## OWNERS ADOPTION

Know All Men By these Presents, that (I or We) Magenn Sheetz of
(Name of Owner or Owners)
the Allegheny Township, of Butler, of the Pennsylvania,
(City, Borough, Township) (County) (Commonwealth of or State)
for (myself, ourselves), (my, our) heirs, executors, administrators and assign, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situated in the Allegheny Township, County of Butler, Commonwealth of
(City, Borough, Township) (County)
Pennsylvania, and for diver advantages accruing to (me, 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 Allegheny Township, of Butler, (I or We)
(City, Borough, Township) (County)
Magenn sheetz hereby agree to an d by these presents do release
(Name of Owner or Owners)
and forever discharge the Allegheny Township, of Butler,
(City, Borough, Township) (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 Magenn Sheetz (my, our)
(Name of Owner or Owners)
heirs,
executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 18 day of August, A.D. 20_____.

ATTEST:

Magenn Sheetz (SEAL)
(Owner or Owners)

(Owner or Owners) (SEAL)

(Owner or Owners) (SEAL)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Ryan J Wisniewski, Notary Public
Butler County
My commission expires January 20, 2024
Commission number 1362274
Member, Pennsylvania Association of Notaries

## 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 Magenn M Sheetz who acknowledged the foregoing release
(Name of Owner or Owners)

and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

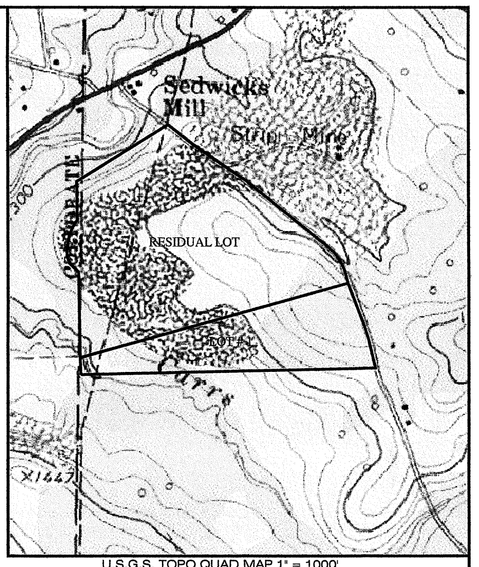
WITNESS MY HAND AND NOTARIAL SEAL this 18 day of August, 20 22.

Notary Public SEAL

My Commission Expires the 18th day of January, 2024

Commonwealth of Pennsylvania - Notary Seal
Ryan J Wisniewski, Notary Public
Butler County
My commission expires January 20, 2024
Commission number 1362274
Member, Pennsylvania Association of Notaries

TRUE NORTH




U.S.G.S. TOPO QUAD MAP 1" = 1000'

Instr: 202208180017875
Pgs: 1 Ft: $45.00
Michele Mustello
Butler County Recorder PA
8/18/2022 1:15 PM
T20220033712

McKEE ROAD T-840 (33' R/W assumed)

House # 374

(Residual Lot)
MAGENN SHEETZ
020-1F122-10-0000
INT.# 202201140001143
107 ACRES (by deed)
- 30.00 ACRES (Lot # 1)
77.00 Remaining Acres

SET 5/8" REBAR WITH SURVEY CAP 29.5' FROM CL.RD.

S 19°41'36" E 93.97'

S 21°08'09" E 306.16'

S 18°06'40" E 149.22'

S 13°12'25" E 285.12'

SET T-POST

(TOTAL DISTANCE TO CL. OF ROAD) N 74°24'18" E 2590.63'

LOT # 1
30 ACRES

*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 (or lot number(s) Lot # 1) of this property/subdivision are approved by Allegheny Twp. (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. 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 Allegheny Twp. (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.*

EXISTING STONE MON.

wetlands

N 01°12'23" W 158.74'

EXISTING 5/8" REBAR WITH "DAY" SURVEY CAP

S 88°42'41" W 2746.39'
(TOTAL DISTANCE FROM CL. OF ROAD)

EXISTING 5/8" REBAR

EXISTING 5/8" REBAR WITH "DAY" SURVEY CAP 15.4' FROM CL.RD.

EARL H. YOUNG, JR. ETUX
360-51-8-0000
INT.# 200110100028580

FRANK STUPARITZ
020-1F122-18-0000
INT.# 200308070035385

KEITH B. HARVEY
020-1F122-11-0000
INT.# 201907170013370

## PROFFESSIONAL LAND SURVEYOR CERTIFICATE

I, JOSEPH M. FOX, 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.

(Surveyor's Name) SEAL

SU 075142
(Surveyor's Registration No.)

April 25, 2022
(Date)

| PLAN BOOK | PAGE |
|---|---|
| 405 | 1 |

## MINOR SUBDIVISION - FINAL PLAN

**TITLE** SHEETZ SUBDIVISION
**MUNICIPALITY** ALLEGHENY TWP., BUTLER CO., PA
**OWNER** MAGENN SHEETZ (GRANTOR)
374 McKEE ROAD
Parker, PA 16049

| | |
|---|---|
| PROPOSED LAND USE: | RESIDENTIAL |
| ACREAGE OF TRACT: | 107 AC. |
| DENSITY (PER ACRE): | -- |
| AREA OF DEVELOPMENT: | 30.00 AC. |
| TOTAL NO. OF LOTS: | 1 |
| MIN. LOT SIZE - AREA: | 30.00 AC. |
| WIDTH: | N/A |
| DATE REC'D. BY PC.: | |

NORTH ARROW

SHEET 1 OF 1

SCALE: 1" = 200' DATE: APR. 25, 2022

0' 200' 400' 600'

PLAN IS NULL AND VOID UNLESS RECORDED BY _____
NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 405 Page(s) 1.

Given under my hand and seal this 18 day of Aug, 2022.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
(Recorder of Deeds)

*My Commission Expires First Monday in January 2024*

RECORDER OF DEEDS BUTLER COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH MELVIN FOX LAND SURVEYOR NO. SU075142

Allegheny Township

## MUNICIPAL APPROVAL

Reviewed ~~and approved~~ (or Reviewed with comments) by the _____ this 9th day of August, 2022.

(City, Borough, Township)
New Borough

(Secretary) (Chairman)

SEAL

## BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 20th day of July 2022

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission.

Plan Number: 22141

BUTLER COUNTY PLANNING COMMISSION SEAL

Instr: 202208220018049
Pgs: 1 F: $45.00 8/22/2022 10:59 AM
Michele Mustello T20220013859
Butler County Recorder PA

○ Corner

● Set Iron Pin

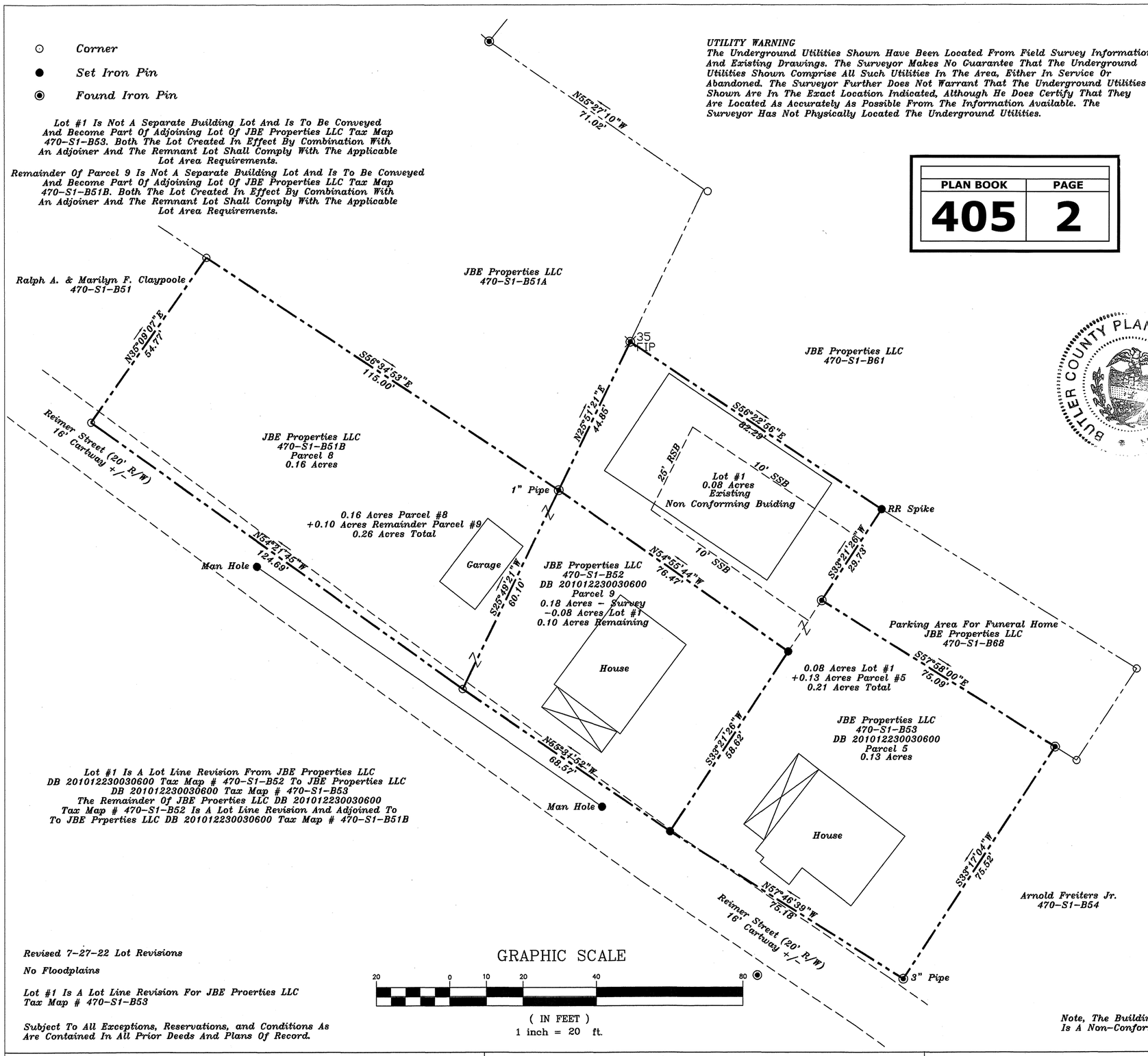
◉ Found Iron Pin

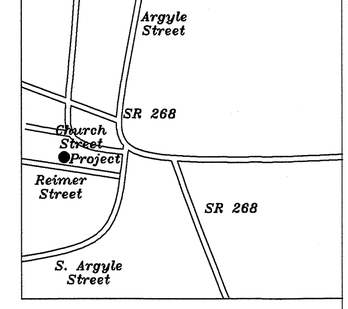
*Lot #1 Is Not A Separate Building Lot And Is To Be Conveyed And Become Part Of Adjoining Lot Of JBE Properties LLC Tax Map 470-S1-B53. Both The Lot Created In Effect By Combination With An Adjoiner And The Remnant Lot Shall Comply With The Applicable Lot Area Requirements.*

*Remainder Of Parcel 9 Is Not A Separate Building Lot And Is To Be Conveyed And Become Part Of Adjoining Lot Of JBE Properties LLC Tax Map 470-S1-B51B. Both The Lot Created In Effect By Combination With An Adjoiner And The Remnant Lot Shall Comply With The Applicable Lot Area Requirements.*

*UTILITY WARNING*
*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 The Information Available. The Surveyor Has Not Physically Located The Underground Utilities.*

| PLAN BOOK | PAGE |
|---|---|
| 405 | 2 |




*Location Map*

*Lot #1 Is A Lot Line Revision From JBE Properties LLC DB 201012230030600 Tax Map # 470-S1-B52 To JBE Properties LLC DB 201012230030600 Tax Map # 470-S1-B53 The Remainder Of JBE Proerties LLC DB 201012230030600 Tax Map # 470-S1-B52 Is A Lot Line Revision And Adjoined To To JBE Prperties LLC DB 201012230030600 Tax Map # 470-S1-B51B*

*Revised 7-27-22 Lot Revisions*

*No Floodplains*

*Lot #1 Is A Lot Line Revision For JBE Proerties LLC Tax Map # 470-S1-B53*

*Subject To All Exceptions, Reservations, and Conditions As Are Contained In All Prior Deeds And Plans Of Record.*

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

*Note, The Building On Lot #1 Is A Non-Conforming Building*

Final approval by the Butler County Planning Commission this 17TH day of AUG, 2022

BUTLER COUNTY PLANNING COMMISSION

Chairman _____ Secretary _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

On this 22nd day of August, 2022 Before me a Notary Public in and for said state and county personally appeared JBE Properties LLC Who Being Duly Sworn, Deposes And Says Jennifer B. Eroh That They Were Personally Present At The Execution Of The Adoption, Release Dedication For A Subdivision.
Subscribed To The Said Release And Dedication.

_____, President
JBE Properties LLC

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

_____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
SOMER D SMITH - Notary Public
Armstrong County
My Commission Expires Nov 4, 2022
Commission Number 1286695

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

*Recorded In The Recorders Office For The Recording Of Deeds And Plans In Butler County In Plan Book 405 Page 2*
*Given Under Our Hand And Seal This 22nd Day Of Aug 2022.*

RECORDER OF DEEDS BUTLER COUNTY, PA

_____
Recorder

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

*CALL BEFORE YOU DIG!*
*PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE--STOP CALL*
PA1 SYSTEM, INC.
1-800-242-1776

*RECORDING CERTIFICATE*

*Recorded this _____ day of _____, 2022 in the Butler County Register and Recorder of Deeds Office, in Plan Book Vol. _____ Page _____.*

*Witness my hand and seal on the day and date written above.*

_____
*RECORDER OF DEEDS*

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

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

| *County Seal* | *Surveyor Seal* |
|---|---|
| | |

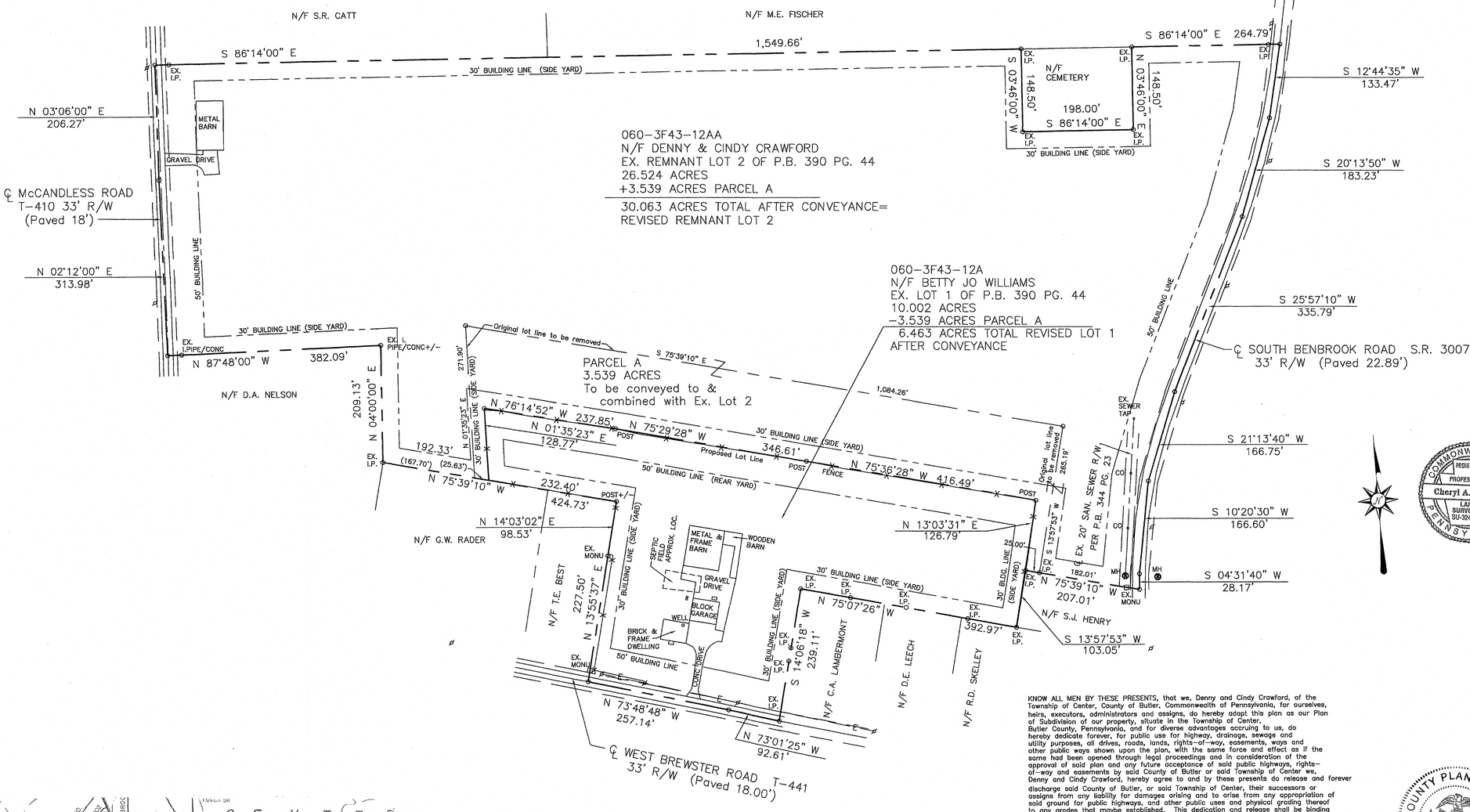

*Breski Surveying*
*Harry L. Breski, PLS 1361 Butler Road Worthington, PA 16262 Phone: (724) 859-3947*

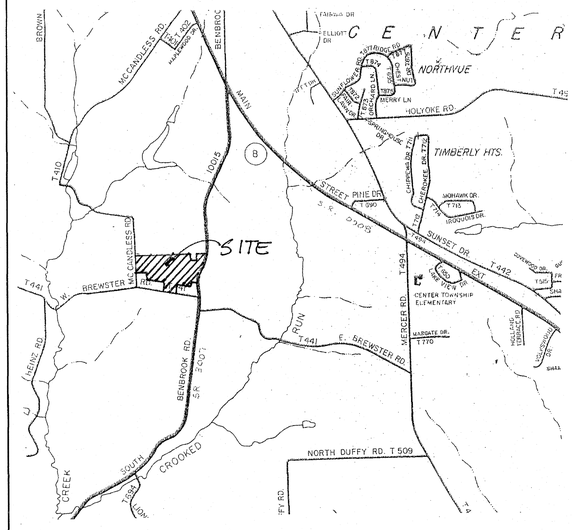

*JBE Properties LLC Plan #1 Revised*

*JBE Properties LLC - Owner*
*465 Wilson Road, Worthington, PA 16262*
*Petrolia Borough, Butler County, PA*

| | |
|---|---|
| *Drawn By: HLB* | *Date: 6-7-22* |
| *Survey Volume:* | *Checked By:* |
| *Scale: 1"=20'* | *DWG No. :* |

Instr: 202208290018548
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
8/29/2022 10:44 AM
T20220914286




VICINITY MAP Scale: 1' = 2000'

NOTES:

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

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

PROPERTY OWNERS: BETTY JO WILLIAMS
120 WEST BREWSTER ROAD
BUTLER, PA 16001

CINDY & DENNY CRAWFORD
139 S. BENBROOK ROAD
BUTLER, PA 16001

ZONING: R-1A SINGLE FAMILY RESIDENTIAL-AGRICULTURE W/ RURAL RESOURCE OVERLAY DISTRICT

50' BUILDING LINE (FRONT YARD)
50' BUILDING LINE (REAR YARD)
30' BUILDING LINE (SIDE YARD)

REF: PLAN OF SUBDIVISION FOR LEO & AMELIA BARKUS, P.B. 231 PG. 19.

REF: EARLEY/LANICH PLAN NO. 1, P.B. 267 PG. 26.

REF: GREIG M. & BETTY J. WILLIAMS PLAN, P.B. 344 PG. 23.

REF: LOT LINE REVISION FOR BETTY JO WILLIAMS BY LAND SURVEYORS, INC., 12/8/2020, #20-168, P.B. 390 PG. 44.

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

KNOW ALL MEN BY THESE PRESENTS, that I, Betty Jo Williams, 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, Betty Jo Williams, 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 Betty Jo Williams, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 03rd day of August, A.D. 2022.

ATTEST: _____ NOTARY PUBLIC

_____ OWNER

The forgoing adoption and dedication is made by Betty Jo Williams, 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.

_____ (SEAL)
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 Betty Jo Williams 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 03rd day of August, 2022.

My Commission expires the 06th day of MARCH, 2024.

SEAL _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Denny and Cindy Crawford, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Denny and Cindy Crawford, 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 Denny and Cindy Crawford, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 03rd day of August, A.D. 2022.

ATTEST: _____ NOTARY PUBLIC

_____ OWNER _____ OWNER

The forgoing adoption and dedication is made by Denny and Cindy Crawford, 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.

_____ (SEAL) _____
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 Denny and Cindy Crawford who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 03rd day of August, 2022.

My Commission expires the 06th day of MARCH, 2024.

SEAL _____ NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

0 100 200 300

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 July 7, 2022 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 27th day of July, 2022.

_____ CHAIRMAN VICE _____ 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 10th day of AUGUST, 2022.

_____ 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 20th day of JULY, 2022.

_____ CHAIRMAN _____ SEAL _____ SECRETARY

RECORDER OF DEEDS BUTLER COUNTY PA

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 405 page 3.

Given under my hand and seal this 29th day of August, 2022.

SEAL _____ RECORDER

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

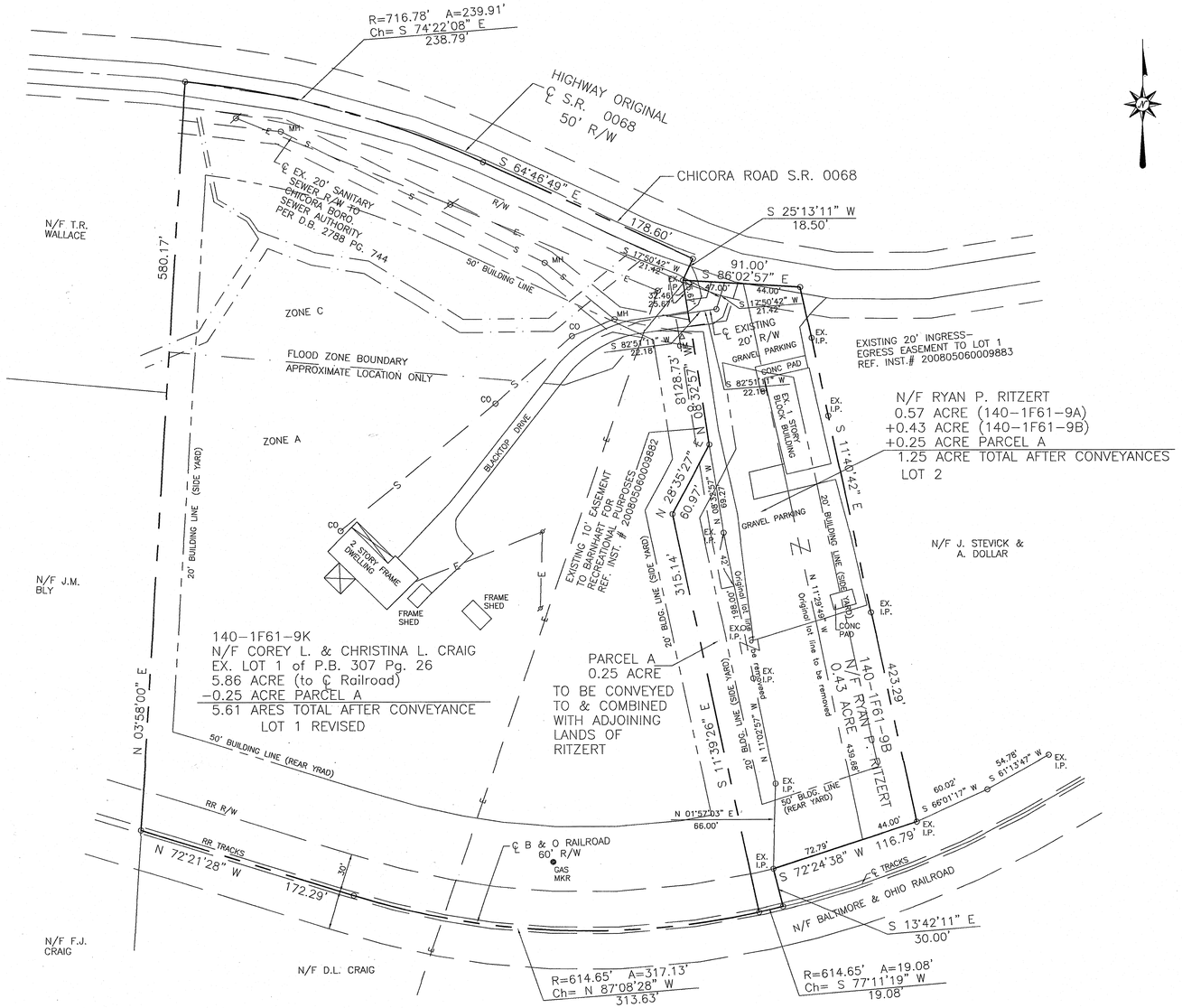
| PLAN BOOK | PAGE |
|---|---|
| 405 | 3 |

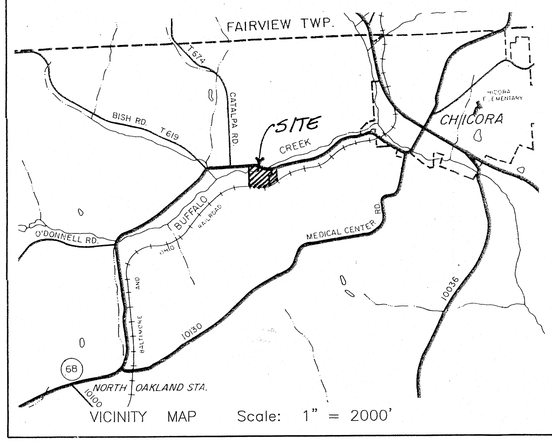
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: BETTY JO WILLIAMS
and
DENNY & CINDY CRAWFORD
SITUATE: CENTER TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 07/07/2022 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH |
| Parcel # 060-3F43-12A, 12AA | | Inst. # 202204040007551 202102230005200 | Service No. 22-085 |
| Address 120 W. BREWSTER ROAD | | | |

Instr: 202208290018549
Pgs: 1 F: 545.00 8/29/2022 10:46 AM
Michele Mustello T20220914287
Butler County Recorder PA




VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENT SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

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

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

ZONE A: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD FACTORS NOT DETERMINED.

ZONE C: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

REF: SUBDIVISION FOR DENNIS & LUCINDA CRAIG BY LAND SURVEYORS, INC., 04/09/08, #08-025, P.B. 307 PG. 26

THE PURPOSE OF THIS PLAN IS TO CONVEY AND COMBINE PARCEL A WITH TAX PARCEL 140-1F61-9A AND ALSO TO COMBINE TAX PARCEL 140-1F61-9A & 9B INTO ONE CONTIGUOUS LOT.

REF: PROPERTY SURVEY FOR RYAN P. RITZERT, d/b/a RITZERT RETAINING WALLS & CONCRETE BY LAND SURVEYORS, INC., 03/26/18, #18-016

KNOW ALL MEN BY THESE PRESENTS, that I, Ryan P. Ritzert, d/b/a Ritzert Retaining Walls and Concrete, of the Township of Donegal, 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 Donegal Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Ryan P. Ritzert, d/b/a Ritzert Retaining Walls & Concrete, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1st day of August, 2022.

ATTEST: Tonya A. Callihan NOTARY PUBLIC — Ryan P. Ritzert 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 Ryan P. Ritzert d/b/a Ritzert Retaining Walls & Concrete, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of August, 2022.

My Commission expires the 27th day of October, 2022

SEAL

Tonya A. Callihan NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Tonya A. Callihan, Notary Public
Butler County
My commission expires October 27, 2024
Commission number 1301629
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that we, Corey L. and Christina L. Craig, of the Township of Donegal, 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 Donegal 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 Donegal, 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 Donegal, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Corey L. and Christina L. Craig, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11th day of August, 2022.

ATTEST: Tonya A. Callihan NOTARY PUBLIC — Corey L. Craig OWNER — Christina L. Craig 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 Corey L. and Christina L. Craig, 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 11th day of August, 2022.

My Commission expires the 27th day of October, 2022.

SEAL

Tonya A. Callihan NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Tonya A. Callihan, Notary Public
Butler County
My commission expires October 27, 2024
Commission number 1301629
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 plotted by me for the owners or agents.

DATE June 28, 2022 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Donegal hereby gives public notice that in approving this plan for recording purposes only, the Township of Donegal assumes no 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 Michael E. Haid CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Donegal this 2nd day of August, 2022

SECRETARY SEAL Michael E. Haid CHAIRMAN/PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

BUTLER COUNTY PLANNING COMMISSION

Reviewed
~~Approved~~ by the Butler County Planning Commission this 20TH day of July, 2022

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 405 page 4.

Given under my hand and seal this 29th day of August, 2022.

SEAL RECORDER OF DEEDS BUTLER COUNTY, PA

RECORDER

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

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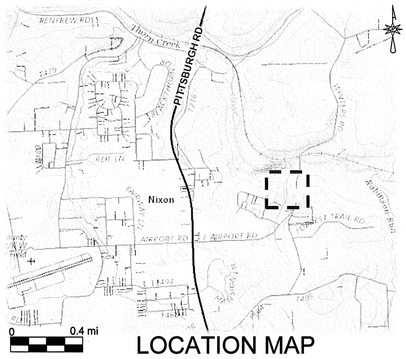
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: COREY L. & CHRISTINA L. CRAIG
and
RYAN P. RITZERT, d/b/a
RITZERT RETAINING WALLS & CONCRETE
SITUATE: DONEGAL TWP., BUTLER CO., PA

| | | | |
|---|---|---|---|
| Date 06/28/2022 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 140-1F61-9, 9A, 9B | | Inst. # 200908180019595 20160209002592 | Service No. 22-049 |
| Address 1330/1332 CHICORA RD. | | | |

# LOT LINE REVISION




LOCATION MAP

**The intent of this plan is to add Lot A Residual to Lot 3**

The subdivision only involves the revision of lot lines on previously recorded lots of record either transferring land between multiple property owners or consolidating existing lots, but in no instance creating additional lots.

The subdivision does not involve any new public or private streets, or the extension of a utility or other public improvements.

200 WINTERS RD
270-2F96-5
PYZDROWSKI, STANLEY S & JOHN A

200 WINTERS RD
270-2F96-5A
PYZDROWSKI STANLEY TRS ET AL

111.87'

S 69°21'50" E
594.94'

200 WINTERS RD
270-2F96-5
PYZDROWSKI, STANLEY S
& JOHN A

270-S10-CBA
BITTER, FREDERICK J JR
& CAROLE F

N 24°07'20" E
289.01'

LOT A Residual
1.07 Acres

S 9°30'00" W
332.60'

LOT A

220 WINTERS RD
270-2F96-10
CW RENTALS LLC
201812200025796

Current: 5.27 Acres
Proposed Sale: 1.07 Acres
Residual: 4.2 Acres

S 9°18'40" W
165.99'

1275 LAKEVUE DR
270-S10-C28
LUTZ, WILLIAM J
& LINDA M

197.35'

441.56'

N 24°07'20" E
381.51'

1218 LAKEVUE DR
270-2F96-10BB
HOOVER, BRIAN &
LAURA
200709140024180

LOT 3

Current: 5.101 Acres
Proposed Purchase: 1.07 Acres
Resulting: 6.171 Acres

723.63'

S 7°37'40" W
216.45'

WINTERS ROAD (33' ROW)

1277 LAKEVUE DR
270-S10-C2
HAUSER, JONATHAN &
AMANDA

N 58°18'10" W

230 WINTERS RD
270-2F96-10B
JACKSON, ROBERT &
NOELLE

S 3°41'04" W
56.10'

REF: PROPERTY SUBDIVISION of J. RONALD and
JOAN O. WINTERS
PBV: 148; PG: 17

1281 LAKEVUE DR
270-S10-C31
WHITE, KRISTEN D &
ROBERT III

1283 LAKEVUE DR
270-S10-C32
PETRICK, ROBERT M
& JUDITH H

N 1°00'00" E
460.00'

1285 LAKEVUE DR
270-S10-C33
VANGENEWITT, RICHARD T
AKA ET AL

1289 LAKEVUE DR
270-S10-C34
JAWORSKI, MATTHEW T

S 42°11'16" W
678.65'

191 E AIRPORT RD
270-2F96-10BA
LAJEVIC, JOHN A
JR & JAMIE A

1220 LAKEVUE DR
270-S10-C36
LIPSCOMB, JASON N &
JULIA

N 22°06'00" E
198.74'

S 22°06'00" W
306.15'

N 57°50'10" W
LC=50.77'
R=687.63'
A=50.78'
T=25.40'
D=4°13'52"

LAKEVUE DRIVE (50' ROW)

0 50'

**CURRENT ZONING:** S Conservancy
**PROPOSED USE:** Single Family Residential

## MINIMUM YARD SETBACKS FOR PRINCIPAL STRUCTURES

All principal structures shall meet the following yard requirements:
(A) Front Yard depth - There shall be a minimum front yard depth of not less than seventy-five feet (75') from the right-of-way line, or one hundred feet (100') from the centerline of the street, whichever is greater.
(B) Side Yard(s) width - There shall be a minimum side yard width of fifty feet (50') on each side. The depth of a side yard abutting a street shall not be less than the depth of the front yard required on the adjoining lot on that street.
(C) Rear Yard depth - There shall be a minimum rear yard depth of seventy-five feet (75'), except that for a through lot, the required rear yard depth shall be the same as the required front yard depth.
**(Accessory structures** - 1,000 square feet or less must meet the front yard same as principal use; side and rear yards - twenty-five feet (25') minimum. 1,001 square feet or more shall meet requirements of Section 3.03 A, Band C).

## MINIMUM LOT REQUIREMENTS

All principal uses shall meet the following lot requirements;
(A) Lot Area
• Minimum lot area per family is two (2) acres
• Farmette - five (5) acres
(B) Lot Width
• Interior lot - two hundred feet (200')
• Corner lot - two hundred seventy-five feet (275')

## HEIGHT LIMITATIONS

The maximum height of structures, except as otherwise provided, in this district, shall be:
(A) Thirty-five feet (35') and no more than two (2) stories for a single-family dwelling.
(B) Thirty-five feet (35') and no more than three (3) stories for other principal structures.
(C) Accessory use structures shall not exceed twenty-five feet (25') in height.
(D) Accessory agricultural structures, such as barns and silos, shall be exempt from maximum height restrictions.

**OWNER'S CERTIFICATION**

(I or We) William Stoughton Partner for CW Rentals
(Name of owner or owners; name and title if legally-authorized officer or representative)
the undersigned, hereby declare that My Lots Legally Own
(If one or name of partnership, corporation, etc.)
(s or are) the owner(s) of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's(s') consent, and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this
8 day of Aug 2022
William Stoughton - Partner for CW Rentals
(Owner signature)
(Owner signature)

**OWNER'S CERTIFICATION**

(I or We) Brian R Hoover
(Name of owner or owners; name and title if legally-authorized officer or representative)
the undersigned, hereby declare that Brian R Hoover
(If or we or name of partnership, corporation, etc.)
(s or are) the owner(s) of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's(s') consent, and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (we or we) have set (my or our) hand(s) and seal(s) this
9 day of August 2022
(Owner signature)
(Owner signature)

**PROFESSIONAL CERTIFICATE**

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

Robert E Jackson SEAL
(Professional's Name)
SU19773
(Professional's Registration No.)
8/8/2022
(Date)

**BUTLER COUNTY PLANNING COMMISSION APPROVAL**

REVISED
Approved by the Butler County Planning Commission
this 9TH day of AUG. 2022
R. Kim Kelly (Secretary) Jim Roof (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 22182

SEAL

**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 William J Stoughton, Jr. and Brian R Hoover
(Name of owner or owners; name and title of legally-authorized officer or representative)
who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of August 2022
(Notary Public) SEAL
My commission expires the 12 day of July 2026

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

**MUNICIPAL REVIEW**

As Proved. Reviewed by the Township of Penn
(Or, Borough, Township)
this 9th day of August 2022
Linda D Zeglius (Secretary) Samuel M Wald (Chairman)

SEAL

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA )
) SS:
COUNTY OF BUTLER )

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 405 Page(s) 5
Given under my hand and seal this 29th day of August 2022
Michele M Mustello

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

| PLAN BOOK | PAGE |
|---|---|
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NOTE: Subject to any and all existing rights of way and easements of record

RECORDER OF DEEDS BUTLER COUNTY, PA

COUNTY PLANNING COMMISSION BUTLER COUNTY

TWP PLANNING

TWP SUPERVISOR

NOTARY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT EUGENE JACKSON

HOOVER - CW RENTALS LOT LINE REVISION

SITUATE IN: PENN TOWNSHIP
BUTLER COUNTY, PA

MADE FOR: BRIAN HOOVER
1218 LAKEVUE DRIVE
BUTLER, PA 16002

SCALE – 1" = 50' AUGUST 8, 2022

PREPARED BY: R.E. JACKSON, P.E. – P.L.S.
984 CHERRY LANE ROAD
APOLLO, PA 15613
724-478-1250

## OWNER'S CERTIFICATION

WE, WILLIAM P. SCHIEGG AND JOANN WALLACE, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 10 DAY OF AUGUST, 2022.

x William P. Schiegg
WILLIAM P. SCHIEGG

x JoAnn Wallace
JOANN WALLACE

## ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM P. SCHIEGG AND JOANN WALLACE, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF AUGUST, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

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

x Debra L. Jeffcoat
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATION

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

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

5 AUGUST 2022
DATE

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

## 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 15 DAY OF August, 2022.

CLINTON TOWNSHIP * OFFICIAL SEAL 1854 * BUTLER COUNTY, PA

x
SECRETARY

CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 15 DAY OF August, 2022.

CLINTON TOWNSHIP * OFFICIAL SEAL 1854 * BUTLER COUNTY, PA

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

## BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF May, 2022.

BUTLER COUNTY PLANNING COMMISSION

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

## PROOF OF RECORDING

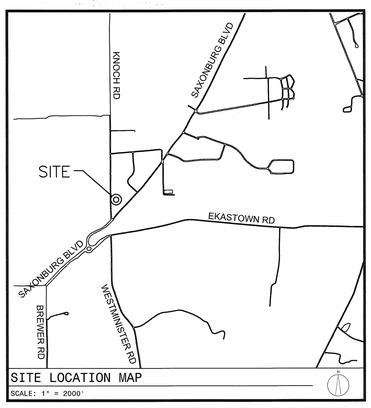
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 405, PAGE(S) 6

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF August, 2022.

x
RECORDER OF DEEDS

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

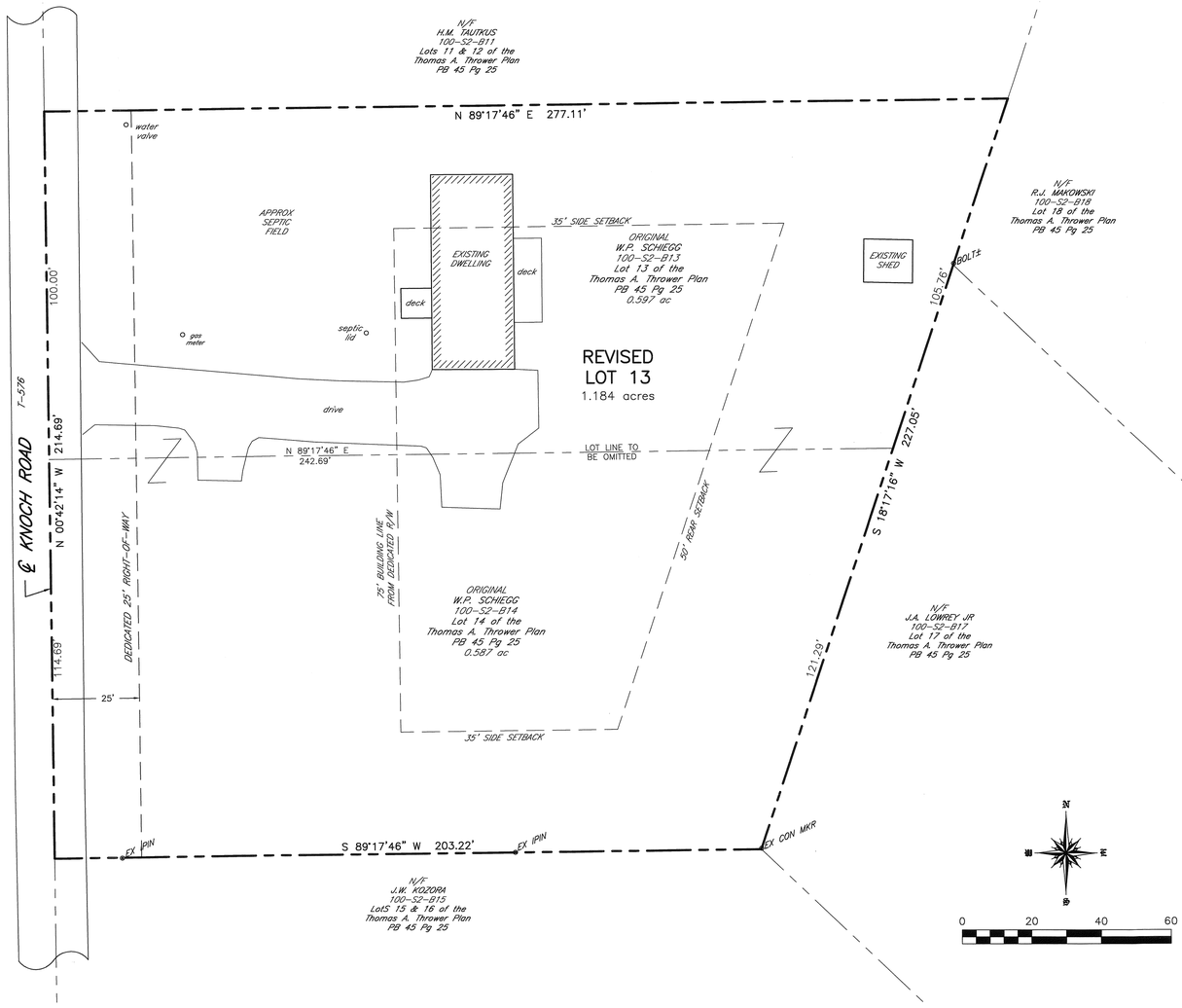
RECORDER OF DEEDS — BUTLER COUNTY, PA




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

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




## PROPERTY AREAS:

| | |
|---|---|
| EXISTING TOTALS | |
| LOT 13 (100-S2-B13) | 0.597 ACRES |
| +LOT 14 (100-S2-B14) | 0.587 ACRES |
| EXISTING TOTAL | 1.184 ACRES |
| REVISED TOTALS | |
| REVISED LOT 13 | 1.184 ACRES |

## GENERAL NOTES:

1. OWNERS: WILLIAM P SCHIEGG, JOANN WALLACE
2. ZONING DISTRICT: RURAL RESIDENTIAL, TOWN CENTER/TRADITIONAL NEIGHBORHOOD DISTRICT
3. SETBACKS: SEE TABLE
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. THOMAS A. THROWER PLAN OF LOTS PLAN BOOK 45 PG 25

| CLINTON TOWNSHIP TRADITIONAL NEIGHBORHOOD DISTRICT | |
|---|---|
| Dimension | Table 185-22B |
| Min. Lot Area | 5 acre |
| Min. Lot Width | 200 feet |
| Min. Front Yard Depth | 75 feet from R/W |
| Min. Side Yard Depth | 35 feet |
| Min. Rear Yard Depth | 50 feet |

# SCHIEGG PLAN

Being a consolidation of Lots 13 and 14 of the Thomas A. Thrower Plan of Lots, PB 45 Pg 25, and being Butler County Tax Parcels 100-S2-B13 (Lot 13) and 100-S2-B14 (Lot 14)

| RECORDED 20 | |
|---|---|
| PLAN BOOK | PAGE |
| 405 | 6 |
| SHEET of | |

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| B | REVISIONS PER TOWNSHIP SUPERVISORS COMMENTS AT 6/13/22 MEETING | SDG | 8/4/2022 |
| A | REVISIONS PER TOWNSHIP SUPERVISORS COMMENTS AT 6/13/22 MEETING | SDG | 6/14/2022 |


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
SCHIEGG PLAN
BEING A
CONSOLIDATION
FOR
WILLIAM P. SCHIEGG
JOANN WALLACE

SITUATE
CLINTON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|---|---|---|---|
| 04/22/2022 | BAG | Sdg | 1" = 20' |

| PROJECT NO. | TAX PARCEL NO. | REVISION |
|---|---|---|
| 22-061 | 100-S2-B13, B14 | B |


Instr: 202208300018719
Pgs: 1 F: $45.00 8/30/2022 3:14 PM
Michele Mustello T20220014382
Butler County Recorder PA

WORTHINGTON QUAD
SCALE 1" = 2000'

## OWNER'S CERTIFICATION

WE, THE UNDERSIGNED, DAVID & CYNTHIA SPENCER, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AS "SPENCER LOT LINE CONSOLIDATION". ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THE BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET THERE SHALL BE NO BUILDING OR STRUCTURES ERECTED. THERE ARE STRIPS OF GROUND VARIABLE IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 31 DAY OF August 2022.

David Spencer
DAVID SPENCER
OWNER

Cynthia Spencer
CYNTHIA SPENCER
OWNER

Vw
WITNESS

## ACKNOWLEDGEMENT OF NOTARY PUBLIC

ON THIS 31 DAY OF August, 2022 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVID & CYNTHIA SPENCER, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY AND THAT THEY ACKNOWLEDGE THE FOREGOING ADOPTION AND PLAN TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Vw
NOTARY

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

## MUNICIPAL DECLARATIONS

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

## TOWNSHIP SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, THIS 25th DAY OF August, 2022.

SECRETARY

CHAIRMAN
BOARD OF SUPERVISORS

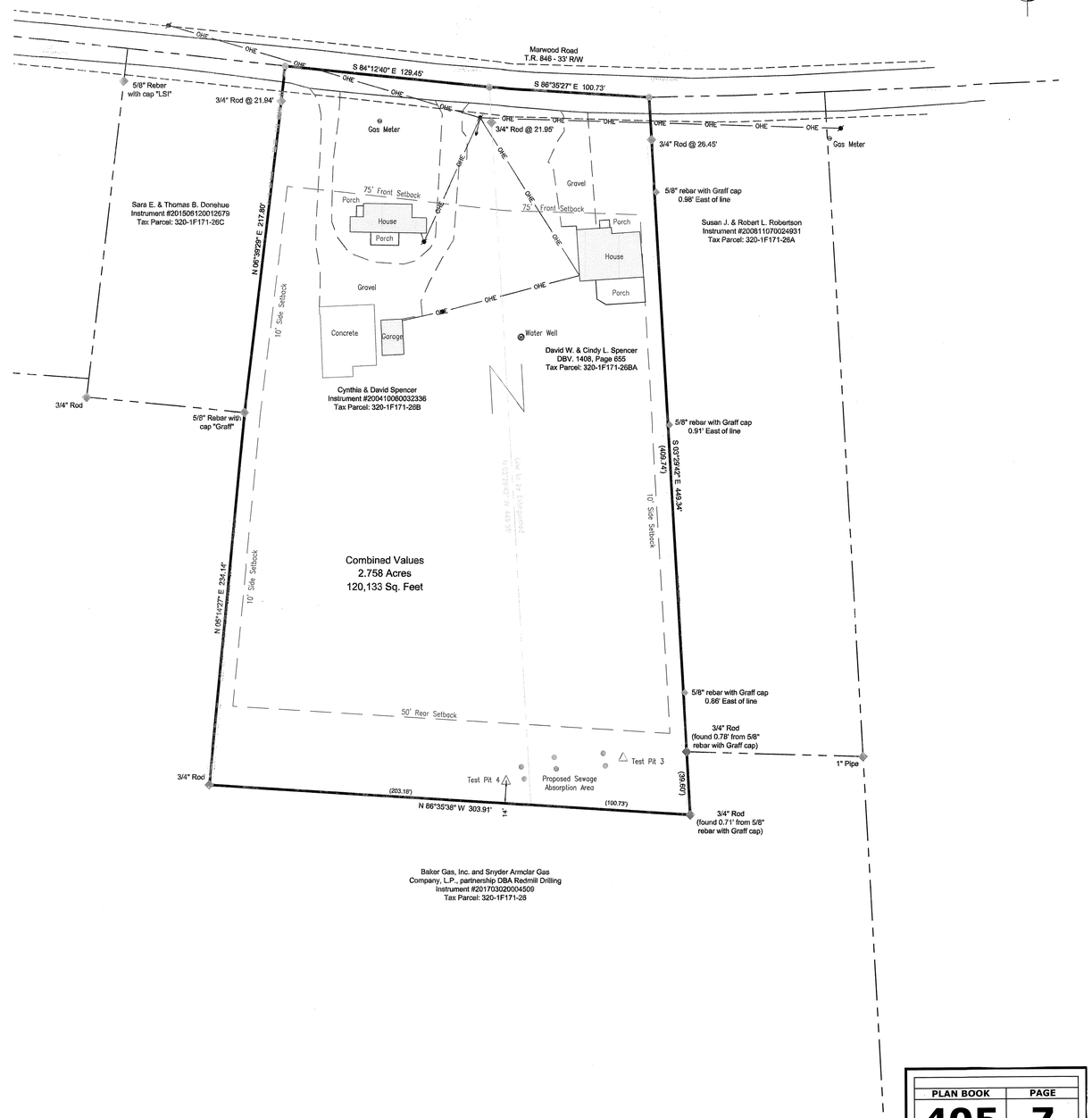
## TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD. THIS 3rd DAY OF August, 2022.

SECRETARY

Vice CHAIRMAN
PLANNING COMMISSION

Instr: 202208310018771
Pgs: 1 T: $45.00
Michele Mustello
Butler County Recorder PA
8/31/2022 1:17 PM
T20220014414




## SURVEY NOTES

PROPERTY CORNERS ARE MONUMENTED AS SHOWN OR WILL BE MONUMENTED WITH 5/8" IRON REBAR UPON APPROVAL OF THIS CONSOLIDATION PLAN.

ACCORDING TO THE MANOR BOROUGH ZONING ORDINANCE, THE SUBJECT PREMISES LIES WITHIN R1. THE BULK REGULATIONS AND SETBACK REQUIREMENTS ARE SHOWN HEREON.

IN ACCORDANCE WITH ACT 287 OF THE GENERAL ASSEMBLY THAT ALL UTILITY COMPANIES ARE TO BE NOTIFIED TO VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND RIGHTS-OF-WAY BEFORE ANY EXCAVATION ON THIS SITE.

NOTICE TO PURCHASERS:
THERE MAY BE EXISTING UTILITIES, DRAINAGEWAYS AND EASEMENTS CROSSING THIS SUBDIVISION WHICH WERE NOT APPARENT FROM A SURFACE INSPECTION OF THE PREMISES. UTILITY, DRAINAGEWAYS, AND ANY OTHER EASEMENTS SHALL REMAIN AS THEY APPEAR IN PRIOR INSTRUMENTS OF RECORD. OWNERS OF LOTS IN THIS SUBDIVISION TAKE TITLE SUBJECT TO THESE EASEMENTS.

PROPERTY IS SUBJECT TO EASEMENTS, SERVICES, RIGHT-OF-WAYS, LEASES, RESERVATIONS, EXCEPTIONS, RESTRICTIONS, ETC., IF ANY MAY APPEAR, EITHER RECORDED OR UNRECORDED.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R12 GNSS RECEIVER AND THE KEYNET VRS SYSTEM.

## PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 320-1F171-26B AND 320-1F171-26BA AND TO EXTINGUISH THE COMMON LOT LINE BETWEEN THESE TWO PARCELS.

NO NEW BUILDING LOTS ARE CREATED.

## PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 405, PAGE(S) 7

GIVEN UNDER MY HAND AND SEAL THIS 31, DAY OF August, 2022.

RECORDER OF DEEDS

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

## BUTLER COUNTY PLANNING APPROVAL

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF Aug. 2022.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

| PLAN BOOK | PAGE |
|---|---|
| 405 | 7 |

## SURVEYOR'S CERTIFICATION

I, RYAN JONES, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAT CORRECTLY REPRESENTS A PLOT COMPLETED BY ME ON JULY 19, 2022.

8.22.22
RYAN JONES — DATE
REGISTRATION NO. SU075334

JONES CONSULTANTS
SURVEYING & MAPPING
(724) 757 - 2417
2402 Pennsylvania 66
Delmont, PA. 15626
www.jonesconsultant.com

◆ MONUMENT FOUND AS NOTED

▲ SET 30" LONG 5/8" DIAMETER REBAR WITH RED PLASTIC CAP LABELED "JONES CONSULTANTS"

● POINT, NO MONUMENT SET OR FOUND

## OWNER INFORMATION

| | |
|---|---|
| OWNER | DAVID AND CYNTHIA SPENCER |
| ADDRESS | 530 MARWOOD ROAD<br>CABOT, PA 16023 |
| TELEPHONE | 724-841-6894 |
| SOURCE OF TITLE | INSTR. #200410060032336 & DBV. 1408, PAGE 655 |
| TAX PARCEL NO. | 320-1F171-26B & 320-1F171-26BA |

## SITE DATA CHART

RESIDENTIAL/AGRICULTURAL

| | |
|---|---|
| MINIMUM LOT WIDTH | 125 FEET AT SETBACK |
| FRONT SETBACK | 75 FEET FROM CENTERLINE |
| SIDE SETBACK | 10 FEET |
| REAR SETBACK | 50 FEET (PRINCIPLE STRUCTURE) |
| MAXIMUM HEIGHT | 35 FEET (FOR SINGLE FAMILY) |
| MAXIMUM LOT COVERAGE | 40% |

## FEMA FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0465D BEARING AN EFFECTIVE DATE OF 8/2/2018.

0' 40' 80' 120'
GRAPHIC SCALE 1" = 40'

WINFIELD TOWNSHIP PLANNING COMMISSION

WINFIELD TOWNSHIP SUPERVISORS

BUTLER COUNTY PLANNING DEPARTMENT

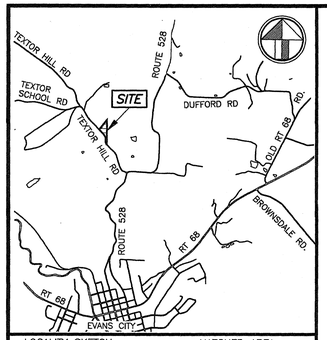
BUTLER COUNTY RECORDER OF DEEDS

PROFESSIONAL LAND SURVEYOR

# Spencer Lot Line Consolidation

528-530 MARWOOD ROAD, WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| Drawn By: | Date: | Sheet: | File No.: | Scale: |
|---|---|---|---|---|
| JV | 8/22/2022 | 1 of 1 | JC2022-167 | 1" = 40' |




LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF July, 2021

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 29th DAY OF July 2022, PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 9th DAY OF March, 2022

TOWNSHIP SECRETARY

PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 29th DAY OF July, 2022. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 9th DAY OF March, 2022.

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO applicant JACKSON TOWNSHIP ON THE 11th DAY OF March, 2022.

PLANNING DIRECTOR

I, LORETTA M. SAVISKY, OWNER OF THE LAND SHOWN ON THE AMENDED PLAN OF SUBDIVISION FOR LOT 4 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 11 DAY OF Nov, 2021

ATTEST:

NOTARY PUBLIC

LORETTA M. SAVISKY

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED LORETTA M. SAVISKY, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF Nov, 2021

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2023

NOTARY PUBLIC

NOTARY SEAL:

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AMENDED PLAN OF SUBDIVISION FOR LOT 4 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 IS IN THE NAME OF LORETTA M. SAVISKY, AND IS RECORDED IN THE INSTRUMENT NO. 201210180030117. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

LORETTA M. SAVISKY

Instr: 202208310018811
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
8/31/2022 3:59 PM
T20220014442

COMMONWEALTH OF PENNSYLVANIA )
) SS
COUNTY OF BUTLER )

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 405 PAGE 8

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF August 2022

RECORDER OF DEEDS

SEAL:

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

LOT 5
N/F
THE SCARPINO FAMILY TRUST,
DOMINICK P. AND LORRAINE E. SCARPINO,
GRANTORS AND/OR TRUSTEES
INSTR #201802050002266
TAX PARCEL 180-4F52-15D5

PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

EXISTING IRON PIN

RycB

Hab

LOT 3
N/F
KEITH I. & RENEE ANN WATSON
DBV 2465, PG 851
TAX PARCEL 180-4F52-15D3

PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

LOT 4
2.285 ACRES
LORETTA M. SAVISKY
INSTR #201210180030117
TAX PARCEL #180-4F52-15D4
PLAN REFERENCE: GERARD F. RENGERS PLAN OF LOTS NO. 2 PB VOL 176, PG. 8

N/F
H. LEROY DRUSHEL, JR. AND
JOHN HENRY DRUSHEL
INSTR #202002180003270
TAX PARCEL 160-4F29-18C

20' SIDE BUILDING LINE

442.44' FROM C/L

N 46°45'00" E

S 01°44'14" W

808.80' TOTAL TO C/L

20' SIDE BUILDING LINE

APPROXIMATE WELL ISOLATION AREA REQUIRED 100' SEE NOTE 3

SEPTIC TEST PIT #5 (UN-SUITABLE)

SEPTIC TEST PIT #3 PRIMARY

SEPTIC TEST PIT #4 PRIMARY

SEPTIC TEST PIT #7 ALTERNATE

SEPTIC TEST PIT #6 ALTERNATE

SEPTIC TEST PIT #1 (UN-SUITABLE)

SEPTIC TEST PIT #2 (UN-SUITABLE)

ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS AND THIS AREA MUST NOT BE DISTURBED

40' FRONT BUILDING LINE

EXISTING ±18' BITUMINOUS PAVEMENT

POLE PP1344-65

UNDERGROUND TELEPHONE LINE (APPROX)

N 43°43'41" W 337.33'

TEXTOR HILL ROAD T-332 33' R/W

POLE PP1344-116

POLE PP1344-64 J-8

EXISTING IRON PIN

HaC

Hab

R= 216.91'
A=176.33'
D=46°34'36"
Chord=N 19°50'32"W
171.51'

POLE

N 34°03'20" W 97.27'

R=214.02'
A=64.66'
D=17°18'37"
Chord=N 05°12'30"W
64.41'

N/F
REGIS F. RENGERS, LORRAINE E. SCARPINO, LORETTA M. SAVISKY, MARK A. RENGERS, ROBERT G. RENGERS, JACKIE R. LAURENTS, AND JANICE A. HOGAN
INSTR # 201611090023611
TAX PARCEL 180-4F52-150

N/F
ZACHARY G. & KATIE L. RENGERS
INSTR #202011060025511
TAX PARCEL 180-4F52-15D1

EXISTING CONCRETE MONUMENT

N/F
REGIS & REBECCA RENGERS
DBV 2329, PG 352
TAX PARCEL 180-4F52-25

NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO REMOVE THE NON-BUILDING WAIVER DESIGNATION FROM LOT 4 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2 AS RECORDED IN PLAN BOOK VOLUME 176, PAGE 8.

(2) PROPERTY BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE BEARING DATUM RECORDED ON THE GERARD F. RENGERS PLAN OF LOTS NO. 2.

(3) ALL WATER WELLS TO BE DRILLED MUST BE A MINIMUM DISTANCE OF 100 FEET FROM THE SEPTIC ABSORPTION AREA AND THIS AREA IS SHOWN AS THE APPROXIMATE WELL ISOLATION AREA. THE PROPOSED SEPTIC ABSORPTION AREA MUST BE A MINIMUM OF 100 FEET FROM ANY EXISTING WATER WELL ON OR NEAR THE SUBJECT PREMISES.

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

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

(5) THE TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

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

NORTH

0' 50' 100' 150'

SCALE: 1" = 50'

**SOILS CLASSIFICATION DATA**
SOILS CLASSIFICATION DATA TAKEN FROM WEB SOIL SURVEY:
websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

| SYMBOL | TYPE | SLOPE |
|---|---|---|
| GpC | Gilpin-Wharton silt loams | 8 - 15% |
| HaB | Hazelton channery loam | 3 - 8% |
| HaC | Hazelton channery loam | 8 - 15% |
| RycB | Rayne silt loam | 8 - 25% |

**PRESENT ZONING REQUIREMENTS**
**JACKSON TOWNSHIP ZONING ORDINANCE**
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.
ORDAINED AND ENACTED DECEMBER 20, 2018

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT

| | REQUIREMENT |
|---|---|
| MINIMUM LOT SIZE: | 21,780 SQUARE FEET (1/2 ACRE) |
| MINIMUM LOT WIDTH: | 150 FEET |
| MINIMUM FRONT YARD: | 40 FEET |
| MINIMUM REAR YARD: | 40 FEET; ACCESSORY 10 FEET |
| MINIMUM SIDE YARD: | 20 FEET; ACCESSORY 10 FEET |
| MAXIMUM LOT COVERAGE: | 50% |

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|---|---|
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**2.285 ACRES = TOTAL ACREAGE**

ZONING DISTRICT: R RESIDENTIAL DISTRICT

PROPERTY ADDRESS: TEXTOR HILL ROAD
EVANS CITY, PA 16033

OWNERS: LORETTA M. SAVISKY
102 CHARLES STREET
BUTLER, PA 16001

DEED REFERENCE: INSTR. NO. 201210180030117
TAX PARCEL NO.: 180-4F52-1504

REF. SURVEY BY: SURVEY-TECH CORPORATION
GERARD F. RENGERS PLAN OF LOTS NO. 2
DWG. NO. 94-3740
DATED: JUNE 27, 1994
RECORDED: PB VOL 176, PG 8
AUGUST 11, 1994

# *AMENDED PLAN OF SUDIVISION FOR LOT 4 OF THE GERARD F. RENGERS PLAN OF LOTS NO. 2*

[GERARD F. RENGERS PLAN OF LOTS NO. 2 (PB VOL 176, PG. 8)]

PREPARED FOR: LORETTA M. SAVISKY

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: JULY 9, 2021 SCALE: 1" = 50'


**SURVEY TECH & ASSOCIATES, LLC**
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012


I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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

REGISTRATION NO. SU-051843E

REVISIONS:

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

DWG. NO: 5603-2021-SUB
SHEET 1 OF 1

G:\Savisky-state 5603-2021\Savisky Sub-5603-2021-State.dwg - Jul 09, 2021 @ 11:27am

(SAVISKY-SUBPLAN-Lot4) SAVISKY STATE.crd

Instr: 202209020018928
Pgs: 1 F: 545.00 9/2/2022 10:16 AM
Michele Mustello 7202500414525
Butler County Recorder PA

NOTES:

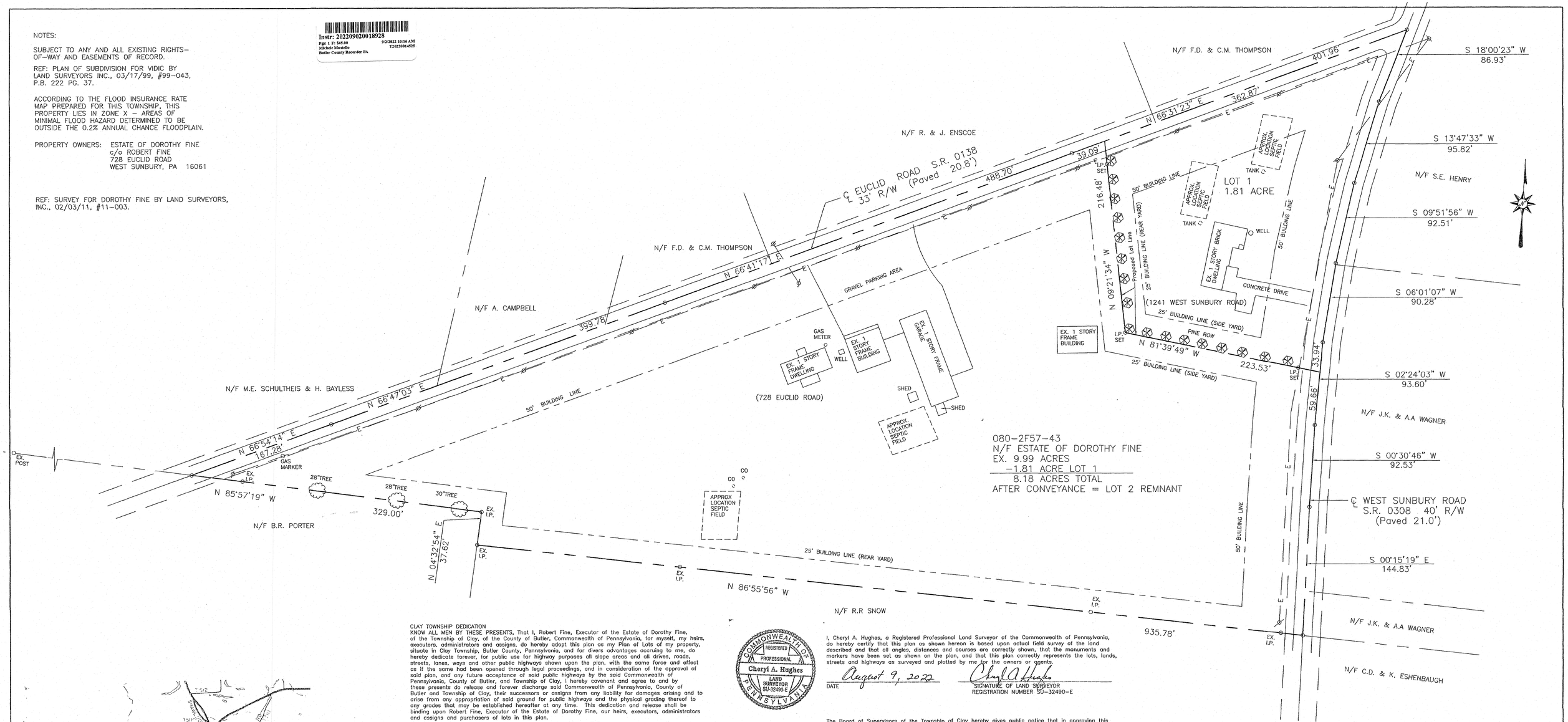
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

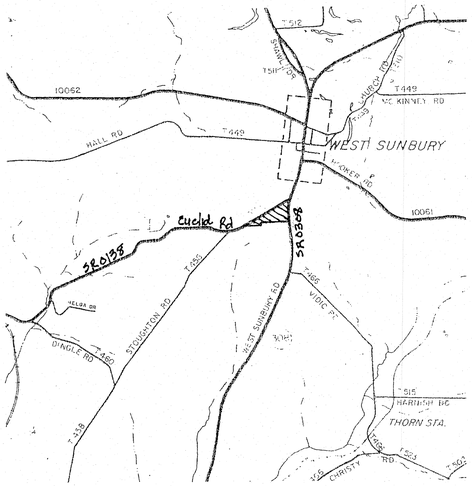
REF: PLAN OF SUBDIVISION FOR VIDIC BY LAND SURVEYORS INC., 03/17/99, #99-043, P.B. 222 PG. 37.

