Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OWNERS ADOPTION (JACKSON TOWNSHIP)

I, OWNER OF THE LAND SHOWN ON THE CREEKSIDE MANOR SUBDIVISION PLAN HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF OWNER

DATE

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION (JACKSON TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED KASEY S. STEWART, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF March, 20 15.

MY COMMISSION EXPIRES THE 18th DAY OF January, 20 19.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Black, Notary Public
Jefferson Boro, Butler County
My Commission Expires Jan. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO MY PROPERTY CONTAINED IN THE CREEKSIDE MANOR SUBDIVISION PLAN IS IN THE NAME OF KASEY S. STEWART AND IS RECORDED IN INSTRUMENT 201401030000174.

WITNESS — OWNER

JOHN HOCKENBERGER, JR. & ELAINE H. HOCKENBERGER, MORTGAGEES OF THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — John Hockenberger JR
NAME, TITLE AND MORTGAGEE
Elaine H. Hockenberger
NAME, TITLE AND MORTGAGEE

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 15th DAY OF January, 20 15. 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 THE TOWNSHIP OF JACKSON THIS 15th DAY OF January, 20 15 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.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 2ND DAY OF DEC. 2014

SECRETARY — CHAIRPERSON

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 347, PAGE(S) 1.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF March, 20 15.

RECORDER OF DEEDS

SURVEYORS CERTIFICATION (JACKSON TOWNSHIP)

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.

11/25/14 — David W. LaPearle
DATE — DAVID W. LaPEARLE P.L.S. REG. NO. SU-034201-E

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
347	1

Instr:201509230009884 09/23/2015
Pages:1 F:$45.00 1:04PM
Michele Mustello T20150005031
Butler County Recorder FL

OWNERS ADOPTION FOR PARTNERSHIP (JACKSON TOWNSHIP)

THE TCDR ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE CREEKSIDE MANOR 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 13th DAY OF March, 20 15.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ATTEST:
NOTARY PUBLIC — SIGNATURE OF GENERAL/PARTNER

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION (JACKSON TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Donald A Hackett A GENERAL PARTNER IN THE FIRM OF TCDR 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 13th DAY OF March, 20 15.

MY COMMISSION EXPIRES THE 13th DAY OF September, 2016.

NOTARY PUBLIC

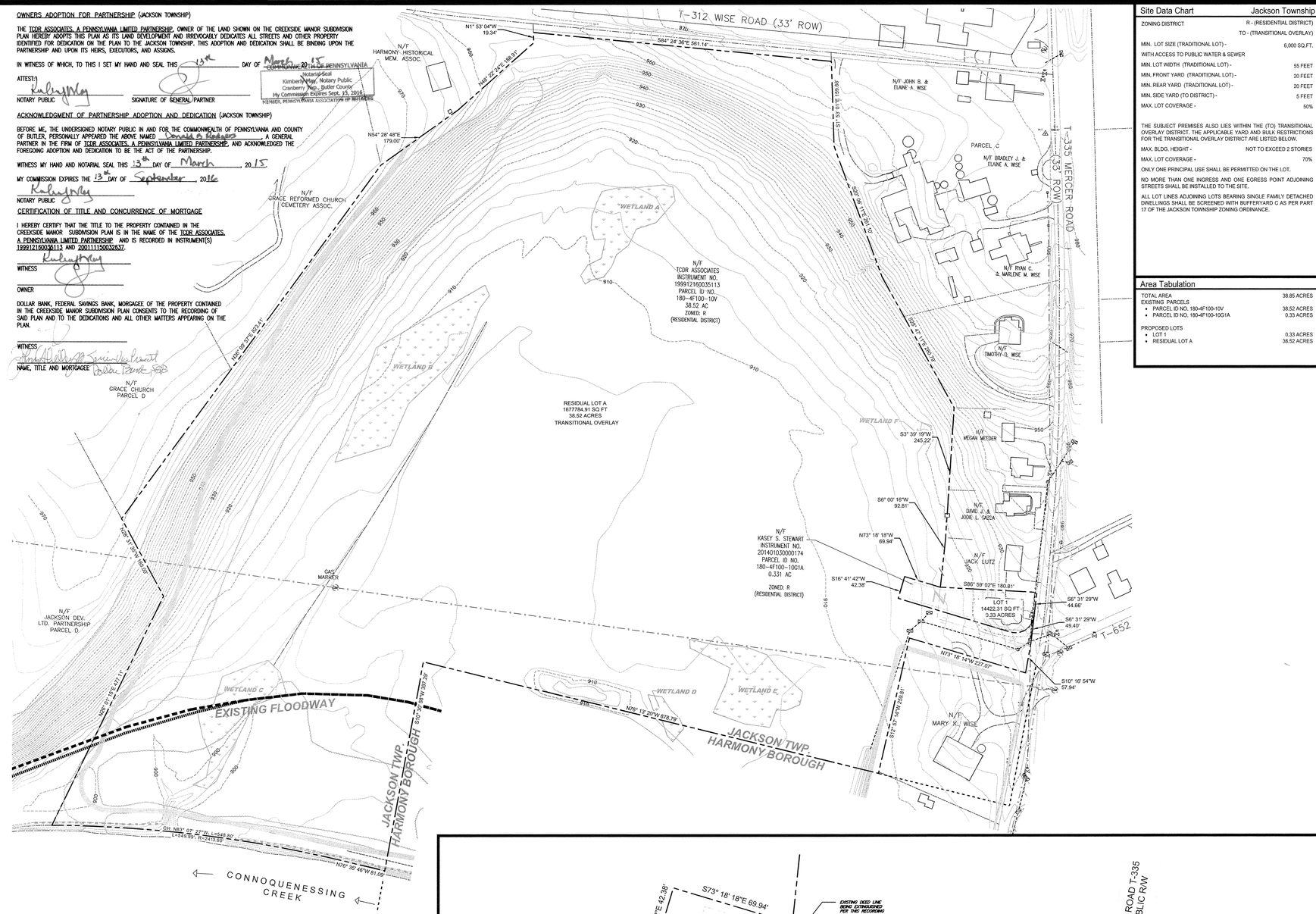
CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CREEKSIDE MANOR SUBDIVISION PLAN IS IN THE NAME OF THE TCDR ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN INSTRUMENT(S) 199912160035113 AND 200111150032637.

WITNESS — OWNER

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

WITNESS
NAME, TITLE AND MORTGAGEE



Site Data Chart	Jackson Township
ZONING DISTRICT	R - (RESIDENTIAL DISTRICT) TO - (TRANSITIONAL OVERLAY)
MIN. LOT SIZE (TRADITIONAL LOT) - WITH ACCESS TO PUBLIC WATER & SEWER	6,000 SQ.FT.
MIN. LOT WIDTH (TRADITIONAL LOT) -	55 FEET
MIN. FRONT YARD (TRADITIONAL LOT) -	20 FEET
MIN. REAR YARD (TRADITIONAL LOT) -	20 FEET
MIN. SIDE YARD (TO DISTRICT) -	5 FEET
MAX. LOT COVERAGE -	50%

THE SUBJECT PREMISES ALSO LIES WITHIN THE (TO) TRANSITIONAL OVERLAY DISTRICT, THE APPLICABLE YARD AND BULK RESTRICTIONS FOR THE TRANSITIONAL OVERLAY DISTRICT ARE LISTED BELOW.

MAX. BLDG. HEIGHT -	NOT TO EXCEED 2 STORIES
MAX. LOT COVERAGE -	70%

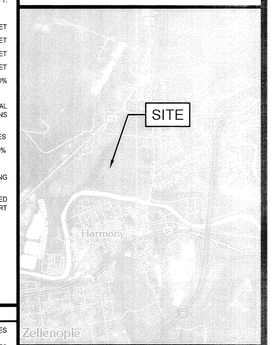
ONLY ONE PRINCIPAL USE SHALL BE PERMITTED ON THE LOT.

NO MORE THAN ONE INGRESS AND ONE EGRESS POINT ADJOINING STREETS SHALL BE INSTALLED TO THE SITE.

ALL LOT LINES ADJOINING LOTS BEARING SINGLE FAMILY DETACHED DWELLINGS SHALL BE SCREENED WITH BUFFERYARD C AS PER PART 17 OF THE JACKSON TOWNSHIP ZONING ORDINANCE.

Area Tabulation	
TOTAL AREA	38.85 ACRES
EXISTING PARCELS	
• PARCEL ID NO. 180-4F100-10V	38.52 ACRES
• PARCEL ID NO. 180-4F100-10G1A	0.33 ACRES
PROPOSED LOTS	
• LOT 1	0.33 ACRES
• RESIDUAL LOT A	38.52 ACRES

Site Location Map: 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. 199912160035113 for Lands of TCDR Associates and Instrument No. 201401030000174 for Lands of Kasey S. Stewart.
2. Horizontal Datum is Pennsylvania South State Plane NAD 83, Vertical Datum is NAVD 88.
3. The (2) small areas (A & B) indicated in the Lot 1 enlargement below, comprise the revisions to the Lot 1 Plan of Subdivision, and were done to widen the remaining area south of Lot 1 (for future road use.)

Document Reference List:

1. RECORD DEEDS
   - TCDR ASSOCIATES - INSTRUMENT NO. 199912160035113
   - KASEY S. STEWART - INSTRUMENT NO. 201401030000174

0 100' 200'

Drawing Scale: 1" = 100'

NORTH

Prepared By:

PVE Sheffler
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

TCDR & ASSOCIATES
215 Executive Drive, Suite 300
Cranberry, PA 16066

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

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

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

DATE ISSUED: November 25, 2014

PLAN REVISIONS

	DATE	DESCRIPTION
1	01-19-15	RESPONSE TO COMMENTS FROM TOWNSHIP
2	01-20-15	RESPONSE TO COMMENTS FROM TOWNSHIP
3	01-23-15	RESPONSE TO COMMENTS FROM TOWNSHIP
4		
5		
6		
7		
8		
9		
10		
11		
12		

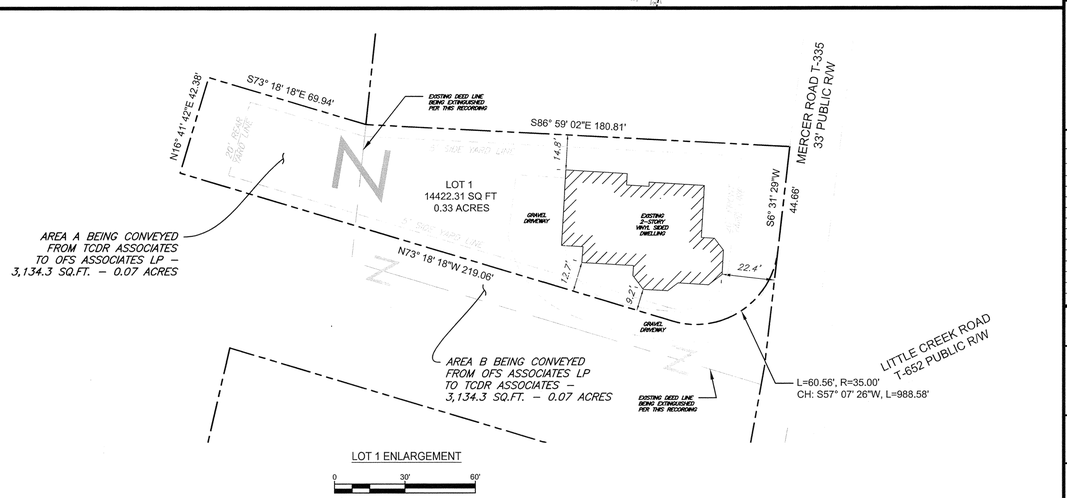
Situate In:
Jackson Township, Butler County, PA

Project Name:
CREEKSIDE MANOR

Drawing Name:
PLAN OF SUBDIVISION

Project No: **160051**
Drawing No: **S-200**

OWNERS
TCDR ASSOCIATES 215 EXECUTIVE DRIVE, SUITE 300 CRANBERRY TWP., PA 16066 & KASEY S. STEWART 300 MERCER ROAD HARMONY, PA 16037
DEVELOPER
TCDR ASSOCIATES 215 EXECUTIVE DRIVE, SUITE 300 CRANBERRY TWP., PA 16066



LOT 1 ENLARGEMENT

0 30' 60'

BUTLER COUNTY PLANNING COMMISSION

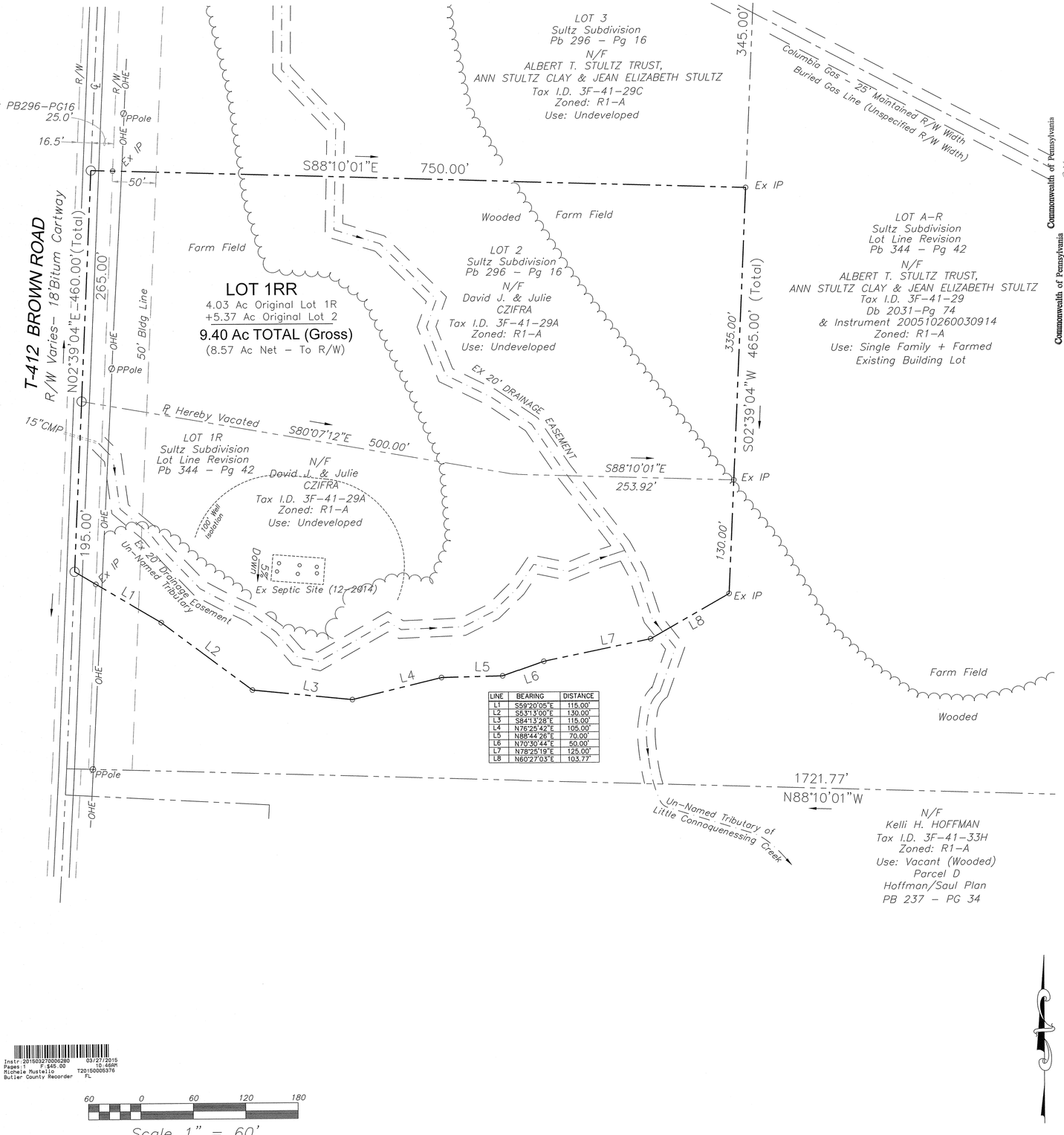
BUTLER COUNTY RECORDER OF DEEDS

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LaPEARLE
LAND SURVEYOR 34201-E

TOWNSHIP OF JACKSON TOWNSHIP ENGINEER

TOWNSHIP OF JACKSON PLANNING COMMISSION

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS



LINE	BEARING	DISTANCE
L1	S59°20'05"E	115.00'
L2	S63°13'00"E	130.00'
L3	S84°13'28"E	115.00'
L4	N76°25'42"E	105.00'
L5	N88°44'26"E	70.00'
L6	N70°30'44"E	50.00'
L7	N78°25'19"E	125.00'
L8	N60°27'03"E	103.77'

Instr: 201503270006280 03/27/2015
Pages: 1 10:46AM
Fee: $45.00
Michele Mustello T20150006376
Butler County Recorder FL

60 0 60 120 180
Scale 1" = 60'

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DAVID J. & JULIE CZIFRA, OF CENTER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, COMMONWEALTH OF 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 EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CENTER. 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 CENTER, 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. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DAVID J. & JULIE CZIFRA , OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 4TH DAY OF March 2015.

ATTEST: Cinthia K Hays NOTARY PUBLIC — DAVID J. CZIFRA (OWNER)

NOTARIAL SEAL
CINTHIA K. HAYS, Notary Public
Center Twp., Butler County
My Commission Expires April 16, 2017

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 19TH DAY OF March 2015.

ATTEST: Cinthia K Hays NOTARY PUBLIC — JULIE CZIFRA (OWNER)

NOTARIAL SEAL
CINTHIA K. HAYS, Notary Public
Center Twp., Butler County
My Commission Expires April 16, 2017

CERTIFICATION OF TITLE

WE, DAVID J. & JULIE CZIFRA, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DAVID J. & JULIE CZIFRA AS RECORDED AS INSTRUMENT 201411250028265, BUTLER COUNTYRECORDER OF DEEDS OFFICE

WITNESS — DAVID J. CZIFRA (OWNER)
WITNESS — JULIE CZIFRA (OWNER)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DAVID J. & JULIE CZIFRA, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS OUR HAND AND NOTARIAL SEAL THIS 19TH DAY OF March 2015.

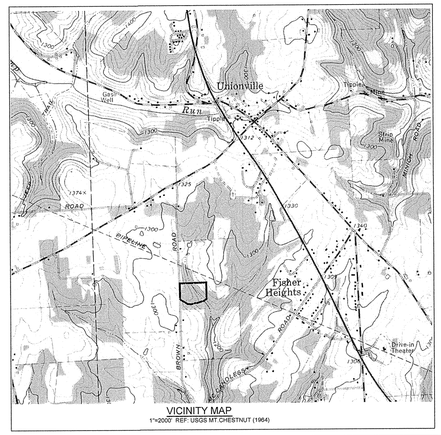
MY COMMISSION EXPIRES THE 16TH DAY OF March 20 17

Cinthia K Hays
NOTARY PUBLIC (SIGNATURE)

SEAL
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CINTHIA K. HAYS, Notary Public
Center Twp., Butler County
My Commission Expires April 16, 2017

NOTES :

1. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DESIGNATED 100-YR FLOODPLAIN.
2. THIS PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. LOT OWNERS OF NEW BUILDINGS REQUIRING A BUILDING PERMIT SHALL INSTALL AN ONLOT ROCK-SUMP STORMWATER MANAGEMENT FACILITY, WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RESPECTIVE LOT OWNER. BUILDING ROOF DRAINS SHALL BE TIED TO THE SUMP. DETAILS OF CONSTRUCTION SHALL BE OBTAIN FROM THE THEN CURRENT CENTER TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
4. ZONING INFORMATION: R-1A FRONT YARD SETBACK = 50'
   REAR YARD SETBACK = 50'
   SIDE YARD SETBACK = 30'
5. THIS PLAN PROPOSES CONSOLIDATION OF TWO LOTS INTO ONE. NO NEW LOT IS CREATED.



VICINITY MAP
1"=2000' REF: USGS MT.CHESTNUT (1964)

MUNICIPAL SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 19TH DAY OF MARCH 2015.

SECRETARY (SEAL) — Edward H. Latuska PRESIDENT OF BOARD

MUNICIPAL PLANNING COMMISSION APPROVAL

APPROVED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS 25TH DAY OF February 2015.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF FEB 2015.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION (SEAL)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 15047

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF OUR 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.

03-13-2015 DATE — James A. Day REGISTRATION NO. SU-039394-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 347 PAGE 2
GIVEN UNDER OUR HAND AND SEAL THIS 27 DAY OF March 2015.

