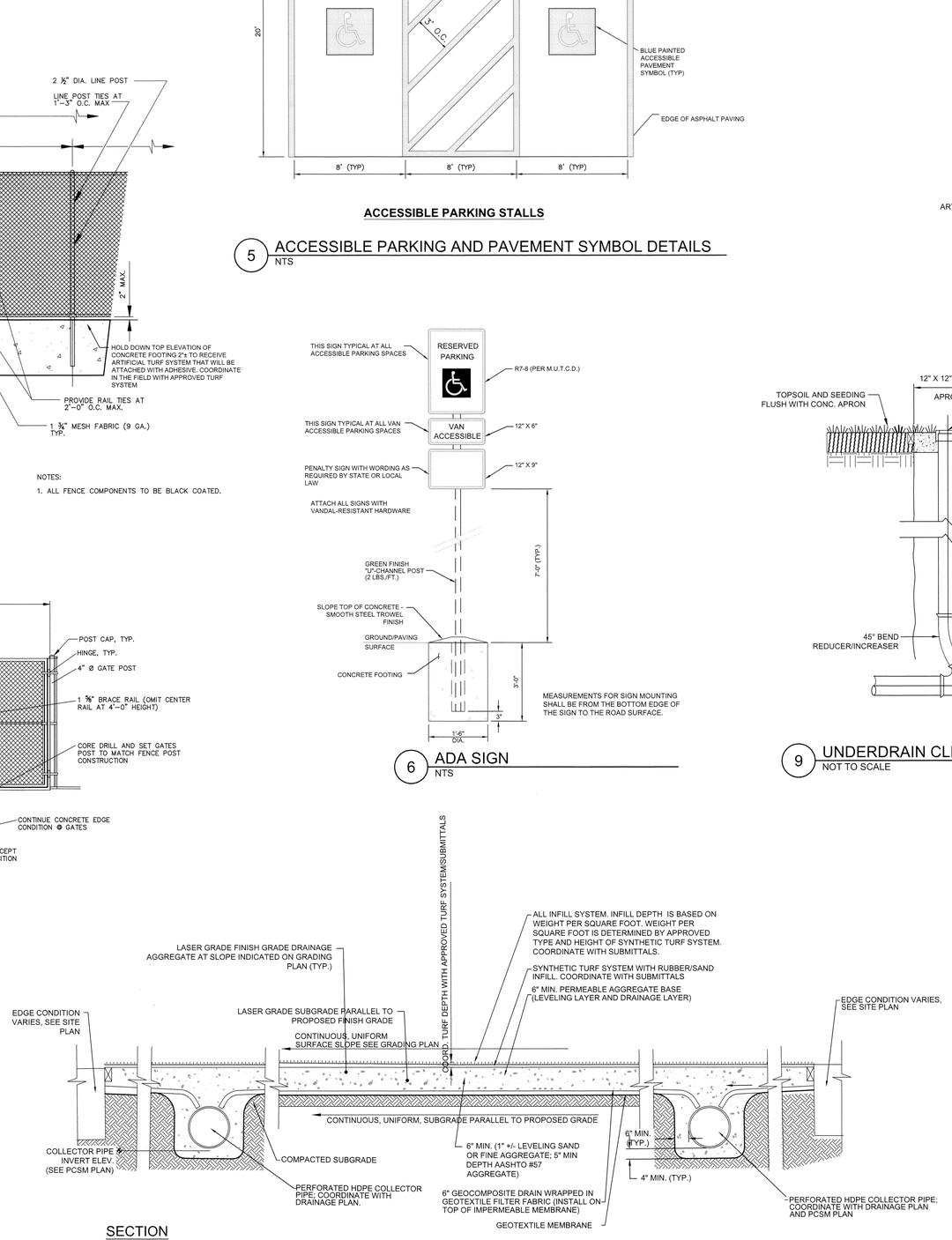
4 MAN GATE
NTS



ACCESSIBLE PARKING STALLS

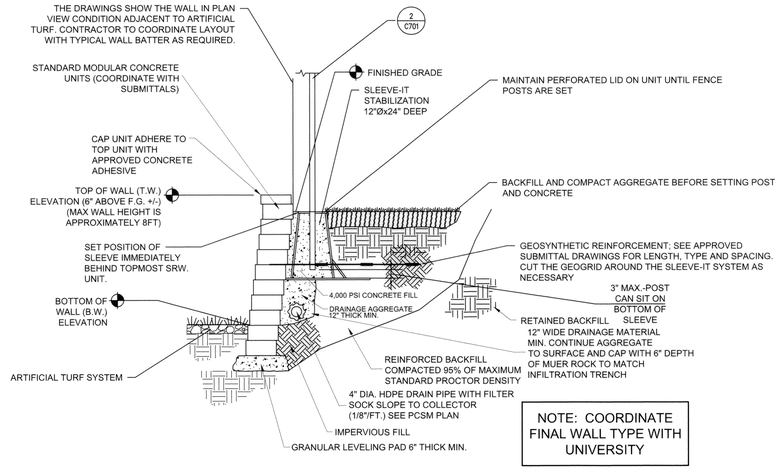
5 ACCESSIBLE PARKING AND PAVEMENT SYMBOL DETAILS
NTS

6 ADA SIGN
NTS



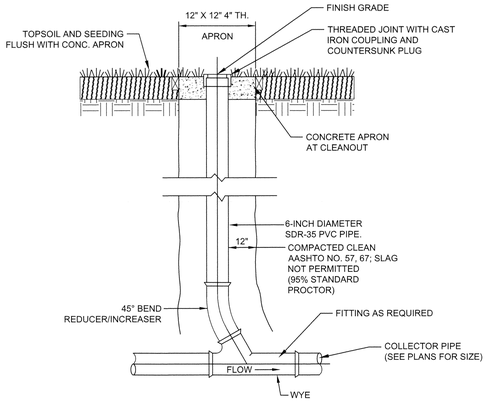
SECTION

7 TYPICAL CROSS SECTION AT ARTIFICIAL TURF
NTS

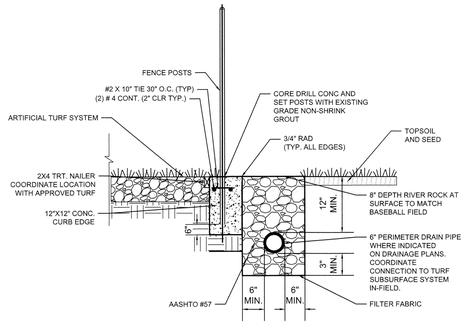


NOTE: COORDINATE FINAL WALL TYPE WITH UNIVERSITY

8 SEGMENTAL RETAINING WALL AND FENCE
NTS



9 UNDERDRAIN CLEANOUT
NOT TO SCALE



10 SECTION -TYPICAL FENCE & INFILTRATION TRENCH SECTION
NOT TO SCALE

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): #
#

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-446 TURF FIELDS ARTIFICIAL TURF SOCCER FIELDS

TITLE: CONSTRUCTION DETAILS

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

SlipperyRock University of Pennsylvania

PLAN BOOK	PAGE
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DWN. BY:	DATE: 06/15/2020	DWG. NO.	C-701
CKD. BY:	SCALE: 1" = 40'		

Instr: 202107130019831
Pgs: 11 F: $449.00
Michele Mustello
Butler County Recorder PA
7/13/2021 11:39 AM
T20210014382

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT WE, SLIPPERY ROCK UNIVERSITY, OF THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PROPERTY, SITUATE IN THE TOWNSHIP AT SLIPPERY ROCK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 16TH DAY OF APRIL, 2021.

ATTEST:

Scott Albert ASST. VICE PRESIDENT FACILITIES & PLANNING

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Scott Albert AND ACKNOWLEDGE THE FOREGOING ADOPTION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTORIAL SEAL THIS 16th DAY OF April, 2021

Shannon M. Young
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 24th DAY OF October A.D. 2024

Commonwealth of Pennsylvania - Notary Seal
Shannon M. Young, Notary Public
Butler County
My commission expires October 24, 2024
Commission number 1301505
Member, Pennsylvania Association of Notaries

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN ON THIS 29th DAY OF April, 2021

Vonnie J. Nogg
SECRETARY

CHAIRMAN, PLANNING COMMISSION

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP 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.

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 29th DAY OF April, 2021.

Karen M. Connell
SECRETARY

Paul A. Dahlen
CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 15TH DAY OF July, 2020.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATES, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 396 PAGE(S) 11-21

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF July, 2021.

Michele M. Mustello
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

My commission expires _____ day of _____, 20_____.

OWNER:

STATE SYSTEM OF HIGHER EDUCATION
COMMONWEALTH OF PENNSYLVANIA

DANIEL GREENSTEIN, CHANCELLOR

SlipperyRock University℠ of Pennsylvania

SLIPPERY ROCK UNIVERSITY

1 MORROW WAY
SLIPPERY ROCK, PENNSYLVANIA 16057
CONTACT: TOD HORNER, PROJECT MANAGER, PHONE: 724-738-2534

PROJECT NO. UP-460

PAVE TEMPORARY PARKING LOTS

SLIPPERY ROCK, PENNSYLVANIA 16057
BUTLER COUNTY, PENNSYLVANIA

CONSTRUCTION DRAWINGS

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL DRAWINGS

ZONING DISTRICT: E-1 EDUCATION DISTRICT/TAX PARCEL #280-4F09-19
MARCH 2021

INDEX OF DRAWINGS

SHEET LIST TABLE

SHEET NUMBER	DRAWING TITLE	
TTL	TITLE SHEET	GENERAL CONTRACT UP-460.1
C-101	EXISTING CONDITIONS PLAN	
C-201	SITE PLANS	
CS-401 to CS-402	EROSION & SEDIMENT CONTROL PLANS	
CS-501 to CS-502	STORMWATER MANAGEMENT PLANS	
C-701	SITE DETAILS	
E-200 to E-202	SITE LIGHTING PLANS	ELECTRICAL CONTRACT UP-460.4

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS ALTERNATE #1

PREPARED BY:

CEC
Civil & Environmental Consultants, Inc.

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

CONTACT: DAVID HOHMAN, RLA, ASLA, LEED AP

PLAN ACCURACY CERTIFICATION:
I CERTIFY THAT THESE DRAWINGS CONFIRM IN ALL RESPECTS TO THE ACCURACY AND REQUIREMENTS OF THE SLIPPERY ROCK TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 22, STORMWATER MANAGEMENT ORDINANCE CHAPTER 26, #2016-2, AND THE ZONING ORDINANCE CHAPTER 27.

SIGNATURE
DAVID H. HOHMAN, PROJECT MANAGER/PROFESSIONAL LANDSCAPE ARCHITECT

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT DAVID H. HOHMAN REGISTRATION NUMBER LA-001590-A

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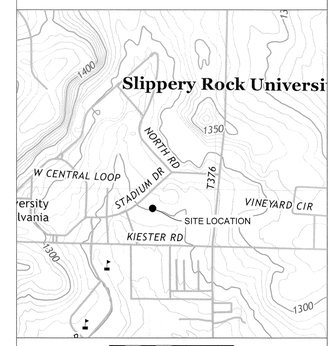
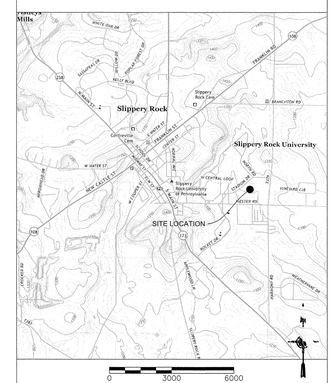
CODE APPROVALS

NOT APPLICABLE

LOCATION MAP



VICINITY MAP



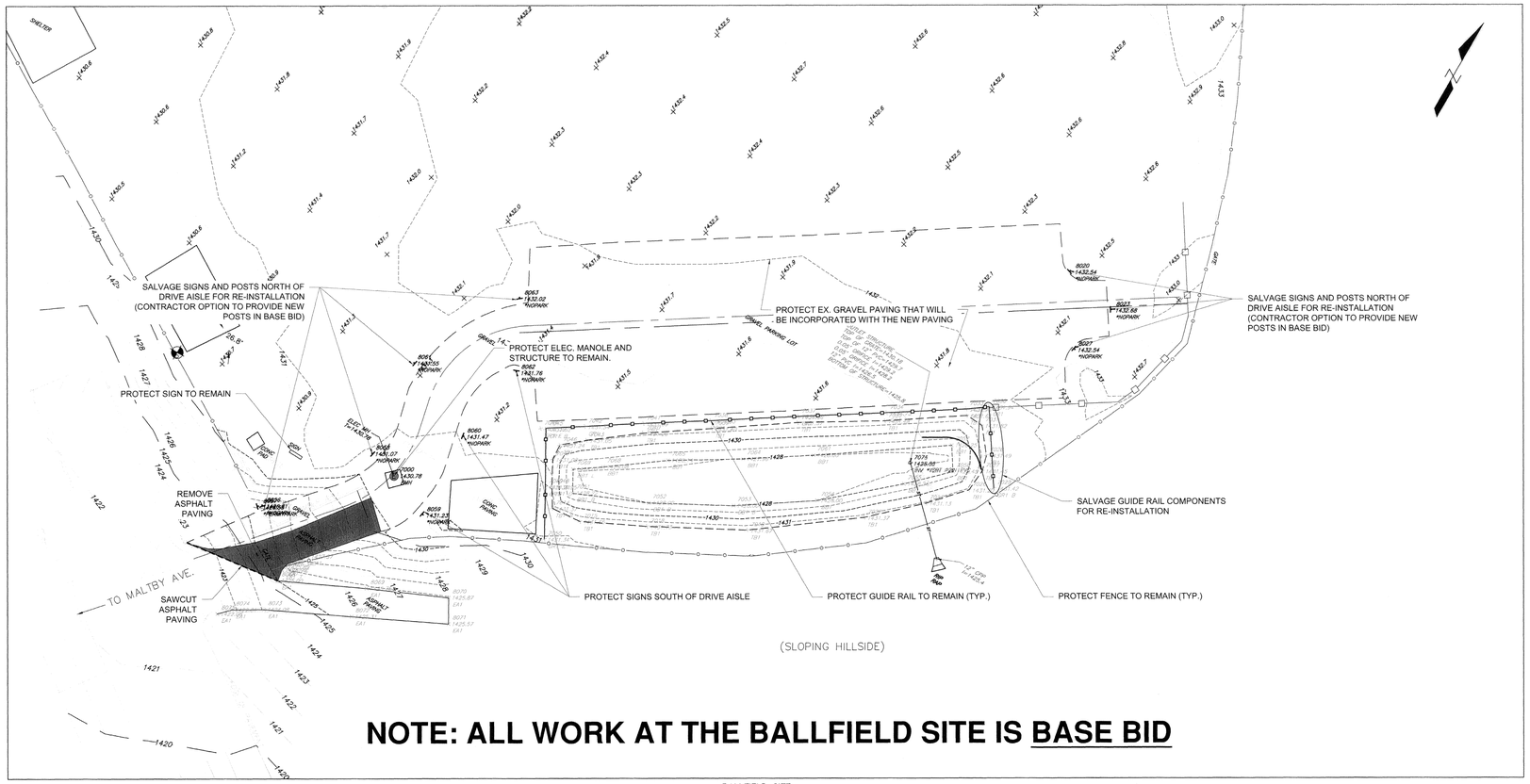
APPROVALS

PROFESSIONAL SEAL

COVER SHEET

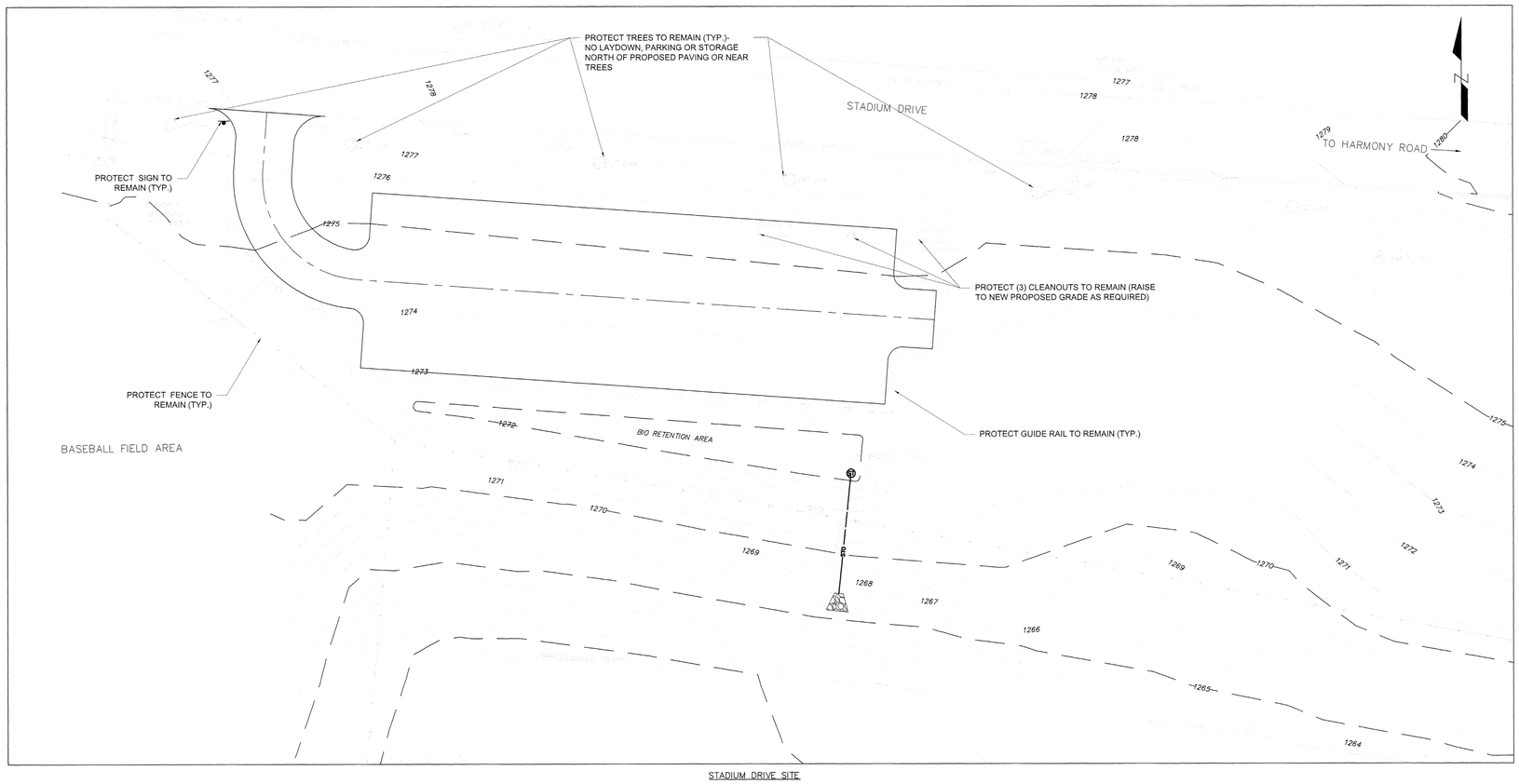
DRAWN BY:	DATE:	DRAWING No.:
JRC	MARCH 2021	C-001
CHECKED BY: DHH	SCALE: NONE	

Friday, December 06, 2019 5:53 PM
K:\Clients\Playing Surface Solutions, Inc\PSS195980D&P - Design & Permitting SRU\CADD\Production\195980E002 - Signatures Cover.dwg



NOTE: ALL WORK AT THE BALLFIELD SITE IS BASE BID

BALLFIELD SITE



STADIUM DRIVE SITE

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS ALTERNATE #1

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY H.F. LENZ COMPANY IN OCTOBER 2018.

0 20 40 Feet
GRAPHIC SCALE

EXISTING CONDITIONS/ SITE PREPARATIONS NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK. CONTRACTOR SHALL ALSO CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. AT 800-242-1776 AND THE APPROPRIATE UTILITY COMPANIES AT LEAST THREE (3) DAYS PRIOR TO THE INITIATION OF EARTH MOVING AND DEMOLITION ACTIVITIES.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER/ARCHITECT FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS NOT USED AS FILL MATERIAL, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
5. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED.
6. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. COORDINATE WITH EROSION AND SEDIMENT CONTROL DRAWINGS.
7. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL COORDINATE ALL REMOVALS TO MAINTAIN ALL DISTURBANCES PER THE LIMITS OF DISTURBANCES SHOWN
10. THE SITE INCLUDES UTILITY SERVICES TO THE EXISTING BUILDINGS AND SOME OF THEIR LOCATIONS ARE UNKNOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC THROUGH THE CONSTRUCTION PERIOD. CONTRACTOR IS RESPONSIBLE FOR PAVING FOR ANY REQUIRED ROAD BONDING WITH The TOWNSHIP AND/OR PENNDOT. THE HAUL ROUTE IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. COORDINATE ALL CONTRACTOR PARKING, LAYDOWN SPACE, ETC. WITH THE OWNER.
13. IF THERE IS A CONFLICT BETWEEN DRAWINGS, OR DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS WILL APPLY. THIS SHALL BE STRICTLY ENFORCED.

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S):

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

PENNSYLVANIA DAVID H. HOHMAN REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA000646

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

TITLE: EXISTING CONDITIONS PLAN

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

SlipperyRock University™

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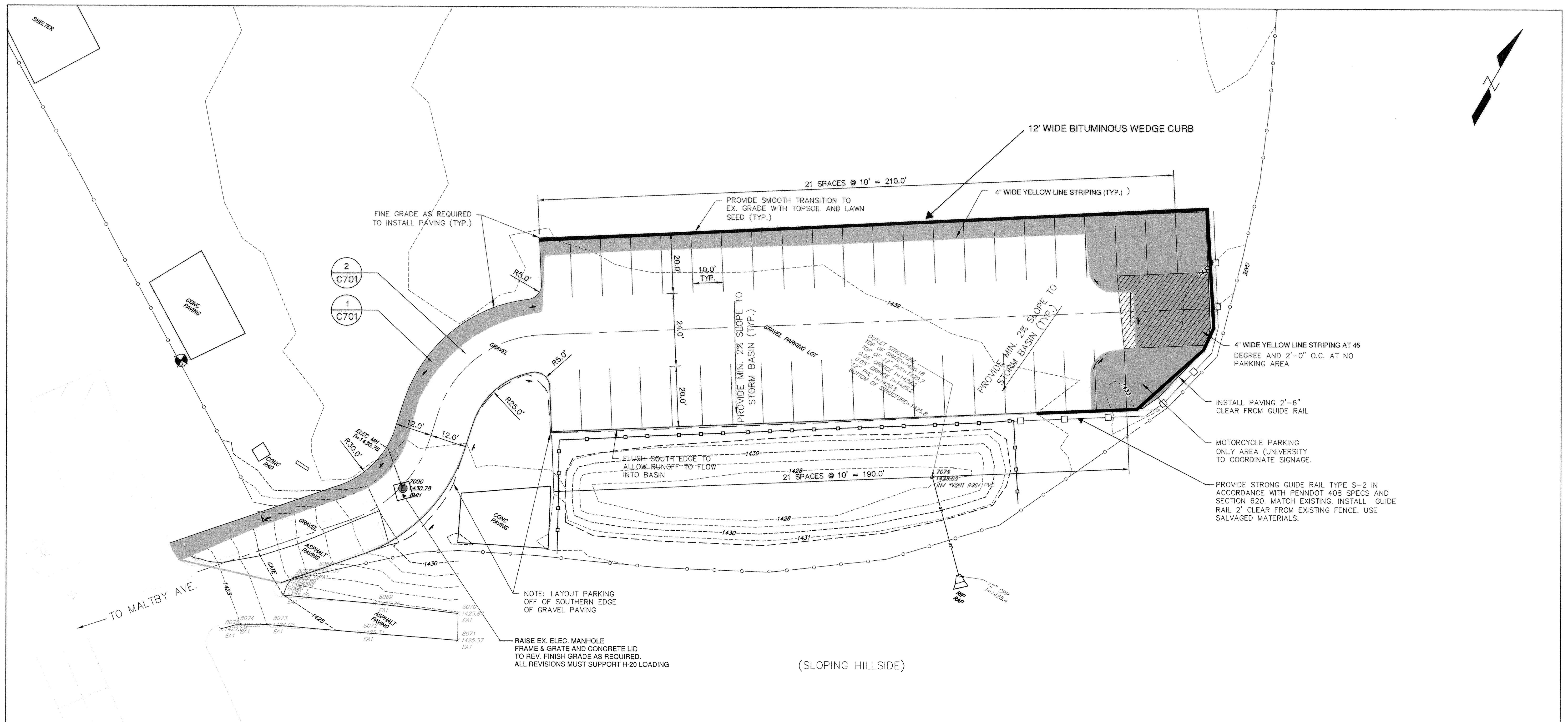
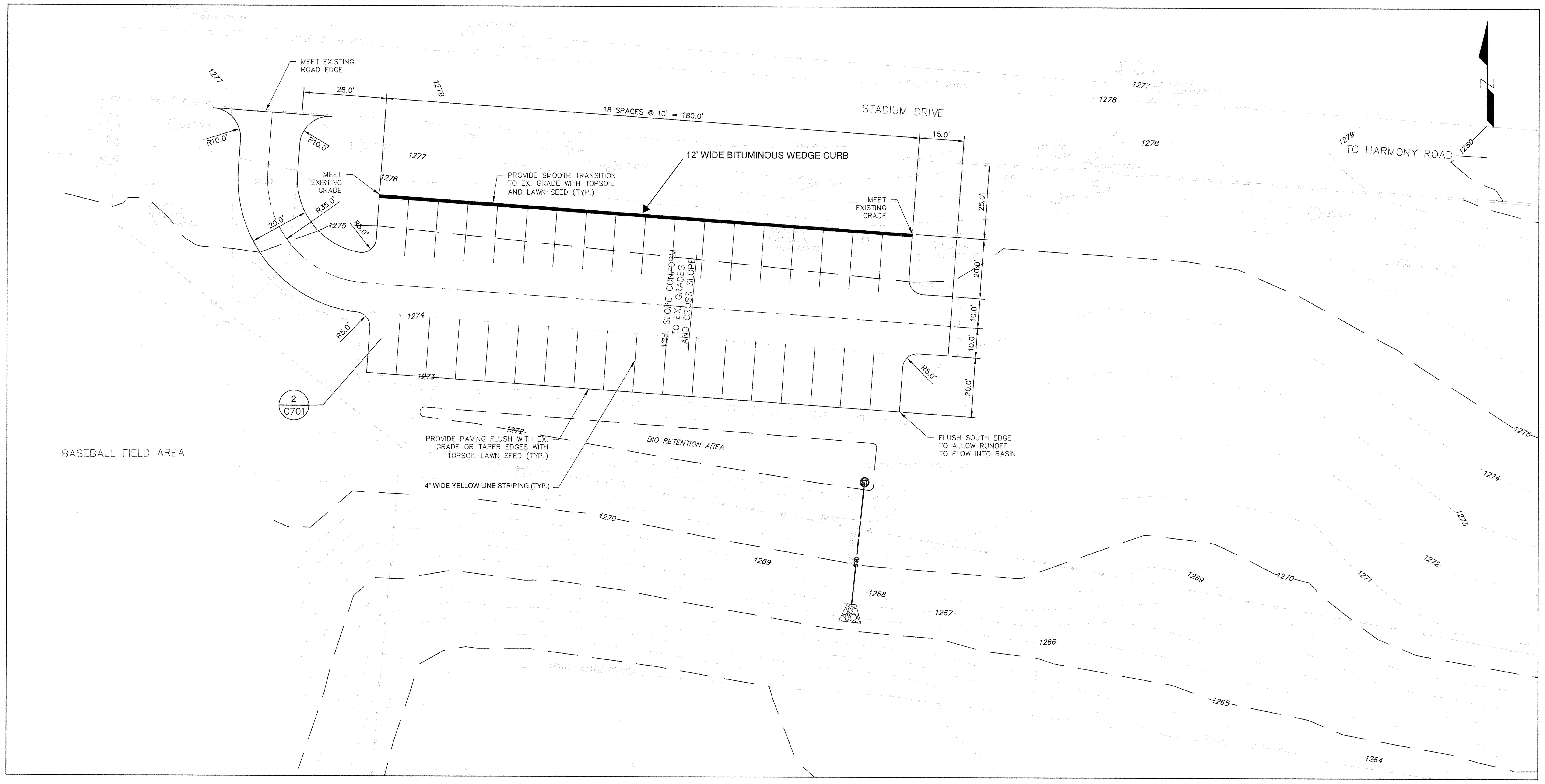
DWN. BY: RAM DATE: 03/26/2021 DWG. NO. C-101
CKD. BY: DHH SCALE: AS SHOWN



NOTE: ALL WORK AT THE BALLFIELD SITE IS BASE BID

BALLFIELD SITE



STADIUM DRIVE SITE

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY PREPARED BY H.F. LENZ COMPANY IN OCTOBER 2018.

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS ALTERNATE #1

0 20 40 Feet
GRAPHIC SCALE

GRADING AND LAYOUT NOTES:

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. ALL ELEVATIONS ARE TO FINISHED GRADE.
4. DIGITAL DATE FILES MAY BE USED BY CONTRACTOR IN PREPARING COORDINATION DRAWINGS, SHOP DRAWINGS AND PROJECT RECORD DRAWINGS. DESIGN PROFESSIONAL MAKES NO REPRESENTATIONS AS TO ACCURACY OR COMPLETENESS OF DIGITAL FILES AS THEY RELATE TO CONTRACT DRAWINGS. DESIGN PROFESSIONAL WILL NOT ALTER DIGITAL FILES FOR THE USED OR CONVENIENCE OF THE CONTRACTOR. DIGITAL DRAWING SOFTWARE PROGRAM IS AUTOCAD CIVIL3D 2018. CONTRACTOR AND SUBCONTRACTORS, AND OTHER PARTIES GRANTED ACCESS BY CONTRACTOR TO DESIGN PROFESSIONALS DIGITAL DATA FILES SHALL EXECUTE A DATA LICENSING AGREEMENT IN THE FORM PROVIDED BY THE DESIGN PROFESSIONAL.
5. PROVIDE 4" TOPSOIL AND LAWN SEEDING AT ALL DISTURBED AREAS BEYOND THE PROPOSED WORK.
6. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY KU RESOURCES, INC., LOCAL MUNICIPAL REQUIREMENTS, LATEST ADDITION AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
7. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
9. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL AT 800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND SIZE OF ALL UTILITIES & UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO KU RESOURCES, INC. PRIOR TO THE COMMENCEMENT OF WORK.
10. ALL ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AND LEGALLY HAULED OFF SITE.
11. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
12. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
13. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLAND IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.
14. ALL DISTURBED AREAS, WHETHER NOTED ON THE DRAWING AND NOT SCHEDULED TO BE RECEIVE PROPOSED WORK, SHALL BE PROVIDED WITH 4" TOPSOIL AND SEEDING AFTER FINAL GRADE IS REACHED.
15. RE-INSTALL SALVAGED SIGNS AND POSTS IN LOCATIONS AS DIRECTED BY THE UNIVERSITY. SEE DETAIL 3/C-701.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S):

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL
PENNSYLVANIA DAVID H. HOHMAN REGISTERED LANDSCAPE ARCHITECT

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460
TITLE: SITE PLANS

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

Slippery Rock University

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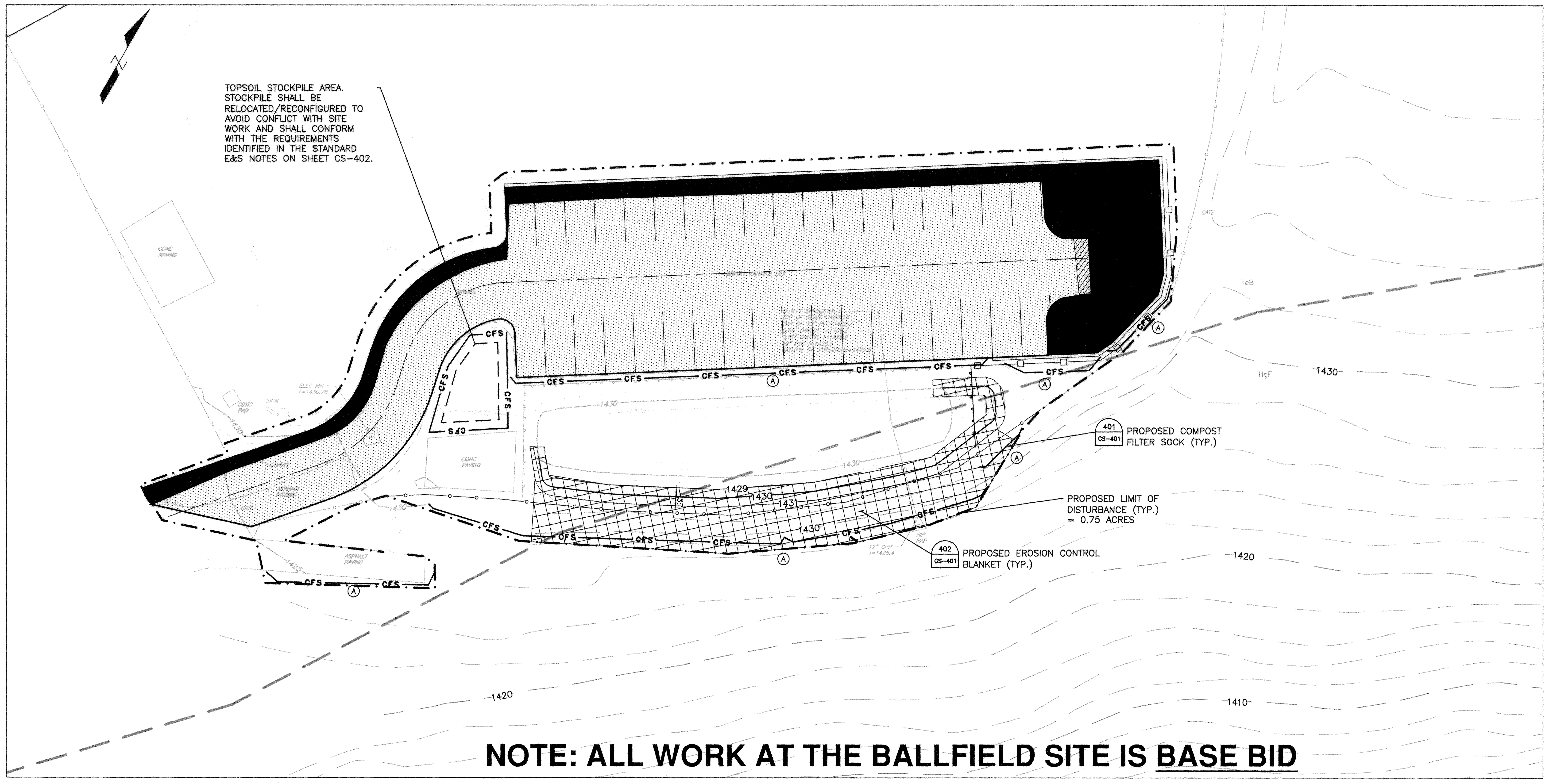
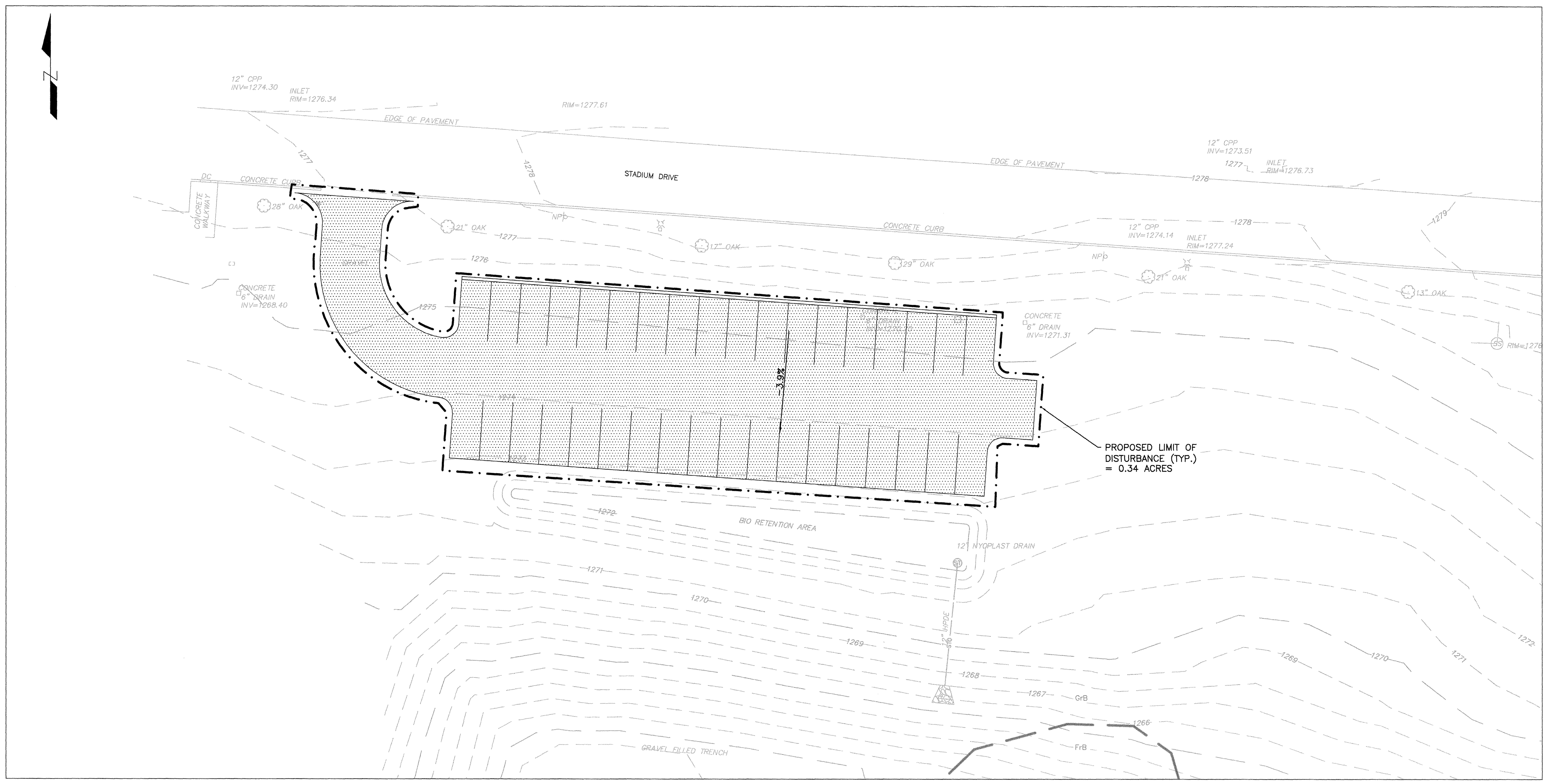
DWN. BY: RAM | DATE: 03/26/2021 | DWG. NO. C-201
CKD. BY: DHH | SCALE: AS SHOWN



NOTE: ALL WORK AT THE BALLFIELD SITE IS BASE BID

BALLFIELD SITE
SCALE: 1"=20'

SCALE IN FEET
0 20 40



STADIUM DRIVE SITE
SCALE: 1"=20'

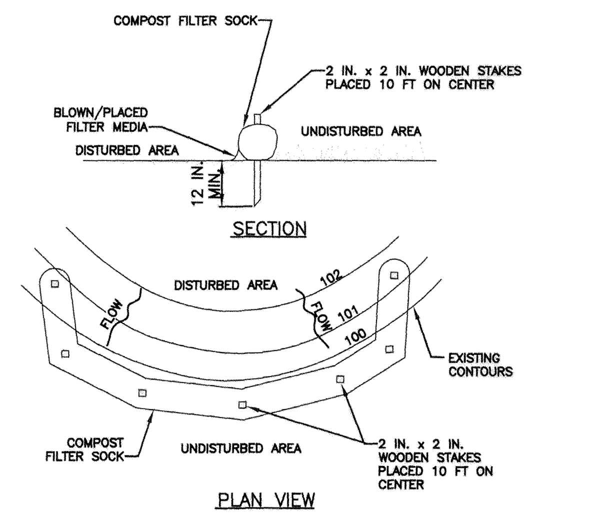
SCALE IN FEET
0 20 40

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS ALTERNATE #1

COMPOST FILTER SOCK SIZING CHART

SOCK NO.	DIAMETER (IN.)	SLOPE (%)	SLOPE LENGTH ABOVE BARRIER (FT.)
A	12	0.9	104

REFERENCE: PADEP E&S MANUAL STANDARD E&S WORKSHEET NO. 1



NOTES:

1. 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.
2. 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.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. 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.
5. 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.
6. 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.
7. 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.

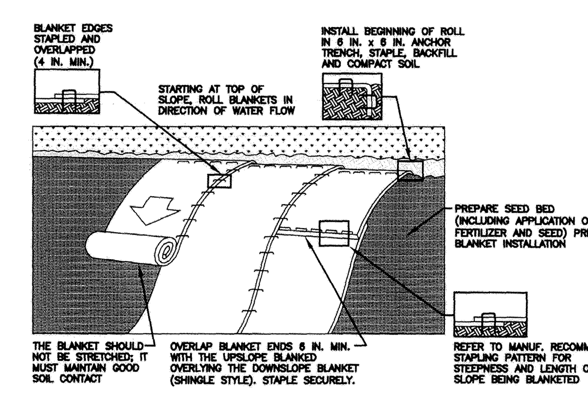
DETAIL 401
COMPOST FILTER SOCK
N.T.S.

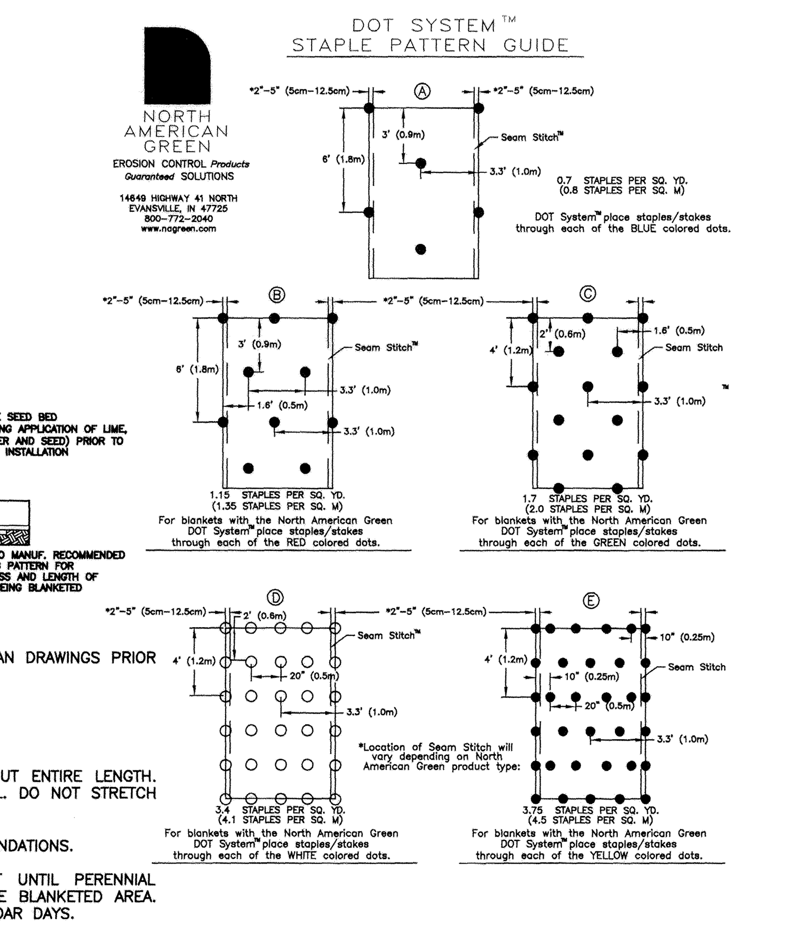
LEGEND

1430	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF CONCRETE PAVEMENT
	EXISTING GUIDE RAIL
ST	EXISTING STORM PIPE
	SIGN
1420	PROPOSED INDEX (MAJOR) CONTOUR
1428	PROPOSED INTERMEDIATE (MINOR) CONTOUR
3:1	PROPOSED SLOPE LABEL
	PROPOSED LIMIT OF DISTURBANCE
CFS	PROPOSED COMPOST FILTER SOCK
	PROPOSED EROSION CONTROL BLANKET
(A)	PROPOSED COMPOST FILTER SOCK I.D.
HgF	SOILS TYPE
	EXISTING SOILS BOUNDARY

REFERENCE

1. PLAN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE NAD83, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
2. VERTICAL DATUM IS BASED UPON NAVD88, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
3. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 07-01-2020.





NOTES:

1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. 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.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. 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.

DETAIL 402
STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
N.T.S.

PLAN BOOK	PAGE
396	14

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE, OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

OFF-SITE RECEIVING WATERS OF THE COMMONWEALTH

POI-1: UNT TO SLIPPERY ROCK CREEK – COLD WATER FISHERY (CWF)

WATERSHED: SLIPPERY ROCK CREEK

REFERENCE: CHAPTER 93 WATER QUALITY STANDARDS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, TITLE 25 ENVIRONMENTAL RESOURCES, COMMONWEALTH OF PENNSYLVANIA

SITE SOIL CLASSIFICATION TABLE

SYMBOL	SOIL TYPE
HgF	HAZLETON AND GILPIN SOILS, 25 TO 70 PERCENT SLOPES, EXTREMELY STONY, HSG C
TeB	TITUSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG C/D
GrB	GRESHAM SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG D

DATE	DESCRIPTION	DATE	DESCRIPTION
02/22/2021	RESPONSE TO COMMENTS TO TOWNSHIP, DATED 2/17/2021		

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER J. REMLEY ENGINEER NO. 079995

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

TITLE: EROSION & SEDIMENT CONTROL PLAN

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

DWN. BY: ADH | DATE: 03/26/2021 | DWG. NO. CS-401
CKD. BY: CJR | SCALE: AS SHOWN

TEMPORARY CONTROL MEASURES

THE E&S CONTROL FACILITIES FOR THE PROPOSED PARKING LOT REPAVING PROJECT ARE SHOWN ON THE E&S CONTROL PLAN. CONTROL MEASURES SHOWN ON THIS PLAN ARE MINIMUM CONTROLS TO PROTECT OFFSITE AREAS FROM SEDIMENT-LADEN RUNOFF. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON THE PROGRESS OF CONSTRUCTION AND VARYING CONDITIONS ENCOUNTERED.

A. <u>TEMPORARY VEGETATIVE STABILIZATION</u>

<u>INSTALLATION:</u> FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS, NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL NOT REMAIN UNSEEDED OR UNCOVERED BY MULCH FOR MORE THAN 4 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET. UNLESS THE OWNER'S REPRESENTATIVE DIRECTS OTHERWISE, VEGETATION SHALL BE ESTABLISHED AS FOLLOWS.

1. SOIL PLACEMENT: SOIL SHALL BE PLACED TO THE DESIGN THICKNESS AND GRADE AND TRACKED AND ROLLED INTO PLACE IN A MANNER THAT WILL NO CAUSE EXCESSIVE COMPACTION. IF SOIL DENSITY IS VERIFIED IN THE FIELD, SOIL SHALL BE COMPACTED TO A DRY DENSITY BETWEEN 75 AND 100 POUNDS PER CUBIC FOOT AFTER CORRECTION TO ZERO PERCENT COARSE FRAGMENT (PARTICLES LARGER THAN 2 MILLIMETERS) CONTENT.

2. SOIL TESTING AND SOIL AMENDMENT (LIME AND FERTILIZER) RATES: UNLESS SOIL TEST RESULTS AND RECOMMENDATIONS FROM THE STATE AGRICULTURAL EXTENSION SERVICE LABORATORY (PENN STATE AGRICULTURAL ANALYTICAL SERVICES LABORATORY [814-863-0841] OR EQUIVALENT SOIL TESTING LABORATORY) INDICATE OTHERWISE, EVENLY APPLY: 1) AGRICULTURAL GRADE GROUND LIMESTONE AT A RATE OF 6 TONS PER ACRE (CALCIUM CARBONATE EQUIVALENT BASIS); 2) FERTILIZERS TO SUPPLY 100-200-200 POUNDS PER ACRE $N-P_2O_5-K_2O$ (EXAMPLE: 10-20-20 FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE); AND 3) "BIOPAK" MICROBIAL SOIL INOCULANT (DISTRIBUTED BY PLANT HEALTH CARE, INC. [WWW.PLANTHEALTHCARE.COM OR 800-421-9051]). IF APPROVED PASTEURIZED PELLETIZED POULTRY MANURE (PASTEURIZED PPM) WITH AN ANALYSIS OF AT LEAST 4-2-3 (PERCENT $N-P_2O_5-K_2O$) IS USED, IT WILL BE ASSUMED THAT ONE TON MANURE WILL SUBSTITUTE FOR 60-40-60 POUNDS $N-P_2O_5-K_2O$ AVAILABLE IN THE FIRST YEAR. A PRE-APPROVED SOURCE OF PASTEURIZED PPM IS "MICRO-START 60" AS MANUFACTURED BY PERDUE AGRIRECYCLE, LLC (WWW.MICROSTART60.COM OR 302-628-2360).

3. SOIL AMENDMENT INCORPORATION: PROMPTLY TILL UNDER THE LIME AND FERTILIZER TO A DEPTH OF 2 TO 4 INCHES USING A DISK, HARROW, PLOW, ROTOTILLER OR OTHER SUITABLE EQUIPMENT. IF LIME REQUIREMENTS ARE LESS THAN 4 TONS PER ACRE OR SLOPES ARE TOO STEEP TO PERMIT SAFE TILLAGE, THE SOIL AMENDMENTS CAN BE MIXED INTO A HYDROMULCH SLURRY OR CAN BE TRACKED IN WITH A DOZER IN LIEU OF INCORPORATION. IF TRACKING THE SITE WITH A DOZER, TRACK IN A MANNER THAT LEAVES CLEAT MARKS PARALLEL TO SITE CONTOURS.