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

PROPERTY OWNERS: ESTATE OF DOROTHY FINE
c/o ROBERT FINE
728 EUCLID ROAD
WEST SUNBURY, PA 16061

REF: SURVEY FOR DOROTHY FINE BY LAND SURVEYORS, INC., 02/03/11, #11-003.




VICINITY MAP Scale: 1" = 2000'

CLAY TOWNSHIP DEDICATION

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day of August, 2022.

ATTEST:

David C Harkins — NOTARY

Robert Fine — ROBERT FINE, EXECUTOR

COMMONWEALTH OF PENNSYLVANIA ]SS:
COUNTY OF BUTLER]

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of August 2022

My commission expires this 04 day of June, 2026

SEAL

David C Harkins
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)

I, Robert Fine, Executor, (owner) of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Estate of Dorothy Fine, as recorded in Deed Book Volume 761 page 181, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

David C Harkins — WITNESS

Robert Fine — OWNER

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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

August 9, 2022 — DATE

Cheryl A Hughes — SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

Joann Nuke — SECRETARY — SEAL — Dale O Anderson — CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 25th day of August 2022

Joann Nuke — SECRETARY — SEAL — Dale O Anderson — CHAIRMAN

Reviewed by the Clay Township Planning Commission this 25th day of August 2022

Joann Nuke — SECRETARY — SEAL — Richard A Geyer — CHAIRMAN

Reviewed by the Butler County Planning Commission this 17th day of AUGUST 2022

R. Hahn JRM — SECRETARY — SEAL — J. Hahn JRM — 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 405 page 9

Given under my hand and seal this 2nd day of September 2022

SEAL

RECORDER Michele M. Mustello

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

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|---|---|
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0' 50' 100' 150'

REVISED 08/22/2022; LOT 2 – REMNANT LABEL

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

FINAL PLAN OF SUBDIVISION

FOR: ESTATE OF DOROTHY FINE

SITUATE: CLAY TWP., BUTLER CO., PA

| | | | | | |
|---|---|---|---|---|---|
| Date 08/09/22 | Scale 1" = 50' | Dwn By BEC | | Ckd By CAH | |
| Parcel No. 080-2F57-43 | | | Db-Pg 761-181 | Service No. 22-098 | |
| Address 1241 W. SUNBURY RD./728 EUCLID RD. | | | | | |

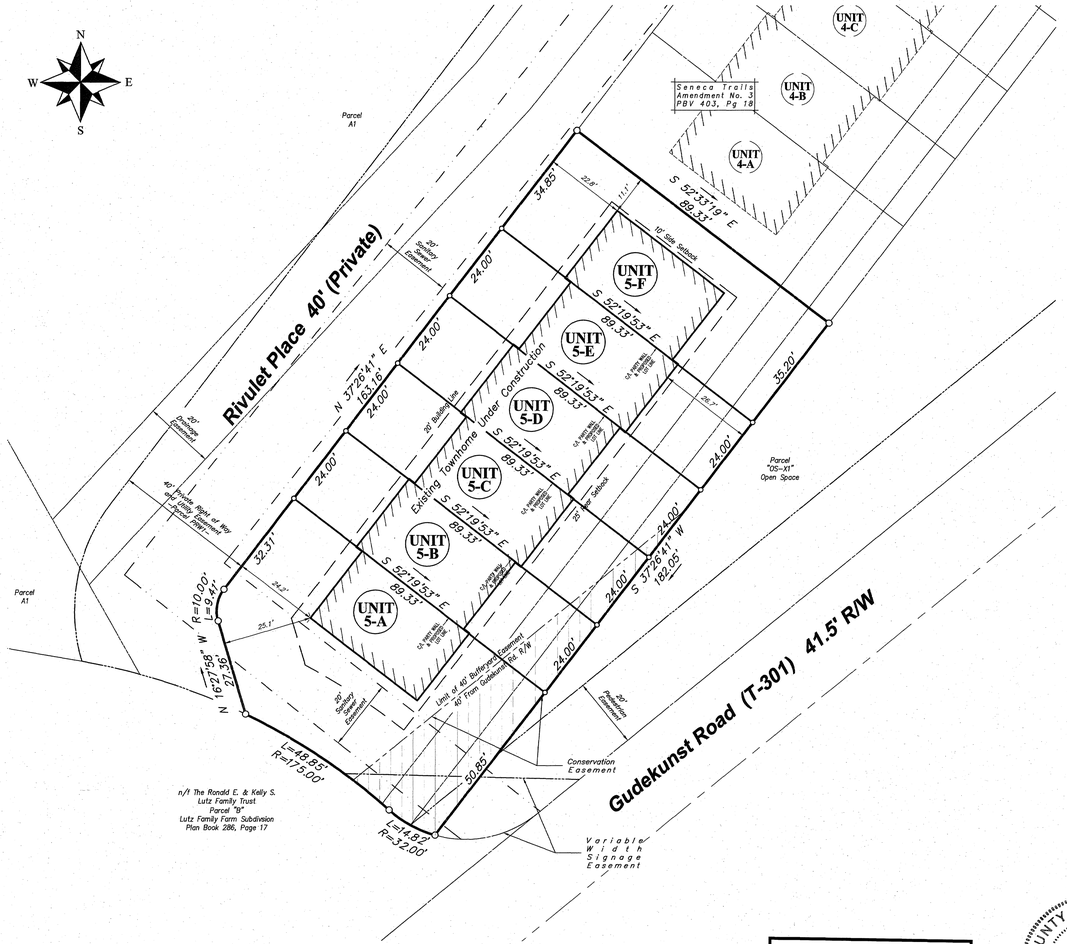
Registered Surveyor

Jackson Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds

Instr: 202209020018934
9/2/2022 10:25 AM
Pgs: 1 F: 145.00
Michele Mustello
Butler County Recorder PA
T20220014527

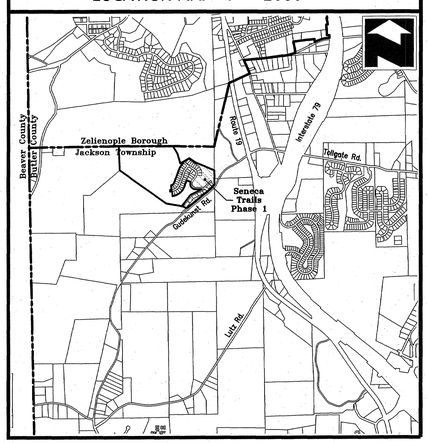



Dimensional / Zoning Requirements (Section 27-1516) for Townhomes

| | | Required | Provided on this plan |
|---|---|---|---|
| Minimum Lot Size (Interior Units - Attached by at least two sides): | | 2000.00 sf | 2,143.920 sf |
| Minimum Lot Size (End Units - Attached by on side only): | | 3000.00 sf | 3,108.650 sf |
| Minimum Lot Width at Street Right of Way Line: | | 22.00 ft | 24 ft |
| Minimum Lot Width at Front Buiding Setback Line: | | 22.00 ft | 24 ft |
| Minimum Side Yard Setback (At Attached Dwelling Party Wall) | Primary | 0.00 ft | 0.00 ft |
| | Accessory | 5.00 ft | 5.00 ft |
| Minimum Side Yard Setback (At End Dwelling Units): | Primary | 10.00 ft | 10.00 ft |
| | Accessory | 5.00 ft | 5.00 ft |
| Minimum Distance Between Primary Buildings: | | 30.00 ft | 22.00 ft* |

*Modification Granted for Building Separation as part of overall PRD Approval.

LOCATION MAP 1" = 2000'




Lot Area Tabulation

| Unit | Sq.Ft. | Acres |
|---|---|---|
| 5-A | 4,596.420 | 0.106 |
| 5-B | 2,143.940 | 0.049 |
| 5-C | 2,143.940 | 0.049 |
| 5-D | 2,143.940 | 0.049 |
| 5-E | 2,143.940 | 0.049 |
| 5-F | 3,128.190 | 0.072 |
| TOTALS | 16,300.370 | 0.374 |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 10 |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## General Plan Notes

a. This plan is a re-subdivision of Parcel T5 of the Seneca Trails Planned Residential Subdivision – Phase 1 as recorded in Plan Book 394, Pages 16-18. No additional units are proposed that were not originally planned for.

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.

## Property References

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

Ownership Reference:
Parcel T5
Tax Parcel 180-S13-B5
Instrument # 202205120010460

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

| | |
|---|---|
| DRAWING NUMBER: | 1009-2224268 |
| DRAWING SCALE: | 1"=20' |
| DATE: | June 9, 2022 |
| DRAWN BY: | |
| REVISIONS: | |

# Seneca Trails Amendment No. 5

Being a Re-subdivision of Parcel T5 of the
Seneca Trails Planned Residential Subdivision – Phase 1
As recorded in Plan Book 394, Pages 16-18
Jackson 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


## NVR, Inc.

By a resolution approved on the 26 day of July, 2022, the Board of Directors of the **NVR, Inc.** incorporated in the state of Virginia, owners of the land shown on the **Seneca Trails Amendment No. 5** adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

NVR, Inc.

Signature of Officer Witnessing — Pete Robertson - VP, Printed Name & Title of Officer Witnessing

Signature of Authorized Officer — David Hilton - V.P., Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler personally appeared Pete Robertson, VP of NVR, Inc. who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 26 day of July, 2022.

My commission expires the 14 day of October, 2023.

(Seal) Jennifer Lyn Sperdute 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 hereby certify that the title to the property contained in the **Seneca Trails Amendment No. 5** is in the name of NVR, Inc. ~~and is recorded~~ at **Instrument No. 202205120010460** . I further certify that there is no mortgage, lien, or other encumbrance ~~against this property~~.

Witness — Signature of Authorized Officer

## Surveyor

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.

7-18-22 Date — James A. Sperdute, RS # 24457-E

## Jackson Township Planning Director/Manager

Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

7-24-22 Date — Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 24th day of June, 2022, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Nikki Colton, Planning Director

## Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 17th day of August, 2022. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Chairperson

This plat was delivered to Jennifer Sperdute by Jackson Township on the 26 day of August 2022.

Township Manager/Secretary

## Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20th day of July, 2022

Secretary — Chairperson

## Butler County Recorder of Deeds

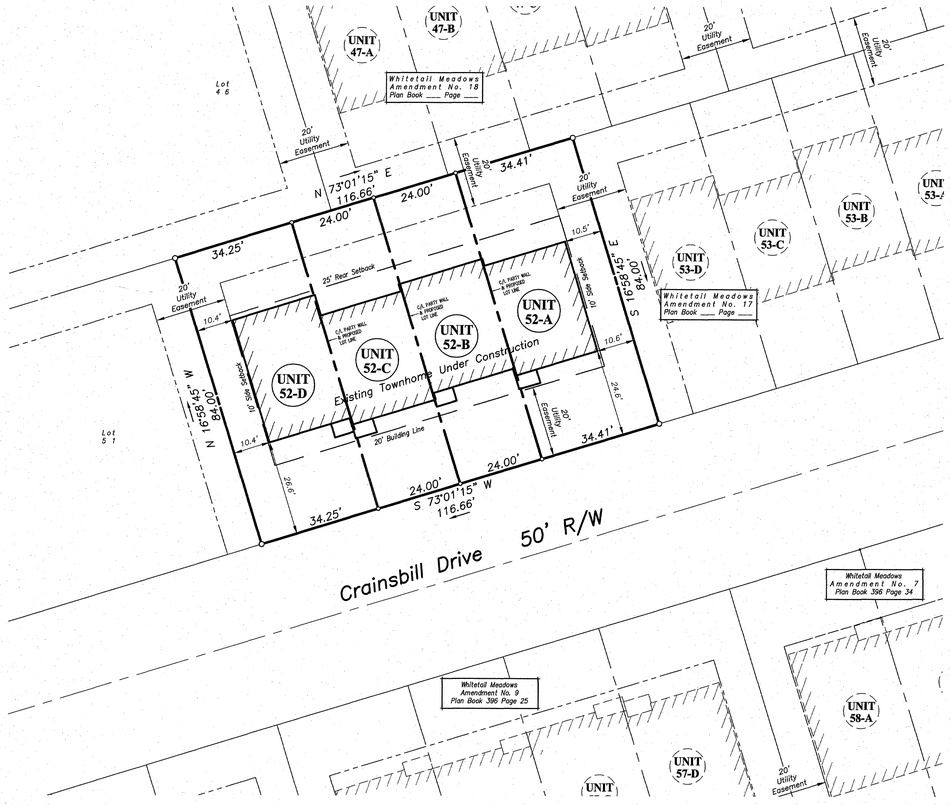
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 405, page(s) 10.

Given under my hand and seal this 2nd day of September 20 22

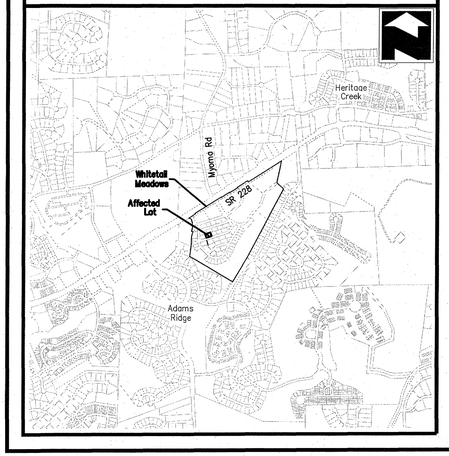
Recorder of Deeds

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

Instr: 202209020018935
Pgs: 1 T: 545.00
Michele Mustello
Butler County Recorder PA
9/2/2022 10:28 AM
T20220014528




## 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 |
|---|---|---|
| 52-A | 2,890.915 | 0.066 |
| 52-B | 2,016.000 | 0.046 |
| 52-C | 2,016.000 | 0.046 |
| 52-D | 2,876.521 | 0.066 |
| | | |
| | | |
| Original Lot 52 | 9,799.436 | 0.225 |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 11 |

## 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. 2022

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 26 DAY OF July A.D., 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Rik Rorstrom, 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
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF July A.D., 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 14 DAY OF October A.D., 2023

## 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 7/18/22

## 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 26405E — 08/03/2022
PRINTED NAME & REGISTRATION NO. — DATE

## Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 25th DAY OF July 20 22

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 20TH DAY OF July A.D. 2022

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 405 PAGE 11

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF September A.D., 20 22

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

### General Plan Notes

a. This plan is a resubdivision of Lot 52 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:
Tax Parcel 010-S25-AE52
INST# 202206020012022

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

| | |
|---|---|
| Drawing Number | 1001-222434G |
| Drawing Scale | 1"=20' |
| Date | July 7, 2022 |
| Project Manager | |
| Revision | |

# Whitetail Meadows Amendment No 19

**Being A Revision to Lot 52 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

## OWNERS ADOPTION FOR PARTNERSHIP

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

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 7 DAY OF July, 20 22

ATTEST:

NOTARY PUBLIC — SIGNATURE OF GENERAL PARTNER

## ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF July, 2022

MY COMMISSION EXPIRES THE 13 DAY OF September, 2024

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kimberly May, Notary Public
Butler County
My commission expires September 13, 2024
Commission number 1104693
Member, Pennsylvania Association of Notaries

## CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR PHASE 1 SUBDIVISION PLAN IS IN THE NAME OF THE JTC 1422 ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN INSTRUMENT 201603100004517.

WITNESS — OWNER

DOLLAR BANK, FEDERAL SAVINGS BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR PHASE 1 SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — Vice President, NAME, TITLE AND MORTGAGEE

## SURVEYORS CERTIFICATION

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

7-6-2022 — DATE

GARY A. SHEFFLER P.L.S. REG. NO. SU-11786-E

## JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 24th DAY OF October, 2022. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON, ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

## JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 31st DAY OF October, 2022 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — Nikki Colton, PLANNING DIRECTOR

## JACKSON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION ON THIS 2nd DAY OF November, 2022

SECRETARY — CHAIRPERSON

## BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25TH DAY OF July, 2022

SECRETARY — CHAIRPERSON

## PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 405 PAGE(S) 12-14

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF September 20 22

RECORDER OF DEEDS

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

Instr: 202209020018936
Pgs: 3 F: $135.00
Michele Mustello
Butler County Recorder PA
9/2/2022 10:30 AM
T20220014529

REGISTERED ENGINEER

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

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

REGISTERED SURVEYOR

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

TOWNSHIP OF JACKSON TOWNSHIP ENGINEER

TOWNSHIP OF JACKSON PLANNING COMMISSION

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS

## TOWNSHIP ENGINEER'S CERTIFICATION

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

8/17/2022 — DATE — NAME

Benjamin L. Gilbert PE 077527
REGISTRATION NUMBER

## SEWAGE FACILITY DECLARATION

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

DATE — TOWNSHIP MANAGER/SECRETARY

## ENGINEER'S CERTIFICATION

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

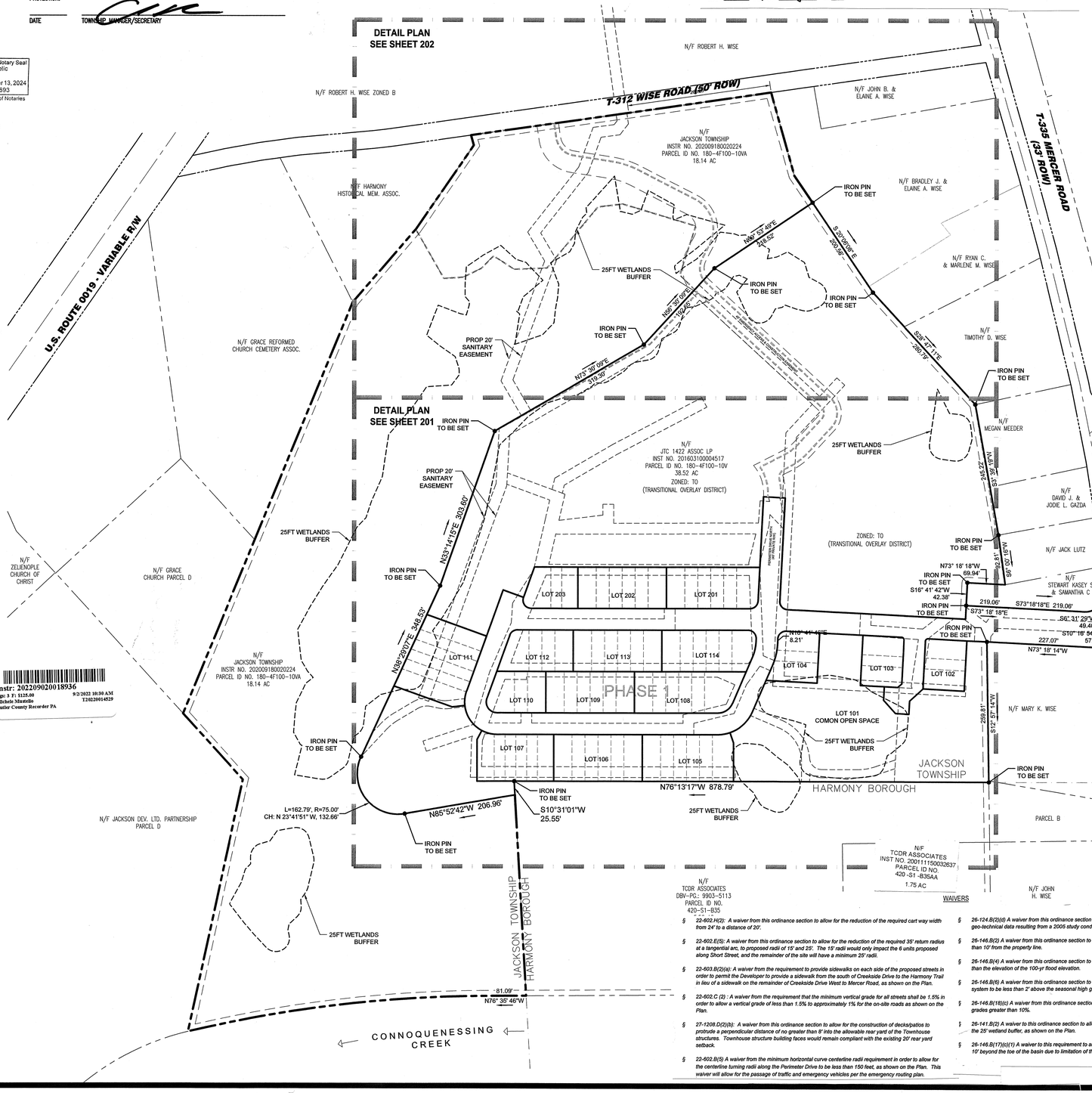
7/6/2022 — DATE — GARY A. SHEFFLER, JR. P.E. REG. NO. PE057446

## STORMWATER MANAGEMENT CERTIFICATION

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

7/6/2022 — DATE — GARY A. SHEFFLER, JR. P.E. REG. NO. PE057446

This plat was delivered to Developer by Jackson Township on the 17th day of August 2022. [name of landowner / Beneficial landowner]




| TABULATION OF ZONING DATA | | |
|---|---|---|
| **Zoning District** | **V-TND - Village Traditional Neighborhood Development** | **Townshouse, Multi-Family Allowed Use** |
| Total Site Acreage | | 38.52 AC |
| Environmentally Sensitive Areas | | 15.99 AC |
| **Zoning Yard & Build Requirements** | **Allowable** | **Proposed** |
| Min Lot Size | 6,000 S.F. per lot | 7083.89 Sq. Ft. |
| Min Lot Width at ROW | 55 Feet | 76.40 feet |
| Min Lot Width at Front Setback | 55 feet | 68.0 feet |
| Min Front Yard | 15 feet from ROW | 15 feet |
| Min Rear Yard | 10 feet | 10 feet |
| Min Side Yard | 10 feet | 10 feet |
| Side Yard Abutting Residential | 10 feet | 10 feet |
| Max Lot Coverage | 80% | 60% |
| Max Height | 40 feet | 40 feet |
| Distance Between Buildings | 20 feet | 20 feet min. |
| Min. Open Space | >20% | 35.2% |
| Multi Fam. Mod. Gross Density | 20 DU/Acre | 11 DU/Acre |
| Townhome Mod. Gross Density | 14 DU/Acre | 5 DU/Acre |
| **Unit Density Tabulation** | | |
| **Building Type/Size** | **Number of Buildings** | **Total Units** |
| 48 Unit Apartment Bldg | 5 Buildings | 240 Units |
| 24'x38' Townhomes | 55 Units | 55 Units |
| 20'x38' Townhomes | 32 Units | 32 Units |
| 24'x34' Townhomes | 9 Units | 9 Units |
| 20'x34' Townhomes | 9 Units | 9 Units |
| | Total | 345 Units |

**WAIVERS**

- § 22-602.H(2): A waiver from this ordinance section to allow for the reduction of the required cart way width from 24' to a distance of 20'.
- § 22-602.E(5): A waiver from this ordinance section to allow for the reduction of the required 35' return radius at a tangential arc, to proposed radii of 15' and 25'. The 15' radii would only impact the 6 units proposed along Short Street, and the remainder of the site will have a minimum 25' radii.
- § 22-603.B(2)(a): A waiver from the requirement to provide sidewalks on each side of the proposed streets in order to permit the Developer to provide a sidewalk from the south of Creekside Drive to the Harmony Trail in lieu of a sidewalk on the remainder of Creekside Drive West to Mercer Road, as shown on the Plan.
- § 22-602.C (2) : A waiver from the requirement that the minimum vertical grade for all streets shall be 1.5% in order to allow a vertical grade of less than 1.5% to approximately 1% for the on-site roads as shown on the Plan.
- § 27-1208.D(2)(b): A waiver from this ordinance section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 5' into the allowable rear yard of the Townhouse structures. Townhouse structure building faces would remain compliant with the existing 20' rear yard setback.
- § 22-602.B(5) A waiver from the minimum horizontal curve centerline radii requirement in order to allow for the centerline turning radii along the Perimeter Drive to be less than 150 feet, as shown on the Plan. This waiver will allow for the passage of traffic and emergency vehicles per the emergency routing plan.
- § 26-124.B(2)(d) A waiver from this ordinance section to allow for the use of infiltration data obtained from geo-technical data resulting from a 2005 study conducted for this site.
- § 26-146.B(2) A waiver from this ordinance section to allow for the toe of a basin slope to be located less than 10' from the property line.
- § 26-146.B(4) A waiver from this ordinance section to allow for the bottoms of the basins elevations to be less than the elevation of the 100-yr flood elevation.
- § 26-146.B(6) A waiver from this ordinance section to allow for the some of the pipe inverts of the storm system to be less than 2' above the seasonal high groundwater table as shown on the Plan
- § 26-146.B(18)(c) A waiver from this ordinance section to allow for 10' wide access to the basin bottoms at grades greater than 10%.
- § 26-141.B(2) A waiver to this ordinance section to allow for some grading and improvements to occur within the 25' wetland buffer, as shown on the Plan.
- § 26-146.B(17)(c)(1) A waiver to this requirement to allow for the spillway armor of the basins to not extend 10' beyond the toe of the basin due to limitation of the adjacent property boundary.

| PLAN BOOK | PAGE |
|---|---|
| 405 | 12 |

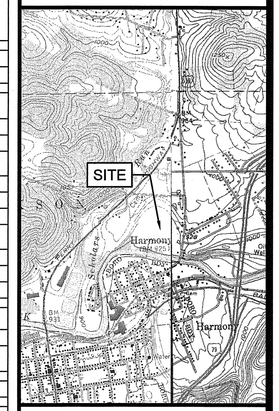
**OWNERS**

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

**DEVELOPER**

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

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




**General Notes:**

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

**Document Reference List:**

1. RECORD DEEDS
   - JTC 1422 ASSOCIATES - INSTRUMENT NO. 201603100004517
2. RECORD PLANS
   - CREEKSIDE MANOR- PLAN BOOK VOLUME 347 PAGE 1
   - CREEKSIDE MANOR- PLAN BOOK VOLUME 384 PAGE 47

0 — 100' — 200'

Drawing Scale: 1" = 100'

NORTH


Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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


Prepared For:

JTC1422 ASSOCIATES, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066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DATE ISSUED: SEPTEMBER 11, 2019

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/02/2019 | PHASE 1 FINAL LAND DEVELOPMENT SUBMISSION |
| 2 | | |
| 3 | | |
| 4 | | |
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| 10 | | |
| 11 | | |
| 12 | | |

Situate In:
Jackson Township, Butler County, PA

Project Name:
**Creekside Manor**
**TND-3 Planned Residential Development**
**Phase 1**

Drawing Name:
PHASE 1 SUBDIVISION PLAN

| Project No: | Drawing No: |
|---|---|
| 3078 | S-200 |

(SEE SHEET S-202)

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

PARCEL B
571907.26 SQ FT
13.13 ACRES

N/F
JTC 1422 ASSOC LP
INST NO. 201603100025677 PARCEL ID NO. 180-4F100-10V
38.52 AC

ZONED: TO
(TRANSITIONAL OVERLAY DISTRICT)

ZONED: TO
(TRANSITIONAL OVERLAY DISTRICT)

PHASE 1

IRON PIN TO BE SET

PROP 20' SANITARY EASEMENT

PROP 20' DRAINAGE EASEMENT

PROP VARIABLE WIDTH DRAINAGE & SANITARY EASEMENT

VARIABLE WIDTH DRAINAGE AND SANITARY EASEMENT

PROP 20' EMERGENCY ACCESS AND CONSTRUCTION EASEMENT

PROPOSED 20' SANITARY EASEMENT

PROP 15' TRAIL / ACCESS EASEMENT

VARIABLE WIDTH STORMWATER MANAGEMENT EASEMENT

TRUTH CIRCLE
(40' PRIVATE R/W)

AFFINITY DRIVE
(40' PRIVATE R/W)

UNION WAY
(40' PRIVATE R/W)

LOT 203
7083.89 SQ FT
0.16 ACRES

LOT 202
12531.65 SQ FT
0.29 ACRES

LOT 201
13035.39 SQ FT
0.30 ACRES

LOT 112
9790.54 SQ FT
0.22 ACRES

LOT 113
12604.89 SQ FT
0.29 ACRES

LOT 114
12974.14 SQ FT
0.30 ACRES

LOT 111
17668.98 SQ FT
0.41 ACRES

LOT 110
7864.28 SQ FT
0.18 ACRES

LOT 109
12604.89 SQ FT
0.29 ACRES

LOT 108
14572.37 SQ FT
0.33 ACRES

LOT 107
12337.81 SQ FT
0.28 ACRES

LOT 106
14185.18 SQ FT
0.33 ACRES

LOT 105
14610.40 SQ FT
0.34 ACRES

LOT 104
7545.80 SQ FT
0.17 ACRES

LOT 103
7074.83 SQ FT
0.16 ACRES

LOT 102
7099.83 SQ FT
0.16 ACRES

LOT 101
COMMON OPEN SPACE
89353.49 SQ FT
2.05 ACRES

42834.28 SQ FT
0.98 ACRES
FOR STORMWATER BASIN

N/F
DAVID J. &
JODIE L. GAZDA

N/F JACK LUTZ

STEWART KASEY

N/F MARY K. WISE

N/F
JACKSON TOWNSHIP
INST NO. 202009180020225
PARCEL ID NO.
420-S1-B35--0000
6.12 AC

N/F
TCOR ASSOCIATES
INST NO. 200111150032637
PARCEL ID NO.
420-S1-B35AA
1.75 AC

JACKSON TOWNSHIP

HARMONY BOROUGH

MATCH LINE (SEE BELOW)

MATCH LINE (SEE ABOVE)

MERCER ROAD (T-335)
LITTLE CREEK RD
(T-652)

AFFINITY DRIVE
(PRIVATE R/W)

## ADDITIONAL DRAINAGE EASEMENTS

SCALE: 1" = 40'

0 40' 80'

Drawing Scale:
1" = 40'

NORTH


Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount nebo Rd.
Sewickley, PA 15143
Phone: 412-219-4509
Email:Info@shefflerCo.com


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


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DATE ISSUED: SEPTEMBER 14, 2018

PLAN REVISIONS

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/02/2019 | PHASE 1 FINAL LAND DEVELOPMENT SUBMISSION |
| 2 | | |
| 3 | | |
| 4 | | |
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| 12 | | |

Situate In:
Jackson Township, Butler County, PA

Project Name:
**Creekside Manor**
**TND-3 Planned Residential Development**
**Phase 1**

Drawing Name:
**PHASE 1 SUBDIVISION PLAN**

Project No: **3078**

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

| PLAN BOOK | PAGE |
|---|---|
| 405 | 13 |

T-312 WISE ROAD (50' ROW)

T-335 MERCER ROAD (33' ROW)

CANDOR WAY (40' PRIVATE R/W) ℄

TRUTH CIRCLE (40' PRIVATE R/W) ℄

40' EMERGENCY ACCESS & CONSTRUCTION EASEMENT

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

N/F JOHN B. & ELAINE A. WISE

N/F BRADLEY J. & ELAINE A. WISE

N/F RYAN C. & MARLENE M. WISE

N/F TIMOTHY D. WISE

N/F MEGAN MEEDER

N/F DAVID J. & JODIE L. GAZDA

N/F JACK LUTZ

N/F JTC 1422 ASSOCIATES LP
INST. NO. 201910030049577 PARCEL ID NO. 180-4F100-11W
36.52 AC

PARCEL B
571907.26 SQ FT
13.13 ACRES

ZONED: TO
(TRANSITIONAL OVERLAY DISTRICT)

IRON PIN TO BE SET

TEMPORARY GRADING EASEMENT

PROP 40' EMERGENCY ACCESS AND CONSTRUCTION EASEMENT

PROP 20' SANITARY EASEMENT

PROP 20' DRAINAGE EASEMENT

PROP VARIABLE WIDTH DRAINAGE & SANITARY EASEMENT

VARIABLE WIDTH DRAINAGE AND SANITARY EASEMENT

PROPOSED 20' SANITARY EASEMENT

S64°24'36"E 20.00' ESMT
N5°52'29"E 11.58' ESMT
N51°18'36"E 8.96' ESMT
N84°24'36"W 40.00' ESMT
S83°41'24"E 39.12' ESMT
S5°52'29"W 20.04' ESMT
N5°06'03"E 27.41' ESMT
S5°06'03"W 27.70' ESMT
S51°18'36"W 25.62' ESMT
L=38.01', R=30.00'
CH: N31° 11' 47"W, 35.52' ESMT
N83°41'24"W 35.23' ESMT
N57°29'36"W 72.27' ESMT
L=64.94', R=170.00'
CH: N39° 14' 04"W, 64.70' ESMT
N33°39'41"E 78.07' ESMT
S33°39'41"W 69.10' ESMT
L=88.69', R=70.00'
CH: S31° 11' 47"E, 82.66' ESMT
N48°58'32"W 117.36' ESMT
S57°29'36"E 72.27' ESMT
L=42.02', R=130.00'
CH: S58° 14' 04"E, 41.83' ESMT
N51°49'29"E 153.36' ESMT
S51°49'29"W 142.99' ESMT
S62°09'23"E 46.71' ESMT
S46°58'32"E 117.36' ESMT
S56°28'36"E 140.94' ESMT
L=139.82', R=70.03'
CH: N44° 01' 52"W, 98.90' ESMT
L=47.07', R=30.00'
CH: S4° 01' 52"E, 42.39' ESMT
N60°27'36"E 10.77' ESMT
S16°35'57"E 57.95' ESMT
S40°54'48"W 30.40' ESMT
N16°35'57"W 62.17' ESMT
S31°35'47"W 95.68' ESMT
N40°54'48"E 30.40' ESMT
N60° 55' 40"E 216.92'
S 20° 06' 06" E 200.56'
S 12° 35' 06" E 104.56' ESMT
S80°08'22"E 35.82' ESMT
N77°31'19"E 36.78' ESMT
N69°19'22"E 33.94' ESMT
S43°17'44"E 45.79' ESMT
S78°29'41"E 69.49' ESMT
L=38.99', R=30.03'
CH: N5° 42' 29"E, 35.28' ESMT
S31°36'12"E 36.72' ESMT
N56°37'06"E 63.66' ESMT
L=60.81', R=70.00'
CH: S3° 42' 29"W, 84.65' ESMT
N68° 38' 09"E 192.60'
S59°29'01"E 312.20' ESMT
N33°39'41"E 236.66' ESMT
S33°39'41"W 236.66' ESMT
N73° 38' 09"E 319.30'
S16°29'51"E 65.20' ESMT
N16°29'51"W 74.55' ESMT
S14°02'22"E 20.00' ESMT
N73°37'06"E 186.17' ESMT
S75°47'36"W 186.74' ESMT
N73°38'09"E 134.56' ESMT
S73°47'36"W 135.45' ESMT
N16°29'51"E 84.19' ESMT
102.20' ESMT
S16°29'51"W 102.20' ESMT
N16°29'51"E 303.60'
S16°29'51"W 303.60'
N16°57'43"W 20.90' ESMT
N26°55'25"E 21.52' ESMT
S20°36'25"W 15.36' ESMT
S26°10'22"E 96.00' ESMT
S56°10'22"E 20.16' ESMT
N56°10'22"W 64.48' ESMT
N76°13'20"W 20.00' ESMT
N13°46'40"E 20.17' ESMT
S13°46'40"W 35.17' ESMT
97.28' ESMT
S83°05'38"E
53.91' ESMT
N26°29'25"E
53.91' ESMT
S26°29'25"W
N26°43'47"E 97.22' ESMT
S26°43'47"W 97.22' ESMT
N63°15'43"W 7.42' ESMT
S76°24'09"E 369.05' ESMT
S76°24'09"E 287.96' ESMT
S76°13'20"E 417.40'
S76°13'20"E 375.06' ESMT
N11°29'38"E 3.62' ESMT
N16° 41' 49.41"E
130.82'
N73°37'06"W 64.42' ESMT
S73° 18' 14"E 40.00'
L=59.97', R=60.00'
CH: S4° 49' 46"E, 58.53' ESMT
N76°46'48"E 19.50' ESMT
L=40.53', R=120.00'
CH: N7° 01' 13"E, 40.34' ESMT
N0°52'52"E 8.44' ESMT
S71°41'41"E 17.36' ESMT
10.03'
20.79'
N0°52'52"E 28.99' ESMT
25.83'
N18°18'19"E 41.37' ESMT
N18°18'19"E 20.02' ESMT
N26°53'22"W 2.93' ESMT
N37°37'45"E 73.11' ESMT
S16°41'49"E 49.27' ESMT
S16°41'49"E 169.81' ESMT
N16°41'49"E 191.34'
N73°37'06"W 64.42' ESMT
N56°37'11"E 46.79' ESMT
S33°29'49"E 20.00' ESMT
L=73.83', R=47.00'
CH: N11° 30' 09"E, 66.47' ESMT
L=11.00', R=7.00'
CH: S11° 30' 09"W, 9.90' ESMT
N56°30'11"E 71.99' ESMT
S56°30'09"W 66.30' ESMT
L=29.02', R=82.00'
CH: S66° 38' 29"W, 28.87' ESMT
N56°30'05"E 65.30' ESMT
S76°46'48"W 59.52' ESMT
L=43.19', R=122.00'
CH: N66° 38' 29"E, 42.95' ESMT
S 20° 06' 06" E 245.12'
S33° 39' 41"W 92.81'
S65° 00' 16"W 92.81'
N73° 18' 18"W 69.94'
IRON PIN TO BE SET

(SEE SHEET S-201)

| PLAN BOOK | PAGE |
|---|---|
| 405 | 14 |

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

Prepared For:

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DATE ISSUED: SEPTEMBER 14, 2018

PLAN REVISIONS

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| 12 | | |

Situate In:
Jackson Township, Butler County, PA

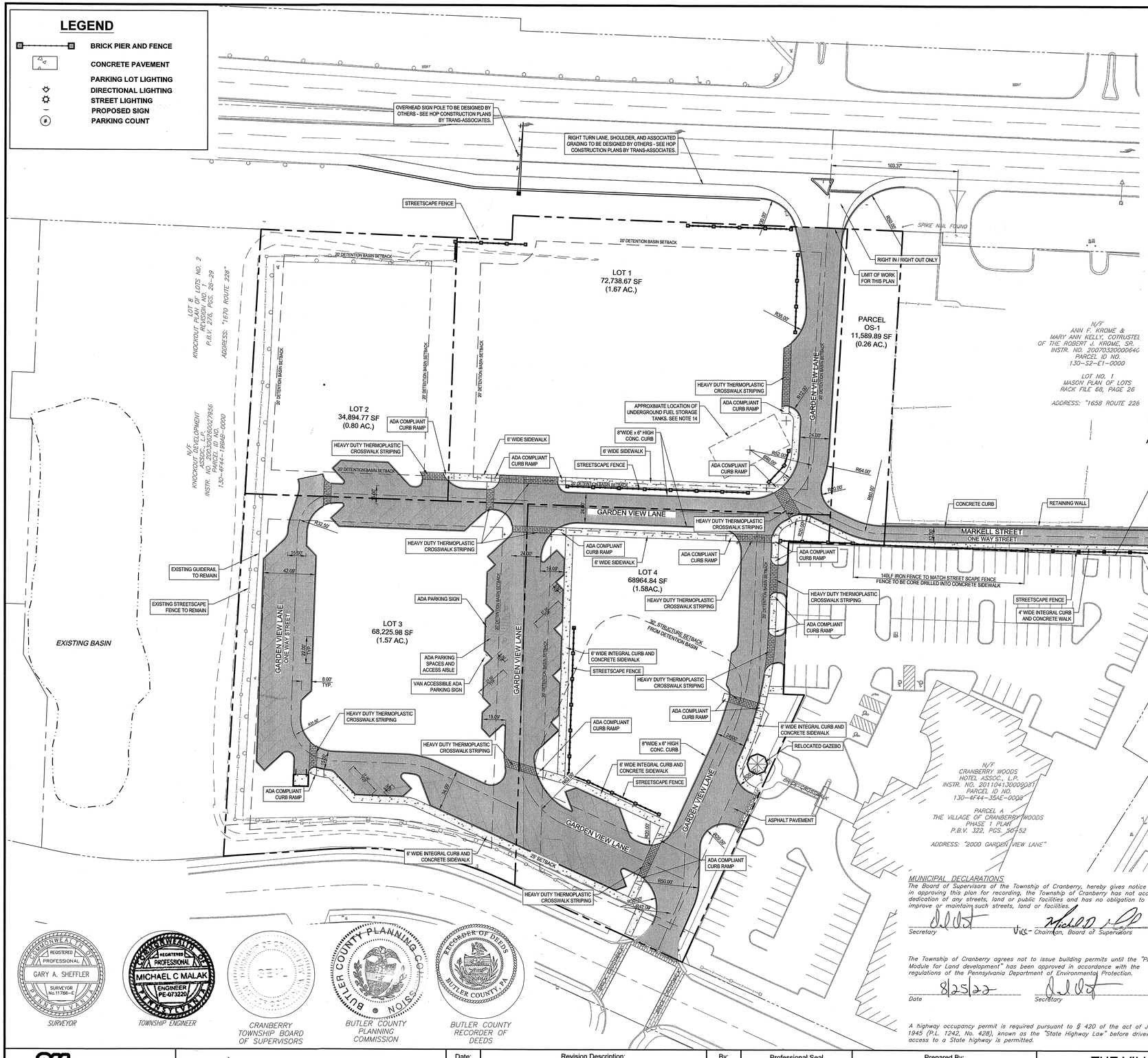
Project Name:
**Creekside Manor**
**TND-3 Planned Residential Development**
**Phase 1**

Drawing Name:
**PHASE 1 SUBDIVISION PLAN**

| Project No: | Drawing No: |
|---|---|
| 3078 | S-202 |

## LEGEND

- BRICK PIER AND FENCE
- CONCRETE PAVEMENT
- PARKING LOT LIGHTING
- DIRECTIONAL LIGHTING
- STREET LIGHTING
- PROPOSED SIGN
- (#) PARKING COUNT




### SURVEYORS CERTIFICATION

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

8/25/22
Date
(SEAL)

Gary A. Sheffler, P.S.
Registration number 11786-E

### TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2022-31 on the 25th day of August 2022

Secretary
(SEAL)

Vice Chairperson, Board of Supervisors

### TOWNSHIP MANAGER

I, David A. Sanzo, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2022-31 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

### TOWNSHIP ENGINEER

I, _____, a registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all of the engineering and design requirements of the Township ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

Township Engineer — Date 9/1/22

PE-073220
Registration number

### BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 20TH day of SEPT, 2022

Secretary — Chairman

### PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 405, Page(s) 15-17

Given under my hand and seal this 2nd day of September 2022

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

Recorder of Deeds

### MUNICIPAL DECLARATIONS

The Board of Supervisors of the Township of Cranberry, hereby gives notice that in approving this plan for recording, the Township of Cranberry has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary — Vice-Chairman, Board of Supervisors

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

8/25/22
Date

Secretary

A highway occupancy permit is required pursuant to § 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

### OWNERS ADOPTION AND DEDICATION

The Cranberry Woods Restaurant Associate, LP., owner of the land shown on the Revision 2 to the Village of Cranberry Woods Phase 1 hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Cranberry Woods Restaurant Associates, LP.
a Pennsylvania Limited partnership
By: Cranberry Woods Restaurant Associates, LLC
a Pennsylvania limited liability company, its general partner
By: Donald B. Rodgers (member)

Donald B. Rodgers (member) — Witness

5/25/22
Date

### ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Donald B. Rodgers, member of Cranberry Woods Restaurant, LLC as General Partner for Cranberry Woods Restaurant Associates, LP., and acknowledged the foregoing adoption and dedication to be the act of the partnership

Witness my hand and notarial seal this 25 day of August 2022

My commission expires the 13 day of September 2024

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Kimberly May, Notary Public
Butler County
My commission expires September 13, 2024
Commission number 1104693
Member, Pennsylvania Association of Notaries

### CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

I hereby certify that the title to the property contained in the Revision 2 to the Village of Cranberry Woods Phase 1 is in the name of Cranberry Woods Restaurant Associates, LP. and is recorded in Instrument Number 201104130009040.

Cranberry Woods Restaurant Associates, LP.
a Pennsylvania Limited partnership
By: Cranberry Woods Restaurant Associates, LLC
a Pennsylvania limited liability company, its general partner
By: Donald B. Rodgers (member)

Donald B. Rodgers (member) — Witness

Dollar Bank, mortgagee of the property contained in the Revision 2 to the Village of Cranberry Woods Phase 1, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Signature of Representative

Daniel J. Grezzech — Vice President
Print Name — Title

THE SUBJECT PREMISES LIES WITHIN THREE ZONING DISTRICTS, THE (C-2) HIGHWAY COMMERCIAL, THE (BPK) BUSINESS PARK, AND THE (CCD) CORRIDOR OVERLAY DISTRICT.
THE REGULATIONS FOR EACH DISTRICT ARE LISTED BELOW:

| ZONING DISTRICT: | (C-2) HIGHWAY COMMERCIAL |
|---|---|
| MIN. LOT AREA: | 1 ACRE |
| MIN. LOT WIDTH: | 80 FEET AT FRONT LOT LINE |
| MIN. FRONT YARD SETBACK: | NOT LESS THAN 25 FEET FROM THE RIGHT-OF-WAY |
| MIN. SIDE YARD SETBACK: | NOT LESS THAN 15 FEET |
| MIN. REAR YARD: | NOT LESS THAN 15 FEET |
| MAX. BUILDING HEIGHT: | 45 FEET |
| MAX. IMPERVIOUS SURFACE: | SHALL NOT EXCEED 70% OF TOTAL LOT AREA |
| ZONING DISTRICT: | (BPK) BUSINESS PARK |
| MIN. LOT AREA: | 3 ACRES |
| MIN. LOT WIDTH | 250 FEET |
| MIN. FRONT YARD SETBACK: | 25 FEET |
| MIN. REAR YARD SETBACK: | 50 FEET |
| MIN. SIDE YARD SETBACK: | 25 FEET |
| MAX. IMPERVIOUS SURFACE: | SHALL NOT EXCEED 60% OF TOTAL LOT AREA |
| MIN. BUILDING HEIGHT: REQUIRED | SHALL NOT EXCEED 50 FEET UNLESS EVERY YARD IS INCREASED BY ONE FOOT FOR EACH |
| ADDITIONAL MAXIMUM HEIGHT | TWO FEET IN HEIGHT OVER 50 FEET TO A ALLOWANCE OF 60 FEET |
| ZONING DISTRICT: | (CCD) CORRIDOR OVERLAY DISTRICT |
| MIN. TO MAX. COMMERCIAL AREA: | 10% TO 75% |
| MIN. CCD OPEN SPACE: | 15% |
| MAX. IMPERVIOUS SURFACE: | 85% |
| MAX. BUILDING HEIGHT: | 4 STORIES OR 65 FEET<br>6 STORIES OR 95 FEET FOR HOTELS |
| MIN. BUILDING HEIGHT: | 20 FEET OR 2 STORIES |
| MIN ACREAGE: | 30 ACRES |

Instr: 202209020018963
Pgs: 3 Ft: $125.00
9/2/2022 11:38 AM
Michele Mustello
T20220014546
Butler County Recorder PA

IMPERVIOUS AREA (PHASE 1A)

TOTAL SITE AREA = 15.88 ACRES
IMPERVIOUS AREA = 1.69 ACRES

### NOTES:

1. ALL SIDEWALKS TO BE 6' WIDE EXCEPT WHERE NOTED.
2. ALL SIDEWALKS TO BE PROVIDED WITH ADA COMPLIANT CURB RAMPS AT CROSSWALKS
3. ALL CURBING ALONG STREETS TO BE 8" WIDE CONCRETE CURBING, ALL OTHER CURBING TO BE 6" CONCRETE CURB
4. INTERNAL STREET DESIGN SPEED IS 25 MPH.
5. 8" WIDE CONCRETE CURBS TO BE USED THROUGHOUT PLAN.
6. ALL WATERLINES TO BE INSTALLED AS PER C.T.S. SPECIFICATIONS.
7. ALL INLETS MUST BE FROM PENNDOT APPROVED SUPPLIER AND MUST HAVE BICYCLE SAFE GRATES.
8. NO STREET TREES OR OTHER OBSTRUCTIONS SHALL BE PLACED IN FRONT OF ANY REGULATORY SIGNS WITH IN THE PLAN.
9. ALL CROSSWALKS IN THE DEVELOPMENT WILL BE ADA ACCESSIBLE.
10. TOWNSHIP INSPECTOR TO BE ONSITE DURING THE INSTALLATION OF ALL REQUIRED ADA IMPROVEMENTS.
11. ALL CURB RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC AND PRIVATE IMPROVEMENT CODE (PPIC).
12. PROPOSED ASPHALT PAVEMENT WILL MEET EXISTING PAVEMENT IN ACCORDANCE WITH PPIC (CHAPTER 17) CONSTRUCTION STANDARD RD-08 PAVING NOTCH DETAIL.
13. 30' STORM FACILITY SETBACK IS LOCATED BASED UPON FUTURE BUILDING LOCATIONS.
14. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULING WITH THE SHEETZ CONSTRUCTION MANAGER (CHRIS BITER 814-931-1540) AND SHEETZ PETROLEUM MANAGER (KEN HARCHICK 814-330-6654) IN ORDER TO COORDINATE THE INSTALLATION OF THE UNDERGROUND STORAGE TANKS (USTS) ON THE SHEETZ SITE (LOT 1). THE USTS ARE TO BE INSTALLED AND SHORED PRIOR TO THE CONSTRUCTION OF THE SIDEWALKS, CURBS, AND STREETS IN THE SOUTHEAST CORNER OF THE SHEETZ SITE (LOT 1).
15. THE DESIGN SPEED FOR THE SITE IS 25 MPH.

| PLAN BOOK | PAGE |
|---|---|
| 405 | 15 |

SURVEYOR — TOWNSHIP ENGINEER — CRANBERRY TOWNSHIP BOARD OF SUPERVISORS — BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS

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

POCS SER. #: 20191890840 DESIGN
20191890856 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
40 0 40 80
(Feet)
1 inch = 40 ft.

| Date: | Revision Description: | By: |
|---|---|---|
| 1/7/2020 | TOWNSHIP SUBMITTAL | JRG |
| 1/5/2022 | REVISED TOWNSHIP SUBMITTAL | JRG |
| 2/11/2022 | REVISED TOWNSHIP SUBMITTAL | JRG |
| 3/15/2022 | REVISED GRADING AND STORM SEWERS | JRG |
| 5/10/2022 | AS PER RESOLUTION PLANS | JRG |
| 6/6/2022 | ISSUED FOR CONSTRUCTION | JRG |

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

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

# THE VILLAGE OF CRANBERRY WOODS PHASE 1A - INFRASTRUCTURE PLAN

Prepared For:
Cranberry Woods Restaurant Associates, LP

Situate In:
Cranberry Township, Butler County, PA

## SITE PLAN

Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

| | | | |
|---|---|---|---|
| DRAWING SCALE: | 1" = 40' | DESIGNED BY: | JRG |
| DATE ISSUED: | 2020-01-07 | REVIEWED BY: | EM |
| PROJECT JOB#: | 3644 | FIELD BOOK #: | --- |
| CADD#: | 3644-VCW-PH1A-C200-Site Plan | | |

Sheet No.
**C200**

## STORMWATER MANAGEMENT NOTES

1. **Municipal Liability Disclaimer. Approval of a stormwater management plan by the Township shall not be construed as an indication that said plan complies with the requirements, laws, or standards of any agency of the commonwealth which may or may not govern said activity.**

2. **The owner is responsible for operation and maintenance of the stormwater BMPs. If the owner fails to adhere to the operation and maintenance (O&M) agreement, the Township may perform the services required and charge the owner appropriate fees. Nonpayment of fees may result in a lien against the property. As per the approved stormwater management plan, the Township shall have right of access to the on-site detention facility for the right of maintenance, monitoring, and/or sampling, in the event the owner, assigns or heirs do not adequately maintain or monitor the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance and monitoring, and no liability will be assumed by the Township associated with required access for maintenance or monitoring purposes.**

3. **It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved SWM site plan or to allow the property to remain in a condition that does not conform to an approved SWM site plan, unless the Township grants an exception in writing.**

4. **No person shall modify, remove, fill, landscape, or alter any existing stormwater BMP, facilities, areas, or structures, unless it is part of an approved maintenance program, without the written approval of the Township.**

5. **The applicant shall provide a financial guarantee to the Township for the timely installation and proper construction of all stormwater management controls as required by the approved SWM site plan and this Part, equal to 110% of the full construction cost of the required controls in accordance with the Municipalities Planning Code.**

6. **At the completion of the project and as a prerequisite for the release of the financial guarantee, the applicant shall provide a certification of completion from an engineer, architect, surveyor or other qualified person verifying that all permanent facilities have been constructed according to the SWM site plan and report and approved revisions thereto.**

## STORMWATER MANAGEMENT CERTIFICATIONS

**Landowner:**

**It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved stormwater management plan or allow the property to remain in a condition which does not conform to an approved stormwater management plan, unless the Township grants an exception in writing.**

Signature _____ Date 8/25/22

**Design Engineer:**

I, Gary A. Sheffler, JR., P.E., hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance."

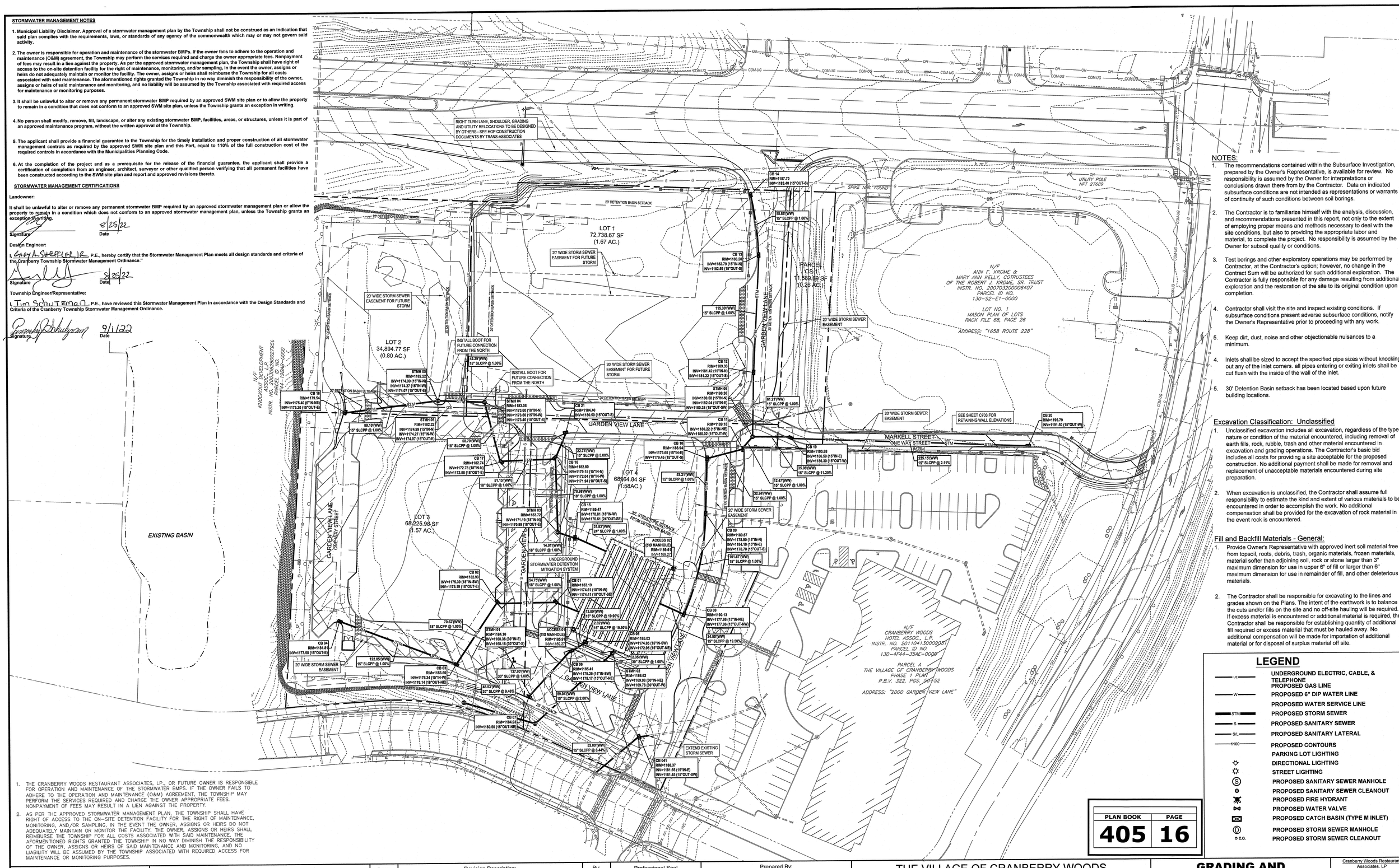
Signature _____ Date 8/25/22

**Township Engineer/Representative:**

I, Jim Schuerman, P.E., have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

Signature _____ Date 9/1/22

1. THE CRANBERRY WOODS RESTAURANT ASSOCIATES, LP., OR FUTURE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPS. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY.
2. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.




## NOTES:

1. The recommendations contained within the Subsurface Investigation, prepared by the Owner's Representative, is available for review. No responsibility is assumed by the Owner for interpretations or conclusions drawn there from by the Contractor. Data on indicated subsurface conditions are not intended as representations or warrants of continuity of such conditions between soil borings.
2. The Contractor is to familiarize himself with the analysis, discussion, and recommendations presented in this report, not only to the extent of employing proper means and methods necessary to deal with the site conditions, but also to providing the appropriate labor and material, to complete the project. No responsibility is assumed by the Owner for subsoil quality or conditions.
3. Test borings and other exploratory operations may be performed by Contractor, at the Contractor's option; however, no change in the Contract Sum will be authorized for such additional exploration. The Contractor is fully responsible for any damage resulting from additional exploration and the restoration of the site to its original condition upon completion.
4. Contractor shall visit the site and inspect existing conditions. If subsurface conditions present adverse subsurface conditions, notify the Owner's Representative prior to proceeding with any work.
5. Keep dirt, dust, noise and other objectionable nuisances to a minimum.
4. Inlets shall be sized to accept the specified pipe sizes without knocking out any of the inlet corners. all pipes entering or exiting inlets shall be cut flush with the inside of the wall of the inlet.
5. 30' Detention Basin setback has been located based upon future building locations.

## Excavation Classification: Unclassified

1. Unclassified excavation includes all excavation, regardless of the type, nature or condition of the material encountered, including removal of earth fills, rock, rubble, trash and other material encountered in excavation and grading operations. The Contractor's basic bid includes all costs for providing a site acceptable for the proposed construction. No additional payment shall be made for removal and replacement of unacceptable materials encountered during site preparation.
2. When excavation is unclassified, the Contractor shall assume full responsibility to estimate the kind and extent of various materials to be encountered in order to accomplish the work. No additional compensation shall be provided for the excavation of rock material in the event rock is encountered.

## Fill and Backfill Materials - General:

1. Provide Owner's Representative with approved inert soil material free from topsoil, roots, debris, trash, organic materials, frozen materials, material softer than adjoining soil, rock or stone larger than 3" maximum dimension for use in upper 6" of fill or larger than 6" maximum dimension for use in remainder of fill, and other deleterious materials.
2. The Contractor shall be responsible for excavating to the lines and grades shown on the Plans. The intent of the earthwork is to balance the cuts and/or fills on the site and no off-site hauling will be required. If excess material is encountered or additional material is required, the Contractor shall be responsible for establishing quantity of additional fill required or excess material that must be hauled away. No additional compensation will be made for importation of additional material or for disposal of surplus material off site.

## LEGEND

- UE — UNDERGROUND ELECTRIC, CABLE, & TELEPHONE
- W — PROPOSED GAS LINE
- W — PROPOSED 6" DIP WATER LINE
- PROPOSED WATER SERVICE LINE
- STM — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- S/L — PROPOSED SANITARY LATERAL
- 1100 — PROPOSED CONTOURS
- PARKING LOT LIGHTING
- DIRECTIONAL LIGHTING
- STREET LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN (TYPE M INLET)
- D — PROPOSED STORM SEWER MANHOLE
- o c.o. — PROPOSED STORM SEWER CLEANOUT

| PLAN BOOK | PAGE |
|---|---|
| 405 | 16 |

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

POCS SER. #: 20191890840 DESIGN
20191890856 DIG

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NORTH

Horizontal Scale
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(Feet)
1 inch = 40 ft.

| Date: | Revision Description: | By: |
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Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

THE VILLAGE OF CRANBERRY WOODS
PHASE 1A - INFRASTRUCTURE PLAN

Prepared For:
Cranberry Woods Restaurant Associates, LP

Situate In:
Cranberry Township, Butler County, PA

# GRADING AND DRAINAGE PLAN

| | | | |
|---|---|---|---|
| DRAWING SCALE: | 1" = 40' | DESIGNED BY: | JRG |
| DATE ISSUED: | 2020-01-07 | REVIEWED BY: | EM |
| PROJECT JOB#: | 3644 | FIELD BOOK #: | --- |
| CADD#: | 3644-VCW-PH1A-C300-Grading Plan | | |

Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

Sheet No.
**C300**

## Operation, Maintenance, and Inspection Schedule

**Owner: Cranberry Woods Restaurant Associates, LP / or Future Owner**

**Subsurface Stormwater Facility-Underground Infiltration Facilities**
The Owner of the proposed stormwater control facilities shall at all times operate and maintain the facilities in a safe and operable condition so as not to imperil life, health, safety, or property located above or below the facility.

The Owner of the facility shall be responsible for the evaluation of the safety and operational status of the facility and all appurtenant structures and the modification thereof in accordance with the requirement to ensure protection of life and property as specified above.

The Owner of the facility shall inspect the facilities and all appurtenant works according to the following schedule:

1. The facility and its appurtenant control and conveyance works (including but not limited to: outlet structure, outlet pipe, and underdrain) shall be inspected at least once every three (3) months, and directly after every heavy storm event.
2. The Owner shall retain records of such inspections, including records of actions taken to correct conditions found during such inspections.

The periodic inspection of the proposed facility shall be completed in such a manner so as to detect any conditions which may affect the normal operation of the facility. This includes removal of sediment, debris/trash, and any other waste buildup in the storage vessel. Should the aforementioned condition exist at the time of such an inspection, immediate action should be taken to correct the same, and a full report of all action taken shall be retained by the Owner of the facility.

Cleanouts shall be maintained so as not to allow any sediment or debris to prevent the flow of water through the structures. Any obstructions should be removed.

Manholes and inlets shall be inspected and cleaned at a minimum of four times per year and inspected monthly. Ensure no sediment or debris build-up has occurred that might restrict the flow of water into the storm sewer piping. All sediment, debris, and trash shall be properly handled and disposed of in accordance with local, state, and federal guidelines and regulations.

Storm sewer piping should be inspected to make sure no sediment or debris build-up has occurred that might restrict the flow of water through them. If build-up has occurred, the pipes should be flushed and cleaned.

**Street Sweeping**
The owner of the property must ensure that site-wide street sweeping by a vacuum truck is being performed in accordance with the following guidelines.

The site-wide impervious parking areas of the site shall be swept in accordance with the following schedule.

Street Sweeping Schedule

3. Street Sweeping should occur in the spring immediately following the last anticipated snowfall.
4. Street Sweeping should be scheduled twice in each time period of March through May, June through August, and September through November.

Notification Policy
Establish a street sweeping notification policy such as posting temporary signs and the use of flyers. Notification should include the date and time of the scheduled street sweeping and should be displayed or distributed 3 days prior the day of sweeping.

Disposal of Sweepings
Street Sweeping material often includes sand, salt, leaves and other debris that could contain pollutants and must be tested prior to disposal to determine if material is hazardous. Disposal and reuse of material should adhere to all federal and state regulations

Street Sweepings Reuse Practices
Although sweepings may contain pollutants, federal and state regulations may allow the reuse of sweepings for general fill, parks, road shoulders and other applications as long as the material is not a threat to surface waters. Prior to reuse, trash, leaves, and other debris from sweepings should be removed by screening or other methods. Trash and debris removed should be disposed of by recycling or sent to a landfill.

**Catch Basins**
All catch basins shall be inspected to ensure they have adequate sump capacity, oil/grease hoods are in place, frames and grates are not damaged, and access manhole brick and mortar is intact.

5. Inspect catch basins four times per year.
6. Clean sump annually or whenever basin sump becomes filled with sediment to half its depth (2').