RECORDER — (SEAL)

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CINTHIA K. HAYS, Notary Public
Center Twp., Butler County
My Commission Expires April 16, 2017

COMMONWEALTH OF PENNSYLVANIA
JAMES A. DAY
LAND SURVEYOR
SU-039394-E
REGISTERED PROFESSIONAL

PREPARED FOR
David J. Czifra

SITUATED IN
CenterTownship, Butler Co., PA

CZIFRA
LOT CONSOLIDATION PLAN

SUBDIVISION OWNER:
DAVID J. & JULIE CZIFRA
3519 NEARWOOD DRIVE
NEW CASTLE, PA 16101
Ph: 724-285-4950

RECORDED March 27, 2015	
PLAN BOOK	PAGE
347	2

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3287
email: jadmday@msn.com

DRAWING DATE: 03-13-2015
SURVEY DATE: 10-08-2014
SCALE: 1" = 60'

REGISTERED SURVEYOR

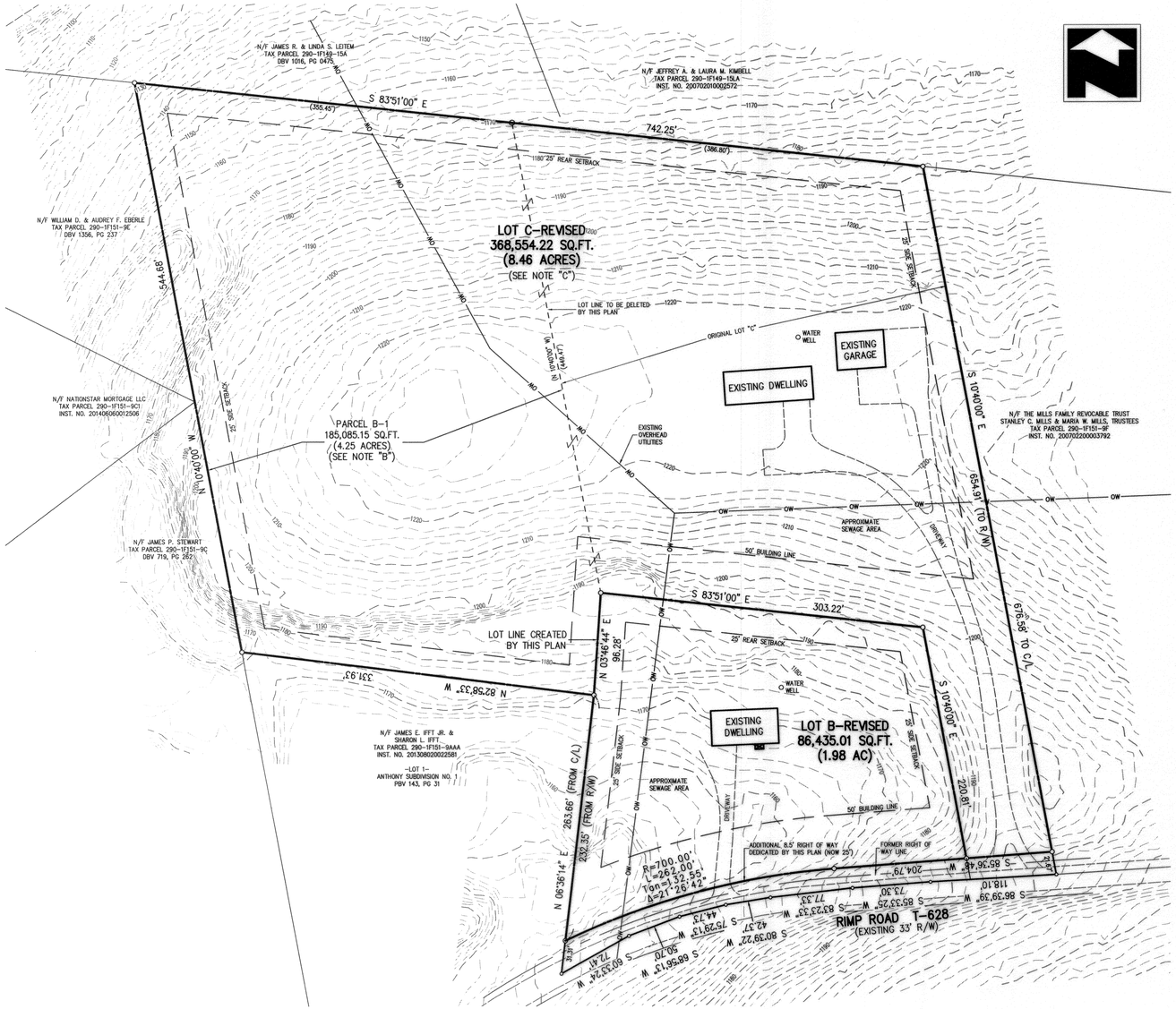
TOWNSHIP ENGINEER

SUMMIT TWP PLANNING COMMISSION

SUMMIT TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PLAN BOOK	PAGE
347	3

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS 25th DAY OF February 20 15

Karen L Reiff — Wilbur A Dean

SECRETARY, SUMMIT TOWNSHIP SUPERVISORS — CHAIRPERSON, SUMMIT TOWNSHIP SUPERVISOR

APPROVED BY THE SUMMIT TOWNSHIP PLANNING COMMISSION THIS 10th DAY OF February

SECRETARY, SUMMIT TWP. PLANNING COMM. — CHAIRPERSON, SUMMIT TWP. PLANNING COMM.

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 2/5/15

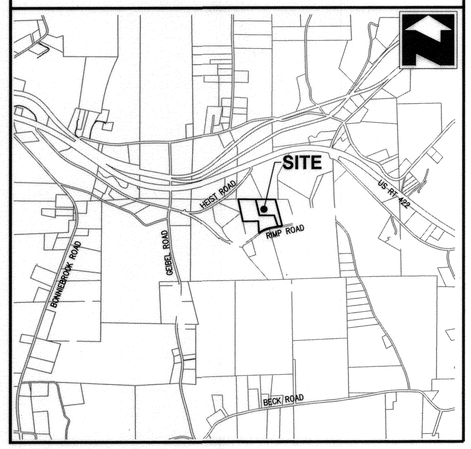
I _____ A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF SUMMIT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE SUMMIT TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

_____ DATE _____ REG # _____

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF JAN 20 15

SECRETARY, BUTLER CO. PLANNING — CHAIRPERSON, BUTLER CO. PLANNING

LOCATION MAP 1"=1500'



GENERAL PLAN NOTES:

a. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS, LEASES, CONVEYANCES OR RESTRICTIONS OF RECORD.

b. PARCEL B-1 WHICH WAS PART OF ORIGINAL LOT B IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT C-REVISED. THE RECORDING OF THIS PLAN DOES NOT TRANSFER THIS PARCEL AND A DEED OF TRANSFER WILL NEED TO BE PREPARED AND RECORDED TO TRANSFER OWNERSHIP.

c. LOT C-REVISED NOW INCLUDES PARCEL B-1

d. CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM AND ARE SHOWN AT 2 FOOT INTERVALS. VERTICAL DATUM : NAVD88

e. SURROUNDING PROPERTIES ARE CURRENTLY USED FOR RESIDENTIAL PURPOSES.

CURRENT ZONING FOR THIS PROPERTY IS R-1 RESIDENTIAL

ZONING REQUIREMENTS FOR THE R-1 ZONING DISTRICT:

LOT AREA:	1.5 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE:	150.00 FEET
MINIMUM LOT WIDTH AT RIGHT OF WAY:	60.00 FEET
MINIMUM FRONT SETBACK:	50.00 FEET FROM R/W
MINIMUM SIDE SETBACK:	25.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET

PROPERTY OWNERS:

ORIGINAL LOT B
MARY J. ANTHONY
188 RIMP ROAD
BUTLER, PA 16002
TAX PARCEL 290-1F151-9AA
DBV 733, PG 304

ORIGINAL LOT C
WILLIAM J. ANTHONY &
TAMMY S. SHULER
184 RIMP ROAD
BUTLER, PA 16002
TAX PARCEL 290-1F151-9AAB
DBV 2631, PG 1

PREVIOUS SUBDIVISIONS:

ANTHONY PLAN OF SUBDIVISION NO. 1
PLAN BOOK 143, PAGE 131

ANTHONY PLAN OF SUBDIVISION NO. 2
PLAN BOOK 184, PAGE 04

LOT AREAS: TOTAL AREA AFFECTED BY THIS PLAN : 10.16 ACRES			
ORIGINAL LOT B	279,363.63 SQ.FT.	OR	6.41 ACRES
LESS PARCEL B-1	-185,085.15 SQ.FT.	OR	4.25 ACRES
LESS R/W AREA	-7,843.47 SQ.FT.	OT	0.18 ACRES
LOT B-REVISED	86,435.01 SQ.FT.	OR	1.98 ACRES
ORIGINAL LOT C	185,143.64 SQ.FT.	OR	4.25 ACRES
ADD PARCEL B-1	+185,085.15 SQ.FT.	OR	4.25 ACRES.
LESS R/W AREA	-1,674.57 SQ.FT.	OR	0.04 ACRES
LOT C-REVISED	368,554.22 SQ.FT.	OR	8.46 ACRES

KNOW ALL MEN BY THESE PRESENTS THAT I, MARY J. ANTHONY OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONIALTH OF PENNSYLVANIA FOR MYSELVES, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY SITUATE IN THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONIALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF SUMMIT, I, MARY J. ANTHONY HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, 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 MARY J. ANTHONY MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,I HEREUNTO SET MY HAND AND SEAL THIS 9th DAY OF February, 2015

ATTEST:

Mary J. Anthony
MARY J. ANTHONY

THE FOREGOING ADOPTION IS MADE BY MARY J. ANTHONY WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF SUMMIT TOWNSHIP, 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 OF SAID APPROVAL.

COMMONIALTH OF PENNSYLVANIA
COUNTY OF BUTLER — SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONIALTH, PERSONALLY APPEARED THE ABOVE NAMED MARY J. ANTHONY WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF February, 2015

MY COMMISSION EXPIRES THE 7th DAY OF April 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christopher Michael Coyle, Notary Public
City of Butler, Butler County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christopher Michael Coyle, Notary Public
City of Butler, Butler County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM J. ANTHONY & TAMMY S. SHULER OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF SUMMIT, WE, WILLIAM J. ANTHONY & TAMMY S. SHULER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, 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 WILLIAM J. ANTHONY & TAMMY S. SHULER OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,WE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF February, 2015

ATTEST:

William J. Anthony — Tammy S. Shuler

THE FOREGOING ADOPTION IS MADE BY WILLIAM J. ANTHONY & TAMMY S. SHULER WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF SUMMIT TOWNSHIP, 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 OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER — SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. ANTHONY & TAMMY S. SHULER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF February, 2015

MY COMMISSION EXPIRES THE 7th DAY OF April 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christopher Michael Coyle, Notary Public
City of Butler, Butler County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 347 PAGE 3

GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF March 20 15

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr:201503130006542 03/31/2015
Pages:1 F:$45.00 10:29PM
Michele Mustello T2015030006547
Butler County Recorder FL

811 Know what's below Call before you dig.

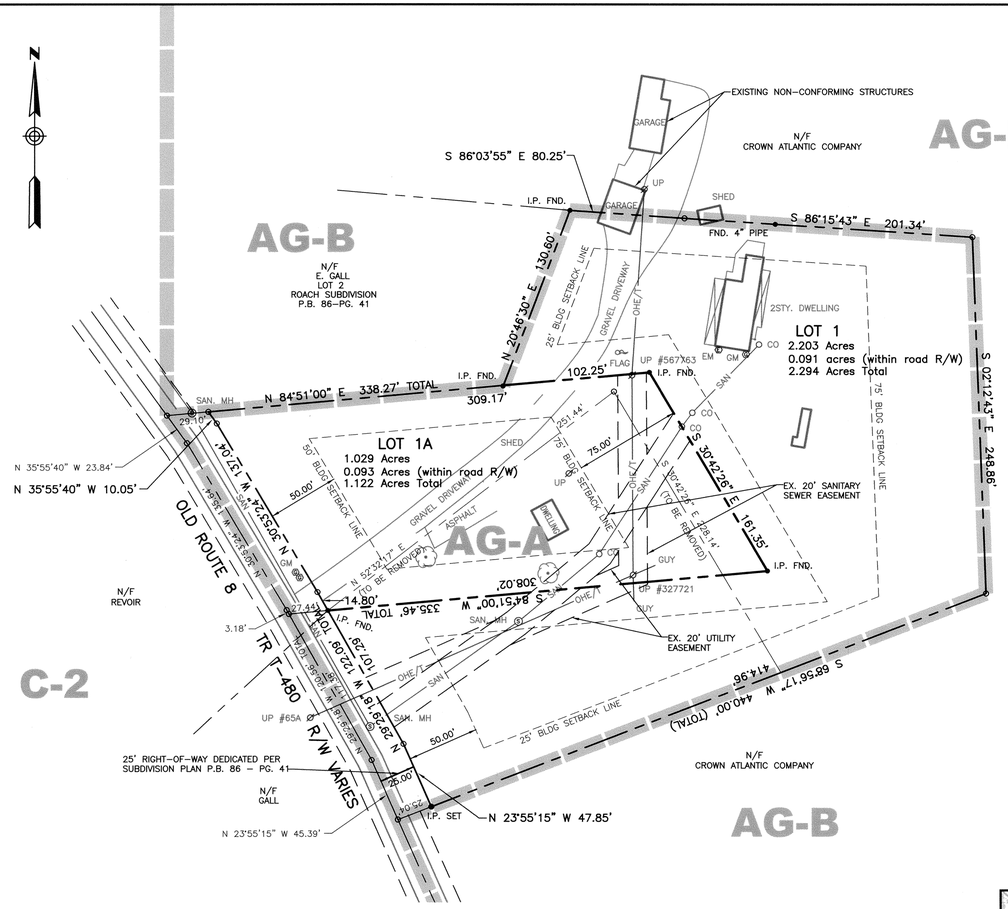
DRAWING NUMBER:	1038-1414206
DRAWING SCALE:	1"=60'
DATE:	JANUARY 7, 2015
DRAWN BY:	JSS
REVISIONS:	
01.29.15..PER TWP ENGINEER REV.	

ANTHONY PLAN OF LOT LINE REVISION

BEING A REVISION TO LOTS B & C OF THE
ANTHONY SUBDIVISION NO. 2 AS RECORDED IN PLAN BOOK 184, PG 4

SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net



50 0 50 100
Scale Feet

ZONING LEGEND

- EXISTING ZONING BOUNDARY
- C-2 COMMUNITY SCALE – COMMERCIAL
- AG-A RURAL RESIDENTIAL
- AG-B AGRICULTURAL

NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES. THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
2. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.
3. THIS PROPERTIES DELINEATED HEREON IS LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP 230-2F-94-A6B AND A6B3.
4. LOT 1
   CURRENT TITLE IS RECORDED AT INST.# 200811250026097, AS PREVIOUSLY RECORDED IN DB. 1307, PG. 135 IN THE NAME OF NANCY L. ROACH.
5. LOT 1A
   CURRENT TITLE IS RECORDED AT INST.# 200811250026098 AND PREVIOUSLY RECORDED IN INST.# 200108010021088 IN THE NAME OF DAVID D. BITTNER.
6. ZONING: (AG-A) RURAL RESIDENTIAL

AREA TABULATION:

LOT No.	EXISTING LOT	EXISTING WITHIN R/W	PROPOSED LOT	PROPOSED WITHIN R/W
1	2.117 AC.	0.097 AC.	2.203 AC.	0.091 AC.
1A	1.115 AC.	0.087 AC.	1.029 AC.	0.093 AC.
TOTAL	3.232 AC.	0.184 AC.	3.232 AC.	0.184 AC.

DIMENSION STANDARDS:

ZONE: AG-A RURAL RESIDENTIAL

MINIMUM LOT AREA: 43,560 SQ. FT. (ONE ACRE) OR MINIMUM AS DETERMINED FOR ON-LOT SEPTIC DISPOSAL ABOVE THE ONE-ACRE MINIMUM.

MINIMUM FRONT YARD DEPTH: 50 FEET FROM RIGHT-OF-WAY
MINIMUM SIDE YARD DEPTH: 25 FEET (EACH SIDE)
MINIMUM REAR YARD DEPTH: 75 FEET

OWNERS:

LOT 1
NANCY L. ROACH.
724-586-7814

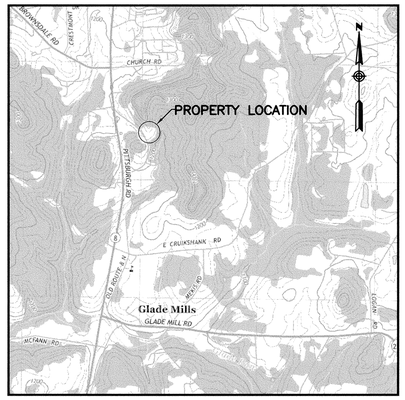
LOT 1A
DAVID D. BITTNER.
6327 OLD ROUTE 8
BUTLER, PA 16002
724-968-2505

PURPOSE:

REVISION OF LOT LINES.

NOTES:

- NO VISIBLE UTILITIES OR UTILITY R-O-Ws WERE FOUND OTHER THAN THOSE SHOWN
- REQUESTED WAIVER FOR SHOWNING ELEVATION CONTOURS ON PLAN.
- COMMON DRIVEWAY SHALL REQUIRE RECORDING OF A JOINT ACCESS AND MAINTENANCE EASEMENT UPON RECORDING OF DEEDS.



VICINITY MAP

SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA 7.5 MINUTE SERIES, 2013

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA:

OWNERS ADOPTION:

WE, NANCY L. ROACH (LOT 1) AND DAVID D. BITTNER (LOT 1A) OWNERS OF THE LAND SHOWN ON THIS LOT LINE REVISION. HEREBY ADOPT THIS PLAN AS OUR LOT LINE REVISION OF OUR PROPERTIES AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND WE HEREBY COVENANT AND AGREE TO AND BY TOWNSHIP OF MIDDLESEX, THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND HEIRS, EXECUTORS, AND DEDICATION SHALL BE BINDING UPON OUR ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 23rd DAY OF MARCH, 2015.

ATTEST:

Susan G. Anderson
NOTARY PUBLIC

Nancy L. Roach
OWNER

David D. Bittner
OWNER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan G. Anderson, Notary Public
Middlesex Twp., Butler County
My Commission Expires May 28, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA) SS:
BUTLER COUNTY)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED NANCY L. ROACH (LOT 1) AND DAVID D. BITTNER (LOT 1A) AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF March, 2015. MY COMMISSION EXPIRES THE 28th DAY OF May, 2017, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan G. Anderson, Notary Public
Middlesex Twp., Butler County
My Commission Expires May 28, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Susan G. Anderson
NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN AS LOT 1 IS IN THE NAME OF NANCY L. ROACH AND IS RECORDED IN INST.# 200811250026097, AS PREVIOUSLY RECORDED IN DEED BOOK VOLUME 1307, PAGE 135. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBERANCE AGAINST THIS PROPERTY.

Susan G. Anderson
WITNESS

Nancy L. Roach
OWNER

CERTIFICATION OF TITLE:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN AS LOT 1A IS IN THE NAME OF DAVID D. BITTNER AND IS RECORDED IN INST.# 200811250026098, AS PREVIOUSLY RECORDED IN INST.# 200108010021088.

Susan G. Anderson
WITNESS

David D. Bittner
OWNER

MORTGAGE CLAUSE:

_____, MORTGAGEE OF THE PROPERTY SHOWN AS LOT 1A CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE AND MORTGAGEE

SURVEYORS CERTIFICATION:

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

3-20-15
DATE

Paul J. Neff
PAUL J. NEFF
SU051242

MUNICIPAL DECLARATIONS:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY

CHAIRMAN BOARD OF SUPERVISORS

REQUIRED MUNICIPAL REVIEW AN APPROVAL STATEMENTS:

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. 10, EFFECTIVE THIS 11th DAY OF March, 2015.

SECRETARY

CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 25th DAY OF November, 2014

SECRETARY COMMISSION

CHAIRMAN BOARD OF PLANNING

TOWNSHIP ENGINEER:

I, Benjamin L. Gilbert, P.E., A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF MIDDLESEX, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

3/26/15
DATE

PE 077527
REGISTRATION No.

Benjamin L. Gilbert
SIGNATURE

REQUIRED COUNTY PLANNING COMMISION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 30th DAY OF DEC, 2014.

SECRETARY

CHAIRMAN 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 347, PAGE(S) 4 GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF APRIL, 2015.

RECORDER OF DEEDS

Michele M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Recorded: April 1, 2015

PLAN BOOK	PAGE
347	4

Instr: 201504010006680 04/01/2015
Pages: 1 F:$45.00 12:01PM
Michele Mustello T20150009545
Butler County Recorder FL

NOTARY | TOWNSHIP | COUNTY | SURVEYOR | RECORDER | ENGINEER

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, PAUL J. NEFF, LAND SURVEYOR, SU051242

ENGINEER: COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, BENJAMIN L. GILBERTI, ENGINEER, PE077527

REFERENCES

REF. #	DESCRIPTION	SHT. #
1	ROACH SUBDIVISION NO. 2 (REVISED), BY: R.B. SHANNON & ASSOC., DATED: MAY 23, 2000. RECORDED AT PLAN BOOK 234, PAGE 33	
2	ROACH SUBDIVISION NO. 2 (REVISED), BY: PEDERSEN & PEDERSEN, INC., DATED: APRIL 1, 2008 RECORDED AT PLAN BOOK 306, PAGE 29.	

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
2	REMOVED "KENNETH A. ROACH" FROM OWNERSHIP OF LOT 1	03/20/15	JFC	P.J.N.	P.J.N.
1	REVISED AS PER HRG COMMENT LETTER DATED: 9-16-14	11/05/14	JFC	P.J.N.	P.J.N.