4. TEMPORARY SEEDING THAT WILL NOT BE FOLLOWED BY PERMANENT SEEDING, SUCH AS TOPSOIL STOCKPILES OR INTERIM GRADING PATTERNS, DOES NOT REQUIRE THE APPLICATION OF SLOW RELEASE FERTILIZER OR "BIOPAK" INOCULANT.

5. SEEDBED PREPARATION: JUST BEFORE SEEDING, PREPARE SEEDBED BY TRACKING, RAKING, OR OTHER APPROPRIATE METHOD AS NECESSARY TO BREAK UP SOIL CRUSTS. IF TRACKING THE SITE WITH A DOZER, TRACK IN A MANNER THAT LEAVES CLEAT MARKS PARALLEL TO SITE CONTOURS.

6. SEEDING: EVENLY APPLY THE TEMPORARY SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN ONE-QUARTER INCH BELOW THE GROUND SURFACE. APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED OR EXPIRED, OR SEED OLDER THAN 9 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED, SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIER/SOIL STABILIZER (BELOW) MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.

7. MULCHING AND TACKING: PROMPTLY AFTER SEEDING, MULCH USING EITHER 1) "CURLEX" OR EQUIVALENT BRAND OF WOOD EXCELSIOR EROSION CONTROL BLANKET; 2) SYNTHETIC INDUSTRIES "TRM 450" OR NORTH AMERICAN GREEN "P-300" TURF REINFORCEMENT MAT; 3) STRAW APPLIED AT A RATE OF 6,000 POUNDS PER ACRE; OR 4) WOOD/CELLULOSE FIBER HYDROMULCH APPLIED WITH A HYDROSEEDER AT A RATE OF 3,000 POUNDS PER ACRE. WOOD/CELLULOSE FIBER HYDROMULCH MUST CONTAIN AT LEAST 50% VIRGIN WOOD FIBER. IF AT LEAST 1,000 POUNDS PER ACRE APPROVED PASTEURIZED PPM IS BEING APPLIED WITH A HYDROSEEDER, WOOD/CELLULOSE FIBER HYDROMULCH RATES MAY BE REDUCED TO 2,500 POUNDS PER ACRE.

IN SOME LOCATIONS SHOWN ON THE DRAWINGS, SUCH AS SLOPES STEEPER THAN 3:1 (H:V), EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT (TRM) MAY BE THE ONLY PERMISSIBLE MULCHING OPTION. INSTALL EROSION CONTROL BLANKETS/TRM PER MANUFACTURER'S INSTRUCTIONS. STAPLE BLANKET/TRM IN PLACE USING 6-INCH (MINIMUM) SOD STAPLES IN ROWS AT THE EDGES AND CENTERLINE OF THE BLANKET AND ON 24-INCH OR CLOSER CENTERS.

TACK STRAW IN PLACE USING EITHER: 1) A CRIMPER DISK; 2) WOOD/CELLULOSE FIBER HYDROMULCH APPLIED OVER THE STRAW AT A RATE OF 800 TO 1,000 POUNDS PER ACRE; OR 3) WATER SOLUBLE LINEAR POLYACRYLATE (SODIUM ACRYLATE/ACRYLAMIDE) COPOLYMER "POLYMER" AT A RATE OF AT LEAST 8 POUNDS PER ACRE APPLIED IN MIXTURE WITH WATER OVER THE STRAW. APPROVED POLYMER BRANDS INCLUDE "WATERSORB™ PAM" OR "HYDROPAM™" DISTRIBUTED BY POLYMERS, INC. (WWW.WATERSORB.COM OR 501-623-9995), "TERRAPAM™" DISTRIBUTED BY PLANT HEALTH CARE, INC. (WWW.PLANTHEALTHCARE.COM OR 800-421-9051), AND "HYDROGEL B™" DISTRIBUTED BY FINN CORPORATION (WWW.FINNCORP.COM OR 800-543-7166).

TACK WOOD/CELLULOSE FIBER HYDROMULCH IN PLACE USING "POLYMER" SPECIFIED ABOVE AT A RATE OF AT LEAST 4 POUNDS PER ACRE APPLIED IN A SLURRY WITH THE HYDROMULCH.

<u>MAINTENANCE:</u> WATER AS NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION. IN MOWED AREAS, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 4 AND 6 INCHES TALL FOR FIRST TWO MONTHS OF GROWTH DURING THE ESTABLISHMENT YEAR, AND TO THE DESIRED HEIGHT THEREAFTER. IF STRING TRIMMERS ARE USED, TAKE MEASURES TO AVOID DAMAGE TO BARK OF TREES AND SHRUBS.

B. <u>COMPOST FILTER SOCK</u>

THE COMPOST FILTER SOCK AS MANUFACTURED BY FILTREXX, OR EQUIVALENT SHALL BE USED IN THE LOCATIONS INDICATED ON THE PLAN. REFER TO SHEET CS-401, FOR COMPOST STANDARDS.

<u>INSTALLATION:</u>
1. PLACE COMPOST FILTER SOCKS WHERE INDICATED AT LEVEL GRADE ALONG CONTOURS, PERPENDICULAR TO THE DIRECTION OF WATER FLOW. EXTEND BOTH ENDS AT LEAST 8' UP THE SLOPE AT 45 DEGREES TO MAIN SOCK ALIGNMENT.
2. USE WOODEN STAKES TO SECURE THE FILTER SOCKS. WOODEN STAKES MUST BE 2-INCHES BY 2-INCHES AND OF SUFFICIENT LENGTH THAT STAKES WILL BE EMBEDDED A MINIMUM 12-INCHES INTO THE SOIL AND BE EXPOSED 3-INCHES OUT OF THE FILTER SOCK. DRIVE THE STAKES THROUGH THE FILTER SOCK LEAVING NO MORE THAN 3 TO 4 INCHES OF THE STAKE OR PIN EXPOSED. PLACE STAKES EVERY 10 FEET. ADDITIONAL STAKES MAY BE REQUIRED.
3. WHEN MORE THAN ONE LENGTH OF FILTER SOCK IS USED, OVERLAP ENDS A MINIMUM OF 24-INCHES.
4. BACKFILL ALONG UPSLOPE SIDE OF FILTER SOCKS WITH LOOSE COMPOST, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND FILTER SOCK.

<u>MAINTENANCE:</u> ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24-HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

C. <u>EROSION CONTROL BLANKET</u>

NORTH AMERICAN GREEN SC150BN OR APPROVED EQUIVALENT EROSION CONTROL BLANKET WILL BE USED TO PREVENT EROSION FROM THE GRADING OPERATIONS AND INSTALLED ON PERMANENT SLOPES. THE EROSION CONTROL BLANKETS WILL PROVIDE EROSION PROTECTION AND ASSIST WITH VEGETATION ESTABLISHMENT FOR UP TO 12 MONTHS. AFTER A 12 MONTH PERIOD THE BLANKETS WILL BIODEGRADE LEAVING A STABLE VEGETATED ROOT STRUCTURE.

<u>INSTALLATION:</u>
1. PREPARE SOIL ON ALL ESTABLISHED TEMPORARY AND PERMANENT SLOPE AND ANY NECESSARY APPLICATION OF FERTILIZER AND SEED. SEE THE SEED MIXTURE TABLE LOCATED ON THE E&S CONTROL PLAN NOTES SHEET BEFORE INSTALLING EROSION CONTROL BLANKET.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 4 INCH BY 6 INCH WIDE TRENCH WITH APPROXIMATELY 12 INCHES OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12 INCH PORTION OF THE EROSION CONTROL BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES SPACED APPROXIMATELY 12 INCHES APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE. BLANKET WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. THE EDGE OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2 TO 5 INCH OVERLAP.

<u>MAINTENANCE:</u> THE EROSION CONTROL BLANKETS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT TO LOOK FOR SCOUR/WASHOUT AREAS. ANY SCOURED AREAS SHALL BE FIXED IMMEDIATELY BY COMPACTING SOIL IN THE WASHOUT AREA AND PLACING SEED. ANY DAMAGED EROSION CONTROL BLANKETS SHALL BE REPLACED IMMEDIATELY. BLANKETS SHALL BE MAINTAINED UNTIL A UNIFORM 70% PERENNIAL VEGETATION HAS BEEN ESTABLISHED.

D. <u>CONSTRUCTION WASTE RECYCLING/DISPOSAL</u>

CONSTRUCTION WASTES ARE REFUSE MATERIALS THAT ARE EXISTING ON-SITE OR GENERATED DURING THE COURSE OF CONSTRUCTION AND INCLUDE, BUT ARE NOT LIMITED TO, PAPER, PLASTIC, RUBBER, WOOD, TEXTILE, AND METAL PRODUCTS.

<u>INSTALLATION:</u> THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WASTE RECYCLING/DISPOSAL AREAS ON THE E&S PLAN ONCE THEY HAVE BEEN DETERMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WASTE RECYCLING/DISPOSAL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

<u>MAINTENANCE:</u> ALL CONSTRUCTION WASTE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF AT A STATE-APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL/STATE CODES AND PERMIT REQUIREMENTS. THE BURNING OF WASTE MATERIALS WILL NOT BE PERMITTED.

E. <u>TOPSOIL/MATERIAL STOCKPILE AREA</u>

THERE WILL BE A DESIGNATED MATERIAL STOCKPILE AREA LOCATED ON THE PROPERTY. ALL SITE DEMOLITION MATERIAL SHALL BE STOCKPILED THERE UNTIL TRANSPORTED TO AN APPROVED PADEP DISPOSAL AREA.

<u>INSTALLATION:</u> INSTALL COMPOST FILTER SOCKS AROUND MATERIAL STOCKPILE.

<u>MAINTENANCE:</u> INSPECT TEMPORARY STOCKPILES WEEKLY. REPAIR OR REPLACE COMPOST FILTER SOCK AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE SOCK MATERIAL.

SEED MIXTURE

TABLE 1: MOWED PERMANENT SEED MIXTURE

SCIENTIFIC NAME	COMMON NAME	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	SEEDING RATE (lbs/1,000 SF)	SEEDING RATE (lbs/ACRE)
Lolium perenne	Perennial Ryegrass (A mixture of at least 2 fine-leaf, turf-type varieties)	98	80	1.2	52
Festuca rubra	Red Fescue (Pennlawn)	98	85	2.4	105
Poa pratensis	Kentucky Bluegrass (Mix at least 4 named varieties)	98	80	2.4	105

<u>NOTE:</u>

1. APPLY ALL OF THE MIXTURE COMPONENTS AS LISTED IN THE ABOVE TABLES.
2. APPLY SEED MIXTURE BETWEEN APRIL 1 AND MAY 30, OR BETWEEN SEPTEMBER 1 AND OCTOBER 1. IF THESE DATES CANNOT BE OBSERVED, APPLY APPROPRIATE TEMPORARY SEEDING MIXTURE.

TABLE 2: PERMANENT SEED MIXTURE (ERNST SEED NATIVE DETENTION AREA MIX)

SCIENTIFIC NAME	COMMON NAME	PERCENT OF MIX (%)	SEEDING RATE (lbs/ACRE)
Panicum Clandestinum, Tioga	Deertongue	26	26
Panicum Virgatum, 'Shelter'	Switchgrass	25	25
Carex Vulpinoidea, PA Ecotype	Fox Sedge	20	20
Elymus Virginicus, 'Madison'	Virginia Wildrye	20	20
Agrostis Perennans, Albany Pine Bush-NY Ecotype	Autumn Bentgrass	4	4
Juncus Effusus	Soft Rush	3	3
Juncus Tenuis, PA Ecotype	Path Rush	1	1
Panicum Rigidulum, PA Ecotype	Redtop Panicgrass	1	1
	Total:	100	100

RECOMMENDED SEED SOURCE: ERNST SEED 800-873-3321 OR WWW.ERNSTSEED.COM

<u>NOTE:</u>

1. APPLY ALL OF THE MIXTURE COMPONENTS AS LISTED IN THE ABOVE TABLES.
2. APPLY SEED MIXTURE BETWEEN APRIL 1 AND MAY 30, OR BETWEEN SEPTEMBER 1 AND OCTOBER 1. IF THESE DATES CANNOT BE OBSERVED, APPLY APPROPRIATE TEMPORARY SEEDING MIXTURE.

TABLE 3: PERMANENT SEED MIXTURE (ERNST SEED NATIVE STEEP SLOPE MIX W/ GRAIN OATS)

SCIENTIFIC NAME	COMMON NAME	PERCENT OF MIX (%)	SEEDING RATE (lbs/ACRE)
Avena Sativa	Oats	40	40
Sorghastrum Nutans, 'Tomahawk'	Indiangrass	20.8	20.8
Andropogon Gerardii, 'Niagara'	Big Bluestem	11.2	11.2
Elymus Virginicus, 'Madison'	Virginia Wildrye	8	8
Elymus Canadensis	Canada Wildry	5.6	5.6
Agrostis Perennans, Albany Pine Bush-NY Ecotype	Autumn Bentgrass	3.2	3.2
Panicum Virgatum, 'Shawnee'	Switchgrass	3.1	3.1
Panicum Clandestinum, Tioga	Deertoungue	2.4	2.4
Echinacea Purpurea	Purple Coneflower	1.2	1.2
Chamaecrista Fasciculata, PA Ecotype	Partridge Pea	1.1	1.1
Heliopsis Helianthoides, PA Ecotype	Oxeye Sunflower	0.9	0.9
Coreopsis Lanceolata	Lanceleaf Coreopsis	0.8	0.8
Rudbeckia Hirta	Blackeyed Susan	0.8	0.8
Monarda Fistulosa, Fort Indiantown Gap-PA Ecotype	Wild Bergamot	0.3	0.3
Asclepias Syriaca	Common Milkweed	0.2	0.2
Aster Laevis, NY Ecotype	Smooth Blue Aster	0.1	0.1
Aster Novae-Angliae, PA Ecotype	New England Aster	0.1	0.1
Solidago Juncea, PA Ecotype	Early Goldenrod	0.1	0.1
Solidago Nemoralis, PA Ecotype	Gray Goldenrod	0.1	0.1
	Total:	100	100

RECOMMENDED SEED SOURCE: ERNST SEED 800-873-3321 OR WWW.ERNSTSEED.COM

TABLE 4: TEMPORARY SEED MIXTURE

SCIENTIFIC NAME	COMMON NAME	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	SEEDING RATE (lbs/1,000 SF)	SEEDING RATE (lbs/ACRE)
Avena sativa	Oats: April 1 to Sept 1	98	85	2.2	96
<u>OR</u> Secale cereale	Winter Rye: April 1 to Oct 1	98	85	2.6	112

<u>NOTE:</u>

1. APPLY <u>ONE</u> OF THE ABOVE SPECIES WITHIN THE TIME FRAME PRESCRIBED.
2. IF SEEDING AFTER OCTOBER 30, INCREASE STRAW MULCH RATE TO FOUR (4) TONS PER ACRE.

PERMANENT CONTROL MEASURES

A. <u>PERMANENT VEGETATIVE STABILIZATION</u>

INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A PERMANENT E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. WITH REGARD TO THE PERMANENT SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED IN THE E&S CONTROL PLAN NOTES SHEET. UNLESS THE OWNER'S REPRESENTATIVE DIRECTS OTHERWISE, VEGETATION SHALL BE ESTABLISHED AS FOLLOWS:

1. SOIL PLACEMENT: SOIL SHALL BE PLACED TO THE DESIGN THICKNESS AND GRADE AND TRACKED AND ROLLED INTO PLACE IN A MANNER THAT WILL NOT CAUSE EXCESSIVE COMPACTION. IF SOIL DENSITY IS VERIFIED IN THE FIELD, SOIL SHALL BE COMPACTED TO A DRY DENSITY BETWEEN 75 AND 100 POUNDS PER CUBIC FOOT AFTER CORRECTION TO ZERO PERCENT COARSE FRAGMENT (PARTICLES LARGER THAN 2 MILLIMETERS) CONTENT.

2. SOIL TESTING AND SOIL AMENDMENT (LIME AND FERTILIZER) RATES: UNLESS SOIL TEST RESULTS AND RECOMMENDATIONS FROM THE STATE AGRICULTURAL EXTENSION SERVICE LABORATORY (PENN STATE AGRICULTURAL ANALYTICAL SERVICES LABORATORY [814-863-0841] OR EQUIVALENT SOIL TESTING LABORATORY) INDICATE OTHERWISE, EVENLY APPLY: 1) AGRICULTURAL GRADE GROUND LIMESTONE AT A RATE OF 6 TONS PER ACRE (CALCIUM CARBONATE EQUIVALENT BASIS); 2) FERTILIZERS TO SUPPLY 100-200-200 POUNDS PER ACRE $N-P_2O_5-K_2O$ (EXAMPLE: 10-20-20 FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE); AND 3) "BIOPAK" MICROBIAL SOIL INOCULANT (DISTRIBUTED BY PLANT HEALTH CARE, INC. [WWW.PLANTHEALTHCARE.COM OR 800-421-9051]). IF APPROVED PASTEURIZED PELLETIZED POULTRY MANURE (PASTEURIZED PPM) WITH AN ANALYSIS OF AT LEAST 4-2-3 (PERCENT $N-P_2O_5-K_2O$) IS USED, IT WILL BE ASSUMED THAT ONE TON MANURE WILL SUBSTITUTE FOR 60-40-60 POUNDS $N-P_2O_5-K_2O$ AVAILABLE IN THE FIRST YEAR. A PRE-APPROVED SOURCE OF PASTEURIZED PPM IS "MICRO-START 60" AS MANUFACTURED BY PERDUE AGRIRECYCLE, LLC (WWW.MICROSTART60.COM <HTTP://WWW.MICROSTART60.COM> OR 302-628-2360).

3. SOIL AMENDMENT INCORPORATION: PROMPTLY TILL UNDER THE LIME AND FERTILIZER TO A DEPTH OF 2 TO 4 INCHES USING A DISK, HARROW, PLOW, ROTOTILLER OR OTHER SUITABLE EQUIPMENT. IF LIME REQUIREMENTS ARE LESS THAN 4 TONS PER ACRE OR SLOPES ARE TOO STEEP TO PERMIT SAFE TILLAGE, THE SOIL AMENDMENTS CAN BE MIXED INTO A HYDROMULCH SLURRY OR CAN BE TRACKED IN WITH A DOZER IN LIEU OF INCORPORATION. IF TRACKING THE SITE WITH A DOZER, TRACK IN A MANNER THAT LEAVES CLEAT MARKS PARALLEL TO SITE CONTOURS.

4. SEEDBED PREPARATION: JUST BEFORE SEEDING, PREPARE SEEDBED BY TRACKING, RAKING, OR OTHER APPROPRIATE METHOD AS NECESSARY TO BREAK UP SOIL CRUSTS. IF TRACKING THE SITE WITH A DOZER, TRACK IN A MANNER THAT LEAVES CLEAT MARKS PARALLEL TO SITE CONTOURS.

5. SEEDING: EVENLY APPLY THE PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN ONE-QUARTER INCH BELOW THE GROUND SURFACE: APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, EXPIRED, OR SEED OLDER THAN 9 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIER/SOIL STABILIZER (BELOW) MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.

6. MULCHING AND TACKING: PROMPTLY AFTER SEEDING, MULCH USING EITHER: 1) "CURLEX" OR EQUIVALENT BRAND OF WOOD EXCELSIOR EROSION CONTROL BLANKET OR NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET; 2) SYNTHETIC INDUSTRIES "TRM 450" OR NORTH AMERICAN GREEN "P-300" TURF REINFORCEMENT MAT; 3) STRAW APPLIED AT A RATE OF 6,000 POUNDS PER ACRE; OR 4) WOOD/CELLULOSE FIBER HYDROMULCH APPLIED WITH A HYDROSEEDER AT A RATE OF 3,000 POUNDS PER ACRE.

WOOD/CELLULOSE FIBER HYDROMULCH MUST CONTAIN AT LEAST 50% VIRGIN WOOD FIBER. IF AT LEAST 1,000 POUNDS PER ACRE APPROVED PASTEURIZED PPM IS BEING APPLIED WITH A HYDROSEEDER, WOOD/CELLULOSE FIBER HYDROMULCH RATES MAY BE REDUCED TO 2,500 POUNDS PER ACRE.

7. IN SOME LOCATIONS SHOWN ON THE DRAWINGS, SUCH AS SLOPES STEEPER THAN 3:1 (H:V), EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT (TRM) MAY BE THE ONLY PERMISSIBLE MULCHING OPTION. INSTALL EROSION CONTROL BLANKETS/TRM PER MANUFACTURER'S INSTRUCTIONS. STAPLE BLANKET/TRM IN PLACE USING 6-INCH (MINIMUM) SOD STAPLES IN ROWS AT THE EDGES AND CENTERLINE OF THE BLANKET AND ON 24-INCH OR CLOSER CENTERS.

TACK STRAW IN PLACE USING EITHER: 1) A CRIMPER DISK; 2) WOOD/CELLULOSE FIBER HYDROMULCH APPLIED OVER THE STRAW AT A RATE OF 800-1,000 POUNDS PER ACRE; OR 3) WATER SOLUBLE LINEAR POLYACRYLATE (SODIUM ACRYLATE/ACRYLAMIDE) COPOLYMER "POLYMER" AT A RATE OF AT LEAST 8 POUNDS PER ACRE APPLIED IN MIXTURE WITH WATER OVER THE STRAW. APPROVED POLYMER BRANDS INCLUDE "WATERSORB PAM" OR "HYDROPAM" DISTRIBUTED BY POLYMERS, INC. (WWW.WATERSORB.COM OR 501-623-9995), "TERRAPAM" DISTRIBUTED BY PLANT HEALTH CARE, INC. (WWW.PLANTHEALTHCARE.COM OR 800-421-9051), AND "HYDROGEL B" DISTRIBUTED BY FINN CORPORATION (WWW.FINNCORP.COM OR 800-543-7166).

TACK WOOD/CELLULOSE FIBER HYDROMULCH IN PLACE USING "POLYMER" SPECIFIED ABOVE AT A RATE OF AT LEAST 4 POUNDS PER ACRE APPLIED IN A SLURRY WITH THE HYDROMULCH.

8. OVERSEEDING AND RESEEDING: WHEN THE SITE DEVELOPMENT STAGING OR SEASON WILL NOT PERMIT TIMELY SOWING OF THE PERMANENT SEED MIXTURE(S), PREPARE SOILS (FERTILIZERS AND LIME) AS FOR PERMANENT SEEDING, THEN SEED WITH TEMPORARY SEED MIXTURE AND MULCH, THEN OVERSOW THE PERENNIAL SEED MIXTURE INTO THE STUBBLE OF TEMPORARY VEGETATION AT THE NEXT APPROPRIATE SEEDING SEASON.

IF PERENNIAL SEED IS BEING SOWN INTO THE STUBBLE OF ACTIVELY GROWING TEMPORARY VEGETATION, MOW THE TEMPORARY VEGETATION TO REDUCE COMPETITION EITHER BEFORE OR IMMEDIATELY AFTER SOWING THE PERMANENT SEED.

<u>MAINTENANCE:</u> WATER AS NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION. IN MOWED AREAS, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 4 AND 6 INCHES TALL FOR FIRST TWO MONTHS OF GROWTH DURING THE ESTABLISHMENT YEAR, AND TO THE DESIRED HEIGHT THEREAFTER. IF STRING TRIMMERS ARE USED, TAKE MEASURES TO AVOID DAMAGE TO BARK OF TREES AND SHRUBS.

BMP MAINTENANCE EROSION NOTES

IN ORDER TO ENSURE EFFECTIVE AND EFFICIENT OPERATION OF BMPS, ALL TEMPORARY RUNOFF E&S CONTROLS SHALL BE INSPECTED AT LEAST AT THE BEGINNING AND END OF EACH DAY AND AFTER EACH STORMWATER EVENT. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF IDENTIFICATION OF THE DEFICIENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS, AND SHALL MAINTAIN RECORDS OF ALL SUCH ACTIVITIES. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE ACTIVITIES SHALL BE LOGGED AND BE KEPT ONSITE AT ALL TIMES.

ALL MEASURES STATES ON THE SITE MAP, AND IN THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT. WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREA SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION EXITS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.
4. ALL SEDIMENT REMOVED FROM EROSION CONTROL DEVICES LOCATED AROUND THE SITE SHALL BE DISPOSED OF EVENLY AMONG THE SITE. ONCE A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ESTABLISHED AND THE TEMPORARY E&S CONTROLS ARE REMOVED, ALL ACCUMULATED SEDIMENT WILL BE DISPOSED OF AT A PADEP APPROVED FACILITY.

RECYCLING OR DISPOSAL OF MATERIALS

1. ALL WASTE MATERIAL 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. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, CONCRETE WASH WATER, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.

2. 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.

3. UNDER NO CIRCUMSTANCES MAY EROSION CONTROL BMPS BE USED FOR TEMPORARY STORAGE OR DEMOLITION MATERIALS OF CONSTRUCTION WASTES.

4. 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.

CONSTRUCTION SEQUENCE

1. MOBILIZE EQUIPMENT, CONSTRUCTION TRAILER, MATERIAL STORAGE BINS, ETC. ONSITE.

2. LAYOUT THE LIMITS OF THE SITE, ESTABLISH BENCHMARKS, AND REFERENCE POINTS. FLAG THE LIMIT OF DISTURBANCE. DO NOT DISTURB ANY TREES OR VEGETATION LOCATED OUTSIDE OF THOSE LIMITS, WHILE MINIMIZING THE DISTURBANCE OF ALL VEGETATION WITHIN.

3. PERFORM INITIAL CLEARING FOR INSTALLATION OF PERIMETER BMPS. LIMIT CLEARING AND GRUBBING TO AREAS NECESSARY TO CONSTRUCT BMPS.

4. INSTALL COMPOST FILTER SOCKS AT LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAILS.

5. CLEAR AREAS OF THE SITE AS REQUIRED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. ALL DEMOLITION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF AT A PADEP APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. CARE SHOULD BE TAKEN WITHIN THE DISTURBANCE LIMITS REGARDING ANY EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING UTILITIES.

6. REMOVE TOPSOIL FROM THE REMAINING CONSTRUCTION AREA AND PLACE IN THE TEMPORARY TOPSOIL STOCKPILE AREA AT THE LOCATION APPROVED BY OWNER.

7. BEGIN EXCAVATION/CONSTRUCTION OF THE PROPOSED BIORETENTION BASIN EXPANSION IN ACCORDANCE WITH THE APPROVED PLANS AND DETAILS. ANY DAMAGES TO EXISTING PAVEMENT, DRAINAGE STRUCTURES, AND CONVEYANCE PIPES SHALL BE REPLACED IN KIND. SMOOTH IRREGULARITIES AND CLEAR ANY LARGE ROCKS OR DEBRIS FROM THE BOTTOM OF THE BASIN. MEASURES SHOULD BE TAKEN TO PREVENT WATER AND SEDIMENT FROM ENTERING THE BASIN AREA.

8. INSTALL EROSION CONTROL BLANKET WITHIN AND AROUND THE BIORETENTION BASIN AS DEPICTED ON THE PLANS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ALL SLOPES 3H:1V OR STEEPER THAT HAVE REACHED FINAL GRADE SHALL RECEIVE EROSION CONTROL BLANKETING IN ACCORDANCE WITH THE STANDARD DETAIL.

9. BEGIN ROUGH GRADING OPERATIONS OF PARKING LOT AREA AND ASPHALT DRIVEWAYS.

10. FINE GRADE ALL PAVED AND OPEN SPACE AREAS.

11. BEGIN PAVING OPERATIONS.

12. SPREAD TOPSOIL, SEED AND MULCH OPEN SPACE AREAS WITHIN 24 HOURS OF COMPLETION.

13. ONCE CONSTRUCTION IS COMPLETED, REMOVE ANY SEDIMENT THAT MAY HAVE ACCUMULATED IN THE BIORETENTION BASIN.

14. ONCE THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER AND IMPERVIOUS AREAS ARE STABILIZED, REMOVE THE COMPOST FILTER SOCKS. DISPOSE OF ANY REMAINING SILT, COMPOST FILTER SOCKS AT A STATE-APPROVED WASTE SITE. SEED ALL REMAINING DISTURBED AREAS ONCE GRADING IS COMPLETE OR WITHIN SEVEN (7) DAYS WHEN THE CONSTRUCTION HAS COMPLETED.

CONSTRUCTION STAGING GENERAL NOTES

1. AT LEAST SEVEN (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, AND THE PCSM PLAN PREPARER TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. UPON INSTALLATION AND/OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS, AND AT LEAST THREE (3) DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE TOWNSHIP.
3. AT LEAST THREE (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 BY THE TOWNSHIP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
5. IMMEDIATELY STABILIZE ALL DISTURBED AREAS UPON A TEMPORARY CESSATION OF WORK (4 DAYS OR MORE) OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.
6. AS SOON AS SLOPES, CHANNELS, PONDS AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE PERMANENTLY STABILIZED. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

<u>CALL BEFORE YOU DIG!</u>
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE, OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

PLAN BOOK	PAGE
396	**15**

DATE	DESCRIPTION	DATE	DESCRIPTION
02/22/2021	RESPONSE TO COMMENTS TO TOWNSHIP, DATED 2/17/2021		

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER J. REMLEY ENGINEER NO. 079996

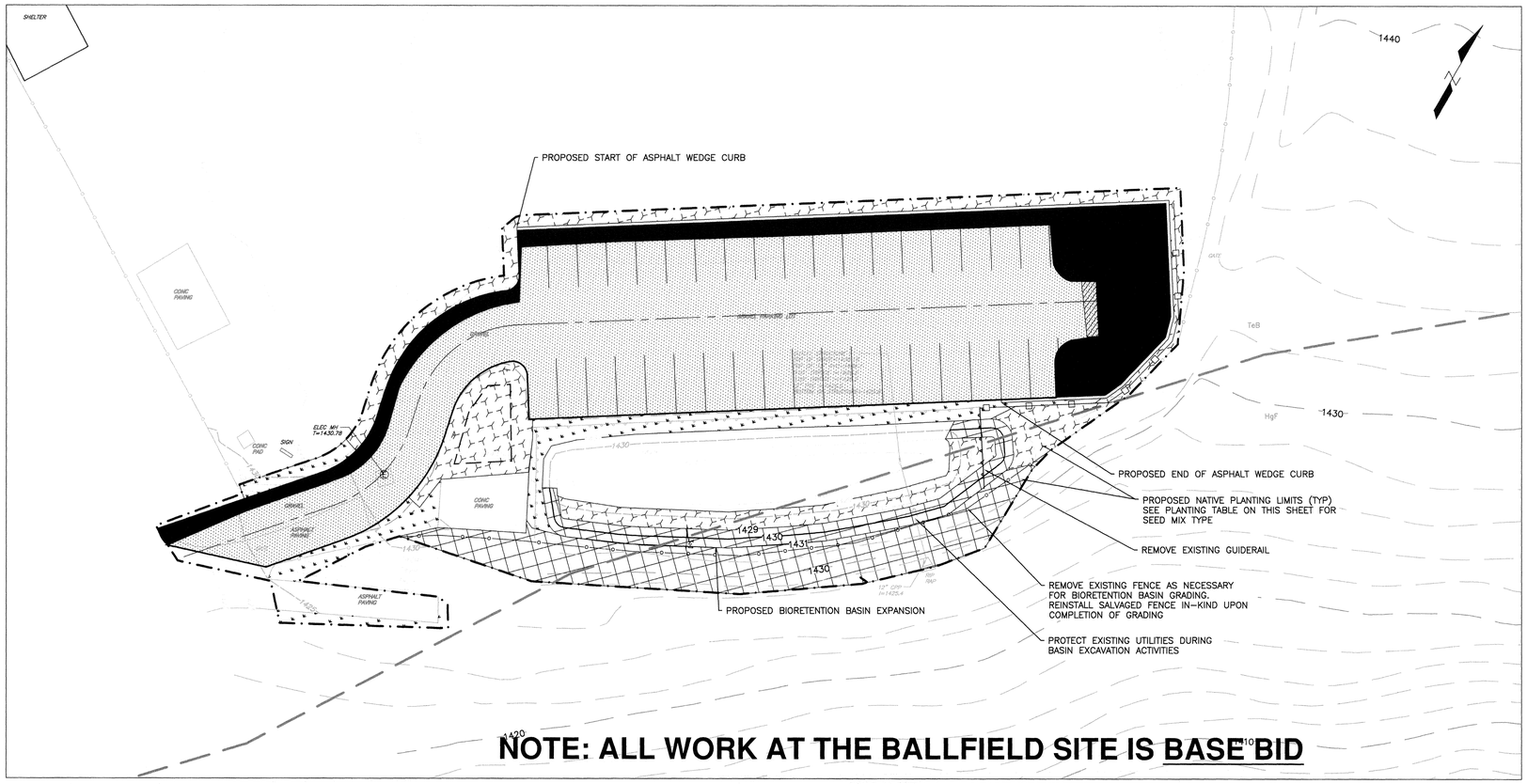
STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

TITLE: EROSION & SEDIMENT CONTROL NOTES

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

DWN. BY: ADH | DATE: 03/26/2021 | DWG. NO. CS-402
CKD. BY: CJR | SCALE: AS SHOWN



NOTE: ALL WORK AT THE BALLFIELD SITE IS BASE BID

BALLFIELD SITE
SCALE: 1"=20'

SCALE IN FEET
0 20 40

LEGEND

1430	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF CONCRETE PAVEMENT
	EXISTING GUIDE RAIL
ST	EXISTING STORM PIPE
	SIGN
	PROPOSED LIMITS OF DISTURBANCE
1420	PROPOSED INDEX (MAJOR) CONTOUR
1428	PROPOSED INTERMEDIATE (MINOR) CONTOUR
3:1	PROPOSED SLOPE LABEL
HgF	SOILS TYPE
	EXISTING SOILS BOUNDARY

PERMANENT SEEDING SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RB	4,515 sf	Native Detention Area Mix / ERNMX-183 WWW.ERNSTSEED.COM	seed
	SM	4,225 sf	Native Steep Slope Mix w/ Grain Oats/ ERNMX-181-1	seed
	TURF	2,195 sf	Permanent Seed Mixture	seed

STADIUM DRIVE SITE
SCALE: 1"=20'

SCALE IN FEET
0 20 40

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS ALTERNATE #1

STORMWATER MANAGEMENT PLAN ENGINEER SIGNATURE BLOCK

I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SLIPPERY ROCK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

TOWNSHIP ENGINEER SIGNATURE BLOCK

I, _____, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF SLIPPERY ROCK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

LANDOWNER ACKNOWLEDGMENT

I, _____ (LANDOWNER) UNDERSTAND THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SLIPPERY ROCK TOWNSHIP.

PLAN BOOK	PAGE
396	16

NOTES

1. ALL STORMWATER BMPs (BIORETENTION BASIN) SHALL BE MAINTAINED AND CONSTRUCTED ACCORDING TO THE PLAN.
2. CONTRACTOR SHALL PROTECT PROPOSED INFILTRATION AREAS. THE TRACKING OF HEAVY EQUIPMENT OVER EXISTING BIO-RETENTION BASIN BOTTOM IS PROHIBITED.
3. THE OPERATION & MAINTENANCE (O&M) AGREEMENT SHALL BE PART OF THE APPROVED STORMWATER MANAGEMENT PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS FOR ALL STORMWATER FACILITIES.

OFF-SITE RECEIVING WATERS OF THE COMMONWEALTH

POI-1: UNT TO SLIPPERY ROCK CREEK – COLD WATER FISHERY (CWF)

WATERSHED: SLIPPERY ROCK CREEK

REFERENCE: CHAPTER 93 WATER QUALITY STANDARDS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, TITLE 25 ENVIRONMENTAL RESOURCES, COMMONWEALTH OF PENNSYLVANIA

SITE SOIL CLASSIFICATION TABLE

SYMBOL	SOIL TYPE
HgF	HAZLETON AND GILPIN SOILS, 25 TO 70 PERCENT SLOPES, EXTREMELY STONY, HSG C
TeB	TITUSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG C/D
GrB	GRESHAM SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG D

REFERENCE

1. PLAN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE NAD83, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
2. VERTICAL DATUM IS BASED UPON NAVD88, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
3. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 07-01-2020.

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

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AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER J. REMLEY
ENGINEER
NO. 079906

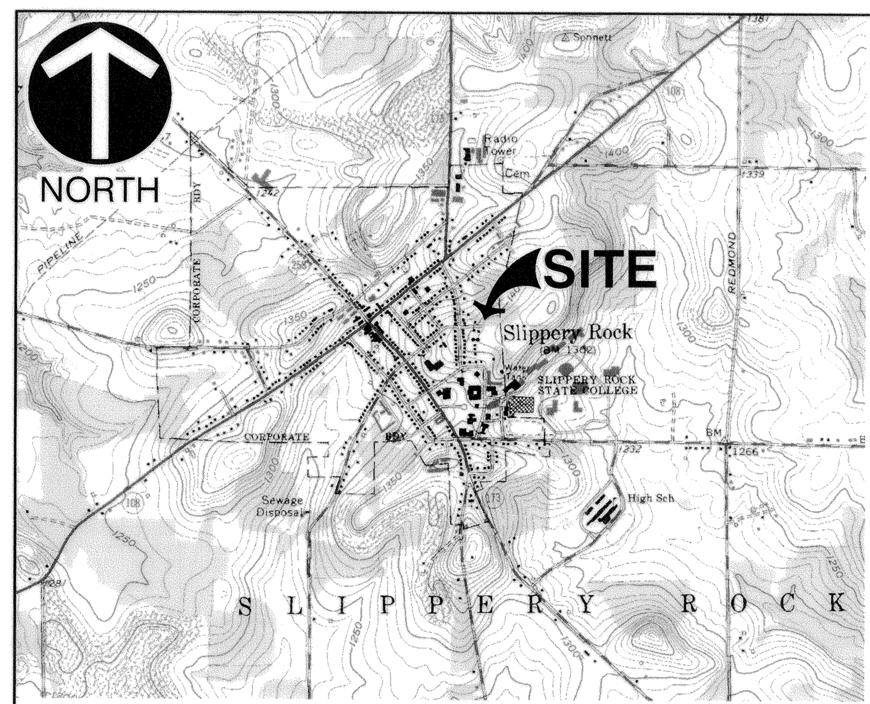
STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

TITLE: STORMWATER MANAGEMENT PLANS

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

DWN. BY: CLR | DATE: 03/26/2021 | DWG. NO. CS-501
CKD. BY: CJR | SCALE: AS SHOWN



VICINITY MAP

SCALE IN FEET

0 2000 4000

REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, (SLIPPERY ROCK) QUADRANGLE, PA, DATED 1958, REVISED 1981

STORMWATER BMP MAINTENANCE PROGRAM

TO ENSURE EFFECTIVE AND CONTINUED OPERATION OF ALL STORMWATER MANAGEMENT FACILITIES, THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED FOR THE EXPANDED BALLFIELD PARKING LOT. MAINTENANCE OPERATIONS AND CORRECTIVE ACTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO THOSE LISTED BELOW AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS RECOMMENDED OPERATIONS AND MAINTENANCE PROGRAM SHALL NOT BE CONSIDERED AS A GUARANTEE FOR THE CONTINUED FUNCTIONING OF THE STORMWATER FACILITIES NOW OR IN THE FUTURE.

AT A MINIMUM, SEMI-ANNUAL INSPECTIONS SHALL BE CONDUCTED BY A MINIMUM OF TWO (2) PERSONS, ON OR BEFORE MARCH 1 AND OCTOBER 1, OR AFTER RUNOFF EVENTS IN EXCESS OF ONE INCH OF RAINFALL. ADDITIONAL INSPECTIONS WILL BE REQUIRED IF IT BECOMES APPARENT THAT FACILITIES ARE NOT FUNCTIONING PROPERLY. CORRECTIVE ACTIONS SHALL BE TAKEN AS REQUIRED TO ENSURE CONTINUING OPERATION OF STORMWATER FACILITIES. OWNER INSPECTIONS, NOTED DEFICIENCIES, AND CORRECTIVE ACTIONS TAKEN SHALL BE RECORDED AND DOCUMENTED BY THE OWNER. RECORDED CORRECTIVE ACTION SHALL BE FILED WITH THE MUNICIPALITY WITHIN FOURTEEN (14) CALENDAR DAYS, AND SHALL INDICATE IF MALFUNCTIONING STORMWATER FACILITIES RETURNED TO THEIR ORIGINAL, INTENDED STATE OF OPERATION OR IF ADDITIONAL SUPPORT IS NEEDED.

THE MUNICIPALITY MAY REQUIRE ADDITIONAL ITEMS BE INCLUDED IN THE FORM OF AN AGREEMENT. THESE ITEMS SHALL BE CONSIDERED TO BE NECESSARY AND COMPLIMENTARY TO THIS OPERATIONS AND MAINTENANCE PROGRAM IN ORDER TO ENSURE SATISFACTORY PERFORMANCE OF THE STORMWATER FACILITIES. IF THE OWNER FAILS TO MAINTAIN THE STORMWATER FACILITIES FOLLOWING DUE NOTICE BY THE MUNICIPALITY TO CORRECT THE DEFICIENCIES, THE MUNICIPALITY MAY PERFORM THE NECESSARY MAINTENANCE AND/OR CORRECTIVE ACTIONS TO WHICH THE OWNER SHALL REIMBURSE THE MUNICIPALITY FOR ALL COSTS ASSOCIATED WITH THE ACTIONS TAKEN.

13.1 STORMWATER MANAGEMENT FACILITIES REQUIRING INSPECTION

- STORM SEWERS, CULVERTS, UNDERDRAINS AND OTHER CONVEYANCE DEVICES.
- CATCH BASINS (INLETS), YARD DRAINS, RISERS AND OTHER CATCHMENT STRUCTURES.
- MANHOLES AND/OR OTHER TRANSITIONAL STRUCTURES.
- OUTFALLS, ENDWALLS AND OTHER DISCHARGE POINTS.
- DETENTION FACILITIES (ABOVE OR BELOW GROUND), PONDS, BIORETENTION AREAS AND OTHER DETENTION/RETENTION BMPS.

13.2 GENERAL MAINTENANCE AND CORRECTIVE ACTION PLAN

BIORETENTION BASIN:

- WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
- DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
- MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLENISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
- DETENTION AREAS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.
- DURING PERIODS OF EXTENDED DROUGHT, DETENTION AREAS MAY REQUIRE WATERING.
- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR, OR AS OFTEN AS NEEDED BASED ON HISTORICAL MAINTENANCE.
- THE VEGETATION (FOR THE MRC BMP AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.
- CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
- INSPECT AFTER ALL RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS (THE PLAN PREPARER SHOULD CLEARLY IDENTIFY WHAT THESE PARAMETERS ARE).
- AT LEAST TWO TIMES PER YEAR, OR AS OFTEN AS NEEDED BASED ON HISTORICAL MAINTENANCE, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY.
- REMOVE ACCUMULATED SEDIMENT AS REQUIRED. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.

ENDWALLS, OUTFALLS, AND DISCHARGE POINTS:

- EACH DISCHARGE POINT SHOULD BE THOROUGHLY INSPECTED A MINIMUM OF TWO (2) TIMES PER YEAR.
- CLEAR ENERGY DISSIPATERS/OUTLET PROTECTION APRONS OF ALL DEBRIS.
- EROSION AT OUTFALLS OR ENDWALLS SHOULD BE REPAIRED BY BACKFILLING TO GRADE, (RE)INSTALLING EROSION MAT AND/OR RIPRAP AS SPECIFIED BY DESIGN OR LOCAL REGULATION.

STREET SWEEPING:

- DEVELOP A STREET SWEEPING PROGRAM THAT IS CONDUCTED SEMI-ANNUALLY.
- STREET SWEEPING SHALL BE CONDUCTED ON ALL PAVED SURFACES ON THE SUBJECT SITE.

FILTER MEDIA/AMENDED SOIL MIX (BIORETENTION BASIN):

- REMOVE TRASH AND DEBRIS AS NECESSARY.
- SCRAPE SILT WITH RAKES.
- TILL AND AERATE FILTER MEDIA.
- REPLACE FILTERING MEDIUM IF SCRAPING/REMOVAL HAS REDUCED DEPTH OF FILTERING MEDIA.

TYPE SLOPE AND EXTENT OF SOILS

ACCORDING TO THE SOIL CLASSIFICATION INFORMATION COMPILED FROM THE USDA WEB SOIL SURVEY, THE PROPOSED PROJECT'S LIMIT OF DISTURBANCE IS LOCATED IN AN AREA WITH FIVE (4) DIFFERENT SOIL TYPES PRESENT. THE SOIL TYPES AND GENERAL LIMITATIONS AND CHARACTERISTICS ARE AS FOLLOWS:

GRB--GRESHAM SILT LOAM, 3 TO 8 PERCENT SLOPES:
THE GRESHAM COMPONENT MAKES UP 80 PERCENT OF THE MAP UNIT. SLOPES ARE 3 TO 8 PERCENT. THIS COMPONENT IS ON TILL PLAINS. THE PARENT MATERIAL CONSISTS OF TILL. DEPTH TO A ROOT RESTRICTIVE LAYER, FRAGIPAN, IS 15 TO 26 INCHES. THE NATURAL DRAINAGE CLASS IS SOMEWHAT POORLY DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY LOW. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS MODERATE. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. A SEASONAL ZONE OF WATER SATURATION IS AT 15 INCHES DURING JANUARY, FEBRUARY, MARCH, APRIL, MAY, JUNE, NOVEMBER, AND DECEMBER. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 3 PERCENT. NON-IRRIGATED LAND CAPABILITY CLASSIFICATION IS 2E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.
SOIL LIMITATIONS: CUTBANKS CAVING, CORROSIVE TO CONCRETE AND STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, AND WETNESS.

HGF, HAZLETON AND GILPIN SOILS, 25 TO 70 PERCENT SLOPES, EXTREMELY STONY:
THE HAZLETON COMPONENT MAKES UP 45 PERCENT OF THE MAP UNIT. SLOPES ARE 25 TO 70 PERCENT. THIS COMPONENT IS ON HILLS. THE PARENT MATERIAL CONSISTS OF RESIDUUM WEATHERED FROM SANDSTONE. DEPTH TO A ROOT RESTRICTIVE LAYER, BEDROCK, LITHIC, IS 40 TO 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS LOW. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 3 PERCENT. THIS COMPONENT IS IN THE F139XY007OH SHALLOW ACIDIC SLOPES ECOLOGICAL SITE. NON-IRRIGATED LAND CAPABILITY CLASSIFICATION IS 7S. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

SOIL LIMITATIONS: CUTBANKS CAVING, CORROSIVE TO CONCRETE AND STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, AND WETNESS.

TEB--TITUSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES:
THE TITUSVILLE COMPONENT MAKES UP 90 PERCENT OF THE MAP UNIT. SLOPES ARE 3 TO 8 PERCENT. THIS COMPONENT IS ON TILL PLAINS. THE PARENT MATERIAL CONSISTS OF TILL. DEPTH TO A ROOT RESTRICTIVE LAYER, FRAGIPAN, IS 16 TO 28 INCHES. THE NATURAL DRAINAGE CLASS IS MODERATELY WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY LOW. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS MODERATE. SHRINK-SWELL POTENTIAL IS MODERATE. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. A SEASONAL ZONE OF WATER SATURATION IS AT 18 INCHES DURING JANUARY, FEBRUARY, MARCH, APRIL, MAY, NOVEMBER, AND DECEMBER. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. NON-IRRIGATED LAND CAPABILITY CLASSIFICATION IS 2E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

SOIL LIMITATIONS: CUTBANKS CAVING, CORROSIVE TO CONCRETE AND STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, AND WETNESS.

LIMITATIONS AND RESOLUTIONS:

1. HIGH WATER TABLE:
   - KEEP EXCAVATIONS AS SHALLOW AS PRACTICAL;
   - CONSTRUCT DURING DRY WEATHER;
   - PUMPS AND WATER FILTER BAGS SHALL BE UTILIZED IF GROUNDWATER IS ENCOUNTERED;
   - CONSTRUCT SUBSURFACE DRAINS, IF NECESSARY TO CONTROL AND DISCHARGE WATER FROM FILLS.
2. ERODIBLE:
   - EROSION CONTROL BLANKETS, SILT SOCKS, TEMPORARY AND PERMANENT SEEDING, AND DIVERSION CHANNELS WILL BE USED TO MINIMIZE EROSION.
3. SLOPE:
   - REGRADE THE SITE TO SUITABLE SLOPES FOR DESIRED FUNCTION.
4. TRENCHING:
   - TRENCHES SHALL BE EXCAVATED WITH APPROPRIATE LAYBACK BANKS TO PREVENT CAVE-INS. STOCKPILES SHALL BE LOCATED AT A SUFFICIENT DISTANCE AWAY FROM THE TRENCH;
   - WATER ENCOUNTERED IN THE TRENCH SHALL BE PUMPED FROM THE AREA BY USE OF A FILTERBAG;
   - DEEP TRENCHES ARE TO BE SHORED TO PREVENT CAVING. COMPLY WITH OSHA STANDARDS AND REGULATIONS;
   - TRENCHES WILL BE BACKFILLED WITH COMPACTED STONE AND/OR COMPACTED SUITABLE MATERIAL REMOVED FROM THE TRENCH.
5. LOW STRENGTH:
   - TRENCHES SHALL BE EXCAVATED WITH APPROPRIATE LAYBACK BANKS TO PREVENT CAVE-INS. STOCKPILES SHALL BE LOCATED AT A SUFFICIENT DISTANCE AWAY FROM THE TRENCH. NEW FILLS WILL BE PROPERLY PLACED AND COMPACTED.
6. DEPTH TO BEDROCK:
   - AVOID DEEP EXCAVATIONS WHERE SHALLOW SOILS EXIST.
7. CORROSION:
   - PROPOSED SUBSURFACE CONCRETE AND STEEL WILL BE SEALED OR COATED WITH CORROSIVE RESISTANT MATERIAL.
8. PIPING:
   - TRENCH PLUGS SHALL BE UTILIZED IN ACCORDANCE WITH THE PADEP STANDARD DETAIL. WATER SHALL BE DIVERTED AWAY FROM OPEN TRENCHES.
9. POOR TOPSOIL:
   - THE SOIL AMENDMENTS REQUIRED WITH EACH VEGETATIVE STABILIZATION MIX SPECIFIED ON THE E&S PLAN(S) AND NOTES ARE DESIGNED TO COUNTERACT THIS LIMITATION.
10. HYDRIC:
    - THE SOILS REPORT FROM USDA WEB SOIL SURVEY DOES NOT INDICATE HYDRIC SOILS PRESENT WITHIN THE PROJECT LIMITS. THE U.S. FISH AND WILDLIFE WETLANDS ONLINE MAPPER DOES NOT INDICATE ANY MAPPED WETLANDS OR RIPARIAN FEATURES WITHIN THE PROJECT LIMITS OR IMMEDIATELY ADJACENT TO THE PROJECT SITE.
11. SLOW PERCOLATION:
    - IT ASSUMED INFILTRATION TESTS WERE PERFORMED PREVIOUSLY BY RA SMITH TO DETERMINE THE APPROPRIATE BIORETENTION BASIN LOCATION AND TO DETERMINE THAT THE INSITU SOILS HAD ADEQUATE INFILTRATION RATES AND SLOW PERCOLATION WAS NOT A LIMITATION.
12. FROST:
    - CONTRACTOR TO FOLLOW THE ENGINEER OF RECORD'S RECOMMENDATION FOR EARTHWORK PLACEMENT.
13. WETNESS:
    - CONTACTOR SHALL FOLLOW THE ENGINEER OF RECORD'S RECOMMENDATION FOR EARTHWORK PLACEMENT OF WET SOILS.
14. DROUGHTY:
    - THE VEGETATIVE STABILIZATION MIX AND NOTES SPECIFIED ON THE E&S PLAN(S) AND NOTES ARE DESIGNED TO COUNTERACT THIS LIMITATION
15. SHRINK/SWELL:
    - SHRINK AND SWELL FACTORS WERE CONSIDERED IN DETERMINING THE EARTHWORK VOLUMES AND DESIGNING THE PROPOSED DEVELOPMENT.