If inspection indicates the presence of petroleum, it shall be removed, and disposed of immediately in accordance with applicable regulations.

**Drain manholes/overflow control structures**
All drain manholes and overflow control structures shall be inspected to ensure manhole frames and covers are not damaged, inlet and outlet pipes are draining freely, and access manhole brick and mortar is intact.

7. Inspect structures annually.
8. Clean structures as field determined.

If inspection indicates the presence of petroleum, it shall be removed, and disposed of immediately in accordance with applicable regulations.

**Vegetation Notes**
All areas to be stabilized by vegetation shall be inspected for rills or gullies, bare soil patches, or accumulation of sediment at the toe of slopes. Eroded areas shall be regraded, and substandard vegetated areas shall be re-seeded and mulched as specified on the plans.

**Project Wastes and Recycling criteria**
Provide convenient, well-maintained, and properly located toilet facilities. Provide for regular inspections, service, and disposal. Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of storm water. Treat or dispose of sanitary and septic waste in accordance with state or local regulations.

Proper material use, storage, waste disposal, and training of employees and subcontractors can prevent or reduce the discharge of toxic wastes to storm water. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials.

**Solid or Construction Waste**

9. Designate trash and bulk waste-collection areas on-site.
10. Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
11. Segregate and provide proper disposal options for hazardous material wastes
12. Clean up litter and debris from the construction site daily.
13. Locate waste-collection areas away from streets, gutters, watercourses, and storm drains.
14. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to further minimize the likelihood of contaminated discharges.

**Sanitary and Septic Waste**

15. Provide restroom facilities on-site.
16. Maintain clean restroom facilities and empty porta-johns regularly.
17. Provide secondary containment pans under porta-johns, where possible.
18. Provide tie-downs or stake downs for porta-johns in areas of high winds.
19. Educate employees, subcontractors, and suppliers on locations of facilities.
20. Do not discharge or bury wastewater at the construction site.
21. Inspect facilities for leaks, repair or replace immediately.

**Hazardous materials and wastes**

1. Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
2. Designate hazardous waste-collection areas on-site.
3. Place all hazardous and toxic material wastes in secondary containment.
4. Hazardous waste containers should be inspected to ensure that all containers are labeled properly and that no leaks are present.

**On-going post development issues**

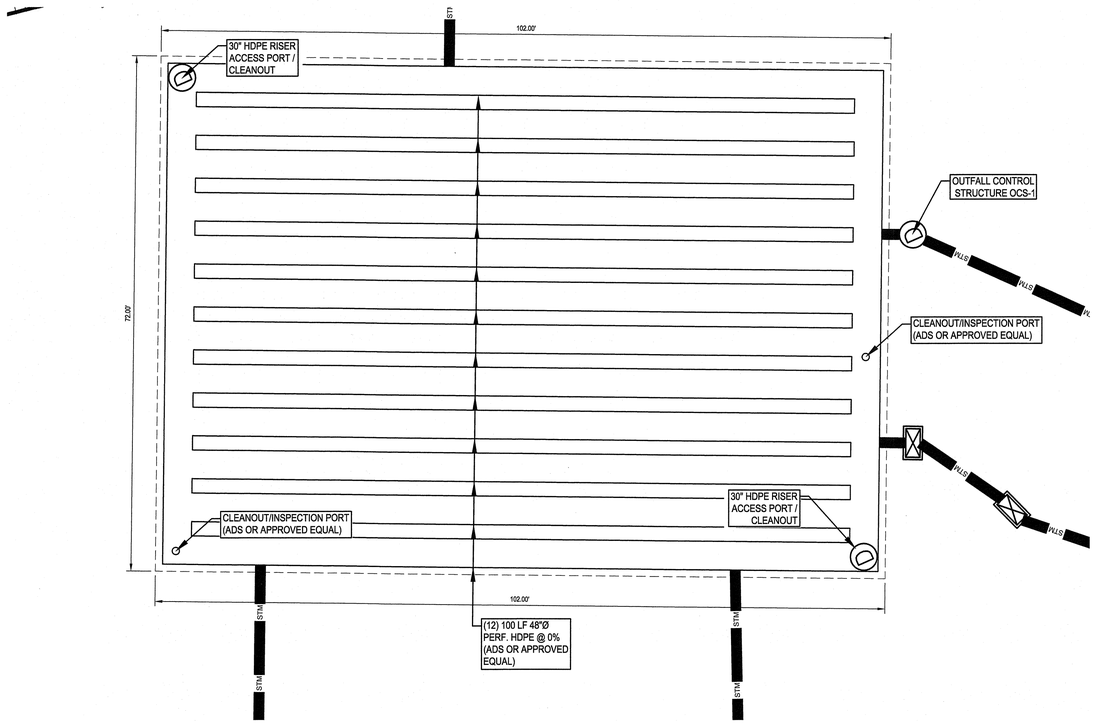
5. Follow manufacturer's recommended maintenance procedures for all BMPs.
6. Maintenance of BMPs will vary according to the specific area and site conditions.
7. Remove sediment from BMPs as appropriate and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
8. Remove sediment from paved roadways and from around BMPs protecting storm drain inlets.
9. Removal of all organic materials (leaves, grass clippings, mulch, tree branches, etc.) shall be conducted immediately upon observation, and per all necessary local, state, and federal regulations.

**Removal of any excess materials, debris, and equipment shall be done in a manner that is both in compliance with any and all local, state, and federal regulations, as well as ultimate disposal occurring only at a site deemed approved and acceptable by the Pennsylvania Department of Environmental Protection.**

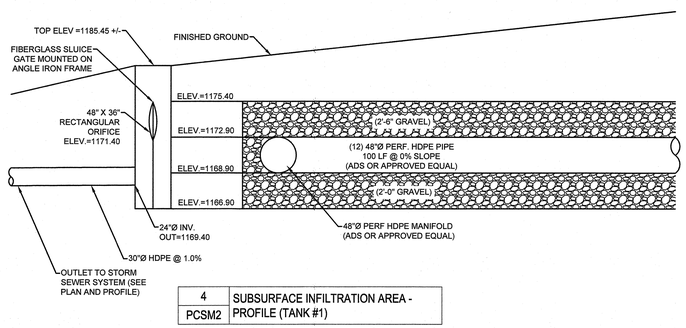
**Housekeeping operations**

1. Good housekeeping and material management reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.
   a. All materials stored on-site must be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
   b. Products shall be kept in their original containers with the original manufacturer's label.
   c. Substances should not be mixed with one another unless recommended by the manufacturer.
   d. Whenever possible, all of a product will be used up before disposing of a container.
   e. Original materials labels and material safety data sheets (MSDS) shall be kept by the owner.
   f. Petroleum products:
   i. All on-site vehicles and parking areas shall be monitored weekly for leaks and spills. Spills shall be cleaned immediately.
   ii. Petroleum products shall be stored under cover and shall be in tightly sealed containers that are clearly labeled.
   g. Fetilizers:
   i. Fertilizers shall only be used in the minimum amounts as recommended by the manufacturer.
   ii. The contents of any un-used fertilizer shall be transferred to a clearly labeled, sealable plastic bin, to avoid spillage.
   h. Paint solvents
   i. All paints and solvents shall be stored in original manufacturer's containers in a covered location.
   ii. The use of paints and solvents shall, whenever possible, be limited to service or storage bays. Where not possible, the work area shall be protected with impermeable drop clothes or tarps. At no point shall material be used in parking or access ways that are tributaries to the drainage system.
2. Spill control practices:
   a. Manufacturer's recommended methods shall be clearly posted for spill clean-up and personnel shall be made aware of the procedures and the locations of cleanup information and supplies.
   b. Material and equipment necessary for spill clean-up will be kept on-site in a designated material storage area. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, absorbent materials, sand, sawdust, and plastic and metal trash containers specifically kept and labeled for this purpose.
   c. All spills must be cleaned up immediately after discovery.
   d. Spills of toxic or hazardous material must be reported to the appropriate state, local, or federal agency, as required by law.
3. The washing of vehicles shall be limited to areas within the buildings that are served by a floor drain system and on-site tank. Wash water with its combination of solvents, detergents and oil/greases should not be allowed to enter any part of the on-site drainage system.
4. Snow plowing operations shall stockpile snow, ice, and accumulated materials in areas where snow melt will flow into the on-site drainage systems, including drainage basins. No plowing or storage of snow is allowed in bio-retention areas or wetland resource areas.
5. During winter conditions, sand use site-wide shall be applied to the minimum extent possible to maintain safe conditions.
6. Winter treatment of porous pavement areas shall be limited to snow plowing.

| 1 | OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE |
|---|---|
| PCSM2 | |

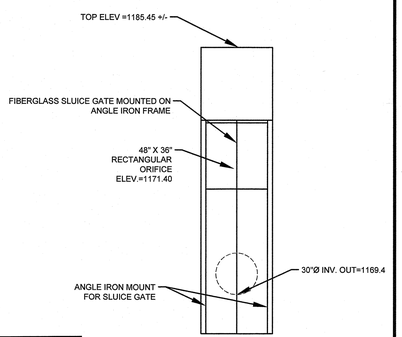



| 3 | UNDERGROUND INFILTRATION TANK 6 (TANK #1) |
|---|---|
| PCSM2 | |



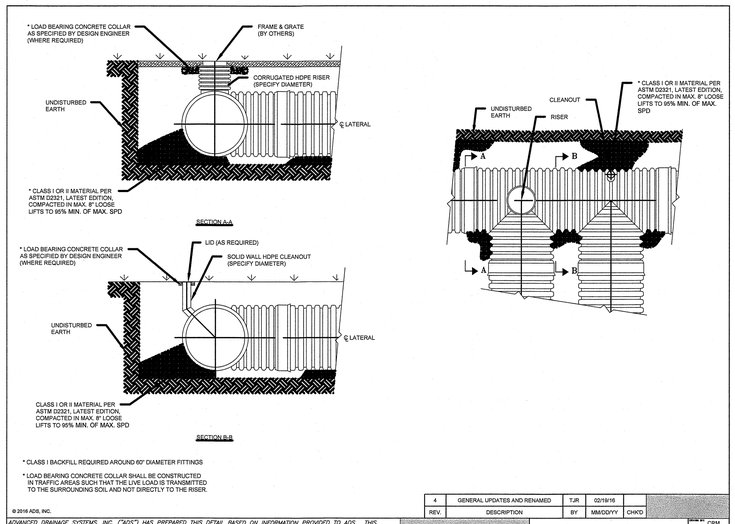

| 4 | SUBSURFACE INFILTRATION AREA - PROFILE (TANK #1) |
|---|---|
| PCSM2 | |

Not to Scale




| 5 | SLUICE GATE DETAIL (TANK #1) |
|---|---|
| PCSM2 | |

Not to Scale




| REV. | DESCRIPTION | BY | MM/DD/YY | CHK'D |
|---|---|---|---|---|
| 4 | GENERAL UPDATES AND RENAMED | TJR | 02/19/16 | |

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO INCORPORATION INTO THE PROJECT PLANS. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEED THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (RISER AND CLEANOUT)

DRAWING NUMBER: STD-703

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRWN BY: CRM
DATE: 10/23/06
SPEC #:
SCALE: NTS
SHEET: OF

| 2 | RISER AND CLEANOUT FOR TANK ACCESS AND INSPECTION (TYP.) |
|---|---|
| PCSM2 | |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 17 |

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

**POCS SER. #: 20191890840 DESIGN**
**20191890856 DIG**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| Date: | Revision Description: | By: |
|---|---|---|
| 1/7/2020 | TOWNSHIP SUBMITTAL | JRG |
| 1/5/2022 | REVISED TOWNSHIP SUBMITTAL | JRG |
| 2/11/2022 | REVISED TOWNSHIP SUBMITTAL | JRG |
| 3/15/2022 | REVISED GRADING AND STORM SEWERS | JRG |
| 5/10/2022 | AS PER RESOLUTION PLANS | JRG |
| 6/8/2022 | ISSUED FOR CONSTRUCTION | JRG |

Professional Seal

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

Prepared By:

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

THE VILLAGE OF CRANBERRY WOODS
PHASE 1A - INFRASTRUCTURE PLAN

Prepared For:
Cranberry Woods Restaurant Associates, LP

Situate In:
Cranberry Township, Butler County, PA

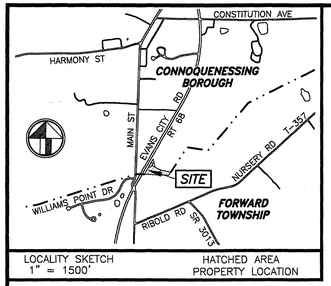
**UNDEGROUND DETENTION DETAILS**

| | | | |
|---|---|---|---|
| DRAWING SCALE: | 1" = 40' | DESIGNED BY: | JRG |
| DATE ISSUED: | 2020-01-07 | REVIEWED BY: | EM |
| PROJECT JOB#: | 3644 | FIELD BOOK #: | --- |
| CADD#: | 3644-VCW-PH1A-C305-Underground Detention Details | | |

Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

Sheet No.

**C305**




LOCALITY SKETCH
1" = 1500'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO CONNOQUENESSING BOROUGH COUNCIL DATED September 12, A.D. 2022 #22188

EXECUTIVE DIRECTOR

Chairman

Secretary

BUTLER COUNTY PLANNING COMMISSION SEAL:

BOROUGH OF CONNOQUENESSING SEAL:

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 14th DAY OF September 2022

SECRETARY

CHAIRMAN

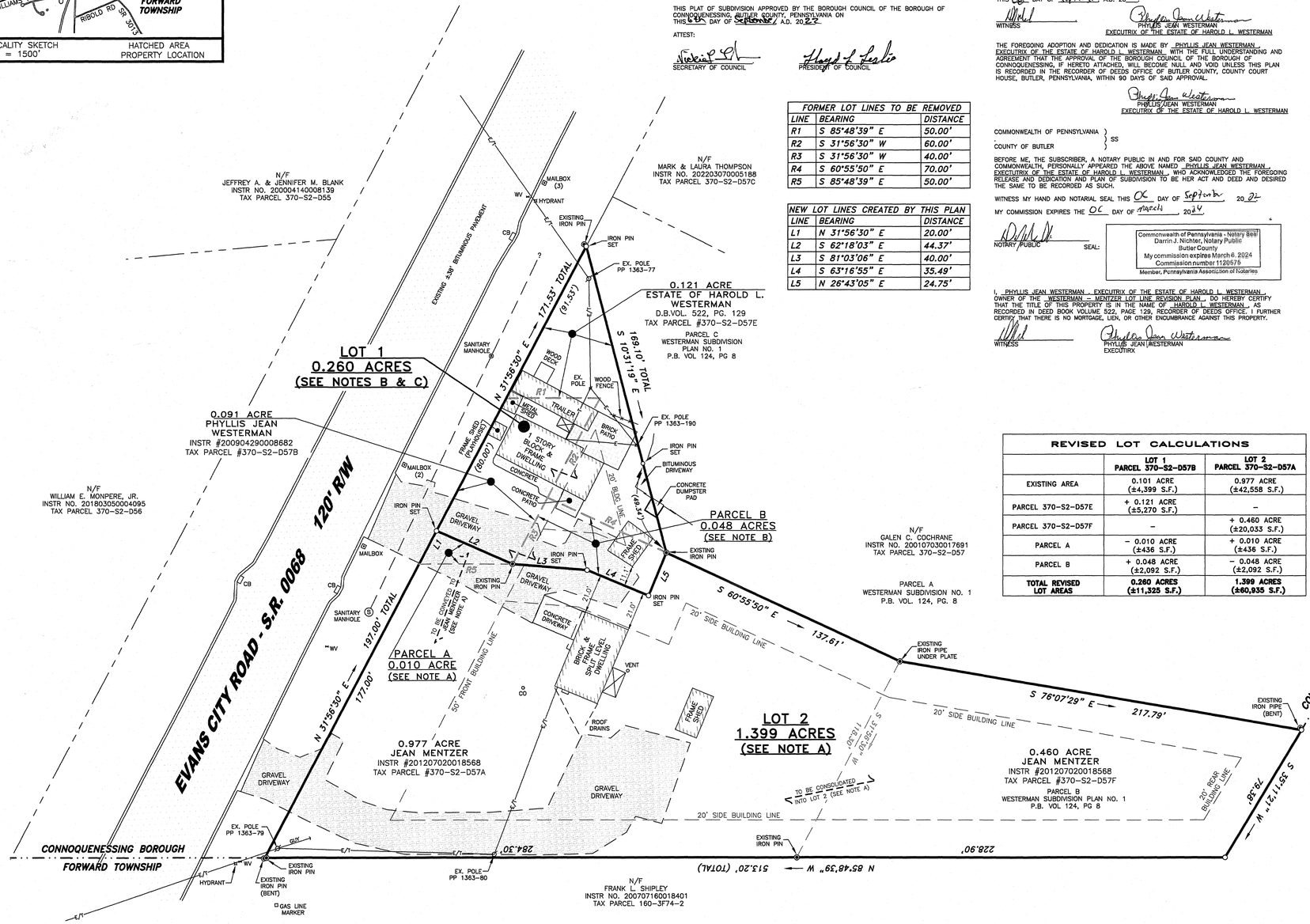
THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE BOROUGH OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, 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 BOROUGH SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOROUGH COUNCIL.

THIS PLAT OF SUBDIVISION APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA ON THIS 13th DAY OF September A.D. 2022

ATTEST:

SECRETARY OF COUNCIL

PRESIDENT OF COUNCIL




| FORMER LOT LINES TO BE REMOVED | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| R1 | S 85°48'39" E | 50.00' |
| R2 | S 31°56'30" W | 60.00' |
| R3 | S 31°56'30" W | 40.00' |
| R4 | S 60°55'50" E | 70.00' |
| R5 | S 85°48'39" E | 50.00' |

| NEW LOT LINES CREATED BY THIS PLAN | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 31°56'30" E | 20.00' |
| L2 | S 62°18'03" E | 44.37' |
| L3 | S 81°03'06" E | 40.00' |
| L4 | S 63°16'55" E | 35.49' |
| L5 | N 26°43'05" E | 24.75' |

## REVISED LOT CALCULATIONS

| | LOT 1 PARCEL 370-S2-D57B | LOT 2 PARCEL 370-S2-D57A |
|---|---|---|
| EXISTING AREA | 0.101 ACRE (±4,399 S.F.) | 0.977 ACRE (±42,558 S.F.) |
| PARCEL 370-S2-D57E | + 0.121 ACRE (±5,270 S.F.) | – |
| PARCEL 370-S2-D57F | – | + 0.460 ACRE (±20,033 S.F.) |
| PARCEL A | – 0.010 ACRE (±436 S.F.) | + 0.010 ACRE (±436 S.F.) |
| PARCEL B | + 0.048 ACRE (±2,092 S.F.) | – 0.048 ACRE (±2,092 S.F.) |
| TOTAL REVISED LOT AREAS | 0.260 ACRES (±11,325 S.F.) | 1.399 ACRES (±60,935 S.F.) |

KNOW ALL MEN BY THESE PRESENTS, THAT I, PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, OF THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR DIVERS 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 BOROUGH OF CONNOQUENESSING, I, PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PRIVATE USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 6th DAY OF September A.D. 2022

WITNESS

PHYLLIS JEAN WESTERMAN
EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF SAID APPROVAL.

PHYLLIS JEAN WESTERMAN
EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN

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 PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF September 2022

MY COMMISSION EXPIRES THE 6th DAY OF March 2024

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, PHYLLIS JEAN WESTERMAN, EXECUTRIX OF THE ESTATE OF HAROLD L. WESTERMAN, OWNER OF THE WESTERMAN – MENTZER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HAROLD L. WESTERMAN, AS RECORDED IN DEED BOOK VOLUME 522, PAGE 129, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

PHYLLIS JEAN WESTERMAN
EXECUTRIX

KNOW ALL MEN BY THESE PRESENTS, THAT I, PHYLLIS JEAN WESTERMAN, OF THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR DIVERS 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 BOROUGH OF CONNOQUENESSING, I, PHYLLIS JEAN WESTERMAN, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PRIVATE USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON PHYLLIS JEAN WESTERMAN, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 7th DAY OF September A.D. 2022

WITNESS

PHYLLIS JEAN WESTERMAN

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PHYLLIS JEAN WESTERMAN WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF SAID APPROVAL.

PHYLLIS JEAN WESTERMAN

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 PHYLLIS JEAN WESTERMAN, 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF September 2022

MY COMMISSION EXPIRES THE 6th DAY OF March 2024

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, PHYLLIS JEAN WESTERMAN, OWNER OF THE WESTERMAN – MENTZER LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF PHYLLIS JEAN WESTERMAN, AS RECORDED IN INSTRUMENT NUMBER 200904290008682, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

PHYLLIS JEAN WESTERMAN

Instr: 202209070019202
Pgs: 1 Ft $45.00
Michele Mustello
Butler County Recorder PA
9/7/2022 2:03 PM
T20220014729

KNOW ALL MEN BY THESE PRESENTS, THAT I, JEAN MENTZER, OF THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR DIVERS 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 BOROUGH OF CONNOQUENESSING, I, JEAN MENTZER, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PRIVATE USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JEAN MENTZER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 6th DAY OF September A.D. 2022

WITNESS

JEAN MENTZER

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY JEAN MENTZER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF SAID APPROVAL.

JEAN MENTZER

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 JEAN MENTZER, 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF September 2022

MY COMMISSION EXPIRES THE 6th DAY OF March 2024

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, JEAN MENTZER, OWNER OF THE MENTZER-WESTERMAN LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MIKE & JEAN MENTZER, AS RECORDED IN INSTRUMENT NUMBER 201207020018568, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

JEAN MENTZER

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 405 PAGE 18

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September 2022

RECORDER

SEAL

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

RECORDER OF DEEDS BUTLER COUNTY, PA.

NOTES:

(A) PARCEL A, LANDS OF PHYLLIS JEAN WESTERMAN, IS TO BE CONVEYED TO JEAN MENTZER AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 370-S2-D57A, THE ADJOINING LANDS AS PRESENTLY OWNED BY JEAN MENTZER, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 201207020018568. TAX PARCEL NO. 370-S2-D57F, THE ADJOINING LANDS AS PRESENTLY OWNED BY JEAN MENTZER, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 201207020018568 IS TO BE CONSOLIDATED AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 370-S2-D57A.
PARCEL A AND TAX PARCEL NO. 370-S2-D57F ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 370-S2-57A AND BECOME ONE LOT KNOWN AS LOT 2, CONSISTING OF 1.399 ACRES.
SAID PARCEL A AND TAX PARCEL NO. 370-S2-D57F ARE NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOTS.

(B) PARCEL B, LANDS OF JEAN MENTZER, IS TO BE CONVEYED TO PHYLLIS JEAN WESTERMAN, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 370-S2-D57B, THE ADJOINING LANDS AS PRESENTLY OWNED BY PHYLLIS JEAN WESTERMAN, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 200904290008682.
TAX PARCEL NO. 370-S2-D57E, LANDS OF THE ESTATE OF HAROLD L. WESTERMAN, IS TO BE CONVEYED TO PHYLLIS JEAN WESTERMAN, AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 370-S2-D57B.
PARCEL B AND TAX PARCEL NO. 370-S2-D57E ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 370-S2-57B AND BECOME ONE LOT KNOWN AS LOT 1, CONSISTING OF 0.260 ACRE.
SAID PARCEL B AND TAX PARCEL NO. 370-S2-D57E ARE NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOTS.

(C) IF THE EXISTING 1 STORY DWELLING OR THE EXISTING TRAILER IS REMOVED FROM LOT 1 IT CAN NOT BE REPLACED BECAUSE THE CONNOQUENESSING BOROUGH ZONING ORDINANCE ONLY PERMITS ONE (1) DWELLING UNIT ON A SINGLE LOT.

(D) PROPERTY BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE BEARING DATUM RECORDED ON THE WESTERMAN SUBDIVISION PLAN NO. 1 AS RECORDED IN PLAN BOOK VOLUME 124, PAGE 8.

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

(F) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.

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

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

# WESTERMAN - MENTZER - LOT LINE REVISION PLAN

[REVISION OF TAX PARCELS #370-S2-D57A, #370-S2-D57B, AND #370-S2-D57F (Being PARCEL B) AND #370-S2-D57E (Being PARCEL C ) IN THE WESTERMAN SUBDIVISION PLAN NO. 1 (PB VOL 124, PG 8)]

SITUATE: CONNOQUENESSING BOROUGH, BUTLER COUNTY, PA.

DATE: AUGUST 12, 2022 SCALE: 1"=30'

## PRESENT ZONING REQUIREMENTS
CONNOQUENESSING BOROUGH ZONING ORDINANCE

CHAPTER 27 OF THE CONNOQUENESSING BOROUGH CODE OF ORDINANCES, ZONING, AS AMENDED.

| PRESENT ZONING DISTRICT: "C" COMMERCIAL DISTRICT | REQUIREMENT |
|---|---|
| MINIMUM LOT SIZE: | 1 ACRE (43,560 SQUARE FEET) |
| MINIMUM LOT WIDTH: | 100 FEET |
| MINIMUM FRONT YARD: | 50 FEET |
| MINIMUM REAR YARD: | 20 FEET |
| MINIMUM SIDE YARD: | 20 FEET |

REFERENCE PLANS:

WESTERMAN SUBDIVISION NO. 1
PREPARED BY: W. J. McGARVEY P.E.
RECORDED: APRIL 29, 1988 PBV 124, PG. 8

FRANK L. SHIPLEY 2 LOT SUBDIVISION
PREPARED BY: GRAY – WARNICK ENGINEERING
RECORDED: MAR 1, 2004 PBV 271, PG. 23

REIBOLD ROAD PLAN NO. 1
PREPARED BY: GATEWAY ENGINEERS
RECORDED: DEC 13, 2007 PBV 304, PG. 33

| PLAN BOOK | PAGE |
|---|---|
| 405 | 18 |

## 1.659 ACRES = TOTAL ACRES

ZONING DISTRICT: C COMMERCIAL

OWNER: PHYLLIS JEAN WESTERMAN
1291 EVANS CITY RD
EVANS CITY, PA 16033

DEED REFERENCE: INSTR #200904290008682
TAX PARCEL NO.: 370-S2-D57B

PROPERTY ADDRESS: 1291 EVANS CITY RD
EVANS CITY, PA 16033

OWNER: HAROLD L. WESTERMAN (DECEASED)
PHYLLIS JEAN WESTERMAN, EXECUTRIX
OF THE ESTATE OF HAROLD L. WESTERMAN
1291 EVANS CITY RD
EVANS CITY, PA 16033

DEED REFERENCE: DBV 522, PG 129
TAX PARCEL NO.: 370-S2-D57E

PROPERTY ADDRESS: 1289 EVANS CITY RD
EVANS CITY, PA 16033

OWNER: JEAN MENTZER &
MIKE MENTZER (DECEASED)
103 BROADSTONE DR
MARS, PA 16046

DEED REFERENCE: INSTR #201207020018568
TAX PARCEL NO.: 370-S2-D57A & 370-S2-D57F

PROPERTY ADDRESS: 1295 EVANS CITY RD
EVANS CITY, PA 16033

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

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME OR FOR THE OWNERS OR AGENTS.

Tamara A. Ranalli, PLS

REVISIONS: SEPT. 1, 2022—ADD NOTE C—PLANNING BOARD
ADD "D" TO CHART BORO ENG COMMENT

DRAWN BY: JS,SM
CHECKED BY: T.R.

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

REGISTRATION NO. SU-051843E

DWG. NO: 5664-2022

G:\Westerman-5664-2022\Westerman 5664-2022.dwg – Sep 02, 2022 @ 12:05pm (Lot Line Revision) WESTERMAN 5664-2022.crd

Instr: 202209070019203
Pgs: 19 F: $765.00 9/7/2022 2:24 PM
Michele Mustello T20220014733
Butler County Recorder PA

# PRELIMINARY LAND DEVELOPMENT PLANS
# FOR
# DOLLAR GENERAL - SLIPPERY ROCK, PA
# WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
# JUNE 3, 2022

## PA ONE CALL
**ACT 287, AS AMENDED**

PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20213542955 HAS BEEN ASSIGNED TO THIS PROJECT ON 2021.12.20.

## WORTH TOWNSHIP REVIEW

REVIEWED AND APPROVED BY THE WORTH TOWNSHIP PLANNING COMMISSION ON THIS 5th DAY OF July, 2022

SECRETARY

CHAIRPERSON

REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS ON THIS 2 DAY OF August, 2022

SECRETARY

CHAIRPERSON

## BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF April, 2022.

REVIEWED AND NOTED AS APPROVED THIS ____ DAY OF ____, 20____

SECRETARY Butler Co Plan # 22078

CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

# 22078
PLAN NUMBER

## PROOF OF RECORDING

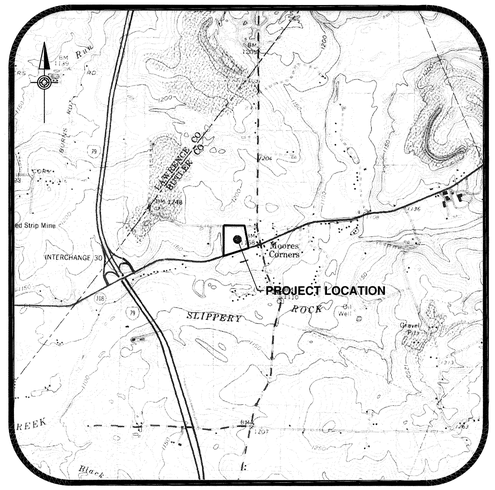
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 405 PAGE(S) 19-38

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September, 2022

RECORDER OF DEEDS

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




UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
SLIPPERY ROCK & HARLANSBURG QUADRANGLE

## LOCATION MAP
SCALE: 1"=2000'

### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| 01 | COVER |
| 02 | GENERAL NOTES |
| 03 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 04 | SITE LAYOUT PLAN |
| 05 | SITE TURNING TEMPLATE |
| 06 | SITE GRADING PLAN |
| 07 | SITE UTILITY PLAN |
| 08 | SITE LANDSCAPING PLAN |
| 09 | SITE DETAILS |
| 10 | SITE DETAILS |
| 11 | EROSION AND SEDIMENT CONTROL PLAN |
| 12 | EROSION AND SEDIMENT CONTROL NOTES |
| 13 | EROSION AND SEDIMENT CONTROL DETAILS |
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| 15 | EROSION AND SEDIMENT CONTROL DETAILS |
| 16 | PCSM PLAN |
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*LIGHTING PLAN (BY OTHERS)*

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| 405 | 19 |

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

## OWNER'S CERTIFICATION

WE, SCOTT & MICHELLE BRADLEY OWNER(S) OF THE LAND SHOWN ON THE SUBDIVISION PLAN FOR SCOTT & MICHELLE BRADLEY, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS(S) OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER'S(S') CONSENT, AND THAT THE OWNER(S) OF THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS OF WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 15th DAY OF July, 2022

SCOTT BRADLEY

MICHELLE BRADLEY

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 SCOTT & MICHELLE BRADLEY WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF July, 2022

(NOTARY PUBLIC) SEAL

MY COMMISSION EXPIRES THE 30th DAY OF August, 2025

SEAL

Commonwealth of Pennsylvania - Notary Seal
LINN D AMTONELLA - Notary Public
Allegheny County
My Commission Expires August 30, 2025
Commission Number 1294689

## PROFESSIONAL'S CERTIFICATION

I CRAIG A. BISHOP, A PROFESSIONAL LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PROFESSIONAL'S SIGNATURE — DATE 8-18-22

LA003228
REGISTRATION NUMBER

## SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: CRAIG A. BISHOP, RLA
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: cbishop@hrg-inc.com

## SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: BRIAN ANDERSON, PLS
PHONE: (814) 238-7117
EMAIL: banderson@hrg-inc.com

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## LEGEND

| Symbol | Description |
|---|---|
| ○ | *Existing Fence Post* |
| | *Existing Sign* |
| ⊙ | *Existing Bollard* |
| ● | *Existing Road Delineation Post* |
| □ MB | *Existing Mailbox* |
| | *Railroad Track* |
| | *Property Line* |
| | *Legal Right-of-Way Line* |
| | *Setback Line* |
| CeA / ErB | *Soil Boundaries* |
| | *Existing Easement* |
| | *Floodplain* |
| 540 | *Existing Contour Major* |
| | *Existing Contour Minor* |
| | *Existing Ditch Or Swale* |
| | *Existing Shrub* |
| | *Existing Coniferous Tree* |
| | *Existing Deciduous Tree* |
| | *Tree/Brush Line* |
| | *Shrub Row* |
| | *Existing Curb* |
| | *Existing Edge of Road* |
| | *Existing Edge of Gravel* |
| X | *Existing Fence* |
| E,T,CTV | *Existing Above Ground Electric, Telephone and Cable TV Line* |
| | *Floodplain Area* |
| G | *Existing Gas Line* |
| ⊗ GV | *Existing Gas Valve* |
| ○ GM | *Existing Gas Meter* |
| S | *Existing Sanitary Sewer Line* |
| 12" CMP | *Existing Storm Sewer Line* |
| Ⓢ San. MH | *Existing Sanitary Sewer Manhole* |
| | *Existing Storm Sewer Inlet* |
| W | *Existing Water Line* |
| ⊗ WV | *Existing Water Valve* |
| FH | *Existing Fire Hydrant* |
| | PROPOSED EASEMENT |
| 490 | PROPOSED CONTOUR |
| X 490.00 | PROPOSED SPOT ELEVATION |
| X BC 490.00 | PROPOSED BOTTOM OF CURB SPOT ELEVATION |
| X TC 490.00 | PROPOSED TOP OF CURB SPOT ELEVATION |
| X HP 490.00 | PROPOSED HIGH POINT SPOT ELEVATION |
| X LP 490.00 | PROPOSED LOW POINT SPOT ELEVATION |
| | PROPOSED CURB |
| (20) | PROPOSED PARKING SPACE QUANTITY TAG |
| | PROPOSED SIGN |
| ● | PROPOSED BOLLARD |
| LOD | LIMIT OF DISTURBANCE |
| RCE | ROCK CONSTRUCTION ENTRANCE |
| SS | SILT SOXX – 8" |
| | INLET PROTECTION |
| T | PROPOSED TELEPHONE LINE |
| E | PROPOSED ELECTRIC LINE |
| FOT | PROPOSED FIBER OPTIC LINE |
| E | PROPOSED ELECTRICAL BOX |
| | PROPOSED LIGHT STANDARD |
| G | PROPOSED GAS LINE |
| ⊗ GV | PROPOSED GAS VALVE |
| ⊙ GM | PROPOSED GAS METER |
| S | PROPOSED SANITARY LINE |
| ● | PROPOSED SANITARY/STORM MANHOLE |
| ⊙ CO | PROPOSED SANITARY CLEANOUT |
| W | PROPOSED WATER LINE |
| ⊗ WV | PROPOSED WATER VALVE |
| FH | PROPOSED FIRE HYDRANT |
| ⊙ WM | PROPOSED WATER METER |

## SITE DATA

| | | |
|---|---|---|
| PROPERTY ADDRESS: | 912 NEW CASTLE ROAD<br>SLIPPERY ROCK, PA 16057 | |
| PROPERTY OWNER(S): | SCOTT & MICHELLE BRADLEY | |
| TAX PARCELS: | 330-4F86-9-0000 | |
| ZONING DISTRICT: | N/A | |
| SITE AREA: | 11.01 AC. TOTAL; 3.16 AC. SUBDIVIDED | |
| LOCAL JURISDICTION: | WORTH TOWNSHIP | |
| PROPOSED USE: | COMMERCIAL RETAIL | |
| | REQUIRED | PROPOSED |
| MINIMUM LOT AREA: | 2 AC. | 3.16 AC. |
| MINIMUM SETBACKS: | FRONT-75' | 101.4' |
| | SIDE-54' | 97.5', 82.3' |
| | REAR-54' | 96.7' |
| MAXIMUM BUILDING HEIGHT: | 3 STORIES | 18' |
| IMPERMEABLE SURFACES: | 40% | 30% |
| LOT DEPTH TO WIDTH RATIO: | 4:1 | 2:1 |

## PARKING DATA

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM PARKING STALL QUANTITY: | *32 SPACES | 35 SPACES |
| MINIMUM PARKING STALL AREA: | 9'x18' | 9'x18' |
| MINIMUM PARKING AISLE WIDTH: | 24' | 36' |

*PER THE BUTLER COUNTY SALDO (SECTION 620.4) "WHERE THERE ARE NO OFF-STREET PARKING REQUIREMENTS IN A MUNICIPAL ZONING OR OTHER ORDINANCE, OFF-STREET PARKING REQUIREMENTS SHALL BE AS FOLLOWS:
RETAIL COMMERCIAL – 3 SPACES PER 1,000 SQUARE FT. OF GFA

## SURVEY NOTES

1. THE TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE PLANS IS BASED UPON A FIELD SURVEY PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., DATED DECEMBER 22, 2021.
2. THE BEARING BASE AND HORIZONTAL DATUM FOR THIS PROJECT ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH (NAD83). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB, EDGE OF PAVING, OR EDGE OF BUILDING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90" UNLESS OTHERWISE NOTED.
3. ALL CURBED RADII SHALL BE FIVE FEET UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL ONLY. MINOR CHANGES THAT DO NOT VIOLATE MUNICIPAL REGULATIONS MAY OCCUR AT THE FINAL BUILDING DESIGN PHASE OF THE PROJECT.
5. HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 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.
6. THE CONTRACTOR SHALL NEATLY SAW CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEETS EXISTING PAVING AND/OR CONCRETE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
8. THE CONTRACTOR IS ENCOURAGED TO OBTAIN COPIES AND BECOME FAMILIAR WITH THE MUNICIPALITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO MEET THE REQUIREMENTS OF THESE ORDINANCES AND SPECIFICATIONS FOR VARIOUS PUBLIC IMPROVEMENTS.
9. THE PROPERTY IS IN MINIMAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C0140D.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PENNDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.

## DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL UTILITIES SHALL BE TERMINATED AND SECURED PRIOR TO DEMOLITION ACTIVITIES. DISCONNECT, CUT, CAP AND/OR ABANDON SERVICE LINES TO BE DEMOLISHED IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.
3. UTILITY SERVICE TO ADJACENT PROPERTIES MUST REMAIN CONTINUOUSLY OPERABLE UNLESS SERVICE DISRUPTION IS AGREED TO IN ADVANCE BY THOSE AFFECTED.
4. ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. IF ANY ITEM TO REMAIN IS DAMAGED OR MADE INOPERABLE FOR ITS INTENDED FUNCTION, IT SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION WHEN DAMAGED.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN AN APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL 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.
11. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION.
12. WHERE EXISTING PAVING AND CONCRETE IS TO REMAIN, THE CONTRACTOR SHALL NEATLY SAWCUT THE PAVING PRIOR TO REMOVAL OF PAVING/CONCRETE SCHEDULED FOR DEMOLITION.

## GRADING/UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287, NOTIFICATION OF PUBLIC UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
4. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
5. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A STORMWATER COLLECTION FACILITY, ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.
6. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. NO EARTH DISTURBANCE MAY OCCUR OUTSIDE THE PERMITTED NPDES BOUNDARY LINE.
8. THE CONTRACTOR SHALL APPLY A STABILIZATION FABRIC, OR EQUIVALENT, TO ALL SLOPES STEEPER THAN 3:1 FOR ANY TEMPORARY OR PERMANENT CUTS OR FILLS.
9. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED CONTROLS NECESSARY FOR THE STABILIZATION OF ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.
10. ALL STORMWATER PIPING ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURES IS WATERTIGHT.
11. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FLOW CHANNEL FROM INVERT IN TO INVERT OUT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT AND HAVE TRAFFIC BEARING RING AND COVER. LIDS SHALL BE LABELED "STORM".

| PLAN BOOK | PAGE |
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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PTV 1251, LLC
400 PENN CENTER BOULEVARD
BLDG 4, SUITE 1000
PITTSBURGH, PA 15235
(724) 420-5367

**GENERAL NOTES**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP | BUTLER COUNTY | PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO.
**GN-1**
SHEET NO.
02 OF 19
PROJECT R008385.0437

## VICINITY MAP

SCALE: 1" = 150'

## EXISTING LEGEND

- Existing Fence Post
- Existing Sign
- Existing Bollard
- Existing Road Delineation Post
- MB Existing Mailbox
- Property Line
- Legal Right-of-Way Line
- Setback Line
- CeA / ErB Soil Boundaries
- Existing Easement
- Floodplain
- 540 Existing Contour Major
- Existing Contour Minor
- Existing Ditch Or Swale
- Existing Shrub
- Existing Coniferous Tree
- Existing Deciduous Tree
- Tree/Brush Line
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- E,T,CTV Existing Above Ground Electric, Telephone and Cable TV Line
- G Existing Gas Line
- GV Existing Gas Valve
- GM Existing Gas Meter
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- 12" CMP Existing Storm Sewer Line
- San. MH Existing Sanitary Sewer Manhole
- Existing Storm Sewer Inlet
- W Existing Water Line
- WV Existing Water Valve
- FH Existing Fire Hydrant

## SURVEY NOTES

1. THE TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE PLANS IS BASED UPON A FIELD SURVEY PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., DATED DECEMBER 22, 2021.
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## DEMOLITION LEGEND

EXISTING TREES AND SHRUBS TO BE REMOVED

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

| PLAN BOOK | PAGE |
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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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www.hrg-inc.com

PTV 1251, LLC
400 PENN CENTER BOULEVARD
BLDG 4, SUITE 1000
PITTSBURGH, PA 15235
(724) 420-5367

# EXISTING CONDITIONS & DEMOLITION PLAN
# FOR
# SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | 04/01/2022 |

DRAWING NO.
EC-1
SHEET NO.
03 OF 19
PROJECT R008385.0437

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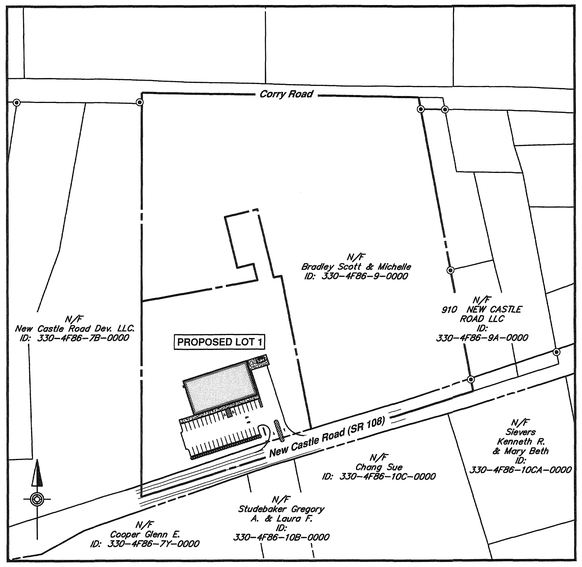
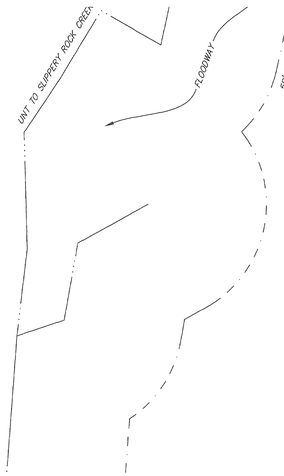
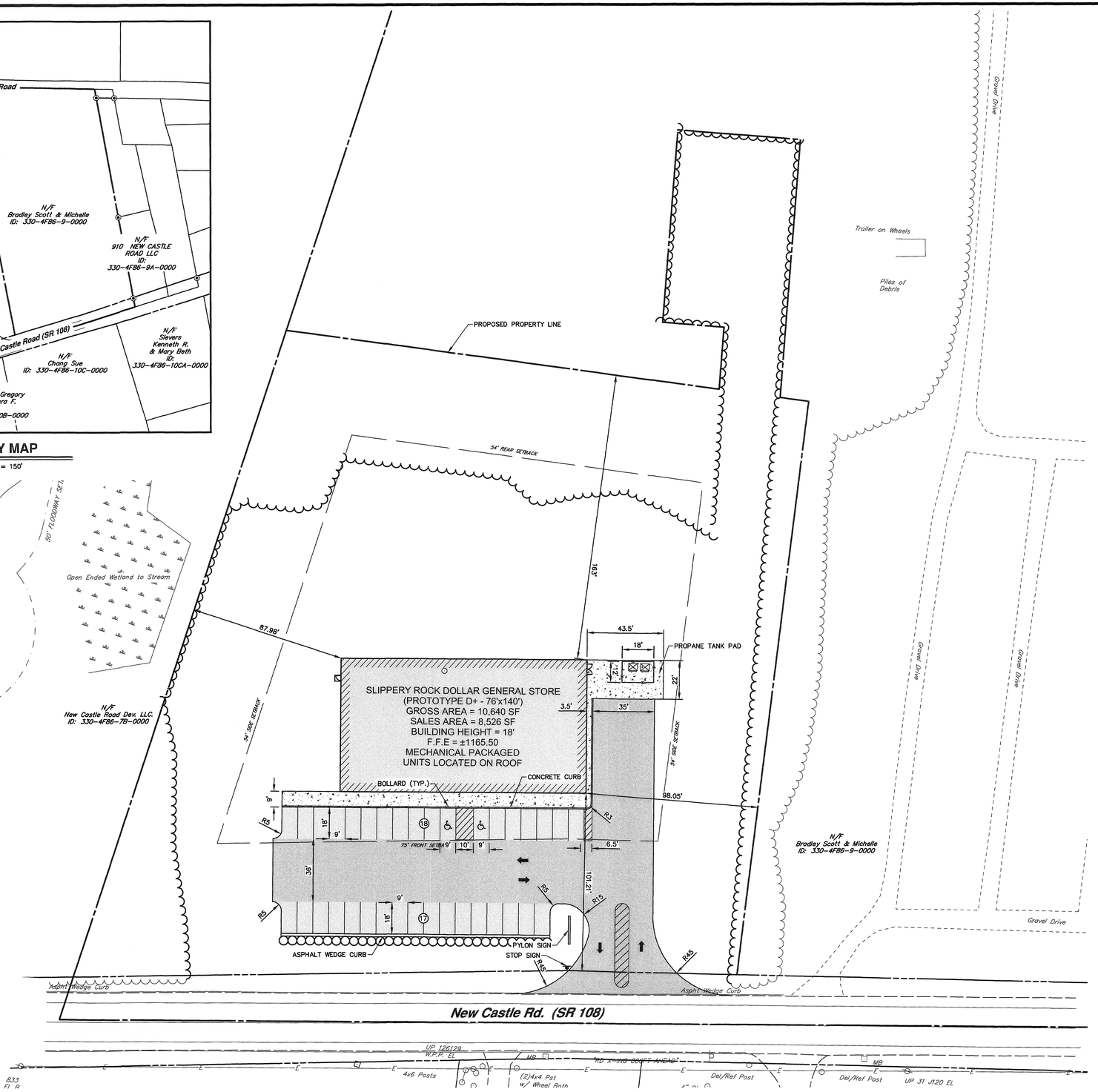



## VICINITY MAP

SCALE: 1" = 150'




## LEGEND

- CONCRETE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT

## SITE DATA

| | |
|---|---|
| PROPERTY ADDRESS: | 912 NEW CASTLE ROAD<br>SLIPPERY ROCK, PA 16057 |
| PROPERTY OWNER(S): | SCOTT & MICHELLE BRADLEY |
| TAX PARCELS: | 330-4F86-9-0000 |
| ZONING DISTRICT: | N/A |
| SITE AREA: | 11.01 AC. TOTAL; 3.16 AC. SUBDIVIDED |
| LOCAL JURISDICTION: | WORTH TOWNSHIP |
| PROPOSED USE: | COMMERCIAL RETAIL |

## SITE REQUIREMENTS

| ZONE | | |
|---|---|---|
| | REQUIRED | PROPOSED |
| MINIMUM LOT AREA | 2 AC. | 3.16 AC.; 137,805 SF. |
| MINIMUM FRONT YARD SETBACK | 75 FT. | 101.2 FT. |
| MINIMUM SIDE YARD SETBACK | 54 FT. | 88, 98 FT. |
| MINIMUM REAR YARD SETBACK | 54 FT. | 163 FT. |
| MAXIMUM BUILDING HEIGHT | 3 STORIES | 18 FT. |
| MAXIMUM BUILDING FLOOR AREA | N/A | 10,640 SF. |
| IMPERMEABLE SURFACES | 40% | 30% |
| LOT DEPTH TO WIDTH RATIO | 4:1 | 2:1 |

## PARKING REQUIREMENTS

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM PARKING STALL QUANTITY | *32 | 35 |
| MINIMUM PARKING STALL AREA | 9' x 18' | 9' x 18' |
| MINIMUM PARKING AISLE WIDTH | 24 FEET | 36 FEET |

*PER THE BUTLER COUNTY SALDO (SECTION 620.4) "WHERE THERE ARE NO OFF-STREET PARKING REQUIREMENTS IN A MUNICIPAL ZONING OR OTHER ORDINANCE, OFF-STREET PARKING REQUIREMENTS SHALL BE AS FOLLOWS:
RETAIL COMMERCIAL – 3 SPACES PER 1,000 SQUARE FT. OF GFA

| PLAN BOOK | PAGE |
|---|---|
| 405 | 22 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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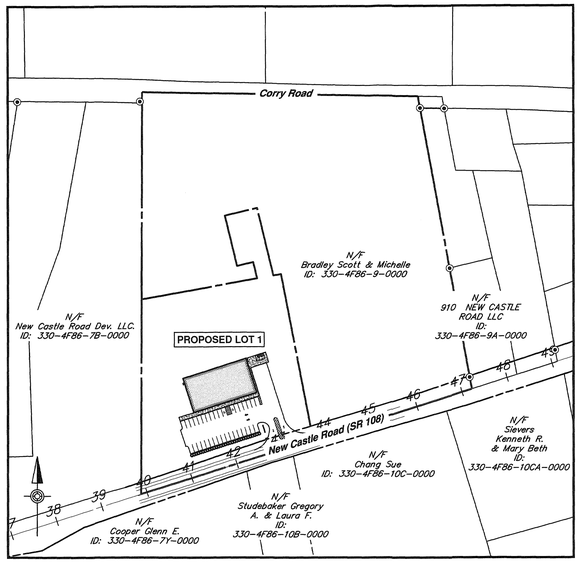
BLDG 4, SUITE 1000
PITTSBURGH, PA 15235
(724) 420-5367

**SITE LAYOUT PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

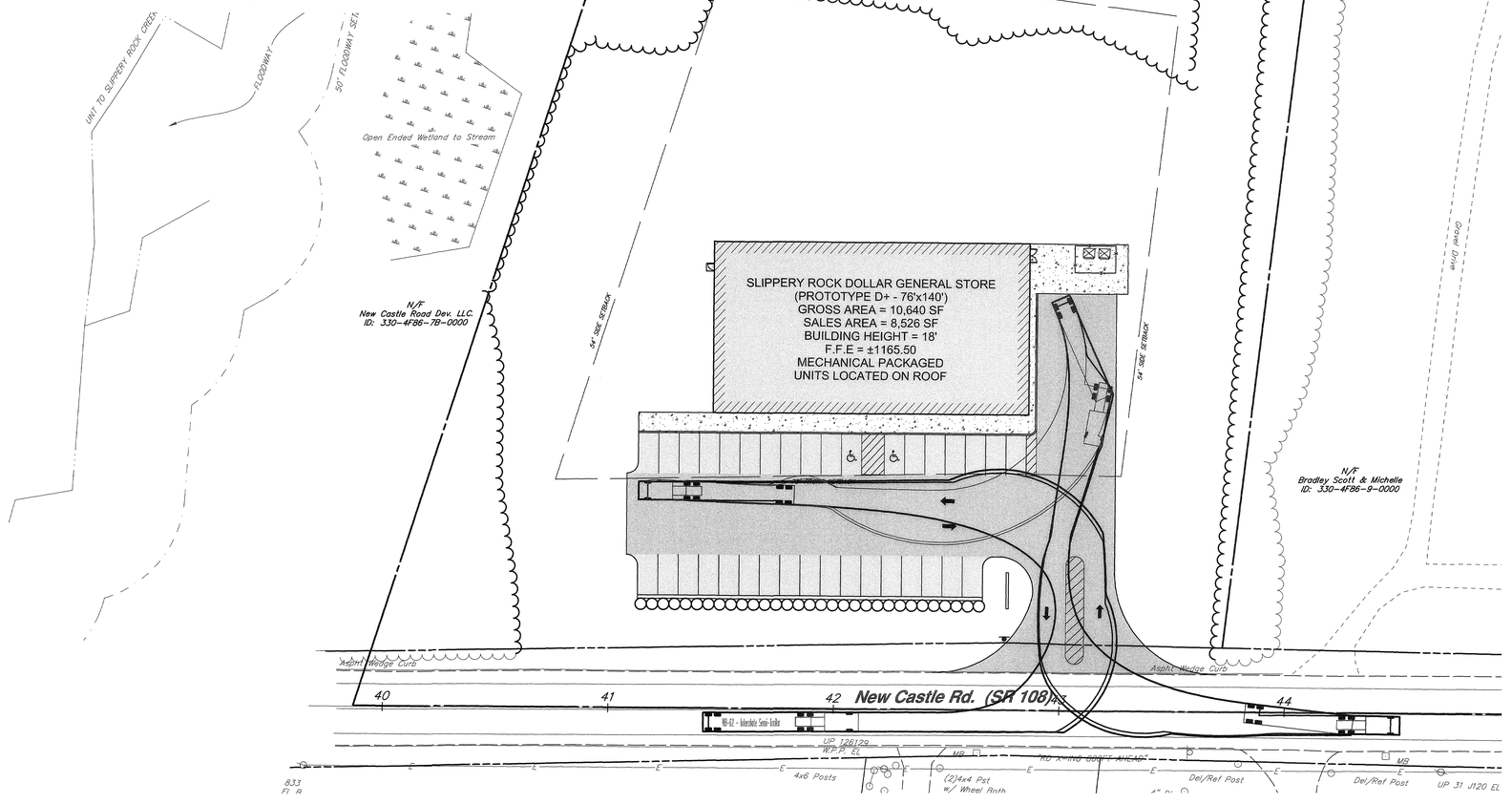
| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB\|LTD | |
| CADD– CRC | |
| CHECKED–CAB | |
| SCALE– AS SHOWN | |
| DATE– 04/01/2022 | |

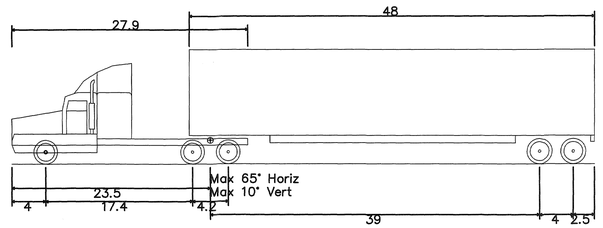
DRAWING NO.
**SI-1**
SHEET NO.
04 OF 19
PROJECT R008385.0437




**VICINITY MAP**

SCALE: 1" = 150'




WB-62 – Interstate Semi-Trailer

| | |
|---|---|
| Overall Length | 69.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 44.800ft |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 23 |

GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1" = 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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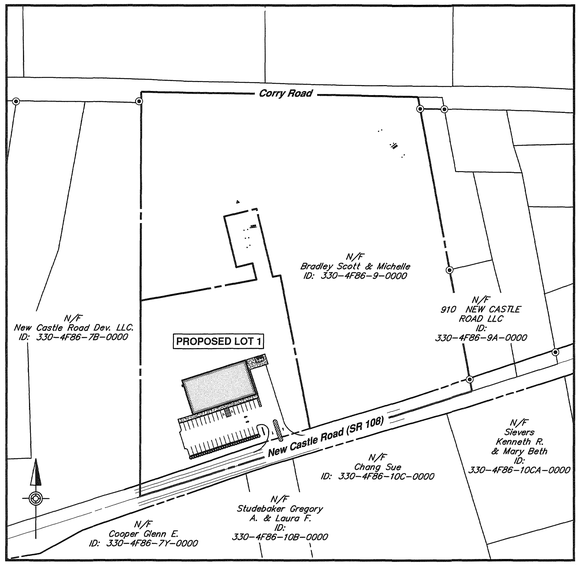
SITE TURNING TEMPLATE
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

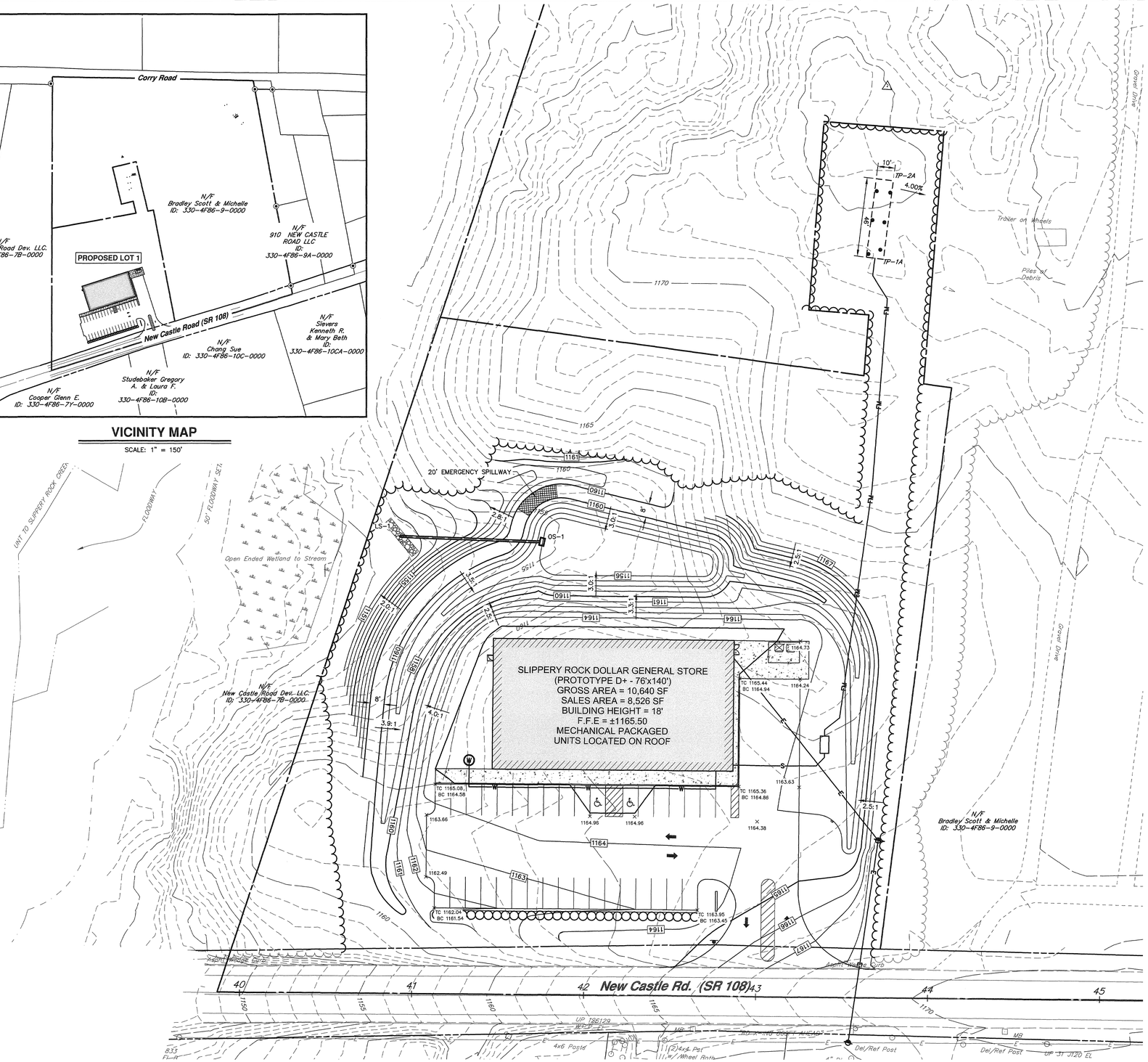
| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB\|LTD | |
| CADD– CRC | |
| CHECKED–CAB | |
| SCALE– AS SHOWN | |
| DATE– 04/01/2022 | |

DRAWING NO.
TT-1
SHEET NO.
05 OF 19
PROJECT R008385.0437



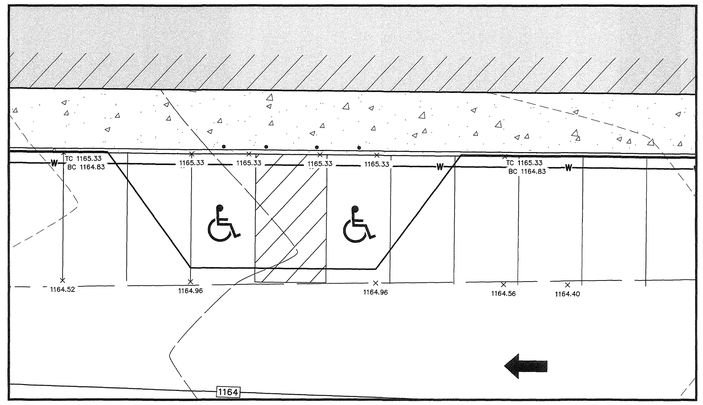

## VICINITY MAP

SCALE: 1" = 150'




## PROPOSED GRADING LEGEND

| | |
|---|---|
| 1010 | PROPOSED CONTOUR |
| x 410.00 | PROPOSED SPOT ELEVATION |
| x HP 410.00 | PROPOSED HIGH POINT |
| x LP 410.00 | PROPOSED LOW POINT |



## ACCESSIBLE STALL LAYOUT

SCALE: 1" = 10'

| PLAN BOOK | PAGE |
|---|---|
| 405 | 24 |

GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1" = 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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SITE GRADING PLAN
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. | CAB |
| DESIGN | CAB\|LTD |
| CADD | CRC |
| CHECKED | CAB |
| SCALE | AS SHOWN |
| DATE | 04/01/2022 |

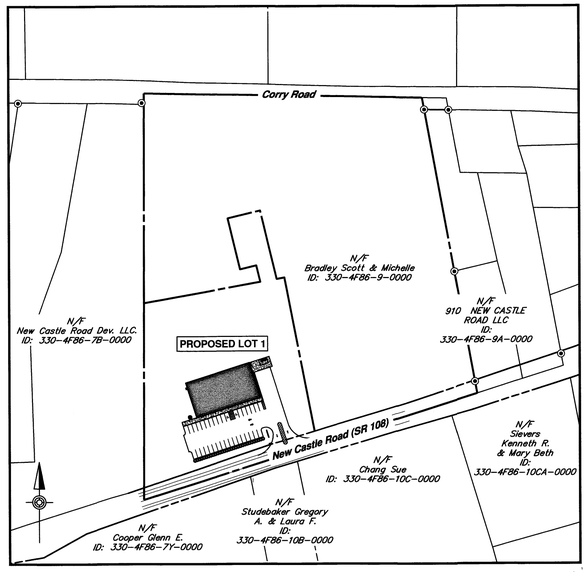
DRAWING NO. GR-1

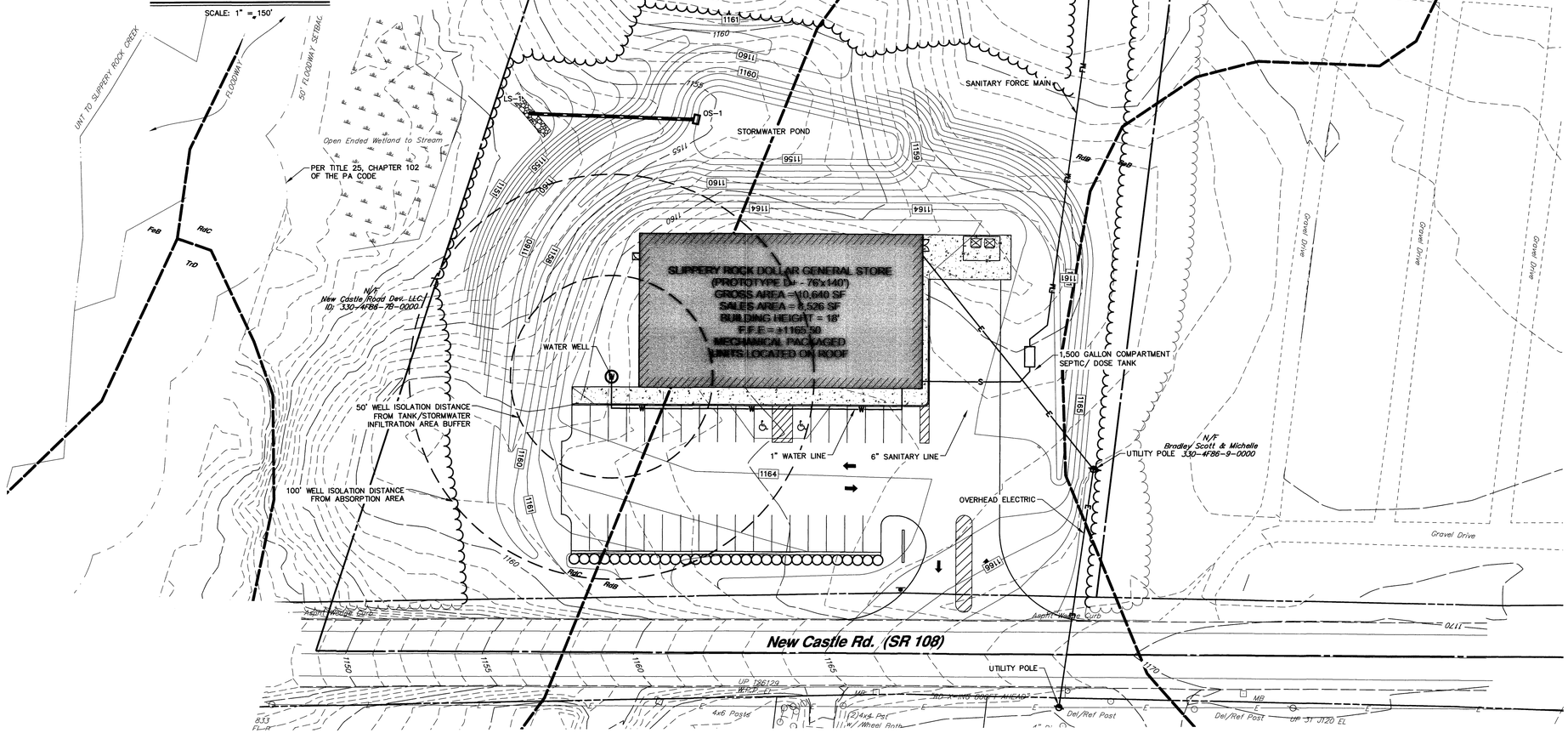
SHEET NO. 06 OF 19

PROJECT R008385.0437

## VICINITY MAP

SCALE: 1" = 150'




## PROPOSED UTILITY LEGEND

- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- 1010 PROPOSED CONTOUR
- x 410.00 PROPOSED SPOT ELEVATION
- E,T,CTV PROPOSED ELECTRIC & COMMUNICATION LINE
- UP PROPOSED UTILITY POLE
- G PROPOSED GAS LINE
- GV PROPOSED GAS VALVE
- PROPOSED STORM SEWER & INLET
- S PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- W PROPOSED WATER LINE
- WV PROPOSED WATER VALVE
- FH PROPOSED FIRE HYDRANT
- CeA / ErB *Soil Boundaries*
- △ *Probe Test Site – Failed*
- ▲ *Probe Test Site – Satisfactory*
- ◦ *Percolation Test Site – Failed*
- • *Percolation Test Site – Satisfactory*

## UTILITY NOTES

1. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR UTILITY CONNECTIONS FOR THE BUILDING.
2. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREA.
3. CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAULED TO AN APPROVED LOCATION TO WASTED MATERIALS TO PAVED.
4. CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
5. IN AREAS WHERE THE CONSTRUCTION TAKES TO PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
6. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG DEWATER
7. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
8. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.

| PLAN BOOK | PAGE |
|---|---|
| 405 | 25 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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| 2 | ADD PERC AND TEST PITS LOCATIONS | 2022.05.11 | CAB |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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**SITE UTILITY PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

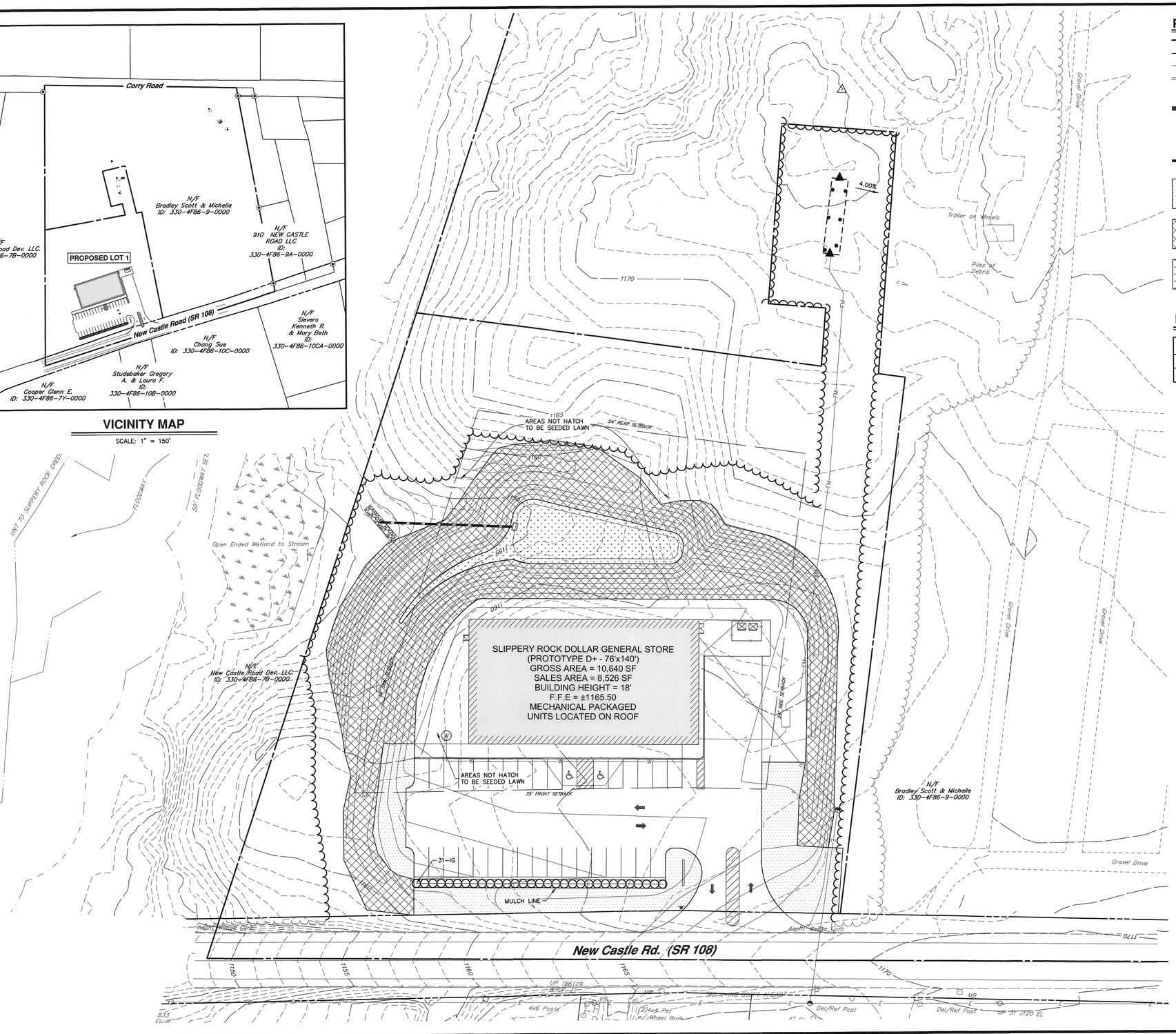
| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | 04/01/2022 |

DRAWING NO.
**UT-1**
SHEET NO.
07 OF 19
PROJECT R008385.0437

File name: \\hrg-boss\Projects\Projects\008385\008385_CAD\Cad\Plans and Layouts\008385-CAD-UT-Plan.dgn Jul 06, 2022-1:59pm dgnplan

## VICINITY MAP

SCALE: 1" = 150'




## PROPOSED LANDSCAPE LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM SEWER & INLET
- PROPOSED SHRUBS
- PROPOSED MULCH LINE
- SOD
- PROPOSED STEEP SLOPE PLANTING
- RAIN GARDEN SEEDING MIX: ERNST SEED MIX – 180 OR EQUAL

## PLANTING SCHEDULE

| ID | QTY. | SCIENTIFIC NAME | COMMON NAME | SIZE | CONDITION | SPACING |
|---|---|---|---|---|---|---|
| PARKING LOT PLANTING | | | | | | |
| IG | 31 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | 24" | CONT. | AS SHOWN |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 26 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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SITE LANDSCAPING PLAN
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
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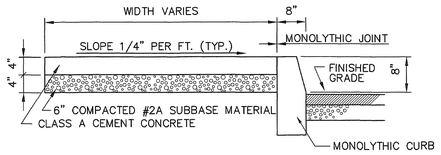
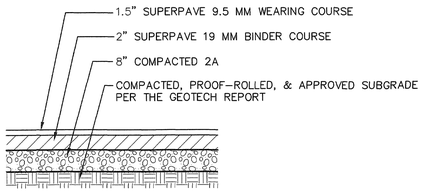
CHECKED–CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO.
LA-1
SHEET NO.
08 OF 19
PROJECT R008385.0437



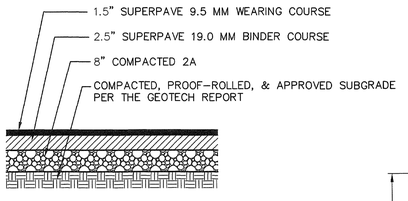

NOTE:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

## SIDEWALK DETAIL ADJACENT TO CURB
NOT TO SCALE

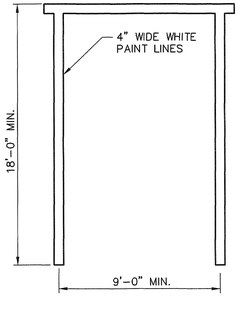



STANDARD DUTY

## LIGHT DUTY PAVEMENT
NOT TO SCALE

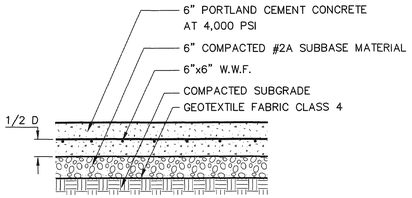



## HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



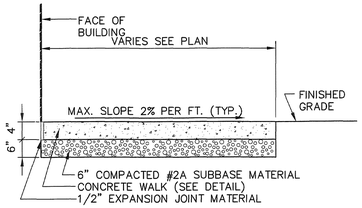

NOTES:
1. ALL PARKING SPACES SHALL BE MARKED WITH ALL WEATHER PAINT.