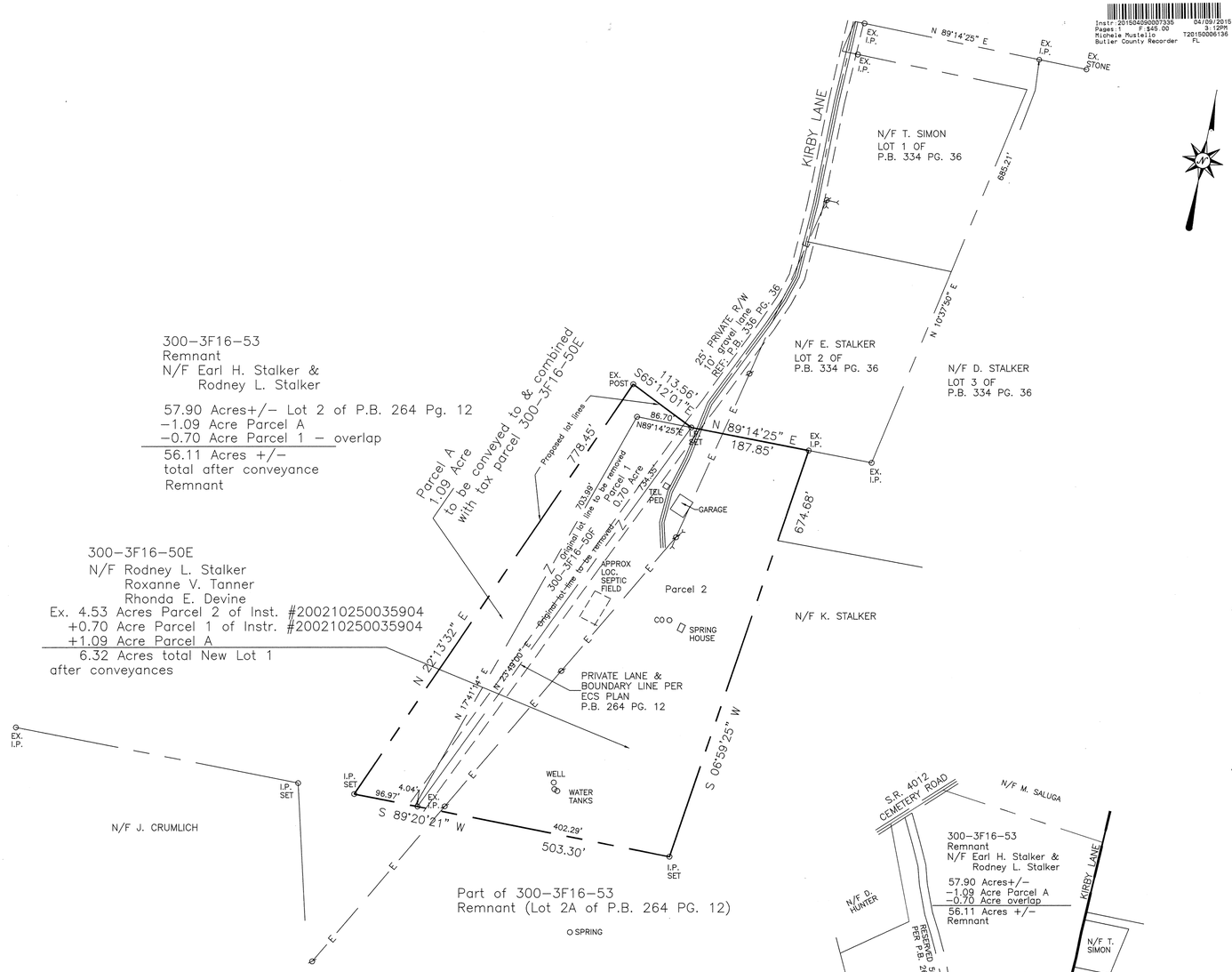
PEDERSEN & PEDERSEN
Civil and Environmental Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT: DAVID BITTNER
6327 OLD ROUTE 8, BUTLER, PENNSYLVANIA, 16002

PROJECT: PROPOSED LOT LINE REVISION
BEING
ROACH SUBDIVISION NO. 2 (REVISED)
PLAN BOOK 306 – PAGE 29
SITUATE IN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

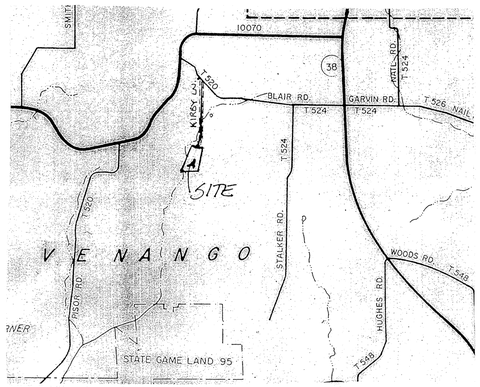
DRAWN	JAL
CHECKED	PJN
APPROVED	PJN
DATE	11/05/14
ISSUE DATE	03/20/15
REV. #	2
PROJECT #	07-089
SCALE	1"=50'
DWG #	LR1
SHEET	1 OF 1

Instr:201504090007335 04/09/2015
Pages:1 F:$45.00 3:12PM
Michele Mustello T20150006136
Butler County Recorder FL

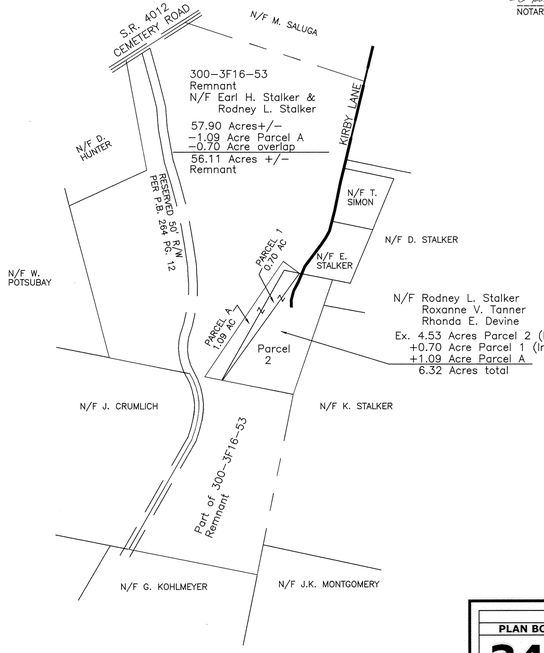


Part of 300-3F16-53
Remnant (Lot 2A of P.B. 264 PG. 12)

O SPRING



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY AND COMBINE PARCEL A TO ADJOINING LANDS OF STALKER, TANNER & DEVINE. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREAS OUTSIDE THE 500 FLOOD.

REF: STALKER/SIMON PLAN, P.B. 334 PG. 36

REF: ECS PLAN, P.B. 264 PG. 12

PLAN BOOK	PAGE
347	5

0' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that I, Rhonda E. Devine,
of the Borough of Brentwood, of the County of Allegheny, 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 Venango 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 Venango, 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 Venango, 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 Rhonda E. Devine, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21
day of March, 20 15.

ATTEST:
Brandy Davis — NOTARY PUBLIC
Rhonda E. Devine — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF ALLEGHENY

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

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of March, 20 2015.

My Commission expires the 14 day of June, 20 17.

SEAL
Brandy Davis — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brandy Davis, Notary Public
Pleasant Hills Boro, Allegheny County
My Commission Expires June 14, 2017

KNOW ALL MEN BY THESE PRESENTS, that I, Roxanne V. Tanner,
of the Township of Richmond, of the County of Berks, 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 Venango 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 Venango, 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 Venango, 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 Roxanne V. Tanner, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24
day of March, 20 15.

ATTEST:
Nancy L Darlington — NOTARY PUBLIC
Roxanne Tanner — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BERKS

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

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 24 day of March, 20 15.

My Commission expires the 26 day of November, 20 16.

SEAL
James L Darlington — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NANCY L. DARLINGTON, Notary Public
Weisenberg Twp., Lehigh County
My Commission Expires November 26, 2016

KNOW ALL MEN BY THESE PRESENTS, that I, Earl H. Stalker,
of the Township of Venango, 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 Venango 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 Venango, 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 Venango, 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 Earl H. Stalker, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th
day of March, 20 15.

ATTEST:
Kandi L Nassy — NOTARY PUBLIC
Earl H Stalker — 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 Earl H. Stalker 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 26th day of March, 20 15.

My Commission expires the 19 day of April, 20 18.

SEAL
Kandi L Nassy — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kandi L. Nassy, Notary Public
Concord Twp., Butler County
My Commission Expires April 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS, that I, Rodney L. Stalker,
of the County of Dorchester, State of South Carolina, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Venango 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 Venango, 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 Venango, 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 Rodney L. Stalker, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th
day of March, 20 15.

ATTEST:
Ellen M. Whitney — NOTARY PUBLIC
Rodney Stalker — OWNER

STATE OF SOUTH CAROLINA)SS:
COUNTY OF DORCHESTER

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Rodney L. Stalker 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 15th day of March, 20 15.

My Commission expires the 12th day of June, 20 22.

SEAL
Ellen M Q — NOTARY PUBLIC

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 February 10, 2015 SEAL Cheryl A Hughes REG. NO. SU-32490-E

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

Susan L Klingler — SECRETARY SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Venango this 7th day of April, 20 15.

Susan Lilling Jr — SECRETARY SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Approved
~~Reviewed~~ by the Butler County Planning Commission this 25th day of March, 20 15.

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 347 page 5.

Given under my hand and seal this 9th day of April, 20 15.

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018

RECORDER

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

LOT LINE REVISION

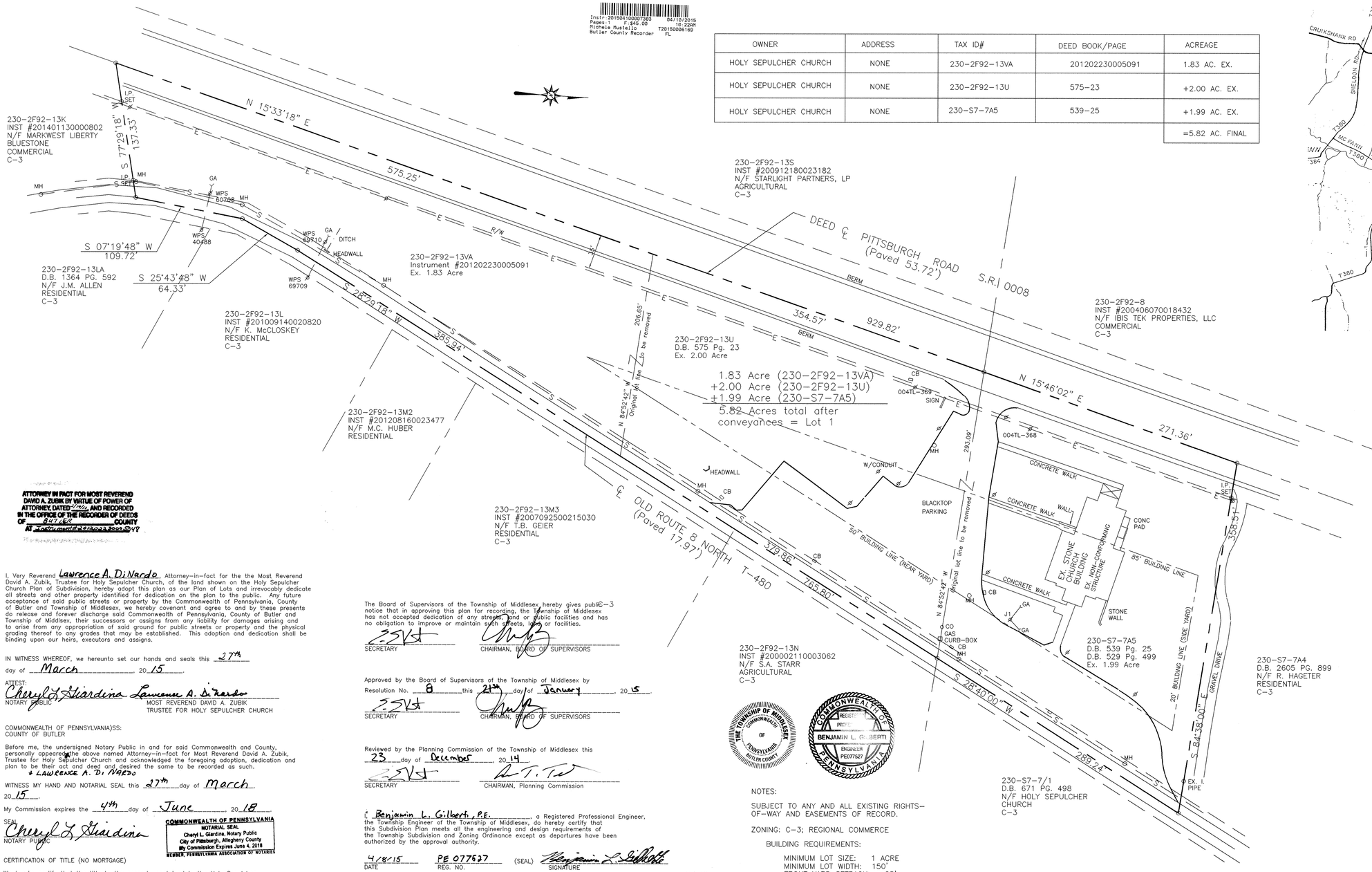
FOR: EARL H. STALKER, RODNEY L. STALKER, RHONDA E. DEVINE & ROXANNE V., TANNER

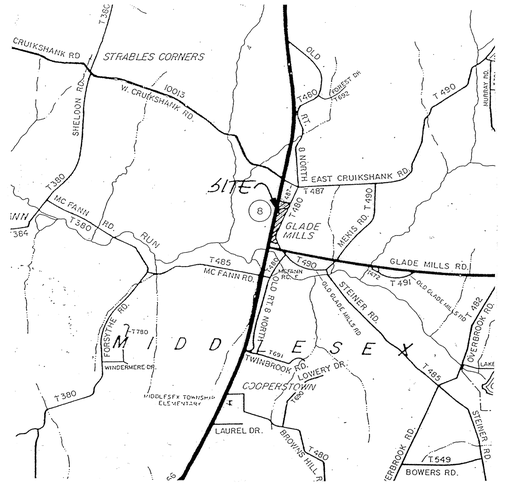
SITUATE: VENANGO TWP., BUTLER CO., PA

Date 02/10/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 300-3F16-53, 50E, 50F		Inst. # 200401220002262 200210250035904	Service No. 14-169
Address 143 KIRBY LANE			

Instr:201504150007383 04/10/2015
Pages:1 F:$45.00 10:22AM
Michele Mustello T20150006169
Butler County Recorder FL

OWNER	ADDRESS	TAX ID#	DEED BOOK/PAGE	ACREAGE
HOLY SEPULCHER CHURCH	NONE	230-2F92-13VA	201202230005091	1.83 AC. EX.
HOLY SEPULCHER CHURCH	NONE	230-2F92-13U	575-23	+2.00 AC. EX.
HOLY SEPULCHER CHURCH	NONE	230-S7-7A5	539-25	+1.99 AC. EX.
				=5.82 AC. FINAL





VICINITY MAP Scale: 1" = 2000'

ATTORNEY IN FACT FOR MOST REVEREND DAVID A. ZUBIK BY VIRTUE OF POWER OF ATTORNEY, DATED 2/4/15, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF Butler COUNTY AS Instrument #201503230006497

I, Very Reverend Lawrence A. Di Nardo, Attorney-in-fact for the the Most Reverend David A. Zubik, Trustee for Holy Sepulcher Church, of the land shown on the Holy Sepulcher Church Plan of Subdivision, hereby adopt this plan as our Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, 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 Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27th day of March, 20 15.

ATTEST:
Cheryl L. Giardina — Lawrence A. Di Nardo
NOTARY PUBLIC — MOST REVEREND DAVID A. ZUBIK TRUSTEE FOR HOLY SEPULCHER CHURCH

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Attorney-in-fact for Most Reverend David A. Zubik, Trustee for Holy Sepulcher Church and acknowledged the foregoing adoption, dedication and plan to be their act and deed and desired the same to be recorded as such.
℣ LAWRENCE A. DI NARDO

WITNESS MY HAND AND NOTARIAL SEAL this 27th day of March, 20 15.

My Commission expires the 4th day of June, 20 18

SEAL
Cheryl L. Giardina
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheryl L. Giardina, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the Holy Sepulcher Church Plan of Subdivision is in the name of Holy Sepulcher Church and is recorded in Deed Book Volume 575 Page 23 and Deed Book Volume 539 Page 25 and Deed Book Volume 529 Page 499 and Instrument #201202230005091. We further certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS — Lawrence A. Di Nardo TRUSTEE

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

12/5/14 DATE — SIGNATURE — REGISTRATION NO. SU-32490-E

(SEAL)

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

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 8 this 21st day of January, 20 15.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Middlesex this 23 day of December, 20 14.

SECRETARY — CHAIRMAN, Planning Commission

I Benjamin L. Gilbert, P.E., a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

4/8/15 DATE — PE 077527 REG. NO. — (SEAL) — SIGNATURE

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY

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

Reviewed by the Butler County Planning Commission this 31ST day of Oct, 20 14.

SECRETARY — SEAL — CHAIRMAN, BUTLER COUNTY PLANNING

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 347 Page(s) 6.

Given under my hand and seal this 10th day of April, 20 15.

SEAL
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018
RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

NOTES:

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

ZONING: C-3; REGIONAL COMMERCE

BUILDING REQUIREMENTS:

MINIMUM LOT SIZE:	1 ACRE
MINIMUM LOT WIDTH:	150'
FRONT YARD SETBACK:	85'
REAR YARD SETBACK:	50'
SIDE YARD SETBACK:	20'

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

PROPERTY OWNER: HOLY SEPULCHER CHURCH
1304 EAST CRUIKSHANK ROAD
BUTLER, PA 16002

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONSOLIDATE THREE ADJOINING LOTS INTO ONE.

WAIVER GRANTED FROM PROVIDING EXISTING AND PROPOSED CONTOURS ON THE PLAN FOR RECORDING PER LETTER DATED DECEMBER 4, 2014.

0' 50' 100' 150'

REVISED 12/05/14; ENGINEER'S REVIEW COMMENTS

PLAN BOOK	PAGE
347	6

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

LOT LINE REVISION

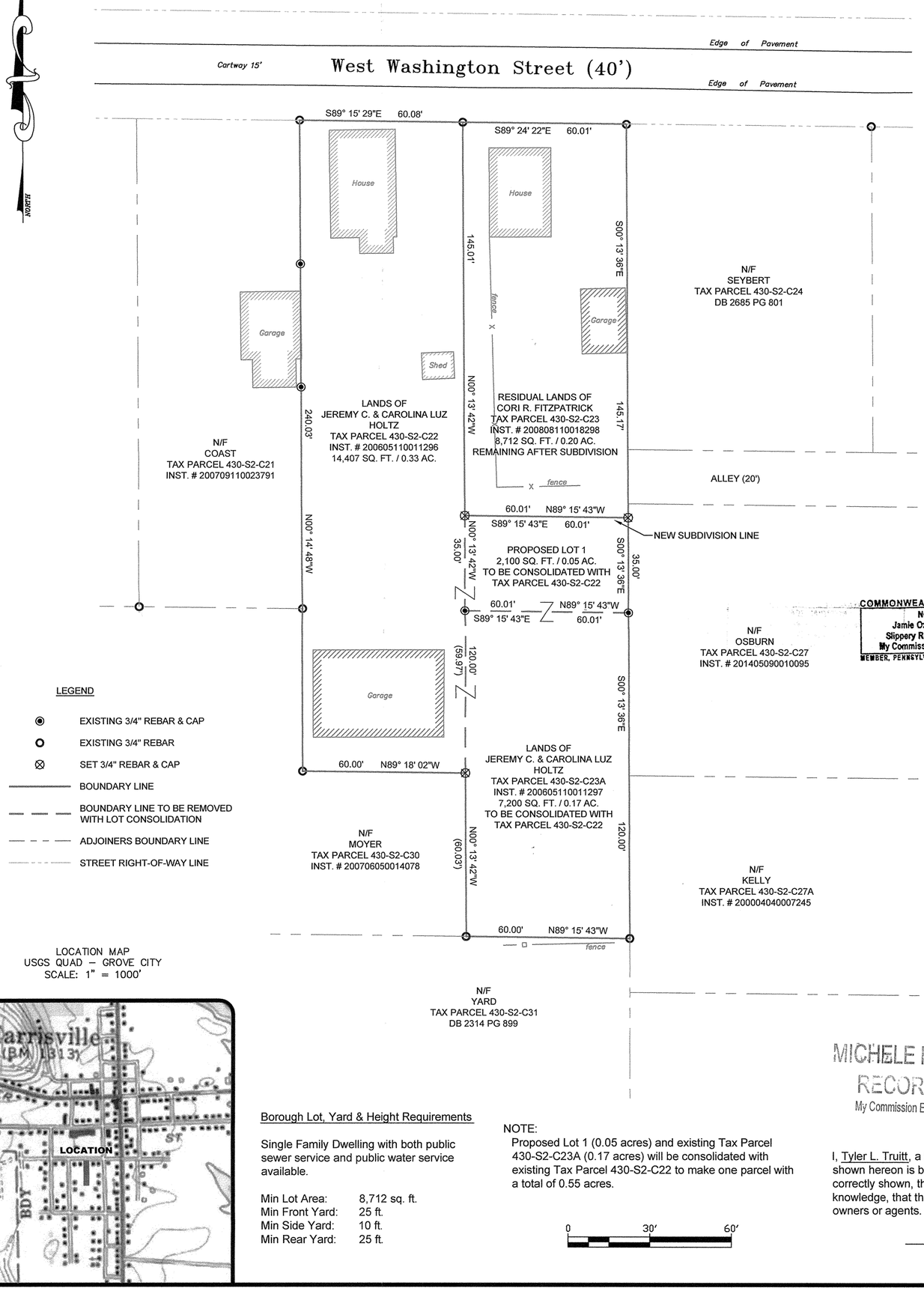
FOR: HOLY SEPULCHER CHURCH

SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 10/14/14	Scale 1" = 50'	Dwn By BEC	Ckd By CAH	
Parcel No. 230-2F92-13VA, 13U 230-S7-7A5				Service No. 14-079

Instr:201504100007465 04/10/2015
Pages:1 F:$45.00 1:22PM
Michele Mustello T20150006196
Butler County Recorder ND

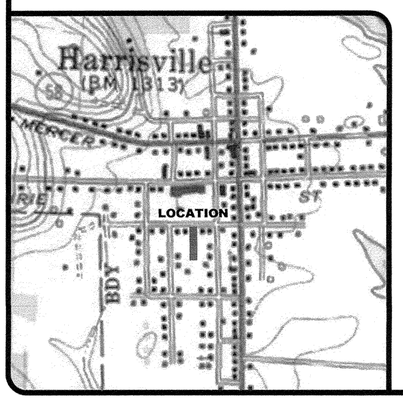
NORTH



LEGEND

- EXISTING 3/4" REBAR & CAP
- EXISTING 3/4" REBAR
- SET 3/4" REBAR & CAP
- BOUNDARY LINE
- BOUNDARY LINE TO BE REMOVED WITH LOT CONSOLIDATION
- ADJOINERS BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE

LOCATION MAP
USGS QUAD – GROVE CITY
SCALE: 1" = 1000'



Borough Lot, Yard & Height Requirements

Single Family Dwelling with both public sewer service and public water service available.

Min Lot Area:	8,712 sq. ft.
Min Front Yard:	25 ft.
Min Side Yard:	10 ft.
Min Rear Yard:	25 ft.

NOTE:
Proposed Lot 1 (0.05 acres) and existing Tax Parcel 430-S2-C23A (0.17 acres) will be consolidated with existing Tax Parcel 430-S2-C22 to make one parcel with a total of 0.55 acres.

0 30' 60'

Know All Men By these Presents, that I, Cori R. Fitzpatrick, of the Borough of Harrisville, of Butler County, of the Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assign, do hereby adopt this as my Plan of Subdivision of my property, situated in the Borough of Harrisville, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways 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 Harrisville, of Butler County, I, Cori R. Fitzpatrick, hereby agree to and by these presents do release and forever discharge the Borough of Harrisville, of Butler County, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Cori R. Fitzpatrick, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12 day of February, A.D. 2015.