MINIMIZE SOIL COMPACTION TO THE FULLEST EXTENT POSSIBLE IN ALL PROPOSED AREAS OTHER THAN THE SOIL STOCKPILE AREAS WHERE COMPACTION IS NEED FOR SOIL AND SLOPE STABILIZATION.

NATURALLY OCCURRING GEOLOGICAL FORMATIONS

A REVIEW OF THE INFORMATION CONTAINED ON THE UNITED STATES DEPARTMENT OF INTERIOR GEOLOGIC SURVEY (USGS) WEB SITE INDICATES THAT THE BEDROCK UNITS UNDERLYING THE PROJECT SITE BELONG TO THE ALLEGHENY FORMATION, WHICH IS PENNSYLVANIAN IN AGE. THE ALLEGHENY FORMATION INCLUDES CYCLIC SEQUENCES OF SHALE, SANDSTONE, LIMESTONE, CLAY, AND COAL. THE BASE OF THE FORMATION IS AT THE BOTTOM OF BROOKVILLE-CLARION COAL.

AVAILABLE MINING RECORDS REVIEWED FOR THIS SITE INCLUDED USGS HISTORICAL TOPOGRAPHIC MAPS, THE PENNSYLVANIA BUREAU OF TOPOGRAPHIC AND GEOLOGY SURVEY (PABTGS) "COAL RESOURCES OF BUTLER COUNTY, PENNSYLVANIA PART 1 COAL CROP LINES, MINED-OUT AREAS, AND STRUCTURE CONTOURS" PUBLICATION DATED 1985, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION/PENN STATE UNIVERSITY MINE MAPS WEBSITE.

PABTGS 1985 DOES NOT INDICATE MINING BELOW THE PROPERTY NOR BELOW IMMEDIATELY ADJACENT PROPERTIES. THE PADEP/PSU ONLINE MAPPING INDICATES POTENTIAL MINING BELOW THE PROPERTY AND ADJACENT PROPERTIES. ADDITIONAL MINING INFORMATION FOR THE SITE MAY BE OBTAINED FROM THE UNITED STATES DEPARTMENT OF INTERIOR, OFFICE OF SURFACE MINING RECLAMATION AND ENFORCEMENT, APPALACHIAN REGIONAL COORDINATING CENTER, IN PITTSBURGH, PENNSYLVANIA BY CALLING (412) 937-3001.

GEOLOGIC FORMATIONS/SOIL CONDITIONS

1. IF DURING CONSTRUCTION GEOLOGIC FORMATIONS ARE ENCOUNTERED, THE CONTRACTOR IS TO CONTACT THE OWNER AND THE DESIGN PROFESSIONAL FOR PROPER HANDLING OF THESE MATERIALS.
2. IF HIGH WATER TABLE IS ENCOUNTERED:
   - KEEP EXCAVATIONS AS SHALLOW AS PRACTICAL
   - CONSTRUCT DURING DRY WEATHER
   - PUMPS AND WATER FILTER BAGS SHALL BE UTILIZED IF GROUNDWATER IS ENCOUNTERED.
   - CONSTRUCT INTERMEDIATE DRAINS, IF NECESSARY TO CONTROL AND DISCHARGE WATER FROM FILLS
3. IF ERODIBLE SOILS ARE ENCOUNTERED:
   - UTILIZE EROSION CONTROL BLANKETS, SILT SOCKS, TEMPORARY AND PERMANENT SEEDING, AND DIVERSION CHANNELS TO MINIMIZE EROSION
4. SOIL COMPACTION:
   - MINIMIZE SOIL COMPACTION TO THE FULLEST EXTENT POSSIBLE IN ALL UNIMPROVED AREAS AND DETENTION STORMWATER MANAGEMENT BMP AREAS.

CONSTRUCTION STAGING GENERAL NOTES

1. AT LEAST SEVEN (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, AND THE PCSM PLAN PREPARER TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. UPON INSTALLATION AND/OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS, AND AT LEAST THREE (3) DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE TOWNSHIP.
3. AT LEAST THREE (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 BY THE TOWNSHIP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
5. IMMEDIATELY STABILIZE ALL DISTURBED AREAS UPON A TEMPORARY CESSATION OF WORK (4 DAYS OR MORE) OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.
6. AS SOON AS SLOPES, CHANNELS, PONDS AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE PERMANENTLY STABILIZED. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.

CONSTRUCTION WASTE RECYCLING/DISPOSAL

CONSTRUCTION WASTES ARE REFUSE MATERIALS THAT ARE EXISTING ON-SITE OR GENERATED DURING THE COURSE OF CONSTRUCTION AND INCLUDE, BUT ARE NOT LIMITED TO, PAPER, PLASTIC, RUBBER, WOOD, TEXTILE, AND METAL PRODUCTS.

INSTALLATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WASTE RECYCLING/DISPOSAL AREAS ON THE E&S PLAN ONCE THEY HAVE BEEN DETERMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WASTE RECYCLING/DISPOSAL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

MAINTENANCE: ALL CONSTRUCTION WASTE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF AT A STATE-APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL/STATE CODES AND PERMIT REQUIREMENTS. THE BURNING OF WASTE MATERIALS WILL NOT BE PERMITTED.

CONSTRUCTION SEQUENCE

1. MOBILIZE EQUIPMENT, CONSTRUCTION TRAILER, MATERIAL STORAGE BINS, ETC. ONSITE.
2. LAYOUT THE LIMITS OF THE SITE, ESTABLISH BENCHMARKS, AND REFERENCE POINTS. FLAG THE LIMIT OF DISTURBANCE. DO NOT DISTURB ANY TREES OR VEGETATION LOCATED OUTSIDE OF THOSE LIMITS, WHILE MINIMIZING THE DISTURBANCE OF ALL VEGETATION WITHIN.
3. PERFORM INITIAL CLEARING FOR INSTALLATION OF PERIMETER BMPS. LIMIT CLEARING AND GRUBBING TO AREAS NECESSARY TO CONSTRUCT BMPS.
4. INSTALL COMPOST FILTER SOCKS AT LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAILS.
5. CLEAR AREAS OF THE SITE AS REQUIRED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. ALL DEMOLITION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF AT A PADEP APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. CARE SHOULD BE TAKEN WITHIN THE DISTURBANCE LIMITS REGARDING ANY EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING UTILITIES.
6. REMOVE TOPSOIL FROM THE REMAINING CONSTRUCTION AREA AND PLACE IN THE TEMPORARY TOPSOIL STOCKPILE AREA AT THE LOCATION APPROVED BY OWNER.
7. BEGIN EXCAVATION/CONSTRUCTION OF THE PROPOSED BIORETENTION BASIN EXPANSION IN ACCORDANCE WITH THE APPROVED PLANS AND DETAILS. ANY DAMAGES TO EXISTING PAVEMENT, DRAINAGE STRUCTURES, AND CONVEYANCE PIPES SHALL BE REPLACED IN KIND. SMOOTH IRREGULARITIES AND CLEAR ANY LARGE ROCKS OR DEBRIS FROM THE BOTTOM OF THE BASIN. MEASURES SHOULD BE TAKEN TO PREVENT WATER AND SEDIMENT FROM ENTERING THE BASIN AREA.
8. INSTALL EROSION CONTROL BLANKET WITHIN AND AROUND THE BIORETENTION BASIN AS DEPICTED ON THE PLANS AND IN ACCORDANCE WITH THE STANDARD DETAILS. ALL SLOPES 3H:1V OR STEEPER THAT HAVE REACHED FINAL GRADE SHALL RECEIVE EROSION CONTROL BLANKETING IN ACCORDANCE WITH THE STANDARD DETAIL.
9. BEGIN ROUGH GRADING OPERATIONS OF PARKING LOT AREA AND ASPHALT DRIVEWAYS.
10. FINE GRADE ALL PAVED AND OPEN SPACE AREAS.
11. BEGIN PAVING OPERATIONS.
12. SPREAD TOPSOIL, SEED AND MULCH OPEN SPACE AREAS WITHIN 24 HOURS OF COMPLETION.
13. ONCE CONSTRUCTION IS COMPLETED, REMOVE ANY SEDIMENT THAT MAY HAVE ACCUMULATED IN THE BIORETENTION BASIN.
14. ONCE THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATIVE COVER AND IMPERVIOUS AREAS ARE STABILIZED, REMOVE THE COMPOST FILTER SOCKS. DISPOSE OF ANY REMAINING SILT, COMPOST FILTER SOCKS AT A STATE-APPROVED WASTE SITE. SEED ALL REMAINING DISTURBED AREAS ONCE GRADING IS COMPLETE OR WITHIN SEVEN (7) DAYS WHEN THE CONSTRUCTION HAS COMPLETED.

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
6. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. IT SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
9. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
10. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
11. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
12. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
13. ALL ELEVATIONS ARE TO FINISHED GRADE.
14. DIGITAL DATE FILES MAY BE USED BY CONTRACTOR IN PREPARING COORDINATION DRAWINGS, SHOP DRAWINGS AND PROJECT RECORD DRAWINGS. DESIGN PROFESSIONAL MAKES NO REPRESENTATIONS AS TO ACCURACY OR COMPLETENESS OF DIGITAL FILES AS THEY RELATE TO CONTRACT DRAWINGS. DESIGN PROFESSIONAL WILL NOT ALTER DIGITAL FILES FOR THE USED OR CONVENIENCE OF THE CONTRACTOR. DIGITAL DRAWING SOFTWARE PROGRAM IS AUTOCAD CIVIL3D 2020. CONTRACTOR AND SUBCONTRACTORS, AND OTHER PARTIES GRANTED ACCESS BY CONTRACTOR TO DESIGN PROFESSIONALS DIGITAL DATA FILES SHALL EXECUTE A DATA LICENSING AGREEMENT IN THE FORM PROVIDED BY THE DESIGN PROFESSIONAL.
15. PROVIDE 4" TOPSOIL AND LAWN SEEDING AT ALL DISTURBED AREAS BEYOND THE PROPOSED WORK.
16. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY KU RESOURCES, INC., LOCAL MUNICIPAL REQUIREMENTS, LATEST ADDITION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
17. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
19. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL AT 800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND SIZE OF ALL UTILITIES & UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO KU RESOURCES, INC. PRIOR TO THE COMMENCEMENT OF WORK.
20. ALL ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AND LEGALLY HAULED OFF SITE.
21. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
22. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLAND IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT.
23. ALL DISTURBED AREAS, WHETHER NOTED ON THE DRAWING AND NOT SCHEDULED TO BE RECEIVE PROPOSED WORK, SHALL BE PROVIDED WITH 4" TOPSOIL AND SEEDING AFTER FINAL GRADE IS REACHED.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE, OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

DATE	DESCRIPTION	DATE	DESCRIPTION
02/22/2021	RESPONSE TO COMMENTS TO TOWNSHIP, DATED 2/17/2021		

AS-BUILT REVISIONS

SUBMITTED:	
SUBMITTED:	PROFESSIONAL:
REVIEWED BY:	CONSULTANT:
AUTHORIZED BY:	CONST. MANAGER:
	SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER J. REMLEY ENGINEER NO. 079995

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

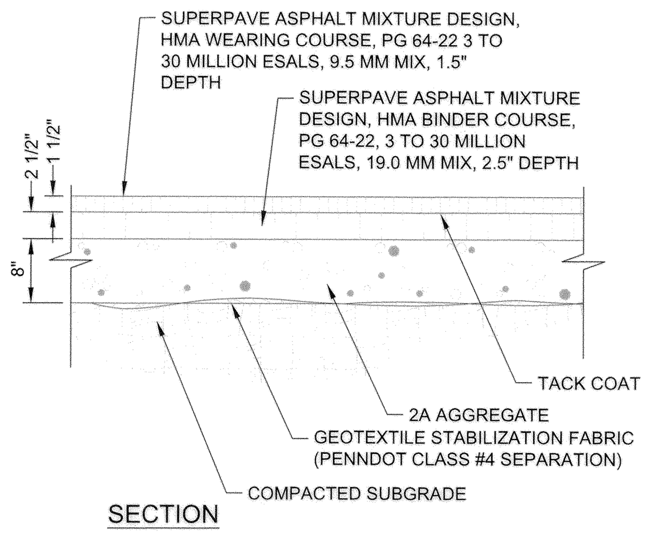
CONTRACT NO.: UP-460

TITLE: STORMWATER MANAGEMENT NOTES

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

DWN. BY: CLR	DATE: 03/26/2021	DWG. NO. CS-502
CKD. BY: CJR	SCALE: AS SHOWN	

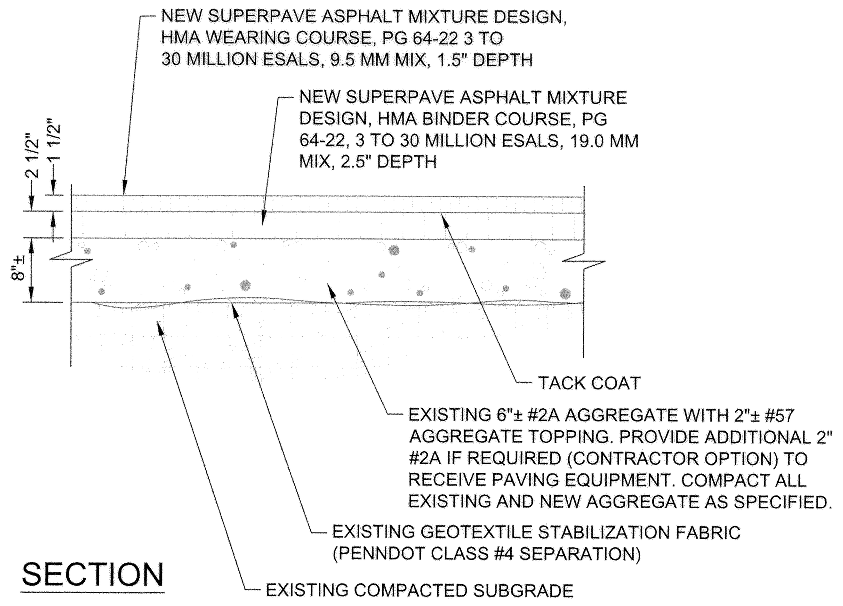
PLAN BOOK	PAGE
396	17



SECTION

(1) FULL DEPTH BITUMINOUS PAVING

NTS



SECTION

(2) ASPHALT PAVING ON EXISTING STONE BASE

NTS

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.

SERIAL NUMBER(S):

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

PENNSYLVANIA DAVID H. HOHMAN REGISTERED LANDSCAPE ARCHITECT

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

TITLE: SITE DETAILS

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

SlipperyRock University

PLAN BOOK	PAGE
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DWN. BY: RAM | DATE: 03/26/2021 | DWG. NO. C-701

CKD. BY: DHH | SCALE: AS SHOWN

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE CURRENT NATIONAL ELECTRIC CODE AND ALL APPLICABLE REGULATIONS.
2. CONSTRUCTION DETAILS NOT SHOWN ON THE DRAWINGS ARE TO CONFORM TO PA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS

   RC-80M DATED 6/1/2010
   RC-83M DATED 2/8/2019
   RC-84M DATED 6/1/2010
3. THE STANDARD SPECIFICATIONS FOR THIS PROJECT ARE PA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS PUBLICATION 408/2020, ALL OF ITS SUPPLEMENTS AND SPECIAL PROVISIONS.
4. PROVIDE INDIVIDUAL FUSING FOR ALL LUMINAIRES.
5. PROVIDE A SEPARATE EQUIPMENT GROUNDING CONDUCTOR WITH ALL CIRCUITS. DO NOT CONNECT THE NEUTRAL TO GROUND EXCEPT AT SERVICE POINT. CONNECT THE EQUIPMENT GROUNDING CONDUCTOR TO GROUND AT EACH POLE. PROVIDE WITH SAME INSULATION AND SIZE AS THE CIRCUIT CONDUCTORS.
6. PROVIDE WATERTIGHT, SUBMERSIBLE, PREMOLDED, DISCONNECTABLE CONNECTOR KITS FOR ALL SPLICES.
7. THE CONTRACTOR SHALL WORK IN STRICT COORDINATION WITH LOCAL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITY LINES PRIOR TO COMMENCEMENT OF THIS WORK. ALL DAMAGES INCURRED TO EXISTING UTILITIES WILL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL PAYMENT. PER ACT 187, MAINTAIN A MINIMUM 18" CLEARANCE FROM ALL UNDERGROUND UTILITIES.
8. DO NOT SCALE DRAWINGS. UTILITY LOCATIONS ARE BASED ON EXISTING MAPPING INFORMATION. EXISTING UTILITY ELEVATIONS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION OF POLE FOUNDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR HAND DIGGING OR EXPLORATORY EXCAVATION.
9. SATISFACTORILY PLACE AND TEST ALL GROUND RODS AND GROUND WIRE AT ALL POLE FOUNDATIONS NECESSARY TO ATTAIN A MAXIMUM RESISTANCE TO EARTH GROUND OF 25 OHMS. INSTALL ADDITIONAL GROUND RODS UNTIL THIS REQUIREMENT IS MET, AT NO ADDITIONAL PAYMENT. ENSURE THAT ALL TEST RESULTS ARE RECORDED ON PA. D.O.T. FORM 4225A AND SUBMITTED FOR APPROVAL.
10. CONNECT ALL LUMINAIRES FOR 277V OPERATION. DO NOT SHARE NEUTRAL CONDUCTOR.

LIGHTING FIXTURE SCHEDULE

SYMBOL	FIXTURE-MANUFACTURER CATALOG NUMBER	SOURCE	LUMENS	MOUNTING	QUANTITY	REMARKS	MOUNTING HEIGHT
	CREE LIGHTING OSQ SERIES OSQ-A-NM-3ME-A-40K-UL-BK-DIM-PML2-R7PIN VALMONT ROUND TAPERED ALUMINUM 30-FOOT POLE R +29084070514-D1-313	112W LED 40K	9235	DIRECT POLE MOUNT	8		30'

LEGEND:

- CREE LIGHTING OSQ SERIES OSQ-A-NM-3ME-A-40K-UL-BK-DIM-PML2-R7PIN
- 1 1/4" CONDUIT, WITH CABLE AS INDICATED
- EXISTING LIGHTING CONDUIT
- JUNCTION BOX
- CONDUIT UNDER PAVEMENT

PLAN BOOK	PAGE
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DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISELLEN M. LINDSAY
ENGINEER
048153-E

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

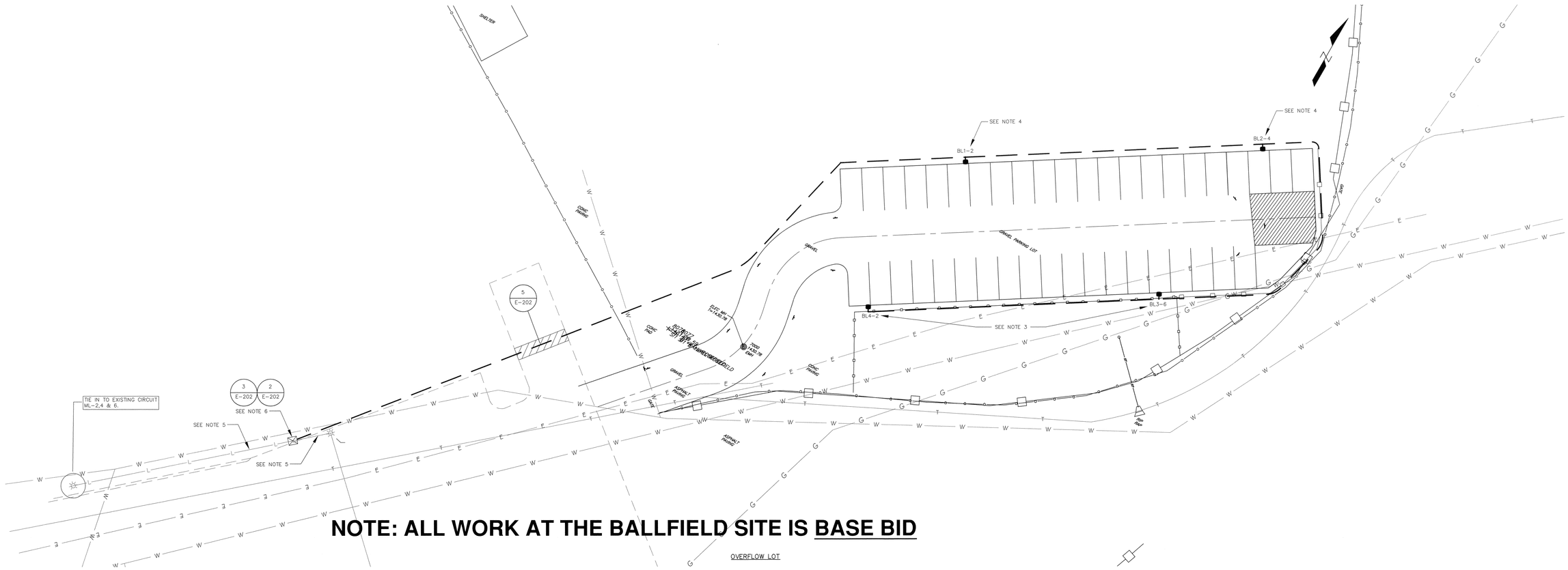
TITLE: ELECTRICAL NOTES

SANTANGELO LINDSAY
ELECTRICAL ENGINEERS

SlipperyRock University

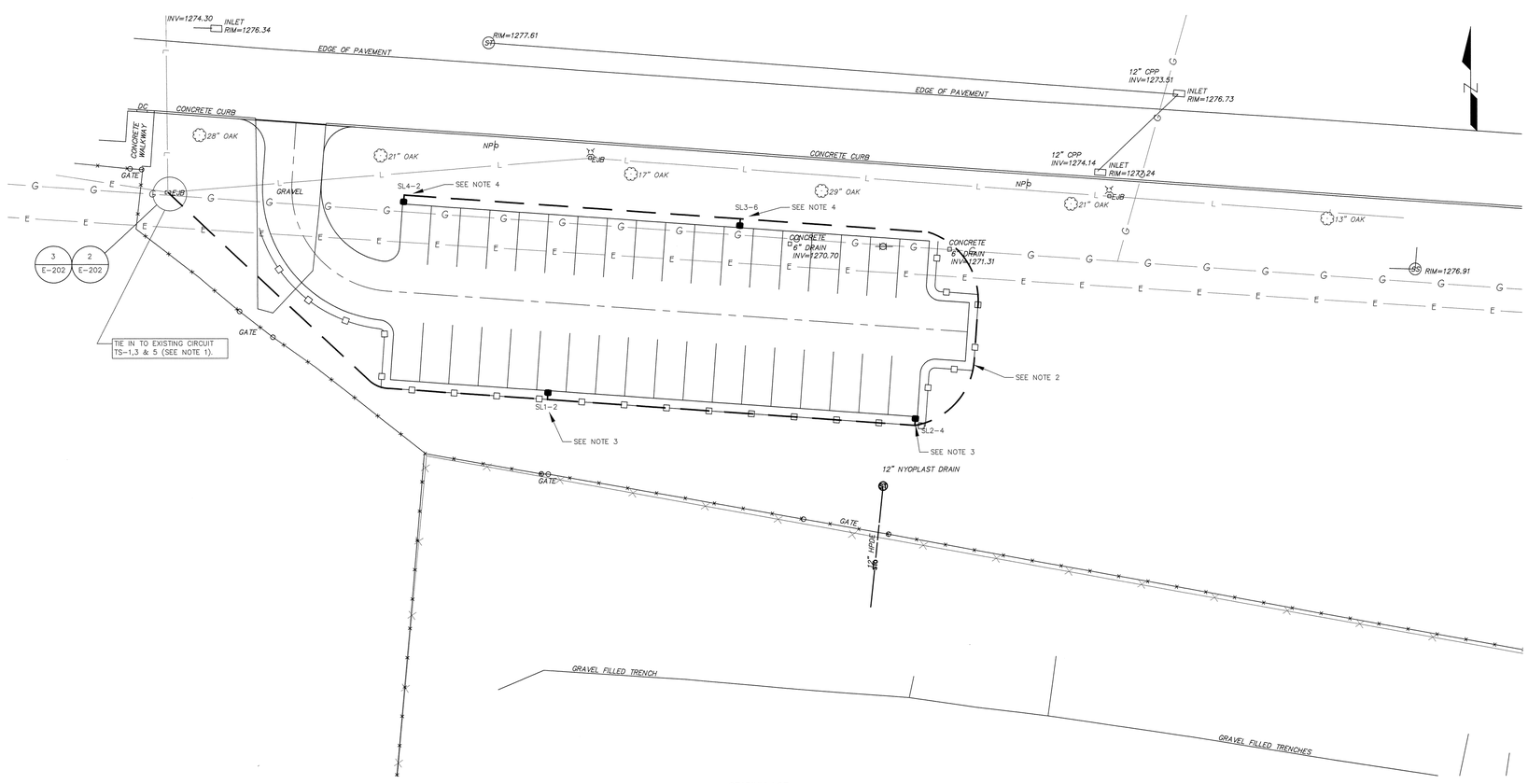
DWN. BY: JDR | DATE: 03/26/2021 | DWG. NO. E-200

CKD. BY: KMG | SCALE: AS SHOWN



NOTE: ALL WORK AT THE BALLFIELD SITE IS <u>BASE BID</u>

OVERFLOW LOT



STADIUM LOT

NOTE: ALL WORK AT THE STADIUM DRIVE SITE IS <u>ALTERNATE #1</u>

0 20 40 Feet
GRAPHIC SCALE

REFERENCE:
EXISTING CONDITIONS REFERENCED FROM SURVEY
PREPARED BY H.F. LENZ COMPANY IN OCTOBER 2018.

LEGEND:

- CREE LIGHTING OSQ SERIES OSQ-A-NM-3ME-A-40K-UL-BK-DIM-PML2-R7PIN
- 1 1/4" CONDUIT, WITH CABLE AS INDICATED
- EXISTING LIGHTING CONDUIT
- JUNCTION BOX
- CONDUIT UNDER PAVEMENT

NOTES:

1. REPLACE EXISTING JUNCTION BOX.
2. ALL BRANCH CIRCUITS TO BE 4 #6, #8G TYPE COPPER XHHW CABLE
3. PLACE POLES 3-FOOT FROM GUIDE RAIL.
4. PLACE POLES 3-FOOT FROM EDGE OF PAVING.
5. PULL NEW CABLE TO LIGHTPOLE THROUGH EXISTING RACEWAY.
6. INTERCEPT EXISTING LIGHTING CONDUIT WITH NEW JUNCTION BOX AND REPLACE WIRE TO LIGHT POLES AS INDICATED.

DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:

SUBMITTED: PROFESSIONAL:

REVIEWED BY: CONSULTANT:

AUTHORIZED BY: CONST. MANAGER:

SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISELLEN M. LINDSAY
ENGINEER
048133-E

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

CONTRACT NO.: UP-460

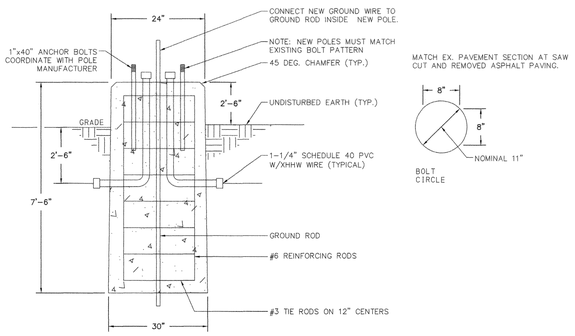
TITLE: SITE LIGHTING PLANS

SANTANGELO LINDSAY
ELECTRICAL ENGINEERS

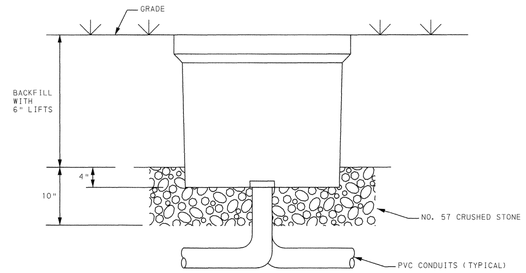
SlipperyRock University

PLAN BOOK	PAGE
396	20

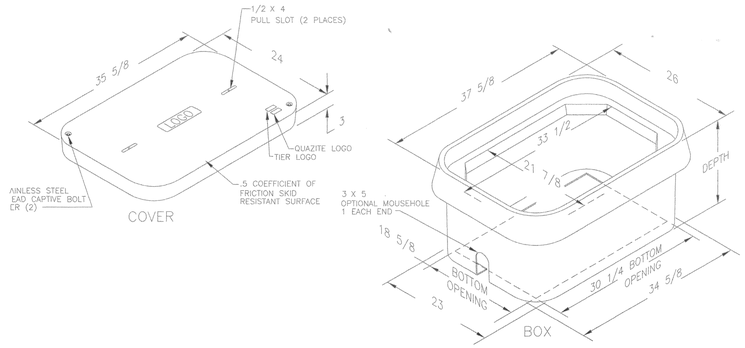
DWN. BY: JDR | DATE: 03/26/2021 | DWG. NO. E-201
CKD. BY: KMG | SCALE: AS SHOWN



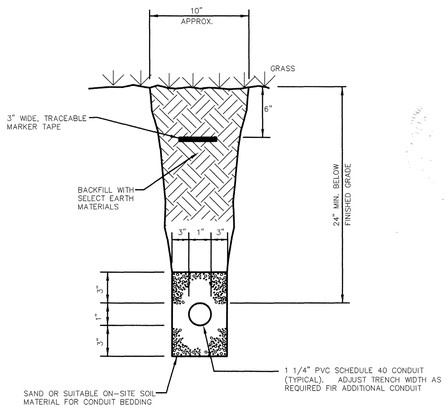
CONCRETE BASES (1 / -)
NOT TO SCALE



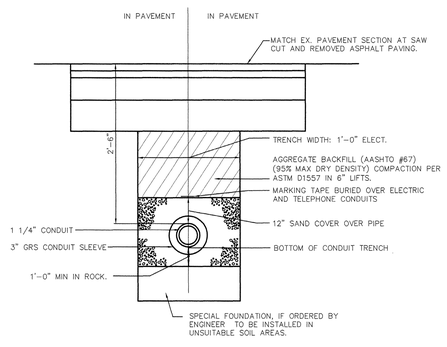
INGRADE JUNCTION BOXES (2 / E-201)
NOT TO SCALE
TYPICAL FOR FOUNDATIONS IN LAWN AREAS



FRP STRAIGHT WALL STACKABLE JUNCTION BOX (3 / E-201)
NOT TO SCALE, DIMENSIONS IN INCHES, U.N.O.
QUAZITE B13243630A WITH LID C10243603A OR EQUIVALENT
DEPTH = 30"



CONDUIT TRENCH IN EARTH (4 / -)
NOT TO SCALE



ELECTRICAL CONDUCTOR UNDER PAVEMENT (5 / E-201)
NOT TO SCALE

PLAN BOOK	PAGE
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DATE	DESCRIPTION	DATE	DESCRIPTION

AS-BUILT REVISIONS

SUBMITTED:
SUBMITTED: PROFESSIONAL:
REVIEWED BY: CONSULTANT:
AUTHORIZED BY: CONST. MANAGER:
SYSTEM REPRSTVE:

PROFESSIONAL SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISELLEN M. LINDSAY
ENGINEER
048153-E

STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY

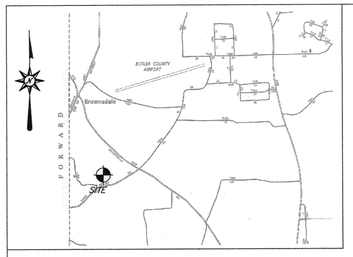
CONTRACT NO.: UP-460

TITLE: LIGHTING DETAIL SHEET 1

SANTANGELO LINDSAY ELECTRICAL ENGINEERS

SlipperyRock University

DWN. BY: JDR | DATE: 03/26/2021 | DWG. NO. E-202
CKD. BY: KMG | SCALE: AS SHOWN



LOCATION MAP

NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEYED PARCEL.

SUBJECT TO :

EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ECT.,IF ANY THAT MAY APPEAR EITHER RECORDED OR UNRECORDED.

FRONT BUILDING SETBACK 40'
SIDE SET BACK 10'
REAR SETBACK 30'

THIS PLAT DOES NOT ATTEST TO UTILITIES.
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776

ZONED R-1

LOT #12 IN THE BROWN PLAN #1
RECORDED IN PLAN BOOK 298 PAGE 27 ON FEB. 13, 2007

Approved by the Penn Twp. Supervisors
this 13 day of July 2021
Secretary Chairman

Approved by the Penn Twp. Planning Commission
this 21 day of June 2021
Secretary Chairman

REVIEWED
Approved by the Butler County Planning Commission
this 16TH day of JUNE 2021
Secretary Seal Chairman

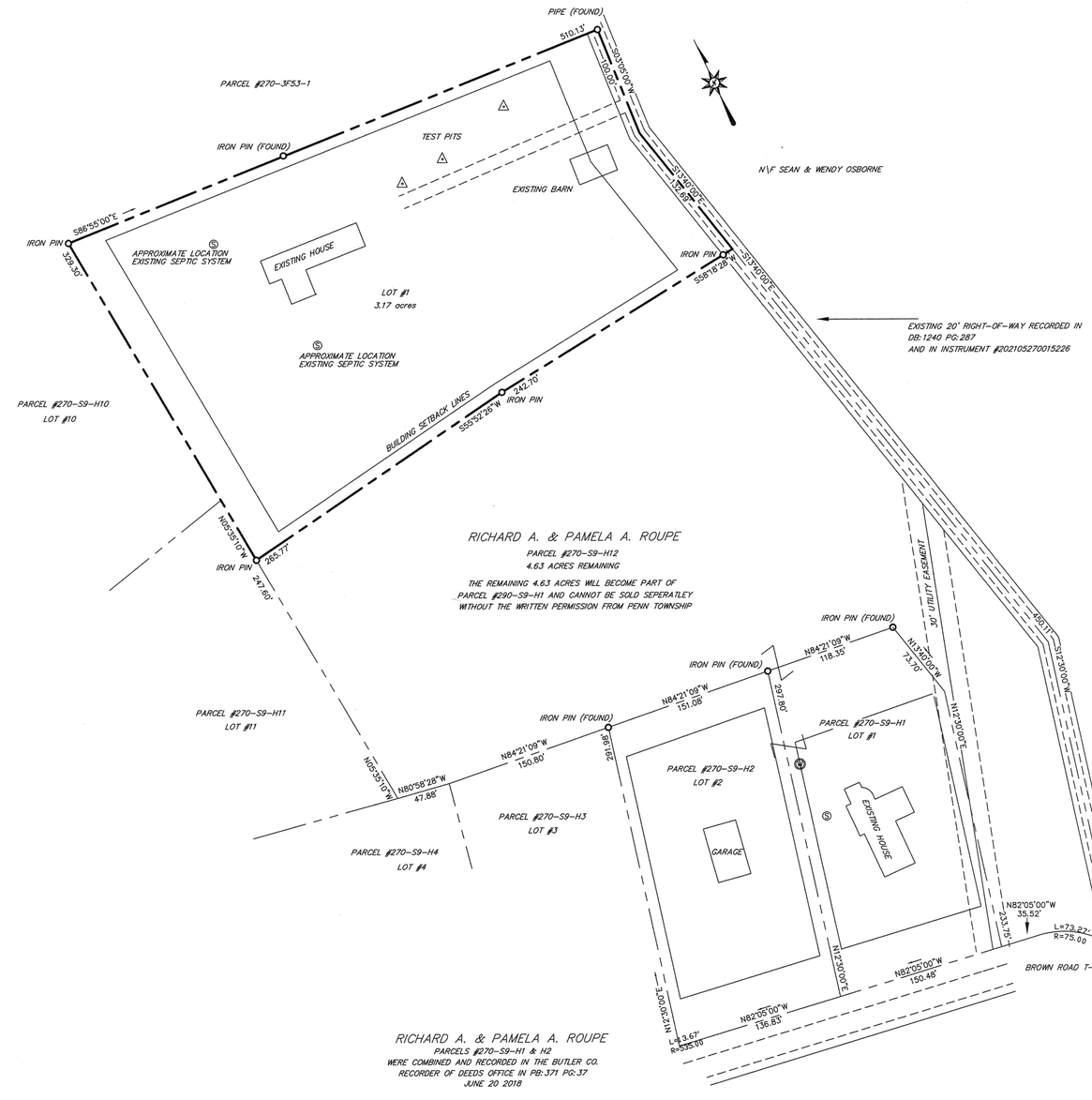
BUTLER COUNTY PLANNING COMMISSION

Certification by Professional Land Surveyor

I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that the plan correctly represents the lots, land, streets, etc. surveyed

MAY 2021
DATE

REGISTERED PROFESSIONAL RICHARD D. SEDWICK SURVEYOR RU-050081-E PENNSYLVANIA
Signature of Surveyor



Know all men by these presents that (I, We) Richard A. Roupe + Pamela A. Roupe of the County of Butler and State of Pennsylvania, for (myself/ourselves), (my/our) heirs, executors, administrators and assigns, do hereby adopt this as (my/our) plan of (my/our) property, situate in the Township of Penn, Butler County, Pennsylvania, and for divers advantages occuring to (me/us), do hereby dedicate forever, for public use for highway purposes, all drives, road, streets,lanes 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 (I/we) hereby release and forever discharge the Township of Butler, their successors and assigns from any liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way. This dedication and release shall be binding upon the above named property owner(s), (her/his/their) heirs, executors, administrators and assigns and the purchasers of lots in this plan.

IN WITNESS WHEREOF, (I/We) hereunto set (my/our) hand(s) and seal(s) this

16th day of June, 2021

Owners

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 16th day of June, 2021 Before me a Notary Public

in and for said state and county personally came

Richard A. Roupe + Pamela A. Roupe and acknowledged the foregoing release and dedication

and plan to be (her/his/their) act and deed and desired the same to be recorded as such.

In witness whereof I have here unto set my name and offical seal.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Lascuola, Notary Public
Butler County
My commission expires April 16, 2022
Commission number 1188687
Member, Pennsylvania Association of Notaries

Instr: 202107140019897
Pgs: 1 F: $45.00 7/14/2021 8:53 AM
Michele Mustello T202109014434
Butler County Recorder PA

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

Recorded this 14th day of July, 2021 in the.

Register and Recorder of Deeds office, in Plan Book, Vol. 396, Page 22.

Instrument number, 202107140019897

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
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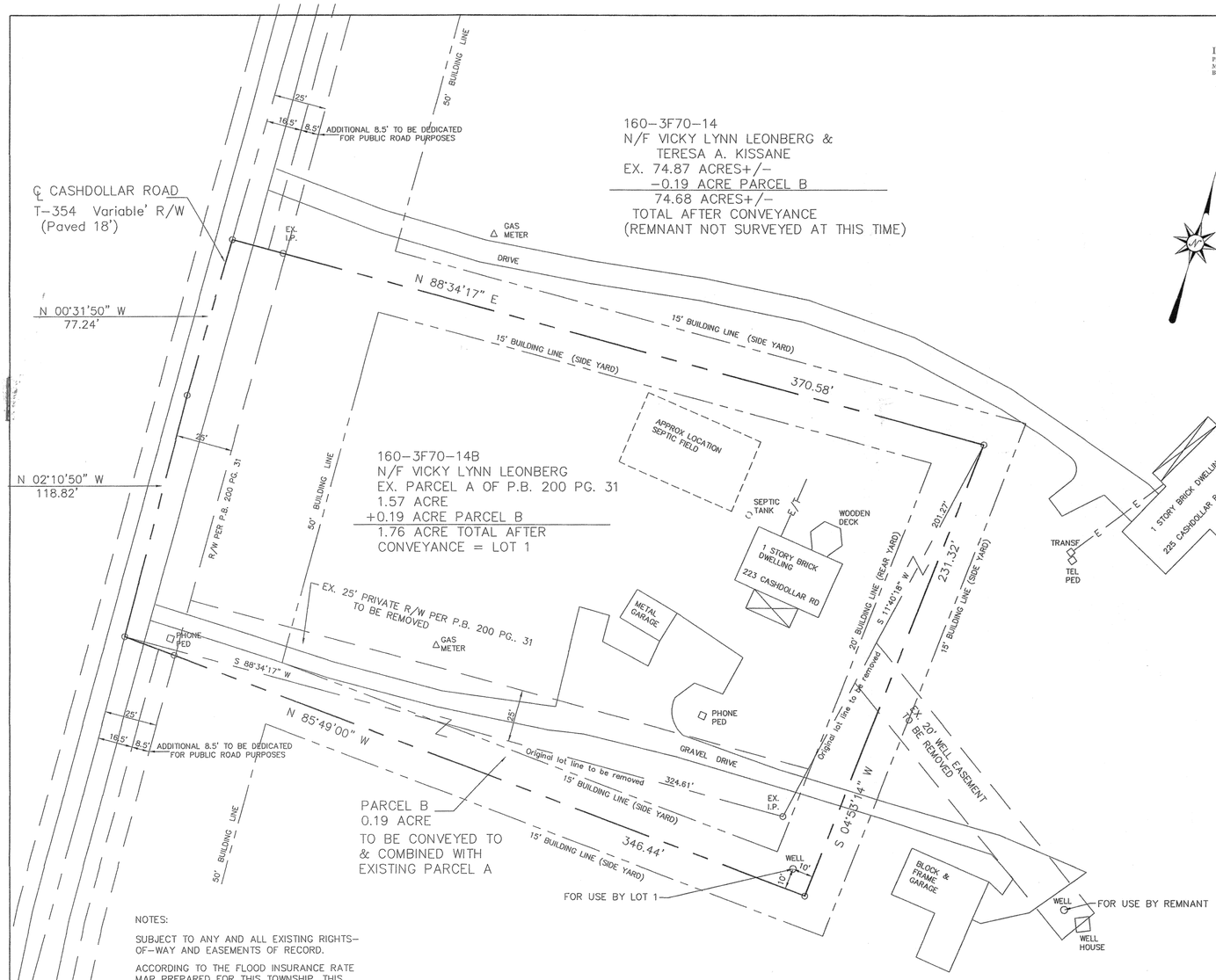
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60' ft.

ROUPE PLAN #2

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=60'	RICHARD A. & PAMELA A. ROUPE
DATE: MAY 2021 REV: 6/08/21	PENN TWP. BUTLER CO.
DRAWING NO: 270-S9-H12	RICHARD.D.SEDWICK KITTANNING, PA. 724-355-9302



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: VICKY LYNN LEONBERG
TERESA A. KISSANE
223 CASHDOLLAR ROAD
MARS, PA 16046

REF: PLAN OF SUBDIVISION FOR FRANK H. LEONBERG, JR., & BETTY L. LEONBERG BY LAND SURVEYORS, INC., 02/06/97, #97-003, P.B. 200 PG. 31

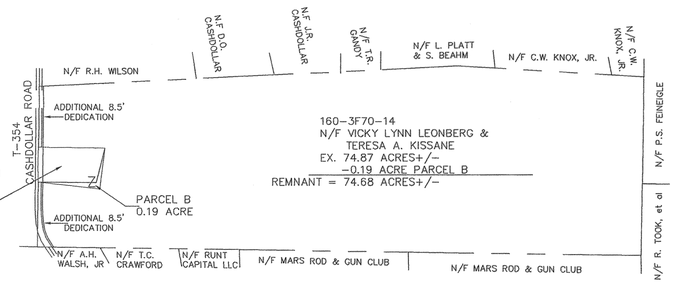
THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL B TO EXISTING PARCEL A. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

BUILDING SETBACKS: 50' FRONT YARD
15' SIDE YARD
20' REAR YARD

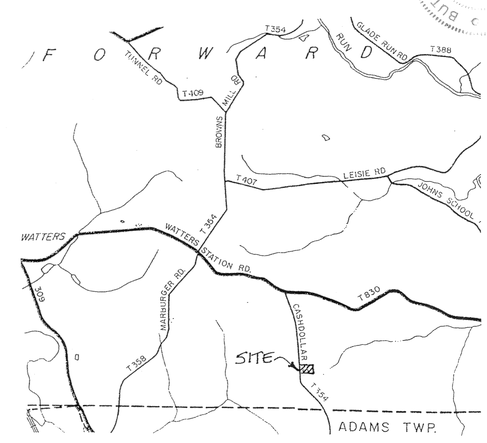
A TWENTY FOOT WIDE DRAINAGE EASEMENT IS BEING PROVIDED, CENTERED ON THE WATERCOURSE. EXCAVATION, THE PLACING OF FILL OR STRUCTURES, AND ANY ALTERATIONS THAT MAY ADVERSELY AFFECT THE FLOW OF STORMWATER WITHIN ANY PORTION OF THE EASEMENT IS PROHIBITED. THE PROPERTY OWNER GRANTS FORWARD TOWNSHIP OR ITS DESIGNEES ACCESS TO THE EASEMENT VIA THE NEAREST PUBLIC RIGHT-OF-WAY.

0 30 60 90

PLAN BOOK	PAGE
396	23



LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1' = 2000'

Instr: 202107150020103
Pgs: 1 F: $45.00 7/15/2021 9:50 AM
Michele Mustello T20210014883
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Teresa A. Kissane, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damarges arising from or pertaining to in any manner said roads and rights-of-way.

I further agree that said plan is approved by the Township of Forward for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26 day of JUNE, 2021.

ATTEST: Gary L Rask NOTARY PUBLIC — Teresa A Kissane OWNER

Commonwealth of Pennsylvania - Notary Seal
Gary L. Rask, Notary Public
Butler County
My commission expires April 17, 2025
Commission number 1214012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Teresa A. Kissane, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26 day of JUNE, 2021.

My Commission expires the 17 day of APRIL, 2025.

SEAL
Gary L Rask
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Gary L. Rask, Notary Public
Butler County
My commission expires April 17, 2025
Commission number 1214012
Member, Pennsylvania Association of Notaries

I, Teresa A. Kissane, owner of the Leonberg/Kissane Plan, do hereby certify that the title of this property is in the name of Teresa A. Kissane as recorded in Instrument Number 20178020016196, Recorder of Deeds Office.

WITNESS — X Teresa A Kissane OWNER

I, Stephanie Elder AVP, mortgagee of the properoty embraced in this plan of subdivision, for Leonberg/Kissane, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — Stephanie Elder, Asst VP MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS, that I, Vicky Lynn Leonberg, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damarges arising from or pertaining to in any manner said roads and rights-of-way.

I further agree that said plan is approved by the Township of Forward for "Planning Purposes Only" and that said Township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26 day of JUNE, 2021.

ATTEST: Gary L Rask NOTARY PUBLIC — Vicky Lynn Leonberg OWNER

Commonwealth of Pennsylvania - Notary Seal
Gary L. Rask, Notary Public
Butler County
My commission expires April 17, 2025
Commission number 1214012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Vicky Lynn Leonberg, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26 day of JUNE, 2021.

My Commission expires the 17 day of APRIL, 2025.

SEAL
Gary L Rask
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Gary L. Rask, Notary Public
Butler County
My commission expires April 17, 2025
Commission number 1214012
Member, Pennsylvania Association of Notaries

I, Vicky Lynn Leonberg, owner of the Leonberg/Kissane Plan, do hereby certify that the title of this property is in the name of Vicky Lynn Leonberg as recorded in Deed Book Volume 2736 page 442 and Instrument Number 20178020016196, Recorder of Deeds Office.

WITNESS — Vicky Lynn Leonberg OWNER

I, Stephanie Elder, AVP, mortgagee of the properoty embraced in this plan of subdivision, for Leonberg/Kissane, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — Stephanie Elder Asst VP MORTGAGEE

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 in my professional opinion all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plot and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

DATE June 1, 2021 SEAL REG. No. SU-32490-E

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

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

SECRETARY — SEAL — PRESIDENT

Approved by the Supervisors of the Township of Forward this 8 day of June, 2021.

SECRETARY — SEAL — CHAIRMAN OF BOARD

Approved by the Forward Township Planning Commission this 25 day of May, 2021.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 16TH day of JUNE, 2021.

SECRETARY — SEAL — CHAIRMAN

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 396 page 23.