## PARKING SPACE STRIPING
NOT TO SCALE



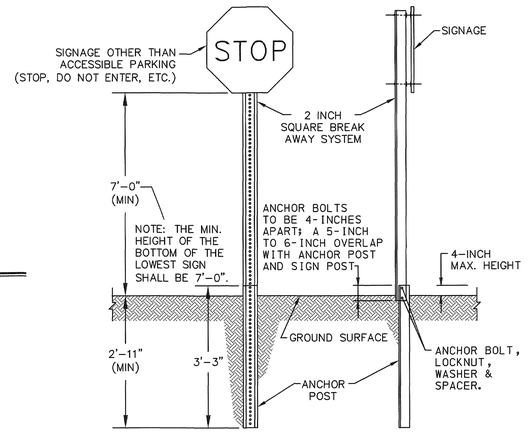

CONCRETE

## CONCRETE PAVEMENT SECTION DETAIL
NOT TO SCALE



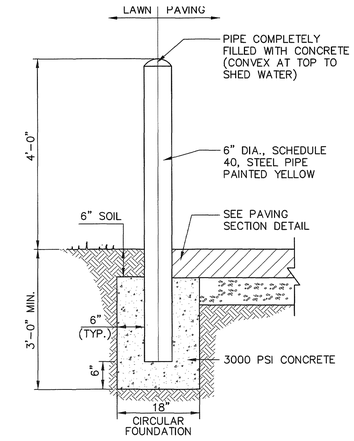

NOTES:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC.
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

## CONCRETE SLAB/WALK ADJACENT TO BUILDING
NOT TO SCALE

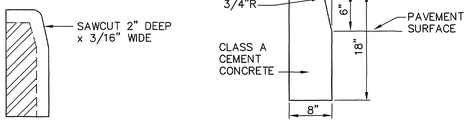



FRONT VIEW SIDE VIEW

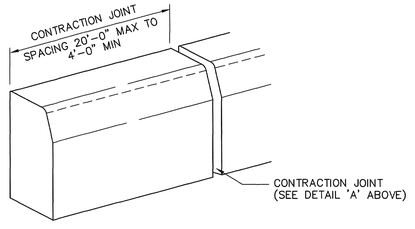
## SIGN POST
NOT TO SCALE




## STEEL BOLLARD
NOT TO SCALE

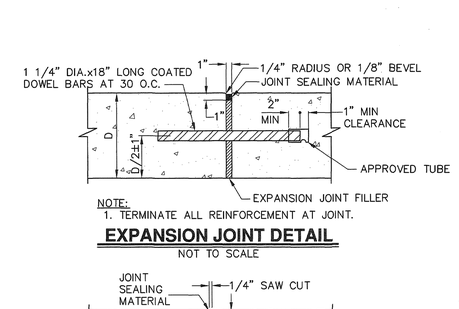



DETAIL 'A' CONTRACTION JOINT TYPICAL CROSS-SECTION



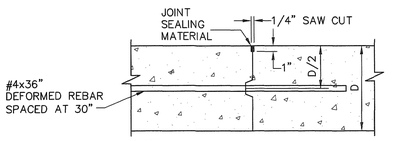

NOTE:
1. CONSTRUCT CURBING IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUBLICATION 408 AND ROADWAY CONSTRUCTION DRAWINGS (RC-64)

## CONCRETE CURB DETAIL
NOT TO SCALE



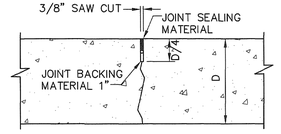

NOTE:
1. TERMINATE ALL REINFORCEMENT AT JOINT.

## EXPANSION JOINT DETAIL
NOT TO SCALE



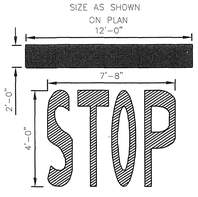

NOTE:
1. TERMINATE ALL REINFORCEMENT AT JOINT.

## CONSTRUCTION JOINT DETAIL
NOT TO SCALE

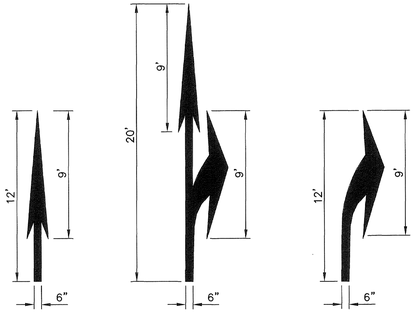



NOTE:
1. TERMINATE 50% OF REINFORCEMENT JOINT.

## CONTRACTION JOINT DETAIL
NOT TO SCALE

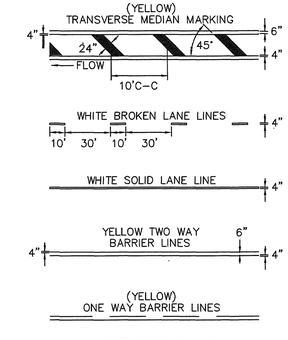



## STOP BAR AND LETTERING
PAINTED WHITE




NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE COLD WHITE INLAID PLASTIC.

## ARROW DETAILS
NOT TO SCALE



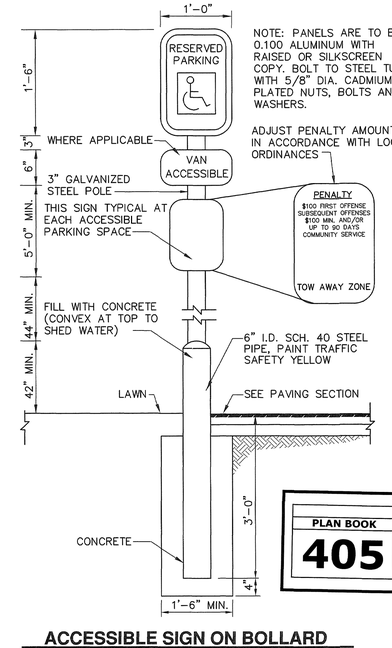

## SITE STRIPING
PAINTED YELLOW

NOTE:
PAINT SHALL CONFORM TO DOT STANDARD. APPLY 2 COATS, ALLOWING 1 WEEK MINIMUM BETWEEN COATS.




NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS AND DIMENSIONS.
2. ACCESS AISLE SHALL BE 8'-0" MIN. WIDTH FOR VAN ACCESSIBLE SPACES.
3. APPLY TWO COATS OF PAINT ON ALL SURFACES.
4. FOR CURB APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM FACE OF CURB. FOR PAINT APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE PAINT LINE.
5. PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

## ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE




## ACCESSIBLE SIGN ON BOLLARD
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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 7 | ACCESSIBLE PARKING DETAIL REVISION | 2022.08.04 | LTD |
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PTV 1251, LLC
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(724) 420-5367

SITE DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

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SHEET NO. 09 OF 19
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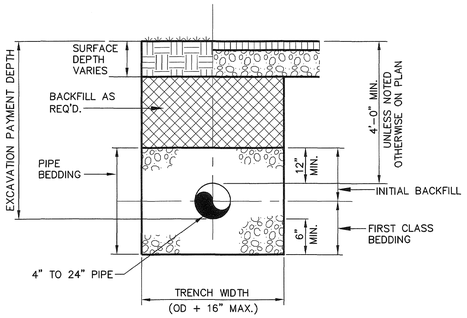


## SANITARY TRENCH DETAIL

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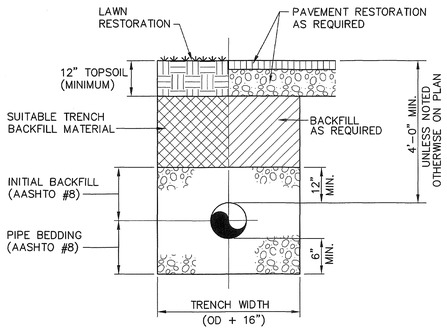


## WATER LINE TRENCH DETAIL

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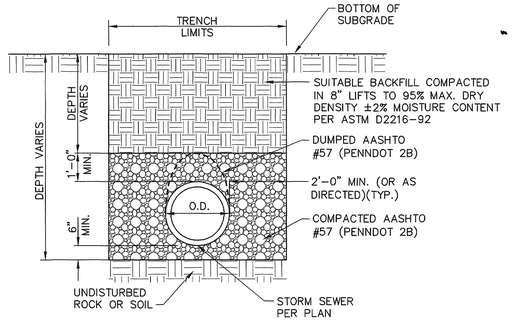


## STORM TRENCH DETAIL

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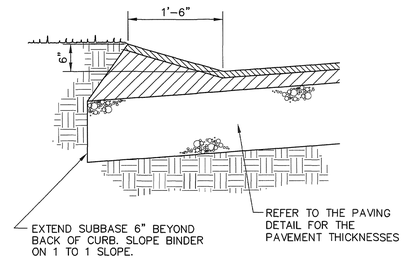


## BITUMINOUS WEDGE CURB DETAIL

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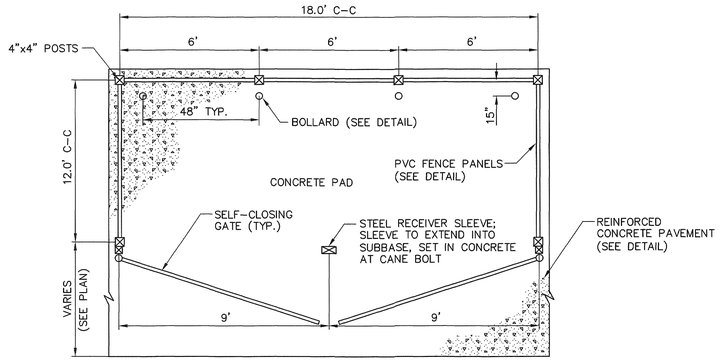
NOTES:
SEE SPEC. SECTION 02221 – BEDDING AND BACKFILL REQ.
SEE SPEC. SECTION 02500 – SURFACING




## DUMPSTER ENCLOSURE

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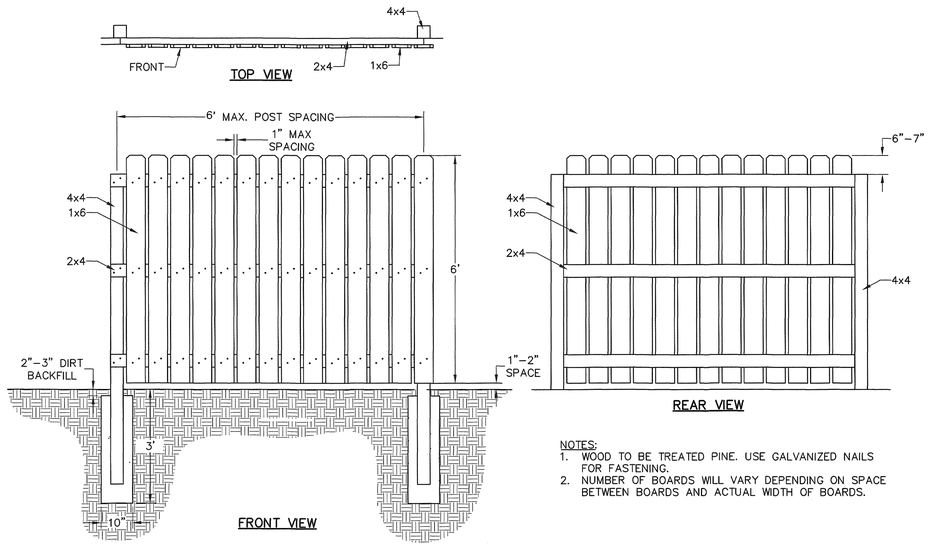


NOTES:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

## PRIVACY FENCE

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| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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SITE DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
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| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | 04/01/2022 |

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SHEET NO.
10 OF 19
PROJECT R008385.0437

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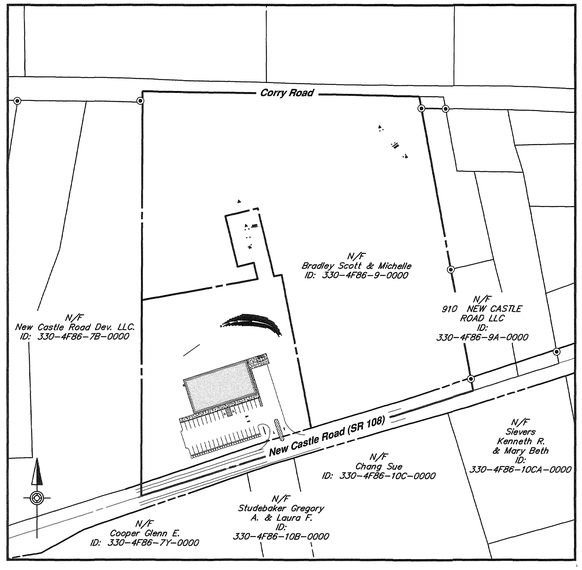
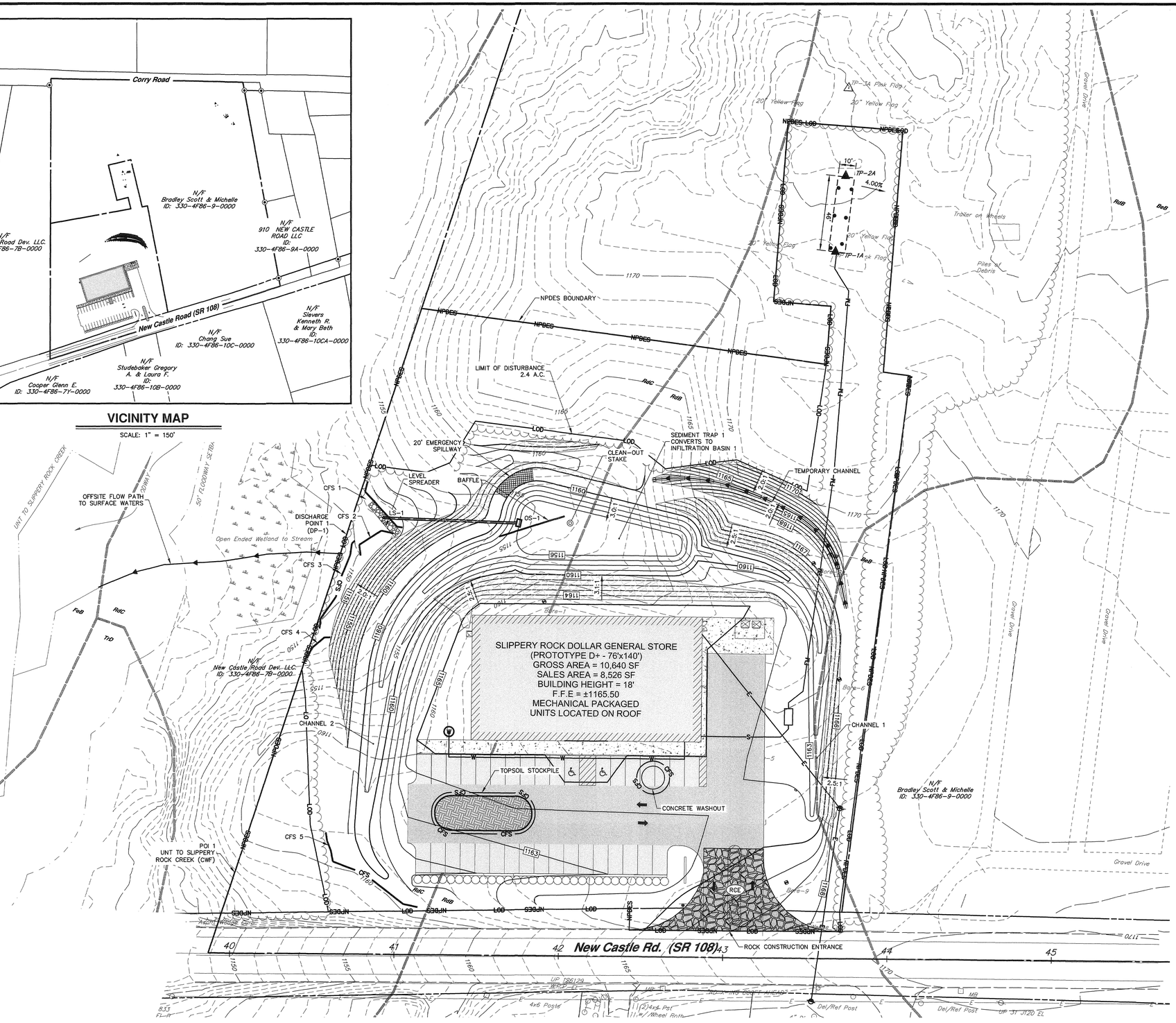
## EROSION & SEDIMENT CONTROL LEGEND

- PROPOSED CONTOUR (1010)
- PROPOSED SPOT ELEVATION (x 410.00)
- PROPOSED DITCH OR SWALE
- TOPSOIL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE (RCE)
- COMPOST FILTER SOCK (CFS)
- EROSION CONTROL BLANKET
- NPDES BOUNDARY (NPDES)
- LIMIT OF DISTURBANCE (LOD)
- PROPOSED STORM SEWER & INLET
- Soil Boundaries (CtA, ErB)
- Floodplain
- Existing Contour Major (540)
- Existing Contour Minor
- Existing Stream Line

## VICINITY MAP

SCALE: 1" = 150'

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GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

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| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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# EROSION AND SEDIMENT CONTROL PLAN
## FOR
## SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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| PROJ. MGR. – | CAB |
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| DATE– | 04/01/2022 |

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11 OF 19
PROJECT R008385.0437

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## PURPOSE

THIS PLAN WAS DESIGNED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION, MINIMIZE THE EXTEND AND DURATION OF EARTH DISTURBANCE, COMPACTION, AND GRADING, WHERE FEASIBLE. THIS PLAN UTILIZES OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF AN INCREASE IN STORMWATER RUNOFF. STORMWATER RUNOFF DURING CONSTRUCTION WILL BE MANAGED THROUGH THE USE OF A SEDIMENT TRAP AND COMPOST FILTER SOCK.

## GENERAL E&S POLLUTION CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE **WORTH TOWNSHIP** OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE **BUTLER** CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE **BUTLER** CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE **BUTLER** CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
12. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
13. VEHICLES AND EQUIPMENT MAY ONLY ENTER DIRECTLY OR EXIT DIRECTLY FROM THE ROCK CONSTRUCTION ENTRANCE.
14. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
18. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
19. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
20. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
21. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
22. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE **BUTLER** CONSERVATION DISTRICT OR THE DEPARTMENT.
23. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE **BUTLER** CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
25. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE SOMERSET CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
26. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
27. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
28. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
29. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
30. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT SPECIFICATIONS, PUB. 408, SECTION 206. EMBANKMENTS.
31. THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND PLAN NARRATIVE ARE FOR THE INSTALLATION, MAINTENANCE AND MEASURES TO CONTROL EROSION AND SEDIMENT POLLUTION ONLY. REFER TO APPROPRIATE PLAN SHEETS FOR ALL UTILITY, STORMWATER, SITE IMPROVEMENT AND OTHER CONSTRUCTION INFORMATION.
32. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.
33. A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
34. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
35. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.

## RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES

- DEMOLITION WASTES
- CONCRETE WASH WATER
- EXCESS BUILDING MATERIALS

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. CONCRETE WASHOUTS MUST BE PROVIDED ON-SITE FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES. TREES AND WOODED DEBRIS MAY BE HAULED OFF-SITE OR MAY BE SHREDDED INTO WOOD CHIPS AND USED AS MULCH TO AID IN STABILIZATION OF DISTURBED AREAS. AN ALTERNATIVE USE FOR WOOD CHIPS MAY BE USED TO CONSTRUCT WOOD CHIP BERMS IN LIEU OF COMPOST FILTER SOCKS. PLACEMENT AND CONSTRUCTION OF WOOD CHIP FILTER BERMS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

## STABILIZATION NOTES

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. NO MORE THAN 15,000 S.F. OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
3. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
4. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
6. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
7. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
8. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.

9. SURFACE ROUGHENING, STAIR STEPPING, GROOVING, AND TRACKING SHALL BE INCORPORATED INTO THE GRADING TECHNIQUES.
   - D. SURFACE ROUGHENING IS THE PRACTICE OF PROVIDING A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS FOR THE PURPOSE OF REDUCING RUNOFF VELOCITY, INCREASING INFILTRATION, AIDING THE ESTABLISHMENT OF VEGETATION, AND REDUCING EROSION.
   - E. STAIR STEP GRADING MAY BE CONDUCTED ON SLOPES HAVING BEDROCK SOFT ENOUGH TO BE RIPPED BY A BULLDOZER. WHEREVER STAIR STEP GRADING IS USED THE SIZE OF THE HORIZONTAL CUT SHOULD EXCEED THAT OF THE VERTICAL CUT BY AT LEAST 10-INCHES. INDIVIDUAL VERTICAL CUTS SHOULD NOT EXCEED 30-INCHES IN SOFT MATERIALS OR 40-INCHES IN HARDER ROCK. THE HORIZONTAL CUT SHOULD BE GRADED TOWARD THE VERTICAL CUT.
   - F. GROOVING SLOPES CONSISTS OF USING MACHINERY TO CREATE DEPRESSIONS PARALLEL TO CONTOUR ALONG THE SLOPE. IN SOFTER MATERIALS AND ON SLOPES GENTLER THAN 3:1, THIS MAY BE DONE WITH DISCS, TILLERS, OR HARROWS; THE TEETH OF A FRONT END LOADER MAY BE USED FOR HARDER MATERIALS. GROOVES SHALL BE AT LEAST THREE-INCHES DEEP AND NOT MORE THAN 15-INCHES APART. GROOVING SHALL BE USED ON FILL SLOPES GENTLER THAN 3:1.
   - G. TRACKING SLOPES SHALL BE DONE BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. CARE SHALL BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.

## RECEIVING WATER COURSE

STORMWATER FROM THE PROJECT SITE FLOWS INTO UNT TO SLIPPERY ROCK CREEK, CLASSIFIED AS A CWF, WITHIN THE GREATER OHIO RIVER WATERSHED.

### CONSTRUCTION SEQUENCE

1. FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS
   - 2.1. NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.
3. INSTALL COMPOST FILTER SOCKS #1-5 AS SHOWN ON PLANS.
4. BEGIN CLEARING AND GRUBBING THE SITE. PROPERLY DISPOSE OF ANY DEBRIS.
5. INSTALL STRUCTURAL LEVEL SPREADER WITHOUT THE STONE FILL. LINE INSIDE OF LEVEL SPREADER WITH R-3 RIPRAP.
6. BEGIN CONSTRUCTION AND GRADING OF SEDIMENT TRAP 1. INSTALL PERMANENT OUTLET BARREL, TEMPORARY RISER, CLEAN-OUT STAKE, AND BAFFLE. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.
   - 6.1. DO NOT COMPACT IN-SITU SOILS DURING INSTALLATION OF SEDIMENT TRAP.
7. INSTALL THE TEMPORARY CHANNEL AS SHOWN ON PLANS AND DETAILS.
8. INSTALL CHANNEL 1 AND CHANNEL 2. INSTALL EROSION CONTROL BLANKET AND SEEDING AS SPECIFIED ON THE PLANS.
9. BEGIN ROUGH GRADING THE SITE. STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEDING AND MULCHING OPERATIONS.
   - A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
   - B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.
   - C. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
   - D. NO MORE THAN 15,000 S.F. OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.

11. INSTALL CONCRETE WASHOUT AS SHOWN ON PLANS.
12. ONCE BUILDING FOOTPRINT GRADE IS FINALIZED, BUILDING CONSTRUCTION MAY BEGIN.
13. FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.
14. FINISH SITE GRADING AND LANDSCAPING. ONCE FINAL GRADE IS REACHED, SPREAD TOPSOIL, SEED, AND MULCH. DURING ESTABLISHMENT OF PERMANENT GROUND COVER RESEED AND RE-MULCH, ACCORDING TO THE SEEDING SCHEDULE ON THE PLANS, ANY AREAS THAT HAVE BECOME ERODED OR DO NOT PROPERLY ESTABLISH AS SHOWN ON THE PLANS.
15. COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.

11. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), OF TRIBUTARY AREAS TO SEDIMENT TRAP 1, CONVERSION OF SEDIMENT TRAP TO PERMANENT STORMWATER BMP INFILTRATION BASIN 1 MAY BEGIN. FOLLOW INDIVIDUAL PCSM CONSTRUCTION SEQUENCE FOR CONVERSION. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.
12. FILL LEVEL SPREADER WITH CLEAN #4 STONE, AS SHOWN IN DETAIL.
13. REMOVE AND FILL IN TEMPORARY CHANNEL A. IMMEDIATELY STABILIZE DISTURBED AREAS.
14. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND. REMOVE SITE E&S CONTROLS (ROCK ENTRANCE, COMPOST FILTER SOCK, CONCRETE WASHOUT).

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## SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

INFILTRATION BASIN:

1. PROTECT IN-SITU SOILS FROM COMPACTION PRIOR TO INSTALLATION.
2. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
3. REMOVE SEDIMENT BASIN TEMPORARY RISER, BAFFLE, AND CLEAN-OUT STAKE(S).
4. INSTALL PERMANENT OUTLET STRUCTURE.
5. REMOVE ANY ACCUMULATED SEDIMENT FROM LEVEL SPREADER PIPE AND STONE.
6. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASIN AND RE-GRADE BASIN BOTTOM TO INFILTRATION BASIN FINAL GRADE, SCARIFY THE UNDERLYING SOILS, AND INSTALL BASIN UNDERDRAINS AND SOIL MEDIA TO SPECIFIED DEPTH. DO NO COMPACT IN-SITU SOILS.
   - 6.1. UNDERDRAIN VALVE SHALL BE CLOSED AND ONLY UTILIZED FOR MAINTENANCE.
   - 6.2. SOIL MEDIA TO CONSIST OF LESS THAN 10% CLAY MATERIAL AND HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES/HOUR.
7. SEED AND MULCH INFILTRATION BASIN WITH SPECIFIED SEEDING AS SHOWN ON PCSM DETAILS.
8. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER INCLUDING BASIN SIDE SLOPES AND BOTTOM), TEMPORARY EROSION CONTROLS MAY BE REMOVED AND NO SEDIMENT RUNOFF IS TO ENTER INFILTRATION BASIN.

VEGETATED CHANNELS:

1. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS, OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
2. ALL CHANNELS MUST BE IMMEDIATELY STABILIZED WITH TEMPORARY OR PERMANENT EROSION MATTING, ROCK LINING, OR OTHER SUITABLE STABILIZATION AS SHOWN ON THESE PLANS.
3. ROUGH GRADE THE CHANNEL. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHALL OPERATE FROM THE SIDE OF THE CHANNEL AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE, 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MICROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
4. FINE GRADE THE VEGETATED CHANNEL. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NON-CONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO THE SEEDING SCHEDULE. PLANT THE CHANNEL AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE CHANNEL BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. REGRADE AND RESEED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURRED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE CHANNEL.

## MAINTENANCE PROGRAM NOTES

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. PADEP VISUAL SITE INSPECTION REPORT MUST BE COMPLETED FOR EACH BMP SITE INSPECTION.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG, FORM SPECIFIED BY THE DEP, SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE **BUTLER** CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
4. IF BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND/OR CO-PERMITTEE SHALL IMMEDIATELY CONTACT THE DISTRICT. DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REDUCE, ELIMINATE AND PREVENT RECURRENCE OF THE PROBLEM.

**BEST MANAGEMENT PRACTICES MAINTENANCE SCHEDULE**

| BMP | INSPECTION SCHEDULE | REQUIRED MAINTENANCE |
|---|---|---|
| COMPOST FILTER SOCK | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK. ANY SECTIONS WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET |
| ROCK CONSTRUCTION ENTRANCE | INSPECT DAILY AND AFTER EVERY RUNOFF EVENT | SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH DAY. |
| EROSION CONTROL BLANKETS | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | IMMEDIATELY REPAIR ANY EROSION CONTROL BLANKET THAT IS NOT FUNCTIONING PROPERLY. |
| SEDIMENT TRAP | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | REMOVE ACCUMULATED SEDIMENT ONCE IT REACHES CLEAN OUT ELEVATION. CLEAN OUT CONNECTING CULVERT PIPE BETWEEN STORAGE AREAS. CHECK EMBANKMENT AND OUTLETS FOR EROSION. CLOGGED OR DAMAGED SPILLWAYS OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED. |
| CONCRETE WASHOUT | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | REPAIR AND REPLACE DAMAGED GEOMEMBRANE AND COMPOST FILTER SOCK AS NEEDED. |
| PUMPED WATER FILTER BAG | INSPECT DAILY | IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. |

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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**EROSION AND SEDIMENT CONTROL NOTES**

**FOR**

**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP　BUTLER COUNTY　PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. | CAB |
| DESIGN- | CAB\|LTD |
| CADD- | CRC |
| CHECKED- | CAB |
| SCALE- | AS SHOWN |
| DATE- | 04/01/2022 |

DRAWING NO.
**ESNT-1**
SHEET NO.
12 OF 19
PROJECT R008385.0437

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## SEEDING SCHEDULE

| APPLICATION | TOPSOIL PLACEMENT DEPTH | SPECIES – % | SEEDING APPLICATION RATE (LBS./AC.) | FERTILIZER TYPE | FERTILIZER APPLICATION RATE (LBS./AC.) | LIMING RATE (TONS/AC.) | MULCH TYPE | MULCHING RATE (TONS/AC.) | SEEDING DATES |
|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY | N/A | ANNUAL RYEGRASS – 100 | 30 | 40–40–40 | 120 | 1 | STRAW | 3 | N/A |
| MAINTAINED LAWN | 6" ±1" | MARRAKECH TALL FESCUE – 35<br>PATAGONIA TALL FESCUE – 35<br>DOMINATOR PERENNIAL RYEGRASS – 20<br>KENTUCKY BLUEGRASS – 10 | 250 | 10–20–20 | 500 | 4 | STRAW | 3 | 3/1 TO 6/1 & 8/1 TO 10/15 |

## SOIL LIMITATIONS

| SOIL NAME | CUTBACKS CAVE | CORROSIVE TO CONCRETE \ STEEL* | DROUGHTY | EASILY ERODIBLE | FLOODING | DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE | HYDRIC\HYDRIC INCLUSIONS | LOW STRENGTH \ LANDSLIDE PRONE | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK–SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRACEVILLE | X | C/S | X | X | | X | X | X | X | X | X | X | | | | X |
| RIVERHEAD | X | C | X | | | | | X | X | | X | X | | | | X |

## SOILS LEGEND

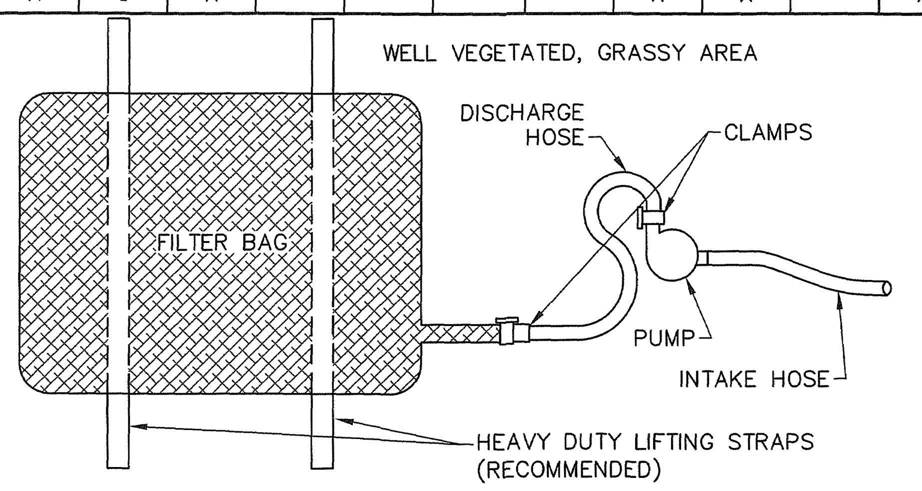
BeB– BRACEVILLE LOAM, 3 TO 8 PERCENT SLOPES
RdB– RIVERHEAD SANDY LOAM, 3 TO 8 PERCENT SLOPES
RdC– RIVERHEAD SANDY LOAM, 8 TO 15 PERCENT SLOPES

## SOILS LIMITATION NOTES

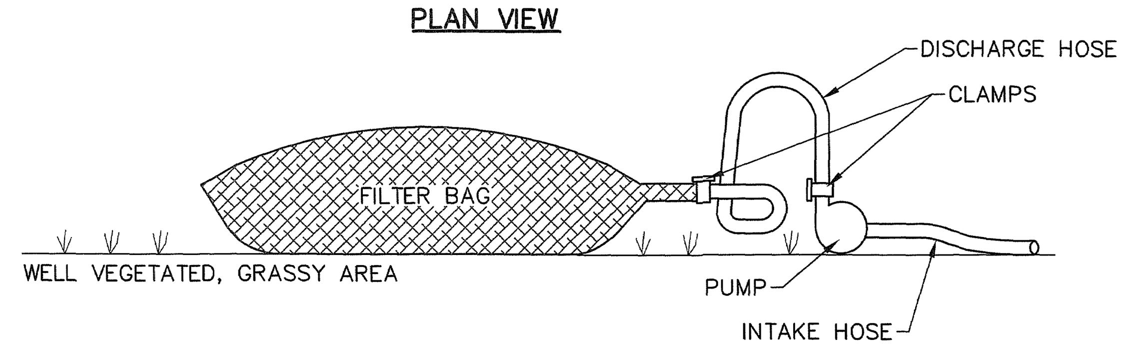
1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

## SOIL LIMITATION RESOLUTIONS

| LIMITATION | RESOLUTION |
|---|---|
| CUTBANKS CAVE | CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS. |
| CORROSIVE TO CONCRETE OR STEEL | PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OR OTHER METHODS. |
| DROUGHTY | SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| EASILY ERODIBLE | PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS | SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED ARES DURING CONSTRUCTION. |
| LOW STRENGTH \ LANDSLIDE PRONE | LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. |
| SLOW PERCOLATION | LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS. |
| PIPING | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| POOR SOURCE OF TOPSOIL | IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TESTS TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON–SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USE DURING RESTORATION. |
| FROST ACTION | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| SHRINK–SWELL | LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS. |




PLAN VIEW




ELEVATION VIEW

NOTES:

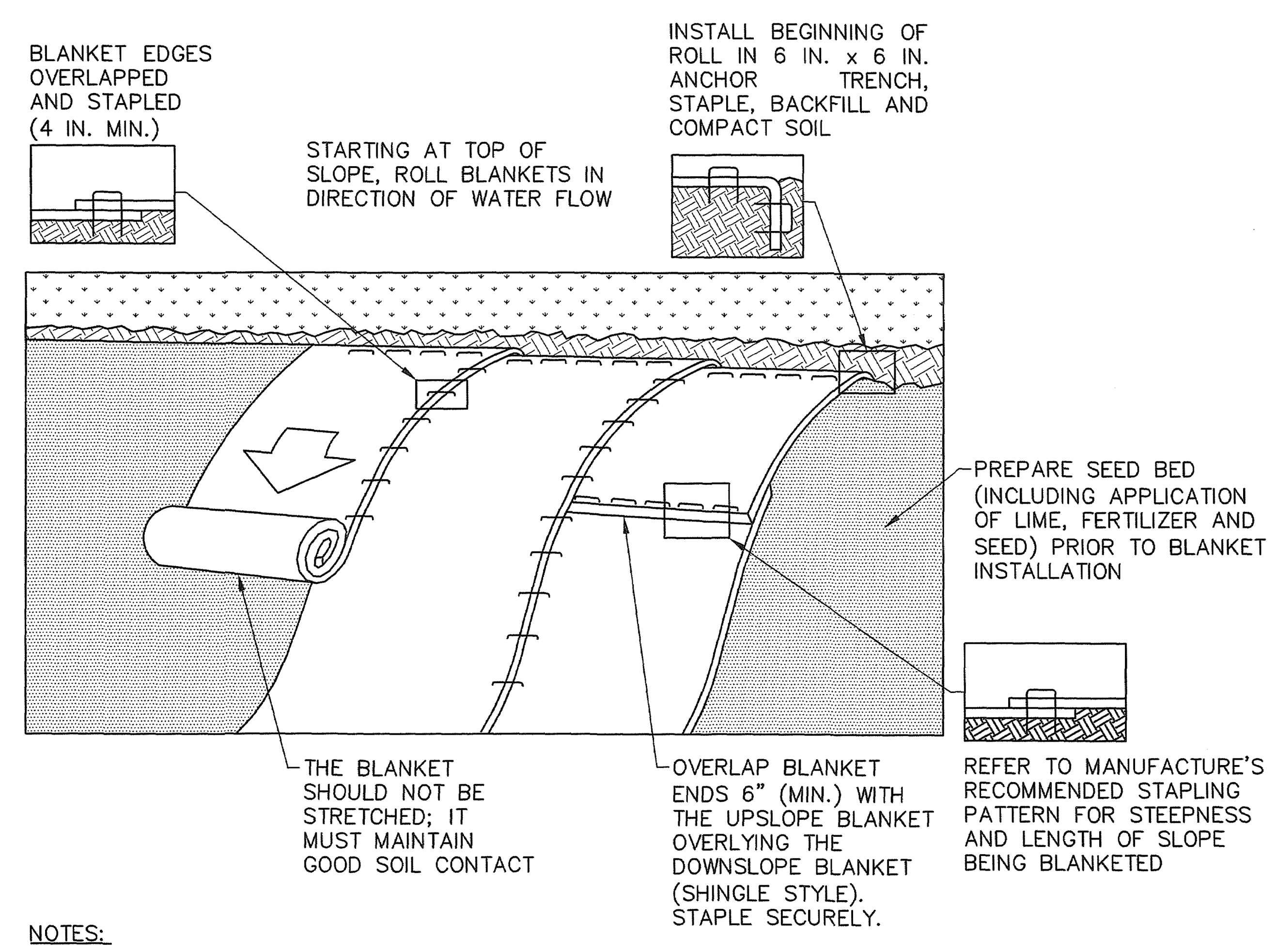
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|---|---|---|
| AVG. WIDE WIDTH STRENGTH | ASTM D–4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D–4632 | 205 LB |
| PUNCTURE | ASTM D–4833 | 110 LB |
| MULLEN BURST | ASTM D–3786 | 350 PSI |
| UV RESISTANCE | ASTM D–4355 | 70% |
| AOS % RETAINED | ASTM D–4751 | 80 SIEVE |

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

### STANDARD CONSTRUCTION DETAIL #3-16
### PUMPED WATER FILTER BAG

NOT TO SCALE

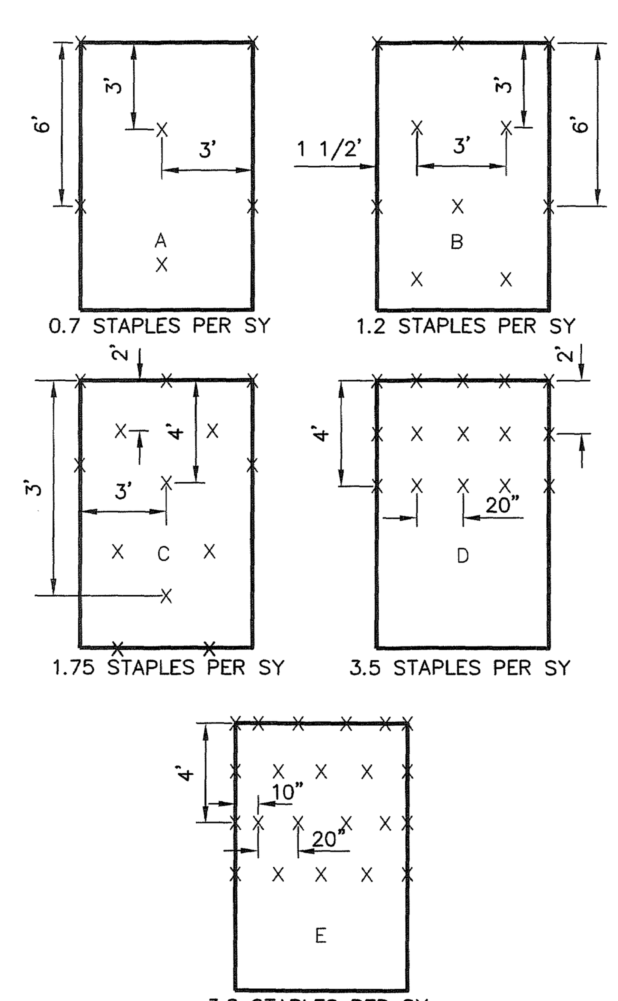



NOTES:

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.

### STANDARD CONSTRUCTION DETAIL #11-1
### EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



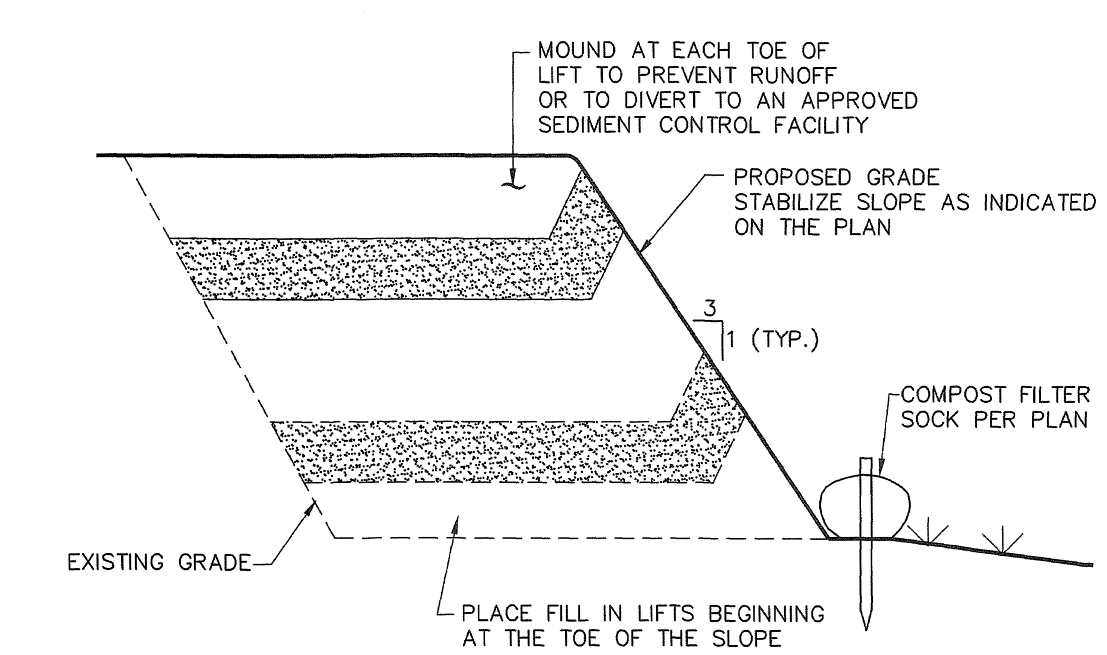

NOTES:
1. STAPLE PATTERN INDICATED IS FOR USE WITH SPECIFIED MATTING ONLY. CONSULT MANUFACTURER FOR PATTERN SHOULD AN ALTERNATE MATTING BE USED.
2. INCREASED STAPLE RATES MAY BE NECESSARY DEPENDING UPON SITE CONDITIONS. CONSULT MANUFACTURER FOR SPECIFIC RECOMMENDATIONS.

### STAPLE PATTERN GUIDE

NOT TO SCALE

## RECOMMENDED BEST MANAGEMENT PRACTICES

1. USE A CONSERVATIVE APPROACH TO PROJECT DESIGN THAT MINIMIZES PERMANENT AND TEMPORARY DISTURBANCES TO SOIL AND NATIVE VEGETATION.
2. CLEAN BOOT TREADS, TOOL, CONSTRUCTION EQUIPMENT, AND VEHICLES THOROUGHLY (ESPECIALLY THE UNDERCARRIAGE AND WHEELS) BEFORE THEY ARE BROUGHT ON SITE.
3. USE CLEAN PROJECT MATERIALS (E.G. WEED–FREE STRAW) OR MATERIALS NATIVE TO THE WORKSITE TO AVOID INTRODUCING INVASIVE SPECIES FROM CONTAMINATED SOURCES
4. REVEGETATE OR COVER DISTURBED SOIL AND STOCKPILES QUICKLY TO DISCOURAGE THE GERMINATION OF INVASIVE PLANTS. IMPLEMENT PROPER EROSION CONTROL PRACTICES TO STABILIZE SOIL AND REDUCE RUNOFF.
5. DO NOT USE SEED MIXES THAT INCLUDE INVASIVE SPECIES.
6. USE HABITAT APPROPRIATE SEED MIXES. FOR EXAMPLE, USE A RIPARIAN SEED MIX WHEN RESEEDING ALONG A WATERWAY. SEE THE BUREAU OF FORESTRY PLANTING & SEEDING GUIDELINES FOR RECOMMENDATIONS.
7. USE NATIVE PLANTS FOR LANDSCAPING, REVEGETATION, AND STOMRWATER MANAGEMENT. DO NOT USE NONNATIVE INVASIVE SPECIES. REDUCE THE AREA OF LAWN AND IMPERMEABLE SURFACES TO THE FULLEST EXTENT PRACTICABLE IN FAVOR OF NATIVE GARDENS OR HABITAT RESTORATION.
8. PLAN FOREST BUFFERS WHERE TREES WERE HISTORICALLY PRESENT ALONG STREAMS, WETLANDS, AND BODIES OF WATER.
9. MANAGE ROAD/UTILITY RIGHTS–OF–WAY, MEDIAN STRIPS, EDGES, AND OTHER GREEN SPACES FOR DIVERSE NATIVE PLANT COMMUNITIES AND WILDLIFE. IN SEED MIXES, INCLUDE WILDFLOWERS THAT HAVE OVERLAPPING BLOOM PERIODS AND PROVIDE FORAGE FOR POLLINATORS THROUGHOUT THE GROWING SEASON. AVOID BLANKET HERBICIDE APPLICATIONS. WHERE MOWING IS NECESSARY, REDUCE FREQUENCY TO ONCE EVERY FEW YEARS DURING THE DORMANT SEASON, LEAVING REFUGIA FOR OVERWINTERING WILDLIFE.
10. MONITOR FOR INVASIVE PLANTS BEFORE, DURING, AND AFTER PROJECT ACTIVITIES AND PROMPTLY CONTROL ANY IDENTIFIED INFESTATIONS.




### FILL PLACEMENT DETAIL

NOT TO SCALE

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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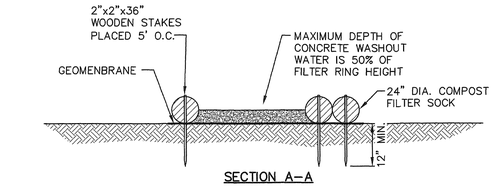
**EROSION AND SEDIMENT CONTROL DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

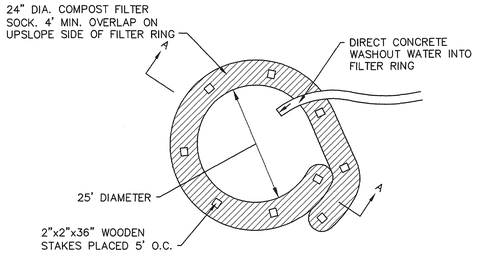
WORTH TOWNSHIP | BUTLER COUNTY | PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO.
**ESDT-1**
SHEET NO.
13 OF 19
PROJECT R008385.0437




SECTION A-A



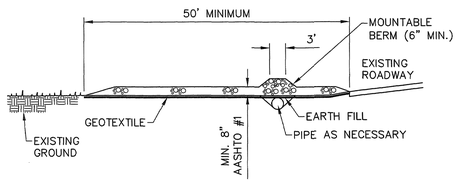

PLAN VIEW

NOTES:

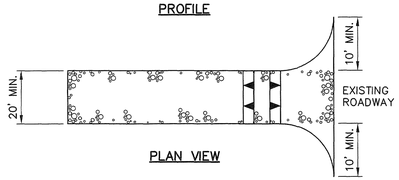
1. PROVIDE PROPER SIGNAGE FOR CONCRETE DELIVERY VEHICLE DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. UNDER NO CIRCUMSTANCES SHOULD WASH WATER BE ALLOWED TO ENTER ANY SURFACE WATERS.
3. WHEREVER POSSIBLE, CONCRETE WASHOUTS SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITHIN THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, 18" SOCKS MAY BE STACKED ONTO 24" SOCKS AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.

## TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE




PROFILE



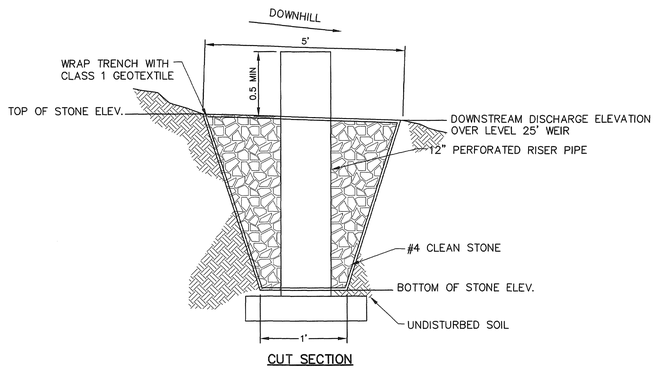

PLAN VIEW

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY THE MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY; EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50' INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL A WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

## STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

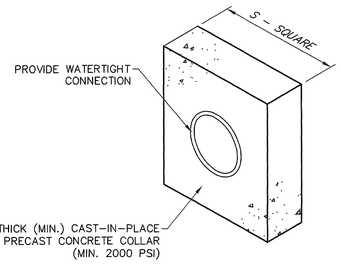



CUT SECTION

| LEVEL SPREADER | LENGTH (FT.) | BOTTOM OF STONE ELEVATION (FT.) | TOP OF STONE ELEVATION (FT.) | DISCHARGE WEIR ELEVATION |
|---|---|---|---|---|
| 1 | 25 | 1149.00 | 1151.30 | 1151.00 |

## STONE FILLED TRENCH LEVEL SPREADER OUTFALL DETAIL

NOT TO SCALE




| BASIN OR TRAP NO. | PIPE SIZE (IN) | S (FT) | NO. OF COLLARS | RISER TO FIRST COLLAR (FT) | COLLAR SPACING (FT) |
|---|---|---|---|---|---|
| 1 | 12 | 5.5' | 2 | 10 | 10 |

NOTES:

1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

## STANDARD CONSTRUCTION DETAIL #7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

NOT TO SCALE

**TABLE 4.1**
**COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS**

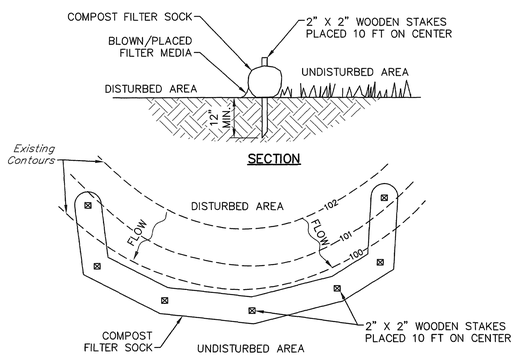
| MATERIAL TYPE | 3 MIL HDPE | 5 MIL HDPE | 5 MIL HDPE | MULTI-FILAMENT POLYPROPYLENE (MFPP) | HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (MFPP) |
|---|---|---|---|---|---|
| MATERIAL CHARACTERISTICS | PHOTO-DEGRADABLE | PHOTO-DEGRADABLE | BIO-DEGRADABLE | PHOTO-DEGRADABLE | PHOTO-DEGRADABLE |
| SOCK DIAMETERS | 12" 18" | 12" 18" 24" 32" | 12" 18" 24" 32" | 12" 18" 24" 32" | 12" 18" 24" 32" |
| MESH OPENING | 3/8" | 3/8" | 3/8" | 3/8" | 1/8" |
| TENSILE STRENGTH | – | 26 PSI | 26 PSI | 44 PSI | 202 PSI |
| ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155) | 23% @ 1000 HRS | 23% @ 1000 HRS | – | 100% @ 1000 HRS | 100% @ 1000 HRS |
| MINIMUM FUNCTIONAL LONGEVITY | 6 MONTHS | 9 MONTHS | 6 MONTHS | 1 YEAR | 2 YEARS |
| TWO-PLY SYSTEMS | | | | | |
| INNER CONTAINMENT NETTING | HDPE BIAXIAL NET<br>CONTINUOUSLY WOUND<br>FUSION-WELDED JUNCTURES<br>3/4"x3/4" MAX. APERTURE SIZE | | | | |
| OUTER FILTRATION MESH | COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUMCH)<br>3/16" MAX. APERTURE SIZE | | | | |
| SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS. | | | | | |

| COMPOST FILTER SOCK NUMBER | SIZE (INCHES) |
|---|---|
| CFS-1 | 18" |
| CFS-2 | 32" |
| CFS-3 | 32" |
| CFS-4 | 24" |
| CFS-5 | 12" |

## COMPOST FILTER SOCK SIZE TABLE

**TABLE 4.2**
**COMPOST STANDARDS**

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% – 100% (DRY WEIGHT BASIS) |
| ORGANIC PORTION | FIBROUS AND ELONGATED |
| pH | 5.5 – 8.5 |
| MOISTURE CONTENT | 30% – 60% |
| PARTICLE SIZE | 30% – 50% PASS THROUGH 3/8" SIEVE |
| SOLUBLE SALT CONCENTRATION | 5.0 dS/m (mmhos/cm) MAX. |




SECTION

PLAN VIEW

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 SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURE.
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 SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. 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 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.

## STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

| PLAN BOOK | PAGE |
|---|---|
| 405 | 32 |

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
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EROSION AND SEDIMENT CONTROL DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB\|LTD | |
| CADD– CRC | |
| CHECKED–CAB | |
| SCALE– AS SHOWN | |
| DATE– 04/01/2022 | |

DRAWING NO.
ESDT-2
SHEET NO.
14 OF 19
PROJECT R008385.0437

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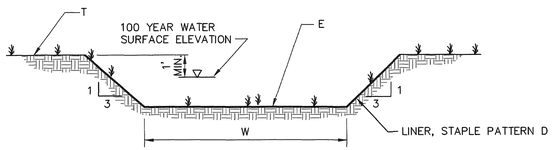
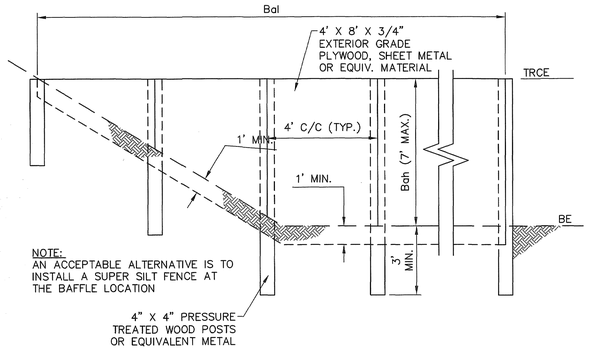



| BASIN NO. | WIDTH W (FT) | TOP BERM EL. T | SPILLWAY EL. E | LINING |
|---|---|---|---|---|
| 1 | 10 | 1160.00 | 1158.75 | C125 NAG |

## EMERGENCY SPILLWAY
NOT TO SCALE

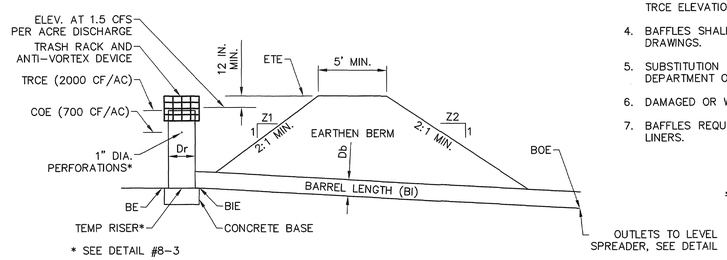



| BASIN OR TRAP NO. | BAFFLE LENGTH Bal (FT) | BAFFLE HEIGHT Bah (FT) | TEMPORARY RISER CREST ELEV. TRCE (FT) | BOTTOM BOTTOM ELEV BE (FT) |
|---|---|---|---|---|
| 1 | 40 | 2.1 | 1158.10 | 1156.00 |

NOTES:

1. SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
2. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION
3. IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
4. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
5. SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
6. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
7. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

## STANDARD CONSTRUCTION DETAIL #7-14 BAFFLE
NOT TO SCALE



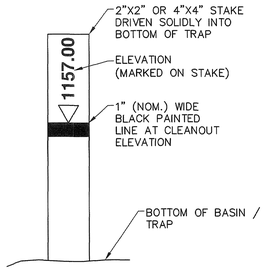

* SEE DETAIL #8-3

| TRAP NO. | Z1 (FT) | Z2 (FT) | RISER MAT'L | RISER DIA Dr (IN) | RISER CREST ELEV RCE (FT) | RISER BOT PERF ELEV (FT) | BARREL MAT'L | BARREL DIA Bd (IN) | BARREL INLET ELEV BIE (FT) | BARREL LENGTH Bl (FT) | BARREL OUTLET ELEV BOE (FT) | EMBANKMENT TOP ELEV ETE (FT) | EMBANKMENT TOP WIDTH Etw (FT) | CLEAN OUT ELEV COE (FT) | BOTTOM ELEV BE (FT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3 | 3 | SLCPP | 18 | 1158.10 | 1157.00 | SLCPP | 12" | 1154.00 | 75 | 1149.25 | 1160.00 | 8 | 1157.00 | 1156.00 |

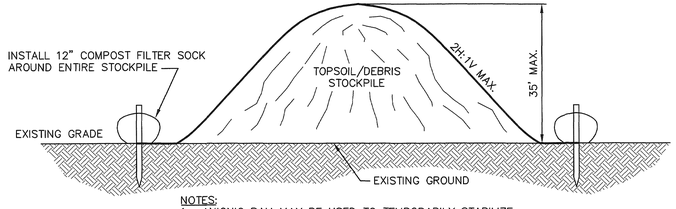
NOTES:

1. SEE DETAIL #8-3 TEMPORARY RISER FOR DETAILS OF THE TEMPORARY RISER CONSTRUCTION.
2. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9" THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
3. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
4. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
5. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
6. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
7. CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
8. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

## CONSTRUCTION DETAIL #8-2 BARREL/RISER SEDIMENT TRAP
NOT TO SCALE

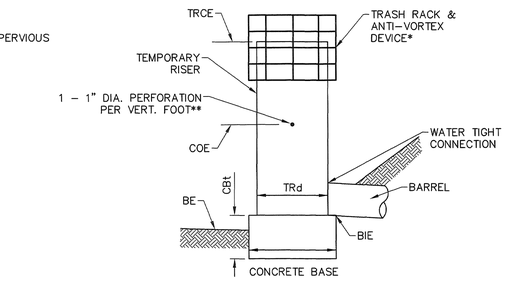



## SEDIMENT CLEAN OUT STAKE
NOT TO SCALE




NOTES:
1. ANIONIC PAM MAY BE USED TO TEMPORARILY STABILIZE TOPSOIL STOCKPILES. HOWEVER, ANIONIC PAM MAY LOSE ITS EFFECTIVENESS IN AS LITTLE AS 2 MONTHS. THEREFORE, REAPPLY MIXTURE AS NECESSARY.