ATTEST:

Cori R. Fitzpatrick — Jamie Oxenham, Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jamie Oxenham, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Nov. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My commission expires the 18 day of November, A.D. 2018.

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 Cori R. Fitzpatrick, 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:

Cori R. Fitzpatrick

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of February, 2015.

Jamie Oxenham.
Notary Public

My Commission Expires the 18 day of November, 2015.

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 Jeremy C. & Carolina Luz Holtz, 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:

Jeremy C. Holtz — Carolina Luz Holtz

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of February, 2018.

Jamie Oxenham.
Notary Public

My Commission Expires the 18 day of November, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jamie Oxenham, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Nov. 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Approved by the Butler County Planning Commission this 10TH day of MARCH, 2015.

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

See Comments On File at the Butler County Planning Commission.

Plan Number: 15063.

Reviewed and approved by the Harrisville Borough Council this 2nd day of March, 20 15.

Secretary — Chairman

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plat Book Volume 347 Page(s) 7.

Given under my hand and seal this 10th day of April, 2015.

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Michele M. Mustello.
Recorder of Deeds

I, Tyler L. Truitt, 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.

Tyler Landon Truitt, PLS
Registration No. SU075284

2-4-15
Date

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TYLER LANDON TRUITT
LAND SURVEYOR
NO. SU075284

PLAN BOOK 347 PAGE 7

No.	Revisions	Date

Scale 1" = 30'
Date 2-4-2015
Drawn By TLT
Checked By RGT
Project No. 0261-14-578.01
File No.

EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
WITH OFFICES IN:
ALLISON PARK, PA.
CLARION, PA.
JOHNSTOWN, PA.
PITTSBURGH, PA.
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CUMBERLAND, MD.
LEWISTOWN, PA.
15392 ROUTE 322
CLARION, PA. 16214
Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com

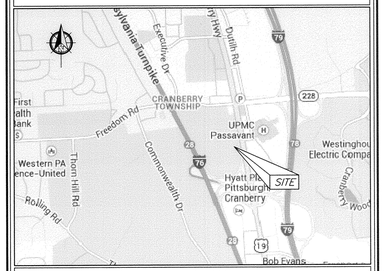
MINOR SUBDIVISION
LANDS OF CORI R. FITZPATRICK

HOLTZ–FITZPATRICK SUBDIVISION/CONSOLIDATION PLAN

SITUATE
HARRISVILLE BOROUGH, BUTLER COUNTY, PENNSYLVANIA

Drawing No.
1 of 1

VICINITY MAP



SCALE: 1"=2000'

LANDOWNER ACKNOWLEDGEMENT

LANDOWNER ACKNOWLEDGES THAT STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

SIGNED _____ DATED 12/5/14

ENGINEER'S CERTIFICATION

I, EUGENE S. DVORCHAK, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNED _____ DATED 11/20/14

TOWNSHIP ENGINEER

I, Jason Krotzer, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNED _____ DATED 3/11/15

NOTE:
ALL BUILDING AND SITE SIGNAGE UNDER SEPARATE PERMIT. APPROVAL OF THIS LAND DEVELOPMENT PLAN BY CRANBERRY TOWNSHIP DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.

ZONING INFORMATION

ZONING DISTRICT
ZONING DISTRICT – C–3
A RESTAURANT WITH A DRIVE THRU IS A CONDITIONAL USE WITHIN THIS ZONING DISTRICT.

ZONING INFORMATION WAS OBTAINED FROM:
CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
(724) 776–4806

ZONING	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	0.589 ACRES
MIN. LOT WIDTH	80'	135'
MIN. FRONT YARD SETBACK	25'	50'
MIN. SIDE YARD SETBACK	30'	35'–2"
MIN. REAR YARD SETBACK	0'	N/A
MAX. BUILDING HEIGHT	50'	24'–0"
MIN. PARKING LANDSCAPE	10%	18.5%
MAX. IMPERVIOUS COVER	60%	81%*

* OVERALL CRANBERRY MALL IMPERVIOUS SURFACE COVERAGE PERCENTAGE IS BEING IMPROVED BY THE PROPOSED DEVELOPMENT.

PARKING REQUIREMENTS

PARKING STALL SIZE = 9' X 18' REQUIRED; 9' X 18' PROPOSED

ONE (1) SPACE PER SEVENTY FIVE (75) SQUARE FEET OF GROSS FLOOR AREA PLUS ONE (1) SPACE PER EVERY 2 EMPLOYEES.

3,485 SF OF GROSS FLOOR AREA:
1,511 SF OF SALES FLOOR AREA
1,974 SF OF STORAGE AREA
TOTAL PARKING STALLS REQUIRED = 46 PARKING STALLS FOR GFA
4 PARKING STALLS EMPLOYEES
50 STALLS REQUIRED

16 REGULAR PARKING STALLS
+ 2 HANDICAP PARKING STALLS
18 PARKING STALLS PROPOSED ON SITE

REMAINING REQUIRED PARKING SATISFIED BY CROSS–OVER PARKING WITHIN CONTIGUOUS SHOPPING CENTER.

CONCRETE PADS

(P1) 6" THK. REINFORCED DRIVE THRU PAD OVER 6" COMPACTED GRANULAR BASE, DYED BLACK.

(P2) 6" THK. MASONRY TRASH ENCLOSURE PAD OVER 6" COMPACTED GRANULAR BASE, DYED BLACK.

(P3) 6" THK. REINFORCED CONCRETE PAD OVER 6" COMPACTED GRANULAR BASE, DYED BLACK.

SIGNAGE

(S1) "RESERVED PARKING" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C–6.

(S2) "DO NOT ENTER" SIGNS MOUNTED ON GALVANIZED POST, PER PENNDOT STANDARDS.

(S3) "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. REFERENCE DETAIL SHEET C–6.

(S4) "ENTER" DIRECTIONAL SIGN.

(S5) "EXIT" DIRECTIONAL SIGN.

(S6) DRIVE–THRU MENU BOARD.

(S7) DRIVE–THRU MERCHANDISER BOARD.

(S8) DRIVE–THRU SPEAKER.

KEYNOTES

1. CAST–IN–PLACE CONCRETE CURB W/BROOM FINISH. PROVIDE TWO (2) #4 CONTINUOUS REBARS. SEE DETAIL ON SHEET C–6.
2. PIPE BOLLARD WITH PLASTIC COVER. SEE DETAIL ON SHEET C–6.
3. PRE–CAST WHEEL GUARD. SEE DETAIL ON SHEET C–7.
4. 4" WIDE YELLOW PAINTED PARKING STRIPE.
5. 4" WIDE YELLOW PAINTED DRIVE–THRU STRIPE.
6. YELLOW PAINTED DIRECTIONAL ARROW. SEE DETAIL ON SHEET C–6.
7. ASPHALT PAVEMENT. SEE DETAIL ON SHEET C–6.
8. PROPOSED MASONRY TRASH ENCLOSURE TO MATCH RESTAURANT BUILDING FINISHES, SEE SHEET C–7.
9. EXISTING UTILITY POLE TO REMAIN, PROTECT DURING CONSTRUCTION.
10. OPENING IN PATIO RAILING FOR PEDESTRIAN ACCESS. VERIFY SIZE, LOCATION, ETC. WITH WENDY'S CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
11. LANDSCAPE AREA.
12. DRY–STACK RETAINING WALL. SEE DETAIL ON SHEET C–7.
13. 3'–0" HIGH PATIO FENCE. SEE DETAIL ON SHEET C–7.
14. PATIO PAVEMENT. CONFIRM TYPE, COLOR, SIZE, ETC., WITH WENDY'S CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL PLANS FOR DETAILS.
15. WASTE RECEPTACLE, SEE DETAIL ON SHEET C–7.
16. CLEARANCE BAR. SEE DETAIL ON SHEET C–7 AND ARCHITECTURAL PLANS FOR DETAILS.
17. CANOPY AT ORDER STATION. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. ACCESSIBLE PARKING SYMBOL. SEE DETAIL ON SHEET C–6.
19. LOT LIGHT ON CONCRETE BASE. SEE PHOTOMETRIC LIGHTING PLAN. SEE DETAIL ON SHEET C–6.
20. 10"x18" CONCRETE CURB. SEE DETAIL ON SHEET C–6.
21. OUTDOOR DIRECT–CONNECTION RECYCLER, DC–720E, AS MANUFACTURED BY MAHONEY ENVIRONMENTAL.
22. 5' WIDE x 10' LONG CONCRETE PAD WITH INTEGRAL BIKE RACK. SEE DETAIL ON SHEET C–7.
23. NEW 5" THK. CONCRETE FLUME WITH CURB OPENING FOR STORMWATER FLOW TO EXISTING INLET.
24. LIMITS OF NEW ASPHALT PAVEMENT.
25. 3'–0" HIGH SAFETY RAIL. SEE DETAIL ON SHEET C–7.

ADA REQUIREMENTS

(A1) 8' WIDE ACCESSIBLE PARKING SPACE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.

(A2) 8' WIDE ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.

SIDEWALKS & RAMPS

(W1) 4" THICK CONCRETE SIDEWALK @ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. SEE DETAIL ON SHEET C–6.

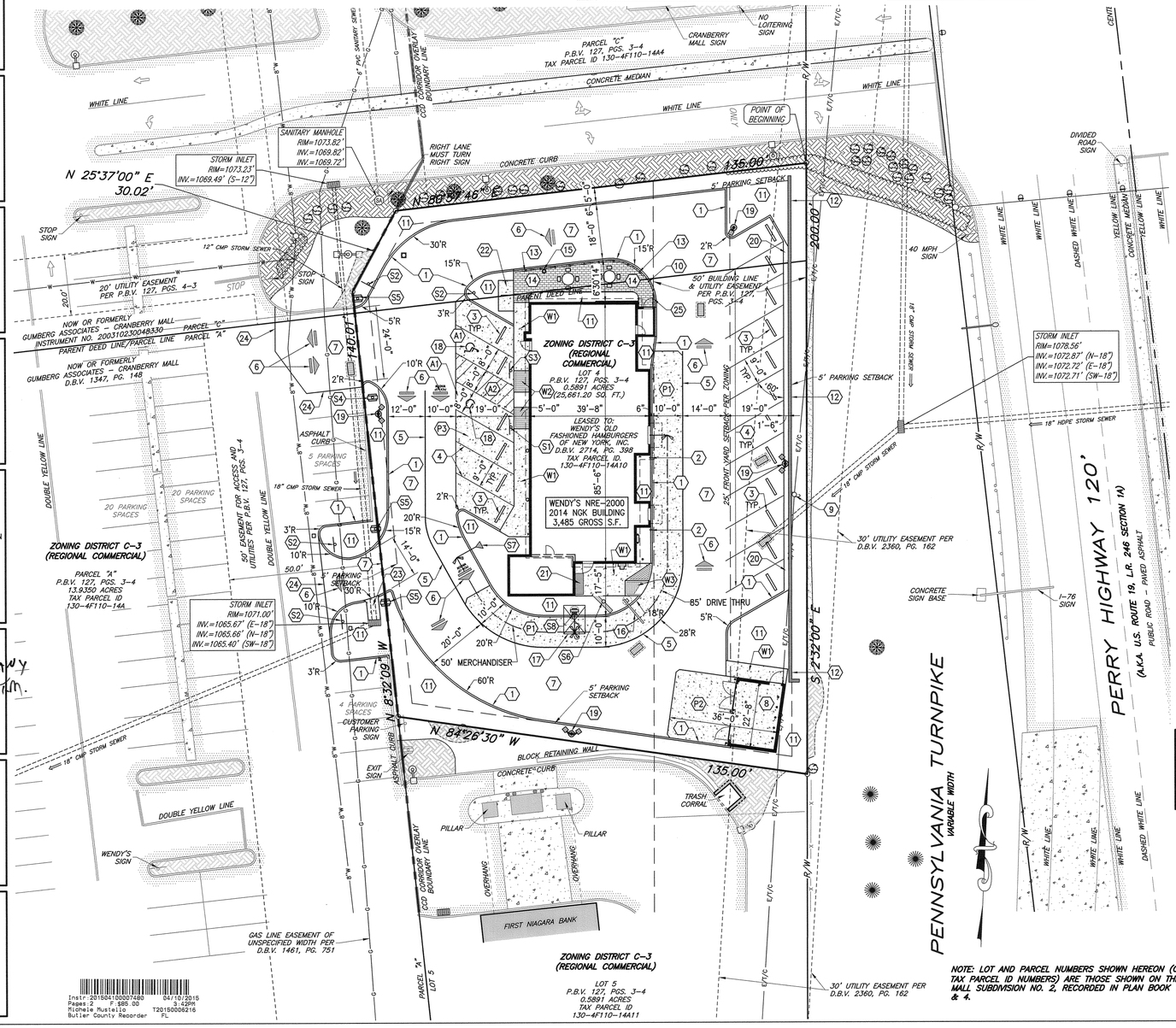
(W2) CONCRETE RAMP @ A MAXIMUM 8.33% RUNNING SLOPE AND A 2.0% CROSS SLOPE. RAMP TO BE NON–SLIP HEAVY BROOM FINISH. ALL SIDEWALK RAMPS TO HAVE A MINIMUM 5'x5' LEVEL LANDING AREA AT TOP AND BOTTOM OF RAMP, WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. SEE DETAIL ON SHEET C–6.

(W3) CONCRETE WING RAMP WITH TRUNCATED DOMES. ALL SIDEWALK RAMPS TO HAVE A MINIMUM 5'x5' LEVEL LANDING AREA AT TOP AND BOTTOM OF RAMP, WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. SEE DETAIL ON SHEET C–6.

DEVELOPMENT REVIEW NOTES

1. ALL ACCESSIBLE ROUTES TO THE BUILDING WILL BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A117.1–2009.
2. ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.

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



I, JERRY AHLREE TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION No. 2014-50 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22–305 AND 22–307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

SEAL

TOWNSHIP MANAGER

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF July, 2014.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KROTZER ENGINEER PE071353 PENNSYLVANIA

SEAL

I, Jason Krotzer A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE

DATE 3/11/15

PE071353
REGISTRATION NUMBER

SEAL

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SEAL

BY RESOLUTION APPROVED ON THE XX DAY OF XX, XX, THE BOARD OF DIRECTORS OF WENDY'S OLD FASHIONED HAMBURGERS INC. IN THE STATE OF NEW YORK, OWNER OF THE LAND SHOWN ON THIS PLAN, IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

XX
SIGNATURE AND TITLE OF OFFICER WITNESSING

THE WENDY'S COMPANY
NAME OF CORPORATION

11/21/14
DATE

Thomas Morgan Const. Mgr
SIGNATURE AND TITLE OF THE AUTHORIZED OFFICER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LINDSAY M WAGERER
Notary Public
MARSHALL TWP., ALLEGHENY COUNTY
My Commission Expires Sep 2, 2018

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF PENNSYLVANIA AND COUNTY OF Allegheny, PERSONALLY APPEARED Thomas Morgan OF THE WENDY'S COMPANY OF PA WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARY SEAL THIS 21st DAY OF November, 2014.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HOWARD G. McILVRIED SURVEYOR No. SU049396-R PENNSYLVANIA

SEAL

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

11/21/2014
DATE

HOWARD G. McILVRIED
NAME OF SURVEYOR

PA – LAND SURVEYOR NO. 049396–R
REGISTRATION NUMBER

RECORDER OF DEEDS BUTLER COUNTY PA

SEAL

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 347, PAGE(S) 819.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF April 2015

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS

Instr: 201504100007480 04/10/2015
Pages: 2 F: $85.00 3:42PM
Michele Mustello T20150006216
Butler County Recorder FL

Cranberry Township Board of Supervisors

This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2014-50 on the 5th day of March 20 15.

Secretary

Bruce Magill
Chairman, Board of Supervisors

SCALE: 1" = 20'–0"
DRAWN
CHECK
PLOT
PLOT
PLOT
PLOT
PLOT

Wendy's
OLD FASHIONED HAMBURGERS
LAND DEVELOPMENT PLAN

PLAN BOOK 347 PAGE 8

WENDY'S
20111 ROUTE 19
TOWNSHIP OF CRANBERRY
COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

WENDY'S STORE No. 02375

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL EUGENE S. DVORCHAK ENGINEER No. PE052961 PENNSYLVANIA
11/20/14

PLAN No.
MW20030115

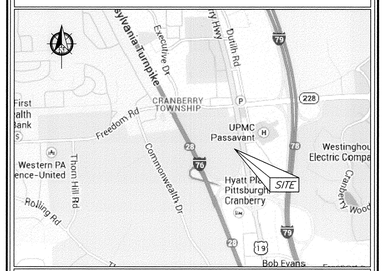
DATE: 05/01/14
SHEET No. LD–1

SERIAL NUMBER: 181320131015

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

NOTE: LOT AND PARCEL NUMBERS SHOWN HEREON (OTHER THAN TAX PARCEL ID NUMBERS) ARE THOSE SHOWN ON THE CRANBERRY MALL SUBDIVISION NO. 2, RECORDED IN PLAN BOOK 127, PAGES 3 & 4.

VICINITY MAP



SCALE: 1"=2000'

GRADING & DRAINAGE NOTES

1. SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND STORM INLETS GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLETS GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"± DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2%, AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC. OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE WENDY'S CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
24. IF APPLICABLE, CONNECT CONDENSATE DRAIN FROM PROPOSED FREEZER/COOLER BOX TO CLOSEST INLET, WITH 4"ø SDR 35 STORM LINE @ 1.0% SLOPE MIN.

STORMWATER DATA SUMMARY

EXISTING CONDITIONS

TOTAL EXAMINED ONSITE DRAINAGE SUBAREA = 25,662 ft² (WEIGHTED CN = 95 Tc =5 min)
IMPERVIOUS AREA = 21,654 ft² (84.4%)
PERVIOUS AREA = 4,008 ft² (15.6%)
NOTE: EXISTING GRAVEL AREAS CONSIDERED TO BE PERVIOUS

STORM RUNOFF (USING CURRENT NOAA RAINFALL DATA FOR SITE LOCATION)

1-YEAR, 24-HOUR	= 1.54 cfs, 3,212 cf
2-YEAR, 24-HOUR	= 1.90 cfs, 4,012 cf
10-YEAR, 24-HOUR	= 2.78 cfs, 6,033 cf
25-YEAR, 24-HOUR	= 3.33 cfs, 7,337 cf
50-YEAR, 24-HOUR	= 3.78 cfs, 8,393 cf
100-YEAR. 24-HOUR	= 4.25 cfs, 9,515 cf

PROPOSED CONDITIONS

TOTAL EXAMINED DRAINAGE SUBAREA = 25,662 ft² (WEIGHTED CN = 93, Tc = 5 min)
IMPERVIOUS AREA = 20,549 ft² (80.1%)
[−1,105 ft² (4.3%) *IMPERVIOUS AREA REDUCTION*]
PERVIOUS AREA = 5,113 ft² (19.9%)

STORM RUNOFF (USING CURRENT NOAA RAINFALL DATA FOR SITE LOCATION)

1-YEAR, 24-HOUR	= 1.41 cfs, 2,850 cf
2-YEAR, 24-HOUR	= 1.77 cfs, 3,624 cf
10-YEAR, 24-HOUR	= 2.66 cfs, 5,601 cf
25-YEAR, 24-HOUR	= 3.22 cfs, 6,886 cf
50-YEAR, 24-HOUR	= 3.67 cfs, 7,929 cf
100-YEAR. 24-HOUR	= 4.15 cfs, 9,040 cf

NET CHANGES FROM EXISTING CONDITIONS VERSUS PROPOSED CONDITIONS

STORM EVENT	PEAK RUNOFF RATE			TOTAL RUNOFF VOLUME		
	EXISTING	PROPOSED	NET	EXISTING	PROPOSED	NET
	(cfs)	(cfs)	(cfs)	(cf)	(cf)	(cf)
1-YR, 24-HR	1.54	*1.41*	**-0.13**	3,212	*2,850*	**-362**
2-YR, 24-HR	1.90	*1.77*	**-0.13**	4,012	*3,624*	**-388**
10-YR, 24-HR	2.78	*2.66*	**-0.12**	6,033	*5,601*	**-432**
25-YR, 24-HR	3.33	*3.22*	**-0.11**	7,337	*6,886*	**-451**
50-YR, 24-HR	3.78	*3.67*	**-0.11**	8,393	*7,929*	**-464**
100-YR, 24-HR	4.25	*4.15*	**-0.10**	9,515	*9,040*	**-475**

NOTE: ALL STORMWATER RUNOFF FROM THE EXAMINED ONSITE DRAINAGE AREA WILL BE CONVEYED TO THE EXISTING STORMWATER MANAGEMENT FACILITIES FOR THE OVERALL DEVELOPMENT CONTAINING THE PROJECT AREA. THE OVERALL DEVELOPMENT'S STORMWATER MANAGEMENT FACILITIES CONTROLLED ALL OF THE STORMWATER RUNOFF FROM THE SITE AREA IN THE EXISTING CONDITIONS AND WILL CONTINUE TO PROVIDE THE SAME FUNCTION FOR THE PROPOSED REDEVELOPED SITE AREA. AS THE PROPOSED REDEVELOPMENT WILL RESULT IN A REDUCTION IN STORMWATER RUNOFF, NO ADDITIONAL STORMWATER MANAGEMENT SHOULD BE REQUIRED.