Given under my hand and seal this 15th day of July, 2021.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

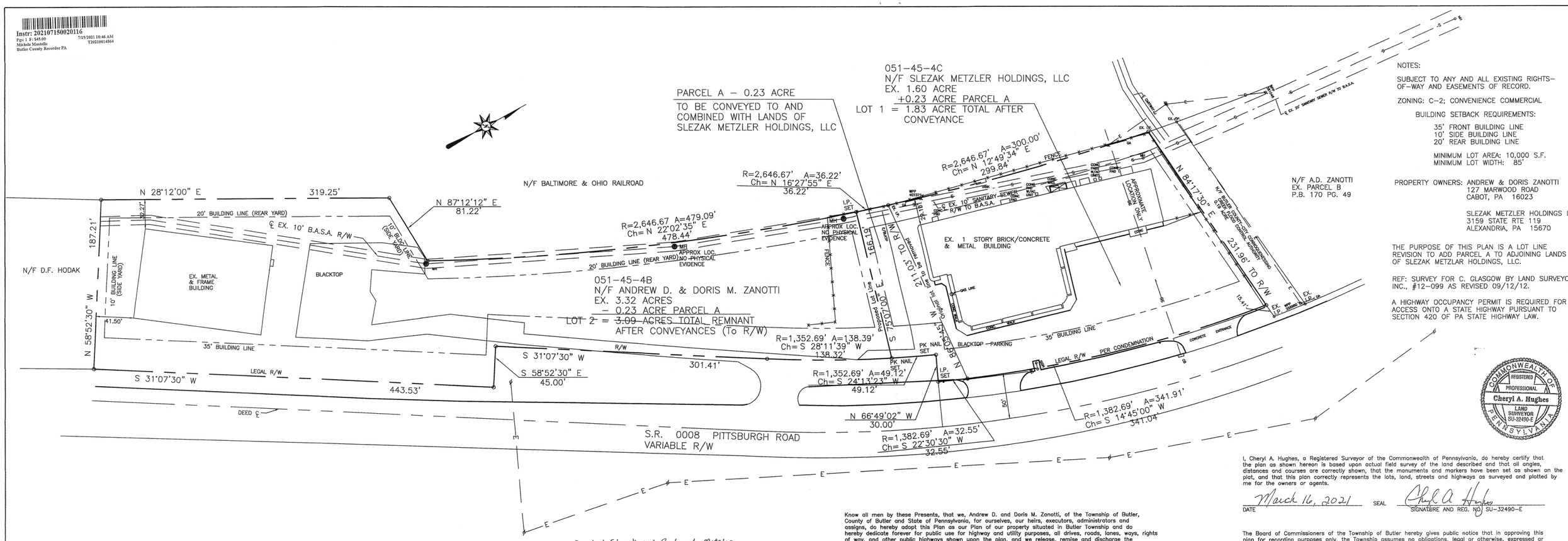
REVISED 06/01/2021; DRAINAGE EASEMENT NOTE
REVISED 05/25/2021; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION
FOR: VICKY LYNN LEONBERG
and
TERESA A. KISSANE
SITUATE: FORWARD TWP., BUTLER CO., PA

Date 05/18/2021	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 160-3F70-14B & 14		Db-Pg 2736-442	Service No. 21-036
Address 223 CASHDOLLAR ROAD		Inst. # 20178020016196	

Instr: 202107150020116
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
7/15/2021 10:46 AM
T20210014564



NOTES:

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

ZONING: C–2; CONVENIENCE COMMERCIAL

BUILDING SETBACK REQUIREMENTS:

35' FRONT BUILDING LINE
10' SIDE BUILDING LINE
20' REAR BUILDING LINE

MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 85'

PROPERTY OWNERS: ANDREW & DORIS ZANOTTI
127 MARWOOD ROAD
CABOT, PA 16023

SLEZAK METZLER HOLDINGS LLC
3159 STATE RTE 119
ALEXANDRIA, PA 15670

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF SLEZAK METZLAR HOLDINGS, LLC.

REF: SURVEY FOR C. GLASGOW BY LAND SURVEYORS, INC., #12–099 AS REVISED 09/12/12.

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

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

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 plot, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

March 16, 2021 — DATE
SEAL — Cheryl A. Hughes — SIGNATURE AND REG. NO. 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 — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 19TH day of April, 2021.

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 6TH day of April, 2021.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 17TH day of MARCH, 2021.

SECRETARY — SEAL — CHAIRMAN

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 396 page 24.

Given under my hand and seal this 15th day of July, 2021.

SEAL
RECORDER — Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Know all men by these Presents, that we, Andrew D. and Doris M. Zanotti, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our 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 we 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.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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, we hereunto set our hands and seals this 12th day of July, 2021.

NOTARY PUBLIC — OWNER — Andrew D. Zanotti — OWNER — Doris M. Zanotti

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 Andrew D. and Doris M. Zanotti, 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 12th day of July, 2021.

My Commission Expires the 26th day of October, 2021.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joseph Edward Kubil, Notary Public
Butler County
Commission # 1090079
My Commission Expires Oct. 26, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
We, Andrew D. and Doris M. Zanotti, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Andrew D. and Doris M. Zanotti, as recorded in Deed Book Volume 952 page 581, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — Andrew D. Zanotti — OWNER — Doris M. Zanotti

RECORDER OF DEEDS — BUTLER COUNTY, PA

David W. Slezak and Rodney L. Metzler

Know all men by these Presents, that we, Slezak Metzler Holdings, LLC, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our 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 we 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.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 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, we hereunto set our hands and seals this 8th day of July, 2021.

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Slezak Metzler Holdings, LLC, 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 8th day of July, 2021.

My Commission Expires the 25th day of May, 2022.

SEAL
NOTARY PUBLIC

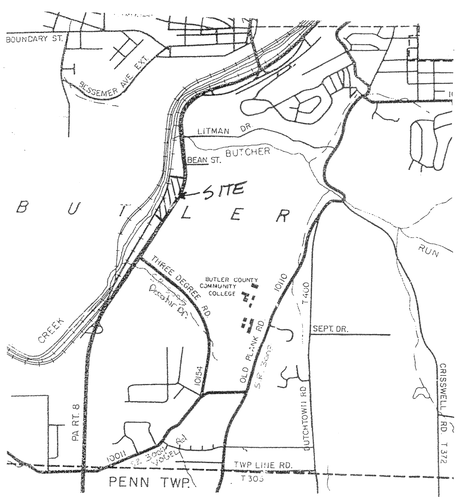
Commonwealth of Pennsylvania - Notary Seal
Barry W. Sands, Notary Public
Centre County
My commission expires May 25, 2022
Commission number 1326876
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Slezak Metzler Holdings, LLC, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Slezak Metzler Holdings, LLC, as recorded in Instrument Number 201612210027047, Recorder of Deeds Office.

WITNESS — OWNER — OWNER

We, Fulton Bank, N.A., mortgagee of the property embraced in this plan or subdivision in the names of Zanotti/Slezak Metzler Holdings, LLC, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS — MORTGAGEE



VICINITY MAP Scale: 1" = 2000'

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REVISED 03/16/2021; ENGINEER'S REVIEW COMMENTS.

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

LOT LINE REVISION
FOR: ANDREW D. & DORIS M. ZANOTTI
and
SLEZAK METZLER HOLDINGS, LLC
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 01/27/2021	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 051–45–4C, 4B		Instr.# 201612210027047	Service No. 20–185
Address 170 PITTSBURGH ROAD		Db–Pg 952–581	

KNOW ALL MEN BY THESE PRESENTS; THAT DANIEL J. & TIFFANY L.K. SUORSA, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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 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 SLIPPERY ROCK, DANIEL J. & TIFFANY L.K. SUORSA HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, 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 DANIEL J. & TIFFANY L.K. SUORSA, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 02 DAY OF July 20 21.

ATTEST:

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED DANIEL J. & TIFFANY L.K. SUORSA 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 02 DAY OF July 20 21.
MY COMMISSION EXPIRES THE 07 DAY OF June 2022

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1190259
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 12th DAY OF July, 20 21.

SECRETARY CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 12th DAY OF July, 20 21.

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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.

7/2/21
DATE REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JUNE 2021.

SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

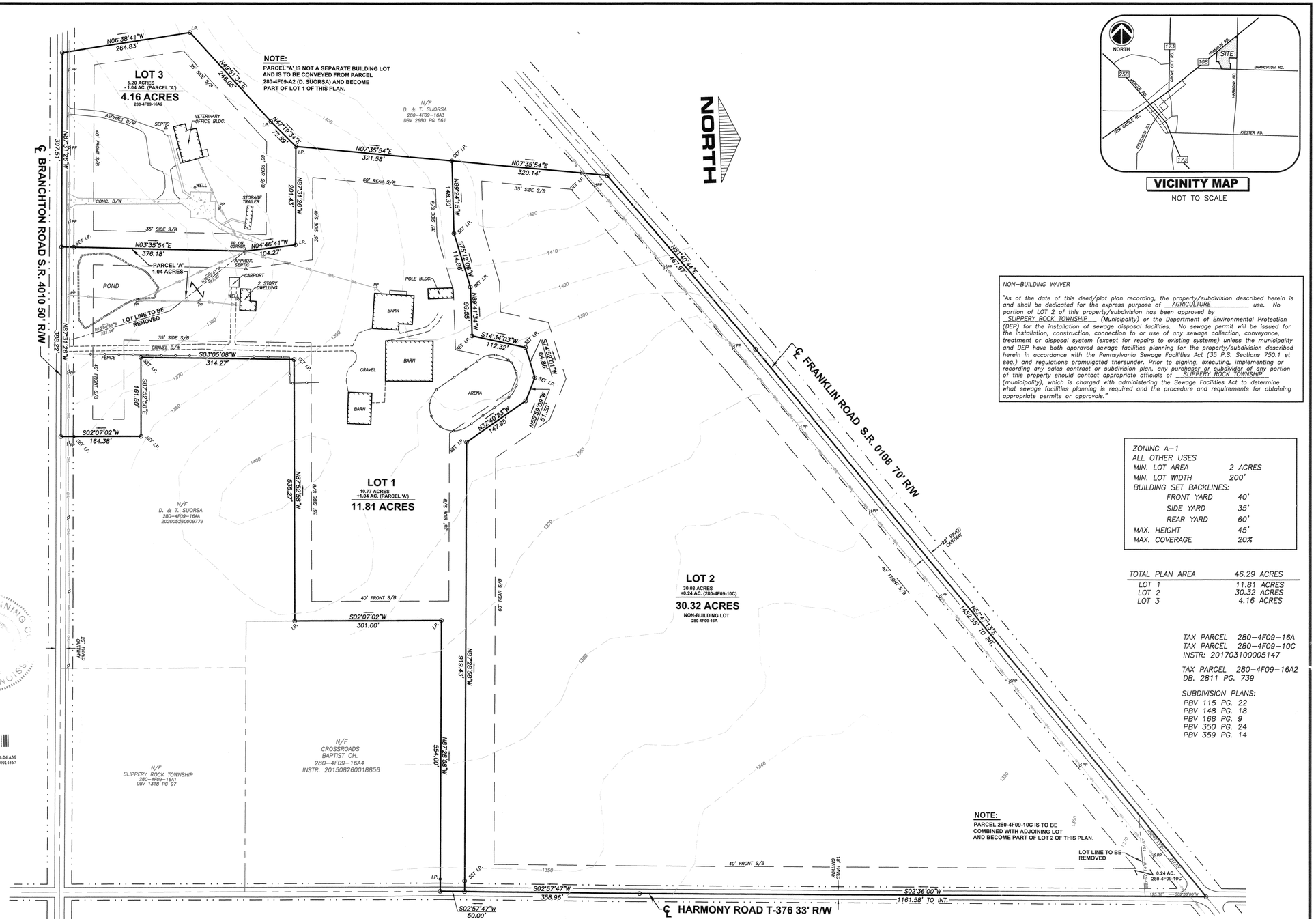
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 396 PAGE 25

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF July 2021.

RECORDER

Instr: 202107150020121
7/15/2021 11:24 AM
Pgs: 1 F: 545.00
Michele Mustello
T20210014567
Butler County Recorder PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



NOTE:
PARCEL 'A' IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 280-4F09-A2 (D. SUORSA) AND BECOME PART OF LOT 1 OF THIS PLAN.

NOTE:
PARCEL 280-4F09-10C IS TO BE COMBINED WITH ADJOINING LOT AND BECOME PART OF LOT 2 OF THIS PLAN.

VICINITY MAP
NOT TO SCALE

NON-BUILDING WAIVER

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of LOT 2 of this property/subdivision has been approved by SLIPPERY ROCK TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) 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 both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of SLIPPERY ROCK TOWNSHIP (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."

ZONING A-1	
ALL OTHER USES	
MIN. LOT AREA	2 ACRES
MIN. LOT WIDTH	200'
BUILDING SET BACKLINES:	
FRONT YARD	40'
SIDE YARD	35'
REAR YARD	60'
MAX. HEIGHT	45'
MAX. COVERAGE	20%

TOTAL PLAN AREA	46.29 ACRES
LOT 1	11.81 ACRES
LOT 2	30.32 ACRES
LOT 3	4.16 ACRES

TAX PARCEL 280-4F09-16A
TAX PARCEL 280-4F09-10C
INSTR: 201703100005147

TAX PARCEL 280-4F09-16A2
DB. 2811 PG. 739

SUBDIVISION PLANS:
PBV 115 PG. 22
PBV 148 PG. 18
PBV 168 PG. 9
PBV 350 PG. 24
PBV 359 PG. 14

OWNER:
DANIEL & TIFFANY SUORSA
532 FRANKLIN RD.
SLIPPERY ROCK, PA 16057
724-794-3288

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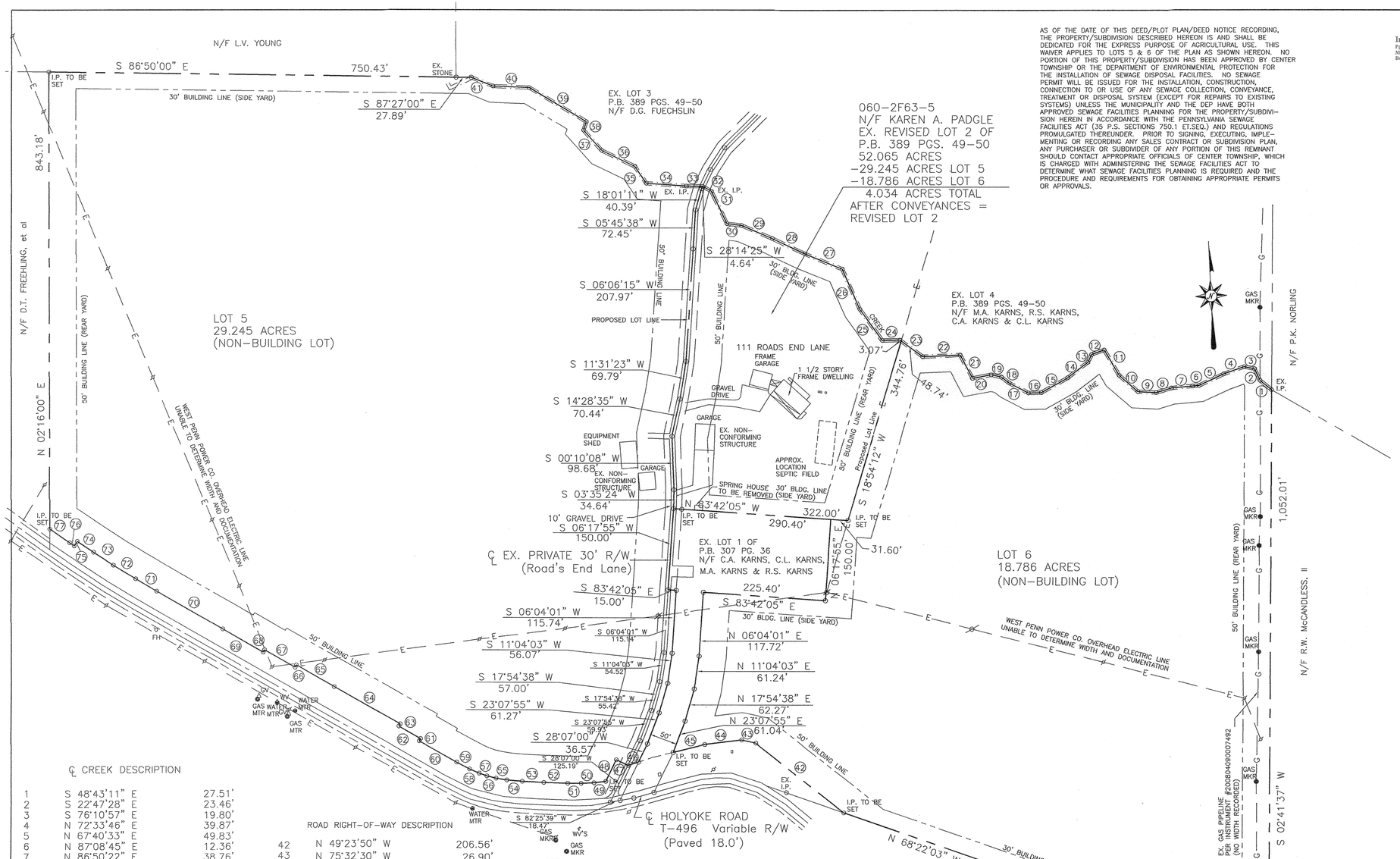
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
SU075509

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

Scale 1" = 100'
Date JUNE 1, 2021
Job No. 3401

SUORSA – FARM SUBDIVISION
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For DAN SUORSA
Sheet No. 1 of 1



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 LOTS 5 & 6 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CENTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF CENTER 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.

℄ CREEK DESCRIPTION

1	S 48°43'11" E	27.51'	
2	S 22°47'28" E	23.46'	
3	S 76°10'57" E	19.80'	
4	N 72°33'46" E	39.87'	
5	N 67°40'33" E	49.83'	
6	N 87°08'45" E	12.36'	
7	N 86°50'22" E	38.76'	
8	N 75°56'13" E	29.14'	
9	S 84°46'50" E	33.67'	
10	S 47°14'46" E	46.09'	
11	S 27°58'18" E	54.41'	
12	N 72°47'32" E	24.46'	
13	N 27°28'45" E	16.34'	
14	N 55°10'05" E	46.85'	
15	N 63°09'01" E	55.22'	
16	S 89°08'38" E	23.96'	
17	S 60°14'33" E	39.86'	
18	S 50°26'26" E	17.82'	
19	S 75°19'52" E	19.47'	
20	N 81°50'08" E	35.18'	
21	S 25°47'05" E	48.66'	
22	N 89°49'24" E	69.23'	
23	S 51°17'28" E	51.81'	
24	S 89°16'52" E	32.34'	
25	S 33°11'07" E	70.98'	
26	S 20°54'40" E	81.28'	
27	S 65°25'36" E	74.45'	
28	S 62°44'59" E	66.54'	
29	S 64°21'53" E	61.21'	
30	S 80°36'53" E	27.34'	
31	S 23°19'46" E	65.99'	
32	S 58°30'20" E	18.66'	
33	S 86°22'51" E	29.83'	
34	S 83°46'57" E	73.79'	
35	S 31°30'02" E	37.55'	
36	S 61°50'34" E	67.70'	
37	S 39°34'33" E	50.23'	
38	S 19°36'26" W	16.64'	
39	S 56°52'25" E	122.40'	
40	S 85°20'57" E	66.36'	
41	S 65°46'32" E	43.39'	

ROAD RIGHT-OF-WAY DESCRIPTION

42	N 49°23'50" W	206.56'	
43	N 75°32'30" W	26.90'	
44	S 85°23'20" W	68.15'	
45	S 78°37'50" W	59.60'	
46	S 74°32'40" W	20.70'	
47	N 61°53'00" W	24.00'	
48	S 28°07'00" W	44.28'	
49	S 85°58'20" W	21.93'	
50	S 89°47'40" W	23.62'	
51	N 87°31'10" W	24.65'	
52	N 85°58'00" W	44.09'	
53	N 84°49'10" W	39.37'	
54	N 82°29'00" W	28.79'	
55	N 78°30'00" W	19.87'	
56	N 73°33'50" W	17.15'	
57	N 68°40'20" W	15.12'	
58	N 64°02'30" W	19.40'	
59	N 60°07'50" W	27.07'	
60	N 58°30'40" W	78.93'	
61	N 32°04'00" E	5.00'	
62	N 57°56'00" W	45.77'	
63	N 32°04'00" E	5.00'	
64	N 57°56'00" W	140.00'	
65	N 57°37'40" W	80.00'	
66	S 32°22'20" W	5.00'	
67	N 57°37'40" W	65.00'	
68	S 32°22'20" W	5.00'	
69	N 57°37'40" W	86.17'	
70	N 57°55'30" W	140.07'	
71	N 57°21'10" W	45.36'	
72	N 56°19'10" W	47.91'	
73	N 54°43'00" W	43.52'	
74	N 53°46'30" W	36.14'	
75	S 36°13'30" W	10.00'	
76	N 53°46'30" W	10.00'	
77	N 52°59'30" W	44.97'	

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 FLOOD PLAIN.

ZONING: R-1A SINGLE FAMILY RESIDENTIAL-AGRICULTURAL

BUILDING REQUIREMENTS:

MIN. LOT AREA: 1 ACRE
MIN. LOT FRONTAGE: 125'

50' FRONT SETBACK
50' REAR SETBACK
30' SIDE SETBACK

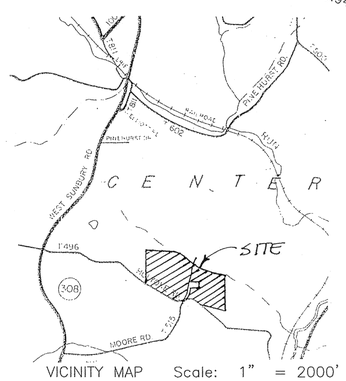
PRESENT OWNER: KAREN PADGLEK
111 ROAD'S END LANE
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO CREATE A LOT AROUND THE EXISTING DWELLING AND TWO NON-BUILDING LOTS.

REF: DEWAYNE CROLL PLAN OF SUBDIVISION BY LAND SURVEYORS, INC., AS RECORDED 05/20/08, #07-126, P.B. 307 PG. 36

REF: PADGLEK, FUECHSLIN & KARNS LOT LINE REVISION FOR KAREN A. PADGLEK, DONALD G. & REBECCA S. FUECHSLIN, REBECCA S. & MARK A. KARNS, COLTON A. KARNS & CAMERON L. KARNS BY LAND SURVEYORS, INC., 10/9/2020, #20-109, P.B. 389 PGS. 49-50.

REF: DECLARATION OF TAKING BY CENTER TOWNSHIP FOR HOLYOKE WIDENING AS RECORDING INSTRUMENT #201605180009582.



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
396	26

0' 100' 200' 300'

Instr: 202107160020207
Pgs: 1 B: 545.0 T: 7/16/2021 9:28 AM
Michele Mustello T2021014634
Butler County Recorder PA

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

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15 day of July, A.D. 2021.

ATTEST:

NOTARY PUBLIC — OWNER

Commonwealth of Pennsylvania - Notary Seal
Nicole Raith, Notary Public
Butler County
My commission expires April 6, 2022
Commission number 1255447
Member, Pennsylvania Association of Notaries

The forgoing adoption and dedication is made by Karen A. Padglek, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

OWNER (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Nicole Raith, Notary Public
Butler County
My commission expires April 6, 2022
Commission number 1255447
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Karen A. Padglek, who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 15 day of July, 2021.

My Commission expires the 6 day of April, 2022.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Nicole Raith, Notary Public
Butler County
My commission expires April 6, 2022
Commission number 1255447
Member, Pennsylvania Association of Notaries

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

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

DATE June 16, 2021 SEAL REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 23rd day of June, 2021.

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 14th day of July, 2021.

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 16th day of JUNE, 2021.

CHAIRMAN SEAL SECRETARY

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 396 page 26.

Given under my hand and seal this 16th day of July, 2021.

SEAL

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVISED 06/16/2021; ENGINEER'S REVIEW COMMENTS

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

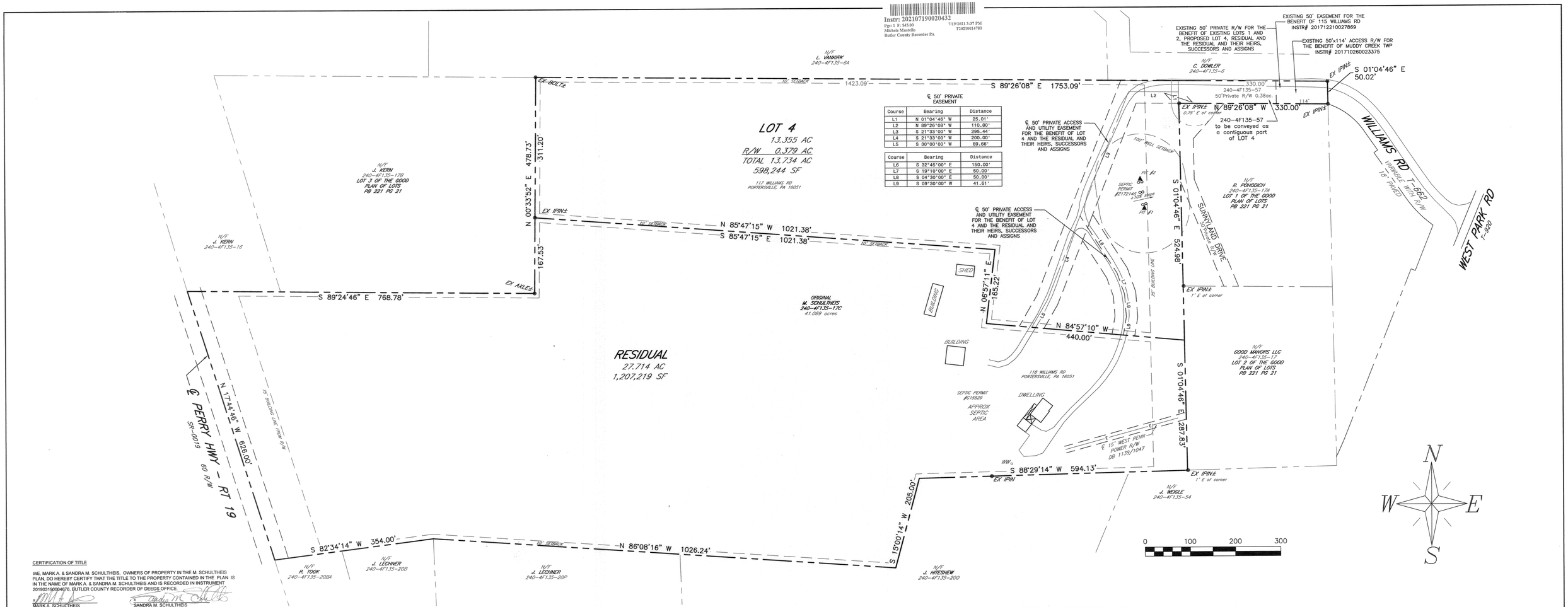
PLAN OF SUBDIVISION

FOR: KAREN A. PADGLEK

SITUATE: CENTER TWP., BUTLER CO., PA

Date 06/07/2021	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel# 060-2F63-5		Inst. # 202009290021324	Service No. 21-071
Address 111 ROAD'S END LANE			

Instr: 202107190020432
Pgs:1 B: 545.00
Michele Mustello
Butler County Recorder PA
7/19/2021 3:37 PM
T20210014780



CERTIFICATION OF TITLE

WE, MARK A. & SANDRA M. SCHULTHEIS, OWNERS OF PROPERTY IN THE M. SCHULTHEIS PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PLAN IS IN THE NAME OF MARK A. & SANDRA M. SCHULTHEIS AND IS RECORDED IN INSTRUMENT 201903190004676, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

x _____ MARK A. SCHULTHEIS

x _____ SANDRA M. SCHULTHEIS

x _____ WITNESS

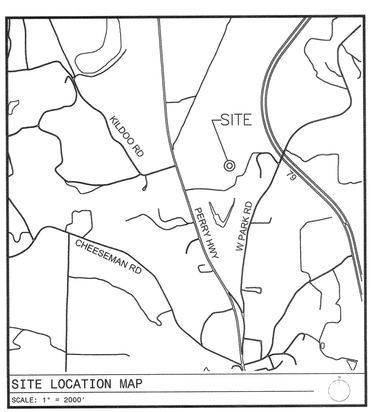
MERS as nominee for Fairway Independent Mortgage Corporation (NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE M. SCHULTHEIS PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

x _____ WITNESS

x _____ NAME, TITLE, AND MORTGAGEE
Kathleen Pitti
Its Vice President

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.



SITE LOCATION MAP
SCALE: 1" = 2000'

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MARK A. AND SANDRA M. SCHULTHEIS, OF THE TOWNSHIP OF MUDDYCREEK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF MUDDYCREEK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND 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 THE 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 MUDDYCREEK, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MUDDYCREEK, THEIR SUCCESSORS AND 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 THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 6 DAY OF APRIL, 2021.

x _____ MARK A. SCHULTHEIS

x _____ SANDRA M. SCHULTHEIS

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, MARK A. AND SANDRA M. SCHULTHEIS, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF APRIL, 2021.

MY COMMISSION EXPIRES THE 4 DAY OF JUNE, 2022

x _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roberta S. Hinds, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1072088
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.

2 APRIL 2021
DATE

STANLEY D. GRAFF
REG. NO. SU-30161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDYCREEK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MUDDYCREEK 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 MUDDYCREEK THIS 17 DAY OF FEB., 2021.

x _____ SECRETARY

x _____ CHAIRPERSON BOARD OF SUPERVISORS

Township Board of Supervisors Seal Butler County, PA

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDYCREEK THIS 2nd DAY OF March, 2021.

x _____ SECRETARY

x _____ CHAIRPERSON PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF JAN., 2021.

x _____ SECRETARY

x _____ 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 396, PAGE(S) 27

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF July, 2021.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

Re-approved by the Board of Supervisors of The Township of Muddycreek this 19th day of July, 2021.

Secretary

Chairperson Board of Supervisors

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 PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF AN EXISTING 50' PRIVATE R/W ACCESSING THEIR PROPERTIES AND THE EXISTING SUNNYLAND DRIVE AS RECORDED IN THE REFERENCED GOOD PLAN, AS SHOWN HEREON PLOTTED PLAN.

2. THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 4 AND THE RESIDUAL HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN EXISTING LANE OF THE EXISTING 50' PRIVATE R/W AND THE 50' PRIVATE EASEMENT. IN ADDITION TO THE EXISTING 50' PRIVATE R/W, THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOT 4 AND THE RESIDUAL HAVE ACCESS AND USE OF THE 50' PRIVATE ACCESS AND UTILITY EASEMENT SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS AND TO INSTALL, MAINTAIN, REPAIR OR REPLACE UTILITIES IN THE SAME, FOR THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOT 4 AND RESIDUAL.

3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING OF 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 LOTS 4 AND RESIDUAL, 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 LOTS 4 AND RESIDUAL 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. OWNERS: MARK AND SANDRA SCHULTHEIS
2. ADDRESS: 118 WILLIAMS RD
   PORTERSVILLE, PA 16051
3. SETBACKS: FRONT LINE - 75' FROM R/W
   BACK & SIDE - 10'
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
      4.2.1. TERRY D. & PAULA GOOD PLAN OF LOTS
         PLAN BOOK 221 PG 21
      4.2.2. REVISED WILLIAMS PLAN
         PLAN BOOK 223 PG 35

M. SCHULTHEIS PLAN

Being a subdivision of Butler County
Tax Parcel 240-4F135-17C

RECORDED _____ 20____

PLAN BOOK	PAGE
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SHEET ____ of ____

REV	DESCRIPTION	BY	DATE
B	ADDED EXISTING EASEMENT RECORDING NOTE FOR 115 WILLIAMS	SDG	2/17/2021
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/28/2021	SDG	2/2/2021

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
M. SCHULTHEIS PLAN
BEING A
SUBDIVISION
FOR
MARK A. AND SANDRA M. SCHULTHEIS

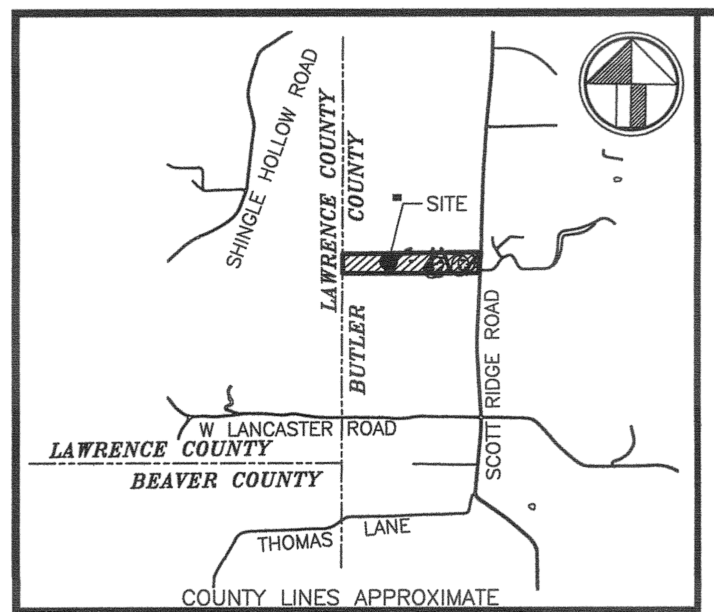
SITUATE
MUDDYCREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/28/2020	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
20-207	240-4F135-17C	B

Instr: 202107200020518
Pgs: 1 F: $45.00 7/20/2021 9:45 AM
Michele Mustello T20210014844
Butler County Recorder PA

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ALBERT W. & PAMELA MARTIN, OF THE TOWNSHIP OF LANCASTER, 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 THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, 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 LANCASTER, 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 THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALBERT W. & PAMELA MARTIN, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 23rd DAY OF June, 2021.

ATTEST: [signature] NOTARY PUBLIC — [signature] ALBERT W. MARTIN — Pamela A. Martin PAMELA MARTIN

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED ALBERT W & PAMELA MARTIN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF June, 2021.

MY COMMISSION EXPIRES THE 20th DAY OF October, 2022.

[signature] NOTARY PUBLIC

SEAL: Commonwealth of Pennsylvania - Notary Seal
Cheryl A. Ewing, Notary Public
Lawrence County
My commission expires October 20, 2022
Commission number 1228377
Member, Pennsylvania Association of Notaries

WE ALBERT W. & PAMELA MARTIN, OWNERS OF THE ALBERT W. MARTIN SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALBERT W. & PAMELA MARTIN, AS RECORDED IN DEED BOOK VOLUME 2198, PAGE 197, RECORDER OF DEEDS OFFICE.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[signature] NOTARY PUBLIC — [signature] ALBERT W. MARTIN — Pamela A. Martin PAMELA MARTIN

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL 2021.

[signature] SECRETARY — [signature] CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION SEAL: BUTLER COUNTY PLANNING COMMISSION

LANCASTER TOWNSHIP SEAL: BUTLER COUNTY PA LANCASTER 1854 TOWNSHIP

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

Thomas L. Thompson 0A3880-E — PRINTED NAME & REGISTRATION NUMBER
[signature] 6/24/2021 — SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS ______ DAY OF __________, 20_____, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER 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.

[signature] TOWNSHIP PLANNING DIRECTOR

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER 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.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 17 DAY OF May, 2021.

[signature] SECRETARY — [signature] PRESIDENT

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 396, PAGE 28. THIS 20 DAY OF July, 2021.

GIVEN UNDER MY HAND AND SEAL

SEAL:

RECORDER [signature]
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

NORTH

0' 60' 120' 180'

SCALE: 1" = 60'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

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SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC
POSTED SPEED LIMIT = 45 MPH

10' OFF EDGE OF TWP. RD.	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED LOT 2R	+±1%	376'	±1204'	+±4%	358'	±719'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS

NOTES:

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

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

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

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	N 88°23'34" W	131.57'
L2	N 01°43'39" E	73.70'
L3	N 79°02'23" W	80.28'
L4	S 10°41'08" W	65.32'
L5	S 02°10'38" W	95.03'
L6	S 02°10'38" W	176.31'
L7	S 45°32'07" E	60.82'
L8	S 87°49'22" E	35.00'
L9	N 88°23'34" W	111.26'

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
ORDINANCE NO. 86 DATED MAY 23, 2007

ZONING ORDINANCE:
ORDINANCE NO. 89 DATED NOVEMBER 17, 2008
AS AMENDED

R-1 RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE
MAXIMUM LOT WIDTH:	150 FEET
MAXIMUM LOT COVERAGE:	10% (INCLUDES ACCESSORY STRUCTURES)

BUILDING SETBACKS:

FRONT BUILDING SETBACK LINE:	50 FEET
SIDE BUILDING SETBACK LINE:	25 FEET
REAR BUILDING SETBACK LINE:	30 FEET

10.00 ACRES = TOTAL ACREAGE

R-1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS:	546 SCOTT RIDGE ROAD HARMONY, PA 16037
OWNERS:	ALBERT & PAMELA MARTIN 546 SCOTT RIDGE ROAD HARMONY, PA 16037
DEED REFERENCE:	DBV 2198, PG 197
TAX PARCEL NO.:	200-4F129-3AB

ALBERT W. MARTIN SUBDIVISION PLAN

[SUBDIVISION OF LOT NO. 2 OF THE MARTIN SUBDIVISION NO. 2 (PB VOL 156, PG. 50)]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: APRIL 14, 2021 SCALE: 1" = 60'

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

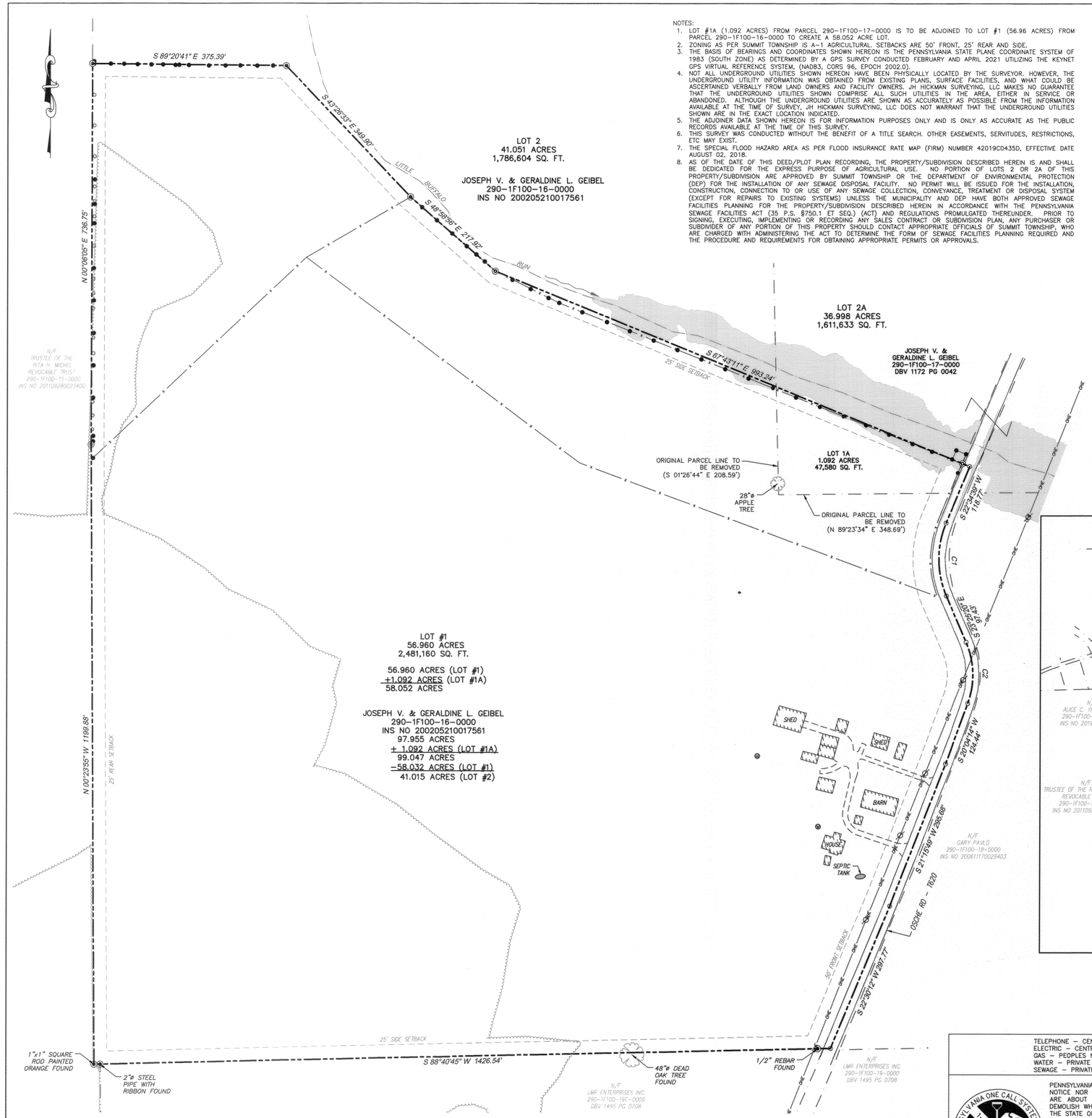
I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU-051843-E
REGISTRATION NO. SU-051843E

REVISIONS: APRIL 22, 2021-REV TWP CERTS (ADD DRIVE-SIGHT CHART-UPDATE SEPTIC)
DRAWN BY: SWM/TR — CHECKED BY: T.R.
DWG. NO: 5588-2021-SUB — SHEET 1 OF 1

NOTES:

1. LOT #1A (1.092 ACRES) FROM PARCEL 290–1F100–17–0000 IS TO BE ADJOINED TO LOT #1 (56.96 ACRES) FROM PARCEL 290–1F100–16–0000 TO CREATE A 58.052 ACRE LOT.
2. ZONING AS PER SUMMIT TOWNSHIP IS A–1 AGRICULTURAL. SETBACKS ARE 50' FRONT, 25' REAR AND SIDE.
3. THE BASIS OF BEARINGS AND COORDINATES SHOWN HEREON IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983 (SOUTH ZONE) AS DETERMINED BY A GPS SURVEY CONDUCTED FEBRUARY AND APRIL 2021 UTILIZING THE KEYNET GPS VIRTUAL REFERENCE SYSTEM; (NAD83, CORS 96, EPOCH 2002.0).
4. NOT ALL UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM EXISTING PLANS, SURFACE FACILITIES, AND WHAT COULD BE ASCERTAINED VERBALLY FROM LAND OWNERS AND FACILITY OWNERS. JH HICKMAN SURVEYING, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ALTHOUGH THE UNDERGROUND UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF SURVEY, JH HICKMAN SURVEYING, LLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
5. THE ADJOINER DATA SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND IS ONLY AS ACCURATE AS THE PUBLIC RECORDS AVAILABLE AT THE TIME OF THIS SURVEY.
6. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS, SERVITUDES, RESTRICTIONS, ETC MAY EXIST.
7. THE SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42019C0435D, EFFECTIVE DATE AUGUST 02, 2018.
8. AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF LOTS 2 OR 2A OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY SUMMIT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO 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 BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) 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 PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	144.51'	140.66'	S 00°25'20" E	45°59'59"
C2	160.00'	121.45'	118.56'	S 01°40'33" E	43°29'33"

PLAN BOOK	PAGE
396	29

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOSEPH V. AND GERALDINE L GEIBEL, OF THE TOWNSHIP OF SUMMIT, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGN, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES. ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENTS, WAYS AND OTHER PUBLIC 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 SUMMIT, OF BUTLER COUNTY,

WE JOSEPH V. AND GERALDINE L GEIBEL HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, OF BUTLER COUNTY 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 JOSEPH V. AND GERALDINE L 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 6 DAY OF July, A.D. 20 21.

ATTEST:
JOSEPH V. GEIBEL — GERALDINE L GEIBEL

(NOTARY PUBLIC) _____ (SEAL)
MY COMMISSION EXPIRES THE 9 DAY OF August A.D., 2024

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED

JOSEPH V. AND GERALDINE L GEIBEL WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:
WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF July, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES THE 9 DAY OF August, 2024

Commonwealth of Pennsylvania - Notary Seal
Kathleen A. Rasely, Notary Public
Butler County
My commission expires August 9, 2024
Commission number 1173015
Member, Pennsylvania Association of Notaries

SUMMIT TOWNSHIP APPROVAL

THIS PLAN WAS REVIEWED AND APPROVED BY THE SUMMIT TOWNSHIP SUPERVISORS THIS 21st DAY OF July, 2021

SECRETARY — CHAIRMAN

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE SUMMIT TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF July, 2021.

SECRETARY — CHAIRMAN

COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

~~APPROVED~~ REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JUNE, 2021

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 21131

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 396 PAGE(S) 29

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF July, 2021.

(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

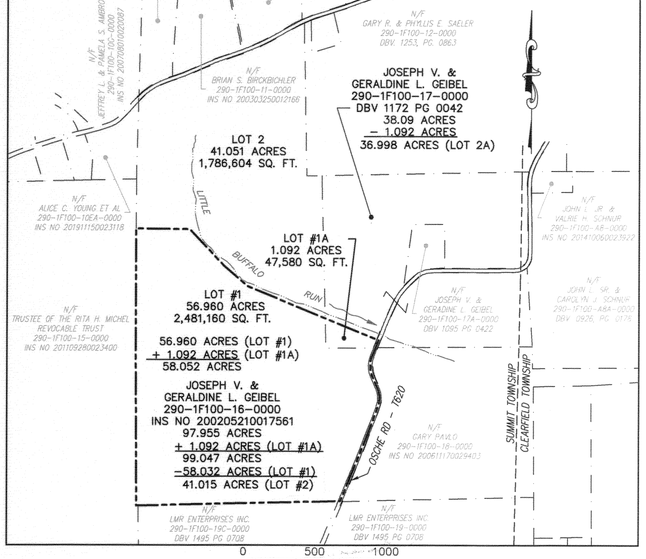
SURVEYOR CERTIFICATE

I JESSE H. HICKMAN, A REGISTERED PROFESSIONAL LAND 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 PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

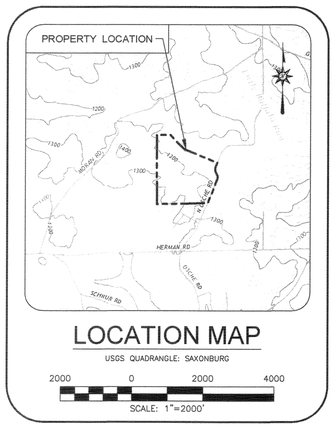
SIGNATURE OF SURVEYOR — 7/6/21

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — JESSE H. HICKMAN — LAND SURVEYOR SU–53654

SU–53654
REGISTRATION NUMBER



TRACT MAP



LOCATION MAP

USGS QUADRANGLE: SAXONBURG

TELEPHONE – CENTURY LINK	1–800–261–1691
ELECTRIC – CENTRAL ELECTRIC	1–724–399–2931
GAS – PEOPLES NATURAL GAS	1–800–764–0111
WATER – PRIVATE ON LOT	
SEWAGE – PRIVATE ON LOT	

PENNSYLVANIA ONE CALL SYSTEM, INC. 1–800–242–1776 STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO : DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1–800–242–1776.

SOME UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE, OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE ENGINEER OR SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

SERIAL NUMBER: 20211381784

LEGEND

⊛	IRON PIN FOUND (OR AS NOTED)
◎	IRON PIN SET (OR AS NOTED)
○	PROPERTY CORNER
	PROPERTY LINE (SUBJECT TRACT)
	PROPERTY LINE (ADJOINER)
	BUILDING SETBACK LINE
	STREAM
	EXISTING FENCE
	EXISTING TREE LINE
OHE	EXISTING OVERHEAD ELECTRIC
ø	EXISTING UTILITY POLE
○	EXISTING OLD WOODEN FENCE POST
●	EXISTING HIGH TENSILE STYLE FENCE POST
⊗	EXISTING WATER WELL
	EXISTING FLOOD HAZARD AREA "A"

JOSEPH V. AND GERALDINE L. GEIBEL
LOT ADDITION #1

256 OSCHE ROAD, BUTLER, PA 16002

PREPARED BY:
J.H. Hickman Surveying, LLC.
259 BOOHER ROAD, KITTANNING, PENNSYLVANIA 16201

SUMMIT TOWNSHIP — BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

100 0 100 200
SCALE: 1" = 100'

DRAWN BY: HMJ | CHECKED BY: MHH | APPROVED BY: JHH | DATE: JUNE 2021

Instr: 202107260021141
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/26/2021 2:07 PM
T20210015321

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, LORI L. PARRISH, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND 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 THE 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 BUFFALO, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, MY SUCCESSORS AND 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 THE ABOVE NAMED PROPERTY OWNER, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 22 DAY OF JULY, 2021.

x Lori L Parrish
LORI L. PARRISH

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, LORI L. PARRISH, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF JULY, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

x Debra L Jeffcoat
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
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.

12 MAY 2021
DATE

STANLEY D. GRAFF
REG. NO. SU039161-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 39161-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO 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 BUFFALO THIS 17TH DAY OF MAY, 2021.

x Janice L. Zubrin
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 5TH DAY OF MAY, 2021.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL, 2021.

x
SECRETARY

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 396, PAGE(S) 30

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF July, 2021.

x Michele M Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

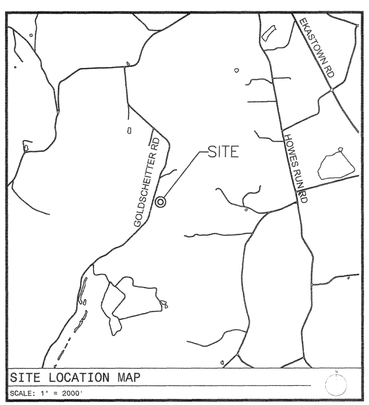
RECORDER OF DEEDS
BUTLER COUNTY, PA

PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

PROPERTY AREAS:	
EXISTING TOTALS	
040-1F90-A14F	28.576 AC
REVISED TOTALS	
RESIDUAL	18.766 AC
+LOT 1	9.810 AC
REVISED TOTAL	28.576 AC

BUFFALO TOWNSHIP A-1 AGRICULTURAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	80,000 sq ft
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 feet

GENERAL NOTES:
1. TAX ID: 040-1F90-A14F
2. OWNER: LORI L. PARRISH
3. ZONING DISTRICT: BUFFALO TWP - A-1 AGRICULTURAL
4. SETBACKS: SEE TABLE
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS



SITE LOCATION MAP
SCALE: 1" = 2000'

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLINTON 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 CLINTON THIS 14th DAY OF June, 2021.

x Thomas J. Hartwig
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 14TH DAY OF June, 2021.

x Bentley J. Kelley
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

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

L. PARRISH PLAN

Being a subdivision of Butler County
Tax Parcel 040-1F90-A14F

RECORDED ____ 20__	
PLAN BOOK	PAGE
396	30
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER DEP REVIEW EMAIL	SDG	5/11/2021
A	ADDED CLINTON TOWNSHIP DEDICATIONS AND DEDICATED RIGHT-OF-WAY	SDG	4/21/2021

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
L. PARRISH PLAN
BEING A
SUBDIVISION
FOR
LORI L.
PARRISH

SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/08/2021	BAG	Sdg	1" = 80'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-060	040-1F90-A14F	B

Instr: 202107260021142
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/26/2021 2:07 PM
T20210018331

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARLEN P. LANG, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND 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 THE 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 JEFFERSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND 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 THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 13TH DAY OF JULY, 2021.

x Marlen P. Lang
MARLEN P. LANG

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, MARLEN P. LANG, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF JULY, 2021.