## TOPSOIL/DEBRIS STOCKPILE DETAIL
NOT TO SCALE



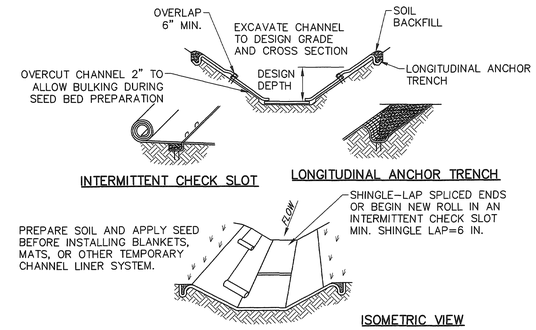

* SEE STANDARD CONSTRUCTION DETAIL #7-5, TRASH RACK AND ANTI-VORTEX DEVICE
** LOWEST HOLE AT SEDIMENT CLEAN-OUT ELEVATION

| TRAP NO. | TEMPORARY RISER DIA TRd (IN) | TEMPORARY RISER CREST ELEV TRCE (FT) | TEMPORARY RISER MAT'L | TEMPORARY RISER CLEAN OUT ELEV. COE (FT) | CONCRETE BASE LENGTH CBl (IN) | CONCRETE BASE WIDTH CBw (IN) | CONCRETE BASE THICK. CBt (IN) | BARREL INLET ELEV BIE (FT) |
|---|---|---|---|---|---|---|---|---|
| 1 | 18" | 1158.10 | SLCPP | 1157.00 | 24 | 24 | 18 | 1154.00 |

NOTES:

1. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.
2. A MINIMUM OF 2-#8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF 1/4 RISER DIAMETER BEYOND OUTSIDE OF RISER.
3. CONCRETE BASE SHALL BE POURED IN SUCH A MANNER SO AS TO INSURE THAT CONCRETE FILLS BOTTOM OF RISER TO INVERT OF THE OUTLET PIPE TO PREVENT RISER FROM BREAKING AWAY FROM THE BASE. MINIMUM BASE WIDTH EQUALS 2 TIMES RISER DIAMETER.
4. EMBEDDED SECTION OF ALUMINUM OR ALUMINIZED PIPE SHALL BE PAINTED WITH ZINC CHROMATE OR EQUIVALENT.

## STANDARD CONSTRUCTION DETAIL #8-3 SEDIMENT TRAP TEMPORARY RISER
NOT TO SCALE

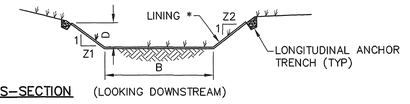



INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH




ISOMETRIC VIEW




CHANNEL CROSS-SECTION (LOOKING DOWNSTREAM)

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

| CHANNEL NO. | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * | STAPLE PATTERN | CHANNEL SLOPE |
|---|---|---|---|---|---|---|---|---|
| 1 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 2.2% |
| 2 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 1.2% |
| TEMPORARY | 2 | 1 | 6 | 2 | 2 | N.A. GREEN S75 | D | 1.5%-5.5% |

NOTES:

1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
3. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

## STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL
NOT TO SCALE

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PTV 1251, LLC
400 PENN CENTER BOULEVARD
BLDG 4, SUITE 1000
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(724) 420-5367

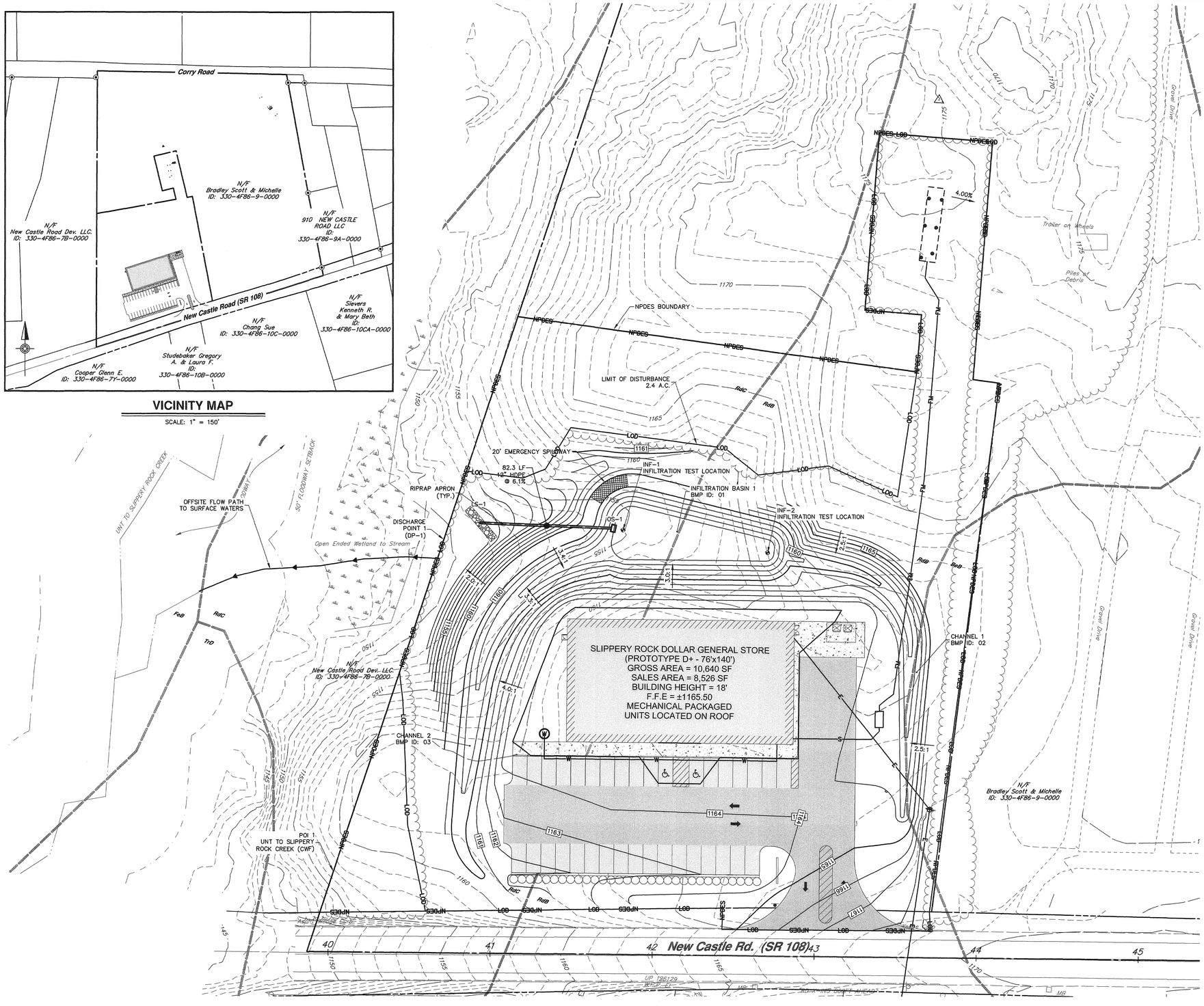
EROSION AND SEDIMENT CONTROL DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. - CAB | |
| DESIGN- CAB\|LTD | |
| CADD- CRC | |
| CHECKED-CAB | |
| SCALE- AS SHOWN | |
| DATE- 04/01/2022 | |

DRAWING NO. ESDT-3
SHEET NO. 15 OF 19
PROJECT R008385.0437

## VICINITY MAP

SCALE: 1" = 150'




## STORMWATER DEVELOPMENT LEGEND

- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- 1010 PROPOSED CONTOUR
- x 410.00 PROPOSED SPOT ELEVATION
- PROPOSED DITCH OR SWALE
- EU PROPOSED UNDERGROUND ELECTRIC LINE
- E PROPOSED ELECTRICAL BOX
- G PROPOSED GAS LINE
- GV PROPOSED GAS VALVE
- PROPOSED STORM SEWER & INLET
- S PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- W PROPOSED WATER LINE
- WV PROPOSED WATER VALVE
- FH PROPOSED FIRE HYDRANT
- CeA ErB Soil Boundaries

| PLAN BOOK | PAGE |
|---|---|
| 405 | 34 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |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PCSM PLAN
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO.
PC-1
SHEET NO.
16 OF 19
PROJECT R008385.0437

## PURPOSE OF PLAN

THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED WITHIN ESTABLISHED GUIDELINES AND STANDARDS TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. THE PLAN WAS DEVELOPED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION WHILE PRESERVING THE INTEGRITY OF STREAM CHANNELS AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE PLAN ALSO MINIMIZES THE INCREASE IN STORMWATER RUNOFF VOLUME, BY MINIMIZING LAND CLEARING, GRADING, SOIL COMPACTION AND IMPERVIOUS AREAS WHILE UTILIZING STRUCTURAL OR NONSTRUCTURAL BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.

## CRITICAL STAGES OF CONSTRUCTION

LISTED BELOW ARE THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE WILL BE PRESENT ON SITE TO OBSERVE CONSTRUCTION OR CERTIFY CONSTRUCTION:

THE INSTALLATION OF:

INFILTRATION BASIN:

- OUTLET STRUCTURE AND OUTLET BARREL
- BASIN BERM
- ANTI-SEEP COLLARS
- UNDERDRAINS AND SOIL MEDIA

## RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES:

- LITTER
- GRASS CLIPPINGS
- TRASH
- DEBRIS

ANY TRASH, DEBRIS, LITTER, OR LAWN CLIPPINGS COLLECTED DURING ROUTINE MAINTENANCE OF THE SITE MUST BE DISPOSED OF IN A REGULATED FACILITY.

## NOTICE OF TERMINATION

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH § 102.4 AND § 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH § 102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

## POST-CONSTRUCTION BEST MANAGEMENT PRACTICES OWNERSHIP, OPERATIONS AND MAINTENANCE PROCEDURES

THE MAINTENANCE OF THE BMPS SHALL BE OWNED, MAINTAINED AND/OR REPAIRED BY THE RESPECTIVE PROPERTY OWNER IDENTIFIED BELOW. OWNERSHIP, OPERATION AND MAINTENANCE RESPONSIBILITY WILL BE OF THE RESPECTIVE PROPERTY OWNER. THESE RESPONSIBILITIES INCLUDE OPERATION AND MAINTENANCE OF BMPS, STORM SEWERS AND DRAINAGE STRUCTURES.

GENERAL MAINTENANCE

1. ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THE PLANS. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED HEREIN.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO THE TOWNSHIP AND THE COUNTY CONSERVATION DISTRICT. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN. THE TOWNSHIP AND COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO PERFORMING REPAIRS.
3. INSPECT STORMWATER CONVEYANCE FACILITIES (INLETS, STORM SEWERS AND OUTLET PROTECTION) BI-ANNUALLY OR AFTER EACH SIGNIFICANT RAINFALL-PRODUCING EVENT. CLEAR DEBRIS FROM INLETS TO ALLOW UN-IMPEDED FLOW, FLUSH STORM SEWERS IF THEY BECOME PLUGGED AND CLEAN AND REPAIR SWALES SHOULD THEY BECOME BLOCKED OR ERODED.

SPECIFIC MAINTENANCE

1. INFILTRATION BASIN – OWNED AND MAINTAINED BY OWNER OR ASSIGNED SUCCESSOR UPON DEDICATION.

- INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS
- THE VEGETATION ALONG THE SURFACE OF THE BASIN AND AREAS SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE BASIN OR AREAS, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT THE BASIN AND AREAS AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS.
- ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
- REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND AREAS AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

2. VEGETATED CHANNELS

- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH):
- INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION).
- INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
- INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
- MOW AND TRIM VEGETATION TO A HEIGHT OF 4 TO 6 INCHES AT LEAST ONCE A MONTH DURING GROWING SEASON TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; PREVENTATIVE METHODS FOR NOXIOUS AND INVASIVE PLANT CONTROL SHALL BE IMPLEMENTED AND IF ANY ARE FOUND DURING INSPECTION THEY SHALL BE REMOVED AS NECESSARY; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING.
- REPAIR ERODED AREAS WITHIN CHANNELS IMMEDIATELY TO ENSURE DESIGN DIMENSIONS AND STABILIZATION ARE AVAILABLE AT ALL TIMES.
- ALL CHANNELS MUST BE KEPT FREE OF OBSTRUCTIONS SUCH AS FILL GROUND, FALLEN LEAVES & WOODY DEBRIS, ACCUMULATED SEDIMENT, AND CONSTRUCTION MATERIALS / WASTE. CHANNELS SHOULD BE KEPT MOWED AND/OR FREE OF ALL WEEDS, BRUSH, OR WOODY GROWTH. ANY UNDERGROUND UTILITIES RUNNING ACROSS / THROUGH THE CHANNEL(S) SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL(S) REPAIRED AND STABILIZED PER THE CHANNEL CROSS-SECTION DETAIL.
- INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED.
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.
- MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:
  a. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
  b. RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
  c. ROTOTILL AND REPLANT SWALE IF DRAW DOWN TIME IS MORE THAN 48 HOURS.
  d. INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED.
  e. WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY WHEN ABSOLUTELY NECESSARY.
- MAINTENANCE ACTIVITIES DURING WINTER CONDITIONS:
  a. INSPECT SWALE IMMEDIATELY AFTER THE SPRING MELT, REMOVE RESIDUALS (E.G. SAND) AND REPLACE DAMAGED VEGETATION WITHOUT DISTURBING REMAINING VEGETATION.
  b. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS.
  c. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
  d. USE SALT-TOLERANT VEGETATION IN SWALES

## RECOMMENDED STAGING OF MAJOR CONSTRUCTION ACTIVITIES

GENERAL CONSTRUCTION SEQUENCE

2. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, REPRESENTATIVES FROM THE BUTLER COUNTY CONSERVATION DISTRICT [(724) 284-5270], THE E&S PLAN PREPARER, PCSM PLAN PREPARER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. CLEAR AND GRUB EXISTING VEGETATION AND STRIP TOPSOIL ONLY AS NEEDED AS WORK PROGRESSES. TOPSOIL RESERVED FOR SEEDED AREAS SHALL BE PLACED IN THE TEMPORARY TOPSOIL STOCKPILE LOCATIONS SHOWN ON THE PLAN. TOPSOIL NOT REQUIRED FOR SEEDED AREAS SHALL BE PERMANENTLY PLACED IN LANDSCAPE BERMS OR REMOVED FROM THE SITE.
5. UPON CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED FOUR (4) DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
6. PLACE TOPSOIL FOR ALL AREAS NEARING FINAL GRADE AS CONSTRUCTION PROGRESSES. IMMEDIATELY STABILIZE WITH SEED AND MULCH OR EROSION CONTROL MATTING, AS REQUIRED, FOR ALL AREAS REACHING FINAL GRADE.
7. PROVIDE A CONCRETE WASHOUT FACILITY FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. PROVIDE PROPER SIGNAGE SO THAT DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
8. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER COUNTY CONSERVATION DISTRICT.
9. AS CONSTRUCTION PROGRESSES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE TO E&S BMPS.

## SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

INFILTRATION BASIN:

1. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
2. EXCAVATE BASIN TO PROPOSED BOTTOM ELEVATION. NO NOT COMPACT IN SITU SOILS.
3. INSTALL DOWNSTREAM CONVEYANCES AND PERMANENT OUTLET STRUCTURE.
4. INSTALL BASIN BERM WITH ANTI-SEEP COLLAR(S) AND EMERGENCY SPILLWAY AS SHOWN ON PLANS. IMMEDIATELY STABILIZE BERM SLOPES.
5. SEED AND MULCH INFILTRATION BASIN WITH SPECIFIED SEEDING AS SHOWN ON PCSM DETAILS.

VEGETATED CHANNELS:

1. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS, OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
2. ALL CHANNELS MUST BE IMMEDIATELY STABILIZED WITH TEMPORARY OR PERMANENT EROSION MATTING, ROCK LINING, OR OTHER SUITABLE STABILIZATION AS SHOWN ON THESE PLANS.
3. ROUGH GRADE THE CHANNEL. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHALL OPERATE FROM THE SIDE OF THE CHANNEL AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE, 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MICROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
4. FINE GRADE THE VEGETATED CHANNEL. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NON-CONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO THE SEEDING SCHEDULE. PLANT THE CHANNEL AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE CHANNEL BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. REGRADE AND RESEED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE CHANNEL.

## POTENTIAL THERMAL IMPACTS

THE PROPOSED IMPROVEMENTS WILL INCREASE IMPERVIOUS AREA ON SITE. STORMWATER WILL BE CONVEYED VIA VEGETATED CHANNELS TO AN INFILTRATION BASIN WHICH WILL ALLOW WATER TIME TO COOL AND INFILTRATE BEFORE DISCHARGING AT A CONTROLLED RATE.

## RECEIVING WATER COURSE

STORMWATER FROM THE PROJECT SITE FLOWS INTO UNT TO SLIPPERY ROCK CREEK, CLASSIFIED AS A CWF, WITHIN THE GREATER OHIO RIVER WATERSHED.

## RECOMMENDED BEST MANAGEMENT PRACTICES

1. USE A CONSERVATIVE APPROACH TO PROJECT DESIGN THAT MINIMIZES PERMANENT AND TEMPORARY DISTURBANCES TO SOIL AND NATIVE VEGETATION.
2. CLEAN BOOT TREADS, TOOL, CONSTRUCTION EQUIPMENT, AND VEHICLES THOROUGHLY (ESPECIALLY THE UNDERCARRIAGE AND WHEELS) BEFORE THEY ARE BROUGHT ON SITE.
3. USE CLEAN PROJECT MATERIALS (E.G. WEED-FREE STRAW) OR MATERIALS NATIVE TO THE WORKSITE TO AVOID INTRODUCING INVASIVE SPECIES FROM CONTAMINATED SOURCES
4. REVEGETATE OR COVER DISTURBED SOIL AND STOCKPILES QUICKLY TO DISCOURAGE THE GERMINATION OF INVASIVE PLANTS. IMPLEMENT PROPER EROSION CONTROL PRACTICES TO STABILIZE SOIL AND REDUCE RUNOFF.
5. DO NOT USE SEED MIXES THAT INCLUDE INVASIVE SPECIES.
6. USE HABITAT APPROPRIATE SEED MIXES. FOR EXAMPLE, USE A RIPARIAN SEED MIX WHEN RESEEDING ALONG A WATERWAY. SEE THE BUREAU OF FORESTRY PLANTING & SEEDING GUIDELINES FOR RECOMMENDATIONS.
7. USE NATIVE PLANTS FOR LANDSCAPING, REVEGETATION, AND STOMRWATER MANAGEMENT. DO NOT USE NONNATIVE INVASIVE SPECIES. REDUCE THE AREA OF LAWN AND IMPERMEABLE SURFACES TO THE FULLEST EXTENT PRACTICABLE IN FAVOR OF NATIVE GARDENS OR HABITAT RESTORATION.
8. PLAN FOREST BUFFERS WHERE TREES WERE HISTORICALLY PRESENT ALONG STREAMS, WETLANDS, AND BODIES OF WATER.
9. MANAGE ROAD/UTILITY RIGHTS-OF-WAY, MEDIAN STRIPS, EDGES, AND OTHER GREEN SPACES FOR DIVERSE NATIVE PLANT COMMUNITIES AND WILDLIFE. IN SEED MIXES, INCLUDE WILDFLOWERS THAT HAVE OVERLAPPING BLOOM PERIODS AND PROVIDE FORAGE FOR POLLINATORS THROUGHOUT THE GROWING SEASON. AVOID BLANKET HERBICIDE APPLICATIONS. WHERE MOWING IS NECESSARY, REDUCE FREQUENCY TO ONCE EVERY FEW YEARS DURING THE DORMANT SEASON, LEAVING REFUGIA FOR OVERWINTERING WILDLIFE.
10. MONITOR FOR INVASIVE PLANTS BEFORE, DURING, AND AFTER PROJECT ACTIVITIES AND PROMPTLY CONTROL ANY IDENTIFIED INFESTATIONS.

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## SOIL LIMITATION RESOLUTIONS

| LIMITATION | RESOLUTION |
|---|---|
| CUTBANKS CAVE | CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS. |
| CORROSIVE TO CONCRETE OR STEEL | PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OR OTHER METHODS. |
| DROUGHTY | SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| EASILY ERODIBLE | PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS | SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED ARES DURING CONSTRUCTION. |
| LOW STRENGTH \ LANDSLIDE PRONE | LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. |
| SLOW PERCOLATION | LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS. |
| PIPING | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| POOR SOURCE OF TOPSOIL | IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TESTS TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON-SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USE DURING RESTORATION. |
| FROST ACTION | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| SHRINK-SWELL | LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS. |

## SEEDING SCHEDULE

| APPLICATION | TOPSOIL PLACEMENT DEPTH | SPECIES – % | SEEDING APPLICATION RATE (LBS./AC.) | FERTILIZER TYPE | FERTILIZER APPLICATION RATE (LBS./AC.) | LIMING RATE (TONS/AC.) | MULCH TYPE | MULCHING RATE (TONS/AC.) | SEEDING DATES |
|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY | N/A | ANNUAL RYEGRASS – 100 | 30 | 40-40-40 | 120 | 1 | STRAW | 3 | N/A |
| MAINTAINED LAWN | 6" ±1" | MARRAKECH TALL FESCUE – 35 PATAGONIA TALL FESCUE – 35 DOMINATOR PERENNIAL RYEGRASS – 20 KENTUCKY BLUEGRASS – 10 | 250 | 10-20-20 | 500 | 4 | STRAW | 3 | 3/1 TO 6/1 & 8/1 TO 10/15 |

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PCSM NOTES
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED– CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO. PCNT-1
SHEET NO. 17 OF 19
PROJECT R008385.0437

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## SOIL LIMITATIONS

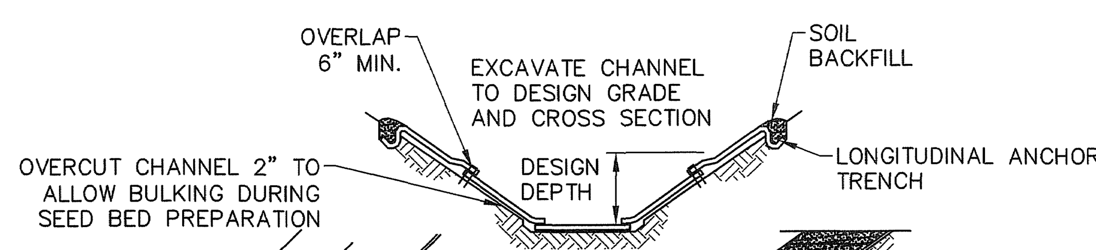
| SOIL NAME | CUTBACKS CAVE | CORROSIVE TO CONCRETE \ STEEL* | DROUGHTY | EASILY ERODIBLE | FLOODING | DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE | HYDRIC\HYDRIC INCLUSIONS | LOW STRENGTH \ LANDSLIDE PRONE | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRACEVILLE | X | C/S | X | X | | X | X | X | X | X | X | X | | | | X |
| RIVERHEAD | X | C | X | | | | | X | X | | X | X | | | | X |

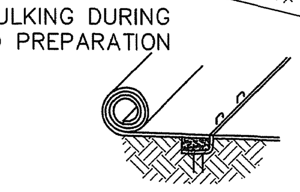
## SOILS LEGEND

BeB– BRACEVILLE LOAM, 3 TO 8 PERCENT SLOPES
RdB– RIVERHEAD SANDY LOAM, 3 TO 8 PERCENT SLOPES
RdC– RIVERHEAD SANDY LOAM, 8 TO 15 PERCENT SLOPES

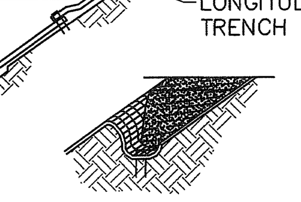
## SOILS LIMITATION NOTES

1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

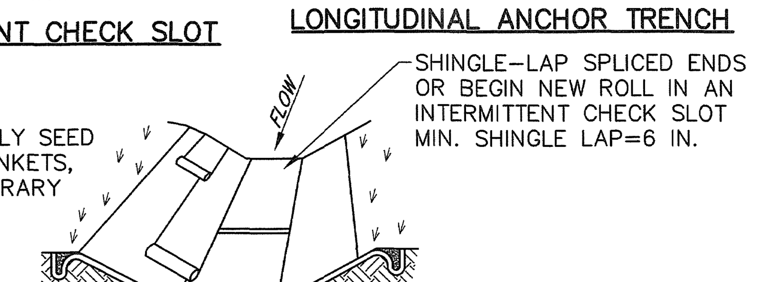


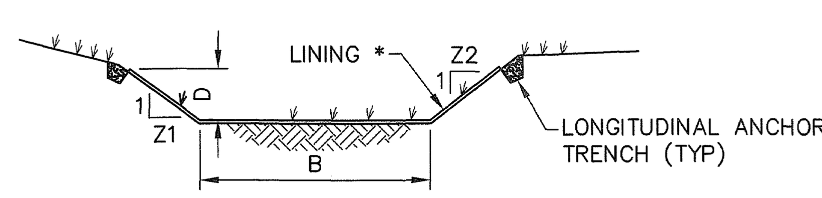
INTERMITTENT CHECK SLOT



LONGITUDINAL ANCHOR TRENCH




ISOMETRIC VIEW




CHANNEL CROSS–SECTION (LOOKING DOWNSTREAM)

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

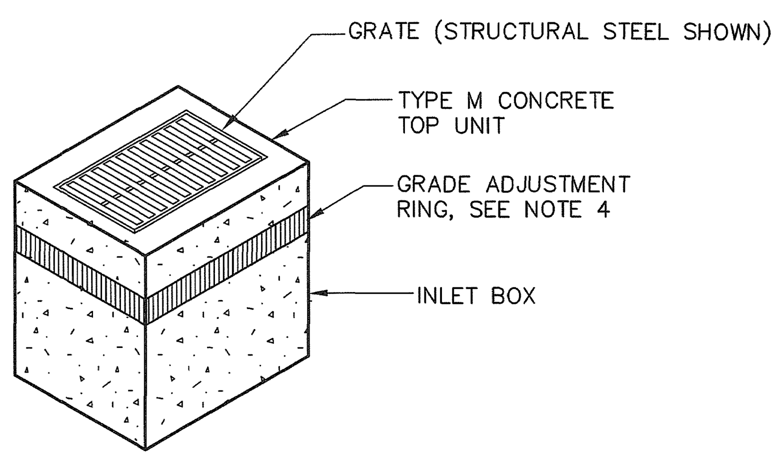
| CHANNEL NO. | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * | STAPLE PATTERN | CHANNEL SLOPE |
|---|---|---|---|---|---|---|---|---|
| 1 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 2.2% |
| 2 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 1.2% |

NOTES:

1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
3. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

## STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

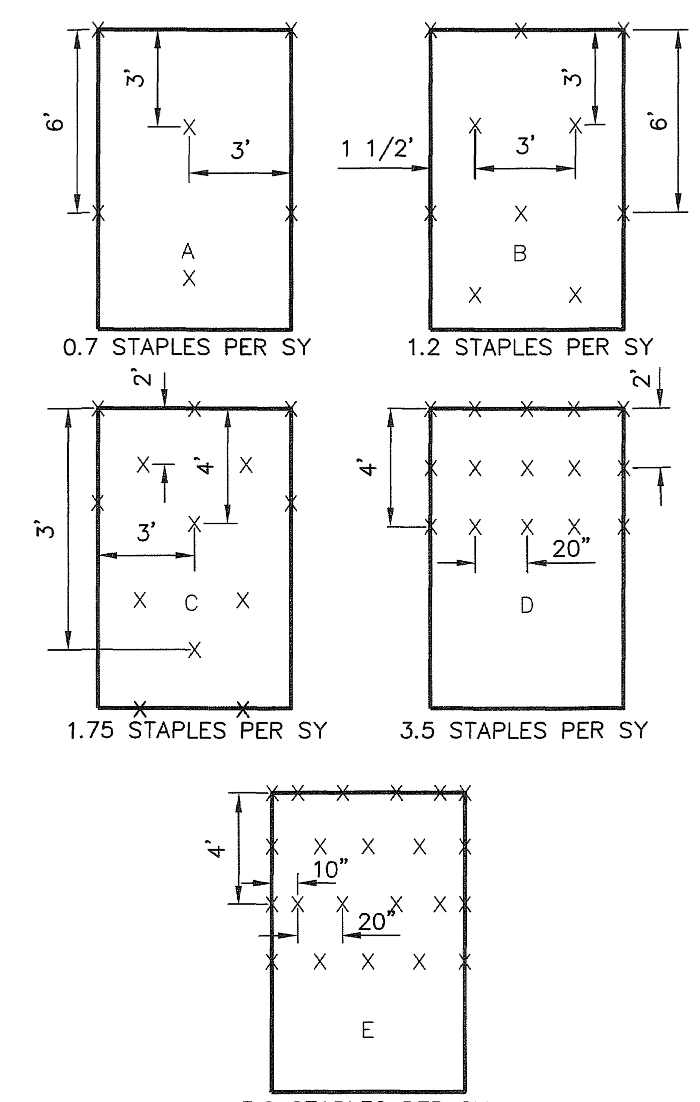
NOT TO SCALE




NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND PUB. 72M, STANDARDS FOR ROADWAY CONSTRUCTION. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED–IN–PLACE CONCRETE CHANNEL BOTTOMS.
3. NO PIPES SHALL ENTER INLET BOX AT CORNER.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC–45M FOR DETAILS.

## TYPE M INLET DETAIL

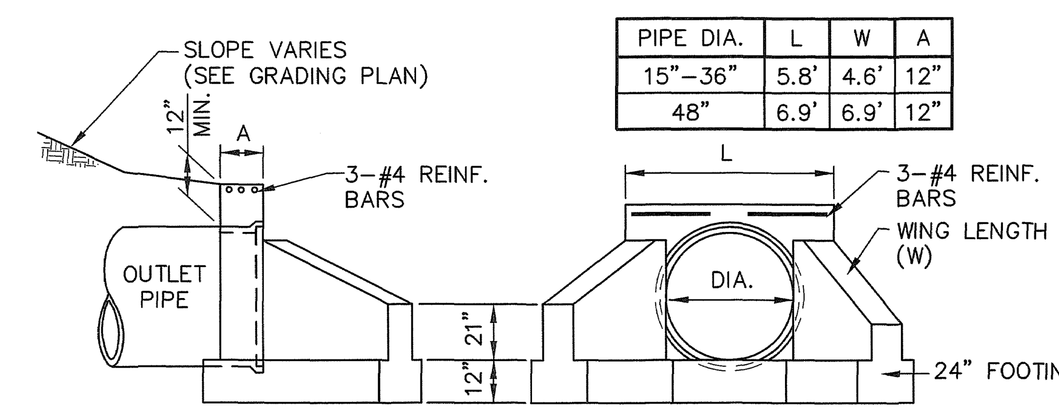
NOT TO SCALE




NOTES:
1. STAPLE PATTERN INDICATED IS FOR USE WITH SPECIFIED MATTING ONLY. CONSULT MANUFACTURER FOR PATTERN SHOULD AN ALTERNATE MATTING BE USED.
2. INCREASED STAPLE RATES MAY BE NECESSARY DEPENDING UPON SITE CONDITIONS. CONSULT MANUFACTURER FOR SPECIFIC RECOMMENDATIONS.

## STAPLE PATTERN GUIDE

NOT TO SCALE




| PIPE DIA. | L | W | A |
|---|---|---|---|
| 15"–36" | 5.8' | 4.6' | 12" |
| 48" | 6.9' | 6.9' | 12" |

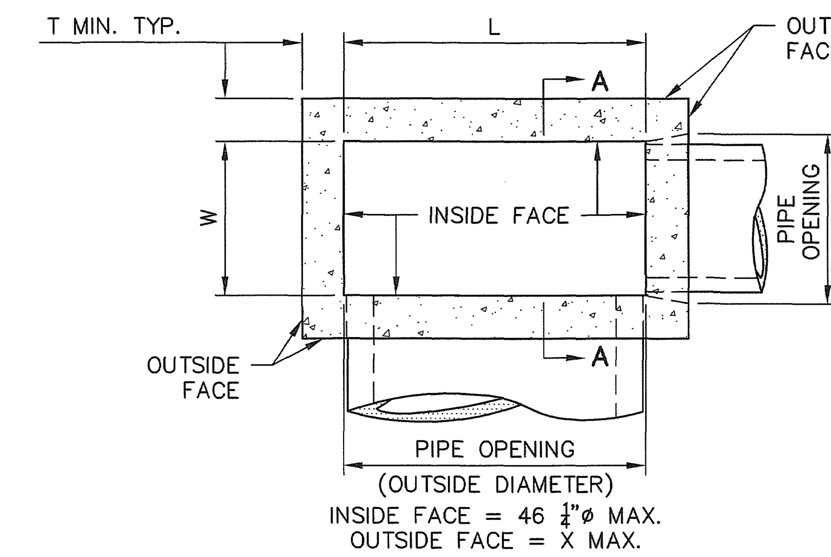
SIDE ELEVATION

FRONT ELEVATION

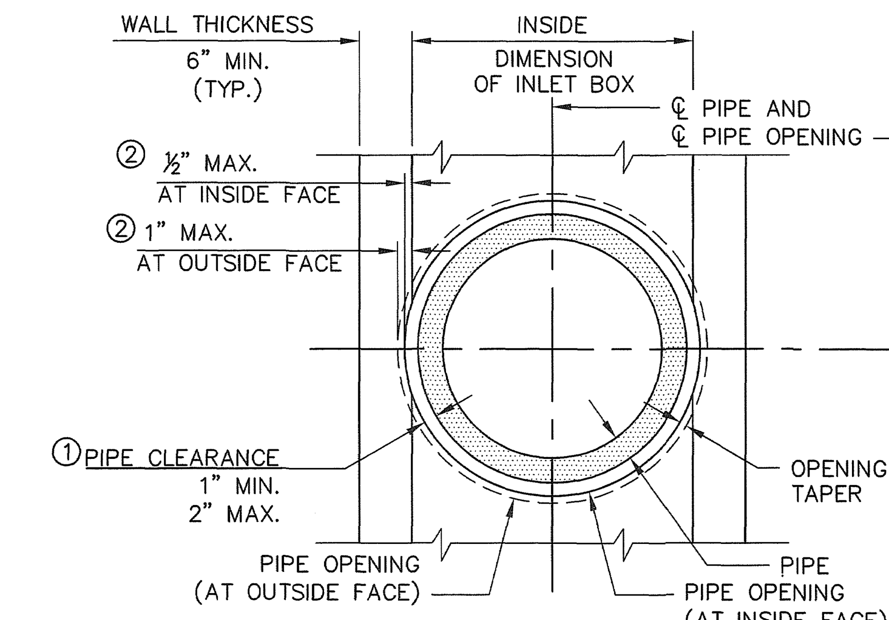
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 72 RC–31
2. FOR PIPE SIZES LESS THAN 36" CONSTRUCT WING WALL TO DIMENSIONS FOR 36" PIPE DIAMETER AS LISTED IN PENNDOT RC–31.

## TYPE D-W ENDWALL DETAIL

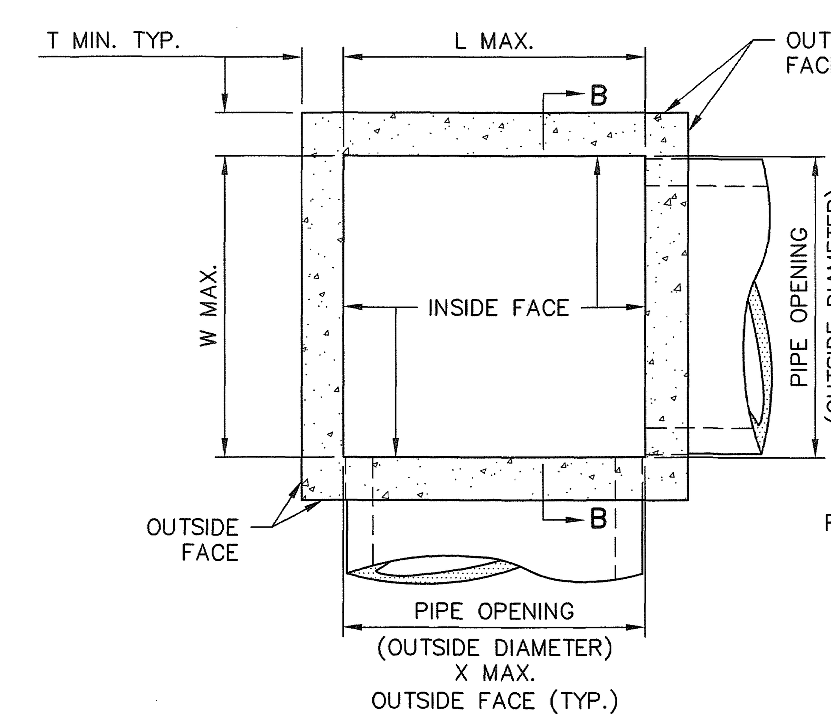
NOT TO SCALE



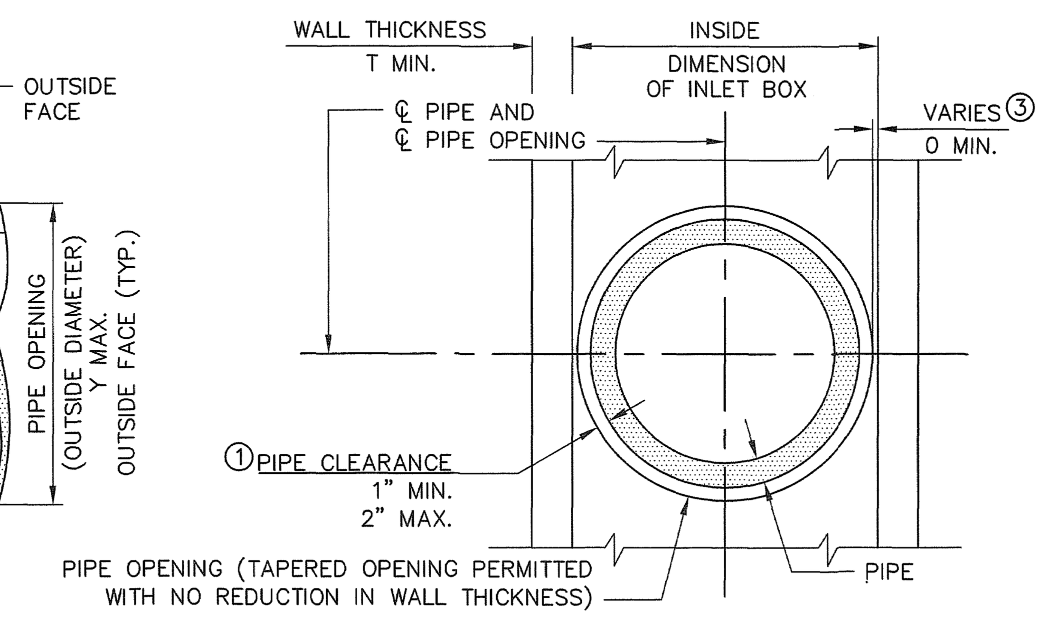

PLAN (STANDARD BOX)




SECTION A–A (STANDARD INLET BOX ONLY)




PLAN (TYPE 4 THROUGH TYPE 10 AND TYPE D–H BOXES)




SECTION B–B (TYPICAL ALL TYPES EXCEPT STANDARD)

LEGEND
① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
② REDUCTION IN WALL THICKNESS DIMENSION
③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

| BOX TYPE | INSIDE BOX DIMENSIONS | | WALL THICKNESS T | PIPE OPENING AT OUTSIDE FACE | |
|---|---|---|---|---|---|
| | W | L | | X | Y |
| STANDARD | 2'–0" | 3'–9¼" | 6" | 47¼" | 26" |

NOTES
1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PADOT PUB. 408, SECTION 714 AND PUB. 72M, RC–43M.
2. PERMIT ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN PADOT BULLETIN 15. USE CLASS AA CEMENT CONCRETE FOR PRECAST BOXES.
3. SEE PADOT PUB 72M, RC–43M FOR CONCRETE TOP UNITS, TRANSITION SLABS, RISER SECTIONS AND GRADE ADJUSTMENT RINGS.
4. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE SLAB ELEVATION IS GREATER THAN (10'–0").
   - VERTICAL PLACEMENT: 5'–0" MAXIMUM SPACING
   - HORIZONTAL PLACEMENT: PLACE WEEPHOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENING OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 1'–0" ABOVE OUTLET PIPE INVERT.
5. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. WHEN PROJECT CONDITIONS REQUIRE PIPE BLOCKOUTS TO BE FORMED WITHIN 4" FROM THE TOP OF THE INLET BOX, PROVIDE AN ADDITIONAL #3 REINFOREMENT BAR LOCATED 1 5/8" FROM THE TOP OF THE INLET BASE, FULL WIDTH ALONG THE INLET FACE. REMOVE ANY VISIBLE PORTION OF THE BAR, IF REQUIRED DURING INSTALLATION AND PRIOR TO JOINING THE PIPE TO THE INLET. IF REINFORCED CONCRETE PIPE IS USED, THE PIPE BLOCKOUT MAY BE FORMED 'FLUSH' WITH THE INLET BASE. LIMIT PIPE BLOCKOUT OF WALL TO 1".
6. PLACE SUBBASE MATERIAL MEETING THE REQUIREMENTS OF PADOT PUB. 408, SECTION 350.2, TO A DEPTH OF 12", IN LAYERS 4" THICK, COMPACTED TO A DENSITY SATISFACTORY TO THE ENGINEER.
7. PROVIDE SUITABLE LIFTING DEVICES FOR HANDLING AND INSTALLATION. GALVANIZE METAL DEVICES AS SPECIFIED IN PADOT PUB. 408 SECTION 1105.
8. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE 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 RC–39M.

## PRECAST INLET BOXES

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
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**PCSM DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED– CAB
SCALE– AS SHOWN
DATE– 04/01/2022

DRAWING NO. **PCDT-1**
SHEET NO. 18 OF 19
PROJECT R008385.0437

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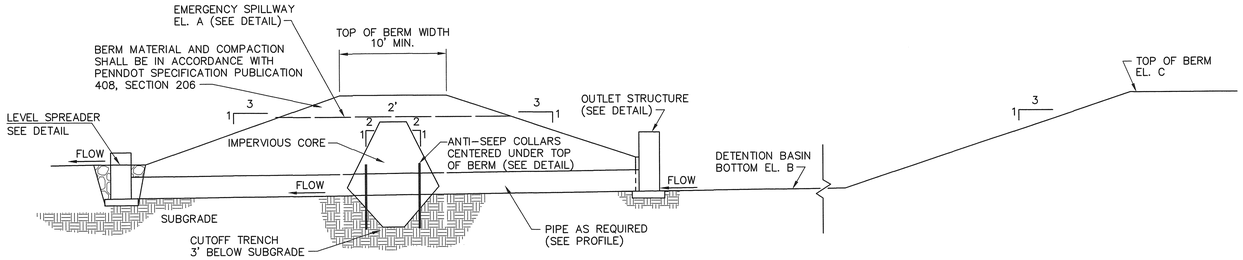


| BASIN NO. | A | B | C |
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| 1 | 1158.75 | 1156.00 | 1160.00 |

NOTES:
1. THE CUT-OFF TRENCH SHALL BE EXCAVATED A MINIMUM OF FOUR FEET BELOW THE EXISTING GROUND SURFACE, AND HAVE A MINIMUM BOTTOM WIDTH OF FOUR FEET. IMPERVIOUS CLAY CLAY MATERIAL SHALL BE REQUIRED FOR THE CUT-OFF TRENCH AND CORE MATERIAL AND SHALL BE UNIFIED CLASS CL, CH, SC OR GC, PER ASTM D2487. AD OR CL COMPACTED TO 95% MAXIMUM DENSITY. ADEQUATE VOLUMES OF LEAN CLAY (CL) SOILS ARE EXPECTED TO BE AVAILABLE FROM ON-SITE EXCAVATIONS FOR USE WITHIN CUT-OFF TRENCHES AND CORES.
2. COMPACTED FILL FOR THE CUT-OFF TRENCH AND EMBANKMENT SHALL BE PLACED ON SUITABLE SUBGRADES. COMPACTED FILL SHOULD BE PLACED IN CONTINUOUS HORIZONTAL LIFTS, NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS, AND SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-698. IN THE AREA OF THE PRINCIPAL SPILLWAY, ALL BACKFILL BELOW AND AROUND STUCKSTURES SHALL BE PLACED IN HORIZONTAL LIFTS, NOT EXCEEDING 4 INCHES IN THICKNESS, AND SHALL BE COMPACTED WITH HAND TAMPERS. BACKFILL MUST BE COMPLETELY FILL ALL VOIDS SURROUNDING THE STRUCTURE AND PIPE. LOOSE, UNCOMPACTED SOILS AROUND THE OUTFALL PIPES SHALL NOT BE ALLOWED. PIPES SHALL BE CONSTRUCTED WITH FLEXIBLE, WATER-TIGHT CONNECTIONS.
3. CONSTRUCT BASIN ONLY AFTER UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED OR DIVERT RUNOFF DURING CONSTRUCTION DO NOT COMPACT IN-SITU SOILS IN BOTTOM OF BASIN.
4. REFER TO GRADING PLAN AND STORMWATER FACILITY SIZE, LOCATION, AND CONFIGURATION.
5. SEED BASIN WITH ERNST SEED MIX ERNMX-126, OR EQUIVALENT.
6. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR DESIGN CALCULATIONS.

## BASIN SECTION DETAIL
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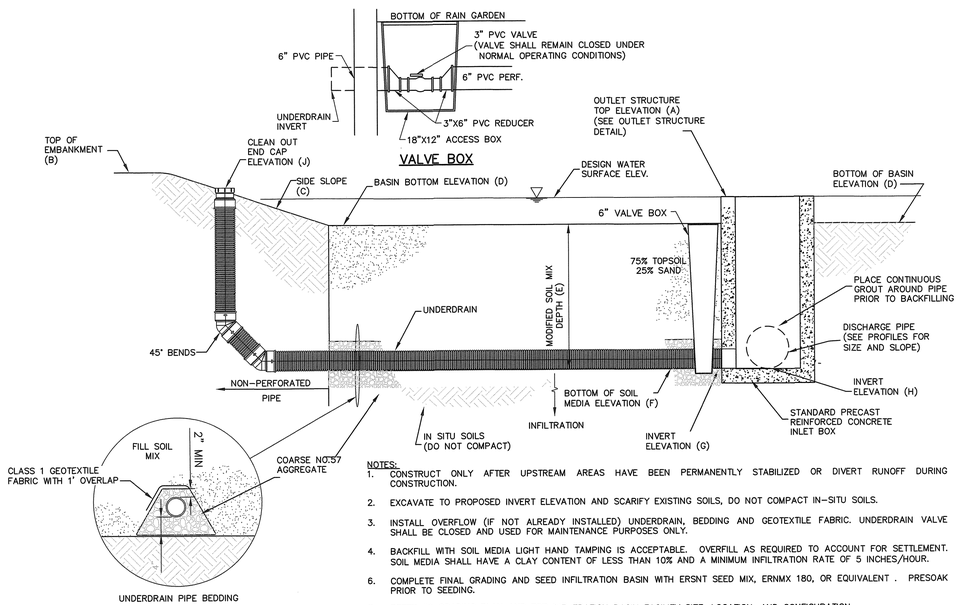
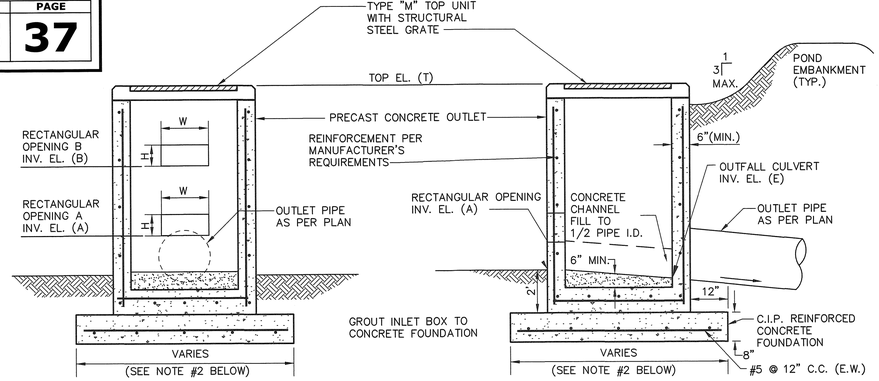



NOTES:
1. CONSTRUCT ONLY AFTER UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED OR DIVERT RUNOFF DURING CONSTRUCTION.
2. EXCAVATE TO PROPOSED INVERT ELEVATION AND SCARIFY EXISTING SOILS, DO NOT COMPACT IN-SITU SOILS.
3. INSTALL OVERFLOW (IF NOT ALREADY INSTALLED) UNDERDRAIN, BEDDING AND GEOTEXTILE FABRIC. UNDERDRAIN VALVE SHALL BE CLOSED AND USED FOR MAINTENANCE PURPOSES ONLY.
4. BACKFILL WITH SOIL MEDIA LIGHT HAND TAMPING IS ACCEPTABLE. OVERFILL AS REQUIRED TO ACCOUNT FOR SETTLEMENT. SOIL MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 10% AND A MINIMUM INFILTRATION RATE OF 5 INCHES/HOUR.
6. COMPLETE FINAL GRADING AND SEED INFILTRATION BASIN WITH ERSNT SEED MIX, ERNMX 180, OR EQUIVALENT . PRESOAK PRIOR TO SEEDING.
8. REFER TO GRADING PLAN AND FOR INFILTRATION BASIN FACILITY SIZE, LOCATION, AND CONFIGURATION.
9. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR DESIGN CALCULATIONS.

| BASIN NUMBER | TOP GRATE ELEVATION (A) | TOP OF EMBANKMENT (B) (FT.) | SIDE SLOPE (C) | BOTTOM OF BASIN ELEVATION (D) (FT.) | SOIL MIX DEPTH (E) (FT.) | BOTTOM OF TOPSOIL ELEVATION (F) (FT.) | UNDERDRAIN INVERT ELEVATION (G) (FT.) | OUTLET PIPE INVERT ELEVATION (H) (FT.) | OUTLET STRUCTURE DIMENSIONS (FT.) | CLEANOUT ELEVATION (J) (FT.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1158.00 | 1160.00 | 3:1 | 1156.00 | 1.5 | 1154.50 | 1154.50 | 1154.00 | 2'x4' | 1159.00 |

## INFILTRATION BASIN W/ UNDERDRAIN
NOT TO SCALE



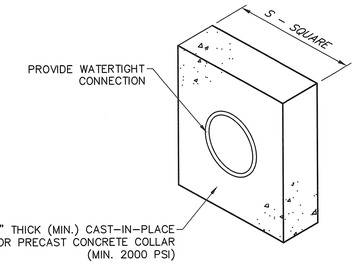

FRONT ELEVATION

SIDE ELEVATION

NOTES:
1. PROVIDE FIELD PLACED CONCRETE FILL IN THE BOTTOM OF ALL OUTLET STRUCTURES TO A DEPTH OF 1/2 OF THE PIPE I.D. PROVIDE AN ADEQUATE FLOW CHANNEL FOR THE TRANSITION TO THE OUTLET PIPE. SHAPE BOX BOTTOM FOR POSITIVE DRAINAGE.
2. CONSTRUCT THE REINFORCED CONCRETE FOUNDATION TO A DIMENSION 24" LARGER THAN THE OUTSIDE DIMENSIONS OF THE OUTLET STRUCTURE.
3. CONSTRUCT OUTLET STRUCTURE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-34 FOR PRECAST CONCRETE INLET BOXES.
4. INSTALL MANHOLE STEPS IN REQUIRED OUTLET STRUCTURES AS REQUIRED. SEE COPOLYMER POLYPROPYLENE PLASTIC MANHOLE STEP DETAIL.

| BASIN NO. | TOP ELEVATION T | RECTANGULAR OPENING A INVERT (A) | RECTANGULAR OPENING A WIDTH X HEIGHT (IN) | RECTANGULAR OPENING B INVERT (B) | RECTANGULAR OPENING B WIDTH X HEIGHT (IN) | INVERT E |
|---|---|---|---|---|---|---|
| 1 | 1158.00 | 1156.50 | 12" X 3" | 1157.10 | 12" X 4" | 1154.00 |

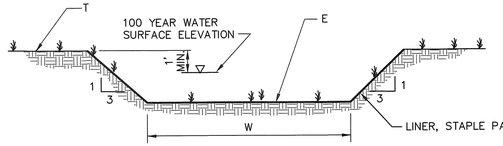
## OUTLET STRUCTURE DETAIL
NOT TO SCALE




| BASIN OR TRAP NO. | PIPE SIZE (IN) | S (FT) | NO. OF COLLARS | RISER TO FIRST COLLAR (FT) | COLLAR SPACING (FT) |
|---|---|---|---|---|---|
| 1 | 12 | 5.5' | 2 | 10 | 10 |

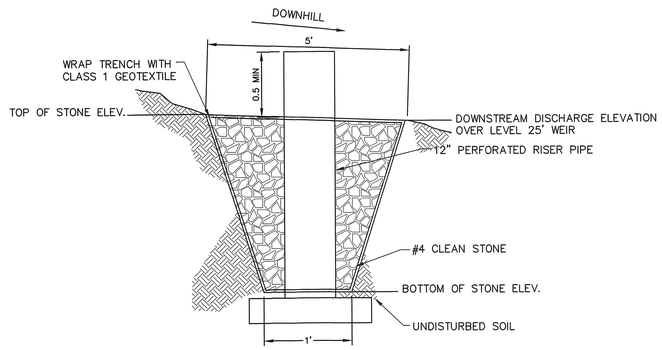
NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

## STANDARD CONSTRUCTION DETAIL #7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
NOT TO SCALE




| BASIN NO. | WIDTH W (FT) | TOP BERM EL. T | SPILLWAY EL. E | LINING |
|---|---|---|---|---|
| 1 | 10 | 1160.00 | 1158.75 | C125 NAG |

## EMERGENCY SPILLWAY
NOT TO SCALE




CUT SECTION

| LEVEL SPREADER | LENGTH (FT.) | BOTTOM OF STONE ELEVATION (FT.) | TOP OF STONE ELEVATION (FT.) | DISCHARGE WEIR ELEVATION |
|---|---|---|---|---|
| 1 | 25 | 1149.00 | 1151.30 | 1151.00 |

## STONE FILLED TRENCH LEVEL SPREADER OUTFALL DETAIL
NOT TO SCALE

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com


PTV 1251, LLC
400 PENN CENTER BOULEVARD
BLDG 4, SUITE 1000
PITTSBURGH, PA 15235
(724) 420-5367

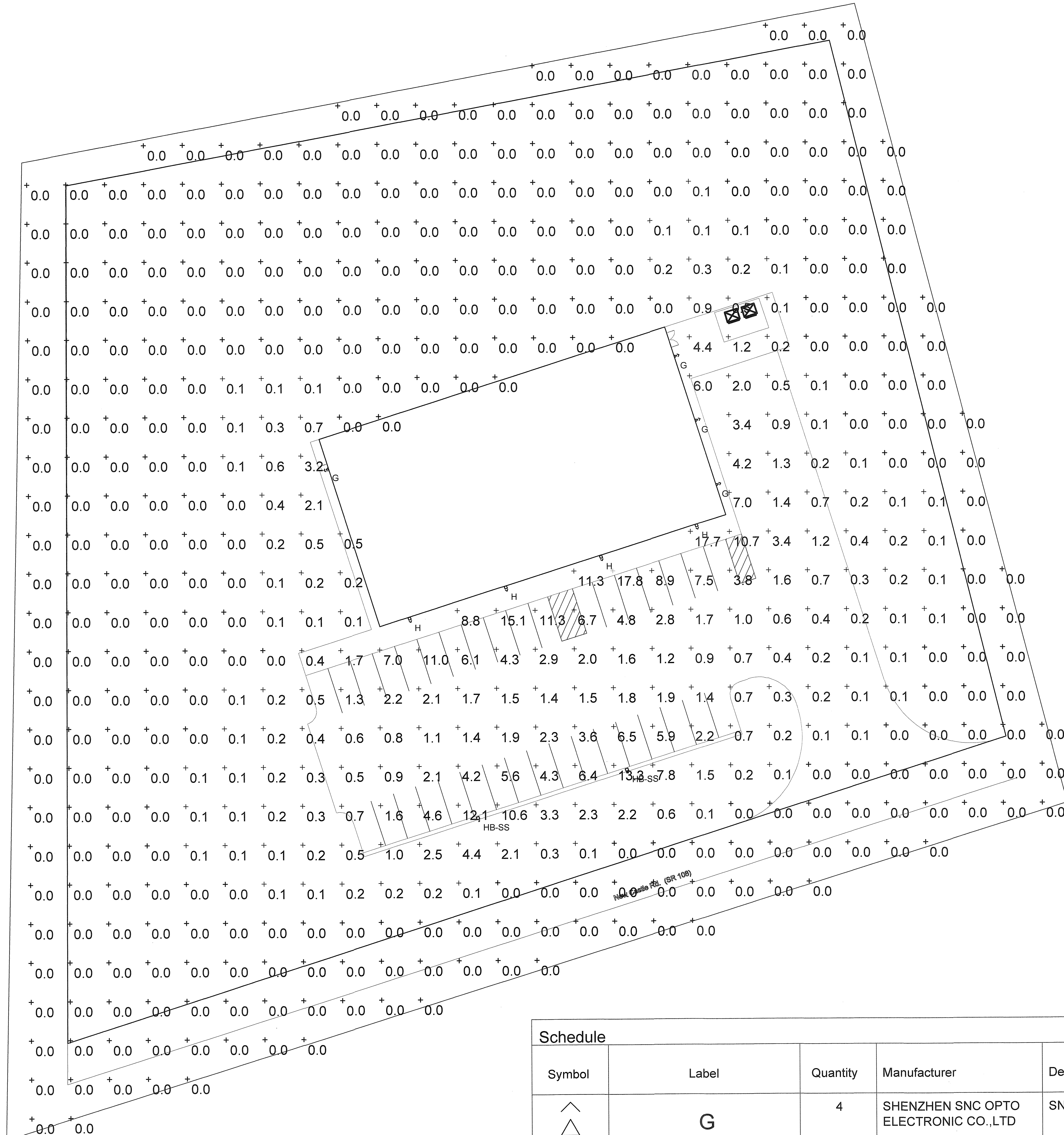
PCSM DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB\|LTD | |
| CADD– CRC | |
| CHECKED–CAB | |
| SCALE– AS SHOWN | |
| DATE– 04/01/2022 | |

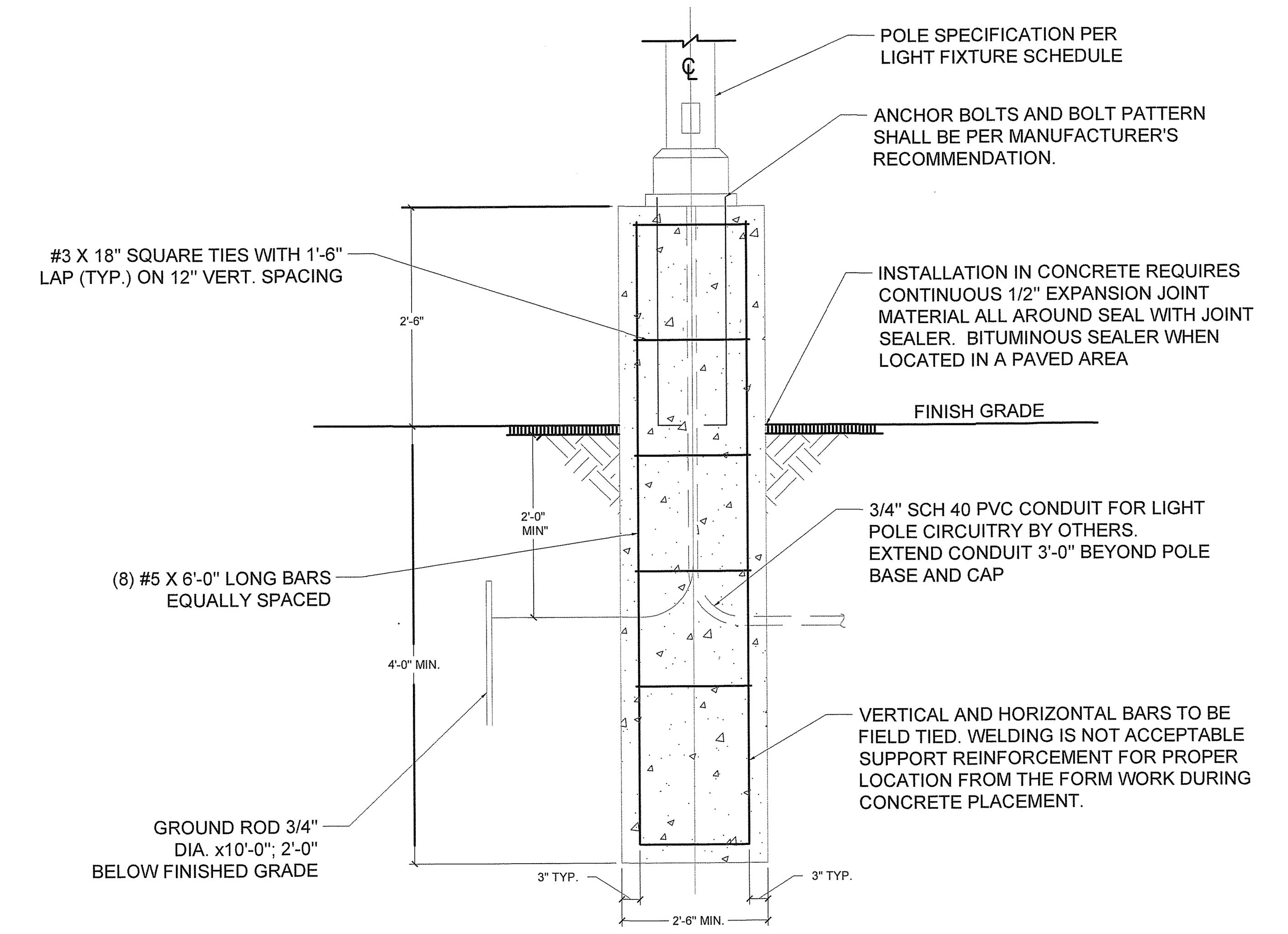
DRAWING NO.
PCDT-2
SHEET NO.
19 OF 19
PROJECT R008385.0437

File name: \\hrg-local\Engineering\Projects\2008\R008385_DOLLAR GENERAL\Civil\CAD\Layouts\R008385_DOLLAR GENERAL_PCDT-2.dwg Layout:LD_PCDT-2 Jul 06, 2022 - 1:42pm dbrown

| PLAN BOOK | PAGE |
|---|---|
| 405 | 38 |




1 Photometric Site Plan
NTS




NOTES:

1. 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED. COLOR AND PAINT TYPE IS TO BE SELECTED BY OWNER.
3. ALL DIMENSIONS TO MATCH EXISTING POLE BASES, BUT SHALL NOT BE LESS THAN MINIMUM DIMENSIONS SHOWN.