LANDOWNER ACKNOWLEDGEMENT
LANDOWNER ACKNOWLEDGES THAT STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
SIGNED _____ DATED 12/5/14

ENGINEER'S CERTIFICATION
I, EUGENE S. DVORCHAK, P.E., HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
SIGNED _____ DATED 11/20/14

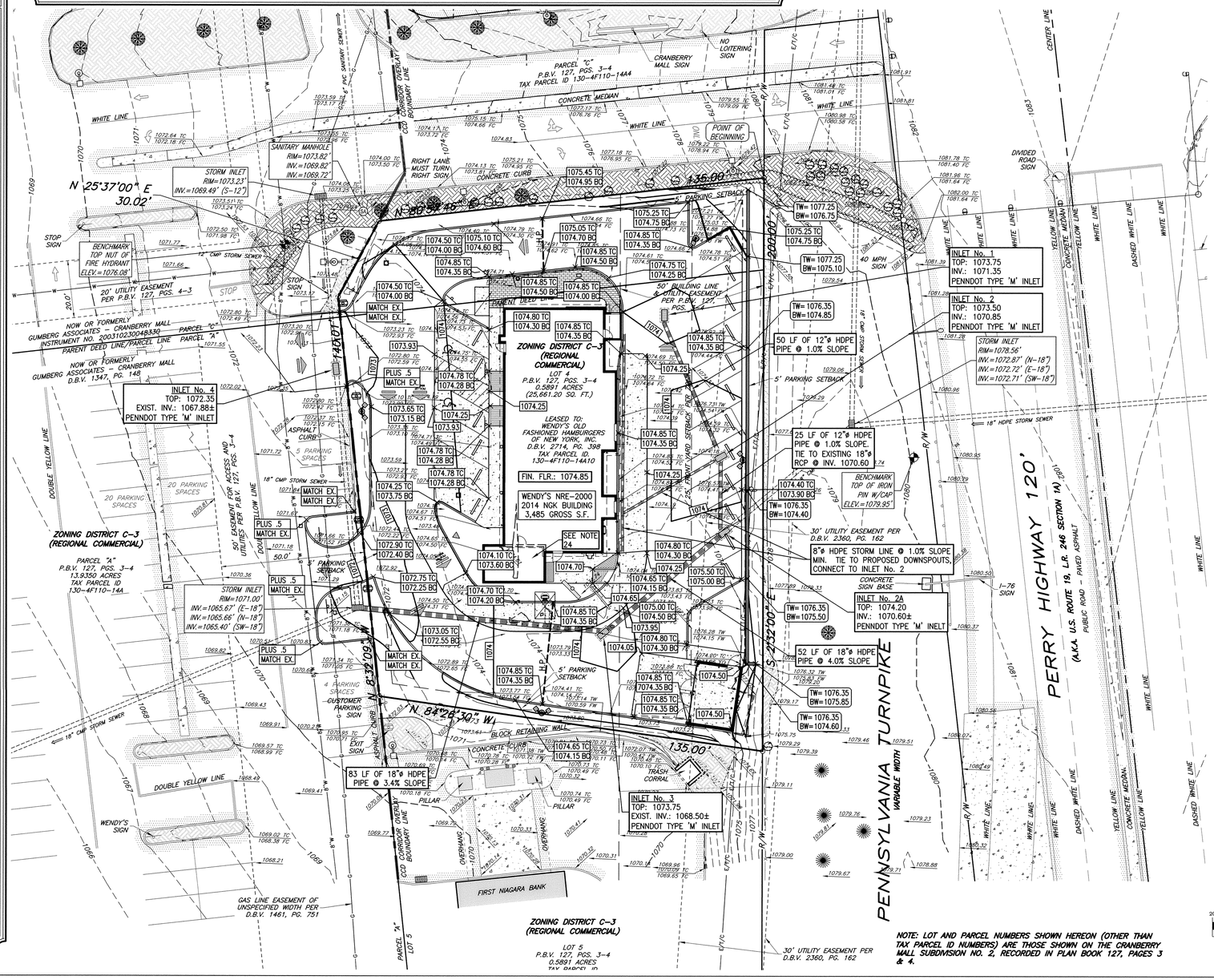
TOWNSHIP ENGINEER
I, _____, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
SIGNED _____ DATED 3/16/15

APPROVAL OF THE 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.

NOTE:
AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE 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.

LEGEND

- PROPOSED TOPO ELEV. (TC / BC)
- PROPOSED CONTOUR LINE (1074)
- EXISTING CONTOUR LINE (1074)
- PROPOSED STORM SEWER
- PROP. STORM INLET
- PROP. SANITARY CLEANOUT
- PROP. ELECTRIC METER
- PROP. GAS METER
- EXIST. WATER LINE (W)
- EXIST. GAS LINE (G)
- EXIST. O.H. ELEC./TELE./CABLE (E/T/C)
- EXIST. U.G. ELEC. (UE)
- EXIST. U.G. TELE./CABLE (UT/C)
- EXIST. CHAIN LINK FENCE (X)
- EXISTING GUIDE RAIL
- EXIST. STORM SEWER
- EXIST. SANITARY SEWER
- EASEMENTS
- SETBACK LINE
- SHRUB LINE
- EXIST. STREET LIGHT
- TRAFFIC LIGHT
- EXIST. TURN ARROWS
- TRAFFIC FLOW ARROW
- EXIST. HANDICAP SYMBOL
- EXIST. BENCHMARK
- EXIST. STORM INLET
- EXIST. FIRE HYDRANT
- EXIST. RIGHT-OF-WAY (R/W)
- EXIST. LIGHT POLE
- IRON PIN FOUND
- IRON PIN W/CAP SET (UNLESS OTHERWISE NOTED)
- EXIST. MANHOLE (MH)
- EXIST. ELEC. METER
- EXIST. STORM MANHOLE (ST)
- EXIST. GAS METER
- EXIST. SAN. MANHOLE (SA)
- EXIST. WATER VALVE
- EXIST. GREASE TRAP (GT)
- EXIST. GAS VALVE
- EXIST. TELE. MANHOLE (T)
- EXIST. WATER METER
- ELECTRIC MANHOLE (E)
- EXIST. MONITORING WELL
- EXIST. CLEANOUT
- EXIST. BORE HOLE
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. SIGN
- EXIST. TELE. PEDESTAL
- EXIST. ILLUMINATED SIGNS
- EXIST. SPEAKER BOX
- EXIST. TREES
- EXIST. BOLLARD
- EXIST. SHRUB
- EXIST. GUY WIRE
- EXIST. MENU BOARD
- EXIST. EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXIST. STONE LANDSCAPING
- EXIST. MULCH LANDSCAPING



NOTE: LOT AND PARCEL NUMBERS SHOWN HEREON (OTHER THAN TAX PARCEL ID NUMBERS) ARE THOSE SHOWN ON THE CRANBERRY MALL SUBDIVISION NO. 2, RECORDED IN PLAN BOOK 127, PAGES 3 & 4.

PLAN BOOK	PAGE
347	9

SERIAL NUMBER: 181320131015

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

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

No.	DATE	BY	REVISIONS

COPYRIGHT 2001: WENDY'S INTERNATIONAL, INC. ALL RIGHTS RESERVED.

SCALE: 1" = 20'-0"	
DRAWN	
CHECK	
PLOT	
PLOT	
PLOT	
PLOT	
PLOT	

Wendy's OLD FASHIONED HAMBURGERS

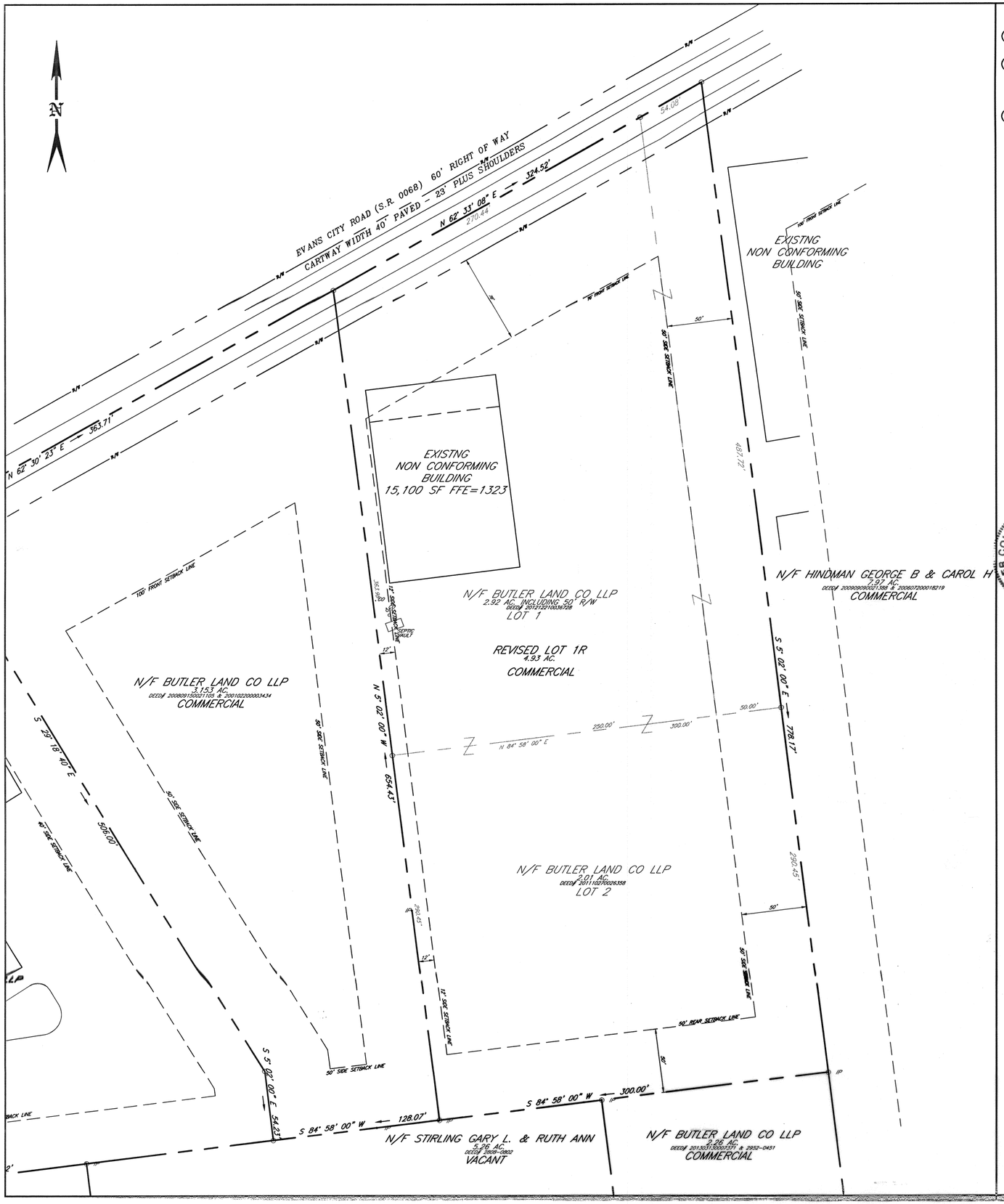
GRADING PLAN

WENDY'S
20111 ROUTE 19
TOWNSHIP OF CRANBERRY
COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

WENDY'S STORE No. 02375

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER EUGENE S. DVORCHAK No. PE035344E 11/20/14

PLAN No.	
MW20030115	
DATE:	SHEET No.
05/01/14	C-3



GENERAL NOTES:

1. FUTURE BUILDING MODIFICATIONS ARE INTENDED TO PRODUCE A CONFORMING STRUCTURE TO THE SETBACKS SHOWN ON THE PLAN.
2. EXISTING LOT 1 AND LOT 2 AND 50' RIGHT OR WAY SHOWN ON SHEET 2 OF 2 TO BE DELETED AND COMBINED INTO LOT 1R FOR TOTAL AREA OF 4.93 ACRES.

   LOT 1 = 2.92 ACRES (INCLUDES FORMER 50' RIGHT OF WAY)
   LOT 2 = 2.01 ACRES
   LOT 1R= 4.93 ACRES
3. PROPERTY OWNERS: BUTLER LAND COMPANY – 665 EVANS CITY ROAD, BUTLER PA, 16001
   JHJ OF BUTLER, LLC -- GENERAL PARTNER – JOSEPH A. PALMIERO, MANAGER
   JOSEPH A. PALMIERO, LIMITED PARTNER
   HOWARD E. NEFF, LIMITED PARTNER
   JON D. PALMIERO, LIMITED PARTNER

APPROVAL BY TOWNSHIP PLANNING COMMISSION
REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 7TH DAY OF JAN., 2015.

Diane C. Hawbecker — SECRETARY
Sandra J. Cox — CHAIRMAN

SEAL:

APPROVAL BY BOARD OF SUPERVISORS OF CONNOQUENESSING TOWNSHIP
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA HEREBY APPROVES THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS.
THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 6th DAY OF January, 2015.

ATTEST:
Brenda Davis — SECRETARY
Scott A. Snyder — CHAIRMAN

ENGINEER'S CERTIFICATE
I, A REGISTERED PROFESSIONAL ENGINEER (OR REGISTERED SURVEYOR) OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

RONALD OLSEN, P.L.S. SU-963-A — ENGINEER/SURVEYOR) REG.NO.
4-18-15 — DATE

APPROVAL BY BUTLER COUNTY PLANNING COMMISSION
REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22 DAY OF JAN., 2015.

SECRETARY — CHAIRMAN

SEAL:

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA :SS:
COUNTY OF BUTLER :

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 347 PAGE 10-11
GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF April 2015

RECORDER

RECORDED AMENDED PLAN OF SUBDIVISION RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE PLAN BOOK 309 PAGE 40, SEPT. 15, 2008.
KRIESS PLAN OF SUBDIVISION RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE PLAN BOOK 103 PAGE 49, FEB, 22, 1985.

LIMITED LIABILITY PARTNERSHIP ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT THE BUTLER LAND COMPANY, LLP, A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP, BY VIRTUE OF A RESOLUTION OF THE PARTNERSHIP THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGE ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BUTLER LAND COMPANY, LLP ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS DOCUMENT THIS 16 DAY OF February, A.D., 2015.

BUTLER LAND COMPANY, LLP
WITNESS — BY: JHJ OF BUTLER, LLC, GENERAL PARTNER
WITNESS — JOESEPH A PALMIERO, LIMITED PARTNER
WITNESS — HOWARD E. NEFF, LIMITED PARTNER
WITNESS — JON D. PALMIERO, LIMITED PARTNER

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY BUTLER LAND COMPANY, LLP, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

PARTNERSHIP ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA:SS:
COUNTY OF BUTLER :

BUTLER LAND COMPANY, LLP, BEING DULY SWORN DEPOSETH AND SAITH THAT THEY WERE PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS THE MANAGER OF JHJ OF BUTLER, LLC, GNERAL PARTNER, WITNESSED OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

BY:
JHJ OF BUTLER, LLC. GENERAL PARTNER
JOSEPH A. PALMIERO, MANAGER

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

WITNESS, MY HAND AND NOTARIAL SEAL THIS 16 DAY OF February, 2015.

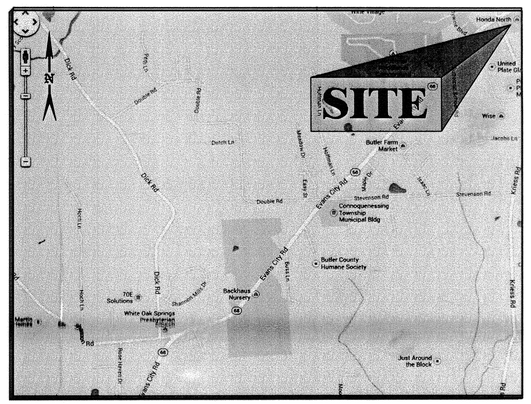
NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES THE _____ DAY OF _____, A.D., 20_____.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy L. Neff, Notary Public
Connoquenessing Twp., Butler County
My Commission Expires Aug. 29, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RECORDER OF DEEDS — BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



SITE LOCATION MAP
CONNOQUENESSING TOWNSHIP
(NO SCALE)

PLAN BOOK	PAGE
347	10

SHEET 1 OF 2

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RONALD OLSEN — SU-963-A
RONALD OLSEN, P.L.S.
SU-963-A
4-18-15
DATE

Instr-201504130007986 04/13/2015
Pages: 2 F: $85.00 2:05PM
Michele Mustello T20150006293
Butler County Recorder FL

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RO	1/20/2015
A	SUBMISSION TO TOWNSHIP	RWC	RO	1/06/2015

OLSEN & ASSOCIATES, LLC
ENGINEERS•COMMUNITY PLANNERS•SURVEYORS•LANDSCAPE ARCHITECTS•GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

BUTLER LAND CO. LLP
SUBARU NORTH
LOT CONSOLIDATION PLAN
CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 12/30/2014
SHEET NO. C050 REV. B
SCALE 0 40 80
CHKD. BY: RO DRAWN BY: DLA
PROJECT NO. 20144BA

N

EVANS CITY ROAD (S.R. 0068) 60' RIGHT OF WAY

N 62° 53' 09" E 324.52'
270.44'

54.08'

363.71'

N 62° 30' 23" E

408.00'

100' FRONT SETBACK LINE

S 29° 18' 40" E

506.00'

50' SIDE SETBACK LINE

40' SIDE SETBACK LINE

N 78° 22' 37" W

569.57'

KRIESS RD

TdA

ErB

EXISTNG BUILDING

N/F PALMIERO REALTY BUTLER LLP
4.796 AC.
DEED# 200809150021106 & 200102200003434

N/F BUTLER LAND CO LLP
3.153 AC.
DEED# 200809150021106 & 200102200003434
COMMERCIAL

S 5° 02' 00" E 554.98'

S 5° 02' 00" E 54.27'

S 84° 58' 00" W 627.89'

N/F STIRLING GARY L. & RUTH ANN
5.26 AC.
DEED# 2016-12802
VACANT

S 84° 58' 00" W 128.07'

EXISTNG
NON CONFORMING
BUILDING
15,100 SF FFE=1323

CONCRETE SIDEWALK

100' FRONT SETBACK LINE

EXISTING PARKING LOT

LOADING DOCKS

50' REAR SETBACK LINE

50' SIDE SETBACK LINE

SEPTIC VAULT

S 5° 02' 00" E 467.10'

50' R/W

S 5° 02' 00" E

EXISTING
NON CONFORMING
BUILDING

N/F HINDMAN GEORGE B & CAROL H
7.97 AC.
DEED# 200809090021388 & 200607200018219
COMMERCIAL

(0.53 AC R/W)

COMMONWEALTH OF PENNSYLVANIA
Ann L. Hall, Notary Public
Connoquenessing Twp., Butler County
My Commission Expires ... 2017

50.00'

N 84° 58' 88" E 300.00'

250.00'

278.17'

295.45'

N/F BUTLER LAND CO LLP
2.03 AC.
DEED# 201110270026559 & 3755-0595
COMMERCIAL

TRANSF PAD

SAND MOUND

S 84° 58' 00" W 300.00'

N/F BUTLER LAND CO LLP
2.26 AC.
DEED# 201305130002377 & 2852-0451
COMMERCIAL

DATUM: NAD 88

PLAN BOOK	PAGE
347	11

SHEET 2 OF 2

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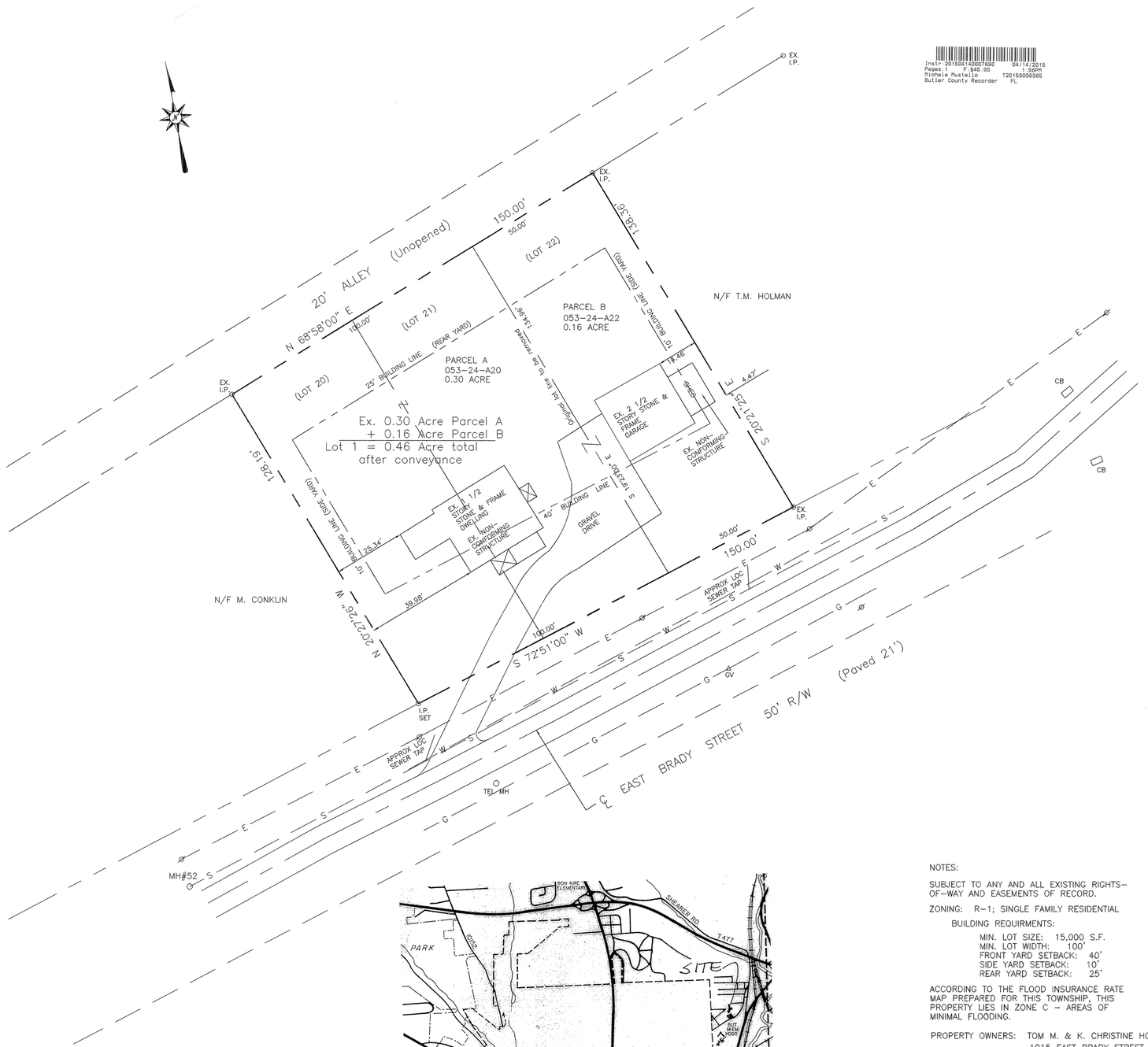
REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
A	SUBMISSION TO TOWNSHIP	RWC	RO	1/6/2015

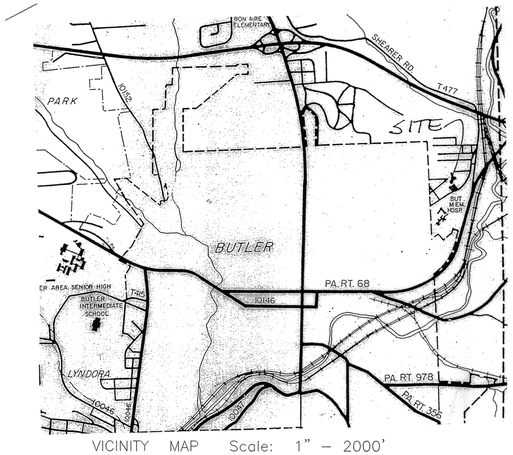
OLSEN & ASSOCIATES, LLC
ENGINEERS•COMMUNITY PLANNERS•SURVEYORS•LANDSCAPE ARCHITECTS•GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

BUTLER LAND CO. LLP
SUBARU NORTH
EXISTING SITE PLAN FOR LOT CONSOLIDATION
CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 1/6/2015
SHEET NO. C051
REV. A
SCALE 0 30 60
CHKD. BY: RO
DRAWN BY: RWC
PROJECT NO. 201448A



Instr:201504140007690 04/14/2015
Pages:1 F:$45.00 1:56PM
Michele Mustello T20150006368
Butler County Recorder FL



VICINITY MAP Scale: 1" – 2000'

NOTES:

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

ZONING: R-1; SINGLE FAMILY RESIDENTIAL

BUILDING REQUIRMENTS:

MIN. LOT SIZE: 15,000 S.F.
MIN. LOT WIDTH: 100'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'

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

PROPERTY OWNERS: TOM M. & K. CHRISTINE HOLMAN
1015 EAST BRADY STREET
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO ONE.