MY COMMISSION EXPIRES THE 12 DAY OF FEBRUARY 2023

x Teresa A. Lincoln
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa A. Lincoln, Notary Public
Allegheny County
My commission expires February 12, 2023
Commission number 1288278
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.

9 JULY 2021
DATE

x
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF JEFFERSON 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 JEFFERSON THIS 12TH DAY OF JULY, 2021.

x Lois J. Fennell
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 21ST DAY OF JUNE, 2021.

x Evelyn M. Gross
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF JUNE, 2021.

x
SECRETARY

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

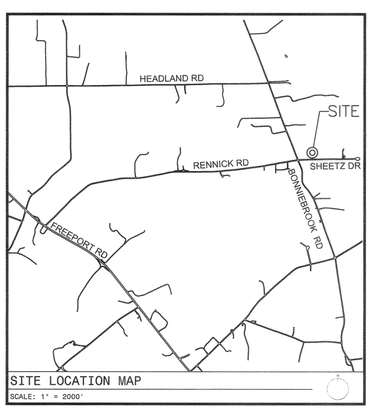
PLAN BOOK VOLUME 396, PAGE(S) 31

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF July, 2021.

x Michele M. Mustello
RECORDER OF DEEDS

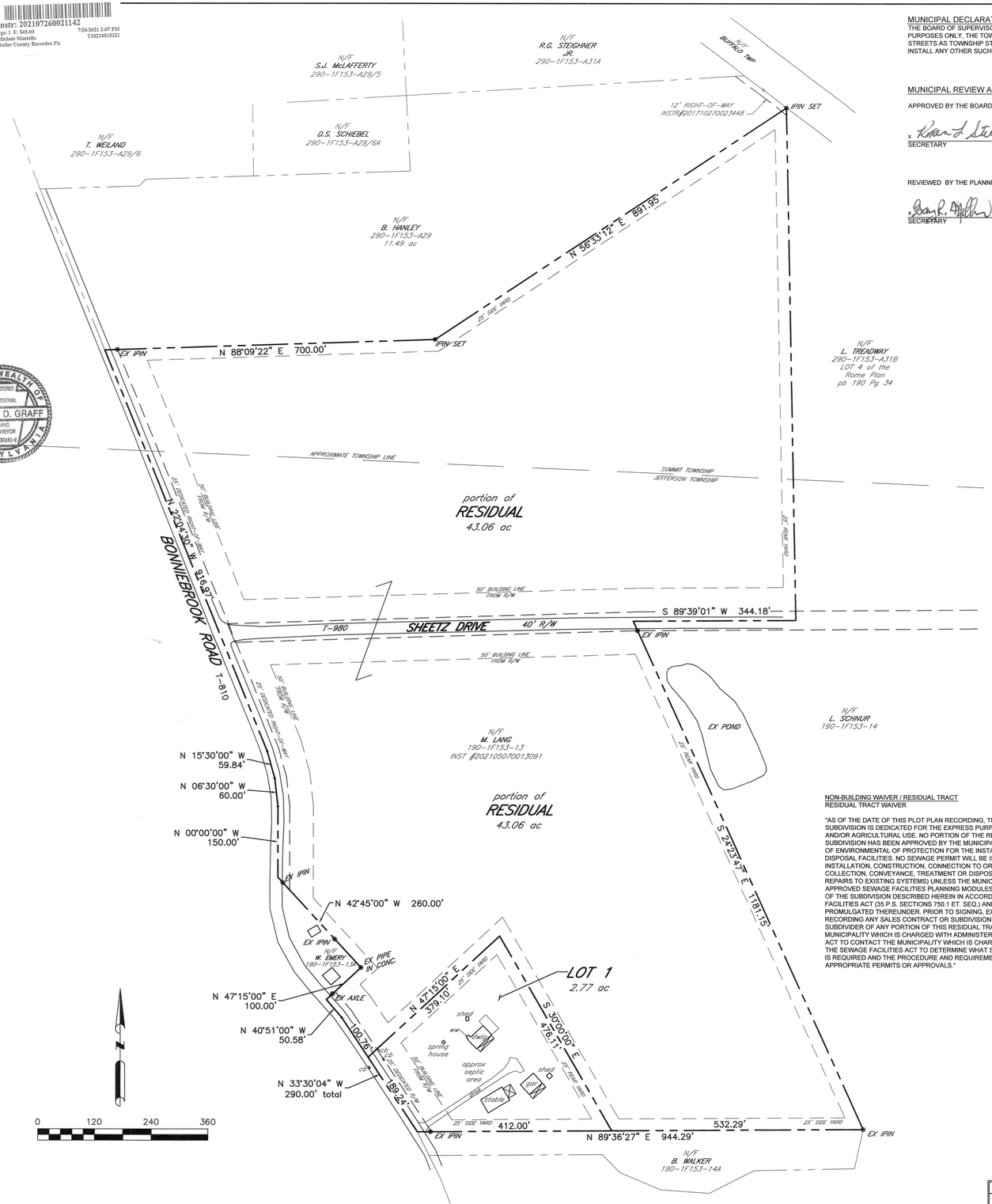
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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



M. LANG PLAN

Being a subdivision of Butler County Tax Parcels 190-1F153-13

MUNICIPAL DECLARATIONS

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 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 SUMMIT THIS 21ST DAY OF July, 2021.

x Richard Stecky
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 13TH DAY OF July, 2021.

x Gary R. Miller
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS THAT I, MARLEN P. LANG, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER 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 FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON MARLEN P. LANG, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

PROPERTY AREAS:

EXISTING TOTALS	
190-1F153-13	45.83 ACRES
REVISED TOTALS	
REVISED 1F153-29	43.06 ACRES
+LOT 1	2.77 ACRES
REVISED TOTAL	45.83 ACRES

GENERAL NOTES:

1. PROPERTY OWNER: MARLEN P. LANG
2. REFERENCES
   - 2.1. CURRENT DEEDS OF RECORD
   - 2.2. PREVIOUSLY RECORDED PLANS & SURVEYS
     - 2.2.1. 2021 WADDINGHAM SURVEY BY GRAFF SURVEYING
     - 2.2.2. SCHNUR SUBDIVISION PLAN BOOK 128 PG 24
     - 2.2.3. 1993 ELKIN SURVEY BY GRAFF SURVEYING
     - 2.2.4. ROME PLAN NO. 2 PLAN BOOK 190 PG 34
     - 2.2.5. SHEETZ DRIVE RIGHT-OF-WAY SURVEY BY R.B. SHANNON EXHIBITS: A-1, A-2, A-3

NON-BUILDING WAIVER / RESIDUAL TRACT

RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT 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 THE RESIDUAL TRACT 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 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."

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP PLANNING COMMISSION REVIEW	SDG	6/25/2021

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

M. LANG PLAN
BEING A
SUBDIVISION
FOR
MARLEN P.
LANG

SITUATE
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/08/2021	BAG	Sdg	1" = 120'

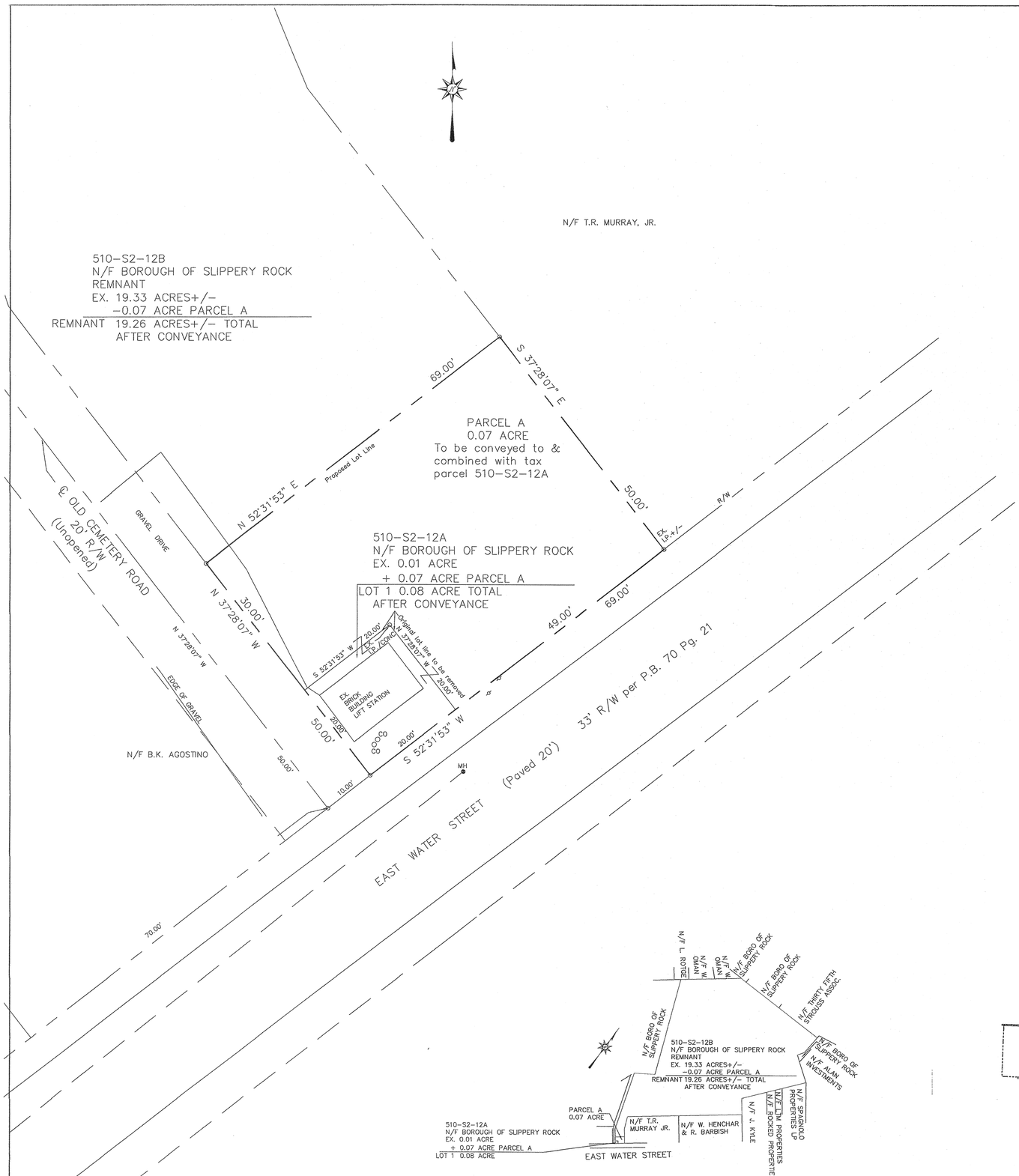
PROJECT NO.	TAX PARCEL NO.	REVISION
21-035	190-1F153-13	A

RECORDED _____ 20____

PLAN BOOK	PAGE
396	31

SHEET _____ of _____

Instr: 202107300021737
7/30/2021 10:55 AM
Pgs: 1 F: $45.00
T20210015720
Michele Mustello
Butler County Recorder PA



LOCATION MAP Scale: 1" = 400'

NOTES:

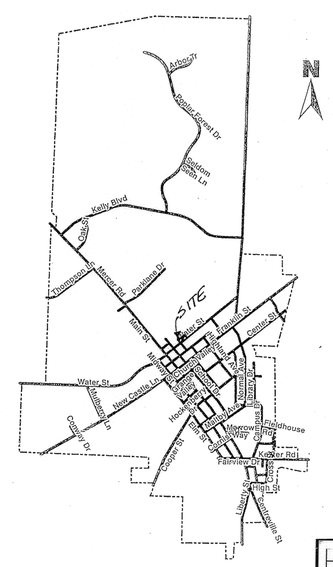
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

ZONED: P-1; PARKS & RECREATION DISTRICT

PROPERTY OWNER: BOROUGH OF SLIPPERY ROCK
306 EAST WATER STREET
SLIPPERY ROCK, PA 16057

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO EXISTING LIFT STATION PROPERTY.



VICINITY MAP

PLAN BOOK	PAGE
396	32

0 10 20 30

KNOW ALL MEN BY THESE PRESENTS, that we, Russel Karl, President of the Borough of Slippery Rock and Ronald Steele, Vice President of the Borough of Slippery Rock, 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 Slippery Rock Borough, 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 Borough of Slippery Rock, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Slippery Rock, 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 Russel Karl, President of the Borough of Slippery Rock, and Ronald Steele, Vice President of the Borough of Slippery Rock, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30 day of July, 2021.

ATTEST:

NOTARY PUBLIC PRESIDENT VICE PRESIDENT

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 Russel Karl, President of the Borough of Slippery Rock, and Ronald Steele, Vice President of the Borough of Slippery Rock 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 30 day of July, 2021.

My Commission expires the 20 day of August, 2024.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ANGEL WALKER, Notary Public
Butler County
My Commission Expires August 20, 2024
Commission Number 1377009

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

DATE April 28, 2021 SEAL REG. NO. SU-32490-E

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

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

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Slippery Rock this 13 day of JULY, 2021

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Borough Planning Commission this 10 day of JUNE, 2021.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 19TH day of MAY, 2021.

SECRETARY SEAL CHAIRMAN/PRESIDENT

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 396 page 32.

Given under my hand and seal this 30TH day of July, 2021.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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

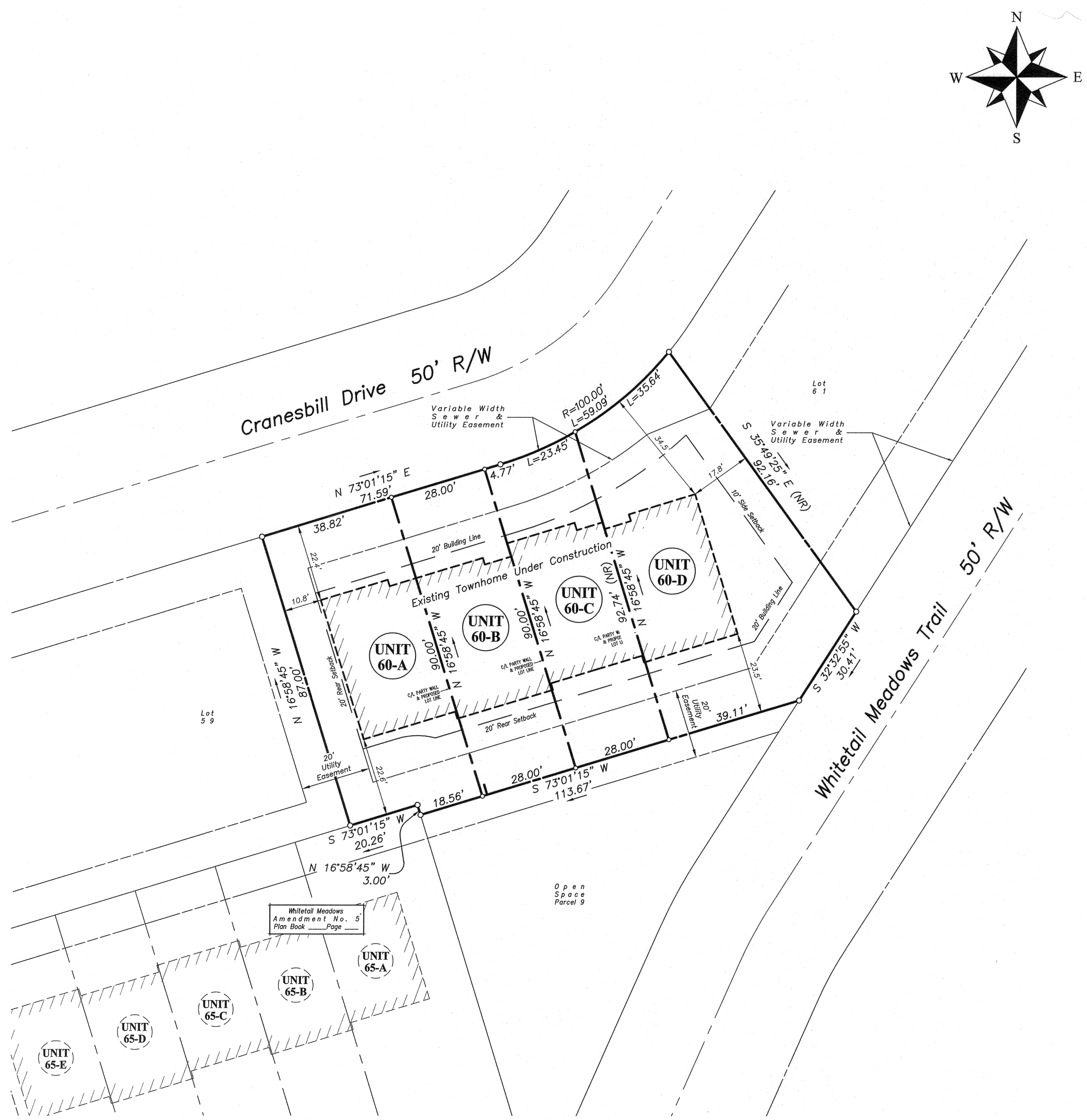
LOT LINE REVISION

FOR: BOROUGH OF SLIPPERY ROCK

SITUATE: SLIPPERY ROCK BORO., BUTLER CO., PA

Date 04/28/2021	Scale 1" = 10'	Dwn By BEC	Ckd By CAH	
Parcel No. 510-S2-12A & 12B		Db-Pg 674-193 766-576		Service No. 21-020
Address EAST WATER STREET				

Instr: 202108020021894
Pgs: 1 F: $45.00 8/2/2021 9:19 AM
Michele Mustello T20210015832
Butler County Recorder PA



Access Note:

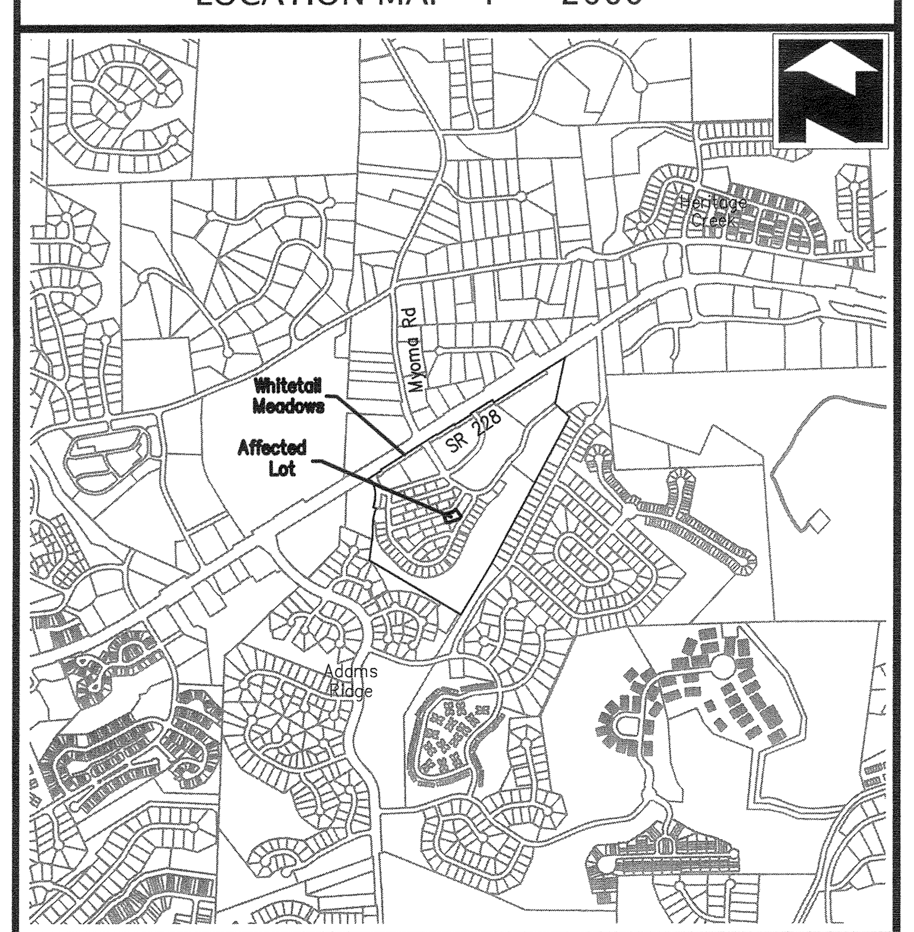
The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'



NVR, Inc. - Owner

KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 12th DAY OF July, A.D. 2021.

ATTEST:
OFFICER WITNESSING

VICE PRESIDENT, NVR, INC.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS FROM THE DATE OF SAID APPROVAL.

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 12th DAY OF July A.D., 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robertson, VP OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice president OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
Lissette Sprott, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1195287

VICE PRESIDENT, NVR, INC.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF July A.D., 2021.

Lissette Sprott
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December A.D., 2022.

Registered Surveyor

I, JAMES A SPERDUTE, PLS 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 OR AGENTS.

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 7/6/21

Township Engineer

I, ______, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

Ron Olsen 26400E — 07/26/2021
PRINTED NAME & REGISTRATION NO. — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 26th DAY OF July 2021.

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF June A.D. 2021.

SECRETARY, BUTLER COUNTY PLANNING COMMISSION — CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 396. PAGE 33.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF August A.D., 2021.

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Registered Surveyor

Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds

PLAN BOOK	PAGE
396	33

General Plan Notes

a. This plan is a resubdivision of Lots 60 of the Hespenheide Subdivision Plan–Final as recorded in Plan Book 380, Pages 50–53.
b. The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as–built party walls.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. No new units are being proposed that were not originally accounted for.

Proposed Lot Areas

Unit	Sq.Ft.	Acres
60-A	3,432.995	0.079
60-B	2,520.001	0.058
60-C	2,541.168	0.058
60-D	4,862.533	0.112
TOTALS	13,356.697	0.307

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 15276

Lot Reference:
Tax Parcel 010–S25–AE60
INST# 202104260011672

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

Drawing Number	1001–2123029
Drawing Scale	1"=20'
Date	June 2, 2021
Project Manager	
Revision	

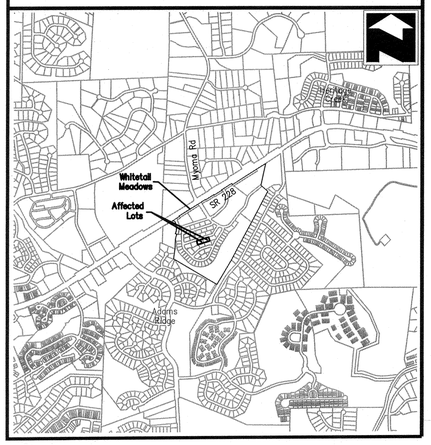
Whitetail Meadows Amendment No 6

Being A Revision to Lot No. 60 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

LOCATION MAP 1" = 2000'



Access Note:

The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Proposed Lot Areas		
Unit	Sq.Ft.	Acres
58-A	3,370.869	0.077
58-B	2,436.000	0.056
58-C	2,436.000	0.056
58-D	3,334.863	0.077
TOTALS	11,577.732	0.266

Proposed Lot Areas		
Unit	Sq.Ft.	Acres
59-A	3,334.863	0.079
59-B	2,436.000	0.058
59-C	2,436.000	0.058
59-D	3,334.863	0.112
TOTALS	11,541.726	0.265

General Plan Notes

a. This plan is a resubdivision of Lots 58 & 59 of the Hespenheide Subdivision Plan–Final as recorded in Plan Book 380, Pages 50–53.
b. The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as–built party walls.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. No new units are being proposed that were not originally accounted for.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 15276
Lot Reference:
Lot 58 = Tax Parcel 010–S25–AE58
INST# 202106150016846
Lot 59 = Tax Parcel 010–S25–AE59
INST# 202105140013766

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

Drawing Number	1001–2123140
Drawing Scale	1"=20'
Date	July 6, 2021
Project Manager	
Revision	

Whitetail Meadows Amendment No 7

Being A Revision to Lot Numbers 58 & 59 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

NVR, Inc. - Owner

KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS–OF–WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS–OF–WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 26 DAY OF July, A.D. 2021

ATTEST:

OFFICER WITNESSING

VICE PRESIDENT, NVR, INC.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS FROM THE DATE OF SAID APPROVAL.

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 26th DAY OF July, A.D., 2021 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Roberson OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
Lissette Sprott, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1195287

VICE PRESIDENT, NVR, INC.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF July A.D., 2021

Lissette Sprott
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December A.D., 2022

Registered Surveyor

I, JAMES A SPERDUTE, PLS 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 OR AGENTS.

JAMES A. SPERDUTE, R.S. # 14457–E — DATE 7/19/21

Township Engineer

I, _____ A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

Ronald Olsen 26400E — 7/26/21
PRINTED NAME & REGISTRATION NO. — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 26th DAY OF July 2021

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF June A.D. 2021

SECRETARY, BUTLER COUNTY PLANNING COMMISSION — CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 396 PAGE 34

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF August A.D., 2021

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
396	34

Instr: 202108020021896
Pgs: 1 F: $45.00 — 8/2/2021 9:21 AM
Michele Mustello — T202108018834
Butler County Recorder PA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — SURVEYOR — No. 14457-E

Registered Surveyor

Township Engineer

Adams Township Supervisors

BUTLER COUNTY PLANNING COMMISSION

Butler County Planning

RECORDER OF DEEDS — BUTLER COUNTY, PA.

Butler County Recorder of Deeds

Instr: 202108040022322
Pgs: 1 F: 545.00 8/4/2021 3:25 PM
Michele Mustello T20210916112
Butler County Recorder PA

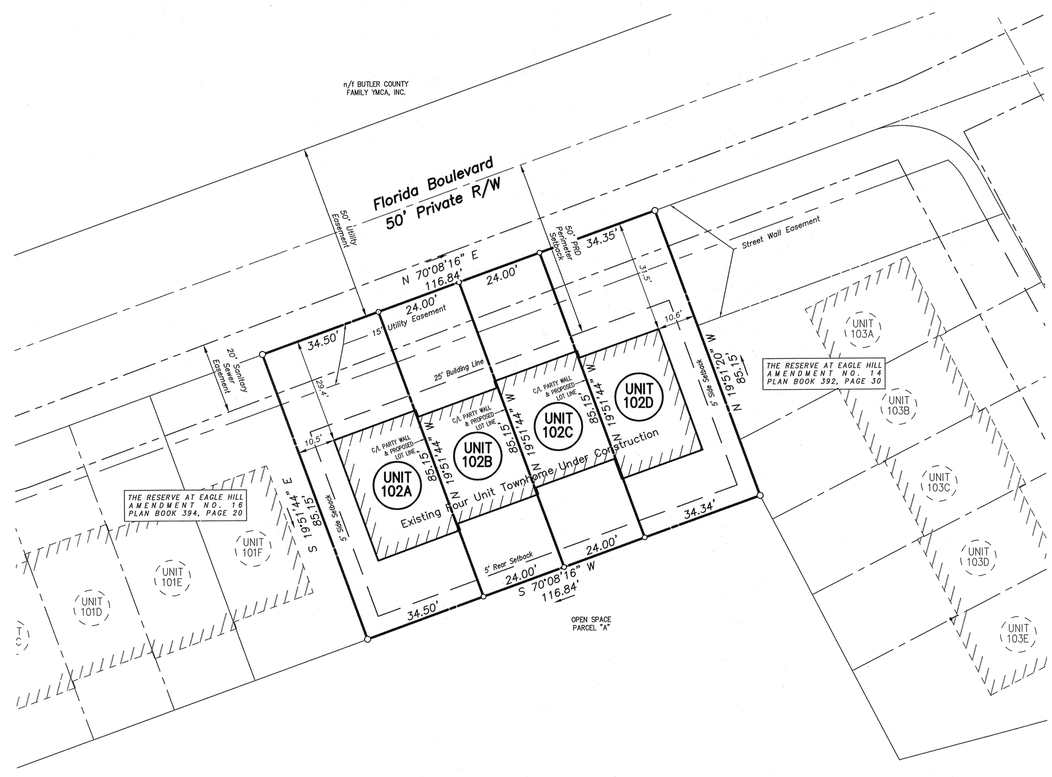
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL C MALAK — ENGINEER — PE-073220
TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — SURVEYOR — No. 24457
REGISTERED SURVEYOR

CRANBERRRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE 12th DAY OF July, 2021, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 16 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC. — Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

7/12/21
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson, VP OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF July, 2021

(SEAL)

Lissette Sprott
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lissette Sprott, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1195287

I, Pete Robertson, VP of NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 17 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202104280012011. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

7/6/21
DATE

JAMES A. SPERDUTE, R.S. # 24457-E

I, Michael C Malak, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

7/6/21
DATE

SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2021-27 EFFECTIVE THIS 20th DAY OF July, 2021.

SECRETARY

CHAIRPERSON

I, Daniel A. SANTORO, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2021-27 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OF

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JULY, 2021

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 396 PAGE 35

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF August, 2021

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

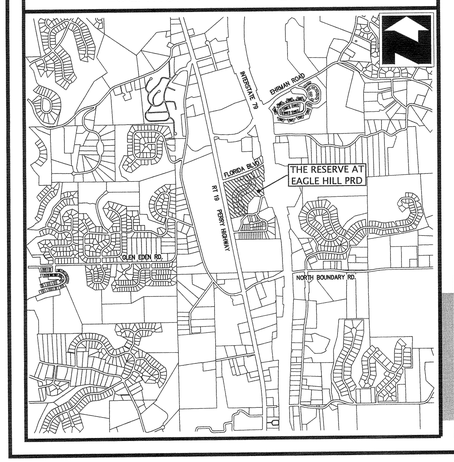
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
396	35

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 102 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36 – 40. BEARINGS HAVE BEEN ADJUSTED TO REFERENCE THE PA STATE PLANE COORDINATE SYSTEM.
b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
d. SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

AFFECTED ZONING CLASSIFICATION R-3
PROPOSED USE : PRD (TOWNHOMES)

• TYPICAL LOT SIZE :	0.426 ACRES
• MINIMUM LOT WIDTH :	PER PATTERN BOOK
• MINIMUM FRONT SETBACK:	5.00 FEET
• MINIMUM REAR SETBACK:	5.00 FEET
• MINIMUM SIDE SETBACK:	5.00 FEET AT END UNITS
• MINIMUM PRD SETBACK:	50.00 FEET

PROPOSED LOT AREAS

102-A	2,937.675 SF	0.067 AC
102-B	2,043.600 SF	0.047 AC
102-C	2,043.600 SF	0.047 AC
102-D	2,924.903 SF	0.067 AC
TOTAL	9,949.778 SF	0.228 AC

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT REFERENCE:
TAX PARCEL 130-S1-A102
INST# 202104280012011

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1004-2123075
DRAWING SCALE:	1"=20'
DATE:	June 16, 2021
DRAWN BY:	
REVISIONS:	

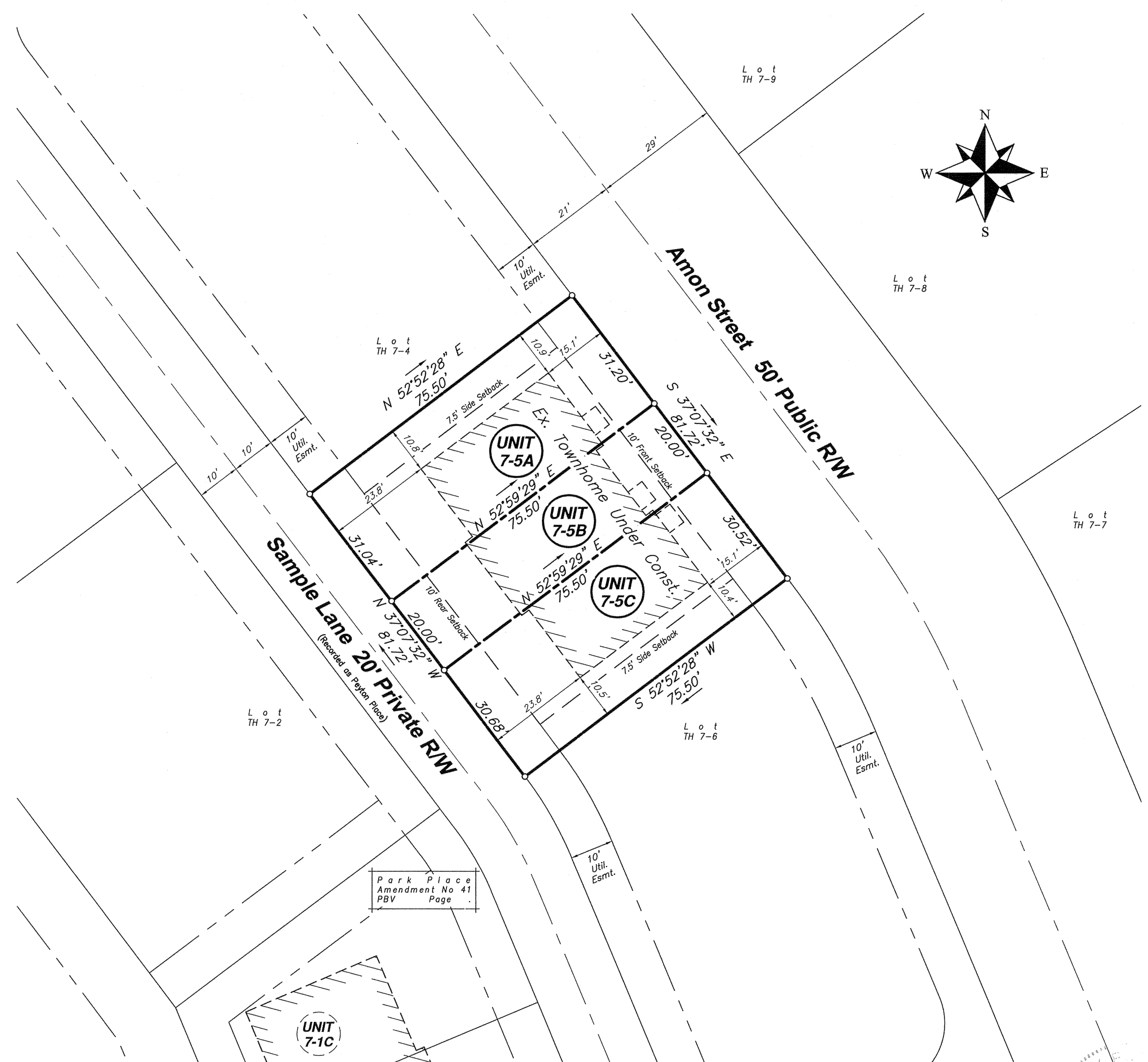
THE RESERVE AT EAGLE HILL AMENDMENT NO 17

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Instr: 202108040022321
Pgs: 1 F: $45.00 8/4/2021 3:26 PM
Michele Mustello T20210016111
Butler County Recorder PA

TOWNSHIP ENGINEER | REGISTERED SURVEYOR | CRANBERRY TWP BOARD OF SUPERVISORS | BUTLER COUNTY PLANNING COMMISSION | BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE 28 DAY OF June, 2021, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 41 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER Pete Robertson

6/28/21
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~ALLEGHENY~~ Butler, PERSONALLY APPEARED Pete Robertson, VP OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF June, 2021.

(SEAL) — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

I, Pete Robertson, VP of NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 42 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202105250014982. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

6/24/21
DATE — JAMES A. SPERDUTE, R.S. # 24457-E

I, Michael C Malak, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

7/26/21
DATE — SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2021-28 EFFECTIVE THIS 26th DAY OF July, 20 21.

SECRETARY — CHAIRPERSON

I, ~~JERRY ANDREE~~ Daniel D Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2021-28 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF ________.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JULY, 20 21.

SECRETARY — CHAIRPERSON

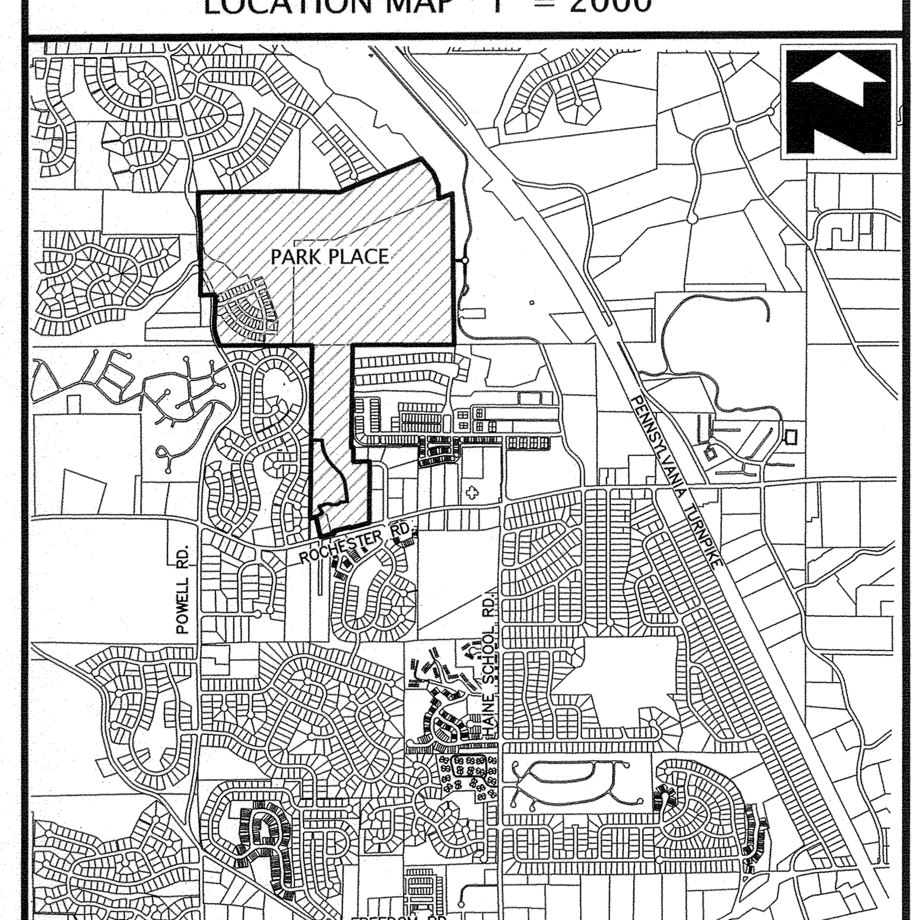
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 396 PAGE 36.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF August, 20 21.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

LOCATION MAP 1" = 2000'



Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-5A	2,349.240	0.054
7-5B	1,510.000	0.035
7-5C	2,310.120	0.053
TOTALS	6,169.360	0.142

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
396	36

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-5 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-14

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

AFFECTED ZONING CLASSIFICATION: CCD-2
PROPOSED USE : CCD-2

- MINIMUM LOT SIZE — PER PATTERN BOOK
- MINIMUM LOT WIDTH — PER PATTERN BOOK
- MINIMUM FRONT SETBACK — PER PATTERN BOOK
- MINIMUM REAR SETBACK — PER PATTERN BOOK
- MINIMUM SIDE SETBACK — PER PATTERN BOOK
- MAXIMUM BUILDING HEIGHT — PER PATTERN BOOK

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT REFERENCE:
LOT TH 7-5
TAX PARCEL 130-S46-A8
INST# 202105250014982

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1004-2123080
DRAWING SCALE:	1"=20'
DATE:	June 17, 2021
DRAWN BY:	
REVISIONS:	
06/22/2021.....revise street name	

PARK PLACE AMENDMENT NO. 42

BEING A RE-SUBDIVISION OF PARCEL TH 7-5
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 390, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT MYOMA INDUSTRIAL PARTNERS, LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-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, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, MYOMA INDUSTRIAL PARTNERS, LLC HEREBY COVENANTS AND AGREE 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 APPROPRIATIONS 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 MYOMA INDUSTRIAL PARTNERS, LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 6 DAY OF July, 2021.

MYOMA INDUSTRIAL PARTNERS, LLC

ATTEST:

SECRETARY — PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY MYOMA INDUSTRIAL PARTNERS, LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

MYOMA INDUSTRIAL PARTNERS, LLC

PRESIDENT

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Beaver }

ON THIS 8th DAY OF July A.D., 2021 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Mike Fabert OF MYOMA INDUSTRIAL PARTNERS, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID MYOMA INDUSTRIAL PARTNERS, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS Mike Fabert, President OF MYOMA INDUSTRIAL PARTNERS, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SECRETARY — PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF July, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 12th DAY OF July, 2021.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark A. Lesnick, Notary Public
Economy Borough, Beaver County
My Commission Expires July 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

WE, MYOMA INDUSTRIAL PARTNERS, LLC OWNERS OF THE MYOMA INDUSTRIAL PARK DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MYOMA INDUSTRIAL PARTNERS, LLC AS RECORDED IN INSTRUMENT #'s 201212270037131, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

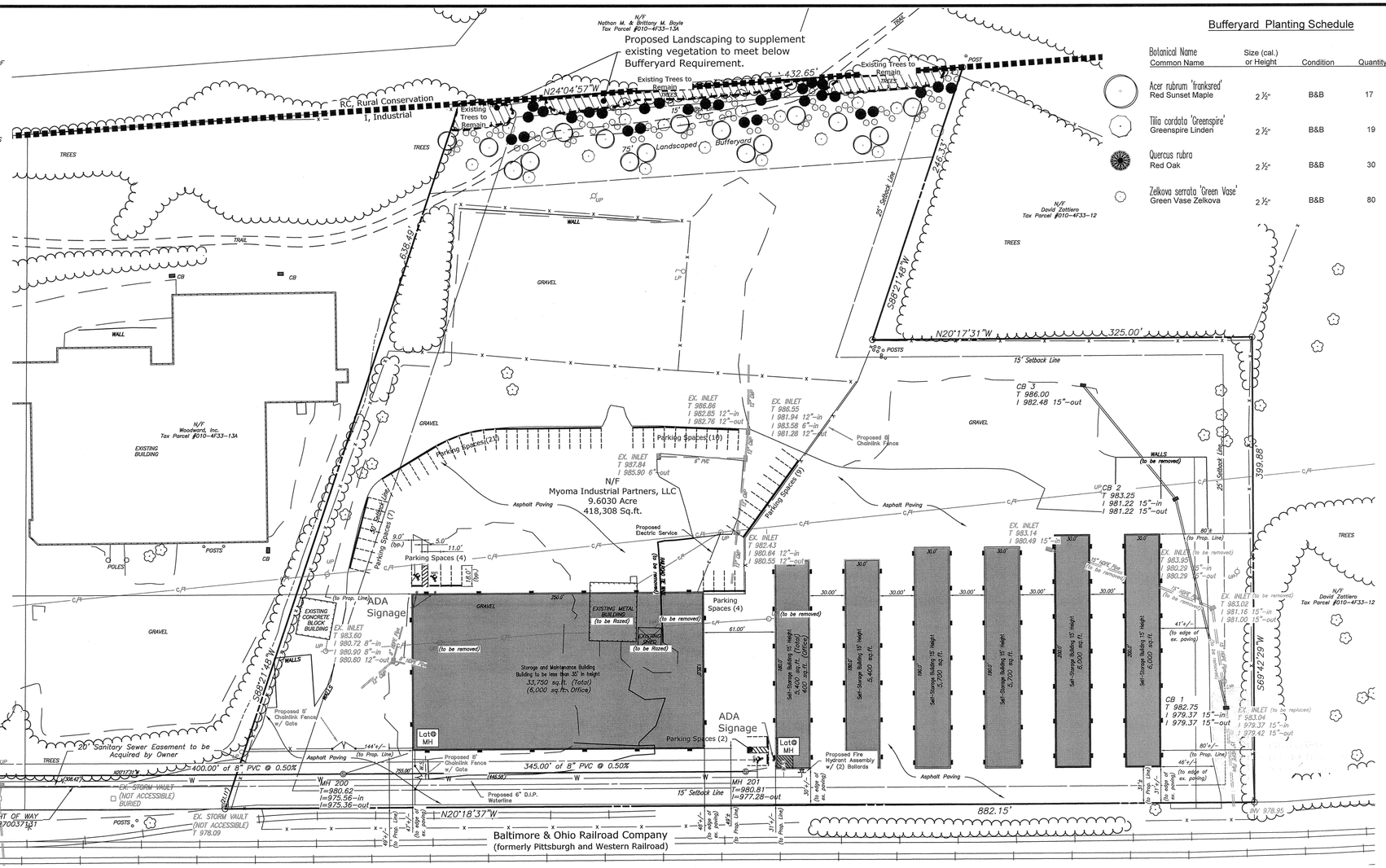
WITNESS — PRESIDENT

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 5TH DAY May, 2021.

ATTEST:

SECRETARY — CHAIRMAN



Bufferyard Planting Schedule

Botanical Name / Common Name	Size (cal.) or Height	Condition	Quantity
Acer rubrum 'franksred' Red Sunset Maple	2 ½"	B&B	17
Tilia cordata 'Greenspire' Greenspire Linden	2 ½"	B&B	19
Quercus rubra Red Oak	2 ½"	B&B	30
Zelkova serrata 'Green Vase' Green Vase Zelkova	2 ½"	B&B	80

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 24TH DAY OF May, 2021.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE — SU-036950-E REGISTRATION NUMBER

5-26-2021
DATE

TOWNSHIP ENGINEER'S APPROVAL

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

SIGNATURE — 26400 E REGISTRATION NUMBER

7/19/2021
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 21ST DAY OF APRIL, 2021 LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED April 22, 2021.

SECRETARY — CHAIRMAN

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396	37

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 396 PAGE(S) 37.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF August, 2021.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Instr: 202108060022552
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
8/6/2021 12:08 PM
T202108016268

Adams Township Board of Supervisors | Adams Township Municipal Engineer | Butler County Planning Commission | Butler County Recorder of Deeds Office

Zoning Information

Current Zoning - I - Industrial

Overall Property Area - 9.6030 Acres

I (Industrial)

Min Lot Size	1.000 acres
Min Lot Width	100 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	15 feet
Max. Bldg. Height	35'

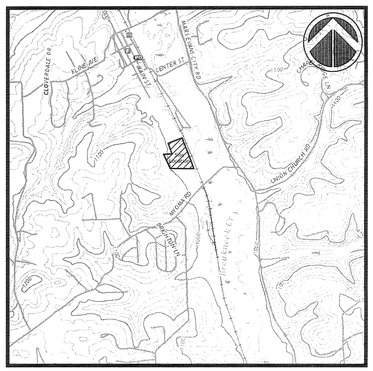
Parking Requirements

	Required	Provided
Storage / Maintenance Building		
Office (6,000 sq.ft.)	1 space / 400 sq.ft.	15
Warehouse (27,750 sq.ft.)	1 space / 700 sq.ft.	40
Self Storage Builings		
Office (400 sq.ft.)	1 space	2

Owner/Developer

Myoma Industrial Partners, LLC.
10 Mars Evans City Road
Mars, Pa. 16046
(724) 538-5539

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



USGS Map
Mars Guadrangle - 2019
Scale - 1" = 2000'

GENERAL NOTES:

1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
2. 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. THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
5. THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 42019C0506D & 42019C0507D. EFFECTIVE DATE: AUGUST 2, 2018. DESIGNATED ZONE "X" AND EXPLAINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".

COMMONWEALTH OF PENNSYLVANIA — MARK B. SCHMIDT — PROFESSIONAL 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

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

DATE ISSUED: March 19, 2021
PROJECT STATUS: NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE
1	Address Engineers Comments	April 30, 2021

DRAWING ORIENTATION

PROJECT TITLE: **Myoma Industrial Park Site Plan** Plan for Recording

CLIENT ADDRESS: Myoma Industrial Partners, LLC, 10 Mars-Evans City Road Mars, Pa. 16046

PROJECT LOCATION: Adams Township, Butler County, Pennsylvania

DRAWN BY: Mal	CHECKED BY: ----
CAD FILE: 13323 Site Plan.dwg	
HORZ. SCALE: 1" = 50'	VERT. SCALE: -
SHEET: 7 OF 7	

REC.1

PROJECT #: 13323

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN M. HUTTERER AND JOYCE A. HUTTERER, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND 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 THE 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 JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND 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 THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 27 DAY OF JULY, 2021.

x John M. Hutterer
JOHN M. HUTTERER

x Joyce A. Hutterer
JOYCE A. HUTTERER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JOHN M. HUTTERER AND JOYCE A. HUTTERER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JULY 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEB 2023

Debra L Jeffcoat
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
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 FOR THE OWNERS OR AGENTS.