2 Site Lighting Pole Base Detail
NTS

PLAN NOTES:
* CALCULATIONS AT GRADE LEVEL.
* REFER TO LUMINAIRE LOCATION SUMMARY FOR MOUNTING HEIGHT OF WALL FIXTURES.
* POLE MOUNTED FIXTURES ON 16' POLE AND 2' BASE FOR AN OAH OF 18' AFF.

GENERAL NOTES:
* DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
* THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
* THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED, ACTUAL RESULTS MAY VARY.
* STREETLIGHTS SHALL BE AUTOMATICALLY LIGHTED FROM DUSK TO DAWN.

Schedule

| Symbol | Label | Quantity | Manufacturer | Description | Lumens Per Lamp | Wattage |
|---|---|---|---|---|---|---|
| | G | 4 | SHENZHEN SNC OPTO ELECTRONIC CO.,LTD | SNC-FWP01-40CT4A1-40 | 4861 | 40.4 |
| | H | 4 | ASMART LIGHT CO., LTD | PRO-SG11-150WCT3A1 | 15704 | 153.3 |
| | HB-SS | 2 | ASMART LIGHT CO., LTD | PRO-SG11-150WCT3A1 with SIDE SHIELDS | 15704 | 153.3 |

Luminaire Locations

| Label | MH | Orientation | Tilt |
|---|---|---|---|
| G | 12.50 | 70.00 | 0.00 |
| G | 12.50 | 70.00 | 0.00 |
| G | 12.50 | 70.00 | 0.00 |
| G | 12.50 | 249.17 | 0.00 |
| H | 16.50 | 160.20 | 0.00 |
| H | 16.50 | 160.20 | 0.00 |
| H | 16.50 | 160.20 | 0.00 |
| H | 16.50 | 160.20 | 0.00 |
| HB-SS | 20.00 | 338.96 | 0.00 |
| HB-SS | 20.00 | 338.96 | 0.00 |

Seal

HART ARCHITECTS

# Dollar General

Store # 24160
New Castle Rd
Slippery Rock, PA 16057

Revisions

Date
04.04.2022

Client
PennTex Ventures

Project No.
2201.280

Drawing Title
Site Lighting

Sheet
PH1.1

## GENERAL NOTES

1. OWNER OF RECORD: SCOTT & MICHELLE BRADLEY
2. SOURCE OF TITLE: INSTRUMENT NUMBER 201904170006773
3. TAX PARCEL ID: 330-4F86-9-0000
4. PROPERTY ADDRESS: NEW CASTLE ROAD; SLIPPERY ROCK, PENNSYLVANIA 16057
5. THE DEED OF RECORD HAS A CLOSURE ERROR OF 0.52 FEET.
6. SUBJECT PROPERTY LINES ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD BOUNDARY SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN DECEMBER 22, 2021, UTILIZING DEEDS RECORD.
7. THIS SURVEY HORIZONTALLY REFERENCES NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND DERIVED FROM GPS OBSERVATION.
8. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
9. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. A PA ONE CALL WAS PERFORMED PRIOR TO FIELD SURVEYING. PA ONE-CALL SERIAL NUMBER 20213542955 HAS BEEN ASSIGNED TO THIS PROJECT AS OF 12-20-2021.
10. THE PROPERTY IS IN MINIMAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C0140D.
11. THE TOWNSHIP, BY APPROVING AND EXECUTING THIS FINAL PLAT, IN NO WAY UNDERTAKES ANY RESPONSIBILITY WITH REGARD TO STORM WATER RUNOFF OR WETLANDS AND/OR OTHER ENVIRONMENTAL REQUIREMENTS OR MATTERS. FURTHER, THE TOWNSHIP UNDERTAKES NO RESPONSIBILITY FOR OPERATING ANY ACTIVITIES AT THE SUBDIVISION.
12. 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.
13. RIGHT OF WAY FOR SR108 SHOWN HEREON IS BASED UPON PLANS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DISTRICT 10-0, ROUTE 108, SECTION 201 R/W FOR FEDERAL PROJECT NUMBER 330-STP1-220 APPROVED SEPTEMBER 02, 1998 AND RECORDED IN MAP BOOK 65 PAGE 39.

## EXISTING LEGEND

- Monument
- Iron Pipe
- Iron Pin
- Deed Line
- Legal Right-of-Way Line
- Existing Curb
- Existing Edge of Road
- Existing Stream/Ditch
- T — Existing Above Ground Telephone Line
- E — Existing Above Ground Electric Line
- EU — Existing Underground Electric Line
- Existing Electric Pole
- Probe Test Site – Failed
- Probe Test Site – Satisfactory
- Percolation Test Site – Failed
- Percolation Test Site – Satisfactory
- Existing Private Utility Pole
- Existing Guy Wire
- Existing Electrical Box
- G — Existing Gas Line
- GV — Existing Gas Valve
- GM — Existing Gas Meter
- S — Existing Sanitary Sewer Line
- San. MH — Existing Sanitary Sewer Manhole
- CO — Existing Cleanout
- W — Existing Water Line
- WV — Existing Water Valve
- FH — Existing Fire Hydrant

| PLAN BOOK | PAGE |
|---|---|
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## SITE DATA

| ZONE | N/A | | | |
|---|---|---|---|---|
| | LOT #1 | | LOT #2 | |
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| MINIMUM LOT AREA | 2 AC. | 3.16 AC. | 2 AC. | 7.86 AC. |
| MINIMUM FRONT YARD SETBACK | 75 FT. | 75 FT. | 75 FT. | 75 FT. |
| MINIMUM SIDE YARD SETBACK | 54 FT.* | 54 FT.* | 5 FT.* | 5 FT.* |
| MINIMUM REAR YARD SETBACK | 54 FT.* | 54 FT.* | 5 FT.* | 5 FT.* |
| DEPTH TO WIDTH RATIO | 4:1 | 2:1 | 4:1 | 2:1 |

*PER THE WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SIDE YARD AND REAR SETBACKS SHALL BE 5 FT + 5 FT PER 1,000 GLA

A PROPOSED 10,640 SF BUILDING IS TO BE PLACED ON LOT #1. THEREFORE THE REQUIRED SIDE AND REAR YARDS FOR LOT #1 IS 54 FT.

## PARCEL OWNERSHIP

| OWNER | PARCEL ID: | PB/DB/PG/INST |
|---|---|---|
| SUBJECT – SCOTT & MICHELLE BRADLEY | 330-4F86-9 | 201904170006773 |

## AREA TABLE

| | | |
|---|---|---|
| EXISTING/ OVERALL AREA– | | 11.01 ACRES (479,596 SQ FT) |
| LOT #1 | – | 3.16 ACRES (137,805 SQ FT) |
| LOT #2 | – | 7.85 ACRES (341,980 SQ FT) |

## PROFESSIONAL'S CERTIFICATION

I CRAIG A. BISHOP, A PROFESSIONAL LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PROFESSIONAL'S SIGNATURE — DATE 8/8/22

LA003228
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA — CRAIG A. BISHOP — 125575 — LANDSCAPE ARCHITECT — LA3228 — REGISTERED LANDSCAPE ARCHITECT

## SURVEYOR'S CERTIFICATION

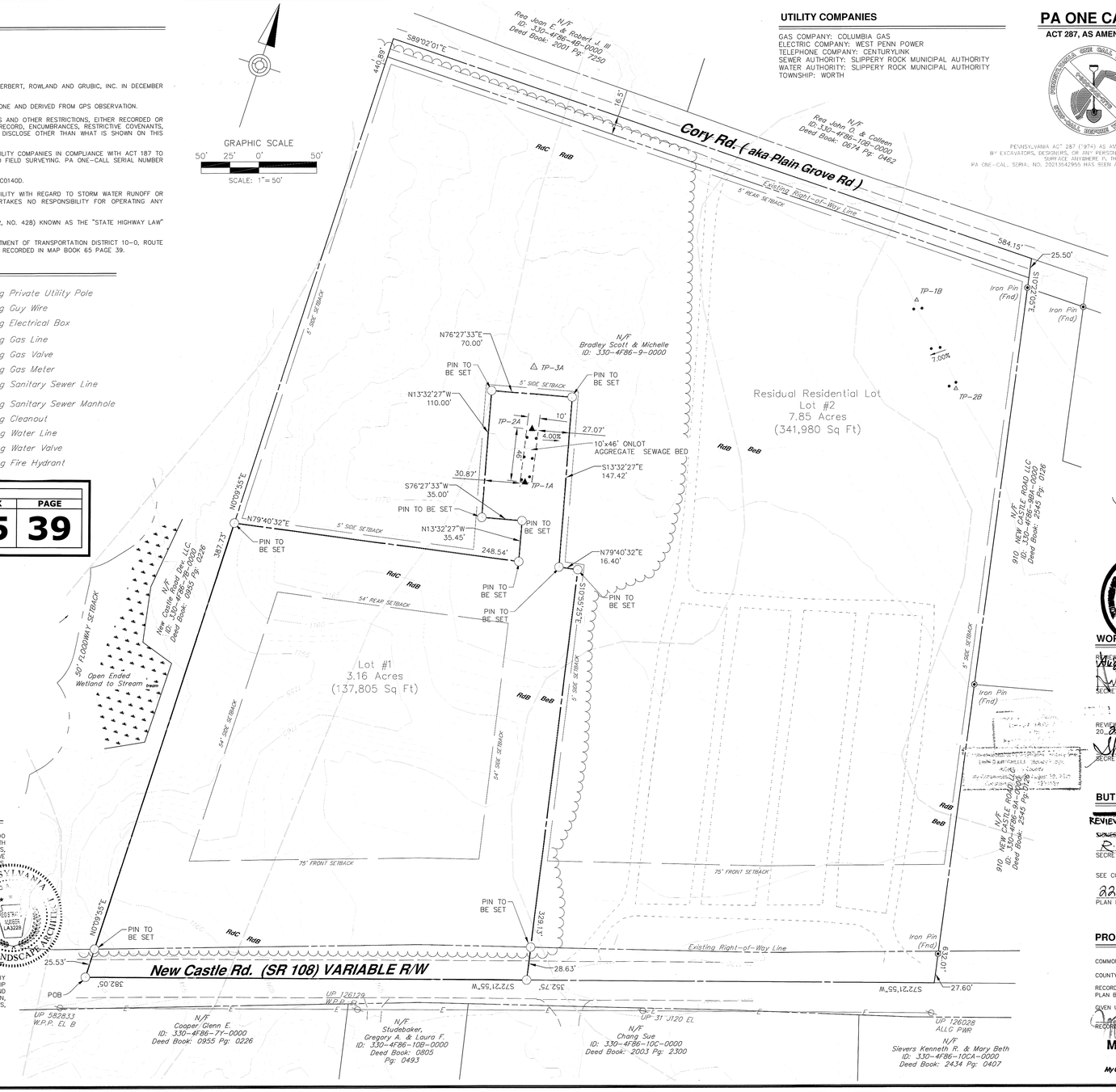
I MICHAEL D. KREIGER, A PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL D. KREIGER, JR. — LAND SURVEYOR — SU053387 — PENNSYLVANIA

PROFESSIONAL'S SIGNATURE — DATE 7/11/2022

SU053387
REGISTRATION NUMBER

GRAPHIC SCALE
50' 25' 0' 50'
SCALE: 1"=50'



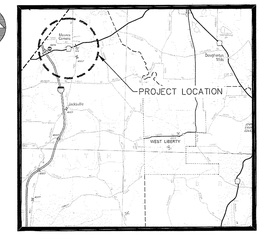

## UTILITY COMPANIES

GAS COMPANY: COLUMBIA GAS
ELECTRIC COMPANY: WEST PENN POWER
TELEPHONE COMPANY: CENTURYLINK
SEWER AUTHORITY: SLIPPERY ROCK MUNICIPAL AUTHORITY
WATER AUTHORITY: SLIPPERY ROCK MUNICIPAL AUTHORITY
TOWNSHIP: WORTH

## PA ONE CALL

ACT 287, AS AMENDED

PENNSYLVANIA ACT 287 ('974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA ONE-CALL SERIAL NO. 20213542955 HAS BEEN ASSIGNED TO THIS PROJECT OF: 2021.12.20.




WORTH TOWNSHIP, PENNSYLVANIA
PENNDOT TYPE 10 MAP

## LOCATION MAP

SCALE: 1"=2000'

Instr: 202209070019204
Pgs: 1 P: $45.00
Michele Mustello
Butler County Recorder PA
9/7/2022 2:24 PM
T20220014733

## OWNER'S CERTIFICATION

WE, SCOTT & MICHELLE BRADLEY OWNER(S) OF THE LAND SHOWN ON THE SUBDIVISION PLAN FOR SCOTT & MICHELLE BRADLEY, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS(S) OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER'S(S') CONSENT, AND THAT THE OWNER(S) OF THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS OF WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 15th DAY OF July, 2022.

SCOTT BRADLEY

MICHELLE BRADLEY

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 SCOTT & MICHELLE BRADLEY WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF July, 2022.

SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 30th DAY OF August, 2025

Commonwealth of Pennsylvania - Notary Seal
LINN D ANTONELLA - Notary Public
Allegheny County
My Commission Expires August 30, 2025
Commission Number 1294689

## WORTH TOWNSHIP APPROVAL

REVIEWED AND APPROVED BY THE WORTH TOWNSHIP PLANNING COMMISSION ON THIS 18th DAY OF August, 2022.

SECRETARY — CHAIRPERSON

REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS ON THIS 6th DAY OF September 2022.

SECRETARY — CHAIRPERSON

## BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF April, 2022.

SIGNED AND NOTED AS APPROVED THIS ____ DAY OF _____, 20__.

SECRETARY — CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

22079
PLAN NUMBER

BUTLER COUNTY PLANNING COMMISSION

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. AND IN SAID COUNTY, IN PLAN BOOK VOLUME 405 PAGE(S) 39

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September 2022.

RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 3 | REVISED PER TOWNSHIP COMMENTS | 2022.07.06 | DMN |
| 2 | ADD PERC AND TEST PIT LOCATIONS | 2022.05.11 | CAB |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |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Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com


SCOTT & MICHELLE BRADLEY
912 NEW CASTLE ROAD
SLIPPERY ROCK, PENNSYLVANIA 16057

FINAL
MINOR SUBDIVISION PLAN
FOR
SCOTT & MICHELLE BRADLEY
WORTH TOWNSHIP — BUTLER COUNTY — PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB | |
| CADD– DMN\|DMH | |
| CHECKED–REQ | |
| SCALE– AS SHOWN | |
| DATE– MAY 2022 | |

DRAWING NO.
SD
SHEET NO.
1 OF 1
PROJECT R008385.0437

File name: \\hrgdom\Projects\Proj\R008385\008385.047\CAD\Model Files\008385.047.dwg Layout: LO Jul 11, 2022 - 8:33am cbishop

Instr: 202209070019205
Pgs: 19 Fi $765.00 9/7/2022 2:24 PM
Michele Mustello T20220014733
Butler County Recorder PA

# FINAL LAND DEVELOPMENT PLANS
# FOR
# DOLLAR GENERAL - SLIPPERY ROCK, PA
# WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
# JUNE 29, 2022

## PA ONE CALL
**ACT 287, AS AMENDED**

PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20213542955 HAS BEEN ASSIGNED TO THIS PROJECT ON 2021.12.20.

## WORTH TOWNSHIP REVIEW

REVIEWED AND APPROVED BY THE WORTH TOWNSHIP PLANNING COMMISSION ON THIS 18th DAY OF August, 2022

SECRETARY _____ CHAIRPERSON _____

REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS ON THIS 6th DAY OF September, 2022.

SECRETARY _____ CHAIRPERSON _____

## BUTLER COUNTY PLANNING COMMISSION REVIEW

~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF May, 2022.
~~REVIEWED~~

~~SIGNED AND NOTED AS APPROVED THIS DAY OF _____, 20__.~~

R. Hemm SO _____ SECRETARY

_____ SO CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

#220078R
PLAN NUMBER

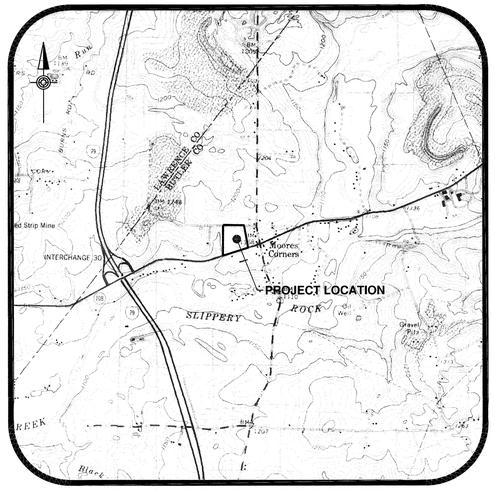
## PROOF OF RECORDING

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 405 PAGE(S) 40-58.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September, 2022

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




UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
SLIPPERY ROCK & HARLANSBURG QUADRANGLE

## LOCATION MAP
SCALE: 1"=2000'

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| 01 | COVER |
| 02 | GENERAL NOTES |
| 03 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 04 | SITE LAYOUT PLAN |
| 05 | SITE TURNING TEMPLATE |
| 06 | SITE GRADING PLAN |
| 07 | SITE UTILITY PLAN |
| 08 | SITE LANDSCAPING PLAN |
| 09 | SITE DETAILS |
| 10 | SITE DETAILS |
| 11 | EROSION AND SEDIMENT CONTROL PLAN |
| 12 | EROSION AND SEDIMENT CONTROL NOTES |
| 13 | EROSION AND SEDIMENT CONTROL DETAILS |
| 14 | EROSION AND SEDIMENT CONTROL DETAILS |
| 15 | EROSION AND SEDIMENT CONTROL DETAILS |
| 16 | PCSM PLAN |
| 17 | PCSM NOTES |
| 18 | PCSM DETAILS |
| 19 | PCSM DETAILS |

*LIGHTING PLAN (BY OTHERS)*

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www.hrg-inc.com

| PLAN BOOK | PAGE |
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| 405 | 40 |

## OWNER'S CERTIFICATION

WE, SCOTT & MICHELLE BRADLEY OWNER(S) OF THE LAND SHOWN ON THE SUBDIVISION PLAN FOR SCOTT & MICHELLE BRADLEY, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS(S) OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER'S(S') CONSENT, AND THAT THE OWNER(S) OF THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS OF WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 15th DAY OF July, 2022

SCOTT BRADLEY

MICHELLE BRADLEY

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 SCOTT & MICHELLE BRADLEY WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF July, 2022.

(NOTARY PUBLIC) SEAL

Commonwealth of Pennsylvania - Notary Seal
LINN D ANTONELLA - Notary Public
Allegheny County
My Commission Expires August 30, 2025
Commission Number 1294689

MY COMMISSION EXPIRES THE 30th DAY OF August, 2025

SEAL

## PROFESSIONAL'S CERTIFICATION

I CRAIG A. BISHOP, A PROFESSIONAL LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE WORTH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PROFESSIONAL'S SIGNATURE 8-18-22 DATE

LA003228
REGISTRATION NUMBER

## SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: CRAIG A. BISHOP, RLA
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: cbishop@hrg-inc.com

## SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: BRIAN ANDERSON, PLS
PHONE: (814) 238-7117
EMAIL: banderson@hrg-inc.com

File name: \Projects\Projects\2021\21035\05_CAD\TCD\Plan Set\LA003228SIGNATURE.dwg, Layout: LD_Cv-1, Jul 11, 2022 - 8:20am, dbishop

## LEGEND

- Existing Fence Post
- Existing Sign
- Existing Bollard
- Existing Road Delineation Post
- MB — Existing Mailbox
- Railroad Track
- Property Line
- Legal Right-of-Way Line
- Setback Line
- CeA / ErB — Soil Boundaries
- Existing Easement
- Floodplain
- 540 — Existing Contour Major
- Existing Contour Minor
- Existing Ditch Or Swale
- Existing Shrub
- Existing Coniferous Tree
- Existing Deciduous Tree
- Tree/Brush Line
- Shrub Row
- Existing Curb
- Existing Edge of Road
- Existing Edge of Gravel
- X — Existing Fence
- E,T,CTV — Existing Above Ground Electric, Telephone and Cable TV Line
- Floodplain Area
- G — Existing Gas Line
- GV — Existing Gas Valve
- GM — Existing Gas Meter
- S — Existing Sanitary Sewer Line
- 12" CMP — Existing Storm Sewer Line
- San. MH — Existing Sanitary Sewer Manhole
- Existing Storm Sewer Inlet
- W — Existing Water Line
- WV — Existing Water Valve
- FH — Existing Fire Hydrant
- PROPOSED EASEMENT
- 490 — PROPOSED CONTOUR
- X 490.00 — PROPOSED SPOT ELEVATION
- X BC 490.00 — PROPOSED BOTTOM OF CURB SPOT ELEVATION
- X TC 490.00 — PROPOSED TOP OF CURB SPOT ELEVATION
- X HP 490.00 — PROPOSED HIGH POINT SPOT ELEVATION
- X LP 490.00 — PROPOSED LOW POINT SPOT ELEVATION
- PROPOSED CURB
- (20) — PROPOSED PARKING SPACE QUANTITY TAG
- PROPOSED SIGN
- PROPOSED BOLLARD
- LOD — LIMIT OF DISTURBANCE
- RCE — ROCK CONSTRUCTION ENTRANCE
- SS — SILT SOXX – 8"
- INLET PROTECTION
- T — PROPOSED TELEPHONE LINE
- E — PROPOSED ELECTRIC LINE
- FOT — PROPOSED FIBER OPTIC LINE
- E — PROPOSED ELECTRICAL BOX
- PROPOSED LIGHT STANDARD
- G — PROPOSED GAS LINE
- GV — PROPOSED GAS VALVE
- GM — PROPOSED GAS METER
- S — PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- CO — PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- WV — PROPOSED WATER VALVE
- FH — PROPOSED FIRE HYDRANT
- WM — PROPOSED WATER METER

## SITE DATA

| | | |
|---|---|---|
| PROPERTY ADDRESS: | 912 NEW CASTLE ROAD<br>SLIPPERY ROCK, PA 16057 | |
| PROPERTY OWNER(S): | SCOTT & MICHELLE BRADLEY | |
| TAX PARCELS: | 330-4F86-9-0000 | |
| ZONING DISTRICT: | N/A | |
| SITE AREA: | 11.01 AC. TOTAL; 3.16 AC. SUBDIVIDED | |
| LOCAL JURISDICTION: | WORTH TOWNSHIP | |
| PROPOSED USE: | COMMERCIAL RETAIL | |
| | REQUIRED | PROPOSED |
| MINIMUM LOT AREA: | 2 AC. | 3.16 AC. |
| MINIMUM SETBACKS: | FRONT-75'<br>SIDE-54'<br>REAR-54' | 101.4'<br>97.5', 82.3'<br>96.7' |
| MAXIMUM BUILDING HEIGHT: | 3 STORIES | 18' |
| IMPERMEABLE SURFACES: | 40% | 30% |
| LOT DEPTH TO WIDTH RATIO: | 4:1 | 2:1 |

## PARKING DATA

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM PARKING STALL QUANTITY: | *32 SPACES | 35 SPACES |
| MINIMUM PARKING STALL AREA: | 9'x18' | 9'x18' |
| MINIMUM PARKING AISLE WIDTH: | 24' | 36' |

*PER THE BUTLER COUNTY SALDO (SECTION 620.4) "WHERE THERE ARE NO OFF-STREET PARKING REQUIREMENTS IN A MUNICIPAL ZONING OR OTHER ORDINANCE, OFF-STREET PARKING REQUIREMENTS SHALL BE AS FOLLOWS:
RETAIL COMMERCIAL – 3 SPACES PER 1,000 SQUARE FT. OF GFA

## SURVEY NOTES

1. THE TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE PLANS IS BASED UPON A FIELD SURVEY PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., DATED DECEMBER 22, 2021.
2. THE BEARING BASE AND HORIZONTAL DATUM FOR THIS PROJECT ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH (NAD83). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB, EDGE OF PAVING, OR EDGE OF BUILDING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90" UNLESS OTHERWISE NOTED.
3. ALL CURBED RADII SHALL BE FIVE FEET UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL ONLY. MINOR CHANGES THAT DO NOT VIOLATE MUNICIPAL REGULATIONS MAY OCCUR AT THE FINAL BUILDING DESIGN PHASE OF THE PROJECT.
5. HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 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.
6. THE CONTRACTOR SHALL NEATLY SAW CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEETS EXISTING PAVING AND/OR CONCRETE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
8. THE CONTRACTOR IS ENCOURAGED TO OBTAIN COPIES AND BECOME FAMILIAR WITH THE MUNICIPALITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO MEET THE REQUIREMENTS OF THESE ORDINANCES AND SPECIFICATIONS FOR VARIOUS PUBLIC IMPROVEMENTS.
9. THE PROPERTY IS IN MINIMAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C0140D.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PENNDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.

## DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL UTILITIES SHALL BE TERMINATED AND SECURED PRIOR TO DEMOLITION ACTIVITIES. DISCONNECT, CUT, CAP AND/OR ABANDON SERVICE LINES TO BE DEMOLISHED IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.
3. UTILITY SERVICE TO ADJACENT PROPERTIES MUST REMAIN CONTINUOUSLY OPERABLE UNLESS SERVICE DISRUPTION IS AGREED TO IN ADVANCE BY THOSE AFFECTED.
4. ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. IF ANY ITEM TO REMAIN IS DAMAGED OR MADE INOPERABLE FOR ITS INTENDED FUNCTION, IT SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION WHEN DAMAGED.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN AN APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL 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.
11. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION.
12. WHERE EXISTING PAVING AND CONCRETE IS TO REMAIN, THE CONTRACTOR SHALL NEATLY SAWCUT THE PAVING PRIOR TO REMOVAL OF PAVING/CONCRETE SCHEDULED FOR DEMOLITION.

## GRADING/UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287, NOTIFICATION OF PUBLIC UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
4. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
5. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A STORMWATER COLLECTION FACILITY, ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.
6. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. NO EARTH DISTURBANCE MAY OCCUR OUTSIDE THE PERMITTED NPDES BOUNDARY LINE.
8. THE CONTRACTOR SHALL APPLY A STABILIZATION FABRIC, OR EQUIVALENT, TO ALL SLOPES STEEPER THAN 3:1 FOR ANY TEMPORARY OR PERMANENT CUTS OR FILLS.
9. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED CONTROLS NECESSARY FOR THE STABILIZATION OF ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.
10. ALL STORMWATER PIPING ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURES IS WATERTIGHT.
11. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FLOW CHANNEL FROM INVERT IN TO INVERT OUT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT AND HAVE TRAFFIC BEARING RING AND COVER. LIDS SHALL BE LABELED "STORM".

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
200 West Kensinger Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

**PTV 1251, LLC**
**400 PENN CENTER BOULEVARD**
**BLDG 4, SUITE 1000**
**PITTSBURGH, PA 15235**
(724) 420-5367

**GENERAL NOTES**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
**WORTH TOWNSHIP** **BUTLER COUNTY** **PENNSYLVANIA**

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED– CAB
SCALE– AS SHOWN
DATE– JULY 2022

DRAWING NO.
**GN-1**
SHEET NO.
**02** OF **19**
PROJECT R008385.0437

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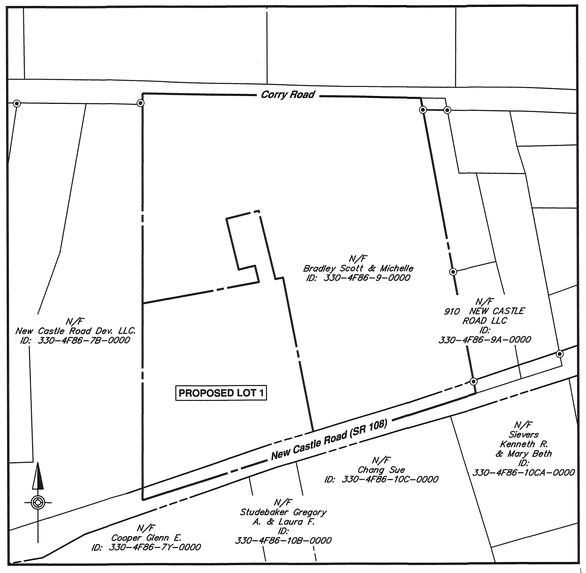
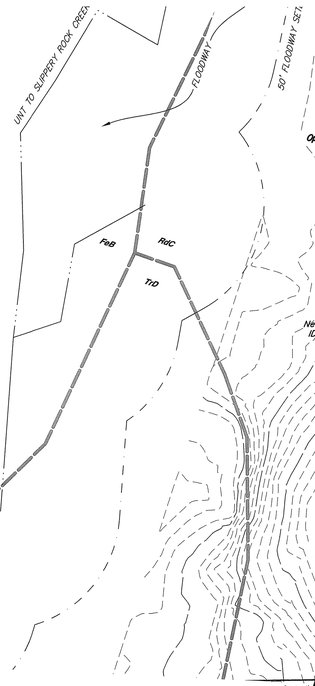



## VICINITY MAP

SCALE: 1" = 150'



## EXISTING LEGEND

- Existing Fence Post
- Existing Sign
- Existing Bollard
- Existing Road Delineation Post
- MB Existing Mailbox
- Property Line
- Legal Right-of-Way Line
- Setback Line
- CeA / ErB Soil Boundaries
- Existing Easement
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## DEMOLITION LEGEND

EXISTING TREES AND SHRUBS TO BE REMOVED

| PLAN BOOK | PAGE |
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GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1" = 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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# EXISTING CONDITIONS & DEMOLITION PLAN
# FOR
# SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

DRAWING NO.
EC-1
SHEET NO.
03 OF 19
PROJECT R008385.0437

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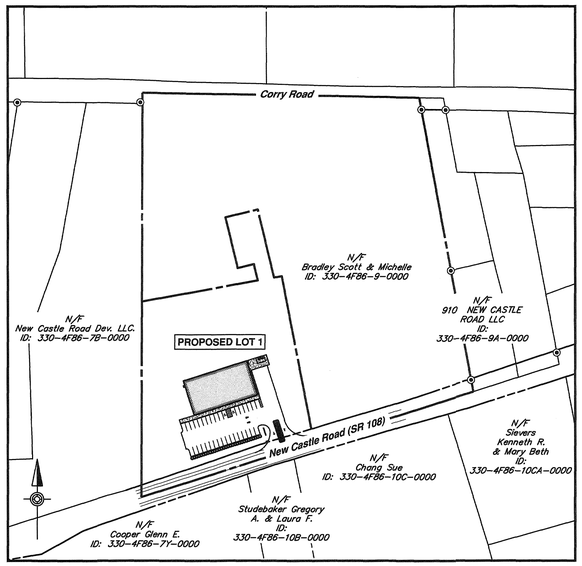
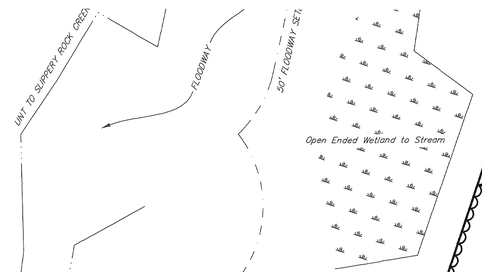
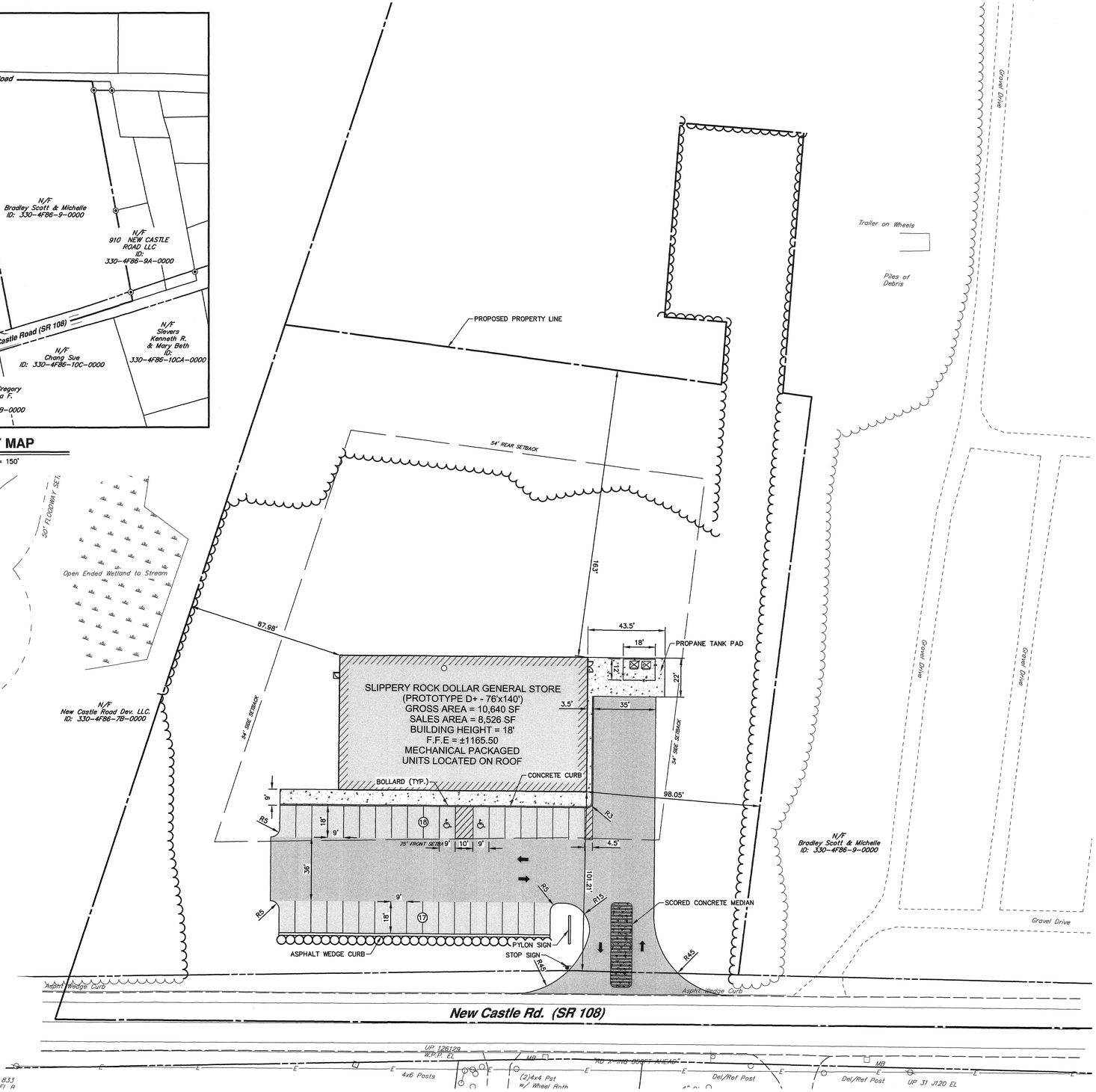



## VICINITY MAP

SCALE: 1" = 150'




## LEGEND

- CONCRETE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT

## SITE DATA

| | |
|---|---|
| PROPERTY ADDRESS: | 912 NEW CASTLE ROAD<br>SLIPPERY ROCK, PA 16057 |
| PROPERTY OWNER(S): | SCOTT & MICHELLE BRADLEY |
| TAX PARCELS: | 330-4FB6-9-0000 |
| ZONING DISTRICT: | N/A |
| SITE AREA: | 11.01 AC. TOTAL; 3.16 AC. SUBDIVIDED |
| LOCAL JURISDICTION: | WORTH TOWNSHIP |
| PROPOSED USE: | COMMERCIAL RETAIL |

## SITE REQUIREMENTS

| ZONE | | |
|---|---|---|
| | REQUIRED | PROPOSED |
| MINIMUM LOT AREA | 2 AC. | 3.16 AC.; 137,805 SF. |
| MINIMUM FRONT YARD SETBACK | 75 FT. | 101.2 FT. |
| MINIMUM SIDE YARD SETBACK | 54 FT. | 88, 98 FT. |
| MINIMUM REAR YARD SETBACK | 54 FT. | 163 FT. |
| MAXIMUM BUILDING HEIGHT | 3 STORIES | 18 FT. |
| MAXIMUM BUILDING FLOOR AREA | N/A | 10,640 SF. |
| IMPERMEABLE SURFACES | 40% | 30% |
| LOT DEPTH TO WIDTH RATIO | 4:1 | 2:1 |

## PARKING REQUIREMENTS

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM PARKING STALL QUANTITY | *32 | 35 |
| MINIMUM PARKING STALL AREA | 9' x 18' | 9' x 18' |
| MINIMUM PARKING AISLE WIDTH | 24 FEET | 36 FEET |

*PER THE BUTLER COUNTY SALDO (SECTION 620.4) "WHERE THERE ARE NO OFF-STREET PARKING REQUIREMENTS IN A MUNICIPAL ZONING OR OTHER ORDINANCE, OFF-STREET PARKING REQUIREMENTS SHALL BE AS FOLLOWS:
RETAIL COMMERCIAL – 3 SPACES PER 1,000 SQUARE FT. OF GFA

| PLAN BOOK | PAGE |
|---|---|
| 405 | 43 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
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200 West Kensinger Drive, Suite 400
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(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

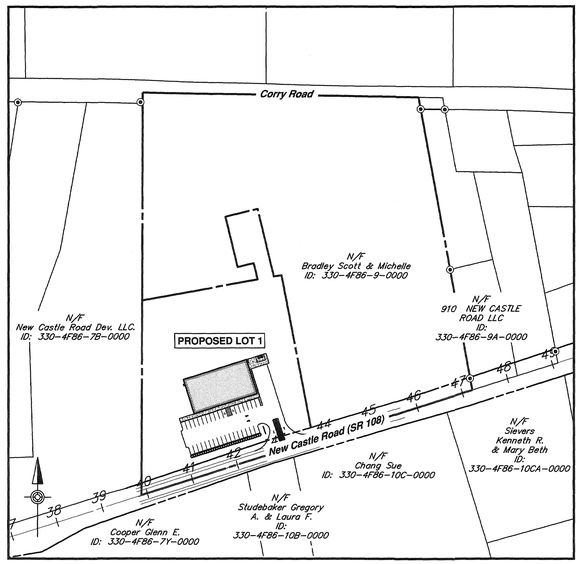
PTV 1251, LLC
400 PENN CENTER BOULEVARD
BLDG 4, SUITE 1000
PITTSBURGH, PA 15235
(724) 420-5367

**SITE LAYOUT PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

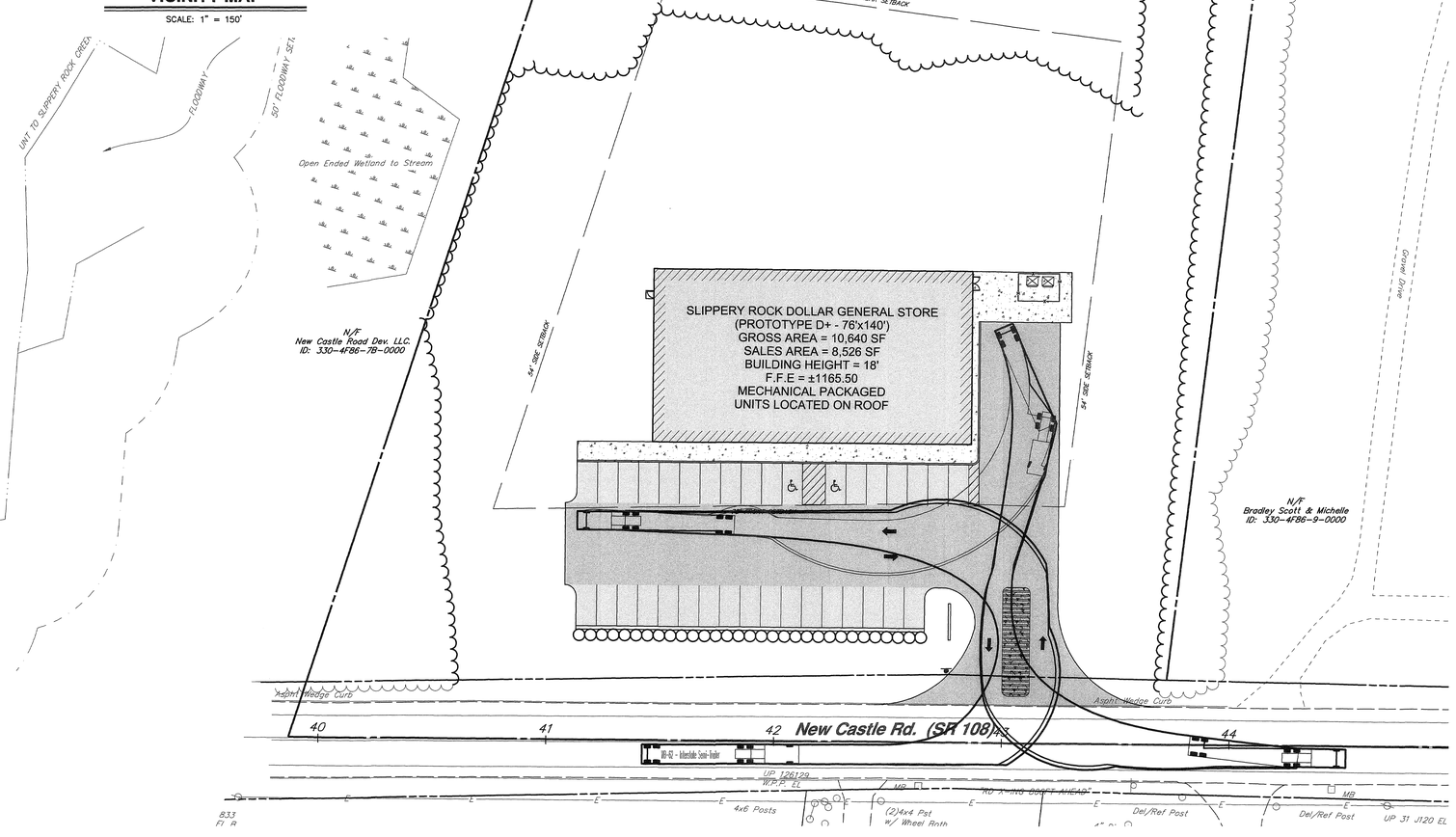
DRAWING NO.
**SI-1**
SHEET NO.
04 OF 19
PROJECT R008385.0437

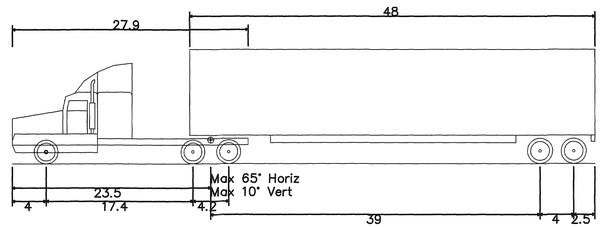
File name: \\hrgcloud\projfiles\Project\008385\0437\CAD\plan sets\008385043701.dwg Layout:SI-1 Jul 28, 2022-12:53pm kbingham




**VICINITY MAP**

SCALE: 1" = 150'




WB-62 – Interstate Semi-Trailer

| | |
|---|---|
| Overall Length | 69.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 44.800ft |

| PLAN BOOK | PAGE |
|---|---|
| 405 | 44 |

GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |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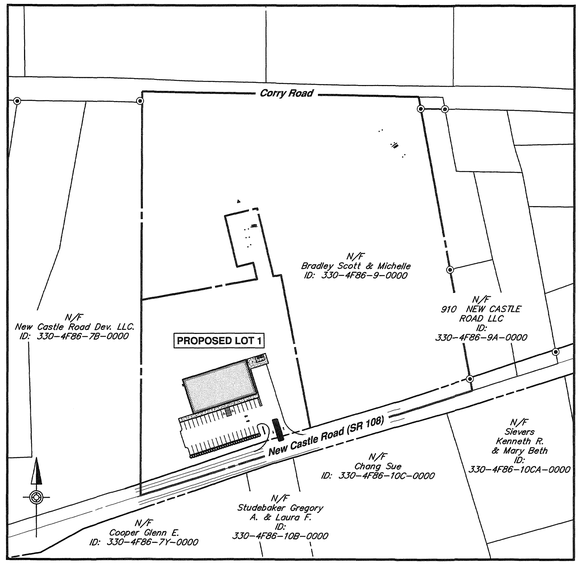
**SITE TURNING TEMPLATE**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

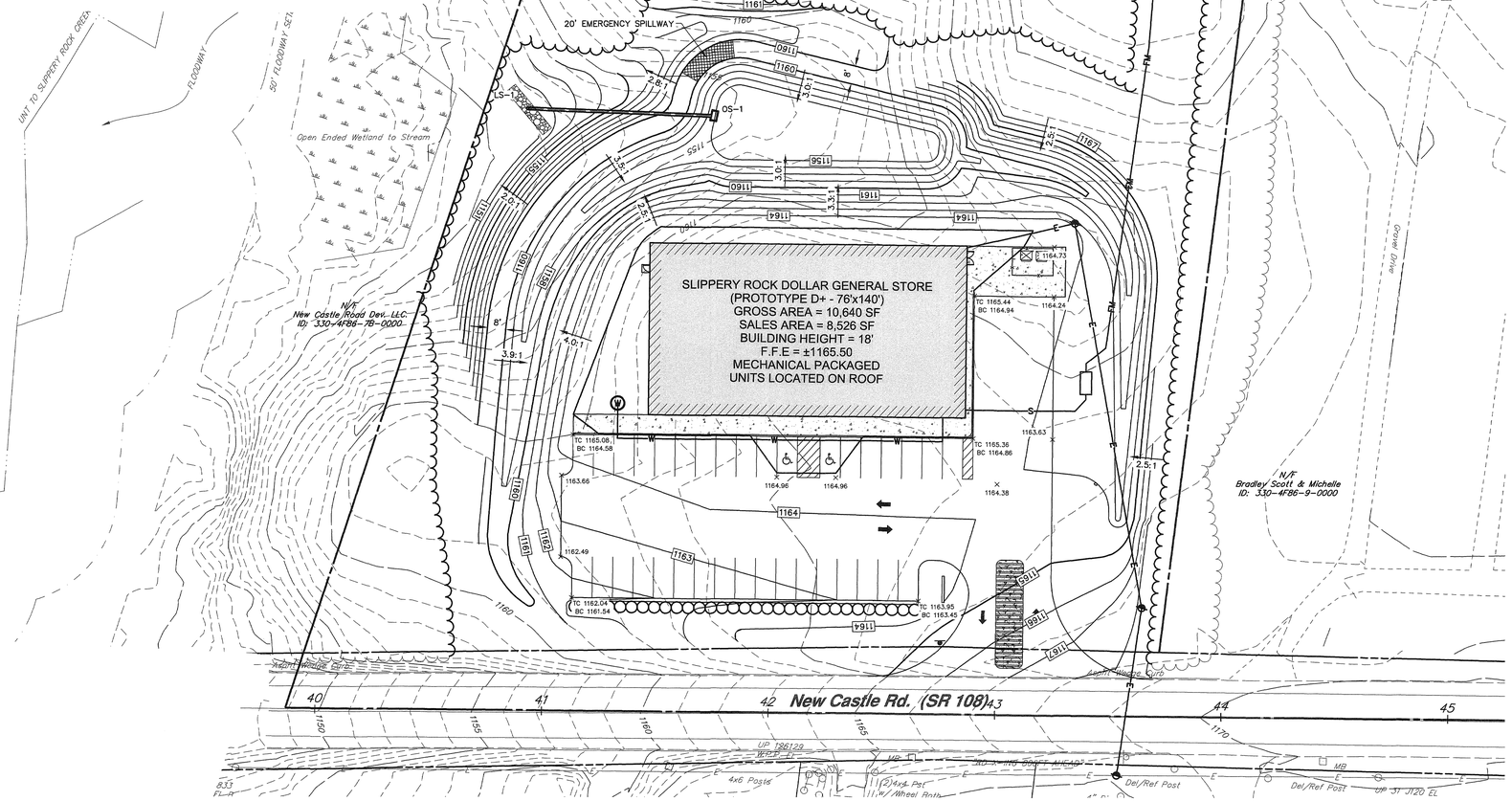
| | |
|---|---|
| PROJ. MGR. – CAB | |
| DESIGN– CAB\|LTD | |
| CADD– CRC | |
| CHECKED–CAB | |
| SCALE– AS SHOWN | |
| DATE– JULY 2022 | |

DRAWING NO.
**TT-1**
SHEET NO.
05 OF 19
PROJECT R008385.0437



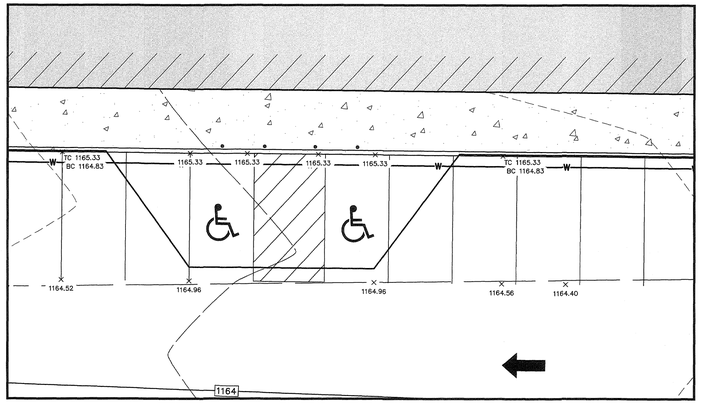

## VICINITY MAP

SCALE: 1" = 150'




## PROPOSED GRADING LEGEND

| | |
|---|---|
| 1010 | PROPOSED CONTOUR |
| X 410.00 | PROPOSED SPOT ELEVATION |
| X HP 410.00 | PROPOSED HIGH POINT |
| X LP 410.00 | PROPOSED LOW POINT |




## ACCESSIBLE STALL LAYOUT

SCALE: 1" = 10'

| PLAN BOOK | PAGE |
|---|---|
| 405 | 45 |

GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
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| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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| 3 | BID SET | 2022.06.08 | CAB |
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| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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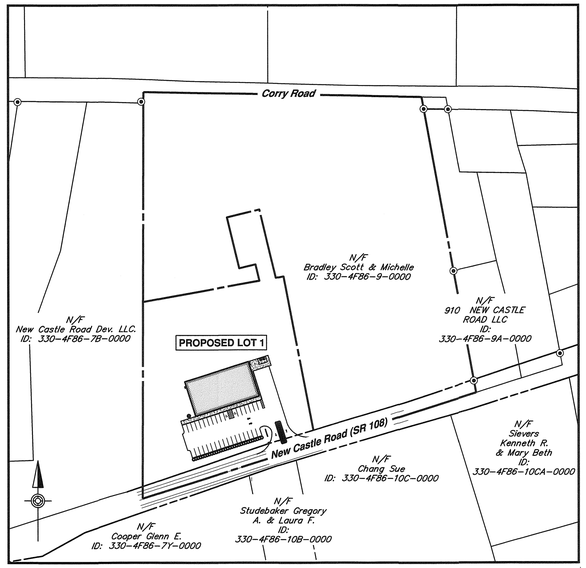
**SITE GRADING PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. | – CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

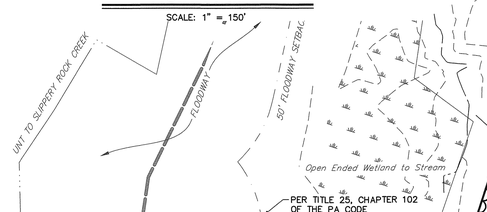
DRAWING NO.
**GR-1**
SHEET NO.
06 OF 19
PROJECT R008385.0437

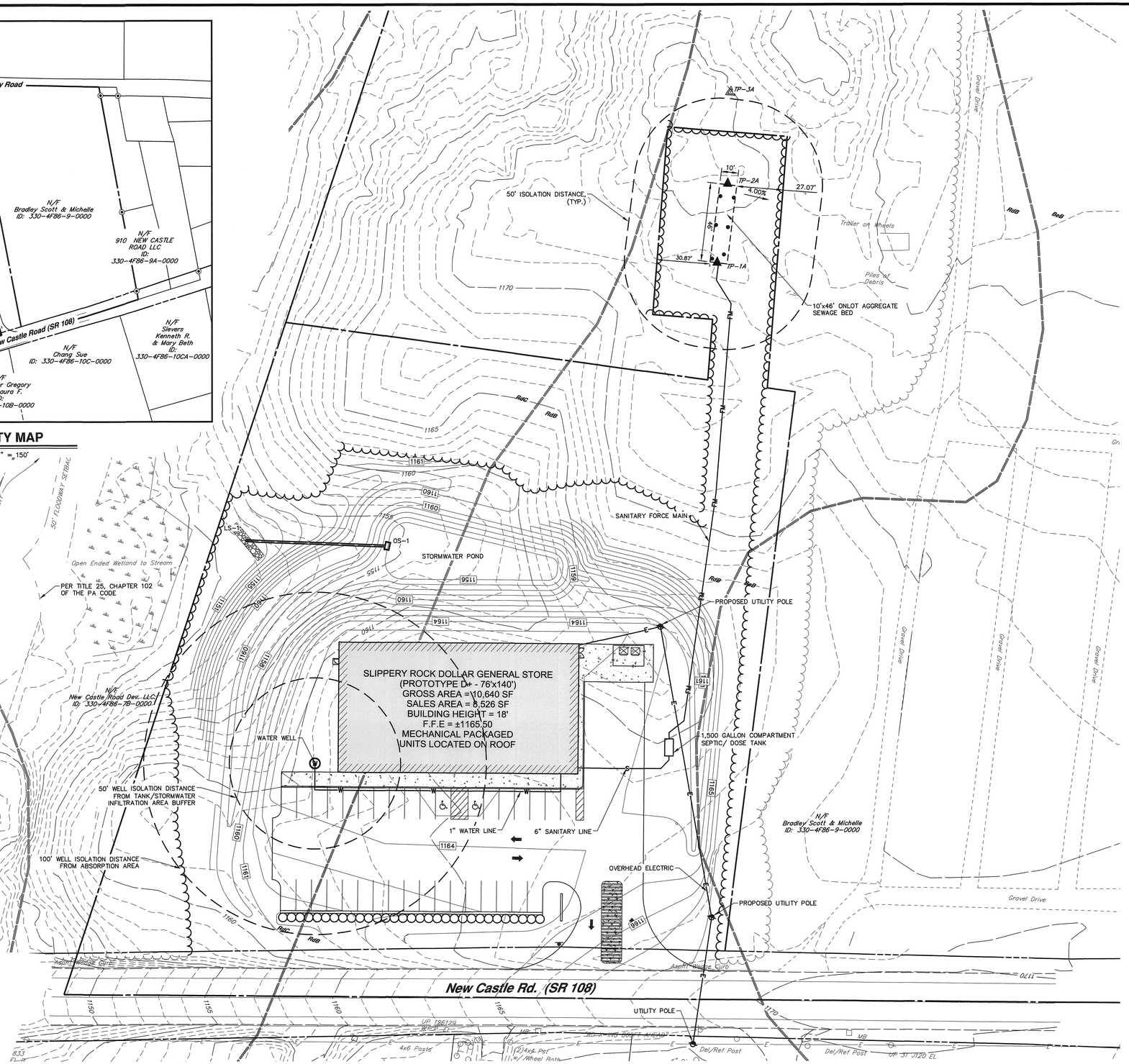
File name: \\Hrgcon\Vyrpdfiles\Project\2083\008385.0437\CAD\plan sets\LOD08385043708.dwg layout=LD_gr-1 Jul 28, 2022–12:59pm tdaugherty




## VICINITY MAP

SCALE: 1" = 150'




## PROPOSED UTILITY LEGEND

- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- 1010 PROPOSED CONTOUR
- x 410.00 PROPOSED SPOT ELEVATION
- E,T,CTV PROPOSED ELECTRIC & COMMUNICATION LINE
- UP PROPOSED UTILITY POLE
- G PROPOSED GAS LINE
- GV PROPOSED GAS VALVE
- PROPOSED STORM SEWER & INLET
- S PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- W PROPOSED WATER LINE
- WV PROPOSED WATER VALVE
- FH PROPOSED FIRE HYDRANT
- CeA / ErB *Soil Boundaries*
- △ *Probe Test Site – Failed*
- ▲ *Probe Test Site – Satisfactory*
- ○ *Percolation Test Site – Failed*
- • *Percolation Test Site – Satisfactory*

## UTILITY NOTES

1. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR UTILITY CONNECTIONS FOR THE BUILDING.
2. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREA.
3. CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAULED TO AN APPROVED LOCATION TO WASTED MATERIALS TO PAVED.
4. CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
5. IN AREAS WHERE THE CONSTRUCTION TAKES TO PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
6. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG DEWATER
7. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
8. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.

| PLAN BOOK | PAGE |
|---|---|
| 405 | 46 |

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

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| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | ADD PERC AND TEST PITS LOCATIONS | 2022.05.11 | CAB |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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**SITE UTILITY PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
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| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

DRAWING NO.
**UT-1**
SHEET NO.
07 OF 19
PROJECT R008385.0437

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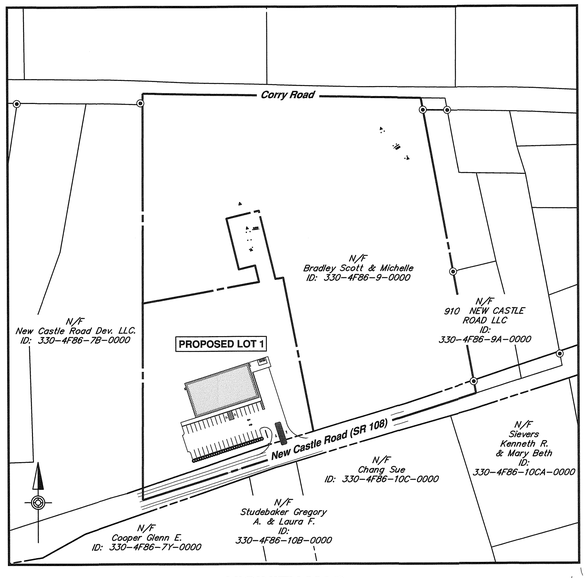
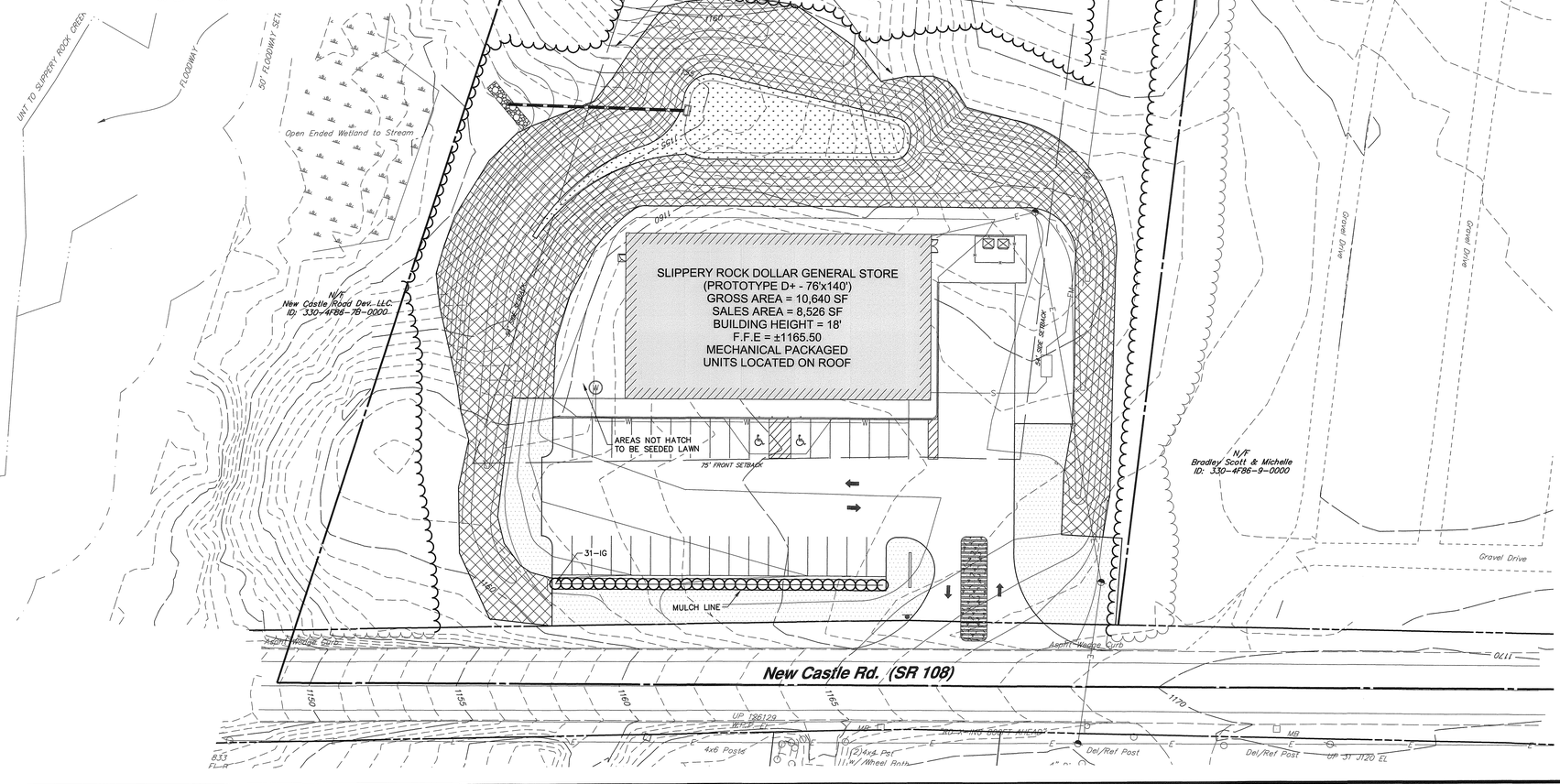
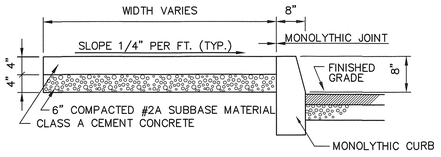



## VICINITY MAP

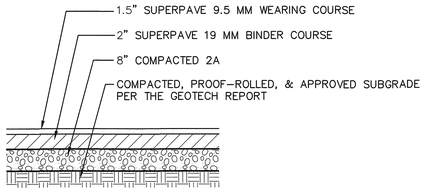
SCALE: 1" = 150'


UNT TO SLIPPERY ROCK CREEK
FLOODWAY
50' FLOODWAY SET
Open Ended Wetland to Stream
N/F
New Castle Road Dev. LLC.
ID: 330-4F86-7B-0000
1165
AREAS NOT HATCH
TO BE SEEDED LAWN
54' REAR SETBACK
1160
1155
SLIPPERY ROCK DOLLAR GENERAL STORE
(PROTOTYPE D+ - 76'x140')
GROSS AREA = 10,640 SF
SALES AREA = 8,526 SF
BUILDING HEIGHT = 18'
F.F.E = ±1165.50
MECHANICAL PACKAGED
UNITS LOCATED ON ROOF
54' SIDE SETBACK
AREAS NOT HATCH
TO BE SEEDED LAWN
75' FRONT SETBACK
31-IG
MULCH LINE
Asphalt Wedge Curb
New Castle Rd. (SR 108)
1150
1155
1160
1165
1170
UP 12612a
WTCP
MB
30"x18" RCP FLARE END
4x6 Posts
(2)4x6 Psf
W/Wheel Rnts
Del/Ref Post
Del/Ref Post
UP 31 J120 EL
633
FL-R
1170
1160
1165
1170
4.00%
Trailer on Wheels
Piles of
Debris
Gravel Drive
Gravel Drive
Gravel Drive
N/F
Bradley Scott & Michelle
ID: 330-4F86-9-0000
Gravel Drive
FM
FM
FM
E
E
E



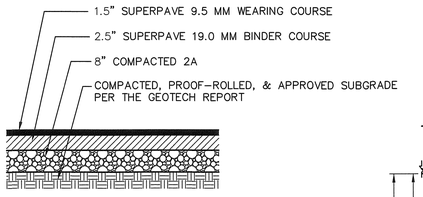

NOTE:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

## SIDEWALK DETAIL ADJACENT TO CURB
NOT TO SCALE

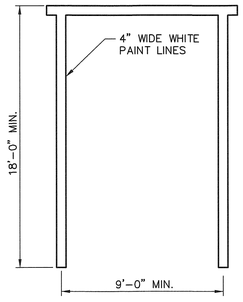



STANDARD DUTY

## LIGHT DUTY PAVEMENT
NOT TO SCALE

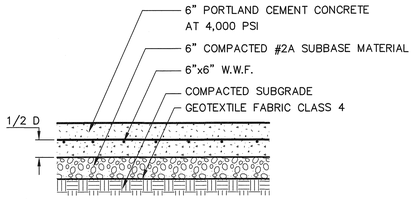



## HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE




NOTES:
1. ALL PARKING SPACES SHALL BE MARKED WITH ALL WEATHER PAINT.