REF: CERTIFICATION SURVEY FOR T. HOLMAN BY R.B. SHANNON & ASSOC., INC., 08/28/97.

REF: LOTS 20, 21 & 22 OF REVISED LIMBERG PLAN OF LOTS.

0' 20' 40' 60'

Know all men by these Presents, that we, Tom M. and K. Christine Holman of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 29TH day of MARCH, 20 15

Kathy J. Kennedy — NOTARY PUBLIC
OWNER
K. Christine Holman — 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 Tom M. and K. Christine Holman, 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 29TH day of MARCH, 20 15.

My Commission Expires the 11th day of March, 20 2016

SEAL
Kathy J. Kennedy — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathy J. Kennedy, Notary Public
City of Butler, Butler County
My Commission Expires March 11, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
We, Tom M. and K. Christine Holman, owners of this plan of subdivision in our nomes, do hereby certify that the title of this property is in the names of Tom M. and K. Christine Holman as recorded in Instrument Number 201501290002016, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Matthew M. Holman — WITNESS
OWNER
K. Christine Holman — OWNER

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

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

DATE January 30, 2015 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Giesler — SECRETARY
SEAL
Vice PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 16TH day of March, 20 15.

Theresa Giesler — SECRETARY
SEAL
Vice-PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 3rd day of March, 20 15.

Ernest R. Osterling — SECRETARY
SEAL
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 30TH day of MARCH, 20 15.

SECRETARY
SEAL
CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 347 page 12.

Given under my hand and seal this 14TH day of APRIL, 20 15

SEAL
Michele M. Mustello — RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
347	12

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: TOM M. & K. CHRISTINE HOLMAN

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 01/30/15	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 053-24-A20, A22	Instrument # 201501290002016		Service No. 14-180
Address 1016/1020 E. BRADY ST.			

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE LARRY R. & ELLEN R. LAPE OF THE TOWNSHIP OF ADAMS COUNTY OF BUTLER STATE OF PENNSYLVANIA FOR OURSELVES OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, 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, WE LARRY R. & ELLEN R. LAPE OWNERS HEREBY AGREE TO AND BY THESE PRESENTS DO 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 US LARRY R. LAPE & ELLEN R. OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 26 DAY OF March, A.D. 2015.

ATTEST:

NOTARY PUBLIC — LARRY R. LAPE — ELLEN R. LAPE

MY COMMISSION EXPIRES THE 10 DAY OF June A.D., 2015.

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY LARRY R. & ELLEN R. LAPE WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

LARRY R. LAPE — ELLEN R. LAPE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

INDIVIDUAL ACKNOWLEDGMENT

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 LARRY R. & ELLEN R. LAPE WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE OUR, ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF March, 2015.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 10 DAY OF June 20.15

TITLE CLAUSE

I, LARRY R. LAPE & ELLEN R. LAPE DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAME OF LARRY R. LAPE & ELLEN R. LAPE AS RECORDED IN INSTRUMENT NO. 200801110000785, 201410010023525 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA.

LARRY R. LAPE — ELLEN R. LAPE — WITNESS

I, LARRY R. LAPE DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LARRY R. LAPE AS RECORDED IN INSTRUMENT NO. 200801110000786 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA.

LARRY R. LAPE — WITNESS

MARS NATIONAL BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE LAPE, WILO CORPORATION PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN, AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

JOHN C WALCHESKY AVP — WITNESS
NAME, TITLE, AND MORTGAGE

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WILO CORPORATION BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, OF BUTLER COUNTY, WILO CORPORATION HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO 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 WILO CORPORATION 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 SAME TO ATTESTED SECRETARY, THIS 26 DAY OF March, A.D. 2015.

ATTEST:

PRESIDENT — SECRETARY

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

ON THIS 26 DAY OF March, A.D. 2015 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED A. James OF WILO CORPORATION WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID WILO CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION OF WILO CORPORATION IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

PRESIDENT — SECRETARY

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF March, 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 10 DAY OF June A.D., 2015

TITLE CLAUSE

I, WILO CORPORATION DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WILO CORPORATION AS RECORDED IN INSTRUMENT NO. 200705220012814 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA.

WILO CORPORATION — WITNESS

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

MARK B. SCHMIDT — 3U-036950-E (REGISTRATION NO.) — 3/25/2015 (DATE)

ADAMS TOWNSHIP ENGINEERS APPROVAL

APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP, THIS 1 DAY OF April A.D. 2015.

SIGNATURE — 26400 E REGISTRATION NO.

PROPERTY OWNERS:

1. LARRY R. LAPE
758 ROUTE 228 MARS, PA 16046

TAX PARCEL NOS. 10-3F66-58, 10-3F66-58C, 10-3F66-58DA
LOT 1 D. E. LAWTHER PLAN PBV 255 PG 23,

2. WILO LLC
329 WYNNEWOOD DRIVE BUTLER, PA 16002

TAX PARCEL NO. 10-3F66-58DA LOT 2 D. E. LAWTHER PLAN PBV 255 PG 23.

3. THIS PLAN IS A LOT LINE REVISION TO TAX PARCEL NOS. 10-3F66-58, 10-3F66-58D, 10-3F66-58DA, 10-3F66-58E

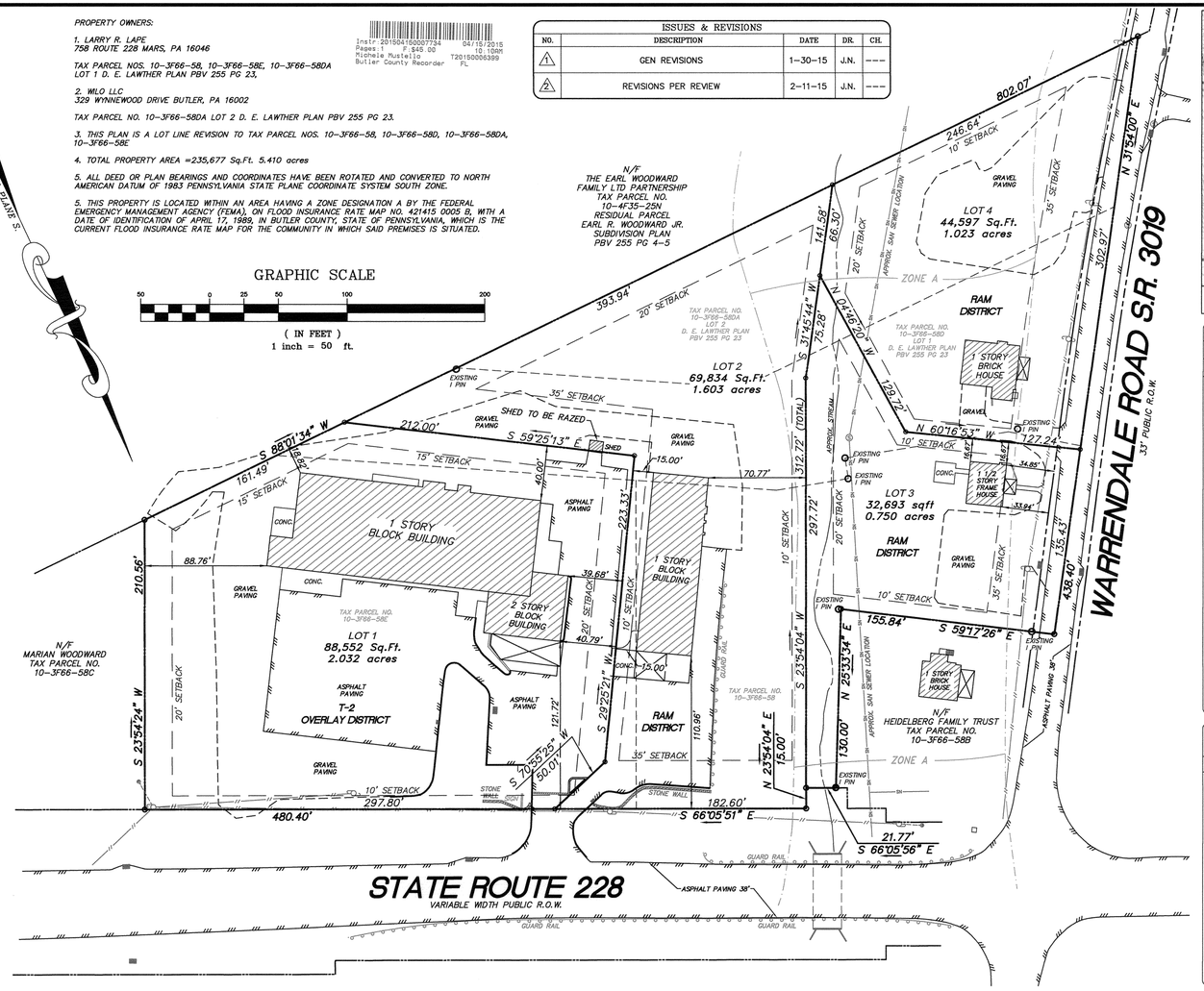
4. TOTAL PROPERTY AREA =235,677 Sq.Ft. 5.410 acres

5. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO NORTH AMERICAN DATUM OF 1983 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

5. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 421415 0005 B, WITH A DATE OF IDENTIFICATION OF APRIL 17, 1989, IN BUTLER COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

Instr: 201504150007734 04/15/2015
Pages: 1 F $45.00 10:10AM
Michele Mustello T20150006399
Butler County Recorder FL

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	GEN REVISIONS	1-30-15	J.N.	---
2	REVISIONS PER REVIEW	2-11-15	J.N.	---



ADAMS BOARD — ADAMS BOARD — ADAMS BOARD

ADAMS TOWNSHIP PLANNING APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, THIS 4TH DAY OF MARCH, 2015.

SECRETARY — PRESIDENT

ADAMS TOWNSHIP BOARD APPROVAL

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

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY. PENNSYLVANIA ON THIS 23RD DAY OF MARCH, A.D. 2015.

ATTEST:

(SECRETARY OF BOARD OF SUPERVISORS) — (CHAIRMAN OF BOARD OF SUPERVISORS) — ADAMS BOARD

ADAMS BOARD — ADAMS BOARD — ADAMS BOARD

MUNICIPAL STIPULATION

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.

ADAMS TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES.

(SECRETARY OF BOARD OF SUPERVISORS) — (CHAIRMAN OF BOARD OF SUPERVISORS) — ADAMS BOARD

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED FEB 5TH, 2015.

EXECUTIVE DIRECTOR SEC. — CHAIR.

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 347 PAGE(S) 13

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF April, A.D. 2015.

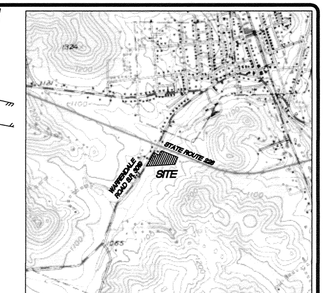
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
347	13

FLOOD INFORMATION
ZONE A = NO BASE FLOOD ELEVATIONS DETERMINED.

RECORDER OF DEEDS — ADAMS TOWNSHIP — TOWNSHIP ENGINEER — BUTLER PLANNING



LOCATION MAP — SCALE -1-2000'

ZONING = T-2 TRANSITIONAL OVERLAY

SITE DESIGN STANDARDS	TRANSITION
PRIMARY ACCESS	PUBLIC ACCESS ROAD
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MINIMUM BUILDING SETBACKS	
BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH ROUTE 228 RIGHT-OF-WAY (FEET)	10
SIDE YARD SETBACK (FEET)	20
REAR SETBACK FROM ACCESS RIGHT-OF-WAY (FEET)	25
REAR PROPERTY LINE (FEET)	15
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARDS) (FEET)	10
MINIMUM ACCESS ROAD RIGHT-OF-WAY (INCLUDING BUFFERYARD) (FEET)	85
MINIMUM RIGHT-OF-WAY WITH BUFFERYARD, NO ACCESS ROAD (FEET)	40

ZONING = RAM RESIDENTIAL AGRICULTURAL, MODERATE DENSITY DISTRICT.

(1) DIMENSIONAL STANDARDS.

(A) MINIMUM LOT AREA: 32,670 SQUARE FEET (3/4 ACRE) FOR UP TO A MAXIMUM OF FOUR DWELLINGS PER STRUCTURE, EXCEPT THAT FOR PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES THERE IS NO MINIMUM LOT AREA.

(B) MINIMUM LOT WIDTH: 90 FEET AT FRONT SETBACK LINE, EXCEPT THAT FOR PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES, THE MINIMUM LOT WIDTH SHALL BE SET AT ZERO.

(C) MINIMUM FRONT YARD DEPTH: 35 FEET.

(D) MINIMUM SIDE YARD DEPTH: 10 FEET (TWO REQUIRED) EXCEPT THAT FOR THE PURPOSES OF RESUBDIVISION OF LOTS ACCOMMODATING MULTIFAMILY STRUCTURES, THE MINIMUM SIDE YARD DEPTH SHALL BE SET AT ZERO.

(E) MINIMUM REAR YARD DEPTH: 20 FEET.

(F) MINIMUM YARD DEPTH ADJACENT TO A PUBLIC ROAD: 35 FEET.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
36950-E
PENNSYLVANIA

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-Technical.com

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Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-6904

☐ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549

HAMPTON TECHNICAL ASSOCIATES

DRAWN BY:	J.N.
CHECKED BY:	M.S.
APPROVED BY:	M.S.
CAD FILE:	15-11490.DWG

TITLE: SUBDIVISION PLAN
LAPE, WILO CORPORATION PLAN OF LOTS
BUTLER COUNTY, PA
ADAMS TOWNSHIP

CLIENT: LARRY R. LAPE
758 ROUTE 228
MARS, PA 16046

DATE ISSUED:	1-15-15
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	
SHEET:	SUB
HTA PROJECT #:	15-11490

BUTLER COUNTY PLANNING COMMISSION

Z:\PROJECTS\15-XXX\15-11490\Dwg\15-11490.dwg, SUBDIVISION PLAN, 3/25/2015 9:24 AM, Jerry Nist

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I PAUL T. ADAMETZ OF VALENCIA SPORTS PARK, LP OF SEVEN FIELDS, PA COUNTY OF BUTLER STATE OF PENNSYLVANIA FOR MYSELF MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, 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, I PAUL T. ADAMETZ OF VALENCIA SPORTS PARK LP, OWNER HEREBY AGREE TO AND BY THESE PRESENTS DO 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 PAUL T. ADAMETZ OF VALENCIA SPORTS PARK LP, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10 DAY OF MARCH, A.D. 2015.

ATTEST:

NOTARY PUBLIC

PAUL T. ADAMETZ

MY COMMISSION EXPIRES THE 13 DAY OF August A.D., 2017

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY PAUL T. ADAMETZ OF VALENCIA SPORTS PARK, LP WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

PRESIDENT

INDIVIDUAL ACKNOWLEDGMENT

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 PAUL T. ADAMETZ OF VALENCIA SPORTS PARK, LP A PENNSYLVANIA LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS, ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:
WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 13 DAY OF August 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOSEPH S DI SALVO
Notary Public
CRANBERRY TWP., BUTLER COUNTY
My Commission Expires Aug 13, 2017

TITLE CLAUSE

I, PAUL T. ADAMETZ OF VALENCIA SPORTS PARK, LP, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF PAUL T. ADAMETZ OF VALENCIA SPORTS PARK, LP, AS RECORDED IN INSTRUMENT NO. 200703260006951 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA.

PAUL T. ADAMETZ — WITNESS

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ADAMS TOWNSHIP GOLF CENTER PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NAME, TITLE, AND MORTGAGE — WITNESS

Ronald L. Byers
V.P.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

MARK B. SCHMIDT — SU-036950-E (REGISTRATION NO.) — 3-6-2015 (DATE)

ADAMS TOWNSHIP ENGINEERS APPROVAL

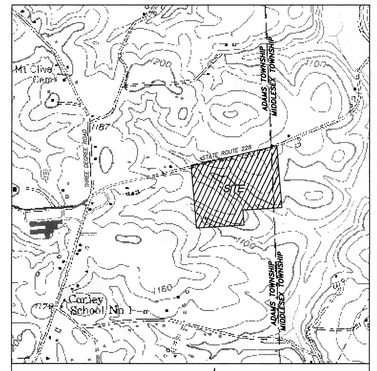
APPROVED BY THE TOWNSHIP ENGINEER OF ADAMS TOWNSHIP, THIS 1 DAY OF April, A.D. 2015.

SIGNATURE — 26400 E (REGISTRATION NO.)

ADAMS TOWNSHIP ZONING = RC RURAL CONSERVATION DISTRICT	
MINIMUM LOT AREA	43,000 S.F 1.00 ACRE
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD DEPTH	50 FEET
MINIMUM SIDE YARD DEPTH	20 FEET
MINIMUM REAR YARD DEPTH	25 FEET
MINIMUM YARD DEPTH ADJACENT TO A PUBLIC ROAD	50 FEET

MIDDLESEX TOWNSHIP ZONING = AG–A RURAL RESIDENTIAL DISTRICT	
MINIMUM LOT AREA	43,000 S.F 1.00 ACRE
MINIMUM LOT WIDTH	150 FEET
MINIMUM LOT COVERAGE	20%
MINIMUM FRONT YARD	50 FEET
MINIMUM REAR YARD PRINCIPAL STRUCTURE	75 FEET
MINIMUM REAR YARD ACCESSORY STRUCTURE	10 FEET
MINIMUM SIDE YARD DWELLINGS	25 FEET
MINIMUM REAR YARD ACCESSORY STRUCTURE	10 FEET

ADAMS ZONING = P–2 PRESERVATION OVERLAY	
SITE DESIGN STANDARDS	PRESERVATION
PRIMARY ACCESS	PUBLIC ACCESS ROAD
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MINIMUM BUILDING SETBACKS	
BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH ROUTE 228 RIGHT–OF–WAY (FEET)	20
SIDE YARD SETBACK (FEET)	20
REAR SETBACK FROM ACCESS RIGHT–OF–WAY (FEET)	25
REAR PROPERTY LINE (FEET)	15
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARDS) (FEET)	10
MINIMUM ACCESS ROAD RIGHT–OF–WAY (INCLUDING BUFFERYARD) (FEET)	95
MINIMUM RIGHT–OF–WAY WITH BUFFERYARD, NO ACCESS ROAD (FEET)	40



LOCATION MAP — 1"=1000'

ADAMS TOWNSHIP PLANNING APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, THIS 18 DAY OF February, 2015.

SECRETARY — PRESIDENT

ADAMS TOWNSHIP BOARD APPROVAL

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

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY. PENNSYLVANIA ON THIS 23rd DAY OF February, A.D. 2015.

ATTEST:

(SECRETARY OF BOARD OF SUPERVISORS) — (CHAIRMAN OF BOARD OF SUPERVISORS) — ADAMS BOARD

ADAMS BOARD — ADAMS BOARD — ADAMS BOARD

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 1–16, 2015.

EXECUTIVE DIRECTOR SEC — CHAIR

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 347 PAGE(S) 14-15

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF April, A.D. 2015.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

UTILITY INFORMATION	
WATER	**GAS**
MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP HUTCHMAN ROAD MARS, PA 16046 (724) 625–2221	NATIONAL FUEL GAS 800 STATE STREET ERIE, PA 16501 (814) 871–8000
SANITARY SEWERS	COLUMBIA GAS OF PA 650 WASHINGTON ROAD PITTSBURGH, PA 15228 (800) 460–4332
BREAKNECK CREEK REGIONAL AUTHORITY MARS–EVANS CITY ROAD P.O. BOX 1180 MARS, PA 16046 (724) 625–1699	DOMINION PEOPLES 625 LIBERTY AVENUE #600 PITTSBURGH, PA 15222 (800) 764–0111
CABLE TELEPHONE INTERNET	**ELECTRIC**
ARMSTRONG CABLE 660 S. BENBROOK ROAD BUTLER, PA 16001 (724) 776–4200	FIRST ENERGY – PENN POWER 15 OGLEVIEW ROAD CRANBERRY TOWNSHIP, PA 16066 (800) 720–3600
CONSOLIDATED COMMUNICATIONS (724) 443–4200	

TOTAL PROPERTY AREA
1,195,993 Sq.Ft.
27.4562 Acres

PROPERTY OWNER
VALENCIA SPORTS PARK, LP
PAUL T. ADAMETZ
302 WESTBURN COURT
SEVEN FIELDS, PA 16046

PROPERTY ADDRESS
414 ROUTE 228
VALENCIA, PA 16046

NOTES:

1. BEARINGS AND DISTANCES ARE ON PENNSYLVANIA STATE PLANE SOUTH COORDINATE SYSTEM.
2. THIS PLAN IS A TWO LOT SUBDIVISION OF TAX PARCEL TAX ID. 10–3F57–A19 AND LOT 3 MARGARET PARK SUBDIVISION 1 PBV 136 PG 24
3. TOWNSHIP LINE SHOWN IS APPROXIMATE.
4. NO KNOWN OIL/GAS WELLS ON SITE.
5. SITE IS LOCATED IN ZONE X ON THE FEMA MAP. COMMUNITY PANEL NO. 421415 0006B – APRIL 17, 1989.