14 JULY 2021
DATE

STANLEY D. GRAFF
REG. NO. SU-30161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF JEFFERSON 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 JEFFERSON THIS 12 DAY OF JULY, 2021.

x Lois J. Fennell
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS ~~19TH~~ 21ST DAY OF ~~JULY~~ JUNE, 2021.

x Evelyn M. Gross
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF JUNE, 2021.

x
SECRETARY

x
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

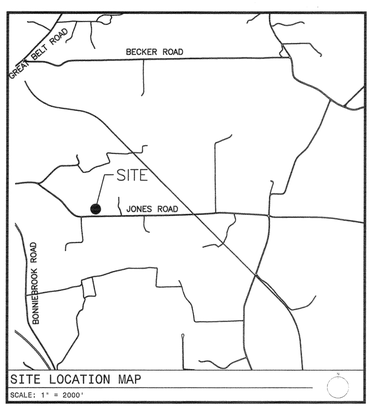
PLAN BOOK VOLUME 396, PAGE(S) 38

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF August, 2021.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA



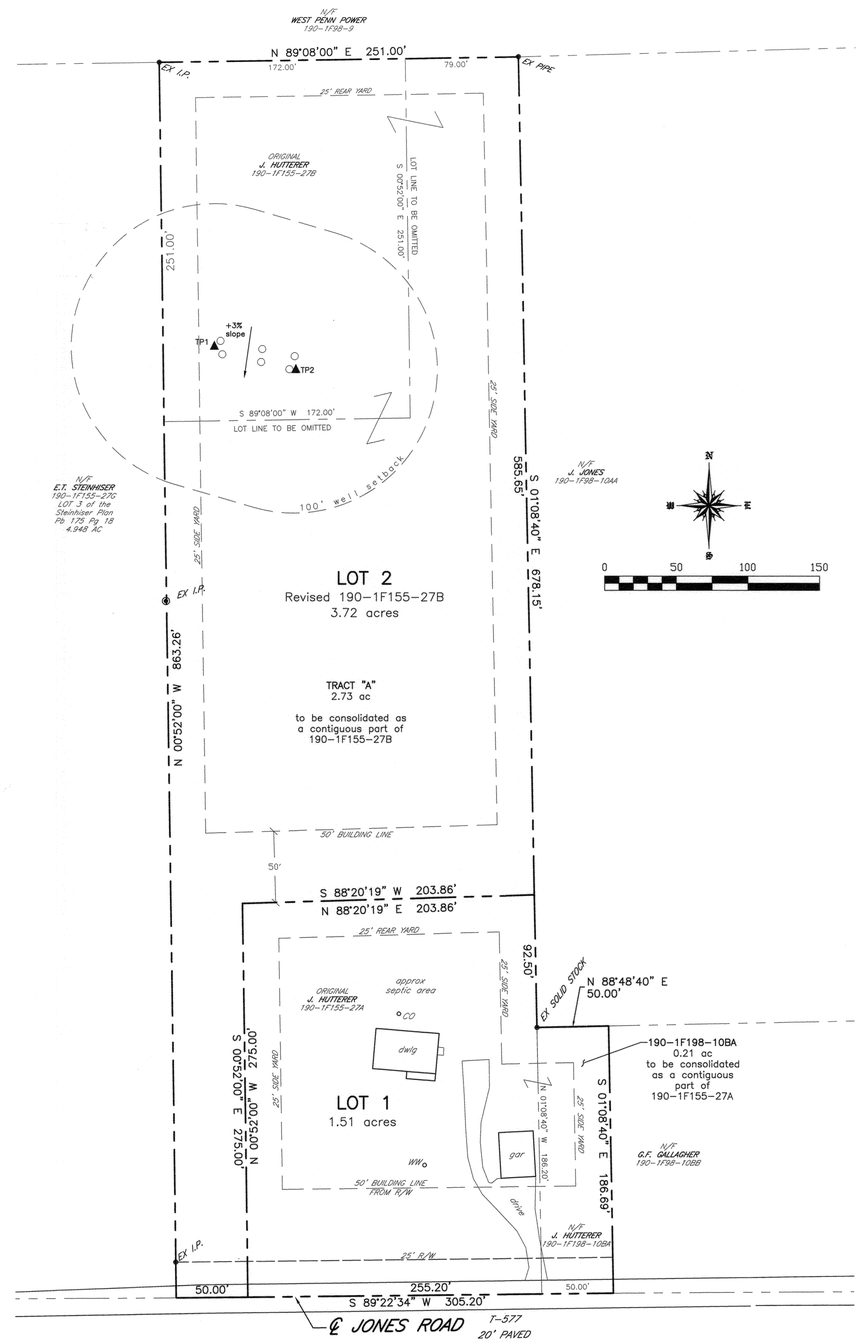
SITE LOCATION MAP
SCALE: 1" = 2000'

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

PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

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

Instr: 202108090022664
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
8/9/2021 1:30 PM
T20210016361



LOT 2 SIGHT DISTANCE:
JONES ROAD
35 MPH
430 FT TO THE WEST
445 FT TO THE EAST

J. HUTTERER PLAN

Being a lot line revision and consolidation of Butler County Tax Parcels 190-1F155-27A, 190-1F155-27B and 190-1F98-10BA

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

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

GENERAL NOTES:
1. OWNERS: JOHN AND JOYCE HUTTERER
2. SETBACKS: FRONT LINE - 50'
BACK & SIDE - 25'
3. REFERENCES
3.1. CURRENT DEEDS OF RECORD
3.2. PREVIOUSLY RECORDED PLANS
3.2.1. STEINHISER PLAN
PB 175 PG 18

PROPERTY AREAS:

EXISTING TOTALS	
190-1F155-27A	4.03 AC
190-1F155-27B	0.99 AC
+190-1F198-10BA	0.21 AC
EXISTING TOTAL	5.23 AC
LOT 1 - REVISED 190-1F155-27A	
ORIGINAL 1F155-27A	4.03 AC
- TRACT A	2.73 AC
+ 190-1F198-10BA	0.21 AC
LOT 1 TOTAL	1.51 AC
LOT 2 - REVISED 190-1F155-27B	
ORIGINAL 1F155-27B	0.99 AC
+TRACT A	2.73 AC
LOT 2 TOTAL	3.72 AC
REVISED TOTALS	
LOT 1	1.51 AC
+LOT 2	3.72 AC
REVISED TOTAL	5.23 AC

RECORDED	20
PLAN BOOK	PAGE
396	38
SHEET of	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

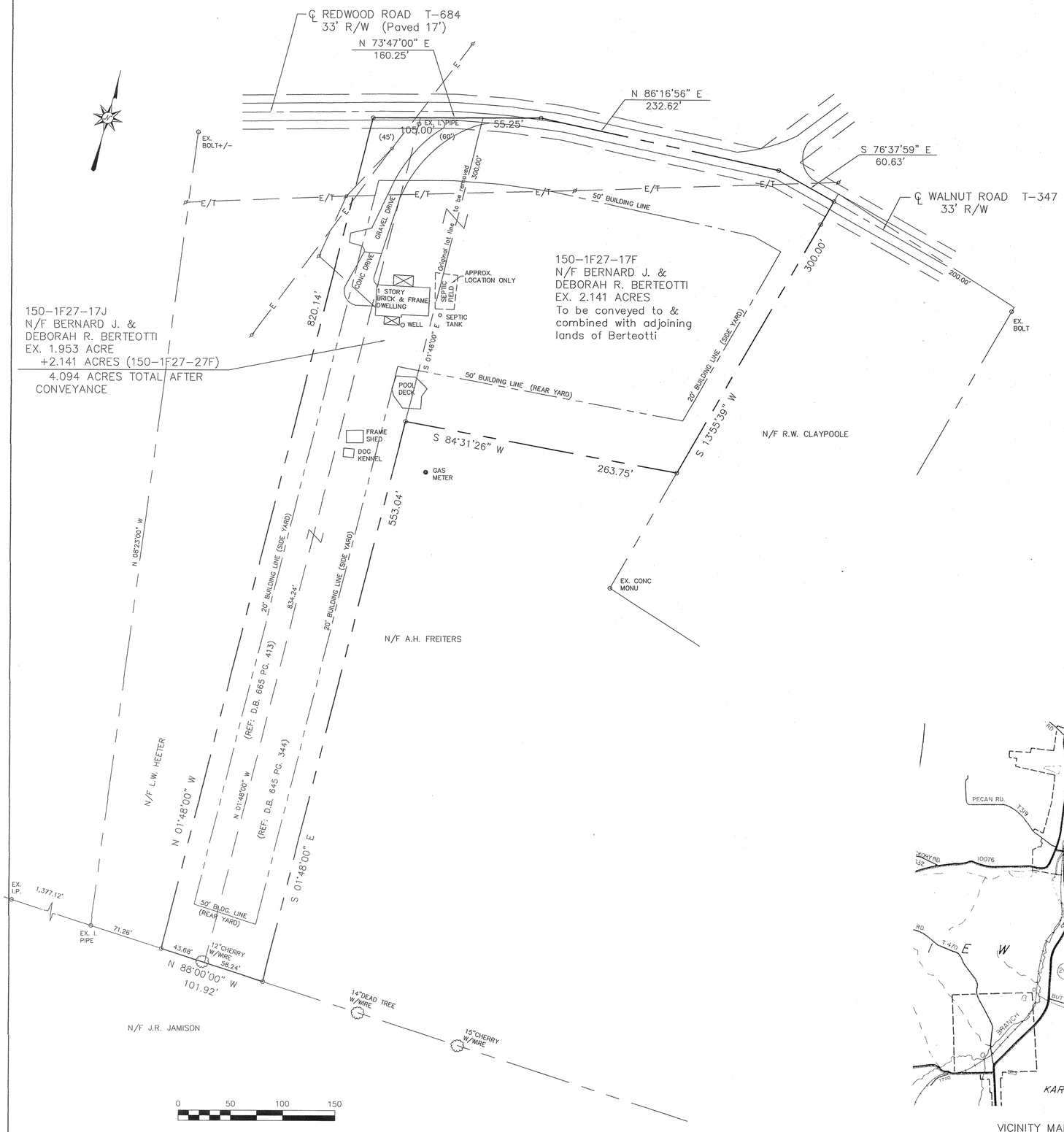
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

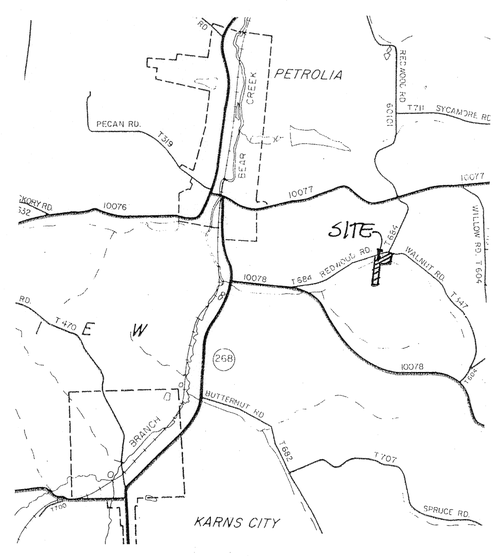
PROJECT DESCRIPTION
J. HUTTERER PLAN
BEING A
LOT LINE REVISION
FOR
JOHN M. AND JOYCE A. HUTTERER

SITUATE
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06-02-2021	BAG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
20-236	190-1F155-27A,27B 190-1F98-10BA	-





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 DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPERTY OWNERS: BERNARD & DEBORAH BERTEOTTI
153 REDWOOD ROAD
KARNS CITY, PA 16041

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS.

Instr: 202108100022804
Pgs: 1 F: $45.00 8/10/2021 2:16 PM
Michele Mustello T20210016463
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we, Bernard J. and Deborah R. Berteotti, of the Township of Fairview, 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 Fairview 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 Fairview, 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 Fairview, 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 Bernard J. and Deborah R. Berteotti, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28 day of July, 2021.

ATTEST:
Karen E. Allen — NOTARY PUBLIC
Bernard Berteotti — OWNER
Deborah R. Berteotti — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Bernard J. and Deborah R. Berteotti, 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 28 day of July, 2021.

My Commission expires the 25 day of Feb, 2022.

SEAL

Karen E. Allen — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Karen E. Allen, Notary Public
Butler County
My commission expires February 25, 2022
Commission number 1254547
Member, Pennsylvania Association of Notaries

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

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

DATE June 24, 2021 SEAL REG. NO. SU-32490-E

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

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA

Approved by the Supervisors of the Township of Fairview this 9th day of Aug, 2021.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

JRM Approved ~~Reviewed~~ by the Butler County Planning Commission this 21ST day of JULY, 2021.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

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 396 page 39.

Given under my hand and seal this 10th day of August, 2021.

SEAL

REGISTER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

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

LOT LINE REVISION

FOR: BERNARD J. & DEBORAH R. BERTEOTTI

SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 06/24/2021	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F27-17F & 17J		Inst. # 201610130021391	Service No. 21-033
Address 153 REDWOOD ROAD		Db-Pg 971-602	

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I WAYNE L GILMORE OF THE TOWNSHIP OF CHERRY, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGN, DO HEREBY ADOPT THIS AS MY, PLAN OF SUBDIVISION OF MY, PROPERTY, SITUATED IN THE TOWNSHIP OF CHERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENTS, WAYS AND OTHER PUBLIC 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 CHERRY OF COUNTY OF BUTLER, I WAYNE L GILMORE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CHERRY, OF BUTLER COUNTY 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 MY, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY, HAND AND SEAL THIS 17th DAY OF June, A.D. 2021.

ATTEST:

Wayne L Gilmore
WAYNE L GILMORE (OWNER)

KATHY L. BRIMNER (POWER OF ATTORNEY FOR WAYNE L. GILMORE)

Commonwealth of Pennsylvania - Notary Seal
Kimberly S. Widdersheim, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292693
Member, Pennsylvania Association of Notaries

Kimberly S Widdersheim
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 20 DAY OF August, A.D. 2021.

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA}
} SS:
COUNTY OF Butler }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED WAYNE L GILMORE WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS, ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

IN WITNESS WHEREOF, I HEREUNTO SET MY, HAND AND SEAL THIS 17th DAY OF June, A.D. 2021.

Kimberly S Widdersheim
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 20th DAY OF August, A.D. 2021.

Commonwealth of Pennsylvania - Notary Seal
Kimberly S. Widdersheim, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292693
Member, Pennsylvania Association of Notaries

REVIEW BY TOWNSHIP OF CHERRY

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

THIS PLAT OF SUBDIVISION REVIEWED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA ON THIS 6th DAY OF JULY, 2021.

ATTEST:

Carolyn L. Yeager
SECRETARY, BOARD OF SUPERVISORS

David A Mustello
CHAIRMAN, BOARD OF SUPERVISORS

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE OF MARK B. SCHMIDT – SU–36950–E

6-1-2021
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 19TH DAY OF MAY, 2021.

SECRETARY

CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY,

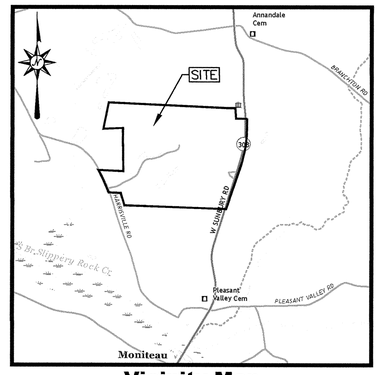
IN PLAN BOOK VOLUME 396 PAGE(S) 40-42

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August, 2021.

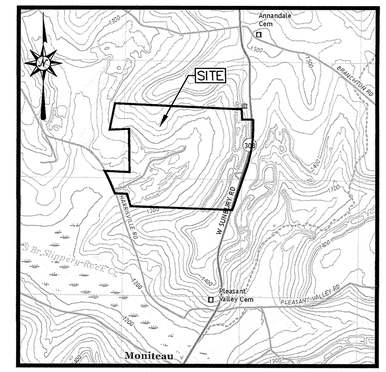
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Instr: 202108100022806
Pgs: 3 F: $125.00
Michele Mustello
Butler County Recorder PA
8/10/2021 2:38 PM
T20210016465



Vicinity Map
West Sunbury, PA - 2019
Scale - 1" = 2000'



USGS Map
West Sunbury, PA - 2019
Scale - 1" = 2000'

NOTES:

1. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE IS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42019C0160D WITH AN EFFECTIVE/REVISED DATE OF AUGUST 2, 2018.
4. CURRENTLY THERE IS NO TOWNSHIP ZONING.
5. BUTLER COUNTY SALDO ZONING INFORMATION FOR TOWNSHIPS OF SECOND CLASS
   SINGLE FAMILY DWELLINGS WITH ON–LOT SEWAGE OR WATER
   MIN. LOT AREA PER DWELLING UNIT 43,560 S.F. (ONE (1) ACRE)
   MIN. YARD WIDTH AT BUILDING LINE 100' FT
   MIN. FRONT YARD SETBACK 50' FT
   MIN. SIDE YARD SETBACK 20' FT
   MIN. REAR YARD SETBACK 50' FT
6. AREA TABULATION:
   FOUR (4) EXISTING PARCELS:
   - PARCEL ID: 070–2F51–A23–0000 = 6,553,507 SQ.FT. OR 150.4478 ACRES
   - PARCEL ID: 070–2F51–A22B–0000 = 1,215,592 SQ.FT. OR 27.9062 ACRES
   - PARCEL ID: 070–2F51–A22BA–0000 = 1,088,487 SQ.FT. OR 24.9882 ACRES
   - PARCEL ID: 070–2F51–A19B–0000 = 977,388 SQ.FT. OR 22.4377 ACRES

   TOTAL EXISTING PROPERTY = 9,834,974 SQ.FT. OR 225.799 ACRES

   FOUR (4) PROPOSED PARCELS:

PARCEL A NET (W/OUT TWP & HWY R/W)	=	4,870,172 SQ.FT.	OR	111.8038 ACRES
PARCEL A TOWNSHIP R/W (NOT DEDICATED)	=	11,418 SQ.FT.	OR	0.2621 ACRES
PARCEL A HIGHWAY R/W (NOT DEDICATED)	=	35,903 SQ.FT.	OR	0.8242 ACRES
PARCEL A GROSS (TOTAL)	=	4,917,493 SQ.FT.	OR	112.8901 ACRES
PARCEL B (TOTAL)	=	289,173 SQ.FT.	OR	6.6385 ACRES
PARCEL C NET (W/OUT R/W's)	=	2,236,800 SQ.FT.	OR	51.3498 ACRES
PARCEL C HIGHWAY R/W (NOT DEDICATED)	=	7,063 SQ.FT.	OR	1.1622 ACRES
PARCEL C GROSS (TOTAL)	=	2,243,863 SQ.FT.	OR	51.5120 ACRES
PARCEL D NET (W/OUT R/W's)	=	2,380,035 SQ.FT.	OR	54.6381 ACRES
PARCEL D HIGHWAY R/W (NOT DEDICATED)	=	4,410 SQ.FT.	OR	0.1012 ACRES
PARCEL D GROSS (TOTAL)	=	2,384,445 SQ.FT.	OR	54.7393 ACRES
TOTAL PROPOSED PROPERTY	=	9,834,974 SQ.FT.	OR	225.799 ACRES

5. PARCELS A, B, AND C WILL REQUIRE A SHARED MAINTENANCE AGREEMENT FOR THE PRIVATE DRIVEWAY.
6. PROPERTY OWNER
   KATHY L. BRIMNER (POWER OF ATTORNEY)
   665 APOLLO DR
   FREEDOM, PA 15042
   PHONE NO.: 724–869–9480
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
8. AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF FARMLAND USE. NO PORTION (OR LOT NUMBER(S) A, C, & D) OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY CHERRY MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO 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 BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) 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 PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CHERRY (MUNICIPALITY), WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
9. PRIVATE ON–LOT SANITARY SEWER SYSTEMS ARE CURRENTLY BEING USED AND PLANNED FOR THIS DEVELOPMENT.
   A. PARCEL B IS CURRENTLY BEING SERVICE BY AN EXISTING ON–LOT SEPTIC SYSTEM LOCATED NEAR THE EXISTING DWELLING. THIS EXISTING ON–LOT SEPTIC SYSTEM WILL BE REPLACED WITH A NEW ON–LOT SEPTIC SYSTEM WHEN THE EXISTING STRUCTURE IS RAZED AND A NEW RESIDENTIAL DWELLING IS BUILT.
   B. PARCELS A, C, AND D SHALL BE SERVICED BY INDIVIDUAL ON–LOT SEPTIC SYSTEMS WHEN DEVELOPED (SEE NOTE 8)
10. PRIVATE WATER SERVICE.
   A. PARCEL A IS CURRENTLY BEING SERVICED BY AN EXISTING WELL LOCATED ADJACENT TO THE EXISTING DWELLING. THIS DWELLING IS TO BE RAZED.
   B. PARCEL B, C, AND D SHALL BE SERVICED BY PROPOSED INDIVIDUAL WELLS.

PLAN BOOK	PAGE
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Cherry Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds Office

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

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

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FAX: (412) 781-5904

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

REVISIONS:		
NO.	DESCRIPTION	DATE

DATE ISSUED: 05-27-2021
PROJECT STATUS: Final

DRAWING ORIENTATION

PROJECT TITLE:
WAYNE L GILMORE PLAN OF LOTS
LOT LINE REVISION CLAUSES AND NOTES

TAX PARCELS 70-2F51-A22B, 70-2F51-A22BA, 70-2F51-A23, 70-2F51-A19B

PROJECT LOCATION:
191 HARRISVILLE ROAD, WEST SUNBURY, PA 16061
CHERRY TOWNSHIP, BUTLER COUNTY, PA

CLIENT NAME & ADDRESS:
WAYNE L. GILMORE
477 PITTSBURGH ROAD, ROCHESTER, PA 15074

DRAWN BY:	CHECKED BY:
CLR/JN	CMS
CAD FILE: 13354_SUBD.dwg	
HORZ. SCALE: N/A	VERT. SCALE: N/A
SHEET: 3 OF 3	
LOT LINE REV	
PROJECT #: 13354	

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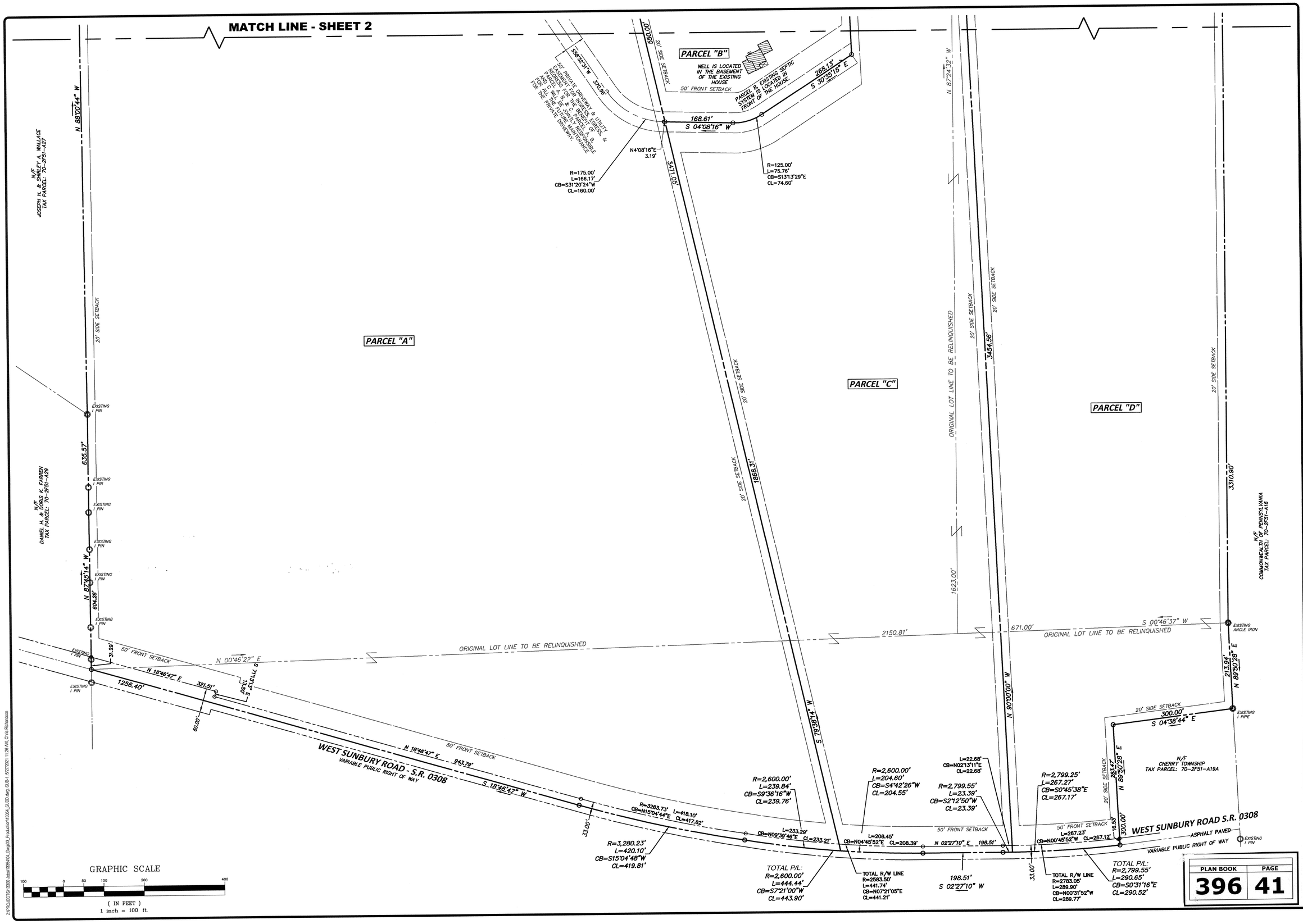

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — MARK B. SCHMIDT

HAMPTON TECHNICAL ASSOCIATES

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

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT STATUS: Final

DATE ISSUED: 05-27-2021

DRAWING ORIENTATION

PROJECT TITLE:
WAYNE L GILMORE PLAN OF LOTS
LOT LINE REVISION PLAN

TAX PARCELS 70-2F51-A22B, 70-2F51-A22BA, 70-2F51-A23, 70-2F51-A19B

PROJECT LOCATION:
191 HARRISVILLE ROAD, WEST SUNBURY, PA 16061
CHERRY TOWNSHIP, BUTLER COUNTY, PA.

CLIENT NAME & ADDRESS:
WAYNE L. GILMORE
477 PITTSBURGH ROAD, ROCHESTER, PA 15074

DRAWN BY:	CHECKED BY:
CLR/JN	CMS

CAD FILE: 13354_SUBD.dwg

HORZ. SCALE:	VERT. SCALE:
1"=100'	N/A

SHEET: 1 OF 3

LOT LINE REV

PROJECT #: 13354

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EXISTING I BARS

R=3,000.00'
L=114.49'
CB=N27°46'07"W
CL=114.49'

N 28°51'43" W
6.45'

N 26°40'31" W
120.23'

R=3016.50'
L=111.44'
CB=N27°44'01"W
CL=111.43'

N 24°49'53" W
196.87'

N 62°34'39" E 197.14'

120.50'
N 60°44'01" E

R=3,000.00'
L=200.88'
CB=N22°54'47"W
CL=200.85'

50' FRONT SETBACK

N 20°59'41" W
53.43'

R=3016.50' L=201.99'
CB=N22°54'47"W CL=201.95'

25' RAD.

N 20°59'41" W 60.62'

S69°00'19"W
86.24'

R=300.00'
L=51.27'
CB=S73°54'03"W
CL=51.21'

S 87°18'41" E

678.22'

697.58'

20' SIDE SETBACK

N/F
DENNIS S & TAMMY L. CONN
TAX PARCEL: 70-2F51-A22AA
LOT 1
GEORGE J. & GRACE E. NOA SUBDIVISION

N/F
DEBORAH A RAIDA
TAX PARCEL: 70-2F51-A26

336.61'

318.61'

N 87°27'27" W

S78°47'48"W 106.07'

R=300.00'
L=81.26'
CB=S71°02'14"W
CL=81.01'

N/F
JOSEPH H. & SHIRLEY A. WALLACE
TAX PARCEL: 70-2F51-A27

358.90'

N 15°38'27" W

2198.31'

20' SIDE SETBACK

50' PRIVATE DRIVEWAY & UTILITY EASEMENT FOR INGRESS, EGRESS & REPRESS FOR THE BENEFIT OF WILLIAM & DEBORAH A. RAIDA FOR ALL THE FUTURE MAINTENANCE FOR THE PRIVE DRIVEWAY

S63°18'40"W 468.76'

R=250.00'
L=159.73'
CB=S44°58'25"W
CL=157.03'

RESIDENTIAL TRAILER TO BE RAZED

THE IS WELL LOCATED IN THIS SHED

GARAGE

TRAILER

TRAILER

S26°40'10"W 208.10'

R=85.00'
L=109.60'
CB=S63°36'34"W
CL=102.17'

N79°27'02"W 282.46'

R=450.00'
L=329.93'
CB=S79°32'45"W
CL=322.59'

EXISTING STONE PILE

PARCEL "A"

25.00'

25.00'

EXISTING ROCK

N 00°45'41" W
150.00'

20' SIDE SETBACK

EXISTING I PIN

1050.02'

EXISTING I PIN

1200.02'

50' REAR SETBACK

240.98'

222.37'
S21°28'38"E

313.89'

N 75°58'14" E
1052.72'

20' SIDE SETBACK

N62°23'58"E
492.87'

20' PRIVATE UTILITY EASEMENT

PARCEL "C"

N/F
CHARLES J. & DEBORAH A. COLLINS
TAX PARCEL: 70-2F51-A22A
LOT 2
GEORGE J. & GRACE E. NOA SUBDIVISION

S 87°26'29" W

1282.77'

20' SIDE SETBACK

N 10°21'46" W
278.97'

500.00'

50' REAR SETBACK

N 65°00'00" E
188.25'

20' SIDE SETBACK

TEST PIT 3
SUITABLE

6% SLOPE

PERCOLATION HOLES (8)

TEST PIT 2
SUITABLE

TEST PIT 1
UNSUITABLE

320.83'
N 90°00'00" E

550.00'

20'

PARCEL "B"

N/F
LAWSON & ETHEL GILMORE
TAX PARCEL: 70-2F51-A22

EXISTING I PIN

N 11°11'55" E

752.92'

EXISTING I PIN

EXISTING ANGLE IRON

50' REAR SETBACK

541.49'

ORIGINAL LOT LINE TO BE RELINQUISHED

N 90°00'00" E

N 88°32'00" W

20' SIDE SETBACK

20' SIDE SETBACK

PARCEL "D"

N/F
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL: 70-2F16-79

S 87°24'32" E

20' SIDE SETBACK

N/F
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL: 70-2F51-A16

N 00°46'37" E

671.00'

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MATCH LINE - SHEET 1

Z:\PROJECTS\13300 Joel\13354\A_Dwg\03_Production\13354_SUBD.dwg SUB2, 6/27/2021 1:25 PM, Chris Richardson

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

HAMPTON TECHNICAL ASSOCIATES

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NO.	DESCRIPTION	DATE

REVISIONS:

DATE ISSUED: 05-27-2021

PROJECT STATUS: Final

DRAWING ORIENTATION

PROJECT TITLE:
WAYNE L GILMORE PLAN OF LOTS
LOT LINE REVISION PLAN

TAX PARCELS 70-2F51-A22B, 70-2F51-A22BA, 70-2F51-A23, 70-2F51-A19B

PROJECT LOCATION:
191 HARRISVILLE ROAD, WEST SUNBURY, PA 16061
CHERRY TOWNSHIP, BUTLER COUNTY, PA

CLIENT NAME & ADDRESS:
WAYNE L. GILMORE
477 PITTSBURGH ROAD, ROCHESTER, PA 15074

DRAWN BY:	CHECKED BY:
CLR/JN	CMS

CAD FILE: 13354_SUBD.dwg

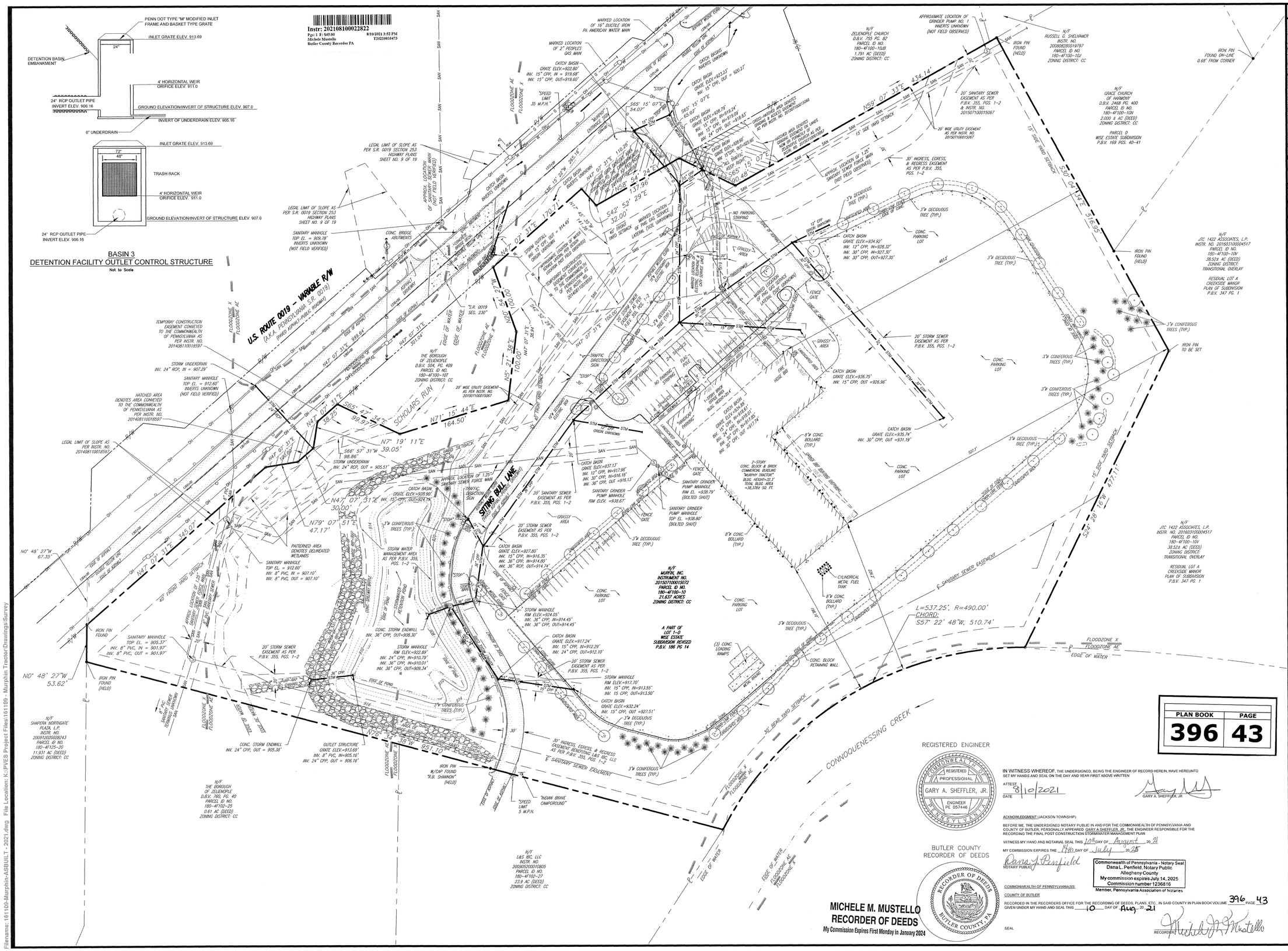
HORZ. SCALE:	VERT. SCALE:
1"=100'	N/A

SHEET: 2 OF 3

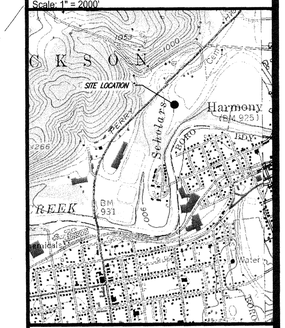
LOT LINE REV

PROJECT #: 13354

Instr: 202108100022822
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
8/10/2021 3:52 PM
T20210010473



Site Location Map: Evans City & Zelienople Quads
Scale: 1" = 2000'



General Notes:

1. MERIDIAN SHOWN HEREON WAS ESTABLISHED USING BEARINGS SHOWN FOR LOT NO. 1-0 OF THE WISE ESTATE SUBDIVISION PLAN - REVISED, RECORDED IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY IN PLAN BOOK VOLUME 186, PAGE 14.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD PLAN INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

3. AS PER THE DATE OF THE PLAN, THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT PREMISES BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

4. AS PER THE DATE OF THE PLAN, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PREMISES.

5. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.R. 0019, SECTION 253, SHEET NOS. 8 THROUGH 10 & SHEET NOS. 20 THROUGH 21 OF 19, PREPARED BY MICHAEL BAKER JR., INC. AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN HIGHWAY BOOK 66, PAGE 22.

6. THE WETLAND AREAS SHOWN HEREON ARE SHOWN PER WETLAND EVIDENCE FOUND DURING A WETLAND DELINEATION STUDY PERFORMED ON-SITE BY PYE SHEFFLER IN 2014.

7. AS PER THE DATE OF THE PLAN, THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHTS-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

0 60' 120'

Drawing Scale:
1" = 60'

NORTH

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@sheffleryCo.com

Prepared For:

Murphin Inc.
250 North Water Street, Suite 300
Wichita, Kansas 67202

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

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20163552005 (DIG)
20163552007 (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.

PLAN BOOK	PAGE
396	43

DATE ISSUED: August 4th, 2021

PLAN REVISIONS

	DATE	DESCRIPTION
1	---	---
2		
3		
4		
5		
6		
7		
8		
9		
10		

Situate In:
Jackson Township, Butler County, PA

Project Name:
Murphy Tractor & Equipment Co.
179 Perry HIghway

Drawing Name:
Final Post Construction Stormwater Management

Project No: **161109**
Drawing No: **1 OF 1**

REGISTERED ENGINEER

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

IN WITNESS WHEREOF, THE UNDERSIGNED, BEING THE ENGINEER OF RECORD HEREIN, HAVE HEREUNTO SET MY HANDS AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN

ATTEST
DATE 8/10/2021

GARY A. SHEFFLER, JR.

ACKNOWLEDGMENT (JACKSON TOWNSHIP)

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 RECORDING THE FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF August 20 21

MY COMMISSION EXPIRES THE 14th DAY OF July 20 25

Dana L. Penfield
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Dana L. Penfield, Notary Public
Allegheny County
My commission expires July 14, 2025
Commission number 1236816
Member, Pennsylvania Association of Notaries

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

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 396 PAGE 43
GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF Aug. 20 21

SEAL

RECORDER

Michele M. Mustello

Filename: 161109-Murphin-ASBUILT - 2021.dwg File Location: K:\PVES Project Files\161109 - Murphin Tractor\Drawings\Survey

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RODGER STANLEY SMITH, EXECUTOR OF THE ADA L. & PAUL L. BOOK ESTATE, AND STEVEN M. CHAMBERS AND CHRISTOPHER S. TRAGGIAI, OF THE TOWNSHIP OF CHERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF CHERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND 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 THE 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 CHERRY, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS AND 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 THE ABOVE NAMED PROPERTY OWNERS, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 9TH DAY OF August, 2021.

x
RODGER STANLEY SMITH
EXECUTOR OF THE ADA L. & PAUL L. BOOK ESTATE

x Steven M. Chambers
STEVEN M. CHAMBERS

x
CHRISTOPHER S. TRAGGIAI

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, RODGER STANLEY SMITH, EXECUTOR OF THE ADA L. & PAUL L. BOOK ESTATE, AND STEVEN M. CHAMBERS AND CHRISTOPHER S. TRAGGIAI, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF August, 2021.

MY COMMISSION EXPIRES THE 24TH DAY OF June, 2023

x Carla D. Rugg
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carla D. Rugg, Notary Public
Butler County
My commission expires June 24, 2023
Commission number 1022332
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.

July 13 '21
DATE

x
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CHERRY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR 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 CHERRY THIS 3RD DAY OF AUGUST, 2021.

x Carolyn R. Yeager
SECRETARY

x Frank Fritz
CHAIRPERSON
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF June, 2021.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

Instr: 202108110022898
Pgs:1 F: $45.00
Michele Mustello
Butler County Recorder PA
8/11/2021 11:47 AM
T20210016529

PROOF OF RECORDING

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

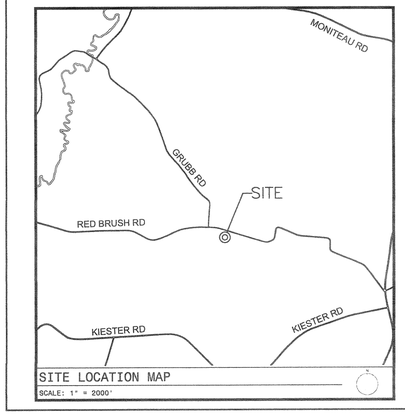
PLAN BOOK VOLUME 396, PAGE(S) 44

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF August, 2021.

x Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS



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.

N
0 120 240 360

NON-BUILDING WAIVER
LOTS 4 AND 5

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOTS 4 AND 5 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF LOTS 4 OR 5 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 LOTS 4 OR 5 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 LOTS 4 OR 5 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."

TRACT A
TO BE CONVEYED AS A CONTIGUOUS PART OF 2F114-12B

BEARING	DISTANCE
N 11°48'40" E	325.68'
S 65°57'23" E	176.29'
S 16°54'00" W	302.47'
N 73°06'00" W	146.03'

TRACT B
TO BE CONVEYED AS A CONTIGUOUS PART OF 2F114-12A

BEARING	DISTANCE
S 73°06'00" E	146.03'
S 16°54'00" W	389.31'
N 76°37'34" W	89.79'
N 85°00'36" W	21.31'
N 11°48'40" E	400.81'

REVISED 12B

BEARING	DISTANCE
S 72°09'00" E	335.67'
S 65°57'23" E	176.29'
N 16°54'00" E	302.47'
N 73°06'00" W	146.03'
S 81°15'40" E	282.39'
S 03°58'00" W	379.68'

REVISED 12A

BEARING	DISTANCE
N 76°37'34" W	89.79'
N 85°00'36" W	245.55'
N 89°31'02" W	2.53'
N 03°58'09" E	416.70'
S 81°15'40" E	282.39'
S 73°06'00" E	146.03'
S 16°54'00" W	389.31'

LOT 4

BEARING	DISTANCE
N 16°54'00" E	691.78'
N 65°57'23" W	511.18'
N 17°13'37" E	627.52'
N 73°03'52" W	487.28'
N 76°37'34" W	116.39'

LOT 5

BEARING	DISTANCE
S 03°26'39" W	876.56'
S 86°05'00" W	343.92'
N 14°58'23" W	938.95'
N 86°42'44" E	182.99'
S 89°31'02" E	262.20'
S 85°00'36" E	194.24'

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
070-2F114-12	49.28 AC (PLAN)
070-2F114-12A	2.381 AC
+ 070-2F114-12B	2.474 AC
EXISTING TOTAL	54.135 AC

RESIDUAL (2F114-12)	
ORIGINAL	49.28 AC
- LOT 4	7.649 AC
- LOT 5	10.195 AC
- TRACT A	1.151 AC
- TRACT B	1.160 AC
RESIDUAL	29.125 AC
REVISED 12A	
ORIGINAL 12A	2.381 AC
+ TRACT B	1.160 AC
REVISED 12A	3.541 AC
REVISED 12B	
ORIGINAL 12B	2.474 AC
+ TRACT A	1.151 AC
REVISED 12B	3.625 AC

REVISED TOTALS	
RESIDUAL	29.125 AC
REVISED 12A	3.541 AC
REVISED 12B	3.625 AC
LOT 4	7.649 AC
+ LOT 5	10.195 AC
REVISED TOTAL	54.135 AC

GENERAL NOTES:

1. OWNERS: 070-2F114-12 - BOOK ESTATE
   070-2F114-12A - STEVEN CHAMBERS
   070-2F114-12B - CHRISTOPHER TRAGGIAI
2. SETBACKS: FRONT LINE - 50 FT FROM R/W
   SIDE - 20 FT
   REAR - 50 FT
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. BOOK SUBDIVISION PLAN BOOK 339 PG 2
   3.2.2. DEPHILLIPS PLAN OF LOTS PLAN BOOK 84 PG 44
   3.2.3. 1978 CHARLES FAIR SURVEY FOR KENNETH SMITH DATED JUNE 19, 1978
   3.2.4. 1978 CHARLES FAIR SURVEY FOR RODGER S. SMITH DATED JUNE 19, 1978

BOOK ESTATE PLAN

Being a subdivision and lot line revision of Butler County Tax Parcels 070-2F114-12, 070-2F114-12A and 070-2F114-12B

RECORDED 20	
PLAN BOOK	PAGE
396	44
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE

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
BOOK ESTATE PLAN
BEING A
SUBDIVISION / LOT LINE REVISION
FOR
BOOK ESTATE & STEVEN CHAMBERS AND CHRISTOPHER TRAGGIAI

SITUATE
CHERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/01/2021	BAG	Sdg	1" = 120'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-082	070-2F114-12, 12A & 12B	-

Instr: 202108110022899
Pgs: 1 F: 545.00 8/11/2021 11:47 AM
Michele Mustello T20210816529
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS That We, John C. Hendy & Cheryle L.Hendy & James A. McGowan & Stacey L. McGowan of the Township of Penn, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and 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 the 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 Penn, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Penn, their successors and 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 the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 4 day of AUGUST 2021.

John C.Hendy — Cheryle L.Hendy

James A. McGowan — Stacey L. McGowan

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such. (John C.& Cheryle L. Hendy and James A.& Stacey L. McGowan)

Witness MY HAND AND NOTARIAL SEAL this 4 day of AUGUST 2021.

Notary Public — Seal & Stamp

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

I, Stanley D. Graff, a Registered Professional 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 for the owners or agents.

27 JULY 2021 — Date — Seal — P. L. S. # 30161-E

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

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

Approved by the Supervisors of the Township of Penn this 13 day of July 2021.

Secretary — Seal — Chairman

Reviewed by the Butler County Planning Commission this 21st day of July 2021.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

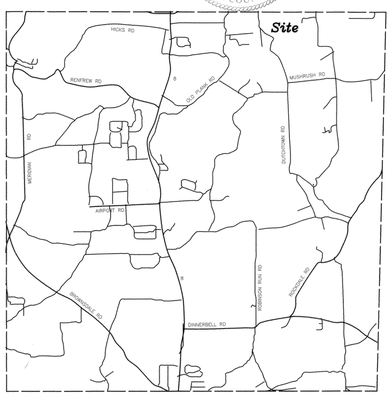
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 396 Page 45.

Given under my hand and seal this 11th day of August 2021.

Recorder — Seal

RECORDER OF DEEDS — BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



Vicinity Map

Maintenance Agreement

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 lane 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 accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
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 divided equally among the parties hereto for the length or portion used or agreed to previously among the parties hereto and all the parties hereto shall 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 referenced by previous record and applicable shall insure to the benefit of and be binding upon the respective parties of lots lot 3 hereto, their respective heirs, successors and assigns.
5 – The parties further agree that they will separately maintain their own private driveways on their properties.
6 – Penn Township hereby accepts no responsibility for the private lane and/or street set forth within this plan.
7 – Future requests by the lot owners to have the private lane and/or street accepted and adopted by Penn Township as a public street shall be subject to the owners assuming the total cost of improving the private lane and/or street to the public street current Penn Township construction standards for a public street.
8 – Deeds for each lot shall contain a reference to this recorded agreement obligating the property owners, their heirs, successors and assigns to jointly maintain the said private lane and/or street.

Tract "C"
to be conveyed as a contiguous part of the original Lot 3

COURSE	BEARING	DISTANCE
L6	N 10°00'00"W	262.73'
L7R1	S 34°51'11"E	168.45'
L7R2	S 22°47'31"W	130.72'

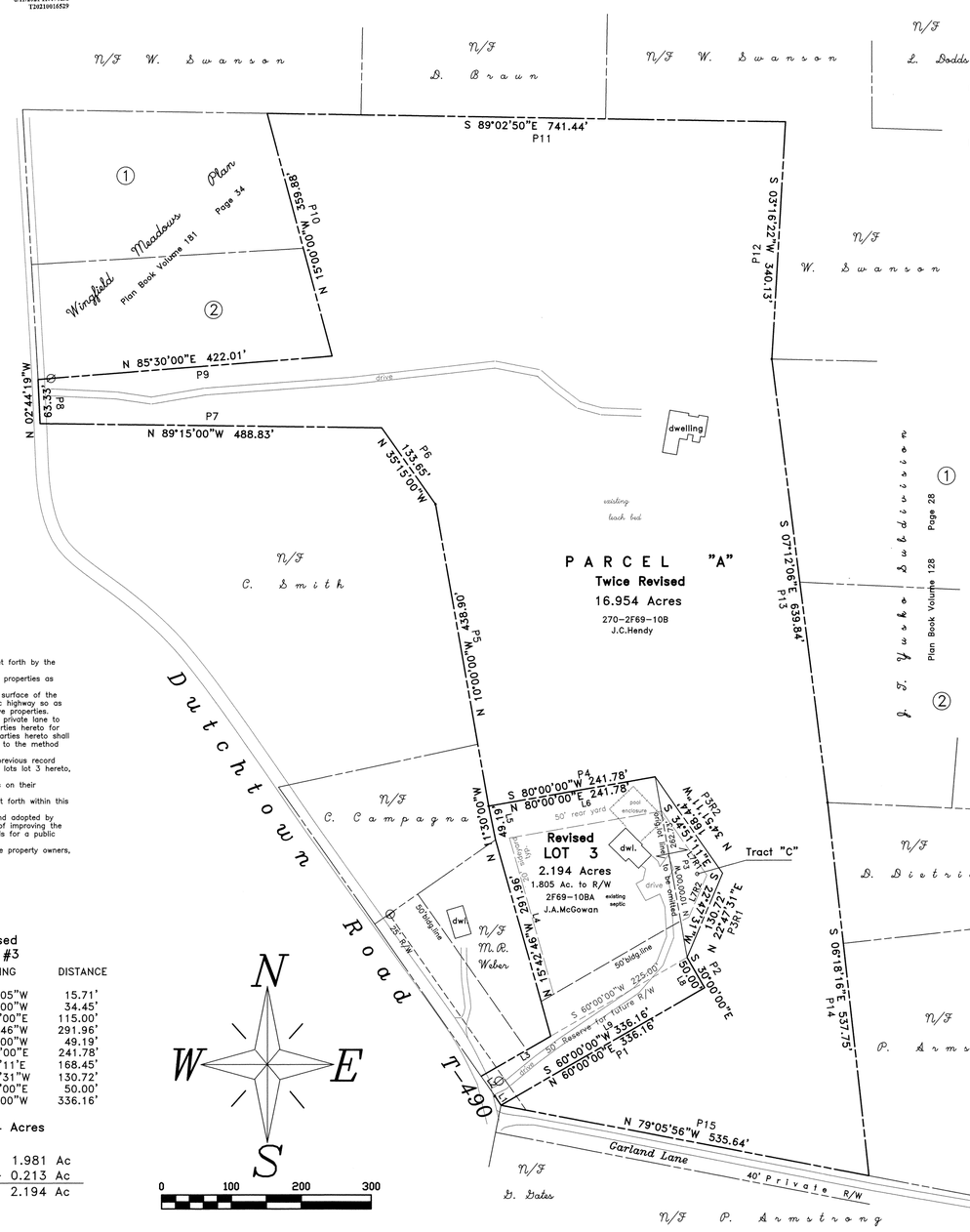
0.213 Acre

Revised LOT #3

COURSE	BEARING	DISTANCE
L1	N 33°04'05"W	15.71'
L2	N 35°00'00"W	34.45'
L3	N 60°00'00"E	115.00'
L4	N 15°42'46"W	291.96'
L5	N 11°30'00"W	49.19'
L6	N 80°00'00"E	241.78'
L7R1	S 34°51'11"E	168.45'
L7R2	S 22°47'31"W	130.72'
L8	S 30°00'00"E	50.00'
L9	S 60°00'00"W	336.16'

2.194 Acres

Original	1.981	Ac
Tract C	+ 0.213	Ac
Revised	2.194	Ac



NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

Restrictions of Parcel A & Lot 3

1. the accesses depicted on this plan of subdivision for Parcel A and Lot 3 are private accesses and the Township, by approval of this plan, assumes no responsibility or liability for the maintenance, repair of condition of the cartways thereon.