## PARKING SPACE STRIPING
NOT TO SCALE




CONCRETE

## CONCRETE PAVEMENT SECTION DETAIL
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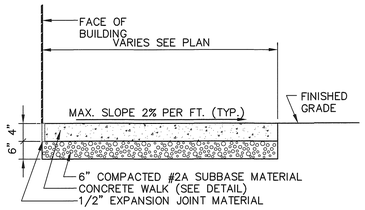
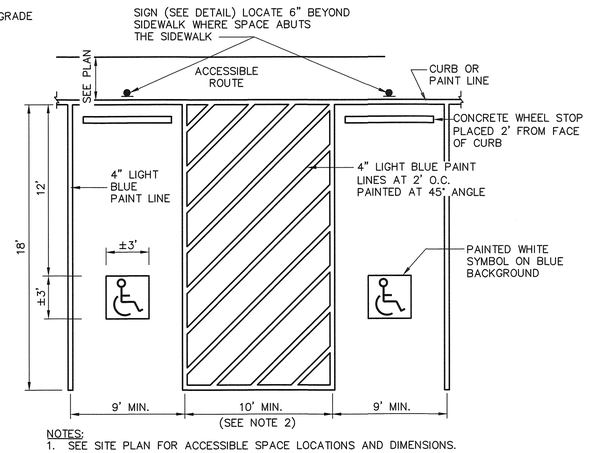


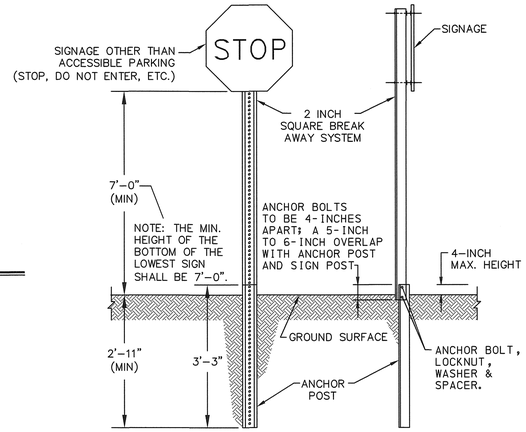

NOTES:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC.
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

## CONCRETE SLAB/WALK ADJACENT TO BUILDING
NOT TO SCALE



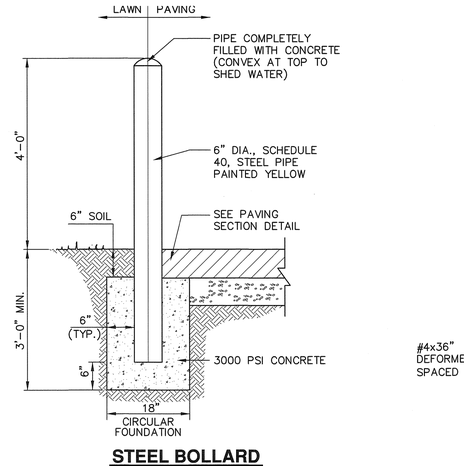

NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS AND DIMENSIONS.
2. ACCESS AISLE SHALL BE 8'-0" MIN. WIDTH FOR VAN ACCESSIBLE SPACES.
3. APPLY TWO COATS OF PAINT ON ALL SURFACES.
4. FOR CURB APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM FACE OF CURB. FOR PAINT APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE PAINT LINE.
5. PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

## ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



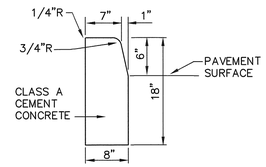

FRONT VIEW SIDE VIEW

## SIGN POST
NOT TO SCALE

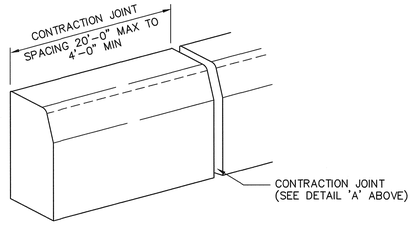



## STEEL BOLLARD
NOT TO SCALE

DETAIL 'A' CONTRACTION JOINT

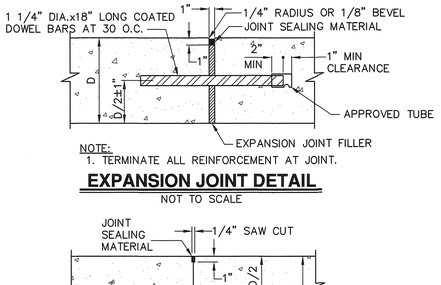



TYPICAL CROSS-SECTION



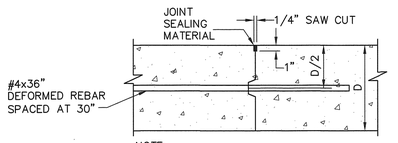

NOTE:
1. CONSTRUCT CURBING IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUBLICATION 408 AND ROADWAY CONSTRUCTION DRAWINGS (RC-64)

## CONCRETE CURB DETAIL
NOT TO SCALE



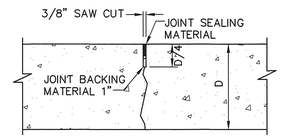

NOTE:
1. TERMINATE ALL REINFORCEMENT AT JOINT.

## EXPANSION JOINT DETAIL
NOT TO SCALE



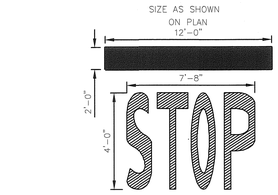

NOTE:
1. TERMINATE ALL REINFORCEMENT AT JOINT.

## CONSTRUCTION JOINT DETAIL
NOT TO SCALE

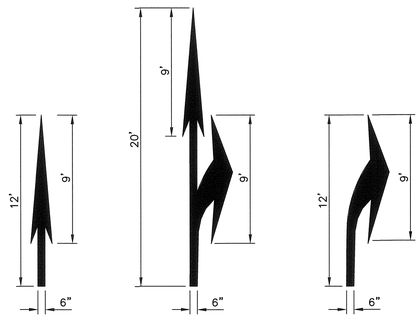



NOTE:
1. TERMINATE 50% OF REINFORCEMENT JOINT.

## CONTRACTION JOINT DETAIL
NOT TO SCALE

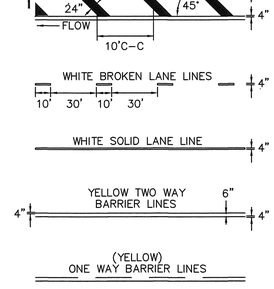



## STOP BAR AND LETTERING
PAINTED WHITE



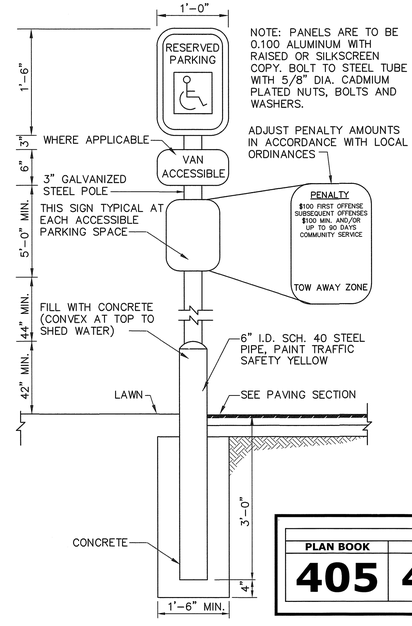

NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE COLD WHITE INLAID PLASTIC.

## ARROW DETAILS
NOT TO SCALE




## SITE STRIPING
PAINTED YELLOW

NOTE:
PAINT SHALL CONFORM TO DOT STANDARD. APPLY 2 COATS, ALLOWING 1 WEEK MINIMUM BETWEEN COATS.




## ACCESSIBLE SIGN ON BOLLARD
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| 7 | ACCESSIBLE PARKING DETAIL REVISION | 2022.08.04 | LTD |
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PITTSBURGH, PA 15235
(724) 420-5367

SITE DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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| PROJ. MGR. – | CAB |
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DRAWING NO.
DT-1
SHEET NO.
09 OF 19
PROJECT R008385.0437

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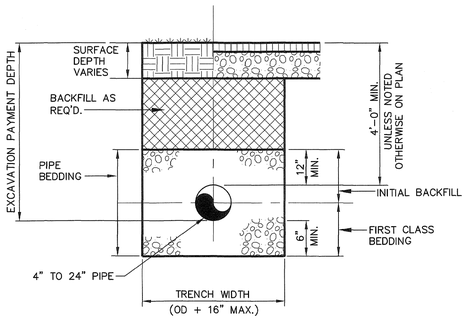


## SANITARY TRENCH DETAIL

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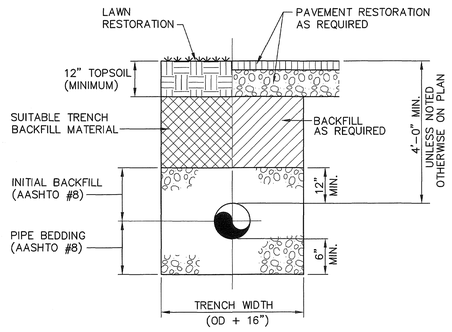
NOTES:
SEE SPEC. SECTION 02221 – BEDDING AND BACKFILL REQ.
SEE SPEC. SECTION 02500 – SURFACING




## WATER LINE TRENCH DETAIL

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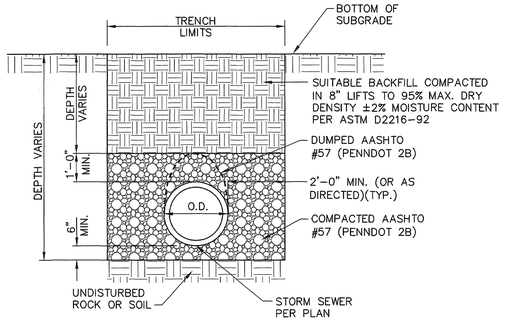


## STORM TRENCH DETAIL

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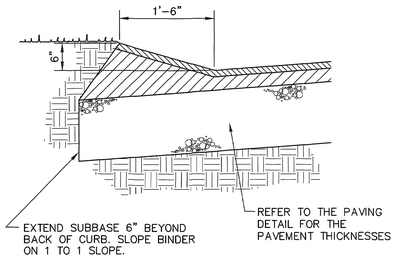


## BITUMINOUS WEDGE CURB DETAIL

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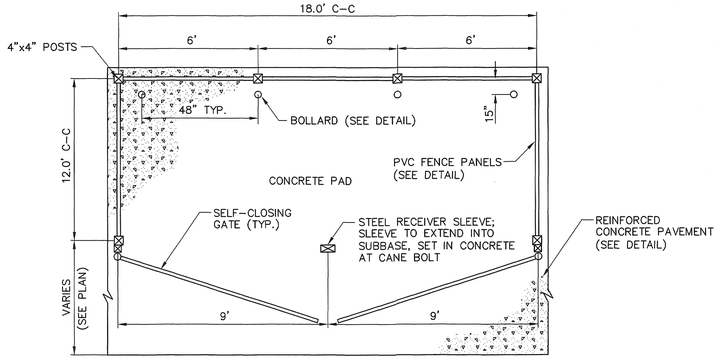


## DUMPSTER ENCLOSURE

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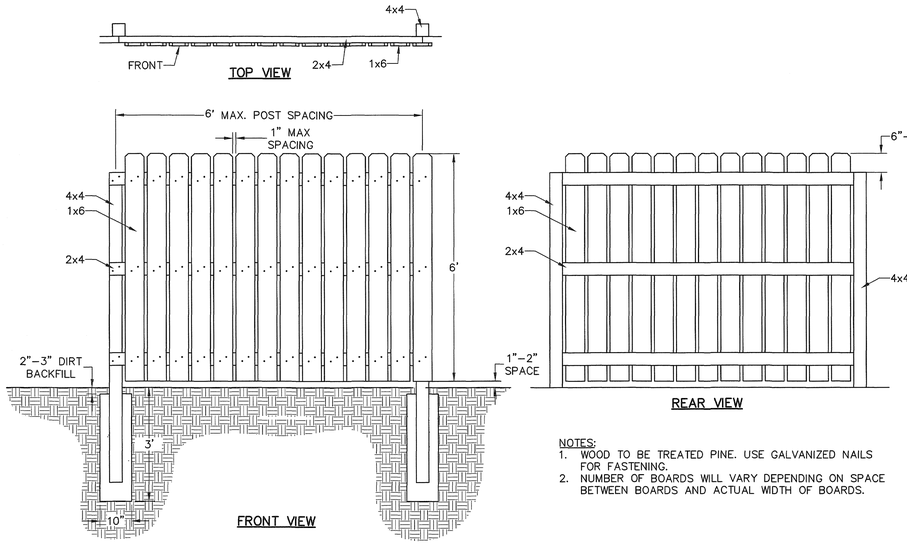


NOTES:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

## PRIVACY FENCE

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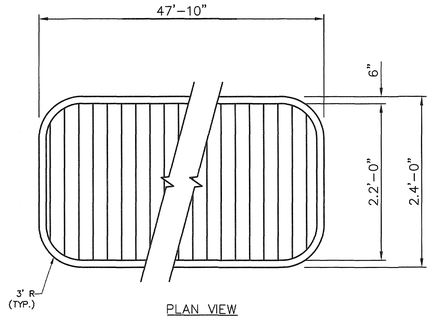
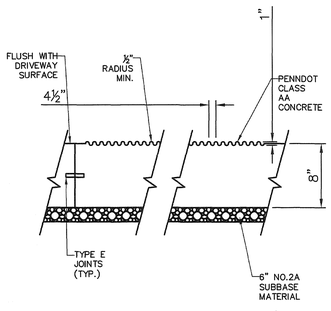



PLAN VIEW




SECTION

## SCORED CONCRETE MEDIAN DETAIL

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| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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**SITE DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
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| DATE– | JULY 2022 |

DRAWING NO.
**DT-2**
SHEET NO.
10 OF 19
PROJECT R008385.0437

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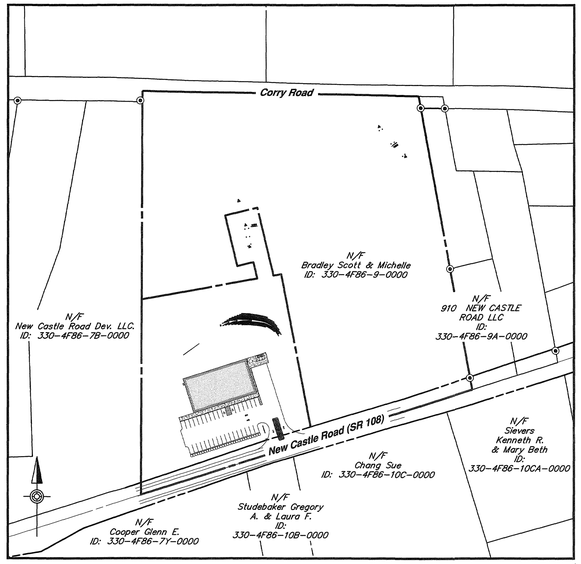
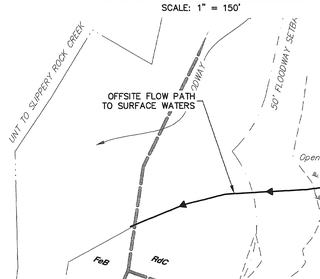
## EROSION & SEDIMENT CONTROL LEGEND

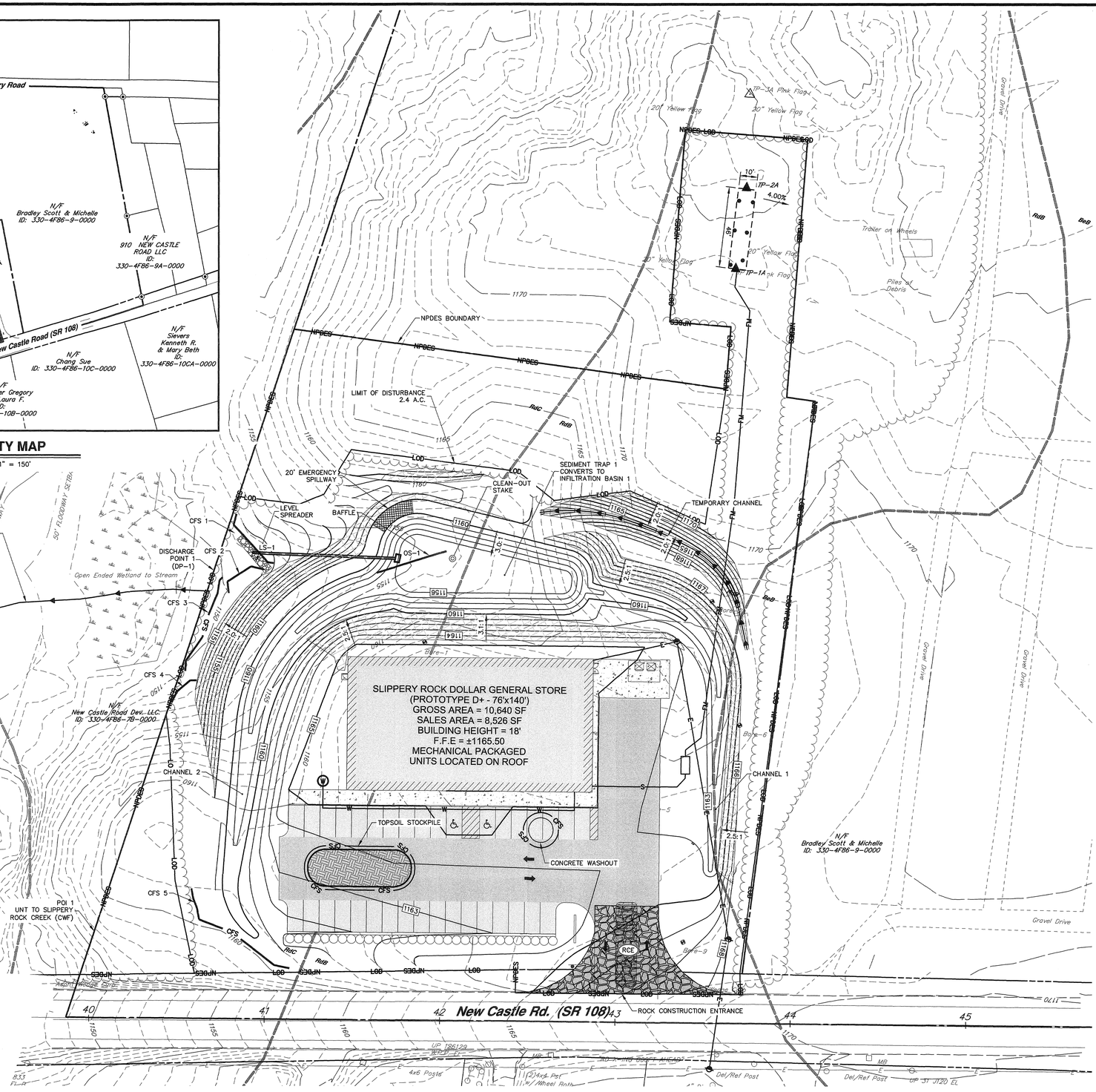
- PROPOSED CONTOUR (1010)
- PROPOSED SPOT ELEVATION (X 410.00)
- PROPOSED DITCH OR SWALE
- TOPSOIL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE (RCE)
- COMPOST FILTER SOCK (CFS)
- EROSION CONTROL BLANKET
- NPDES BOUNDARY (NPDES)
- LIMIT OF DISTURBANCE (LOD)
- PROPOSED STORM SEWER & INLET
- Soil Boundaries (CeA / ErB)
- Floodplain
- Existing Contour Major (-540-)
- Existing Contour Minor
- Existing Stream Line




## VICINITY MAP

SCALE: 1" = 150'

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GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

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| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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# EROSION AND SEDIMENT CONTROL PLAN
# FOR
# SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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| PROJ. MGR. | – CAB |
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SHEET NO. 11 OF 19
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## PURPOSE

THIS PLAN WAS DESIGNED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION, MINIMIZE THE EXTEND AND DURATION OF EARTH DISTURBANCE, COMPACTION, AND GRADING, WHERE FEASIBLE. THIS PLAN UTILIZES OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF AN INCREASE IN STORMWATER RUNOFF. STORMWATER RUNOFF DURING CONSTRUCTION WILL BE MANAGED THROUGH THE USE OF A SEDIMENT TRAP AND COMPOST FILTER SOCK.

## GENERAL E&S POLLUTION CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE **WORTH TOWNSHIP** OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE **BUTLER** CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE **BUTLER** CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE **BUTLER** CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
12. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
13. VEHICLES AND EQUIPMENT MAY ONLY ENTER DIRECTLY OR EXIT DIRECTLY FROM THE ROCK CONSTRUCTION ENTRANCE.
14. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
18. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
19. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
20. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
21. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
22. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE **BUTLER** CONSERVATION DISTRICT OR THE DEPARTMENT.
23. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE **BUTLER** CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
25. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE SOMERSET CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
26. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
27. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
28. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
29. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
30. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT SPECIFICATIONS, PUB. 408, SECTION 206. EMBANKMENTS.
31. THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND PLAN NARRATIVE ARE FOR THE INSTALLATION, MAINTENANCE AND MEASURES TO CONTROL EROSION AND SEDIMENT POLLUTION ONLY. REFER TO APPROPRIATE PLAN SHEETS FOR ALL UTILITY, STORMWATER, SITE IMPROVEMENT AND OTHER CONSTRUCTION INFORMATION.
32. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.
33. A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
34. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
35. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.

## RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES

- DEMOLITION WASTES
- CONCRETE WASH WATER
- EXCESS BUILDING MATERIALS

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. CONCRETE WASHOUTS MUST BE PROVIDED ON-SITE FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES. TREES AND WOODED DEBRIS MAY BE HAULED OFF-SITE OR MAY BE SHREDDED INTO WOOD CHIPS AND USED AS MULCH TO AID IN STABILIZATION OF DISTURBED AREAS. AN ALTERNATIVE USE FOR WOOD CHIPS MAY BE USED TO CONSTRUCT WOOD CHIP BERMS IN LIEU OF COMPOST FILTER SOCKS. PLACEMENT AND CONSTRUCTION OF WOOD CHIP FILTER BERMS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

## STABILIZATION NOTES

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. NO MORE THAN 15,000 S.F. OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
3. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
4. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
6. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
7. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
8. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
9. SURFACE ROUGHENING, STAIR STEPPING, GROOVING, AND TRACKING SHALL BE INCORPORATED INTO THE GRADING TECHNIQUES.
   D. SURFACE ROUGHENING IS THE PRACTICE OF PROVIDING A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS FOR THE PURPOSE OF REDUCING RUNOFF VELOCITY, INCREASING INFILTRATION, AIDING THE ESTABLISHMENT OF VEGETATION, AND REDUCING EROSION.
   E. STAIR STEP GRADING MAY BE CONDUCTED ON SLOPES HAVING BEDROCK SOFT ENOUGH TO BE RIPPED BY A BULLDOZER. WHEREVER STAIR STEP GRADING IS USED THE SIZE OF THE HORIZONTAL CUT SHOULD EXCEED THAT OF THE VERTICAL CUT BY AT LEAST 10-INCHES. INDIVIDUAL VERTICAL CUTS SHOULD NOT EXCEED 30-INCHES IN SOFT MATERIALS OR 40-INCHES IN HARDER ROCK. THE HORIZONTAL CUT SHOULD BE GRADED TOWARD THE VERTICAL CUT.
   F. GROOVING SLOPES CONSISTS OF USING MACHINERY TO CREATE DEPRESSIONS PARALLEL TO CONTOUR ALONG THE SLOPE. IN SOFTER MATERIALS AND ON SLOPES GENTLER THAN 3:1, THIS MAY BE DONE WITH DISCS, TILLERS, OR HARROWS; THE TEETH OF A FRONT END LOADER MAY BE USED FOR HARDER MATERIALS. GROOVES SHALL BE AT LEAST THREE-INCHES DEEP AND NOT MORE THAN 15-INCHES APART. GROOVING SHALL BE USED ON FILL SLOPES GENTLER THAN 3:1.
   G. TRACKING SLOPES SHALL BE DONE BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. CARE SHALL BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.

## RECEIVING WATER COURSE

STORMWATER FROM THE PROJECT SITE FLOWS INTO UNT TO SLIPPERY ROCK CREEK, CLASSIFIED AS A CWF, WITHIN THE GREATER OHIO RIVER WATERSHED.

### CONSTRUCTION SEQUENCE

1. FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS
   2.1. NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.
3. INSTALL COMPOST FILTER SOCKS #1-5 AS SHOWN ON PLANS.
4. BEGIN CLEARING AND GRUBBING THE SITE. PROPERLY DISPOSE OF ANY DEBRIS.
5. INSTALL STRUCTURAL LEVEL SPREADER WITHOUT THE STONE FILL. LINE INSIDE OF LEVEL SPREADER WITH R-3 RIPRAP.
6. BEGIN CONSTRUCTION AND GRADING OF SEDIMENT TRAP 1. INSTALL PERMANENT OUTLET BARREL, TEMPORARY RISER, CLEAN-OUT STAKE, AND BAFFLE. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.
   6.1. DO NOT COMPACT IN-SITU SOILS DURING INSTALLATION OF SEDIMENT TRAP.
7. INSTALL THE TEMPORARY CHANNEL AS SHOWN ON PLANS AND DETAILS.
8. INSTALL CHANNEL 1 AND CHANNEL 2. INSTALL EROSION CONTROL BLANKET AND SEEDING AS SPECIFIED ON THE PLANS.
9. BEGIN ROUGH GRADING THE SITE. STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEDING AND MULCHING OPERATIONS.
   A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
   B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.
   C. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
   D. NO MORE THAN 15,000 S.F. OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
11. INSTALL CONCRETE WASHOUT AS SHOWN ON PLANS.
12. ONCE BUILDING FOOTPRINT GRADE IS FINALIZED, BUILDING CONSTRUCTION MAY BEGIN.
13. FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.
14. FINISH SITE GRADING AND LANDSCAPING. ONCE FINAL GRADE IS REACHED, SPREAD TOPSOIL, SEED, AND MULCH. DURING ESTABLISHMENT OF PERMANENT GROUND COVER RESEED AND RE-MULCH, ACCORDING TO THE SEEDING SCHEDULE ON THE PLANS, ANY AREAS THAT HAVE BECOME ERODED OR DO NOT PROPERLY ESTABLISH AS SHOWN ON THE PLANS.
15. COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.
11. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), OF TRIBUTARY AREAS TO SEDIMENT TRAP 1, CONVERSION OF SEDIMENT TRAP TO PERMANENT STORMWATER BMP INFILTRATION BASIN 1 MAY BEGIN. FOLLOW INDIVIDUAL PCSM CONSTRUCTION SEQUENCE FOR CONVERSION. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.
12. FILL LEVEL SPREADER WITH CLEAN #4 STONE, AS SHOWN IN DETAIL.
13. REMOVE AND FILL IN TEMPORARY CHANNEL A. IMMEDIATELY STABILIZE DISTURBED AREAS.
14. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND. REMOVE SITE E&S CONTROLS (ROCK ENTRANCE, COMPOST FILTER SOCK, CONCRETE WASHOUT).

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## SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

INFILTRATION BASIN:

1. PROTECT IN-SITU SOILS FROM COMPACTION PRIOR TO INSTALLATION.
2. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
3. REMOVE SEDIMENT BASIN TEMPORARY RISER, BAFFLE, AND CLEAN-OUT STAKE(S).
4. INSTALL PERMANENT OUTLET STRUCTURE.
5. REMOVE ANY ACCUMULATED SEDIMENT FROM LEVEL SPREADER PIPE AND STONE.
6. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASIN AND RE-GRADE BASIN BOTTOM TO INFILTRATION BASIN FINAL GRADE, SCARIFY THE UNDERLYING SOILS, AND INSTALL BASIN UNDERDRAINS AND SOIL MEDIA TO SPECIFIED DEPTH. DO NO COMPACT IN-SITU SOILS.
   6.1. UNDERDRAIN VALVE SHALL BE CLOSED AND ONLY UTILIZED FOR MAINTENANCE.
   6.2. SOIL MEDIA TO CONSIST OF LESS THAN 10% CLAY MATERIAL AND HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES/HOUR.
7. SEED AND MULCH INFILTRATION BASIN WITH SPECIFIED SEEDING AS SHOWN ON PCSM DETAILS.
8. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER INCLUDING BASIN SIDE SLOPES AND BOTTOM), TEMPORARY EROSION CONTROLS MAY BE REMOVED AND NO SEDIMENT RUNOFF IS TO ENTER INFILTRATION BASIN.

VEGETATED CHANNELS:

1. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS, OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
2. ALL CHANNELS MUST BE IMMEDIATELY STABILIZED WITH TEMPORARY OR PERMANENT EROSION MATTING, ROCK LINING, OR OTHER SUITABLE STABILIZATION AS SHOWN ON THESE PLANS.
3. ROUGH GRADE THE CHANNEL. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHALL OPERATE FROM THE SIDE OF THE CHANNEL AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE, 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MICROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
4. FINE GRADE THE VEGETATED CHANNEL. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NON-CONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO THE SEEDING SCHEDULE. PLANT THE CHANNEL AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE CHANNEL BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. REGRADE AND RESEED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURRED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE CHANNEL.

## MAINTENANCE PROGRAM NOTES

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. PADEP VISUAL SITE INSPECTION REPORT MUST BE COMPLETED FOR EACH BMP SITE INSPECTION.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG, FORM SPECIFIED BY THE DEP, SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE **BUTLER** CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
4. IF BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND/OR CO-PERMITTEE SHALL IMMEDIATELY CONTACT THE DISTRICT. DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REDUCE, ELIMINATE AND PREVENT RECURRENCE OF THE PROBLEM.

**BEST MANAGEMENT PRACTICES MAINTENANCE SCHEDULE**

| BMP | INSPECTION SCHEDULE | REQUIRED MAINTENANCE |
|---|---|---|
| COMPOST FILTER SOCK | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK. ANY SECTIONS WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET |
| ROCK CONSTRUCTION ENTRANCE | INSPECT DAILY AND AFTER EVERY RUNOFF EVENT | SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH DAY. |
| EROSION CONTROL BLANKETS | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | IMMEDIATELY REPAIR ANY EROSION CONTROL BLANKET THAT IS NOT FUNCTIONING PROPERLY. |
| SEDIMENT TRAP | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | REMOVE ACCUMULATED SEDIMENT ONCE IT REACHES CLEAN OUT ELEVATION. CLEAN OUT CONNECTING CULVERT PIPE BETWEEN STORAGE AREAS. CHECK EMBANKMENT AND OUTLETS FOR EROSION. CLOGGED OR DAMAGED SPILLWAYS OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED. |
| CONCRETE WASHOUT | INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT | REPAIR AND REPLACE DAMAGED GEOMEMBRANE AND COMPOST FILTER SOCK AS NEEDED. |
| PUMPED WATER FILTER BAG | INSPECT DAILY | IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. |

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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**EROSION AND SEDIMENT CONTROL NOTES**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– JULY 2022

DRAWING NO.
**ESNT-1**
SHEET NO.
12 OF 19
PROJECT R008385.0437

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## SEEDING SCHEDULE

| APPLICATION | TOPSOIL PLACEMENT DEPTH | SPECIES – % | SEEDING APPLICATION RATE (LBS./AC.) | FERTILIZER TYPE | FERTILIZER APPLICATION RATE (LBS./AC.) | LIMING RATE (TONS/AC.) | MULCH TYPE | MULCHING RATE (TONS/AC.) | SEEDING DATES |
|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY | N/A | ANNUAL RYEGRASS – 100 | 30 | 40–40–40 | 120 | 1 | STRAW | 3 | N/A |
| MAINTAINED LAWN | 6" ±1" | MARRAKECH TALL FESCUE – 35<br>PATAGONIA TALL FESCUE – 35<br>DOMINATOR PERENNIAL RYEGRASS – 20<br>KENTUCKY BLUEGRASS – 10 | 250 | 10–20–20 | 500 | 4 | STRAW | 3 | 3/1 TO 6/1 & 8/1 TO 10/15 |

## SOIL LIMITATIONS

| SOIL NAME | CUTBACKS CAVE | CORROSIVE TO CONCRETE \ STEEL* | DROUGHTY | EASILY ERODIBLE | FLOODING | DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE | HYDRIC\HYDRIC INCLUSIONS | LOW STRENGTH \ LANDSLIDE PRONE | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK–SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRACEVILLE | X | C/S | X | X | | X | X | X | X | X | X | X | | | | X |
| RIVERHEAD | X | C | X | | | | | X | X | | X | X | | | | X |

## SOILS LEGEND

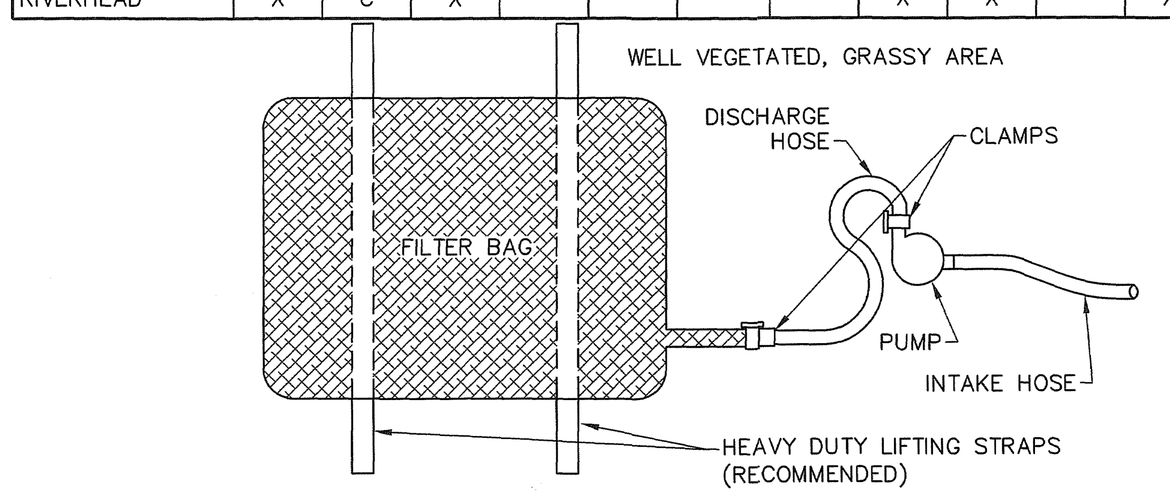
BeB– BRACEVILLE LOAM, 3 TO 8 PERCENT SLOPES
RdB– RIVERHEAD SANDY LOAM, 3 TO 8 PERCENT SLOPES
RdC– RIVERHEAD SANDY LOAM, 8 TO 15 PERCENT SLOPES

## SOILS LIMITATION NOTES

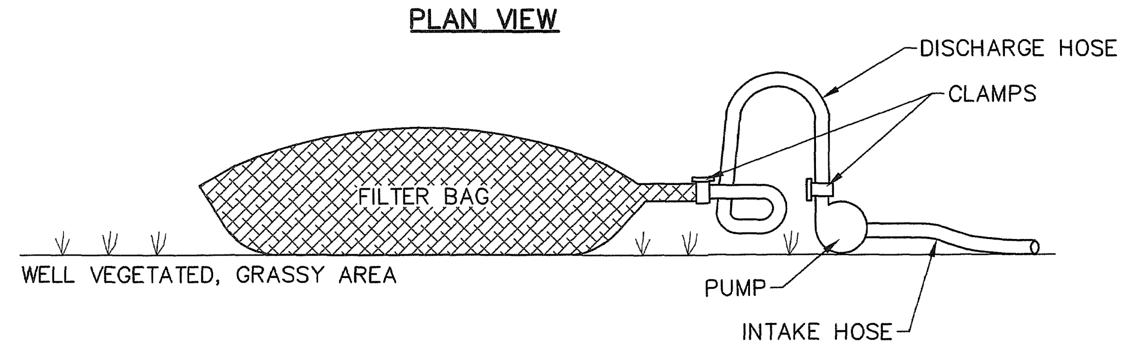
1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

## SOIL LIMITATION RESOLUTIONS

| LIMITATION | RESOLUTION |
|---|---|
| CUTBANKS CAVE | CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS. |
| CORROSIVE TO CONCRETE OR STEEL | PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OR OTHER METHODS. |
| DROUGHTY | SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| EASILY ERODIBLE | PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS | SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED ARES DURING CONSTRUCTION. |
| LOW STRENGTH \ LANDSLIDE PRONE | LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. |
| SLOW PERCOLATION | LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS. |
| PIPING | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| POOR SOURCE OF TOPSOIL | IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TESTS TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON–SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USE DURING RESTORATION. |
| FROST ACTION | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| SHRINK–SWELL | LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS. |




PLAN VIEW




ELEVATION VIEW

NOTES:

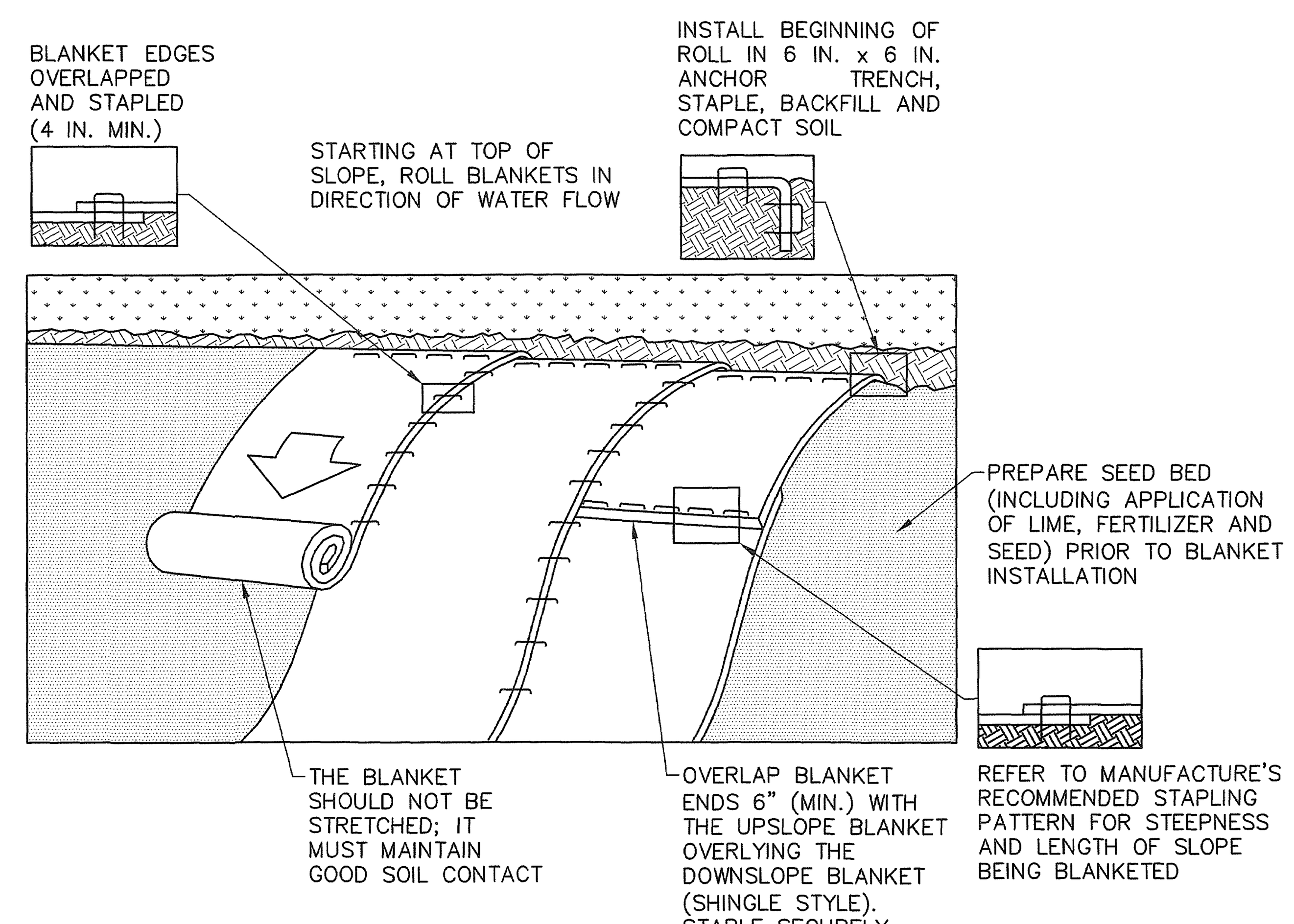
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|---|---|---|
| AVG. WIDE WIDTH STRENGTH | ASTM D–4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D–4632 | 205 LB |
| PUNCTURE | ASTM D–4833 | 110 LB |
| MULLEN BURST | ASTM D–3786 | 350 PSI |
| UV RESISTANCE | ASTM D–4355 | 70% |
| AOS % RETAINED | ASTM D–4751 | 80 SIEVE |

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

### STANDARD CONSTRUCTION DETAIL #3-16
### PUMPED WATER FILTER BAG

NOT TO SCALE

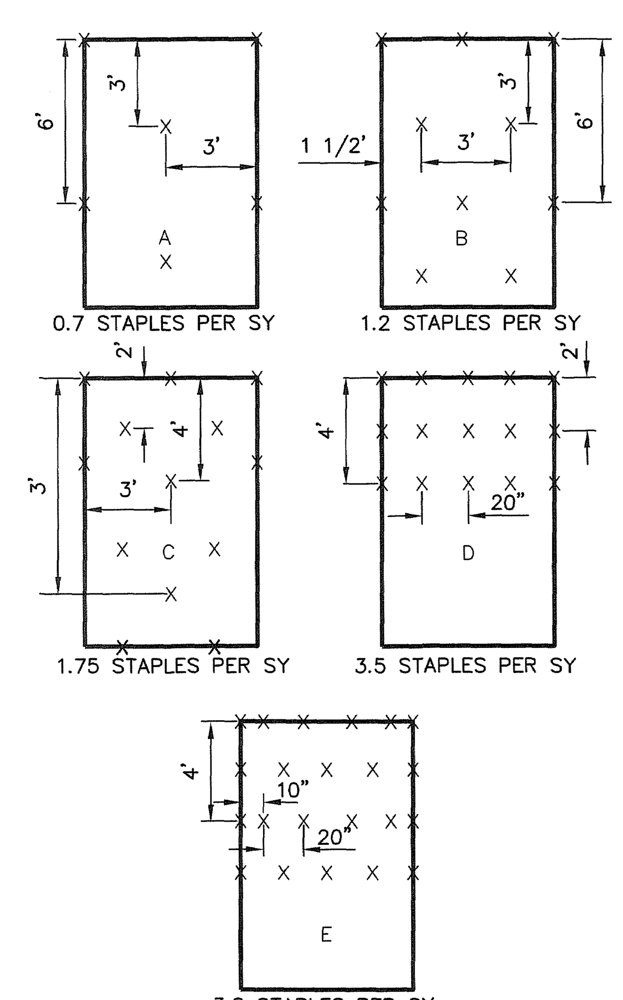



NOTES:

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.

### STANDARD CONSTRUCTION DETAIL #11-1
### EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



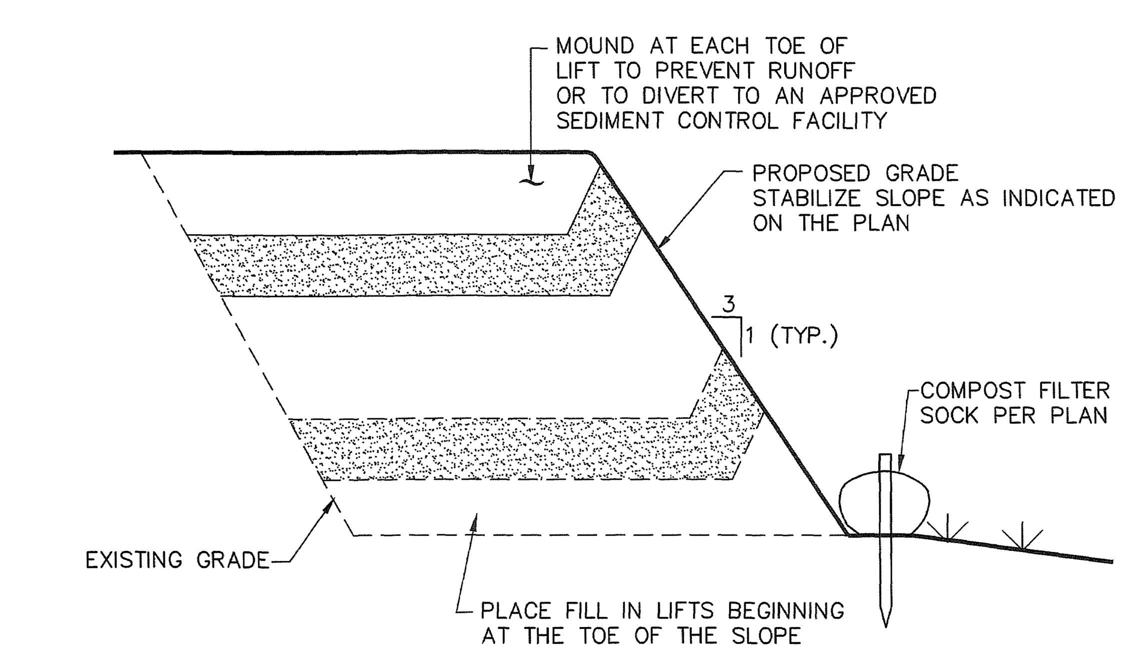

NOTES:
1. STAPLE PATTERN INDICATED IS FOR USE WITH SPECIFIED MATTING ONLY. CONSULT MANUFACTURER FOR PATTERN SHOULD AN ALTERNATE MATTING BE USED.
2. INCREASED STAPLE RATES MAY BE NECESSARY DEPENDING UPON SITE CONDITIONS. CONSULT MANUFACTURER FOR SPECIFIC RECOMMENDATIONS.

### STAPLE PATTERN GUIDE

NOT TO SCALE

## RECOMMENDED BEST MANAGEMENT PRACTICES

1. USE A CONSERVATIVE APPROACH TO PROJECT DESIGN THAT MINIMIZES PERMANENT AND TEMPORARY DISTURBANCES TO SOIL AND NATIVE VEGETATION.
2. CLEAN BOOT TREADS, TOOL, CONSTRUCTION EQUIPMENT, AND VEHICLES THOROUGHLY (ESPECIALLY THE UNDERCARRIAGE AND WHEELS) BEFORE THEY ARE BROUGHT ON SITE.
3. USE CLEAN PROJECT MATERIALS (E.G. WEED–FREE STRAW) OR MATERIALS NATIVE TO THE WORKSITE TO AVOID INTRODUCING INVASIVE SPECIES FROM CONTAMINATED SOURCES
4. REVEGETATE OR COVER DISTURBED SOIL AND STOCKPILES QUICKLY TO DISCOURAGE THE GERMINATION OF INVASIVE PLANTS. IMPLEMENT PROPER EROSION CONTROL PRACTICES TO STABILIZE SOIL AND REDUCE RUNOFF.
5. DO NOT USE SEED MIXES THAT INCLUDE INVASIVE SPECIES.
6. USE HABITAT APPROPRIATE SEED MIXES. FOR EXAMPLE, USE A RIPARIAN SEED MIX WHEN RESEEDING ALONG A WATERWAY. SEE THE BUREAU OF FORESTRY PLANTING & SEEDING GUIDELINES FOR RECOMMENDATIONS.
7. USE NATIVE PLANTS FOR LANDSCAPING, REVEGETATION, AND STOMRWATER MANAGEMENT. DO NOT USE NONNATIVE INVASIVE SPECIES. REDUCE THE AREA OF LAWN AND IMPERMEABLE SURFACES TO THE FULLEST EXTENT PRACTICABLE IN FAVOR OF NATIVE GARDENS OR HABITAT RESTORATION.
8. PLAN FOREST BUFFERS WHERE TREES WERE HISTORICALLY PRESENT ALONG STREAMS, WETLANDS, AND BODIES OF WATER.
9. MANAGE ROAD/UTILITY RIGHTS–OF–WAY, MEDIAN STRIPS, EDGES, AND OTHER GREEN SPACES FOR DIVERSE NATIVE PLANT COMMUNITIES AND WILDLIFE. IN SEED MIXES, INCLUDE WILDFLOWERS THAT HAVE OVERLAPPING BLOOM PERIODS AND PROVIDE FORAGE FOR POLLINATORS THROUGHOUT THE GROWING SEASON. AVOID BLANKET HERBICIDE APPLICATIONS. WHERE MOWING IS NECESSARY, REDUCE FREQUENCY TO ONCE EVERY FEW YEARS DURING THE DORMANT SEASON, LEAVING REFUGIA FOR OVERWINTERING WILDLIFE.
10. MONITOR FOR INVASIVE PLANTS BEFORE, DURING, AND AFTER PROJECT ACTIVITIES AND PROMPTLY CONTROL ANY IDENTIFIED INFESTATIONS.




### FILL PLACEMENT DETAIL

NOT TO SCALE

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| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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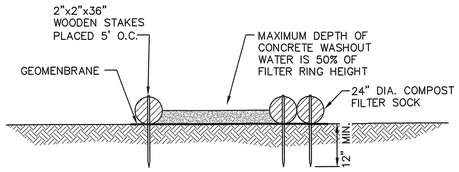
**EROSION AND SEDIMENT CONTROL DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

**WORTH TOWNSHIP** **BUTLER COUNTY** **PENNSYLVANIA**

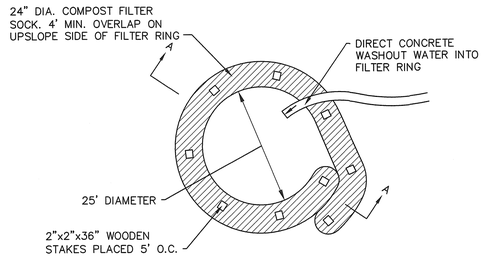
PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– JULY 2022

DRAWING NO.
**ESDT-1**
SHEET NO.
13 OF 19
PROJECT R008385.0437

| PLAN BOOK | PAGE |
|---|---|
| 405 | 53 |




SECTION A–A

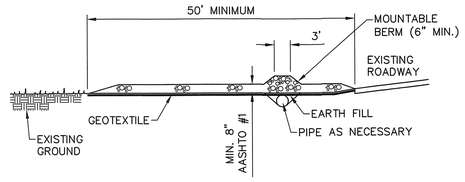



PLAN VIEW

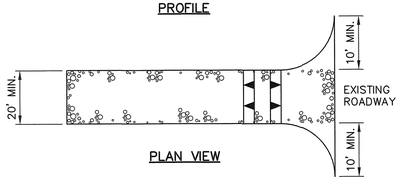
NOTES:
1. PROVIDE PROPER SIGNAGE FOR CONCRETE DELIVERY VEHICLE DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. UNDER NO CIRCUMSTANCES SHOULD WASH WATER BE ALLOWED TO ENTER ANY SURFACE WATERS.
3. WHEREVER POSSIBLE, CONCRETE WASHOUTS SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITHIN THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, 18" SOCKS MAY BE STACKED ONTO 24" SOCKS AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.

## TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE




PROFILE

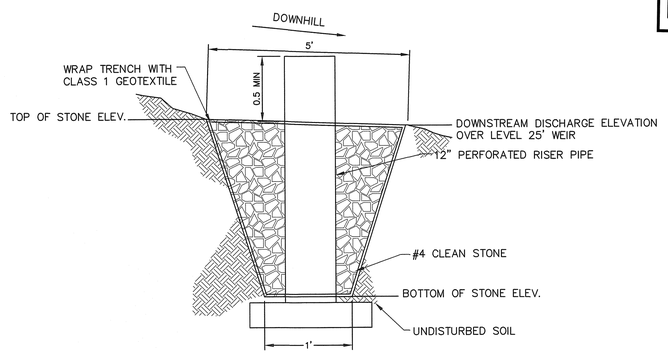



PLAN VIEW

NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY THE MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50' INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL A WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

## STANDARD CONSTRUCTION DETAIL #3-1
## ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

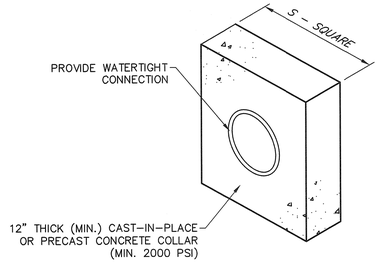



CUT SECTION

| LEVEL SPREADER | LENGTH (FT.) | BOTTOM OF STONE ELEVATION (FT.) | TOP OF STONE ELEVATION (FT.) | DISCHARGE WEIR ELEVATION |
|---|---|---|---|---|
| 1 | 25 | 1149.00 | 1151.30 | 1151.00 |

## STONE FILLED TRENCH LEVEL SPREADER OUTFALL DETAIL

NOT TO SCALE




| BASIN OR TRAP NO. | PIPE SIZE (IN) | S (FT) | NO. OF COLLARS | RISER TO FIRST COLLAR (FT) | COLLAR SPACING (FT) |
|---|---|---|---|---|---|
| 1 | 12 | 5.5' | 2 | 10 | 10 |

NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

## STANDARD CONSTRUCTION DETAIL #7-16
## CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

NOT TO SCALE

**TABLE 4.1**
**COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS**

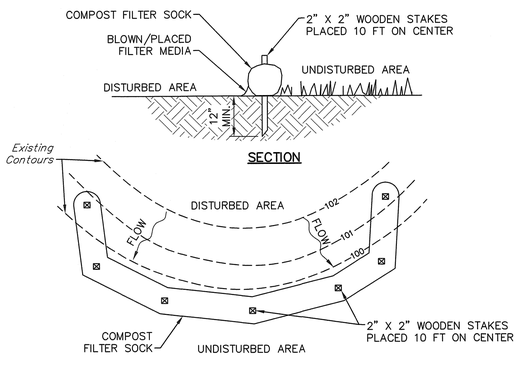
| MATERIAL TYPE | 3 MIL HDPE | 5 MIL HDPE | 5 MIL HDPE | MULTI–FILAMENT POLYPROPYLENE (MFPP) | HEAVY DUTY MULTI–FILAMENT POLYPROPYLENE (MFPP) |
|---|---|---|---|---|---|
| MATERIAL CHARACTERISTICS | PHOTO–DEGRADABLE | PHOTO–DEGRADABLE | BIO–DEGRADABLE | PHOTO–DEGRADABLE | PHOTO–DEGRADABLE |
| SOCK DIAMETERS | 12" 18" | 12" 18" 24" 32" | 12" 18" 24" 32" | 12" 18" 24" 32" | 12" 18" 24" 32" |
| MESH OPENING | 3/8" | 3/8" | 3/8" | 3/8" | 1/8" |
| TENSILE STRENGTH | – | 26 PSI | 26 PSI | 44 PSI | 202 PSI |
| ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G–155) | 23% @ 1000 HRS | 23% @ 1000 HRS | – | 100% @ 1000 HRS | 100% @ 1000 HRS |
| MINIMUM FUNCTIONAL LONGEVITY | 6 MONTHS | 9 MONTHS | 6 MONTHS | 1 YEAR | 2 YEARS |
| TWO–PLY SYSTEMS | | | | | |
| INNER CONTAINMENT NETTING | HDPE BIAXIAL NET; CONTINUOUSLY WOUND; FUSION–WELDED JUNCTURES; 3/4"x3/4" MAX. APERTURE SIZE | | | | |
| OUTER FILTRATION MESH | COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON–WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUMCH); 3/16" MAX. APERTURE SIZE | | | | |
| SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS. | | | | | |

| COMPOST FILTER SOCK NUMBER | SIZE (INCHES) |
|---|---|
| CFS–1 | 18" |
| CFS–2 | 32" |
| CFS–3 | 32" |
| CFS–4 | 24" |
| CFS–5 | 12" |

## COMPOST FILTER SOCK SIZE TABLE

**TABLE 4.2**
**COMPOST STANDARDS**

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% – 100% (DRY WEIGHT BASIS) |
| ORGANIC PORTION | FIBROUS AND ELONGATED |
| pH | 5.5 – 8.5 |
| MOISTURE CONTENT | 30% – 60% |
| PARTICLE SIZE | 30% – 50% PASS THROUGH 3/8" SIEVE |
| SOLUBLE SALT CONCENTRATION | 5.0 dS/m (mmhos/cm) MAX. |




PLAN VIEW

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 SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURE.
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 SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. 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 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.

## STANDARD CONSTRUCTION DETAIL #4-1
## COMPOST FILTER SOCK

NOT TO SCALE

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| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |


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# EROSION AND SEDIMENT CONTROL DETAILS
# FOR
# SLIPPERY ROCK - DOLLAR GENERAL STORE

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

DRAWING NO.
**ESDT-2**
SHEET NO.
14 OF 19
PROJECT R008385.0437

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| PLAN BOOK | PAGE |
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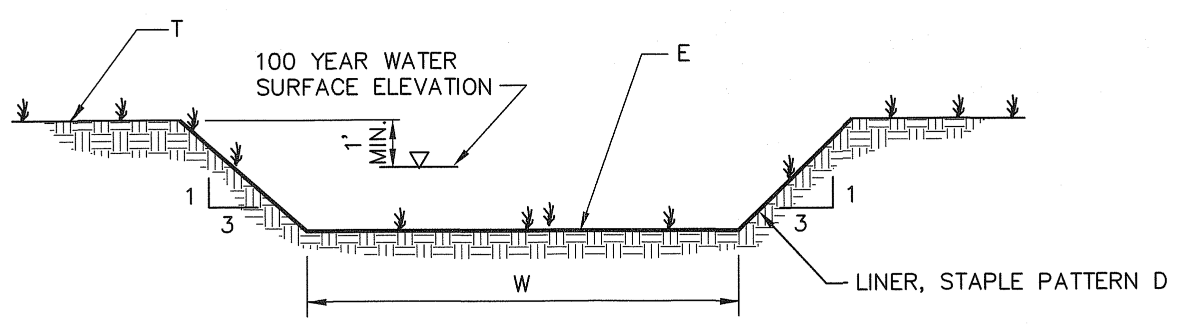
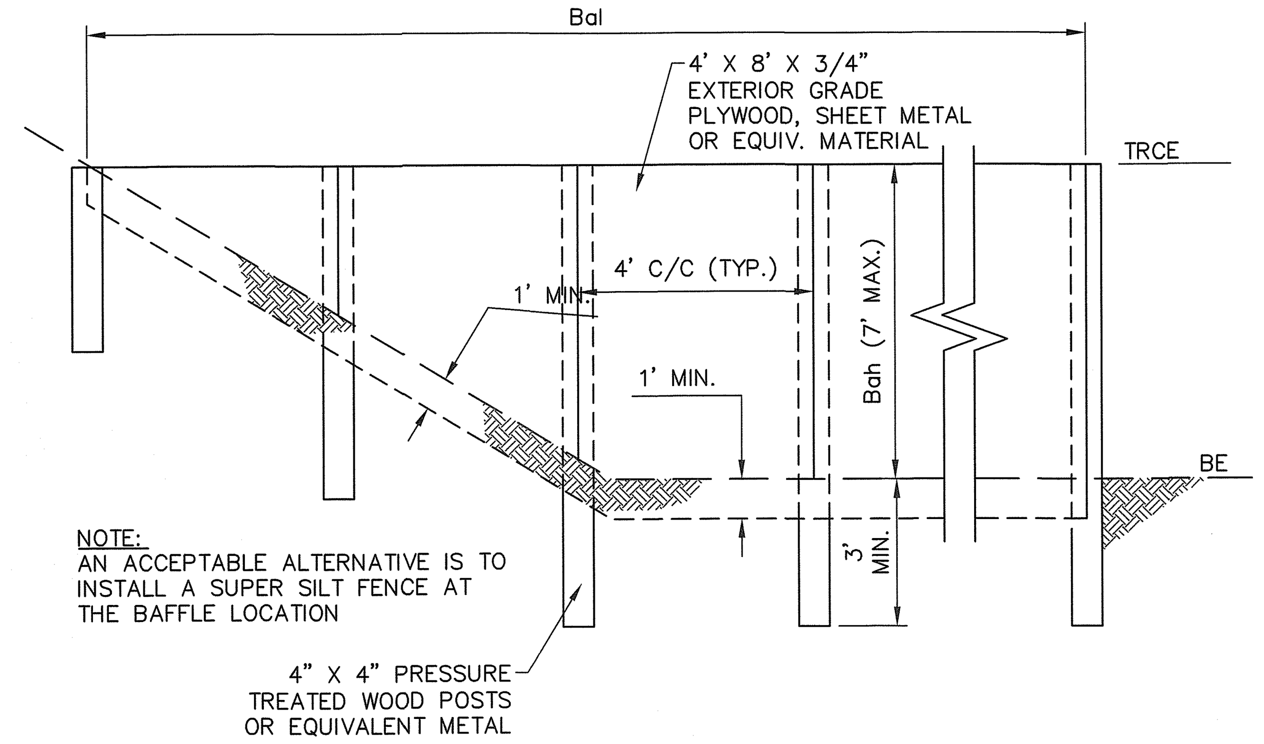



| BASIN NO. | WIDTH W (FT) | TOP BERM EL. T | SPILLWAY EL. E | LINING |
|---|---|---|---|---|
| 1 | 10 | 1160.00 | 1158.75 | C125 NAG |

## EMERGENCY SPILLWAY

NOT TO SCALE



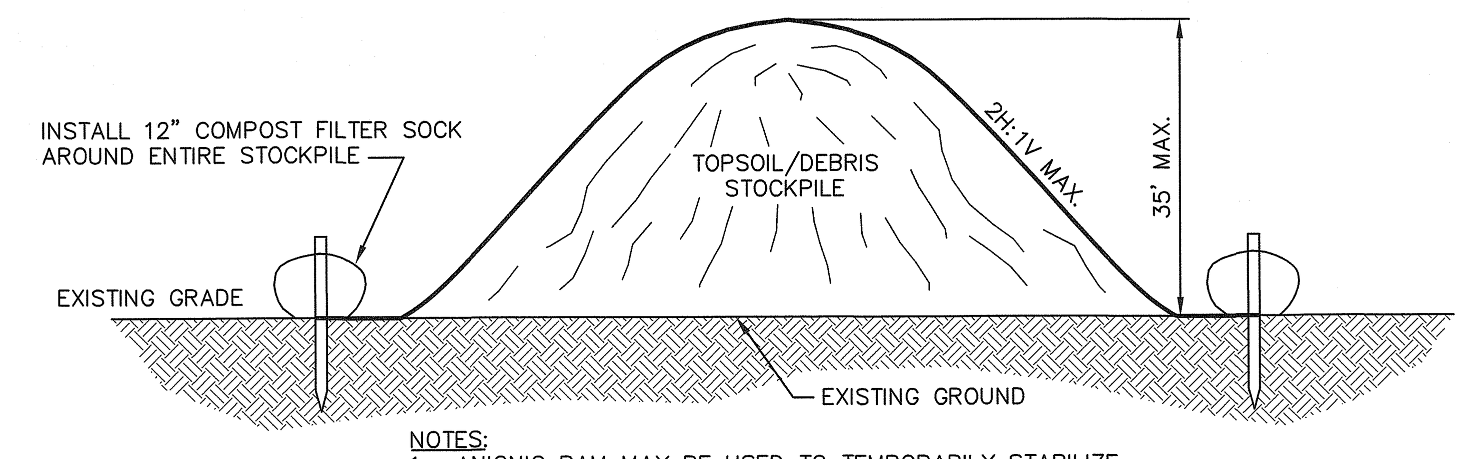

| BASIN OR TRAP NO. | BAFFLE | | TEMPORARY RISER | BOTTOM |
|---|---|---|---|---|
| | LENGTH Bal (FT) | HEIGHT Bah (FT) | CREST ELEV. TRCE (FT) | BOTTOM ELEV BE (FT) |
| 1 | 40 | 2.1 | 1158.10 | 1156.00 |

NOTES:

1. SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
2. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION
3. IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
4. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
5. SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
6. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
7. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

## STANDARD CONSTRUCTION DETAIL #7-14
## BAFFLE

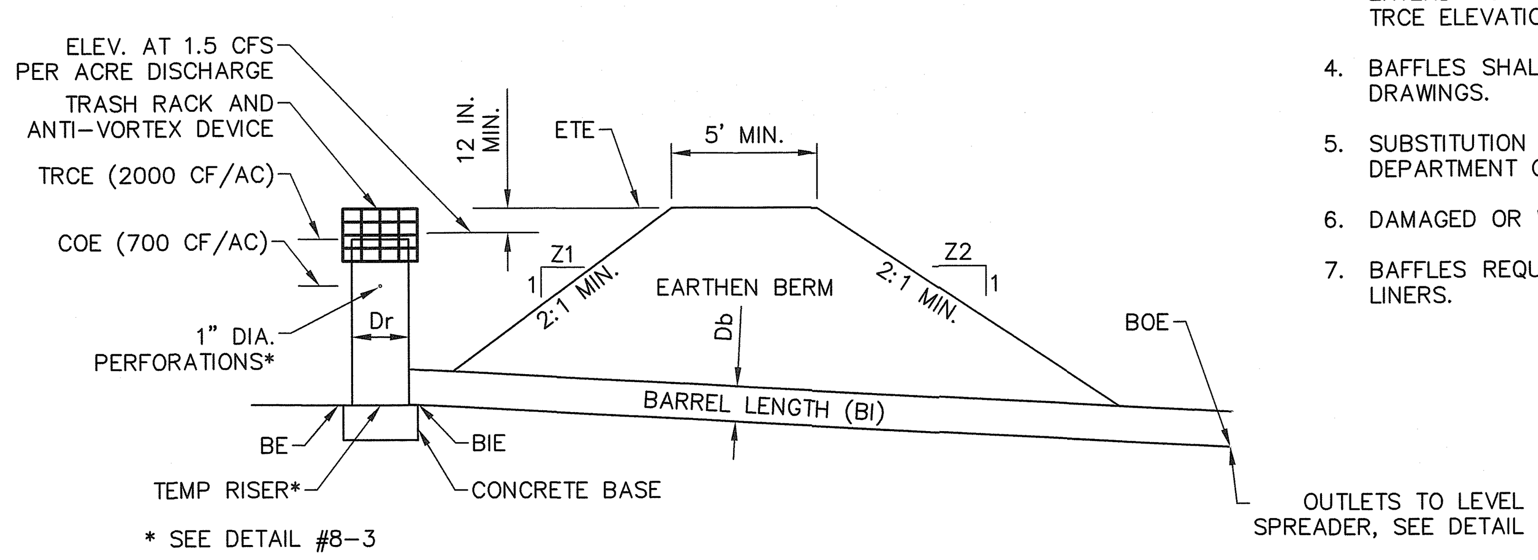
NOT TO SCALE




NOTES:
1. ANIONIC PAM MAY BE USED TO TEMPORARILY STABILIZE TOPSOIL STOCKPILES. HOWEVER, ANIONIC PAM MAY LOSE ITS EFFECTIVENESS IN AS LITTLE AS 2 MONTHS. THEREFORE, REAPPLY MIXTURE AS NECESSARY.