ZONE X ARE AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.

SURVEYOR — TOWNSHIP ENGINEER — ADAMS PLANNING — ADAMS BOARD — BUTLER PLANNING — RECORDER OF DEEDS

PLAN BOOK	PAGE
347	14

Instr: 201504150007736 04/15/2015
Pages:2 F:$85.00 10:19PM
Michele Mustello T20150006401
Butler County Recorder FL

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REVISIONS PER REVIEW	2–02–15	J.N.	---
2	REVISIONS PER PLANNING COMM	1–05–15	J.N.	---

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
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FAX: (724) 625–4549
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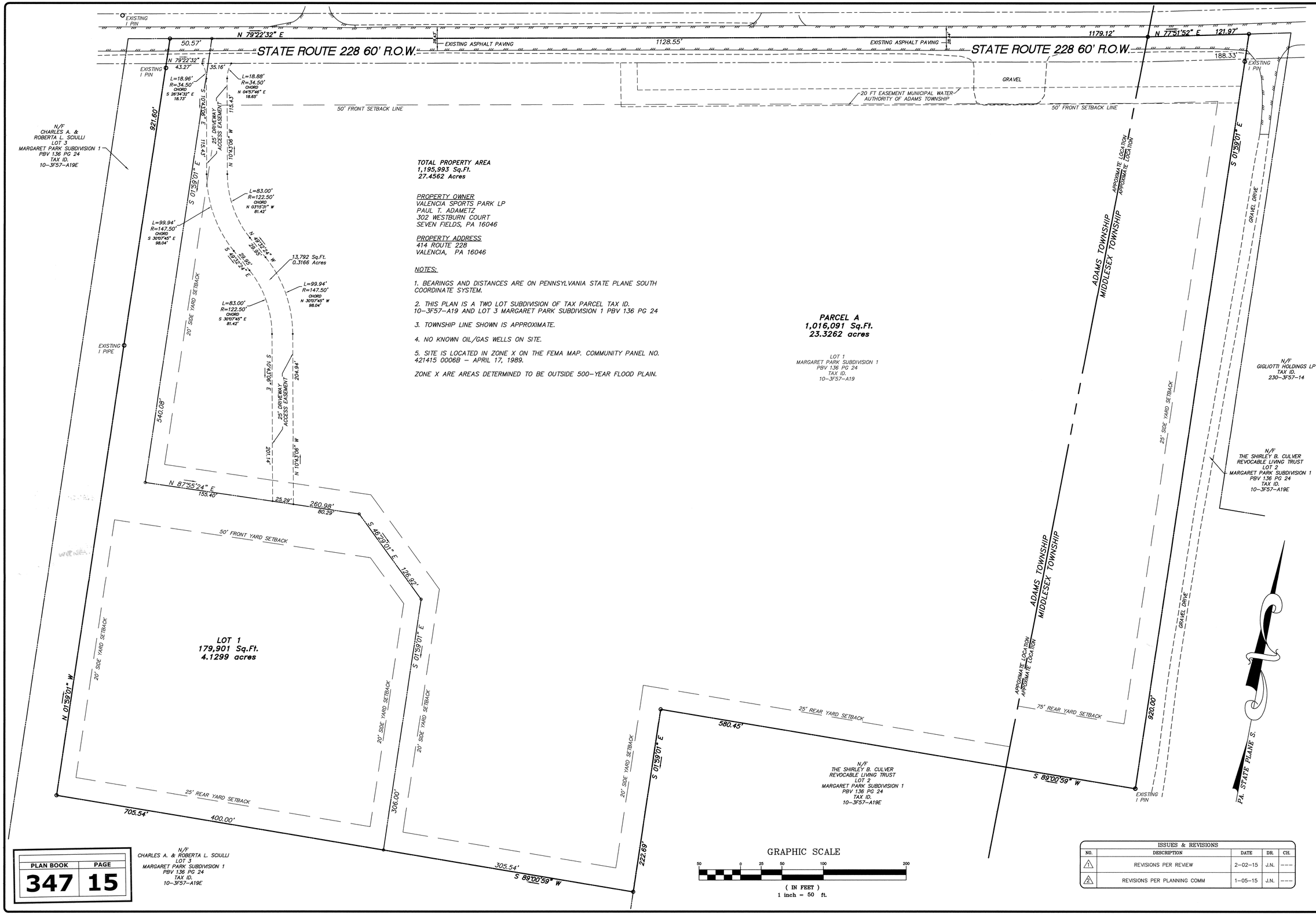
email@hampton-technical.com

DRAWN BY: J.N.
CHECKED BY: M.S.
APPROVED BY: M.S.
CAD FILE: 15–11347.DWG

TITLE: ADAMS TOWNSHIP GOLF CENTER PLAN OF LOTS PLAN FOR RECORDING — ADAMS TOWNSHIP — BUTLER COUNTY, PA
CLIENT: VALENCIA SPORTS PARK LP — 302 WESTBURN COURT — SEVEN FIELDS, PA 16046

DATE ISSUED: 1–08–15
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:
SHEET: 1 OF 2
SUB 1
HTA PROJECT #: 14–11347

Z:\PROJECTS\15-XXXX\15-11347\Dwg\14-11347.dwg, SUBDIVISION PLAN, Sht 1, 3/6/2015 3:41 PM, Jerry Nicl



PLAN BOOK	PAGE
347	15

N/F
CHARLES A. & ROBERTA L. SCIULLI
LOT 3
MARGARET PARK SUBDIVISION 1
PBV 136 PG 24
TAX ID.
10-3F57-A19E

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	REVISIONS PER REVIEW	2-02-15	J.N.	---
2	REVISIONS PER PLANNING COMM	1-05-15	J.N.	---

HAMPTON TECHNICAL ASSOCIATES, INC.
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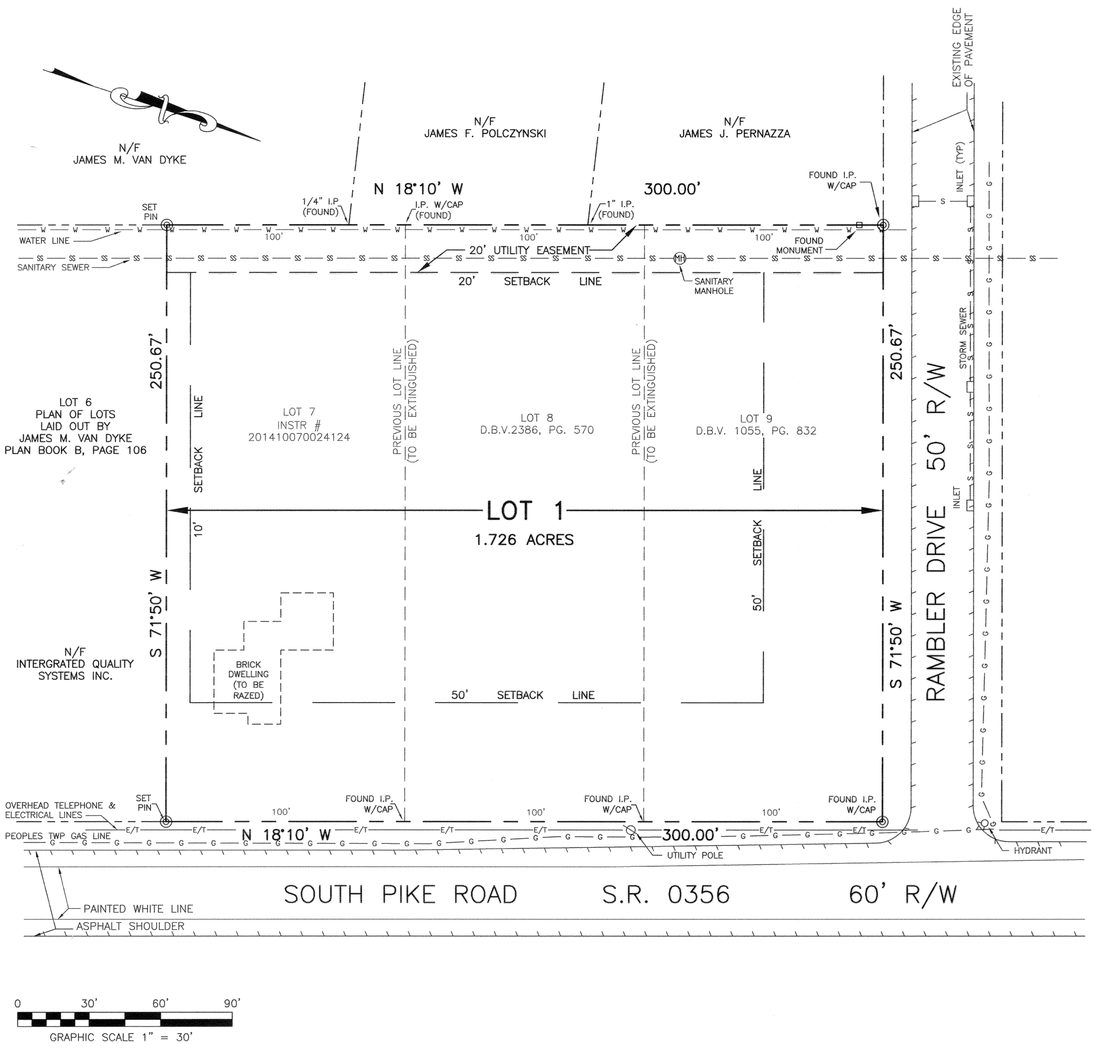
FAX: (724) 625-4549
www.Hampton-Technical.com
email@hampton-technical.com

DRAWN BY:	J.N.
CHECKED BY:	M.S.
APPROVED BY:	M.S.
CAD FILE:	15-11347.DWG

TITLE	ADAMS TOWNSHIP GOLF CENTER PLAN OF LOTS PLAN FOR RECORDING ADAMS TOWNSHIP BUTLER COUNTY, PA
CLIENT	VALENCIA SPORTS PARK LP 302 WESTBURN COURT SEVEN FIELDS, PA 16046

DATE ISSUED:	1-08-15
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	
SHEET:	2 OF 2 SUB 2
HTA PROJECT #:	14-11347

Z:\PROJECTS\15-XXXX\Jobs\15-11300 Jobs\15-11347\Dwg\14-11347.dwg, SUBDIVISION PLAN SHT 2, 3/3/2015 3:46 PM, Jerry Nist



KNOW ALL MEN BY THESE PRESENTS, THAT WE, RONALD C. RUKAS & JO JEAN RUKAS, OWNERS OF THE PROPERTY IN THE RUKAS CONSOLIDATION PLAN, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF 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, LANDS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, 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. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RONALD C. RUKAS & JO JEAN RUKAS OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.

THIS 25th DAY OF February, 20 15.

ATTEST:

Kimberly Hunter
NOTARY PUBLIC

RONALD C. RUKAS

Jo Jean Rukas
JO JEAN RUKAS

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly Hunter, Notary Public
Tarentum Boro, Allegheny County
My Commission Expires Feb. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED RONALD C. RUKAS & JO JEAN RUKAS, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BY 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 NOTORIAL SEAL THIS 25th DAY OF February, 20 15.

MY COMMISSION EXPIRES THE 12th DAY OF February, 20 18.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly Hunter, Notary Public
Tarentum Boro, Allegheny County
My Commission Expires Feb. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STAMPED SEAL

Kimberly Hunter
NOTARY PUBLIC

WE, RONALD C. RUKAS & JO JEAN RUKAS, OWNERS OF THE RUKAS CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAMES OF RONALD C. RUKAS & JO JEAN RUKAS, AS RECORDED IN DEED BOOK VOLUME 1055, PG. 832 ; DEED BOOK VOLUME 2386, PG. 570; AND IN INSTRUMENT NO. 201410070024124 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY.

WITNESS

RONALD C. RUKAS

Jo Jean Rukas
JO JEAN RUKAS

I, ANTHONY J. MALES, A 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.

2-20-15
DATE

ANTHONY J. MALES, P.L.S. – REG. NO. 23630–E

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY.

INSTRUMENT NUMBER 201504160007829 BK 347 Pg 16

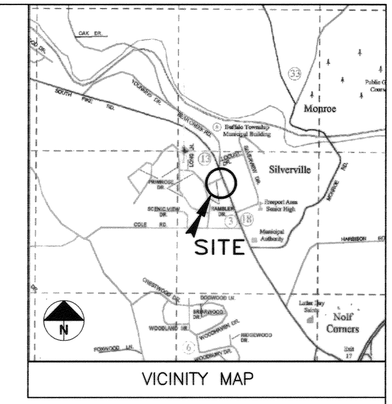
GIVEN UNDER MY HAND AND SEAL

THIS 16 DAY OF April, 20 15.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

COUNTY OF BUTLER PA
IDENTIFICATION NUMBER
15035



VICINITY MAP

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION

THIS 4th DAY OF February, 20 15.

SECRETARY

CHAIRPERSON

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO

THIS 11th DAY OF FEBRUARY, 20 15.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION

THIS 26TH DAY OF JAN, 20 15.

SECRETARY

CHAIRPERSON

ZONING SUMMARY

ZONING: R–1
(SINGLE–FAMILY RESIDENTIAL DISTRICT)

SETBACK REQUIREMENTS:
FRONT YARD: 50' MIN
REAR YARD: 20' MIN
SIDE YARD: 10' MIN (WITH SEWER)
LOT WIDTH: 100' MIN (WITH SEWER)
LOT AREA: 20,000 SQ.FT. (WITH SEWER)

ZONING: A2
(ACCESS MANAGEMENT OVERLAY ZONE)

SETBACK REQUIREMENTS:
FRONT YARD: 50' MIN
REAR YARD: 20' MIN
SIDE YARD: 10' MIN (WITH SEWER)
LOT WIDTH: 100' MIN (WITH SEWER)
LOT AREA: 20,000 SQ.FT. (WITH SEWER)

FLOODPLAIN INFORMATION

PROPERTY IS LOCATED IN FLOODPLAIN ZONE X (UNSHADED)

ZONE X (UNSHADED) INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, PER FLOOD INSURANCE RATE MAP (FIRM) NO.: 421416–0005C, DATED JULY 5, 2001.

AVAILABLE UTILITIES

WATER: BUFFALO TOWNSHIP MUNICIPAL AUTHORITY
SEWAGE: BUFFALO TOWNSHIP MUNICIPAL AUTHORITY
ELECTRIC: WEST PENN POWER
GAS: PEOPLES TWP

NOTES:

PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS–OF–WAYS AND EASEMENTS OF RECORD.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED ALONG S.R. 0356 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.

OWNERS:

RONALD C. AND JO JEAN RUKAS
106 WOODBURY DRIVE
SARVER, PA 16055

RECORDED 4/16/15	
PLAN BOOK	PAGE NO.
347	16
SHEET 1 OF 1	

RUKAS CONSOLIDATION PLAN

BEING A CONSOLIDATION OF LOTS 7, 8 & 9 IN THE JAMES M. VAN DYKE PLAN OF LOTS, RECORDED IN PLAN BOOK B, AT PAGE 106

SITUATE IN

BUFFALO TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

RONALD C. AND JO JEAN RUKAS

ALPHA ENGINEERING COMPANY, INCORPORATED
DESIGNERS–PLANNERS–ENGINEERS–SURVEYORS
2668 LEECHBURG ROAD; LOWER BURRELL, PA 15068 (724) 339–2000

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDER | COUNTY PLANNING | TOWNSHIP SUPERVISORS | TOWNSHIP PLANNING | NOTARY

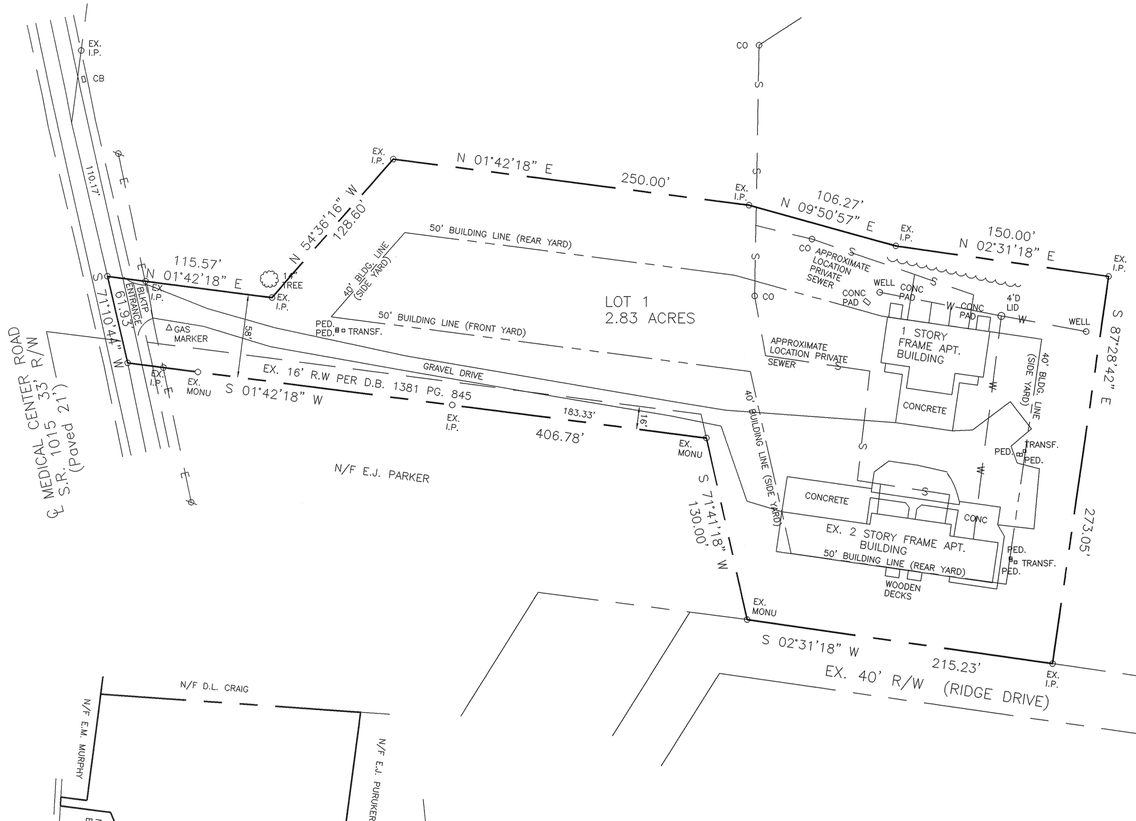
SURVEYOR

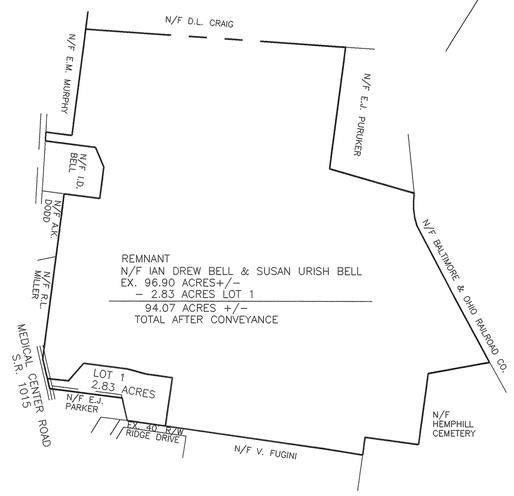
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY J. MALES
No. SURVEYOR
PENNSYLVANIA

SCALE: HORZ: 1" = 30' VERT: N/A	DATE: JANUARY 2015		
DRAWN BY: A.R.H.	CHECKED BY: A.J.M.	COMPUTER FILE: RUKAS_RECPLAN.DWG	DRAWING NUMBER: B–15340
REFERENCES:	REVISIONS:	SHEET 1 OF 1	

Instr 201504160007829 04/16/2015 11:20AM
Pages:1 F $45.00 T20150006485
Michele Mustello
Butler County Recorder FL

REMNANT
N/F IAN DREW BELL & SUSAN URISH BELL
EX. 96.90 ACRES+/−
− 2.83 ACRES LOT 1
94.07 ACRES +/−
TOTAL AFTER CONVEYANCE





LOCATION MAP Scale: 1" = 400'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C − AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

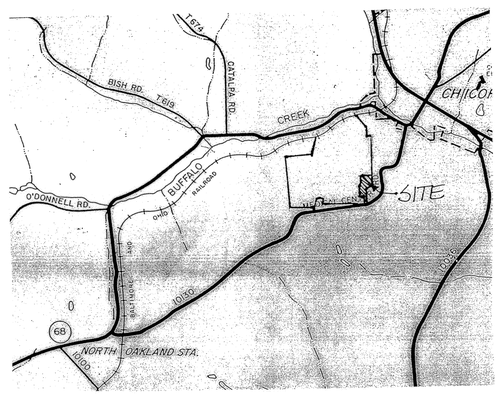
PROPERTY OWNERS: IAN DREW BELL
SUSAN URISH BELL
181 MEDICAL CENTER ROAD
CHICORA, PA 16025

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

REF: CERTIFICATION SURVEY FOR RONALD LEE MILLER BY LAND SURVEYORS, INC., #10−089.

REF: LOT LINE REVISION FOR IAN DREW BELL & SUSAN URISH BELL BY LAND SURVEYORS, INC., 02/17/15, #15−009.

0′ 50′ 100′ 150′



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that we, Ian Drew Bell and Susan Urish Bell, 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 dedication and release shall be binding upon Ian Drew Bell and Susan Urish Bell, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 04 day of April, 2015.

ATTEST:
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ian Drew Bell and Susan Urish Bell, 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 04 day of April, 2015.