2. No further subdivision of Parcel A into new building lots unless that subdivider post bond as security, and a public road is constructed in accordance with Township specifications.

3. All owners of lots in the Wingfield Meadows Plan No.3 using the private right-of ways shall be required to enter into a maintenance agreement for the upkeep of the private cartways. This requirement shall run with the land and shall be set forth in each deed.

PARCEL "A"
Twice Revised

COURSE	BEARING	DISTANCE
P1	N 60°00'00"E	336.16'
P2	N 30°00'00"W	50.00'
P3R1	N 22°47'31"E	130.72'
P3R2	N 34°51'11"W	168.45'
P4	S 80°00'00"W	241.78'
P5	N 10°00'00"W	458.90'
P6	N 35°15'00"W	133.65'
P7	N 89°15'00"W	488.83'
P8	N 02°44'19"W	63.33'
P9	N 85°30'00"E	422.01'
P10	N 15°00'00"W	359.88'
P11	S 89°02'50"E	741.44'
P12	S 03°16'22"W	340.13'
P13	S 07°12'06"E	639.84'
P14	S 06°18'16"E	537.75'
P15	N 79°05'56"W	535.64'

16.954 Acres

Original	17.167	Ac
Tract C	– 0.213	Ac
Revised	16.954	Ac

GENERAL NOTES:
1. ZONING DISTRICT: RE-RESIDENTIAL ESTATE
2. LOT REQUIREMENTS: FRONT SETBACK 50 FT; SIDE SETBACK 20 FT; REAR SETBACK 50 FT

REV	DESCRIPTION	BY	DATE
A	REVISED SETBACK LINE	SDG	7/28/2021

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
WINGFIELD MEADOWS PLAN NO. 3
BEING A
LOT LINE REVISION
FOR
JOHN C. & CHERYLE L. HENDY
JAMES A. & STACEY L. McGOWAN

SITUATE
PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/16/2021	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-121	270-2F69-10B & 10BA	A

Wingfield Meadows Plan No.3

being a Lot Line Revision of

Wingfield Meadows Plan No.2
Plan Book Volume 252, Page 39

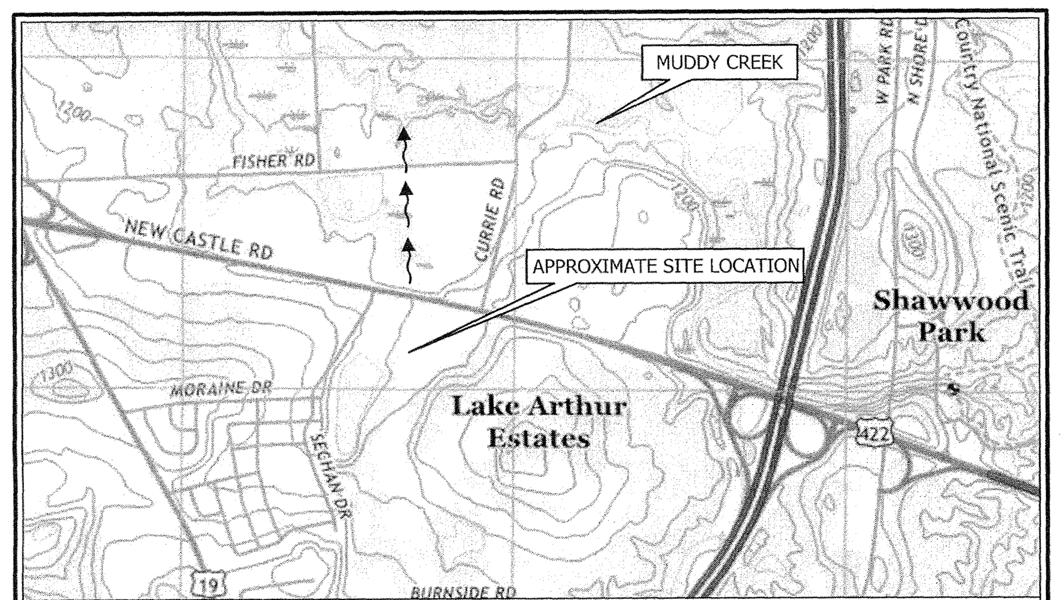
Residential Estate Zone

Total 19.148 Acres

RECORDED _____ 20__

PLAN BOOK	PAGE
396	45

SHEET ____ of ____



USGS MAP
NOT TO SCALE

SOURCE OF MAP:
THE NATIONAL MAP US TOPO
www.nationalmap.gov

QUAD NAME: PORTERSVILLE
WATERSHED: MUDDY CREEK
CHAPTER 93: WWF - WARM WATER FISH

NOTES:

1. ALL STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION TESTING ARE CONSIDERED A "CRITICAL STAGE" ELEMENT AND THE IMPLEMENTATION/CONSTRUCTION OF THE SYSTEM SHALL BE MONITORED BY A LICENSED PROFESSIONAL OR DESIGNEE.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT (RECORD DRAWINGS), AS PREPARED BY A PA-LICENSED LAND SURVEYOR, OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN. COST IS TO BE INCLUDED IN THE BID.
3. GENERAL CONTRACTOR TO RETAIN THE SERVICES OF A PA-REGISTERED PROFESSIONAL ENGINEER TO PROVIDE A CERTIFICATE OF COMPLETION, VERIFYING THAT ALL PERMANENT STORMWATER FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COST OF SAID WORK TO BE INCLUDED IN THE BID.
4. BIOFILTRATION SOIL PROPERTIES ARE TO BE VERIFIED BY IN PLACE INFILTRATION TESTING PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER AND WITNESSED BY A TOWNSHIP REPRESENTATIVE, IF THE TOWNSHIP REQUIRES IT.
5. AS-BUILT (RECORD DRAWINGS), CERTIFICATE OF COMPLIANCE, AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE APPROVED DESIGN ARE TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE TOWNSHIP FOR REVIEW, APPROVAL, AND THE RELEASE OF POSTED FINANCIAL SECURITY (PERFORMANCE GUARANTEE).
6. PRECAST INLET TOPS AND BOXES SHALL MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408.

LAND OWNER:
LAKE ARTHUR ESTATES, LLC
2925 NEW CASTLE ROAD
PORTERSVILLE, PA 16051
(724) 290-9292
MR. ROBERT SWARTZ
PROJECT MANAGER

APPLICANT/DEVELOPER/LEASEE:
OM SHIVA NILU ENT., LLC
1 UKANI DRIVE
BELLE VERNON, PA 15012
(412) 225-7701
MR. DUKE UKANI

SURVEYOR/ENGINEER:
MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
HOWARD G. McILVRIED, P.L.S., PA LIC. No. 049396-R
ELLEN KUCHARIK, P.E., PA LIC. No. PE033335E

PETROLEUM/FUEL DESIGNER:
DIAMOND Z ENGINEERING, INC.
1260 QUEENS DRIVE
MOON TOWNSHIP, PA 15108
(412) 977-0694
MR. JEFF BAUER

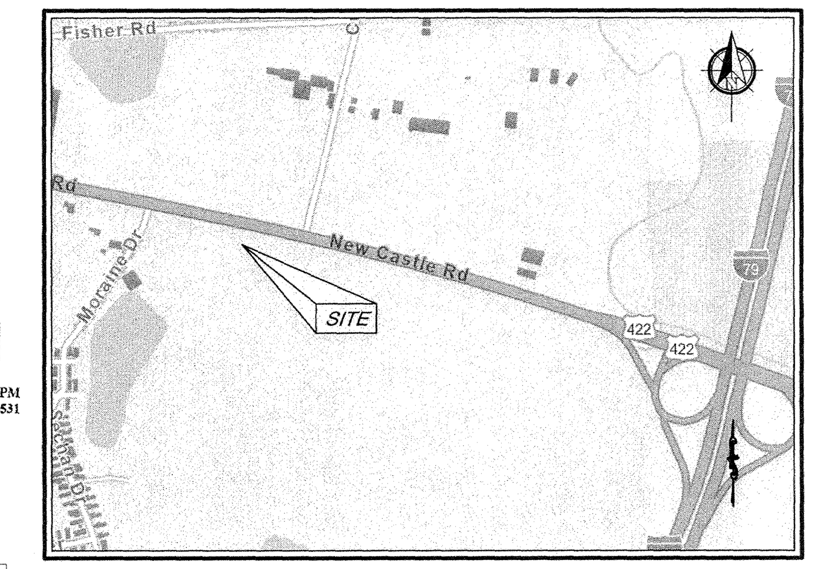
ARCHITECT:
MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
DAVE KLOBCAR, PROJECT MANAGER
JEFFREY SCHRODER, RA, LIC. No. RA-11515-X

OWNER GRANTS A BLANKET EASEMENT FOR ACCESS TO SITE FOR STORMWATER INSPECTION & MAINTENANCE.

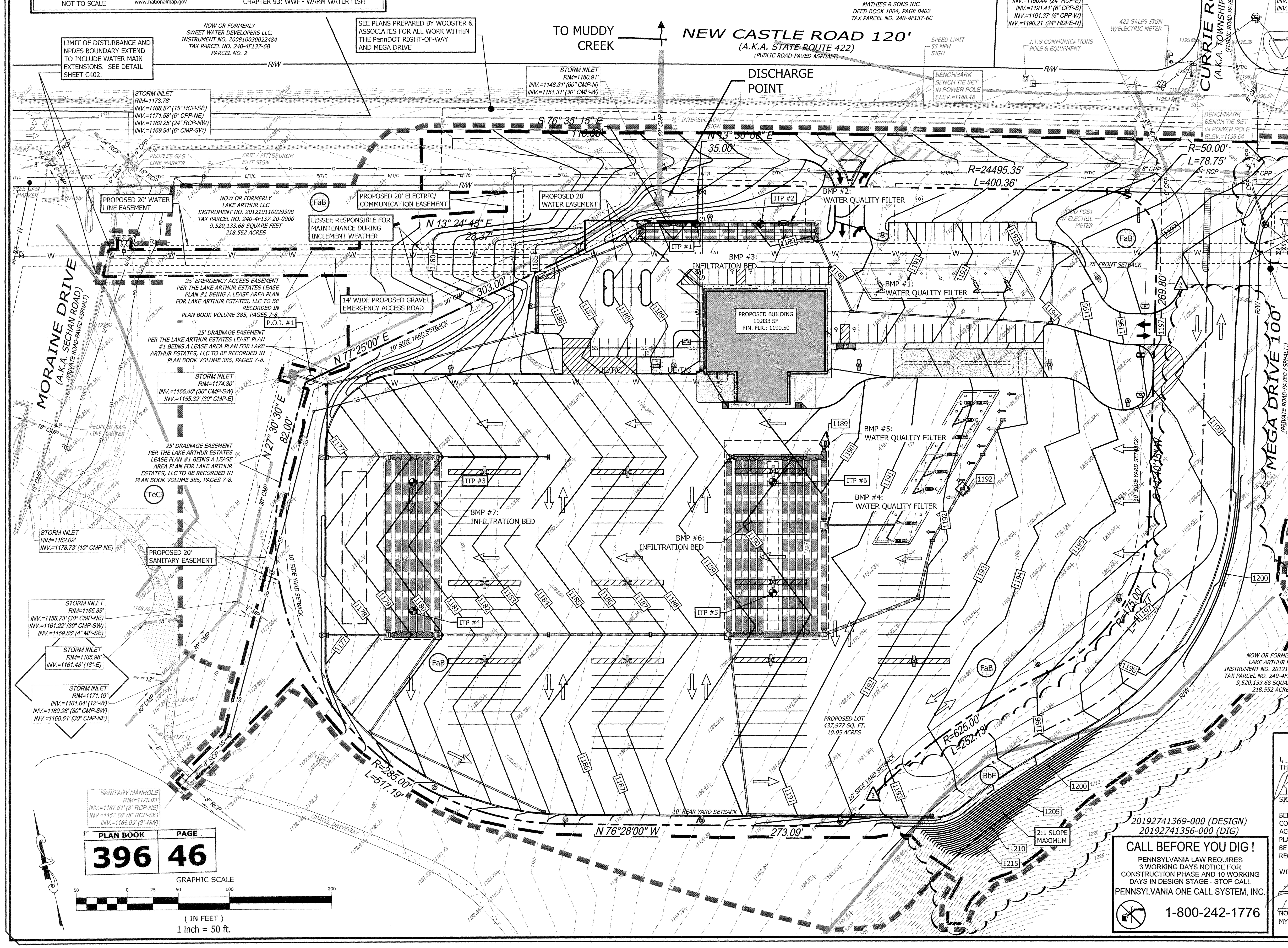
STORMWATER MANAGEMENT SYSTEMS:
OWNER: LAKE ARTHUR ESTATES, LLC
RESPONSIBLE PARTY: OM SHIVA NILU ENT., LLC

Instr: 202108110022901
Pgs: 7 F: $285.00 8/11/2021 12:32 PM
Michele Mustello T20210016531
Butler County Recorder PA

TOTAL LEASE AREA: 437,977 Sq.Ft. = 10.054 ACRES
LIMITS OF DISTURBANCE: 637,843 Sq.Ft. = 14.643 ACRES
NPDES PERMIT BOUNDARY AREA: 668,048 Sq.Ft. = 15.336 ACRES



SITE LOCATION MAP
SCALE: 1"=1,000'



PLAN BOOK	PAGE
396	46

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

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

LEGEND OF SYMBOLS

- Limit of Disturbed Area
- NPDES Permit Boundary
- BbF — Bethesda and Fairpoint Channery Silt Loams, 25 to 70 Percent Slopes
- FaB — Fairpoint Channery Silt Loam, 0 to 8 Percent Slopes
- TeC — Titusville Silt Loam, 8 to 15 Percent Slopes
- Proposed Contour Line — 470
- Proposed High Point — H.P.
- Proposed Storm Inlets
- Proposed Storm Line
- Proposed Sanitary Sewer — SS
- Proposed Sanitary Sewer
- Proposed Water Line — W
- Proposed Gas Line — G
- Proposed Underground Electric, Telephone & Cable Lines — UE/T/C
- Infiltration Test Pit — ITP #1
- Existing Contour Line — 1175
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric, Telephone & Cable TV Line — E/T/C
- Underground Fiber Optic Line — FO
- Underground Electric Line — UE
- Storm Sewer
- Sanitary Sewer
- Wire Fence — X
- Guard Rail
- Tree line
- Iron pin w/cap set (Unless otherwise noted)
- Iron Pin Found
- Sanitary Manhole — SA
- Gas Valve — GV
- Storm Inlet
- Water Valve — WV
- Sign
- Well Lid — W
- Illuminated Signs
- Electric Manhole — E
- Gas Line Marker
- Electric Meter
- Yard Light
- Utility Pole
- Guy Wire
- Benchmark
- Spot Elevation — +1177.66
- Traffic Flow Arrow
- Turn Arrows
- Corrugated Plastic Pipe — CPP
- Reinforced Concrete Pipe — RCP
- Polyvinyl Chloride — PVC
- Corrugated Metal Pipe — CMP
- High Density Polyethylene — HDPE
- Metal Pipe — MP
- Asphalt
- Gravel

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 11th day of August 2021 to PLAN BOOK 396 PG 46-52
Inst No. 202108110022901
Witness my hand and the seal of said office.
RECORDER

PROFESSIONAL ENGINEER

I, ELLEN H. KUCHARIK, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE "MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

Ellen H Kucharik — SIGNATURE
8/4/2021 — DATE

MUNICIPAL ENGINEER

I, Thomas L. Thompson, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE "MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

[signature] — SIGNATURE
8/10/2021 — DATE

LANDOWNER

I, LAKE ARTHUR ESTATES, LLC, LANDOWNER, ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP OF MUDDY CREEK.

Robert J Sechan — SIGNATURE
August 4th, 2021 — DATE

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Robert J. Sechan, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE PARTNER MANAGER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 4th OF August, 2021.

Darlene A. Beachem
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/12/2022

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2022
Commission number 1039812
Member, Pennsylvania Association of Notaries

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
1	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT
2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

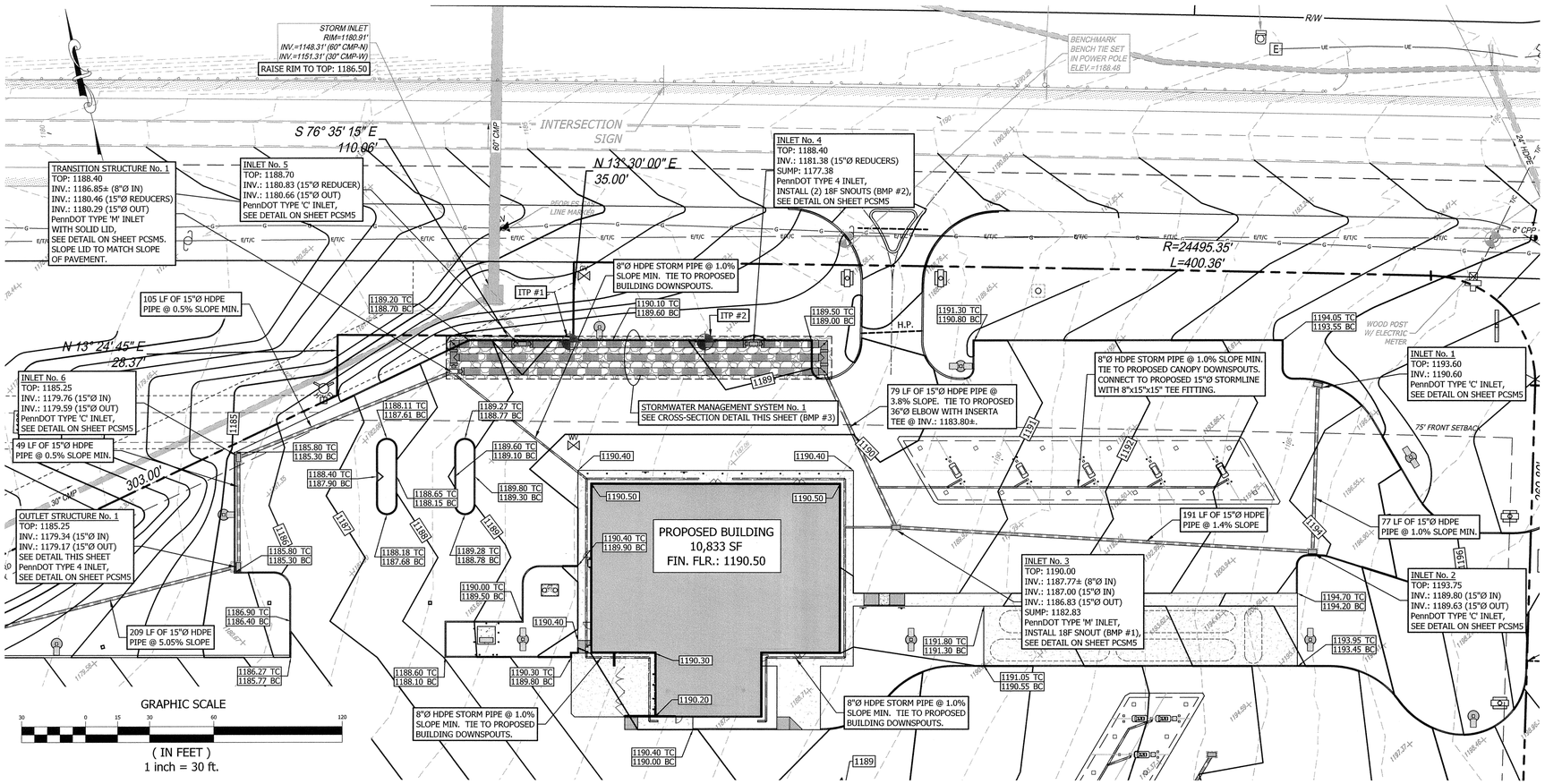
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

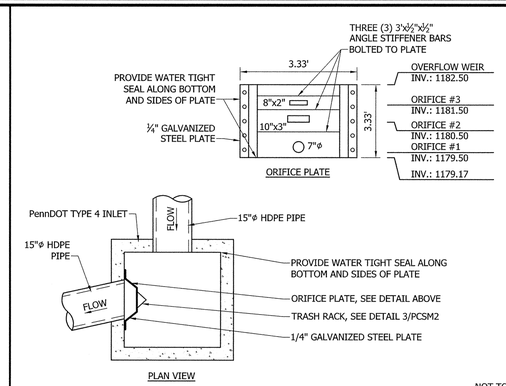
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E
Ellen H Kucharik

SCALE:	1" = 50'-0"
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

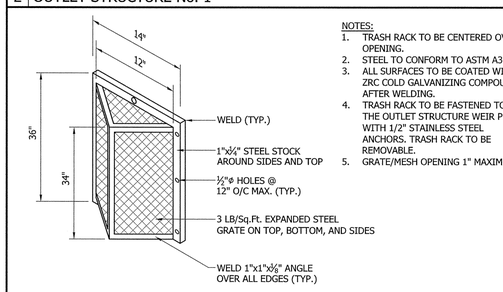
PCSM1



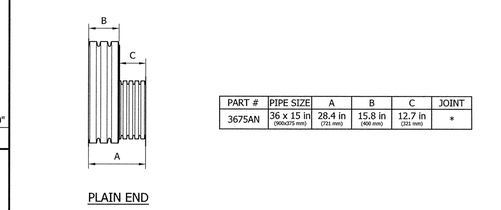
1 DETAILED PLAN VIEW



2 OUTLET STRUCTURE No. 1

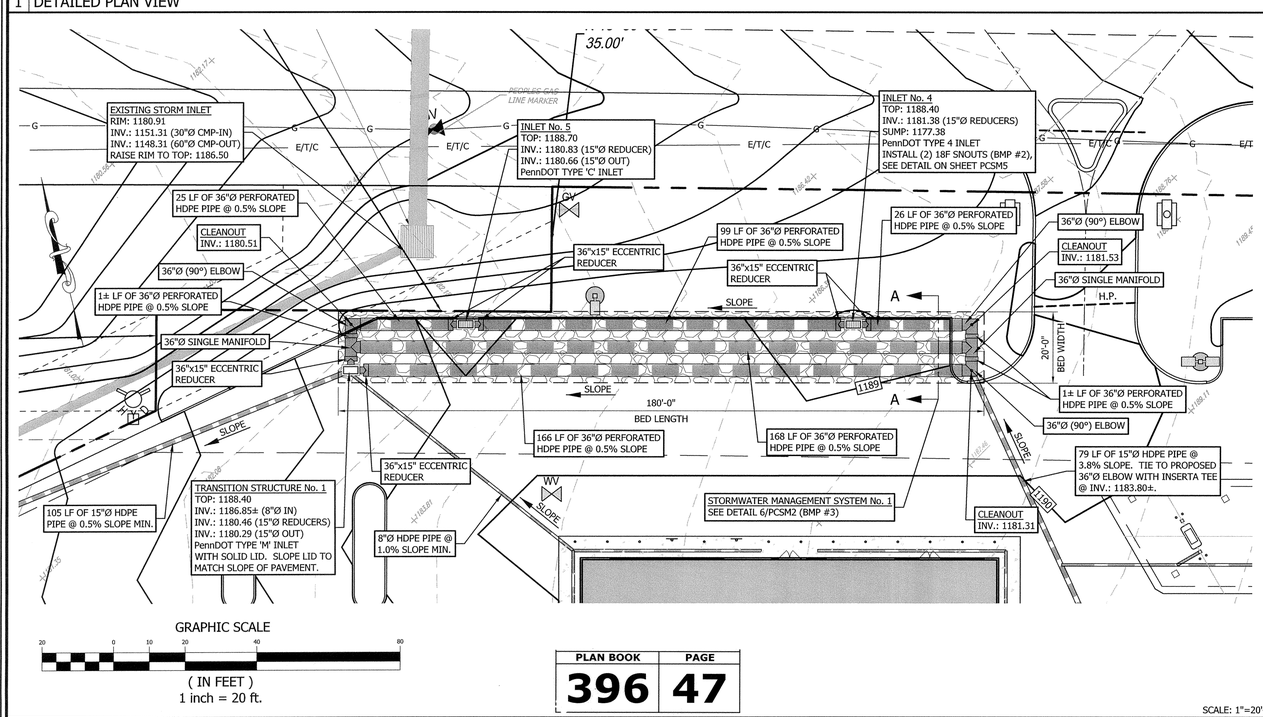


3 TRASH RACK DETAIL



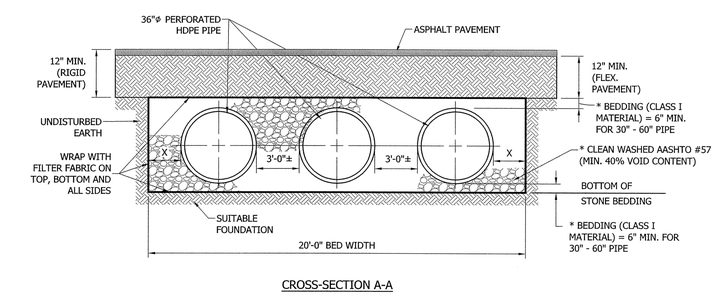
PART #	PIPE SIZE	A	B	C	JOINT
3675AN	36 x 15 in (900x375 mm)	28.4 in (721 mm)	15.8 in (400 mm)	12.7 in (321 mm)	*

4 36"x15" ECCENTRIC REDUCER



PLAN BOOK	PAGE
396	47

5 STORMWATER MANAGEMENT SYSTEM No. 1 (BMP #3)



CROSS-SECTION A-A

CROSS-SECTION NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60".
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"
12"	14.5"	11"	25.4"	8"
15"	18"	12"	28.9"	8"
18"	21"	17"	33.9"	9"
24"	28"	13"	40.7"	10"
30"	36"	18"	53.1"	18"
36"	42"	22"	63"	18"
42"	48"	24"	71.9"	18"
48"	54"	25"	78.5"	18"
60"	67"	24"	90"	18"

NOT TO SCALE

6 STORMWATER MANAGEMENT SYSTEM No. 1 CROSS-SECTION A-A DETAIL (BMP #3)

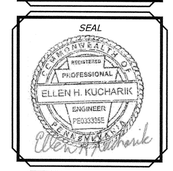
NO.	DATE	REVISIONS DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2811 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

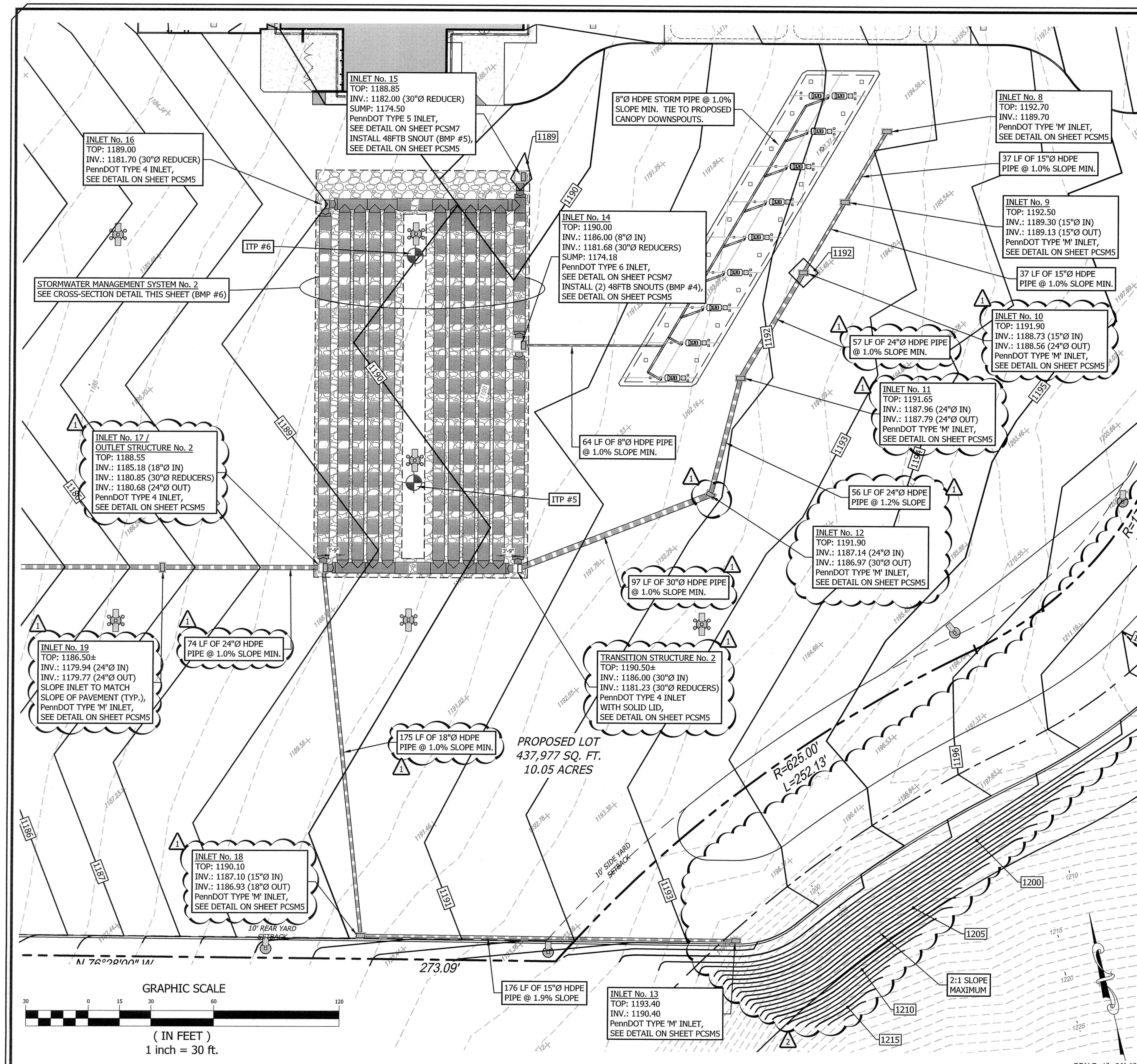
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

SEAL

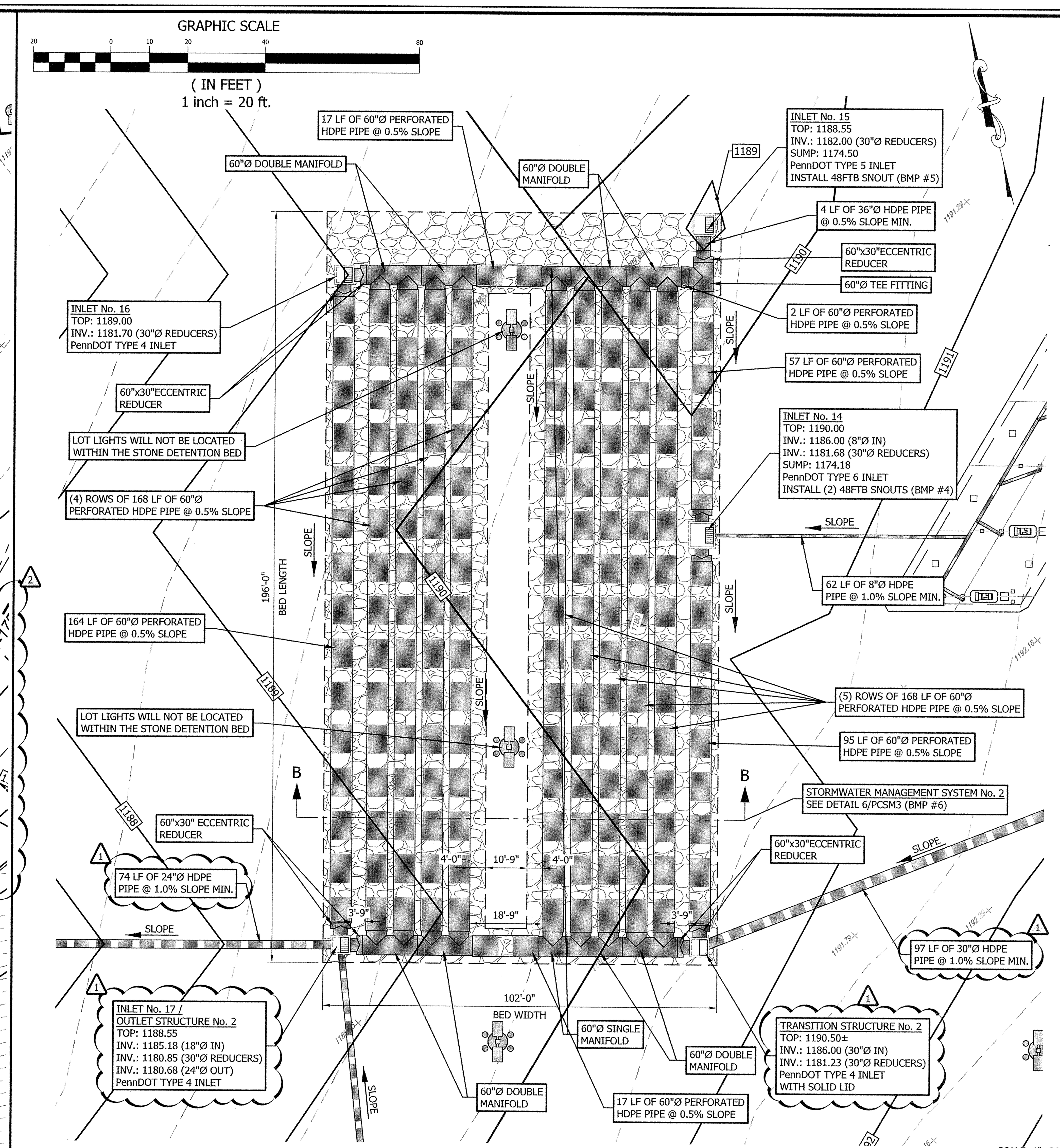


SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PCSM2



1 DETAILED PLAN VIEW



2 STORMWATER MANAGEMENT SYSTEM No. 2 (BMP #6)

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"
12"	14.5"	11"	25.4"	8"
15"	18"	12"	28.9"	8"
18"	21"	17"	33.9"	9"
24"	28"	13"	40.7"	10"
30"	36"	18"	53.1"	18"
36"	42"	22"	63"	18"
42"	48"	24"	71.9"	18"
48"	54"	25"	78.5"	18"
60"	67"	24"	90"	18"

CROSS-SECTION NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60".
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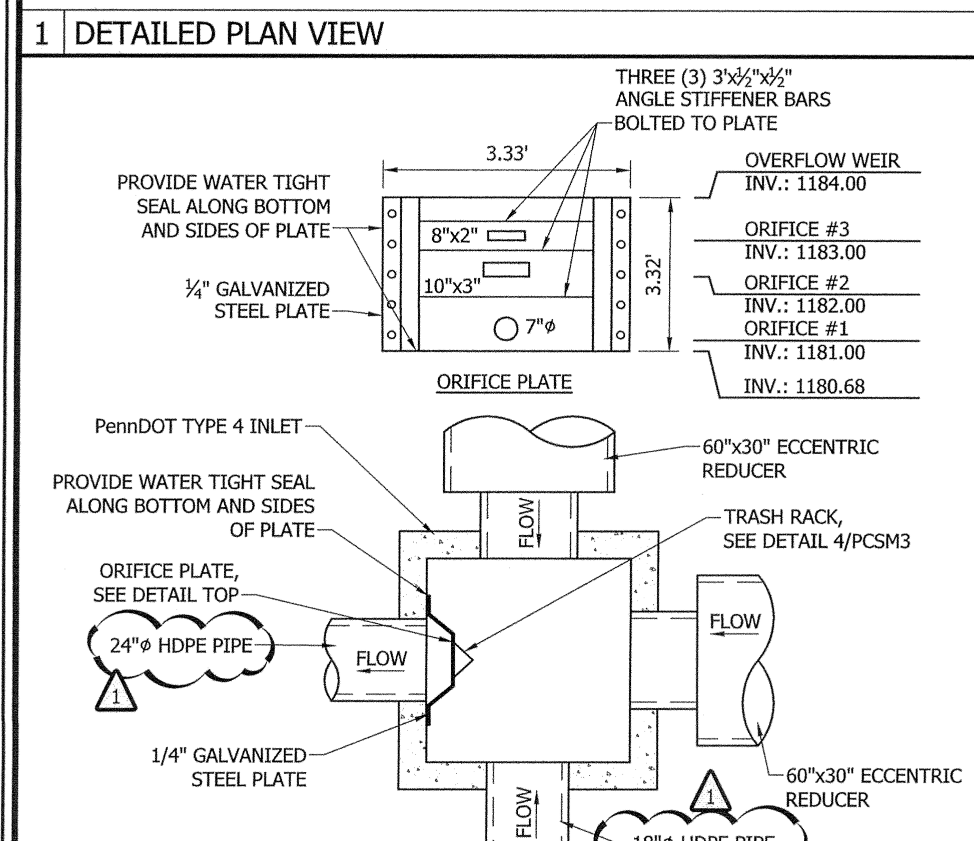
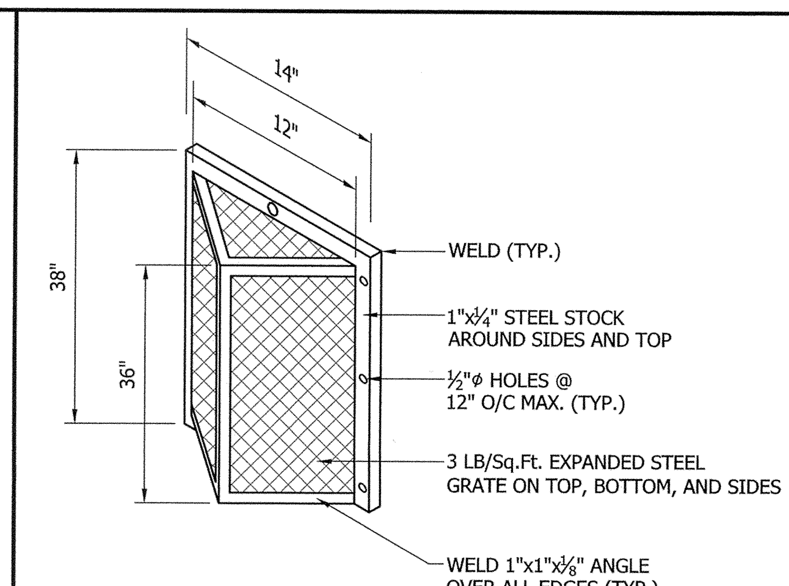
PLAN BOOK	PAGE
396	48



3 INLET No. 17 / OUTLET STRUCTURE No. 2 DETAIL

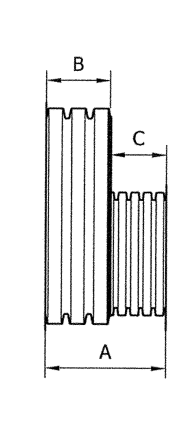


NOTES:

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

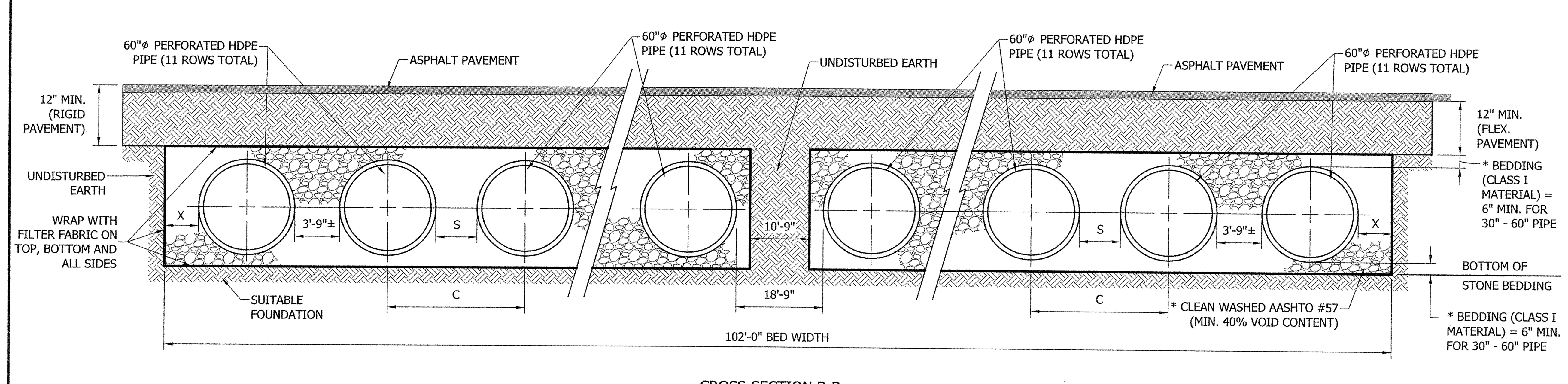
NOT TO SCALE

4 TRASH RACK DETAIL



PART #	PIPE SIZE	A	B	C	JOINT
6079AN	60 x 30 in (1500x600 mm)	34.5 in (876 mm)	18 in (457 mm)	16.5 in (419 mm)	*

5 60"x30" ECCENTRIC REDUCER



NOT TO SCALE

6 STORMWATER MANAGEMENT SYSTEM No. 2 CROSS-SECTION B-B DETAIL (BMP #6)

REVISIONS

NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
1	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT
2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

MDM
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Surveyors • Engineers • Site Planners
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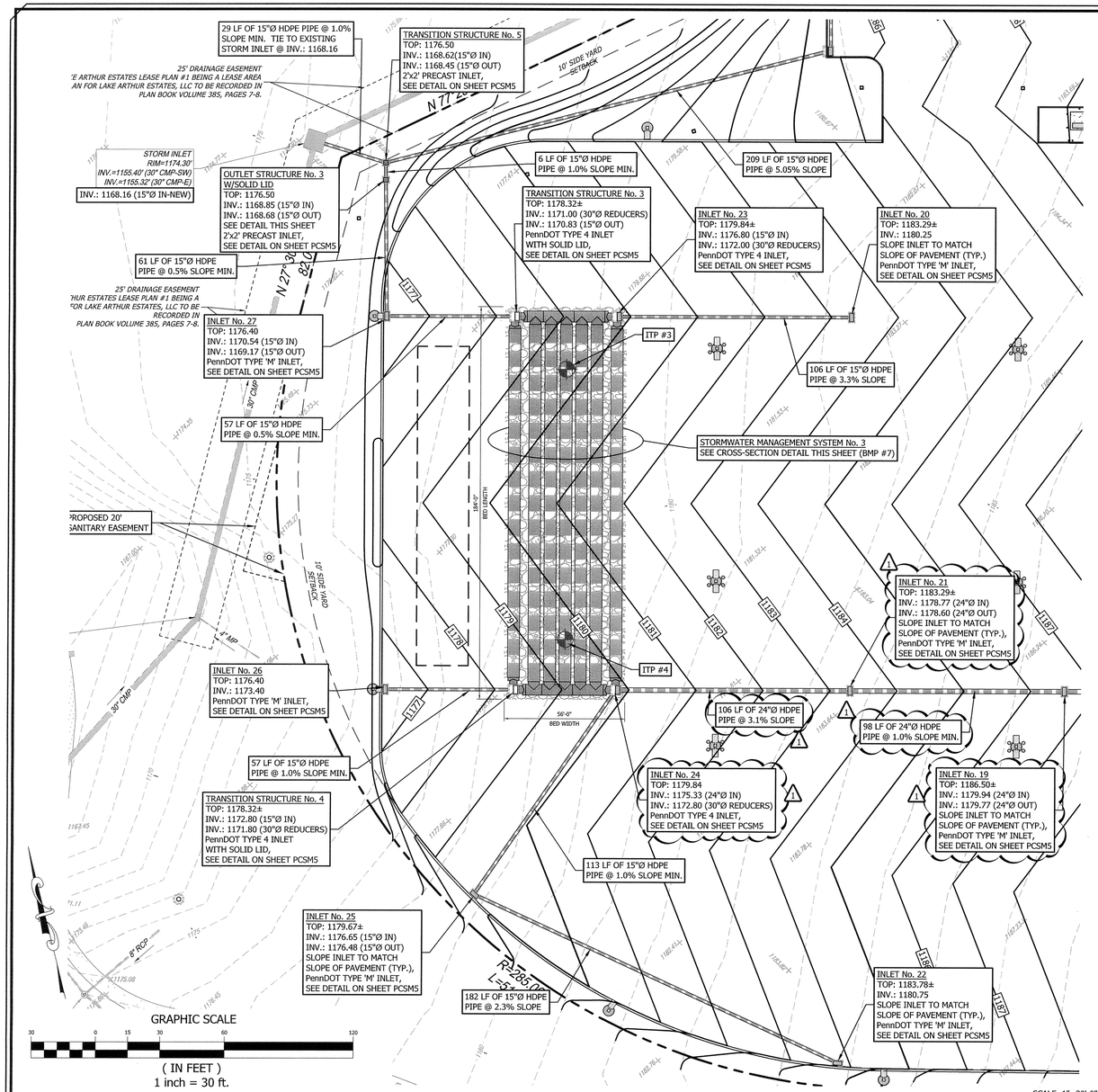
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

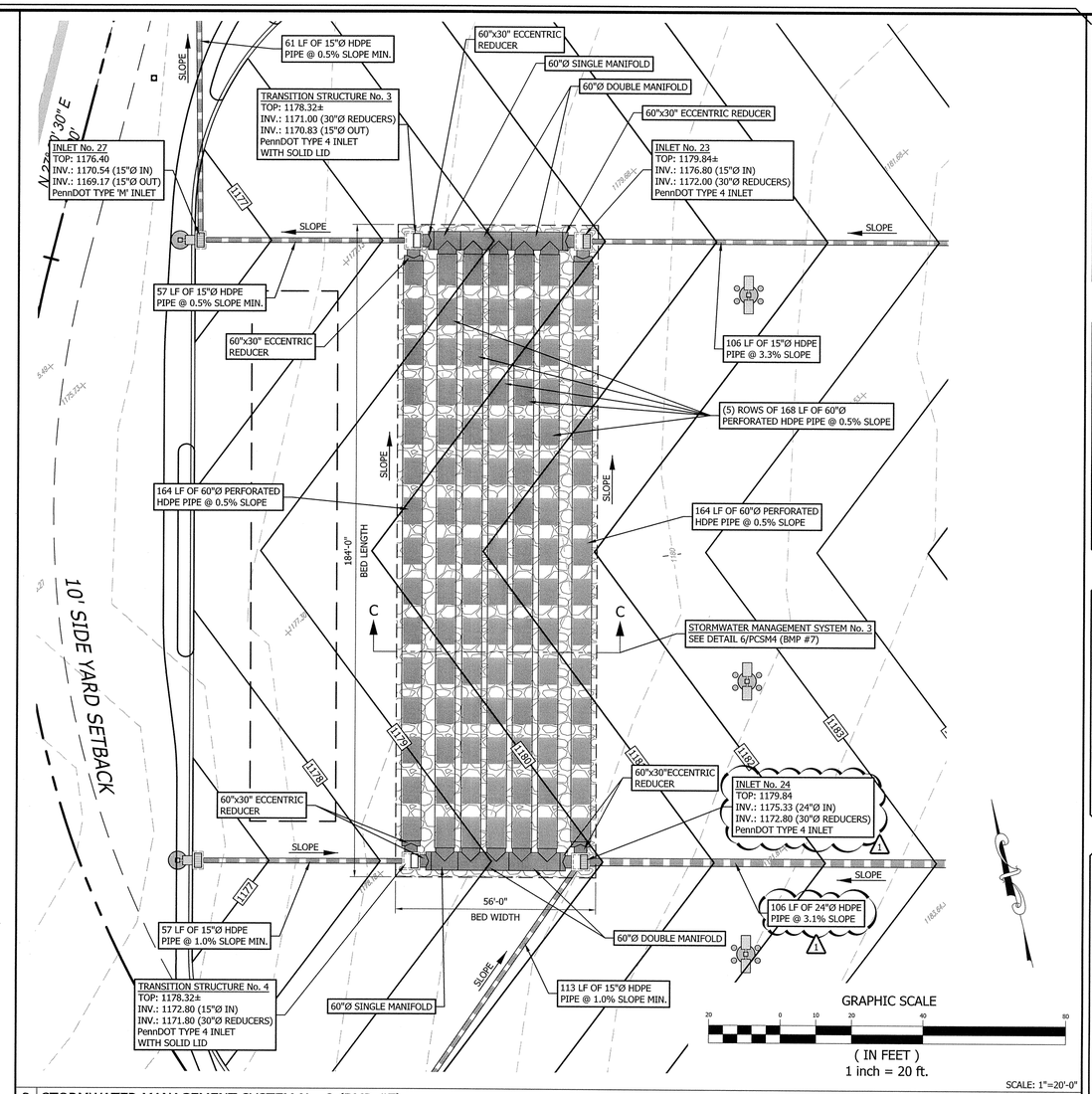
SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