## TOPSOIL/DEBRIS STOCKPILE DETAIL

NOT TO SCALE



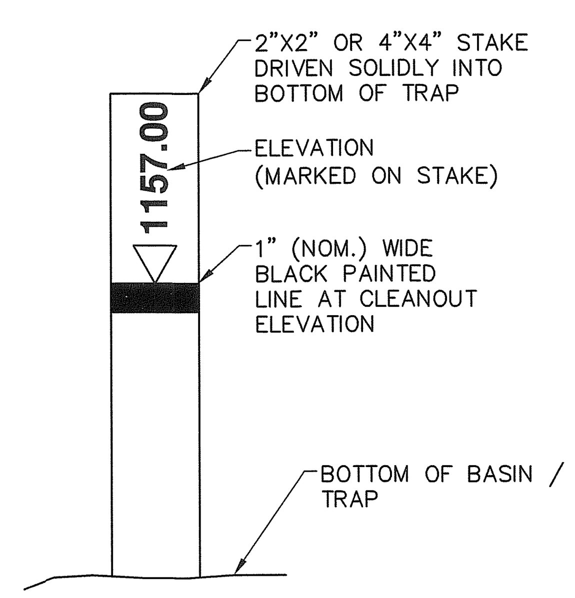

| TRAP NO. | Z1 (FT) | Z2 (FT) | RISER | | | | BARREL | | | | | EMBANKMENT | | CLEAN OUT ELEV COE (FT) | BOTTOM ELEV BE (FT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | MAT'L | DIA Dr (IN) | CREST ELEV RCE (FT) | BOT PERF ELEV (FT) | MAT'L | DIA Bd (IN) | INLET ELEV BIE (FT) | LENGTH BI (FT) | OUTLET ELEV BOE (FT) | TOP ELEV ETE (FT) | TOP WIDTH Etw (FT) | | |
| 1 | 3 | 3 | SLCPP | 18 | 1158.10 | 1157.00 | SLCPP | 12" | 1154.00 | 75 | 1149.25 | 1160.00 | 8 | 1157.00 | 1156.00 |

NOTES:

1. SEE DETAIL #8-3 TEMPORARY RISER FOR DETAILS OF THE TEMPORARY RISER CONSTRUCTION.
2. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9" THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
3. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
4. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
5. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
6. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
7. CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
8. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

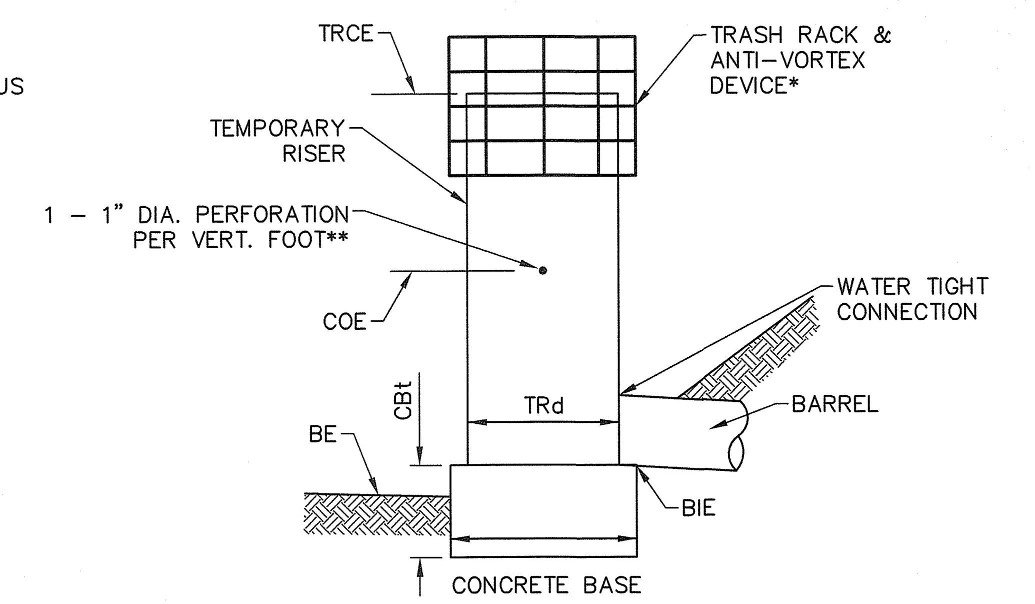
## CONSTRUCTION DETAIL #8-2 BARREL/RISER SEDIMENT TRAP

NOT TO SCALE




## SEDIMENT CLEAN OUT STAKE

NOT TO SCALE




* SEE STANDARD CONSTRUCTION DETAIL #7-5, TRASH RACK AND ANTI-VORTEX DEVICE
** LOWEST HOLE AT SEDIMENT CLEAN-OUT ELEVATION

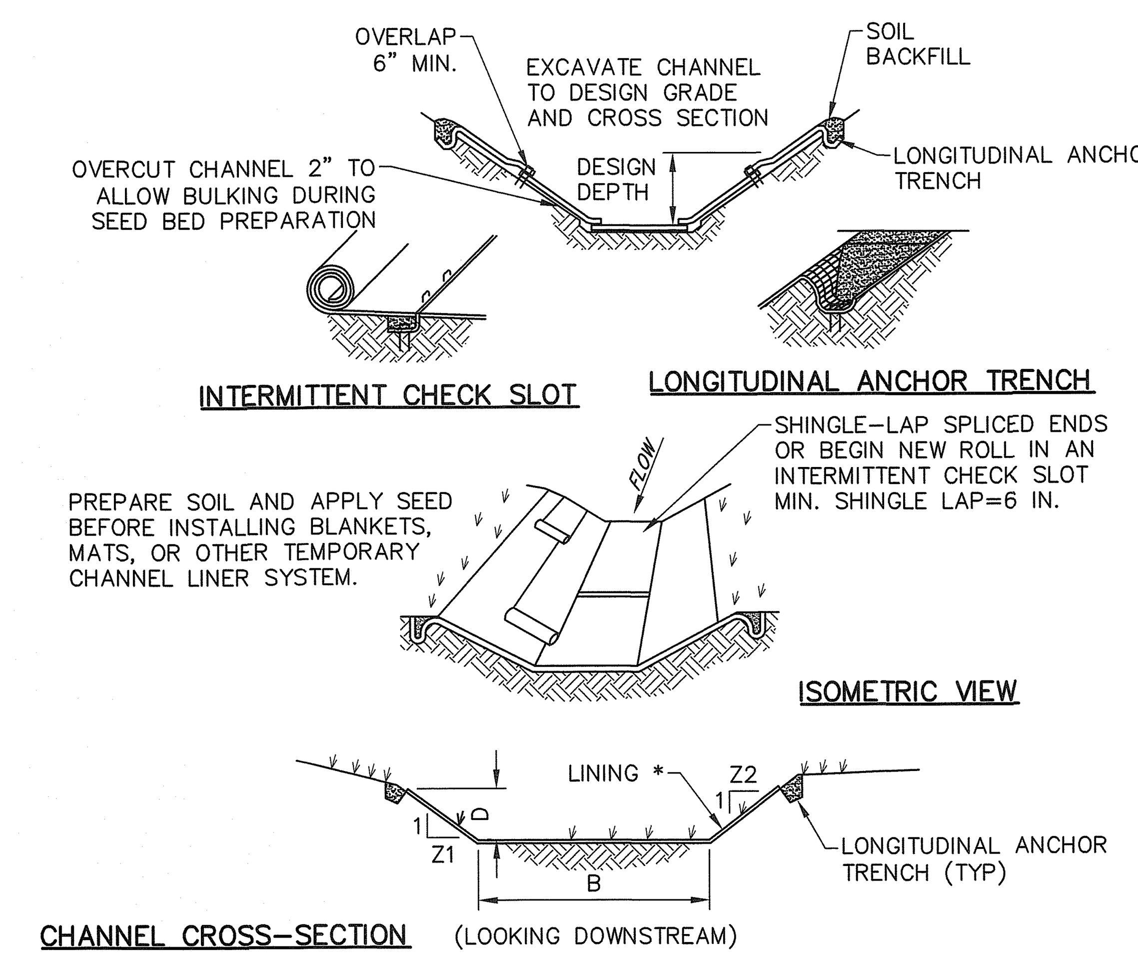
| TRAP NO. | TEMPORARY RISER | | | | CONCRETE BASE | | | BARREL |
|---|---|---|---|---|---|---|---|---|
| | DIA TRd (IN) | CREST ELEV TRCE (FT) | MAT'L | CLEAN OUT ELEV. COE (FT) | LENGTH CBI (IN) | WIDTH CBw (IN) | THICK. CBt (IN) | INLET ELEV BIE (FT) |
| 1 | 18" | 1158.10 | SLCPP | 1157.00 | 24 | 24 | 18 | 1154.00 |

NOTES:

1. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.
2. A MINIMUM OF 2-#8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF 1/4 RISER DIAMETER BEYOND OUTSIDE OF RISER.
3. CONCRETE BASE SHALL BE POURED IN SUCH A MANNER SO AS TO INSURE THAT CONCRETE FILLS BOTTOM OF RISER TO INVERT OF THE OUTLET PIPE TO PREVENT RISER FROM BREAKING AWAY FROM THE BASE. MINIMUM BASE WIDTH EQUALS 2 TIMES RISER DIAMETER.
4. EMBEDDED SECTION OF ALUMINUM OR ALUMINIZED PIPE SHALL BE PAINTED WITH ZINC CHROMATE OR EQUIVALENT.

## STANDARD CONSTRUCTION DETAIL #8-3
## SEDIMENT TRAP TEMPORARY RISER

NOT TO SCALE




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

| CHANNEL NO. | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * | STAPLE PATTERN | CHANNEL SLOPE |
|---|---|---|---|---|---|---|---|---|
| 1 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 2.2% |
| 2 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 1.2% |
| TEMPORARY | 2 | 1 | 6 | 2 | 2 | N.A. GREEN S75 | D | 1.5%–5.5% |

NOTES:

1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
3. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

## STANDARD CONSTRUCTION DETAIL #6-1
## VEGETATED CHANNEL

NOT TO SCALE

File name: \\hrg.local\hrgdfsfiles\Project\0083\008385_0437\C3D\plan sets\L008385 0437DT.dwg Layout:LD_ESDT-3 Jul 28, 2022-1:01pm ldouglass

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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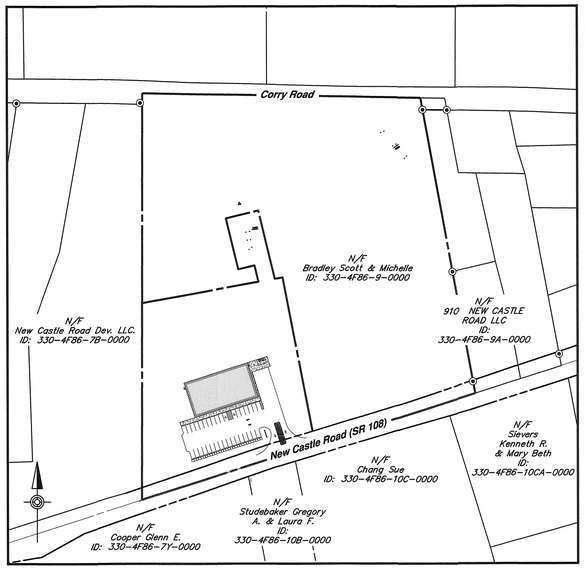
**PTV 1251, LLC**
**400 PENN CENTER BOULEVARD**
**BLDG 4, SUITE 1000**
**PITTSBURGH, PA 15235**
**(724) 420-5367**

**EROSION AND SEDIMENT CONTROL DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP | BUTLER COUNTY | PENNSYLVANIA

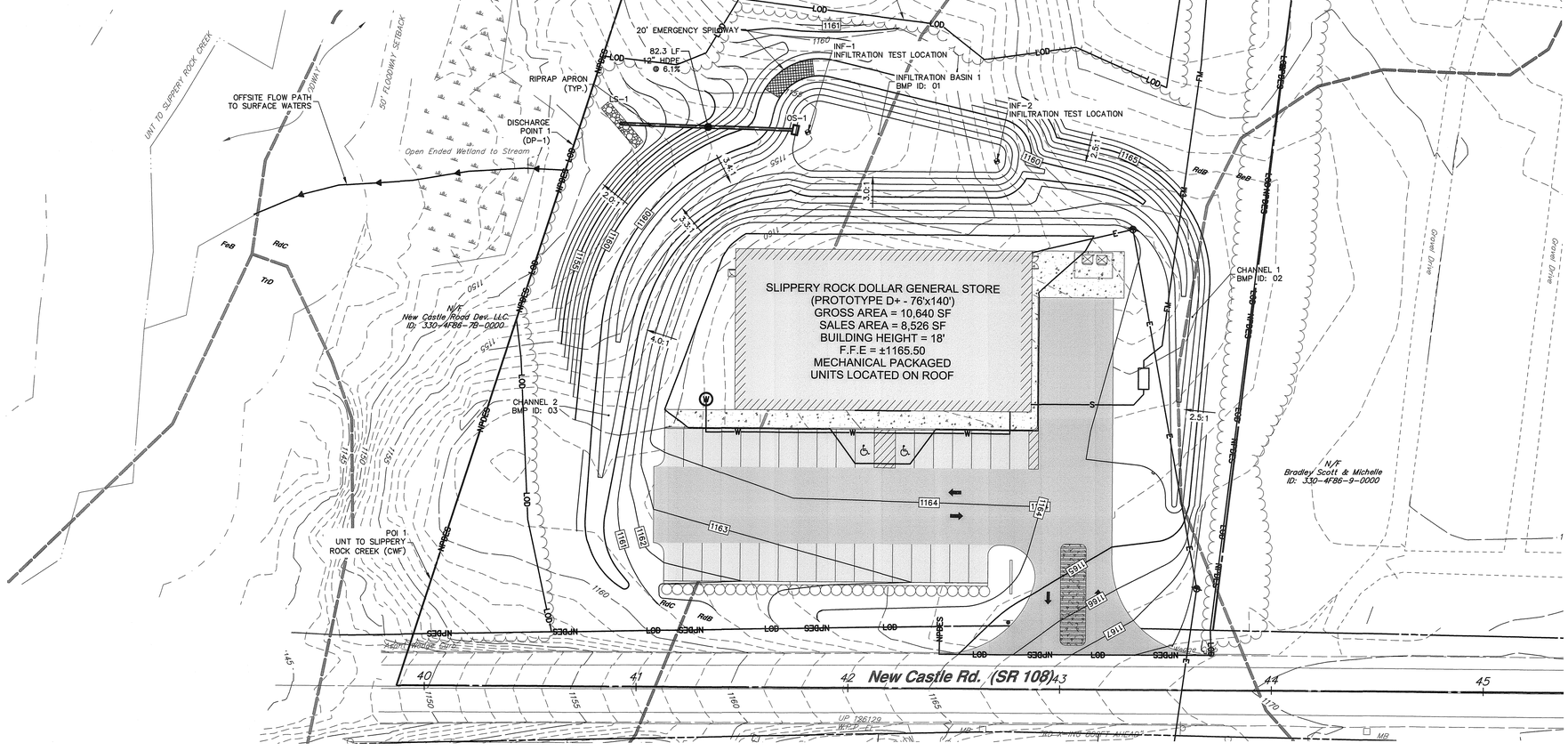
PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED– CAB
SCALE– AS SHOWN
DATE– JULY 2022

DRAWING NO.
**ESDT-3**
SHEET NO.
15 OF 19
PROJECT R008385.0437




## VICINITY MAP

SCALE: 1" = 150'




## STORMWATER DEVELOPMENT LEGEND

- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- 1010 PROPOSED CONTOUR
- x 410.00 PROPOSED SPOT ELEVATION
- PROPOSED DITCH OR SWALE
- EU PROPOSED UNDERGROUND ELECTRIC LINE
- E PROPOSED ELECTRICAL BOX
- G PROPOSED GAS LINE
- GV PROPOSED GAS VALVE
- PROPOSED STORM SEWER & INLET
- S PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- W PROPOSED WATER LINE
- WV PROPOSED WATER VALVE
- FH PROPOSED FIRE HYDRANT
- CeA / ErB Soil Boundaries

| PLAN BOOK | PAGE |
|---|---|
| 405 | 55 |

GRAPHIC SCALE

30' 15' 0' 30'

SCALE: 1"= 30'

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
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**PCSM PLAN**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

DRAWING NO.
**PC-1**
SHEET NO.
16 OF 19
PROJECT R008385.0437

## PURPOSE OF PLAN

THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED WITHIN ESTABLISHED GUIDELINES AND STANDARDS TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. THE PLAN WAS DEVELOPED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION WHILE PRESERVING THE INTEGRITY OF STREAM CHANNELS AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE PLAN ALSO MINIMIZES THE INCREASE IN STORMWATER RUNOFF VOLUME, BY MINIMIZING LAND CLEARING, GRADING, SOIL COMPACTION AND IMPERVIOUS AREAS WHILE UTILIZING STRUCTURAL OR NONSTRUCTURAL BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.

## CRITICAL STAGES OF CONSTRUCTION

LISTED BELOW ARE THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE WILL BE PRESENT ON SITE TO OBSERVE CONSTRUCTION OR CERTIFY CONSTRUCTION:

THE INSTALLATION OF:

INFILTRATION BASIN:

- OUTLET STRUCTURE AND OUTLET BARREL
- BASIN BERM
- ANTI-SEEP COLLARS
- UNDERDRAINS AND SOIL MEDIA

## RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES:

- LITTER
- GRASS CLIPPINGS
- TRASH
- DEBRIS

ANY TRASH, DEBRIS, LITTER, OR LAWN CLIPPINGS COLLECTED DURING ROUTINE MAINTENANCE OF THE SITE MUST BE DISPOSED OF IN A REGULATED FACILITY.

## NOTICE OF TERMINATION

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH § 102.4 AND § 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH § 102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

## POST-CONSTRUCTION BEST MANAGEMENT PRACTICES OWNERSHIP, OPERATIONS AND MAINTENANCE PROCEDURES

THE MAINTENANCE OF THE BMPS SHALL BE OWNED, MAINTAINED AND/OR REPAIRED BY THE RESPECTIVE PROPERTY OWNER IDENTIFIED BELOW. OWNERSHIP, OPERATION AND MAINTENANCE RESPONSIBILITY WILL BE OF THE RESPECTIVE PROPERTY OWNER. THESE RESPONSIBILITIES INCLUDE OPERATION AND MAINTENANCE OF BMPS, STORM SEWERS AND DRAINAGE STRUCTURES.

GENERAL MAINTENANCE

1. ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THE PLANS. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED HEREIN.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO THE TOWNSHIP AND THE COUNTY CONSERVATION DISTRICT. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN. THE TOWNSHIP AND COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO PERFORMING REPAIRS.
3. INSPECT STORMWATER CONVEYANCE FACILITIES (INLETS, STORM SEWERS AND OUTLET PROTECTION) BI-ANNUALLY OR AFTER EACH SIGNIFICANT RAINFALL-PRODUCING EVENT. CLEAR DEBRIS FROM INLETS TO ALLOW UN-IMPEDED FLOW, FLUSH STORM SEWERS IF THEY BECOME PLUGGED AND CLEAN AND REPAIR SWALES SHOULD THEY BECOME BLOCKED OR ERODED.

SPECIFIC MAINTENANCE

1. INFILTRATION BASIN – OWNED AND MAINTAINED BY OWNER OR ASSIGNED SUCCESSOR UPON DEDICATION.

- INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS
- THE VEGETATION ALONG THE SURFACE OF THE BASIN AND AREAS SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE BASIN OR AREAS, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT THE BASIN AND AREAS AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS.
- ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
- REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND AREAS AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

2. VEGETATED CHANNELS

- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH):
- INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION).
- INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
- INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
- MOW AND TRIM VEGETATION TO A HEIGHT OF 4 TO 6 INCHES AT LEAST ONCE A MONTH DURING GROWING SEASON TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; PREVENTATIVE METHODS FOR NOXIOUS AND INVASIVE PLANT CONTROL SHALL BE IMPLEMENTED AND IF ANY ARE FOUND DURING INSPECTION THEY SHALL BE REMOVED AS NECESSARY; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING.
- REPAIR ERODED AREAS WITHIN CHANNELS IMMEDIATELY TO ENSURE DESIGN DIMENSIONS AND STABILIZATION ARE AVAILABLE AT ALL TIMES.
- ALL CHANNELS MUST BE KEPT FREE OF OBSTRUCTIONS SUCH AS FILL GROUND, FALLEN LEAVES & WOODY DEBRIS, ACCUMULATED SEDIMENT, AND CONSTRUCTION MATERIALS / WASTE. CHANNELS SHOULD BE KEPT MOWED AND/OR FREE OF ALL WEEDS, BRUSH, OR WOODY GROWTH. ANY UNDERGROUND UTILITIES RUNNING ACROSS / THROUGH THE CHANNEL(S) SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL(S) REPAIRED AND STABILIZED PER THE CHANNEL CROSS-SECTION DETAIL.
- INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED.
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.
- MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:
  a. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
  b. RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
  c. ROTOTILL AND REPLANT SWALE IF DRAW DOWN TIME IS MORE THAN 48 HOURS.
  d. INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED.
  e. WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY WHEN ABSOLUTELY NECESSARY.
- MAINTENANCE ACTIVITIES DURING WINTER CONDITIONS:
  a. INSPECT SWALE IMMEDIATELY AFTER THE SPRING MELT, REMOVE RESIDUALS (E.G. SAND) AND REPLACE DAMAGED VEGETATION WITHOUT DISTURBING REMAINING VEGETATION.
  b. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS.
  c. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
  d. USE SALT-TOLERANT VEGETATION IN SWALES

## RECOMMENDED STAGING OF MAJOR CONSTRUCTION ACTIVITIES

GENERAL CONSTRUCTION SEQUENCE

2. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, REPRESENTATIVES FROM THE BUTLER COUNTY CONSERVATION DISTRICT [(724) 284-5270], THE E&S PLAN PREPARER, PCSM PLAN PREPARER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. CLEAR AND GRUB EXISTING VEGETATION AND STRIP TOPSOIL ONLY AS NEEDED AS WORK PROGRESSES. TOPSOIL RESERVED FOR SEEDED AREAS SHALL BE PLACED IN THE TEMPORARY TOPSOIL STOCKPILE LOCATIONS SHOWN ON THE PLAN. TOPSOIL NOT REQUIRED FOR SEEDED AREAS SHALL BE PERMANENTLY PLACED IN LANDSCAPE BERMS OR REMOVED FROM THE SITE.
5. UPON CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED FOUR (4) DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
6. PLACE TOPSOIL FOR ALL AREAS NEARING FINAL GRADE AS CONSTRUCTION PROGRESSES. IMMEDIATELY STABILIZE WITH SEED AND MULCH OR EROSION CONTROL MATTING, AS REQUIRED, FOR ALL AREAS REACHING FINAL GRADE.
7. PROVIDE A CONCRETE WASHOUT FACILITY FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. PROVIDE PROPER SIGNAGE SO THAT DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
8. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER COUNTY CONSERVATION DISTRICT.
9. AS CONSTRUCTION PROGRESSES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE TO E&S BMPS.

## SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

INFILTRATION BASIN:

1. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
2. EXCAVATE BASIN TO PROPOSED BOTTOM ELEVATION. NO NOT COMPACT IN SITU SOILS.
3. INSTALL DOWNSTREAM CONVEYANCES AND PERMANENT OUTLET STRUCTURE.
4. INSTALL BASIN BERM WITH ANTI-SEEP COLLAR(S) AND EMERGENCY SPILLWAY AS SHOWN ON PLANS. IMMEDIATELY STABILIZE BERM SLOPES.
5. SEED AND MULCH INFILTRATION BASIN WITH SPECIFIED SEEDING AS SHOWN ON PCSM DETAILS.

VEGETATED CHANNELS:

1. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS, OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
2. ALL CHANNELS MUST BE IMMEDIATELY STABILIZED WITH TEMPORARY OR PERMANENT EROSION MATTING, ROCK LINING, OR OTHER SUITABLE STABILIZATION AS SHOWN ON THESE PLANS.
3. ROUGH GRADE THE CHANNEL. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHALL OPERATE FROM THE SIDE OF THE CHANNEL AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE, 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MICROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
4. FINE GRADE THE VEGETATED CHANNEL. ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NON-CONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO THE SEEDING SCHEDULE. PLANT THE CHANNEL AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE CHANNEL BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. REGRADE AND RESEED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE CHANNEL.

## POTENTIAL THERMAL IMPACTS

THE PROPOSED IMPROVEMENTS WILL INCREASE IMPERVIOUS AREA ON SITE. STORMWATER WILL BE CONVEYED VIA VEGETATED CHANNELS TO AN INFILTRATION BASIN WHICH WILL ALLOW WATER TIME TO COOL AND INFILTRATE BEFORE DISCHARGING AT A CONTROLLED RATE.

## RECEIVING WATER COURSE

STORMWATER FROM THE PROJECT SITE FLOWS INTO UNT TO SLIPPERY ROCK CREEK, CLASSIFIED AS A CWF, WITHIN THE GREATER OHIO RIVER WATERSHED.

## RECOMMENDED BEST MANAGEMENT PRACTICES

1. USE A CONSERVATIVE APPROACH TO PROJECT DESIGN THAT MINIMIZES PERMANENT AND TEMPORARY DISTURBANCES TO SOIL AND NATIVE VEGETATION.
2. CLEAN BOOT TREADS, TOOL, CONSTRUCTION EQUIPMENT, AND VEHICLES THOROUGHLY (ESPECIALLY THE UNDERCARRIAGE AND WHEELS) BEFORE THEY ARE BROUGHT ON SITE.
3. USE CLEAN PROJECT MATERIALS (E.G. WEED-FREE STRAW) OR MATERIALS NATIVE TO THE WORKSITE TO AVOID INTRODUCING INVASIVE SPECIES FROM CONTAMINATED SOURCES
4. REVEGETATE OR COVER DISTURBED SOIL AND STOCKPILES QUICKLY TO DISCOURAGE THE GERMINATION OF INVASIVE PLANTS. IMPLEMENT PROPER EROSION CONTROL PRACTICES TO STABILIZE SOIL AND REDUCE RUNOFF.
5. DO NOT USE SEED MIXES THAT INCLUDE INVASIVE SPECIES.
6. USE HABITAT APPROPRIATE SEED MIXES. FOR EXAMPLE, USE A RIPARIAN SEED MIX WHEN RESEEDING ALONG A WATERWAY. SEE THE BUREAU OF FORESTRY PLANTING & SEEDING GUIDELINES FOR RECOMMENDATIONS.
7. USE NATIVE PLANTS FOR LANDSCAPING, REVEGETATION, AND STOMRWATER MANAGEMENT. DO NOT USE NONNATIVE INVASIVE SPECIES. REDUCE THE AREA OF LAWN AND IMPERMEABLE SURFACES TO THE FULLEST EXTENT PRACTICABLE IN FAVOR OF NATIVE GARDENS OR HABITAT RESTORATION.
8. PLAN FOREST BUFFERS WHERE TREES WERE HISTORICALLY PRESENT ALONG STREAMS, WETLANDS, AND BODIES OF WATER.
9. MANAGE ROAD/UTILITY RIGHTS-OF-WAY, MEDIAN STRIPS, EDGES, AND OTHER GREEN SPACES FOR DIVERSE NATIVE PLANT COMMUNITIES AND WILDLIFE. IN SEED MIXES, INCLUDE WILDFLOWERS THAT HAVE OVERLAPPING BLOOM PERIODS AND PROVIDE FORAGE FOR POLLINATORS THROUGHOUT THE GROWING SEASON. AVOID BLANKET HERBICIDE APPLICATIONS. WHERE MOWING IS NECESSARY, REDUCE FREQUENCY TO ONCE EVERY FEW YEARS DURING THE DORMANT SEASON, LEAVING REFUGIA FOR OVERWINTERING WILDLIFE.
10. MONITOR FOR INVASIVE PLANTS BEFORE, DURING, AND AFTER PROJECT ACTIVITIES AND PROMPTLY CONTROL ANY IDENTIFIED INFESTATIONS.

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## SOIL LIMITATION RESOLUTIONS

| LIMITATION | RESOLUTION |
|---|---|
| CUTBANKS CAVE | CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS. |
| CORROSIVE TO CONCRETE OR STEEL | PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OR OTHER METHODS. |
| DROUGHTY | SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| EASILY ERODIBLE | PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS | SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED ARES DURING CONSTRUCTION. |
| LOW STRENGTH \ LANDSLIDE PRONE | LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. |
| SLOW PERCOLATION | LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS. |
| PIPING | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| POOR SOURCE OF TOPSOIL | IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TESTS TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON-SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USE DURING RESTORATION. |
| FROST ACTION | IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. |
| SHRINK-SWELL | LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS. |

## SEEDING SCHEDULE

| APPLICATION | TOPSOIL PLACEMENT DEPTH | SPECIES – % | SEEDING APPLICATION RATE (LBS./AC.) | FERTILIZER TYPE | FERTILIZER APPLICATION RATE (LBS./AC.) | LIMING RATE (TONS/AC.) | MULCH TYPE | MULCHING RATE (TONS/AC.) | SEEDING DATES |
|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY | N/A | ANNUAL RYEGRASS – 100 | 30 | 40-40-40 | 120 | 1 | STRAW | 3 | N/A |
| MAINTAINED LAWN | 6" ±1" | MARRAKECH TALL FESCUE – 35 PATAGONIA TALL FESCUE – 35 DOMINATOR PERENNIAL RYEGRASS – 20 KENTUCKY BLUEGRASS – 10 | 250 | 10-20-20 | 500 | 4 | STRAW | 3 | 3/1 TO 6/1 & 8/1 TO 10/15 |

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**PCSM NOTES**

**FOR**

**SLIPPERY ROCK - DOLLAR GENERAL STORE**

WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
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SCALE– AS SHOWN
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DRAWING NO.
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17 OF 19
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## SOIL LIMITATIONS

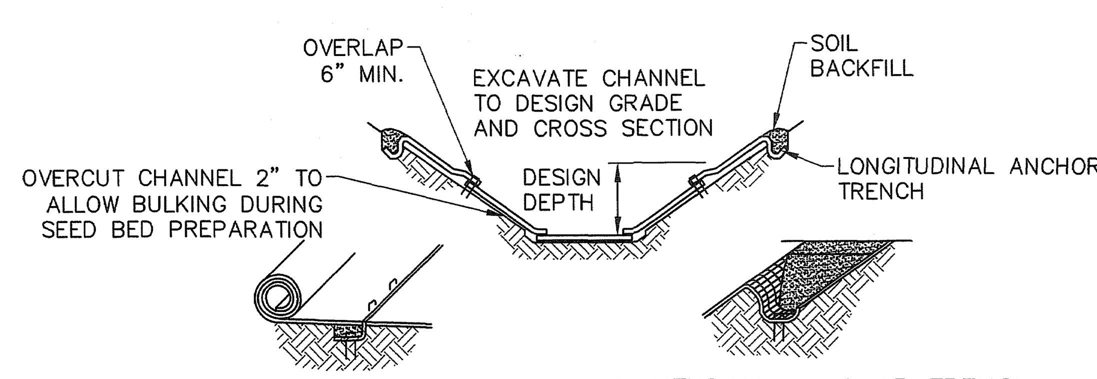
| SOIL NAME | CUTBACKS CAVE | CORROSIVE TO CONCRETE \ STEEL* | DROUGHTY | EASILY ERODIBLE | FLOODING | DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE | HYDRIC\HYDRIC INCLUSIONS | LOW STRENGTH \ LANDSLIDE PRONE | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRACEVILLE | X | C/S | X | X | | X | X | X | X | X | X | X | | | | X |
| RIVERHEAD | X | C | X | | | | | X | X | | X | X | | | | X |

## SOILS LEGEND

BeB– BRACEVILLE LOAM, 3 TO 8 PERCENT SLOPES
RdB– RIVERHEAD SANDY LOAM, 3 TO 8 PERCENT SLOPES
RdC– RIVERHEAD SANDY LOAM, 8 TO 15 PERCENT SLOPES

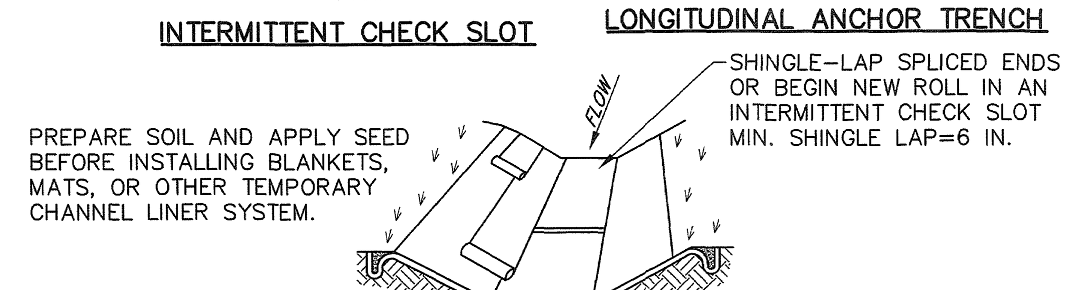
## SOILS LIMITATION NOTES

1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

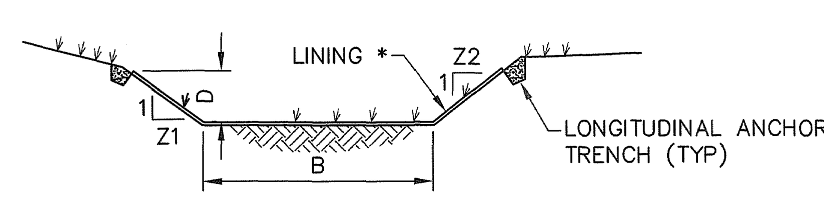



INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH




ISOMETRIC VIEW




CHANNEL CROSS-SECTION (LOOKING DOWNSTREAM)

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

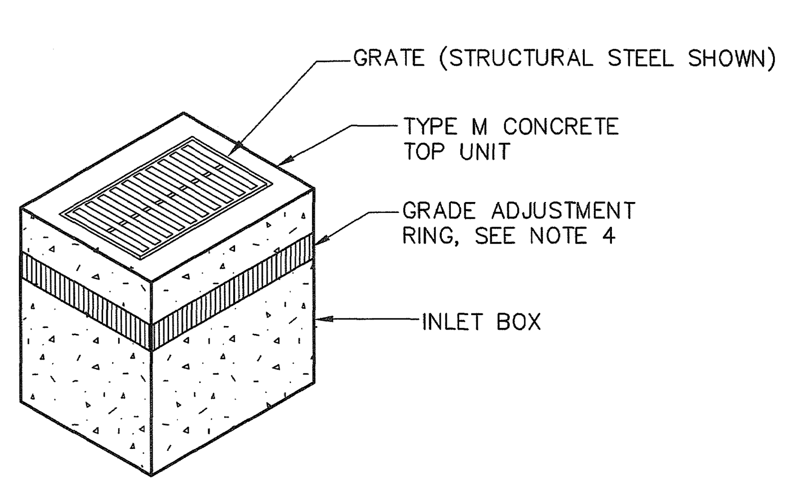
| CHANNEL NO. | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * | STAPLE PATTERN | CHANNEL SLOPE |
|---|---|---|---|---|---|---|---|---|
| 1 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 2.2% |
| 2 | 3 | 2 | 14 | 3 | 3 | N.A. GREEN S75 | D | 1.2% |

NOTES:

1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
3. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

## STANDARD CONSTRUCTION DETAIL #6-1
## VEGETATED CHANNEL

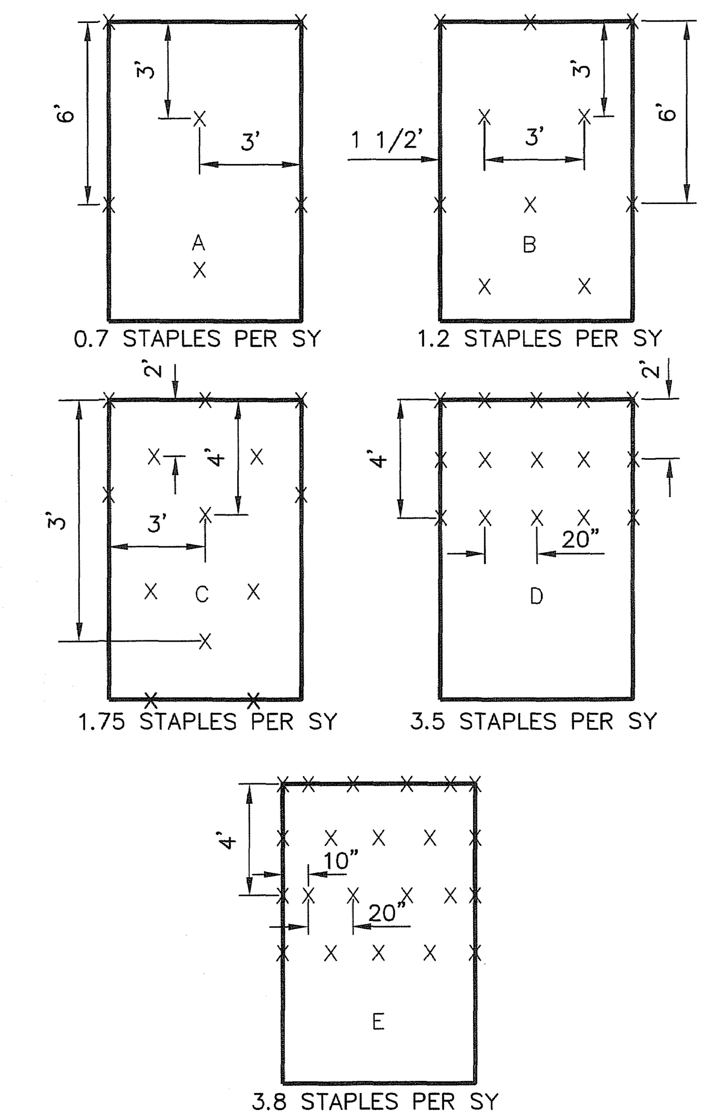
NOT TO SCALE




NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND PUB. 72M, STANDARDS FOR ROADWAY CONSTRUCTION. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. NO PIPES SHALL ENTER INLET BOX AT CORNER.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC-45M FOR DETAILS.

## TYPE M INLET DETAIL

NOT TO SCALE

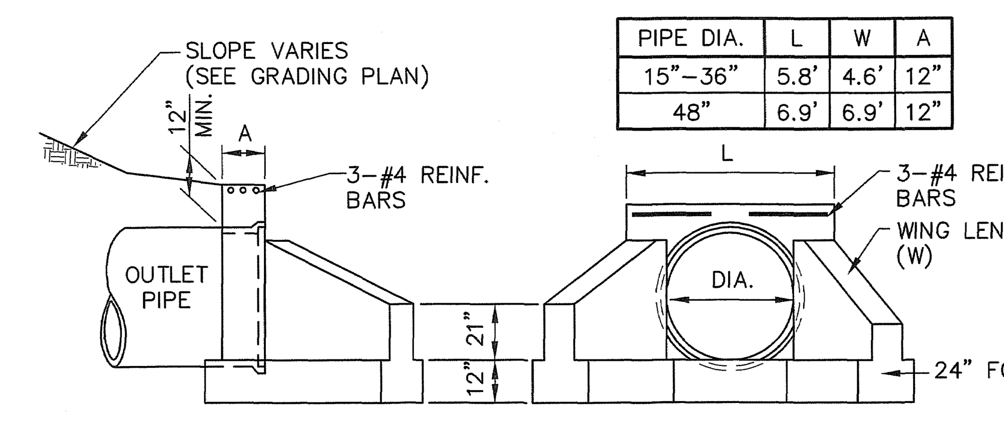



NOTES:
1. STAPLE PATTERN INDICATED IS FOR USE WITH SPECIFIED MATTING ONLY. CONSULT MANUFACTURER FOR PATTERN SHOULD AN ALTERNATE MATTING BE USED.
2. INCREASED STAPLE RATES MAY BE NECESSARY DEPENDING UPON SITE CONDITIONS. CONSULT MANUFACTURER FOR SPECIFIC RECOMMENDATIONS.

## STAPLE PATTERN GUIDE

NOT TO SCALE

| PIPE DIA. | L | W | A |
|---|---|---|---|
| 15"–36" | 5.8' | 4.6' | 12" |
| 48" | 6.9' | 6.9' | 12" |



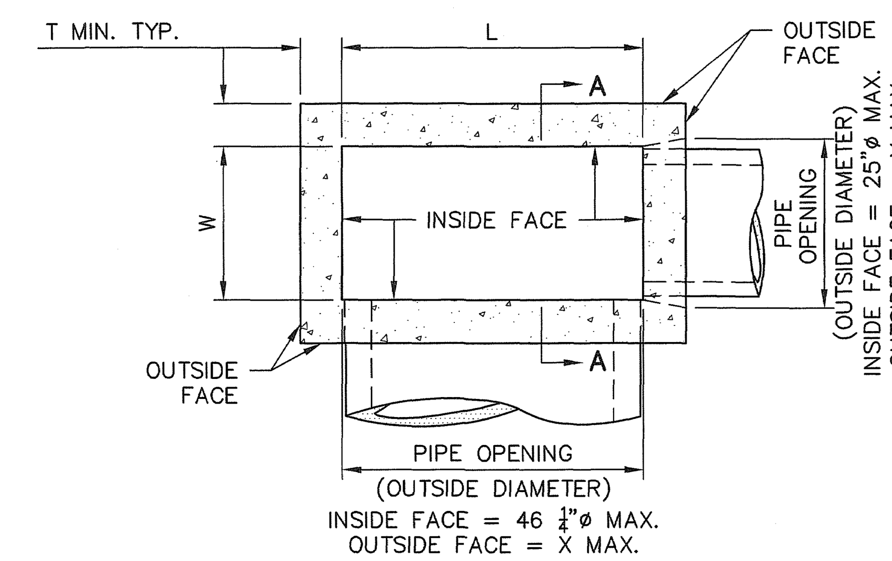

SIDE ELEVATION

FRONT ELEVATION

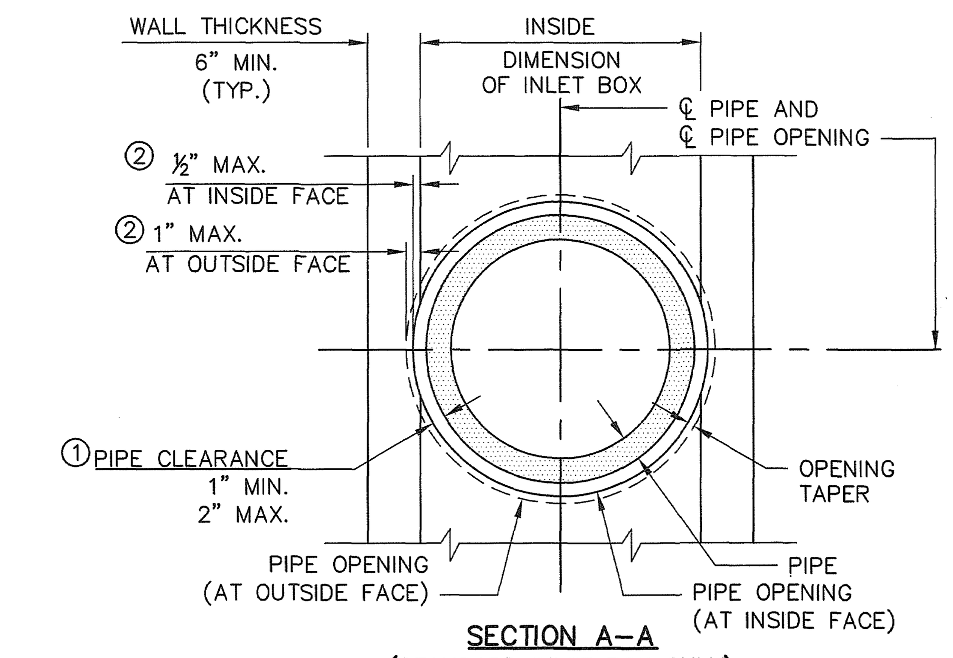
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 72 RC-31
2. FOR PIPE SIZES LESS THAN 36" CONSTRUCT WING WALL TO DIMENSIONS FOR 36" PIPE DIAMETER AS LISTED IN PENNDOT RC-31.

## TYPE D-W ENDWALL DETAIL

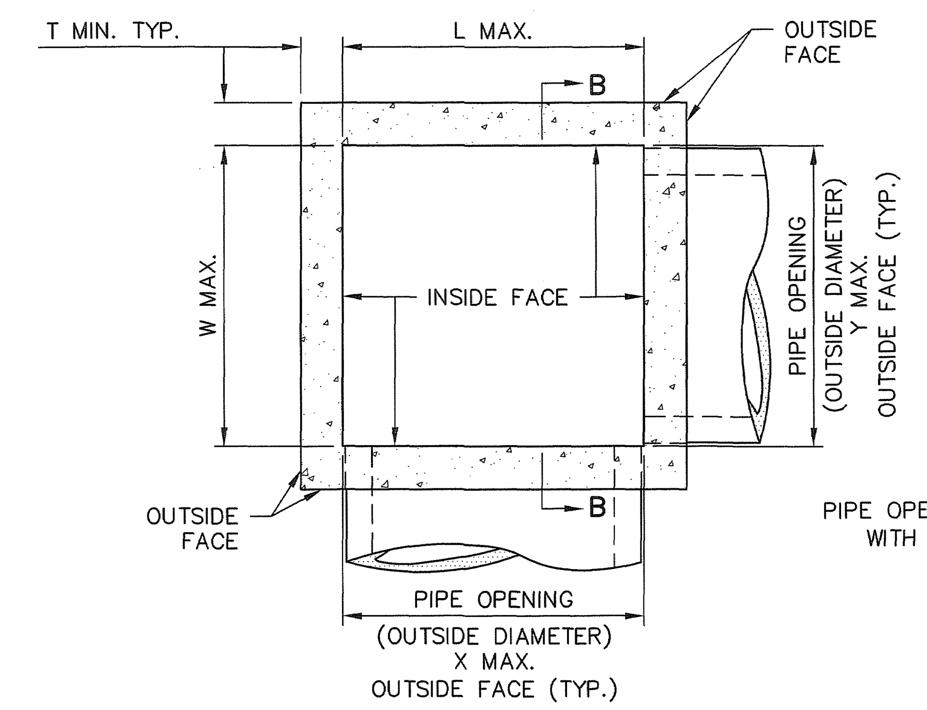
NOT TO SCALE



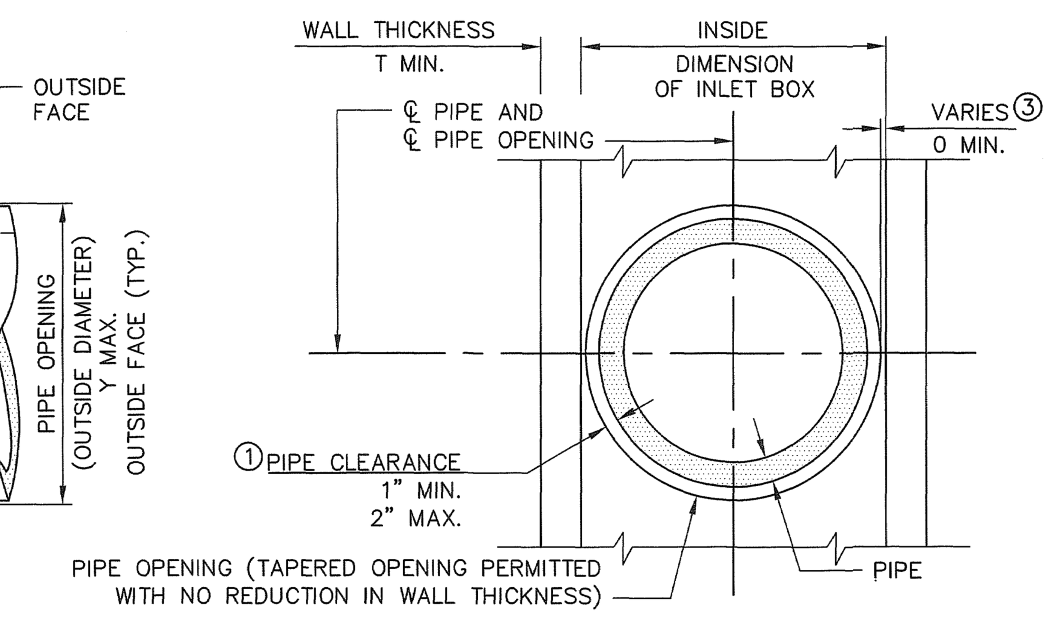

PLAN
(STANDARD BOX)




SECTION A–A
(STANDARD INLET BOX ONLY)




PLAN
(TYPE 4 THROUGH TYPE 10 AND TYPE D-H BOXES)




SECTION B–B
(TYPICAL ALL TYPES EXCEPT STANDARD)

LEGEND
① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
② REDUCTION IN WALL THICKNESS DIMENSION
③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

| BOX TYPE | INSIDE BOX DIMENSIONS | | WALL THICKNESS T | PIPE OPENING AT OUTSIDE FACE | |
|---|---|---|---|---|---|
| | W | L | | X | Y |
| STANDARD | 2'–0" | 3'–9¼" | 6" | 47¼" | 26" |

NOTES
1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PADOT PUB. 408, SECTION 714 AND PUB. 72M, RC-43M.
2. PERMIT ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN PADOT BULLETIN 15. USE CLASS AA CEMENT CONCRETE FOR PRECAST BOXES.
3. SEE PADOT PUB 72M, RC-43M FOR CONCRETE TOP UNITS, TRANSITION SLABS, RISER SECTIONS AND GRADE ADJUSTMENT RINGS.
4. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE SLAB ELEVATION IS GREATER THAN (10'–0").
   - VERTICAL PLACEMENT: 5'–0" MAXIMUM SPACING
   - HORIZONTAL PLACEMENT: PLACE WEEPHOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENING OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 1'–0" ABOVE OUTLET PIPE INVERT.
5. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. WHEN PROJECT CONDITIONS REQUIRE PIPE BLOCKOUTS TO BE FORMED WITHIN 4" FROM THE TOP OF THE INLET BOX, PROVIDE AN ADDITIONAL #3 REINFOREMENT BAR LOCATED 1 5/8" FROM THE TOP OF THE INLET BASE, FULL WIDTH ALONG THE INLET FACE. REMOVE ANY VISIBLE PORTION OF THE BAR, IF REQUIRED DURING INSTALLATION AND PRIOR TO JOINING THE PIPE TO THE INLET. IF REINFORCED CONCRETE PIPE IS USED, THE PIPE BLOCKOUT MAY BE FORMED 'FLUSH' WITH THE INLET BASE. LIMIT PIPE BLOCKOUT OF WALL TO 1".
6. PLACE SUBBASE MATERIAL MEETING THE REQUIREMENTS OF PADOT PUB. 408, SECTION 350.2, TO A DEPTH OF 12", IN LAYERS 4" THICK, COMPACTED TO A DENSITY SATISFACTORY TO THE ENGINEER.
7. PROVIDE SUITABLE LIFTING DEVICES FOR HANDLING AND INSTALLATION. GALVANIZE METAL DEVICES AS SPECIFIED IN PADOT PUB. 408 SECTION 1105.
8. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE 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 RC-39M.

## PRECAST INLET BOXES

NOT TO SCALE

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**PCSM DETAILS**
**FOR**
**SLIPPERY ROCK - DOLLAR GENERAL STORE**

**WORTH TOWNSHIP** | **BUTLER COUNTY** | **PENNSYLVANIA**

PROJ. MGR. – CAB
DESIGN– CAB|LTD
CADD– CRC
CHECKED–CAB
SCALE– AS SHOWN
DATE– JULY 2022

DRAWING NO.
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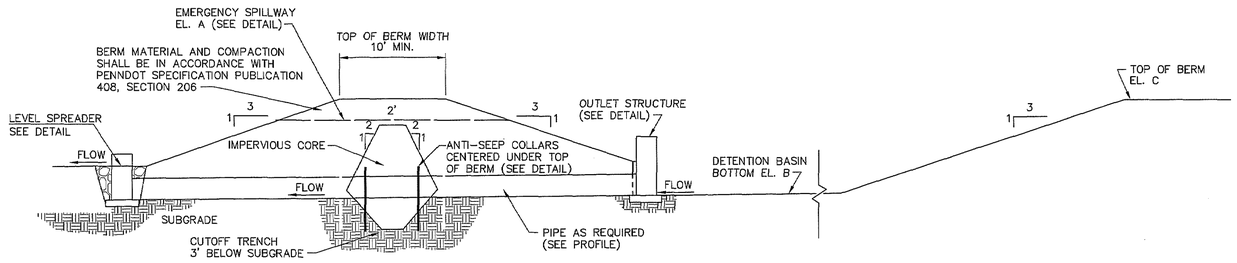


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NOTES:
1. THE CUT-OFF TRENCH SHALL BE EXCAVATED A MINIMUM OF FOUR FEET BELOW THE EXISTING GROUND SURFACE, AND HAVE A MINIMUM BOTTOM WIDTH OF FOUR FEET. IMPERVIOUS CLAY CLAY MATERIAL SHALL BE REQUIRED FOR THE CUT-OFF TRENCH AND CORE MATERIAL AND SHALL BE UNIFIED CLASS CL, CH, SC OR GC, PER ASTM D2487. AD OR CL COMPACTED TO 95% MAXIMUM DENSITY. ADEQUATE VOLUMES OF LEAN CLAY (CL) SOILS ARE EXPECTED TO BE AVAILABLE FROM ON-SITE EXCAVATIONS FOR USE WITHIN CUT-OFF TRENCHES AND CORES.
2. COMPACTED FILL FOR THE CUT-OFF TRENCH AND EMBANKMENT SHALL BE PLACED ON SUITABLE SUBGRADES. COMPACTED FILL SHOULD BE PLACED IN CONTINUOUS HORIZONTAL LIFTS, NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS, AND SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-698. IN THE AREA OF THE PRINCIPAL SPILLWAY, ALL BACKFILL BELOW AND AROUND STUCKSTURES SHALL BE PLACED IN HORIZONTAL LIFTS, NOT EXCEEDING 4 INCHES IN THICKNESS, AND SHALL BE COMPACTED WITH HAND TAMPERS. BACKFILL MUST BE COMPLETELY FILL ALL VOIDS SURROUNDING THE STRUCTURE AND PIPE. LOOSE, UNCOMPACTED SOILS AROUND THE OUTFALL PIPES SHALL NOT BE ALLOWED. PIPES SHALL BE CONSTRUCTED WITH FLEXIBLE, WATER-TIGHT CONNECTIONS.
3. CONSTRUCT BASIN ONLY AFTER UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED OR DIVERT RUNOFF DURING CONSTRUCTION DO NOT COMPACT IN-SITU SOILS IN BOTTOM OF BASIN.
4. REFER TO GRADING PLAN AND STORMWATER FACILITY SIZE, LOCATION, AND CONFIGURATION.
5. SEED BASIN WITH ERNST SEED MIX ERNMX-126, OR EQUIVALENT.
6. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR DESIGN CALCULATIONS.

## BASIN SECTION DETAIL
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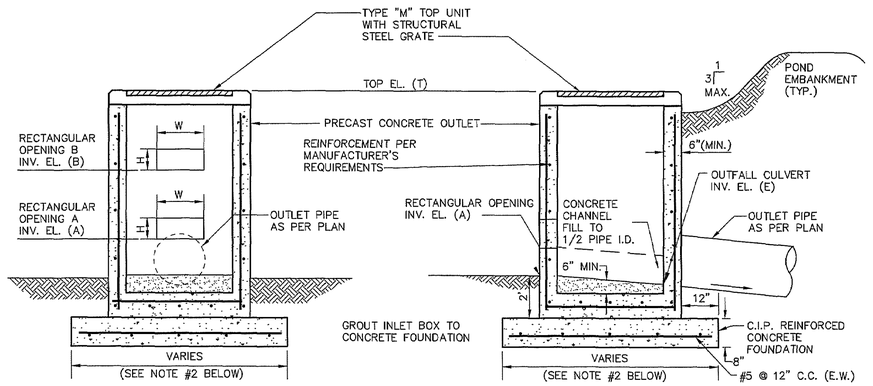


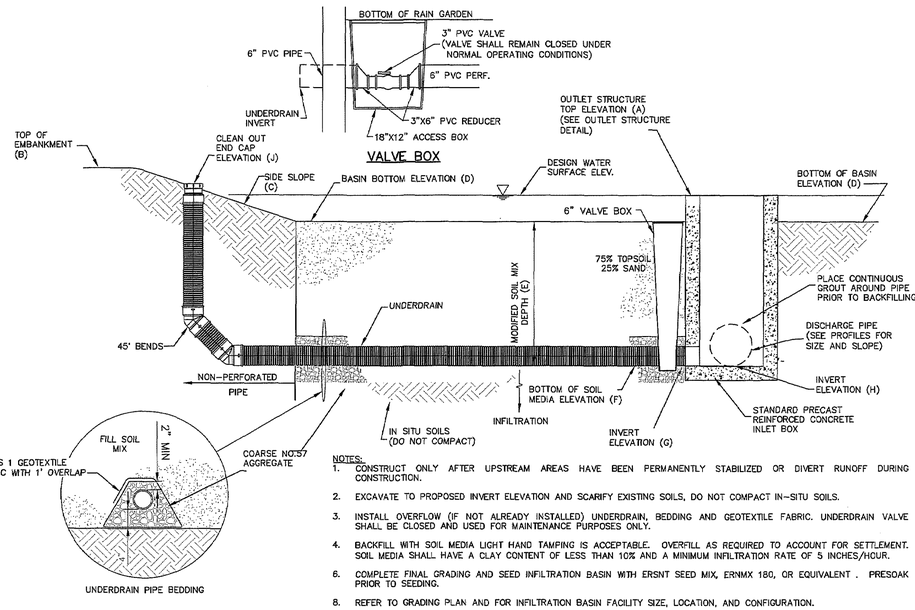

FRONT ELEVATION

SIDE ELEVATION

NOTES:
1. PROVIDE FIELD PLACED CONCRETE FILL IN THE BOTTOM OF ALL OUTLET STRUCTURES TO A DEPTH OF 1/2 OF THE PIPE I.D. PROVIDE AN ADEQUATE FLOW CHANNEL FOR THE TRANSITION TO THE OUTLET PIPE. SHAPE BOX BOTTOM FOR POSITIVE DRAINAGE.
2. CONSTRUCT THE REINFORCED CONCRETE FOUNDATION TO A DIMENSION 24" LARGER THAN THE OUTSIDE DIMENSIONS OF THE OUTLET STRUCTURE.
3. CONSTRUCT OUTLET STRUCTURE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-34 FOR PRECAST CONCRETE INLET BOXES.
4. INSTALL MANHOLE STEPS IN REQUIRED OUTLET STRUCTURES AS REQUIRED. SEE COPOLYMER POLYPROPYLENE PLASTIC MANHOLE STEP DETAIL.

| BASIN NO. | TOP ELEVATION T | RECTANGULAR OPENING A INVERT (A) | RECTANGULAR OPENING A WIDTH X HEIGHT (IN) | RECTANGULAR OPENING B INVERT (B) | RECTANGULAR OPENING B WIDTH X HEIGHT (IN) | INVERT E |
|---|---|---|---|---|---|---|
| 1 | 1158.00 | 1156.50 | 12" X 3" | 1157.10 | 12" X 4" | 1154.00 |

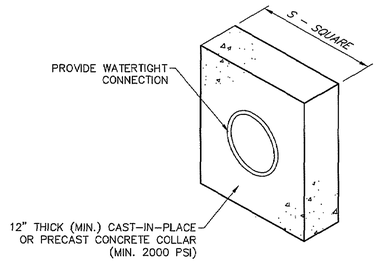
## OUTLET STRUCTURE DETAIL
NOT TO SCALE




NOTES:
1. CONSTRUCT ONLY AFTER UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED OR DIVERT RUNOFF DURING CONSTRUCTION.
2. EXCAVATE TO PROPOSED INVERT ELEVATION AND SCARIFY EXISTING SOILS, DO NOT COMPACT IN-SITU SOILS.
3. INSTALL OVERFLOW (IF NOT ALREADY INSTALLED) UNDERDRAIN, BEDDING AND GEOTEXTILE FABRIC. UNDERDRAIN VALVE SHALL BE CLOSED AND USED FOR MAINTENANCE PURPOSES ONLY.
4. BACKFILL WITH SOIL MEDIA LIGHT HAND TAMPING IS ACCEPTABLE. OVERFILL AS REQUIRED TO ACCOUNT FOR SETTLEMENT. SOIL MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 10% AND A MINIMUM INFILTRATION RATE OF 5 INCHES/HOUR.
6. COMPLETE FINAL GRADING AND SEED INFILTRATION BASIN WITH ERSNT SEED MIX, ERNMX 180, OR EQUIVALENT . PRESOAK PRIOR TO SEEDING.
8. REFER TO GRADING PLAN AND FOR INFILTRATION BASIN FACILITY SIZE, LOCATION, AND CONFIGURATION.
9. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR DESIGN CALCULATIONS.

| BASIN NUMBER | TOP GRATE ELEVATION (A) | TOP OF EMBANKMENT (B) (FT.) | SIDE SLOPE (C) | BOTTOM OF BASIN ELEVATION (D) (FT.) | SOIL MIX DEPTH (E) (FT.) | BOTTOM OF TOPSOIL ELEVATION (F) (FT.) | UNDERDRAIN INVERT ELEVATION (G) (FT.) | OUTLET PIPE INVERT ELEVATION (H) (FT.) | OUTLET STRUCTURE DIMENSIONS (FT.) | CLEANOUT ELEVATION (J) (FT.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1158.00 | 1160.00 | 3:1 | 1156.00 | 1.5 | 1154.50 | 1154.50 | 1154.00 | 2'x4' | 1159.00 |

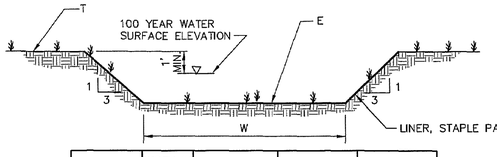
## INFILTRATION BASIN W/ UNDERDRAIN
NOT TO SCALE




| BASIN OR TRAP NO. | PIPE SIZE (IN) | S (FT) | NO. OF COLLARS | RISER TO FIRST COLLAR (FT) | COLLAR SPACING (FT) |
|---|---|---|---|---|---|
| 1 | 12 | 5.5' | 2 | 10 | 10 |

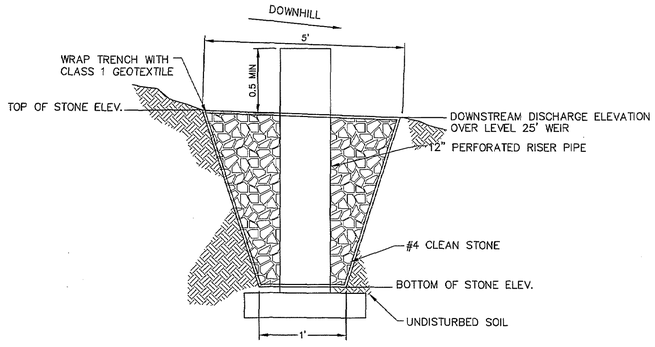
NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

## STANDARD CONSTRUCTION DETAIL #7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
NOT TO SCALE




| BASIN NO. | WIDTH W (FT) | TOP BERM EL. T | SPILLWAY EL. E | LINING |
|---|---|---|---|---|
| 1 | 10 | 1160.00 | 1158.75 | C125 NAG |

## EMERGENCY SPILLWAY
NOT TO SCALE




CUT SECTION

| LEVEL SPREADER | LENGTH (FT.) | BOTTOM OF STONE ELEVATION (FT.) | TOP OF STONE ELEVATION (FT.) | DISCHARGE WEIR ELEVATION |
|---|---|---|---|---|
| 1 | 25 | 1149.00 | 1151.30 | 1151.00 |

## STONE FILLED TRENCH LEVEL SPREADER OUTFALL DETAIL
NOT TO SCALE

| PLAN BOOK | PAGE |
|---|---|
| 405 | 58 |

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 6 | UTILITY PLAN REVISIONS | 2022.07.28 | LTD |
| 5 | ADD CONCRETE MEDIAN & TRASH ENCLOSURE UPDATE | 2022.07.22 | LTD |
| 4 | ADDRESSED TOWNSHIP ENGINEER COMMENTS | 2022.06.29 | DMN |
| 3 | BID SET | 2022.06.08 | CAB |
| 2 | REVISED PER NPDES COMMENTS | 2022.06.03 | LTD |
| 1 | REVISED PER LOT LINE CHANGE | 2022.04.26 | CAB |

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PCSM DETAILS
FOR
SLIPPERY ROCK - DOLLAR GENERAL STORE
WORTH TOWNSHIP BUTLER COUNTY PENNSYLVANIA

| | |
|---|---|
| PROJ. MGR. – | CAB |
| DESIGN– | CAB\|LTD |
| CADD– | CRC |
| CHECKED– | CAB |
| SCALE– | AS SHOWN |
| DATE– | JULY 2022 |

DRAWING NO.
PCDT-2
SHEET NO.
19 OF 19
PROJECT R008385.0437

File name: \\hrgpa\projects\Projects\008385\008385.0437\CAD\Plan Set\008385.0437-PCDT-2.dwg Layout: PCDT-2 Jul 28, 2022 - 11:40am bmagnus