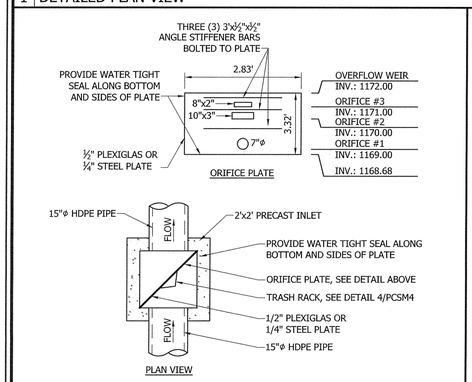
PCSM3



1 DETAILED PLAN VIEW

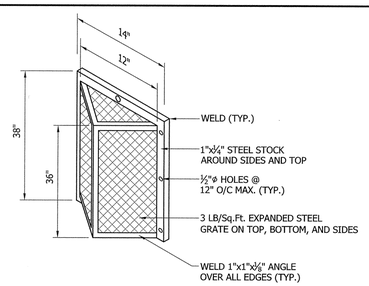


2 STORMWATER MANAGEMENT SYSTEM No. 3 (BMP #7)



NOT TO SCALE

3 OUTLET STRUCTURE No. 3

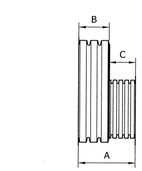


NOTES:
1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE WEIR PLATE WITH 1/2" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH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

NOT TO SCALE

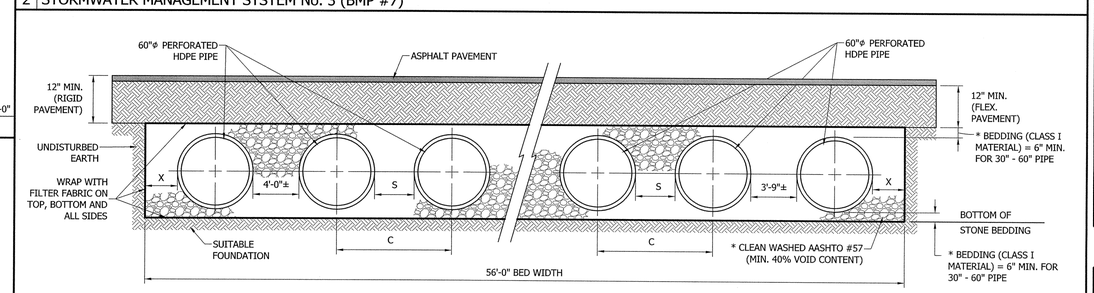
4 TRASH RACK DETAIL

PART #	PIPE SIZE	A	B	C	JOINT
6079AN	60 x 30 in (1550x600 mm)	34.5 in (876 mm)	18 in (457 mm)	16.5 in (419 mm)	*



PLAIN END

5 60"x30" ECCENTRIC REDUCER



CROSS-SECTION C-C

CROSS-SECTION NOTES:
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60".
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PLAN BOOK	PAGE
396	49

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"
12"	14.5"	11"	25.4"	8"
15"	18"	12"	28.9"	8"
18"	21"	17"	33.9"	9"
24"	28"	13"	40.7"	10"
30"	36"	18"	53.1"	18"
36"	42"	22"	63"	18"
42"	48"	24"	71.9"	18"
48"	54"	25"	78.5"	18"
60"	67"	24"	90"	18"

NOT TO SCALE

6 STORMWATER MANAGEMENT SYSTEM No. 3 CROSS-SECTION C-C DETAIL (BMP #7)

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
1	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

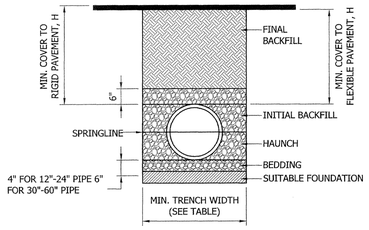
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ELLEN H. KUCHARIK
PE0033355

SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PCSM4

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



RECOMMENDED MIN. TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

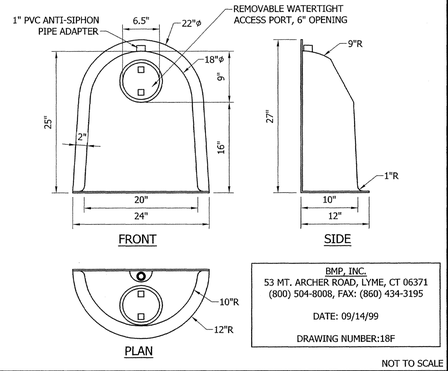
PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

STD-101
ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

NOT TO SCALE

1 TYPICAL TRENCH DETAIL



BMP, INC.
53 MT. ARCHER ROAD, LYME, CT 06371
(800) 504-8008, FAX: (860) 434-3195

DATE: 09/14/99

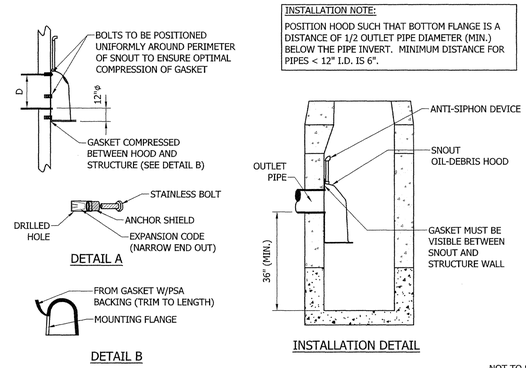
DRAWING NUMBER:18F

NOT TO SCALE

2 18F SNOUT OIL & DEBRIS STOP

INSPECTION REQUIREMENTS:

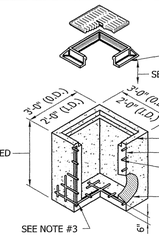
1. MANUFACTURER: ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE PROVIDED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   TOLL FREE: (800) 504-8008 OR (877) 434-3197 WEB SITE: WWW.BMPINC.COM
2. CONFIGURATION: ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL.)
3. PIPE COVERAGE: THE SIZE OF THE HOOD SHALL PERMIT THE O.D. OF THE OUTLET PIPE TO BE COVERED COMPLETELY.
4. HOOD POSITION: THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE I.D., WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D. GREATER INSERTION DEPTH IS PERMISSIBLE.
5. ANTI-SIPHON VENT: VENT ELBOW AND FEMALE ADAPTER SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
6. MOUNTING SURFACE PREPARATION: THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
7. SNOUT/STRUCTURE INTERFACE: THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS. OIL-RESISTANCE GASKET AS SUPPLIED BY MANUFACTURER MUST BE INSTALLED TO PROVIDE PROPER SEAL. (SEE DETAIL "B".)
8. ACCESSORIES: IF OIL BOOMS OR FLOW DEFLECTORS ARE SPECIFIED, THEY MUST BE INSTALLED AND PRESENT FOR INSPECTION.
9. INSTALLATION INSTRUCTIONS: INSTRUCTIONS SHALL BE FURNISHED UPON REQUEST OF INSPECTOR WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE, FEMALE ADAPTER WITH NUT, O-RING GASKETS
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS
   F. STAINLESS NUTS AND BOLTS PLUS GASKET TO SECURE TOP AND BOTTOM OF SNOUT



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

NOT TO SCALE

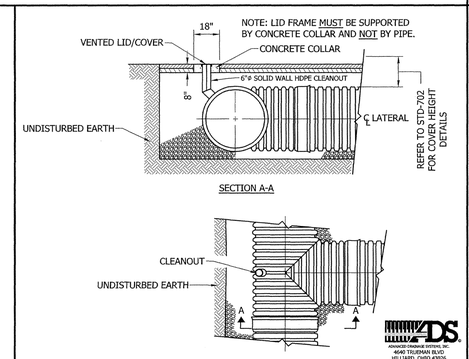
3 SNOUT INSTALLATION



GENERAL NOTES:
1. DROP INLET DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C913 SPECIFICATIONS FOR "PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES".
2. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI MINIMUM.
3. STEEL REINFORCING DESIGN TO CONFORM TO THE REQUIREMENTS OF ASTM C890 SPECIFICATIONS FOR "STRUCTURAL DESIGN LOADING FOR WATER AND WASTEWATER STRUCTURES", AND SHALL UTILIZE GRADE 60 REBARS CONFORMING TO THE REQUIREMENTS OF ASTM A185 OR BOTH.
4. ADDITIONAL REINFORCING AT OPENINGS.
5. DESIGNED FOR H-20-44 LOADING.
6. STEPS NOT REQUIRED.
7. TOTAL HEIGHT PER JOB SPECIFICATIONS.
8. PIPE PENETRATION TO BE AS PER JOB REQUIREMENTS. PIPE TO BE INSTALLED BY CONTRACTOR AS PER STATE DOT REQUIREMENTS FOR MORTAR JOINT CONNECTIONS.
9. CAST-IN FRAME AND GRATE. (NEENAH GRATE No. R4832B OR EQUAL.)
10. JOINTS TO BE SEALED WITH BUTYL RUBBER JOINT SEALANT CONFORMING TO THE REQUIREMENTS OF ASTM C990, OR MORTAR AS PER STATE DOT REQUIREMENTS, OR BOTH.

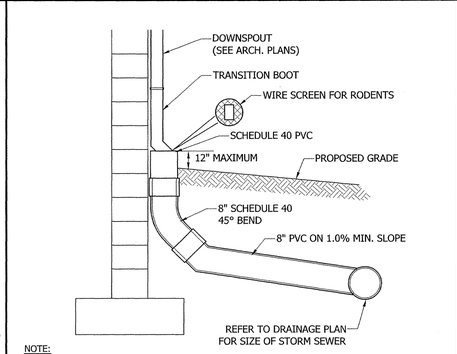
NOT TO SCALE

4 2' x 2' PRECAST INLET



NOT TO SCALE

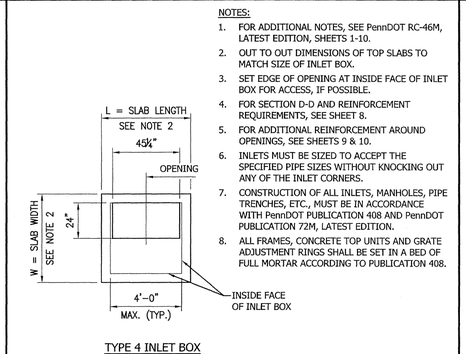
5 AIR VENT / CLEANOUT DETAIL (END PIPE)



NOTE:
ALL DOWNSPOUT COLLECTOR PIPES SHALL BE SCHEDULE 40 PVC.

NOT TO SCALE

6 DOWNSPOUT DETAIL

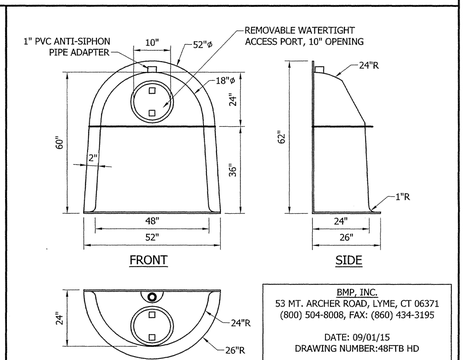


NOTES:
1. FOR ADDITIONAL NOTES, SEE PennDOT RC-46M, LATEST EDITION, SHEETS 1-10.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.
4. FOR SECTION D-D AND REINFORCEMENT REQUIREMENTS, SEE SHEET 8.
5. FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS, SEE SHEETS 9 & 10.
6. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS.
7. CONSTRUCTION OF ALL INLETS, MANHOLES, PIPE TRENCHES, ETC., MUST BE IN ACCORDANCE WITH PennDOT PUBLICATION 408 AND PennDOT PUBLICATION 72M, LATEST EDITION.
8. ALL FRAMES, CONCRETE TOP UNITS AND GRATE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408.

TYPE 4 INLET BOX TRANSITION SLAB

NOT TO SCALE

7 PennDOT TYPE 4 INLET (PUBLICATION RC-46M)

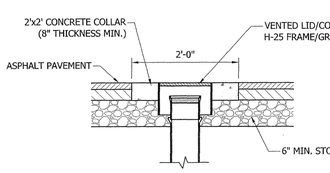


BMP, INC.
53 MT. ARCHER ROAD, LYME, CT 06371
(800) 504-8008, FAX: (860) 434-3195

DATE: 09/01/15
DRAWING NUMBER:48FTB HD

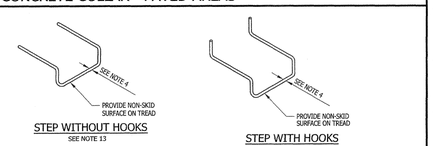
NOT TO SCALE

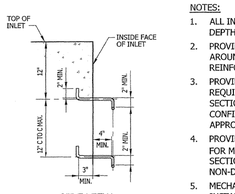
8 48FTB HD SNOUT OIL & DEBRIS STOP



NOT TO SCALE

9 CONCRETE COLLAR - PAVED AREAS





NOTES:
1. ALL INLETS GREATER THAN FIVE (5) FEET IN DEPTH TO BE EQUIPPED WITH LADDER RINGS.
2. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND THE OPENINGS AS SHOWN ON REINFORCEMENT DETAILS.
3. PROVIDE INLET STEPS MEETING THE REQUIREMENTS OF PUBLICATION 408/2000, SECTION 605.29(c). ALTERNATE CONFIGURATIONS AND DIMENSIONS, AS APPROVED BY THE ENGINEER, MAY BE USED.
4. PROVIDE MINIMUM 1" SECTION DIMENSION FOR METAL STEPS. PROVIDE MINIMUM ¾" SECTION DIMENSION FOR NON-DETERIORATING MATERIAL STEPS.
5. MECHANICAL ANCHOR REQUIRED FOR INSTALLATION OF STEPS WITHOUT HOOKS.

NOT TO SCALE

10 INLET STEPS DETAIL

SCOPE
THIS SPECIFICATION DESCRIBES 4- THROUGH 60-INCH (100 TO 1500 MM) ADS N-12 WT IB PIPE (PER AASHTO) FOR USE IN GRAVITY-FLOW LAND DRAINAGE APPLICATIONS.

PIPE REQUIREMENTS
ADS N-12 WT IB PIPE (PER AASHTO) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.
• 4- THROUGH 10-INCH (100 TO 250 MM) SHALL MEET AASHTO M252, TYPE 2.
• 12- THROUGH 60-INCH (300 TO 1500 MM) PIPE SHALL MEET AASHTO M294, TYPE S OR ASTM F2306.
• MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012.

JOINT PERFORMANCE
PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIRMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING THE ASSEMBLY. 12-THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE AN EXTERIOR BELL WRAP INSTALLED BY THE MANUFACTURER.

FITTINGS
FITTINGS SHALL CONFORM AASHTO M252, AASHTO M294, OR ASTM F2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE WATERTIGHT JOINT PERFORMANCE REQUIREMENTS OF AASHTO M252, AASHTO M294, OR ASTM F2306.

FIELD PIPE AND JOINT PERFORMANCE
TO ASSURE WATERTIGHTNESS, FIELD PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED BY TESTING IN ACCORDANCE WITH ASTM F2487. APPROPRIATE SAFETY PRECAUTIONS MUST BE USED WHEN FIELD-TESTING ANY PIPE MATERIAL. CONTACT THE MANUFACTURER FOR RECOMMENDED LEAKAGE RATES.

MATERIAL PROPERTIES
MATERIAL FOR PIPE PRODUCTION SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C FOR 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE 12- THROUGH 60-INCH (300 TO 1500 MM) PIPE MATERIAL SHALL COMPLY WITH THE NOTCHED CONSTANT LIGAMENT-STRESS (NCLS) TEST AS SPECIFIED IN SECTION 9.5 AND 5.1 OF AASHOT M294 AND ASTM F2306 RESPECTIVELY.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT. (0.3 M) AND FOR 60-INCH (1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE RUN APPLICATIONS. BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1 (COMPACTED), OR CLASS 2 (MINIMUM 90% SPD) OR CLASS 3 (MINIMUM 95%) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL; PLEASE REFER TO TECHNICAL NOTE 2.02. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.

ALL PIPES ENTERING OR EXITING THE INLETS SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE INLET.

PIPE DIMENSIONS

PIPE I.D. IN (mm)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	60 (1500)
PIPE O.D. * IN (mm)	4.8 (122)	6.9 (175)	9.1 (231)	11.4 (290)	14.5 (368)	18 (457)	22 (559)	28 (711)	36 (914)	42 (1067)	48 (1219)	54 (1372)	67 (1702)

* PIPE O.D. VALUES ARE PROVIDED FOR REFERENCE PURPOSES ONLY, VALUES STATED FOR 12 THROUGH 60-INCH ARE ±1 INCH. CONTACT A SALES REPRESENTATIVE FOR EXACT VALUES.

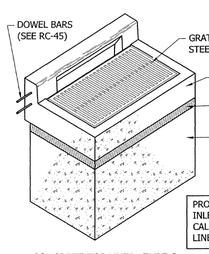
11 ADS N-12® WT IB PIPE (PER AASHTO) SPECIFICATION

GENERAL NOTES

1. DESIGN SPECIFICATIONS AND REQUIREMENTS:
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   - DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
   - INLET BOXES ARE DESIGNED FOR AN ALLOWABLE FOUNDATION PRESSURE EQUAL TO 0.190 MPa (2.0 TONS/SQ. FT.) AT THE SERVICE LIMIT STATE.
2. CONSTRUCTION SPECIFICATIONS:
   - PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 AND THE CONTRACT SPECIAL PROVISIONS.
3. SHOP DRAWINGS FOR INLET BOXES, TOP SLABS, AND TRANSITIONS SLABS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THE CURRENT PENNDOT RC-46M STANDARD.
4. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
5. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
6. THE SIZE OF THE INLET TOP UNITS, PER PENNDOT RC-46M, ARE BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX.
7. THE TOP SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT BOX SECTION.
8. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0".
   - VERTICAL PLACEMENT: 5'-0" MAXIMUM SPACING.
   - HORIZONTAL PLACEMENT: PLACE WEEP HOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 12" FROM PIPE OPENINGS OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 12" ABOVE OUTLET PIPE INVERT.
9. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 3/8" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO PENNDOT RC-39M.
10. FOR INLET TOPS, GRATES, GRADE ADJUSTMENT RINGS AND FRAMES, REFER TO PENNDOT RC-45M.

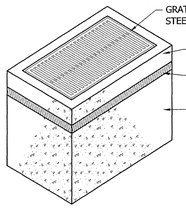
FIELD CONSTRUCTION NOTES

1. PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED No. 2A COURSE AGGREGATE. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 12" MINIMUM DEPTH.
3. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATER TIGHT RUBBER FLEXIBLE CONNECTORS.
4. BACKFILL EXCAVATED SPACES AROUND THE STRUCTURE WITH ACCEPTABLE EMBANKMENT MATERIAL.
5. CONSTRUCTION OF ALL INLETS, MANHOLES, PIPE TRENCHES, ETC., MUST BE ACCORDANCE WITH PennDOT PUBLICATION 408 AND PennDOT PUBLICATION 72M, LATEST EDITION.
6. ALL FRAMES, CONCRETE TOP UNITS AND GRATE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408.

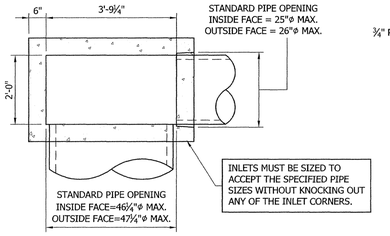


PROVIDE MODIFIED TYPE 'C' INLET WHEN GRADING PLAN CALLS FOR 6" REVEAL AT CURB LINES. SEE GRADING PLAN.

CONCRETE TOP UNIT - TYPE C

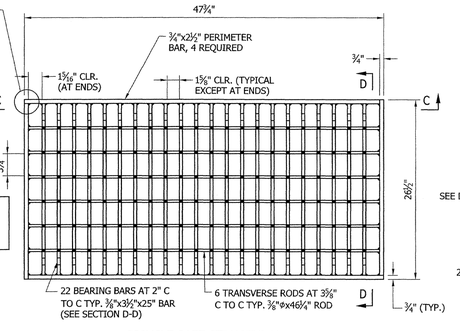


CONCRETE TOP UNIT - TYPE M

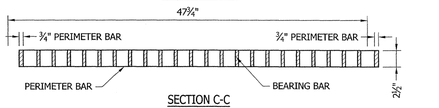


INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS.

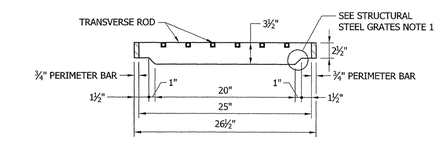
PLAN VIEW OF STANDARD INLET BOX



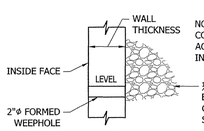
BICYCLE SAFE STRUCTURAL STEEL GRATE



SECTION C-C



SECTION D-D



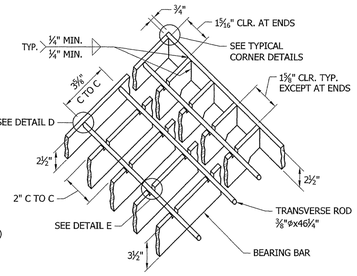
NOTE:
COST OF NO. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX

½" CU. YD. OF No. 57 AGGREGATE AT EACH WEEPHOLE WRAPPED IN GEOTEXTILE, CLASS 1 [(PUB. 408, SECTION 1001.3 (C) & (D)]

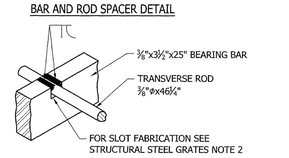
WEEPHOLE DETAIL

STRUCTURAL STEEL GRATE NOTES

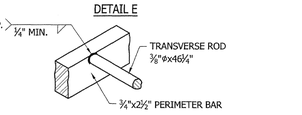
1. FABRICATE BEARING BARS FROM 3⅝" DEEP BARS. FABRICATE BY BURNING, SHEARING OR PUNCHING. PROVIDE EITHER CHAMFERED OR ½" RADIUS CORNERS.
2. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.



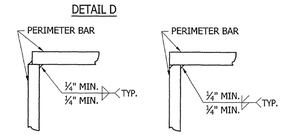
BAR AND ROD SPACER DETAIL



DETAIL E



DETAIL D



TYPICAL CORNER DETAILS

NOT TO SCALE

12 PennDOT RC-46 TYPE 'C' & TYPE 'M' INLETS

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NO.	DATE	REVISIONS DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

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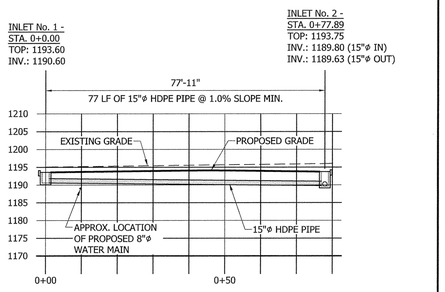
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

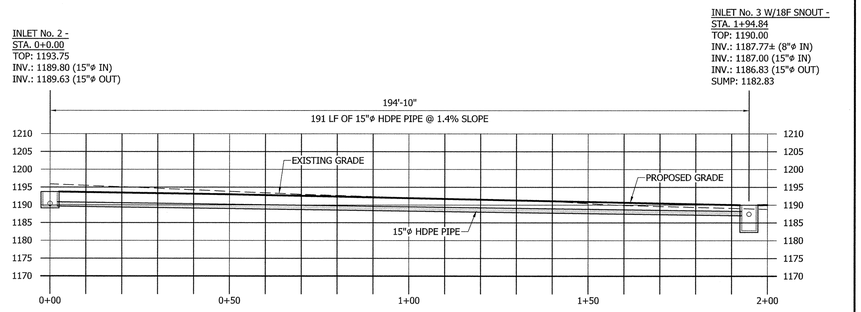
SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ELLEN H. KUCHARIK
PE033358E

SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PCSM5

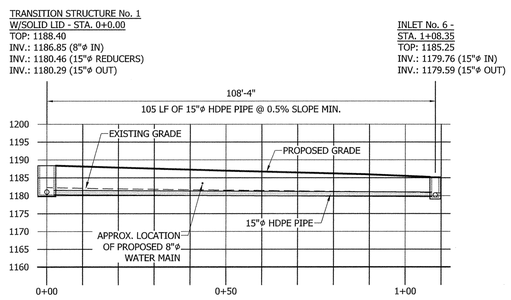


1 STORM PROFILE - INLET No. 1 TO INLET No. 2

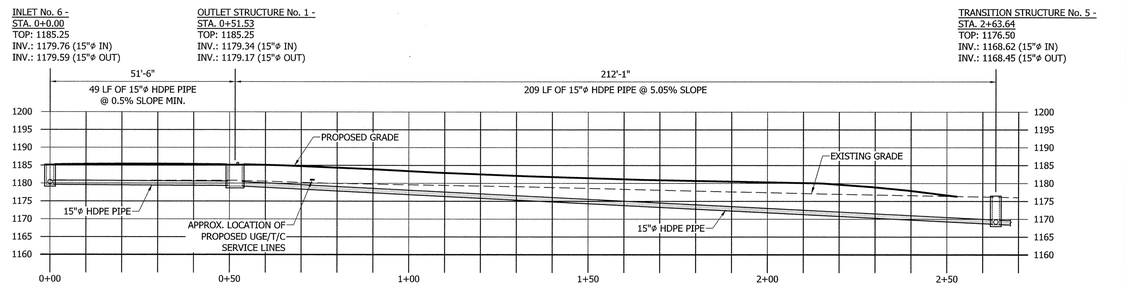


2 STORM PROFILE - INLET No. 2 TO INLET No. 3

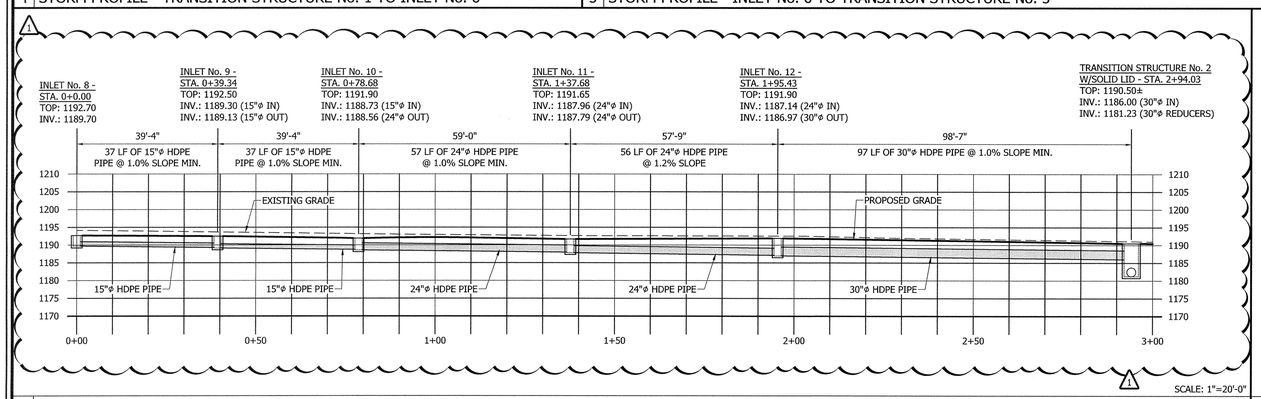
3 STORM PROFILE - INLET No. 3 TO ELBOW W/INSERTA TEE CONNECTION



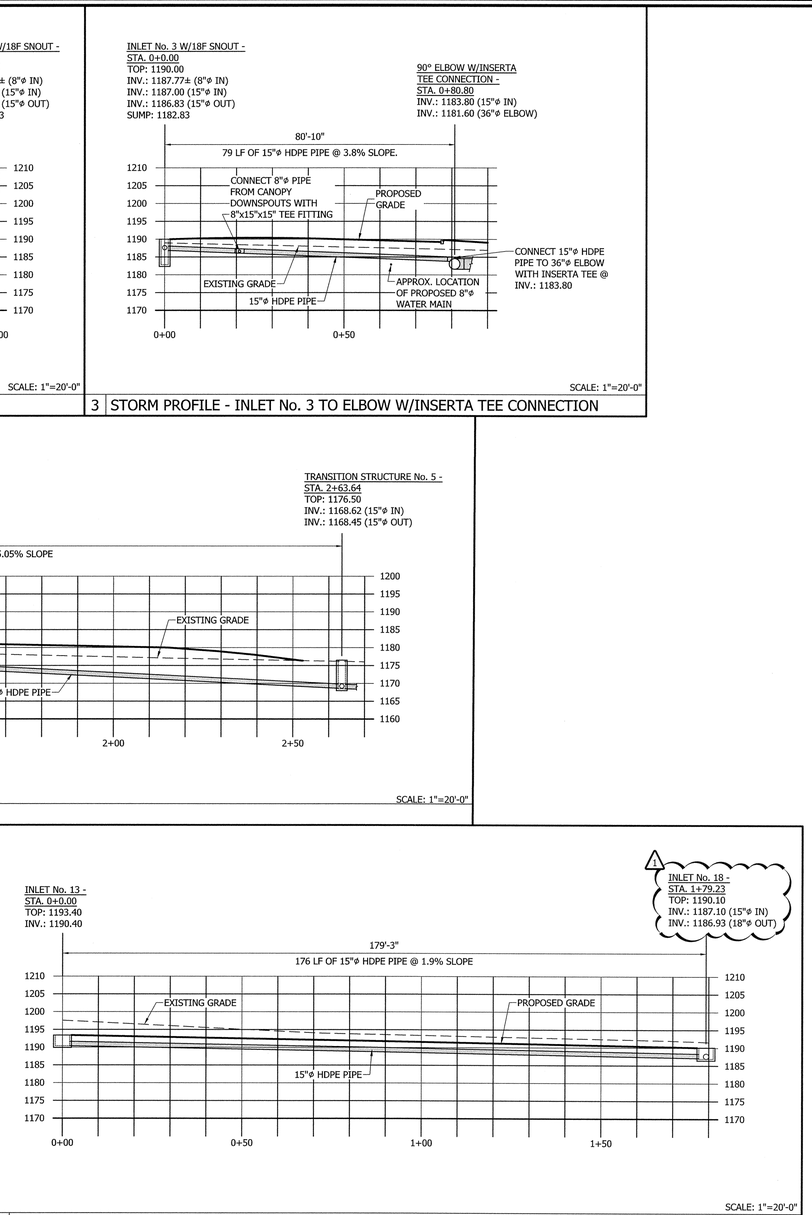
4 STORM PROFILE - TRANSITION STRUCTURE No. 1 TO INLET No. 6



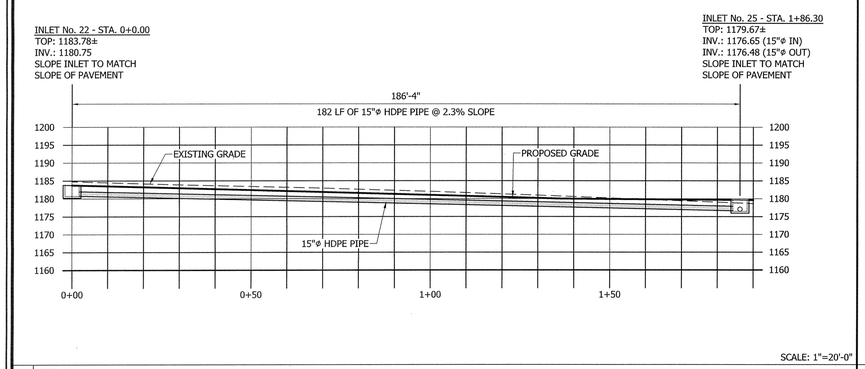
5 STORM PROFILE - INLET No. 6 TO TRANSITION STRUCTURE No. 5



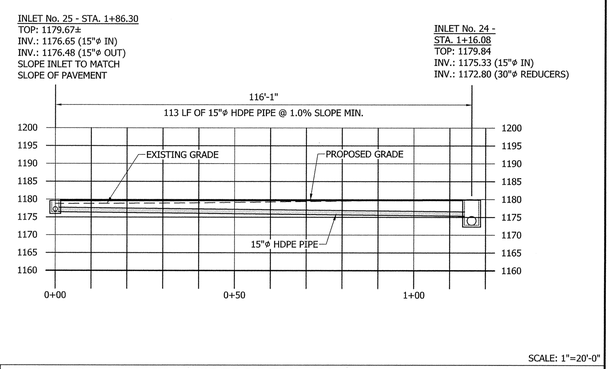
6 STORM PROFILE - INLET No. 8 TO TRANSITION STRUCTURE No. 2



7 STORM PROFILE - INLET No. 13 TO INLET No. 18



8 STORM PROFILE - INLET No. 22 TO INLET No. 25



9 STORM PROFILE - INLET No. 25 TO INLET No. 24

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NO.	DATE	DESCRIPTION	BY
		REVISIONS	
1	11/3/2020	ISSUED FOR BID	CWT
	3/3/2021	PER CLIENT/WPDES COMMENTS	CWT

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PROPOSED MEGA TRUCK STOP
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POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SCALE:	AS NOTED
DATE:	05/25/2020
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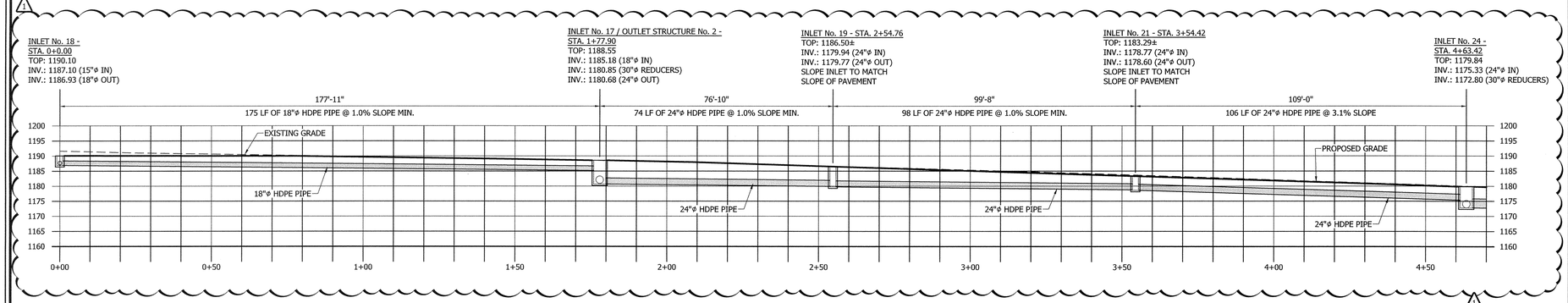
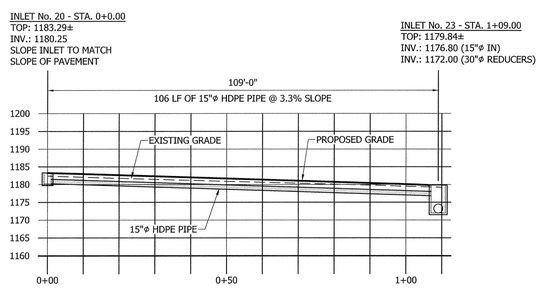
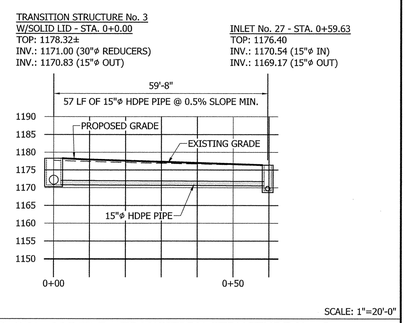


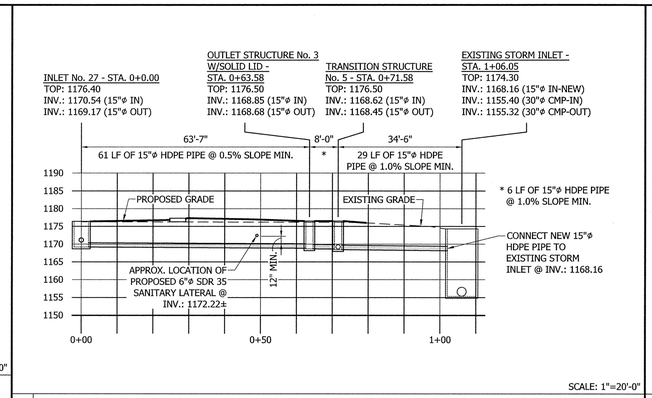
1 STORM PROFILE - INLET No. 18 TO INLET No. 24



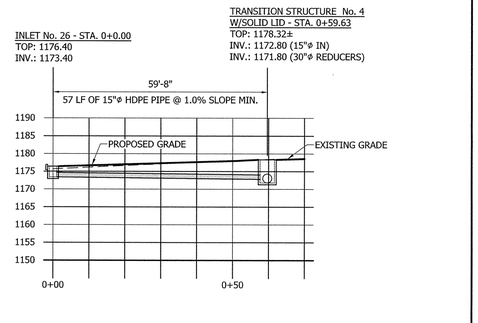
2 STORM PROFILE - INLET No. 20 TO INLET No. 23



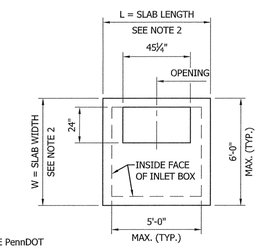
3 STORM PROFILE - TRANSITION STRUCTURE No. 3 TO INLET No. 27



4 STORM PROFILE - INLET No. 27 TO EXISTING STORM INLET



5 STORM PROFILE - INLET No. 26 TO TRANSITION STRUCTURE No. 4



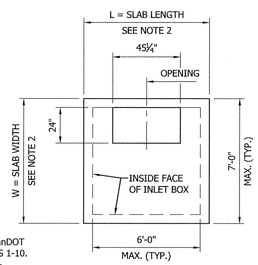
NOTES:

1. FOR ADDITIONAL NOTES, SEE PennDOT RC-46M, LATEST EDITION, SHEETS 1-10.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.
4. FOR SECTION D-D AND REINFORCEMENT REQUIREMENTS, SEE SHEET 8.
5. FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS, SEE SHEETS 9 & 10.

TYPE 5 INLET BOX TRANSITION SLAB

NOT TO SCALE

6 PennDOT TYPE 5 INLET (PUBLICATION RC-46M)



NOTES:

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5. FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS, SEE SHEETS 9 & 10.

TYPE 6 INLET BOX TRANSITION SLAB

NOT TO SCALE

7 PennDOT TYPE 6 INLET (PUBLICATION RC-46M)

SNOUT AND OIL DEBRIS STOP MAINTENANCE RECOMMENDATIONS

1. MONTHLY MONITORING FOR THE FIRST YEAR AFTER THE SITE HAS BEEN STABILIZED.
2. MEASUREMENTS SHOULD BE TAKEN AFTER EACH RAIN EVENT OF 0.5 INCHES OR MORE, OR MONTHLY, AS NECESSARY FOR LOCAL WEATHER CONDITIONS.
3. CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE.
4. THE POLLUTANTS COLLECTED IN SNOUT EQUIPPED STRUCTURES WILL CONSIST OF FLOATABLE DEBRIS AND OILS ON THE SURFACE OF THE CAPTURED WATER, AND GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
5. IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP.
6. OPTIMALLY THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL.
7. STRUCTURES SHOULD ALSO BE CLEANED IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.
8. MAINTENANCE IS BEST DONE WITH A VACUUM TRUCK.
9. IN THE CASE OF AN OIL SPILL, THE STRUCTURE SHOULD BE SERVICED IMMEDIATELY.
10. ALL COLLECTED WASTES MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.
11. TO MAINTAIN THE SNOUT HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR A GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT'S TYPICALLY NEEDED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE-FREE SERVICE.

UNDERGROUND INFILTRATION BED CONSTRUCTION SEQUENCE

1. 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 SEDIMENT CONTROL PROGRAM MANUAL) DURING CONSTRUCTION.
3. 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 AN 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 LEVEL AT GRADE.
5. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
6. 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.
7. 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.
8. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.
9. SEED AND STABILIZE TOPSOIL.
10. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

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STORMWATER MAINTENANCE NOTES

1. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN.
2. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.

OPERATION AND MAINTENANCE PLAN FOR THE PROPOSED UNDERGROUND STORMWATER MANAGEMENT SYSTEMS

SCHEDULE	ACTIVITY	EQUIPMENT
SEASONALLY OR AS NEEDED	• IMMEDIATELY CLEAN UP SPILLS ON THE PAVEMENT DRAINAGE TO THE STORMWATER MANAGEMENT SYSTEM. • SWEEP IMPERVIOUS SURFACES THAT DRAIN TO THE STORMWATER MANAGEMENT SYSTEM . • MAINTAIN PAVED COVER SO THAT IT DRAINS PROPERLY TO THE STORMWATER MANAGEMENT SYSTEM.	• BROOM • SHOVEL • JET-VACUUM
WHEN 25% OF THE PIPE VOLUME HAS BEEN FILLED	• JET-VACUUM SEDIMENT AND DEBRIS FROM THE HEADER PIPE. USE A HIGH-PRESSURE NOZZLE WITH REAR-FACING JETS TO WASH THE SEDIMENT AND DEBRIS INTO THE INLET.	• JET-VACUUM
WHEN SEDIMENT BUILDUP REACHES 3-INCHES IN THE OUTLET STRUCTURE	• VACTOR SEDIMENT AND DEBRIS FROM THE OUTLET STRUCTURE AND ALL INLETS IN THE SYSTEM. • APPLY MULTIPLE PASSES OF JET VACUUM UNTIL BACKFLUSH WATER IS CLEAN.	• VACTOR TRUCK • JET-VACUUM
SEMI-ANNUALLY THE FIRST YEAR; ANNUALLY THEREAFTER	• REMOVE SEDIMENT AND DEBRIS FROM INLETS AND OUTLET CONTROL STRUCTURES USING A VACUUM TRUCK OR SIMILAR DEVICE, AFTER OTHER SYSTEM COMPONENTS SUCH AS PIPES AND HEADERS HAVE BEEN MAINTAINED.	• SHOVEL • JET-VACUUM
EVERY FIVE TO TEN YEARS	• JET-VACUUM PIPES CLEAR DEBRIS FOR PERFORATED PIPE AND GRAVEL BED SYSTEMS.	• JET-VACUUM

STORMWATER FACILITY OPERATION & MAINTENANCE PLAN NOTES

THIS STORMWATER FACILITY MAINTENANCE PLAN WAS DEVELOPED TO ENSURE CONTINUED OPERATION OF ALL STORMWATER MANAGEMENT FACILITIES. THE CORRECTIVE ACTIONS ARE NOT LIMITED TO THOSE OUTLINED BELOW.

OWNER/LESEE REFERS TO THE INDIVIDUAL/ENTITY ULTIMATELY RESPONSIBLE FOR THE STORMWATER FACILITIES CONDITIONS AND FUNCTIONS. FOR THE REFERENCED PROJECT, OM SHIVA NILU ENT., LLC WILL BE CONSIDERED AS THE OWNER/LESSEE AND THEREFORE THE RESPONSIBLE PARTY FOR MAINTENANCE OF THE STORMWATER FACILITIES.

THE FOLLOWING IS A LIST OF ITEMS THAT SHALL BE INSPECTED AND CORRECTIVE ACTION TAKEN BY THE OWNER:

- STORM SEWERS, GUTTERS, SWALES, AND OTHER CONVEYANCE DEVICES.
- UNDERGROUND DETENTION GALLERY, WATER QUALITY INLETS, MANHOLES AND OTHER STORMWATER CATCHMENTS AND/OR TRANSITION STRUCTURES.
- OUTLET CONTROL STRUCTURES.
- ACCESSES FOR MAINTENANCE.

THE FOLLOWING ACTIONS WILL BE TAKEN BY THE OWNER/LESSEE TO ENSURE THE FACILITIES ILLUSTRATED ON THE PLAN AND IDENTIFIED ABOVE REMAIN IN WORKING ORDER:

- REPLACE AND/OR REPAIR FACILITIES TO REMAIN FUNCTIONING AS INTENDED.
- REMOVE SILT TRASH AND OTHER DEBRIS IN THE INLETS, STORM SEWERS, STORMWATER MANAGEMENT OUTLET STRUCTURE AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
- REPAIR AND/OR REPLACE THE INLETS, STORM SEWERS AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
- DISPOSE OF SILT, DEBRIS AND TRASH IN A MANNER WHICH WILL NOT ADVERSELY AFFECT THE ENVIRONMENT.
- REPLACE ERODED MATERIAL AND REVEGETATE ERODED AREAS. SEED AND/OR MULCH DISTURBED AREAS.

INSPECTIONS SHALL BE PERFORMED ANNUALLY FOR THE FIRST FIVE (5) YEARS AND ONCE EVERY THREE (3) YEARS THEREAFTER. INSPECTIONS SHALL ALSO BE PERFORMED DURING OR IMMEDIATELY AFTER THE CESSATION OF A TEN (10) YEAR OR GREATER STORM (4.5 INCH EQUIVALENT). INSPECTIONS WILL BE CONDUCTED BY AT LEAST TWO (2) PEOPLE. ADDITIONAL INSPECTIONS WILL BE REQUIRED IF THE STORMWATER FACILITIES APPEAR TO MALFUNCTION OR DO NOT FUNCTION PROPERLY. COPIES OF ALL INSPECTION REPORTS SHALL BE FILED WITH THE TOWNSHIP WITHIN FOURTEEN (14) CALENDAR DAYS AFTER SAID INSPECTIONS ARE PERFORMED. CORRECTIVE ACTIONS MUST BE UNDERTAKEN WITHIN THIRTY (30) DAYS OF DISCOVERING DEFICIENCIES. THESE CORRECTIVE ACTIONS ARE REQUIRED TO ENSURE CONTINUED OPERATION OF THE STORMWATER FACILITIES. ANY DEFICIENCIES NOTED IN THE ITEMS INSPECTED BY THE OWNER/LESSEE MUST BE DOCUMENTED AND THE APPROPRIATE CORRECTIVE ACTIONS UNDERTAKEN TO REMEDIATE THE DEFICIENCIES. CONTACT THE TOWNSHIP IF ANY REPAIRS OR REPLACEMENTS ARE NEEDED. ANY AND ALL CORRECTIVE ACTIONS TAKEN SHALL BE PROPERLY DOCUMENTED AND A REPORT ON SAID CORRECTIONS MADE SHALL BE FILED WITH THE TOWNSHIP WITHIN FOURTEEN (14) CALENDAR DAYS OF THE COMPLETED CORRECTIVE ACTIONS INDICATING ACTIONS TAKEN AND THAT THE STORMWATER MANAGEMENT SYSTEM IS PROPERLY OPERATING IN ACCORDANCE WITH ITS ORIGINAL DESIGN INTENT. THIS STORMWATER FACILITY MAINTENANCE PLAN IS NOT A GUARANTEE FOR THE CONTINUED FUNCTIONING OF THE STORMWATER FACILITIES NOW OR IN THE FUTURE.

PERIODIC VISUAL INSPECTIONS OF THE OUTLET CONTROL STRUCTURES ARE TO BE MADE FOLLOWING PERIODS OF HEAVY RAIN (GREATER THAN 2 INCHES IN 24 HOURS). IF WATER IS FOUND TO BE PONDING WITHIN THE UNDERGROUND DETENTION FACILITY AFTER 72 HOURS SINCE THE LAST RAIN EVENT THEN THE OWNER OR PARTY RESPONSIBLE FOR MAINTAINING THE FACILITIES SHOULD CONTACT THE TOWNSHIP, THE BUTLER COUNTY CONSERVATION DISTRICT AND A PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN, FUNCTIONING AND REPAIR OF SUCH FACILITIES TO DETERMINE THE CAUSE OF THE MALFUNCTION AND POTENTIAL RESOLUTIONS.

THE TOWNSHIP MAY REQUIRE THAT OTHER ITEMS BE INCLUDED IN AN AGREEMENT. THESE ITEMS WILL BE DETERMINED TO BE NECESSARY TO GUARANTEE SATISFACTORY PERFORMANCE FOR THE STORMWATER FACILITIES. THE OWNER/LESSEE SHALL MAINTAIN ALL STORMWATER FACILITIES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE AND SHALL KEEP ALL STORMWATER FACILITIES MAINTAINED IN A SAFE AND ATTRACTIVE MANNER. THE OWNER/LESSEE SHALL CONVEY TO THE TOWNSHIP EASEMENTS AND/OR RIGHTS-OF-WAY TO ASSURE ACCESS FOR PERIODIC INSPECTIONS. THE OWNER/LESSEE SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON, COMPANY OR AGENT RESPONSIBLE FOR MAINTENANCE ACTIVITIES. THE OWNER/LESSEE SHALL ALSO KEEP ON FILE WITH THE TOWNSHIP AS-BUILT DRAWINGS OF ALL STORMWATER FACILITIES. IN THE EVENT OF ANY CHANGES, THE NEW INFORMATION MUST BE SUBMITTED TO THE TOWNSHIP WITHIN TEN (10) CALENDAR DAYS OF THE CHANGE. THE OWNER/LESSEE SHALL ESTABLISH ANY SPECIAL MAINTENANCE FUNDS OR OTHER FINANCING RESOURCES IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN. IF THE OWNER/LESSEE FAILS TO MAINTAIN THE STORMWATER FACILITIES, FOLLOWING DUE NOTICE (I.E. 30 DAYS) BY THE LOCAL TOWNSHIP TO CORRECT AND DEFICIENCIES, THE TOWNSHIP MAY PERFORM THE NECESSARY MAINTENANCE OR CORRECTIVE ACTION. THE OWNER/LESSEE MUST REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH THE REQUIRED MAINTENANCE AND/OR CORRECTIVE ACTION OF THE STORMWATER FACILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/3/2020	ISSUED FOR BID	CWT
	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT

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PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES

SEAL

SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PCSM7