My Commission expires the 04 day of June, 2018.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
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 April 1, 2015 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 CHAIRMAN/ PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

Approved by the Supervisors of the Township of Donegal this 13 day of April, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 16TH day of MARCH, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 347 page 17.

April 16, 2015

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA

REVISED 04/01/15; REMNANT ACREAGE

PLAN BOOK	PAGE
347	17

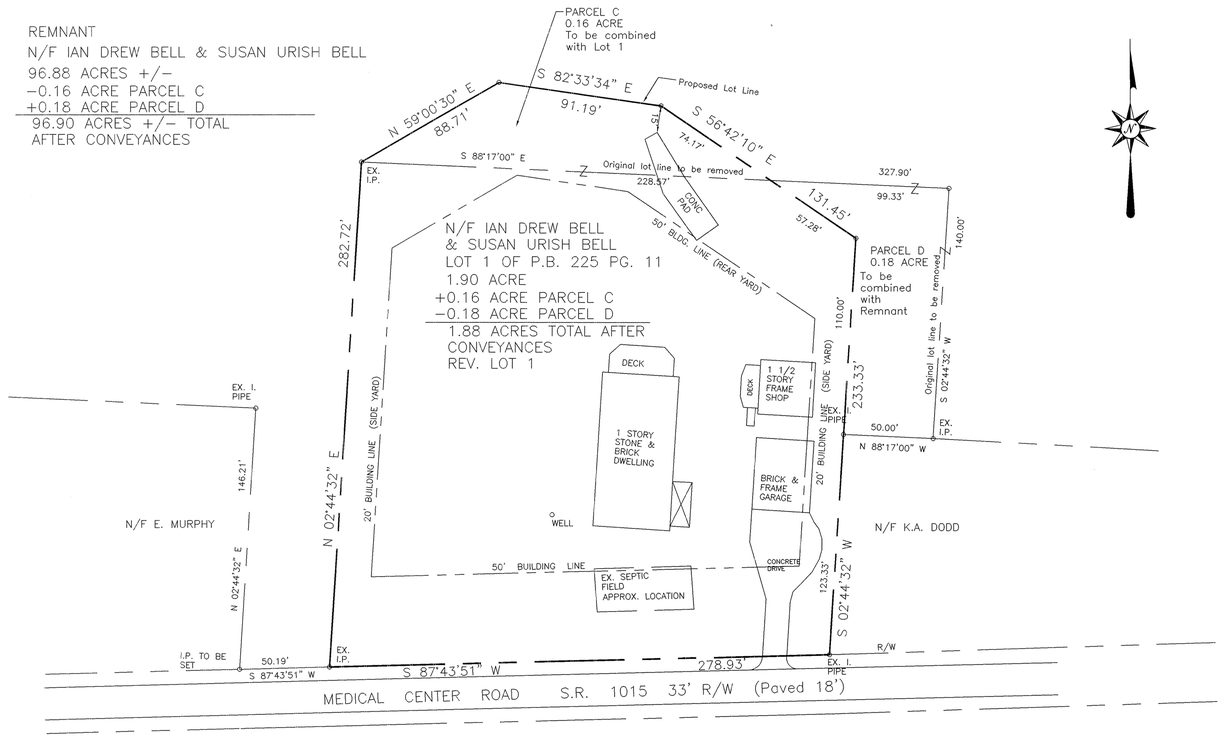
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003−1061
(724) 287−6865
Cheryl A. Hughes, PLS Owner

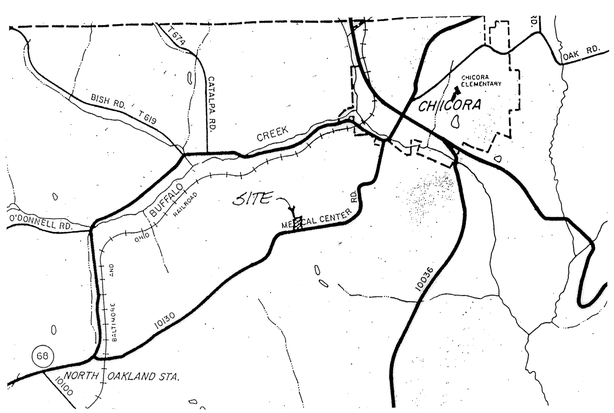
PLAN OF SUBDIVISION
FOR: IAN DREW BELL
and
SUSAN URISH BELL
SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 03/12/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 140−1F61−10		Db−Pg 2414−161	Service No. 13−149
Address ACADIA LANE			

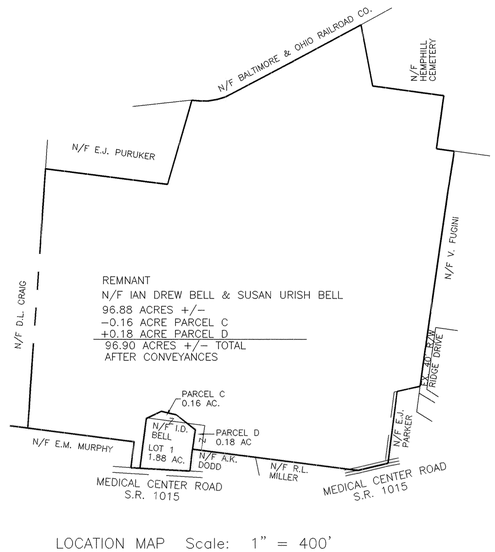
Instr:201504163007836
Pages:1 F:$45.00
Michele Mustello
Butler County Recorder
04/16/2015 1:11PM
T20150006451 FL

REMNANT
N/F IAN DREW BELL & SUSAN URISH BELL
96.88 ACRES +/−
−0.16 ACRE PARCEL C
+0.18 ACRE PARCEL D
96.90 ACRES +/− TOTAL
AFTER CONVEYANCES





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C − AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

REF: PLAN OF SUBDIVISION FOR IAN DREW BELL AND SUSAN URISH BELL BY LAND SURVEYORS, INC., #99−140, PLAN BOOK 225 PAGE 11.

0' 40' 80' 120'

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 347 page 18.

Given under my hand and seal this 16 day of April, 20 15.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA.

Instr: 201504150037837 04/16/2015 1:14PM
Pages: 1 F:$45.00
Michele Mustello T20150006492
Butler County Recorder RP

KNOW ALL MEN BY THESE PRESENTS, that we, Ian Drew Bell & Susan Urish Bell, of the Township of Donegal, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, adminstrators 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 dedication and release shall be binding upon Ian Drew Bell & Susan Urish Bell, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

ATTEST:
NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA):
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ian Drew Bell & Susan Urish Bell, 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 04 day of April, 2015.

My Commission expires this 04 day of June, 2018.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common−Wealth 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 March 27, 2015 SEAL REG. NO. SU−32490−E

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

The Board of Supervisors of the Township of 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 or curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN/ PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA.

Approved by the Supervisors of the Township of Donegal this 13 day of April, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 3RD day of March, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

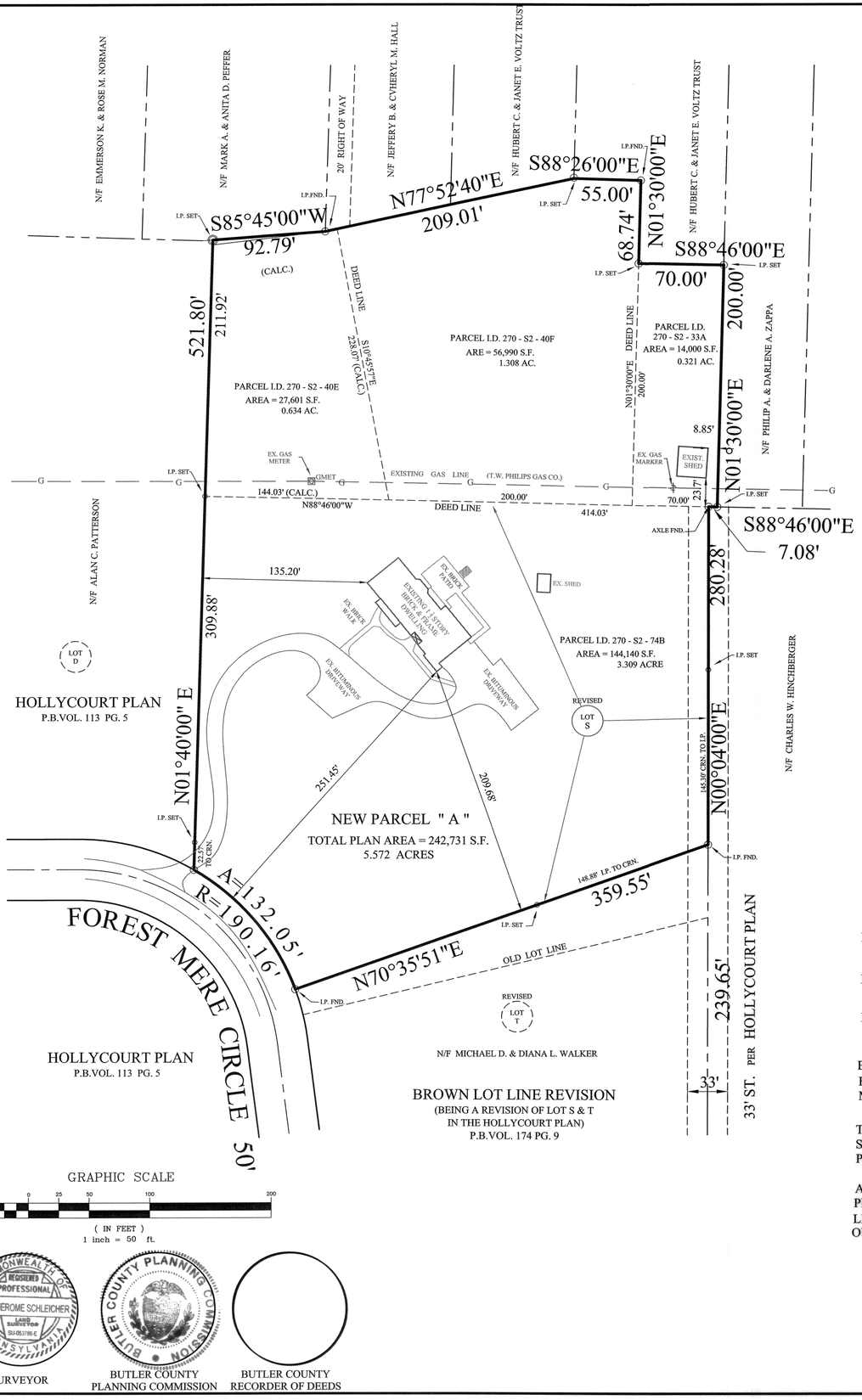
PLAN BOOK	PAGE
347	18

REVISED 3/27/15 NORTH LINE

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: IAN DREW BELL
and
SUSAN URISH BELL
SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 02/17/15	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 140−1F61−16BA & 10		Db−Pg 1147−145, 2414−161	Service No. 15−009
Address 181 MEDICAL CENTER RD.			



SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201504160007850 04/16/2015
Pages:1 F:$45.00 4:08PM
Michele Mustello T20150006502
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS, that we, Sylvan and Leslie Easler of the Township of Penn, County of Butler and State of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damages caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Sylvan and Leslie Easler, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS OF WHICH, to this we set our hand and seal this 6 day of April, 20 15.

ATTEST:

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Sylvan Easler

Leslie Easler

STATE 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 Sylvan and Leslie Easler, and acknowledged the foregoing adoption and dedication to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 6 day of April, 20 15.

My Commission expires the 10 day of June, 20 15.

(seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

We, hereby certify that the title to the property contained in the Easler Consolidation Plan is in the name of Sylvan and Leslie Easler and is recorded in instrument number 200811030024514 and instrument number 200809190021389. We further certify that there is no mortgage/lien, or other encumbrance against this property.

Witness

Sylvan Easler

Leslie Easler

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

I, further certify that there are no requirements of Zoning existent under the laws of the Township in which this subdivision is located.

I, further certify that this plan meets with the requirements of all ordinances, including Zoning, existent under the laws of the Township in which the subdivision is located and which affect this plan.

4-1-2015
Date

John Jerome Schleicher, P.L.S.
Registration No: SU-053786E

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

ATTEST:

Secretary 04-16-15

Chairman

Approved by the Planning Commission of the Township of Penn this 9TH day of April, 2015.

ATTEST:

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 12TH day of December, 2014.

ATTEST:

Secretary

Chairman

STATE 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 347, Page(s). 19.

Given under my hand and seal this 16TH day of April, 2015.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January, 2016

RECORDER OF DEEDS
BUTLER COUNTY PA

NOTES :

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

REF: HOLLY COURT PLAN OF LOTS
P.B.VOL. 113 PG. 5

REF: BROWN LOT LINE REVISION
P.B.VOL. 174 PG.9

REF: SURVEY FOR SYLVAN & LESLIE EASLER
BY GIBSON - THOMAS ENGINEERING CO.
APRIL , 2011 DWG. NO. PP-1

EASLER DEED DOES NOT CLOSE MATHEMATICALLY BY 7 FEET. CORRECTIONS MADE BASED ON FIELD MEASUREMENTS AND ADJOINERS DEED DESCRIPTIONS.

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE 4 SEPARATE PARCEL I.D. NOS. AS SHOWN INTO 1 (ONE) PARCEL CONTAINING 5.572 ACRES.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN

AREA CHART :

PARCEL I.D. 270 - S2 - 40E	= 27,601 S.F.	0.634 ACRES
PARCEL I.D. 270 - S2 - 40F	= 56,990 S.F.	1.308 ACRES
PARCEL I.D. 270 - S2 - 33A	= 14,000 S.F.	0.321 ACRES
PARCEL I.D. 270 - S2 - 74B	= 144,140 S.F.	3.309 ACRES
TOTAL PLAN AREA	**= 242,731 S.F.**	**5.572 ACRES**

ZONING : R-1 RESIDENTIAL

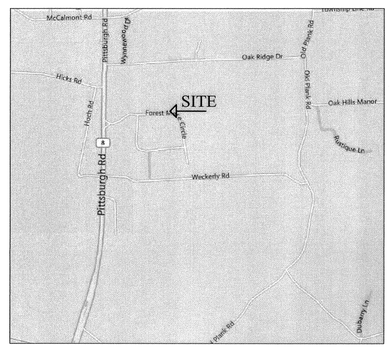
FRONT YARD : 40' FROM R/W OR 65' FROM CL. WHICHEVER IS GREATER

SIDE YARD : 10'

REAR YARD : 30'

OWNER & ADDRESS:
SYLVAN & LESLIE EASLER
108 FOREST MERE CIRCLE
BUTLER , PA. 16002

SURVEYOR & ADDRESS:
GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY
WEXFORD, PA. 15090



VICINITY MAP

#14240

PLAN BOOK	PAGE
347	19

DATE: OCTOBER, 2014	SCALE: 1" = 50'	REVISIONS
	FILE	1 OF 1
DRAWN BY: J.D.O.	CHECKED BY	

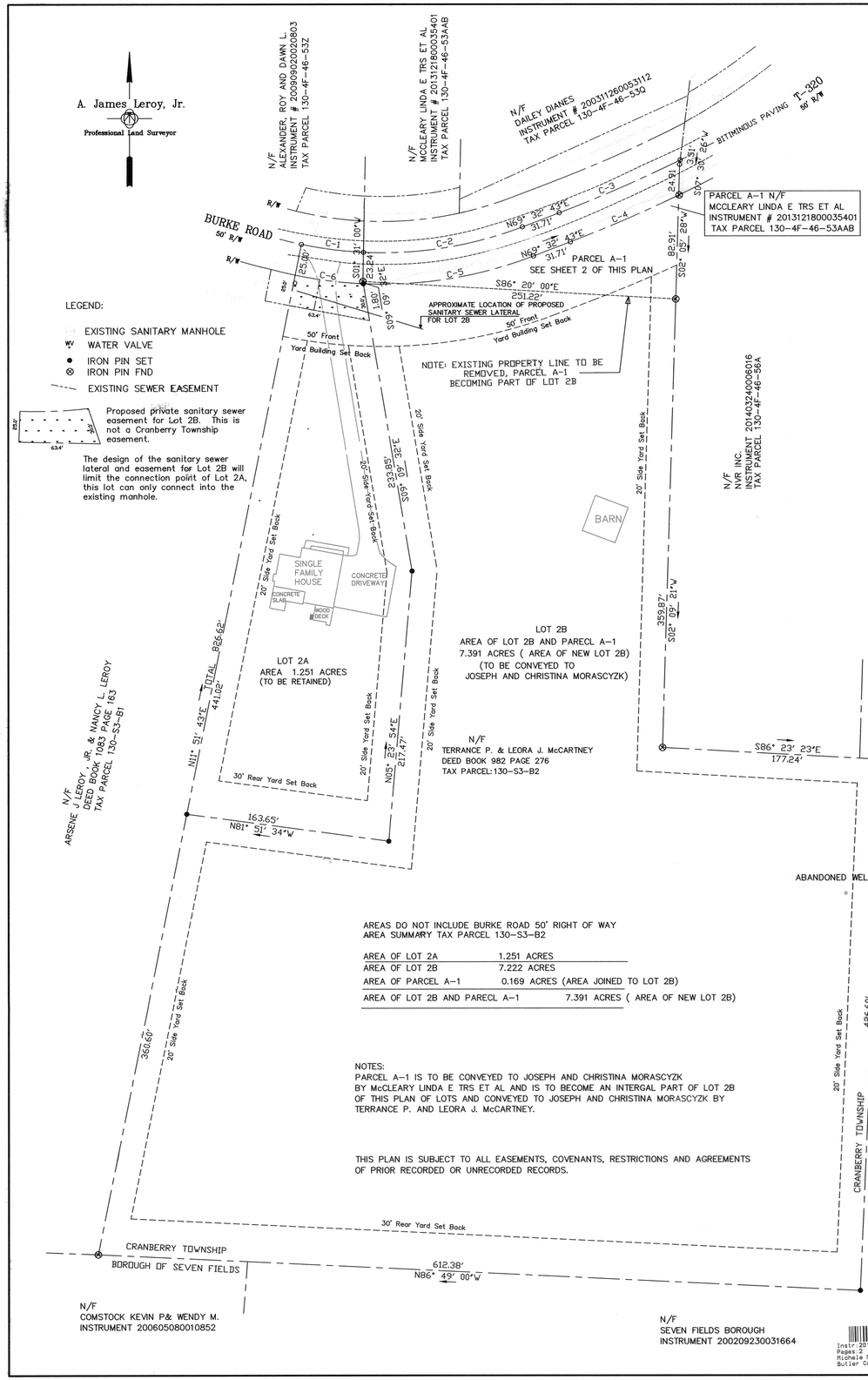
DRAWING NO. RP-1

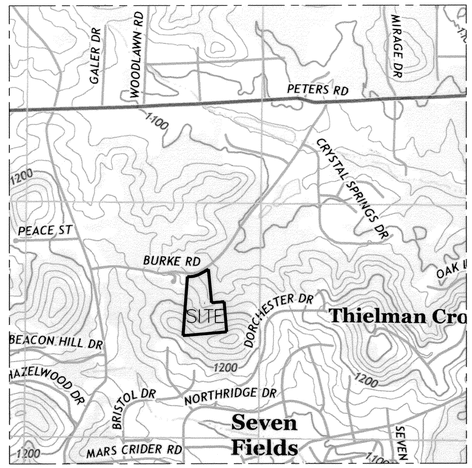
EASLER CONSOLIDATION PLAN

BEING A UNIFICATION PLAN OF REVISED LOT S IN THE BROWN LOT LINE REVISION P.B.VOL. 174 PG. 9 AND PARCEL I.D. NOS. 270 -S2 - 40E , 270 - S2 - 40F , & 270 - S2 - 33A
SITUATE IN PENN TOWNSHIP, BUTLER CO., PA
MADE FOR
SYLVAN & LESLIE EASLER

GIBSON THOMAS ENGINEERING COMPANY
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

A. James Leroy, Jr.
Professional Land Surveyor





VICINITY MAP
1" = 1000'

CURVE NO.	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C-1	50.31'	315.00'	50.26'	S82° 10' 37"E	09° 09' 04"
C-2	130.31'	315.00'	129.38'	N81° 23' 47"E	23° 42' 08"
C-3	105.39'	1103.00'	105.38'	N66° 48' 28"E	05° 28' 28"
C-4	94.14'	1128.00'	94.11'	N67° 09' 15"E	04° 46' 55"
C-5	139.57'	340.00'	138.59'	N81° 18' 19"E	23° 31' 12"
C-6	55.14'	340.00'	55.09'	N82° 17' 19"W	09° 17' 31"

GENERAL PLAN NOTES:

OWNERS
TERRANCE P. & LEORA J. McCARTNEY
PO BOX 5
BRADFORDWOODS, PA 15015
TAX PARCEL:130-S3-B2
DEED BOOK 982 PAGE 276

OWNERS
McCLEARY LINDA E TRS ET AL
2092 GABLES COURT
MARS, PA 16046
TAX PARCEL:130-4F-46-53AAB
INSTRUMENT # 201318003540 1

PROPOSED WATER SUPPLY:	PUBLIC / CRANBERRY TOWNSHIP SEWER AND WATER
PROPOSED SEWAGE DISPOSAL:	PUBLIC / CRANBERRY TOWNSHIP SEWER AND WATER
TOTAL PROPERTY AFFECTED BY THIS PLAN:	8.8042 ACRES

THIS PROPERTY IS CURRENTLY ZONED R-1

R-1 ZONING REQUIREMENTS:

MINIMUM LOT AREA:	1.25 ACRES WITH PUBLIC SEWER/ 1.5 ACRES WITHOUT PUBLIC SEWER
MINIMUM LOT WIDTH:	100.00 FT.
MINIMUM FRONT SETBACK:	50.00 FT.
MINIMUM SIDE SETBACK:	20.00 FT.
MINIMUM REAR SETBACK:	30.00 FT.
MINIMUM LOT FRONTAGE:	25.00 FT.
MAXIMUM BUILDING HEIGHT:	35.00 FT.
MAXIMUM LOT COVERAGE:	15%

NOTE: MAXIMUM ONE SINGLE FAMILY DWELLING IS PERMITTED PER LOT

AREAS DO NOT INCLUDE BURKE ROAD 50' RIGHT OF WAY
AREA SUMMARY TAX PARCEL 130-S3-B2

AREA OF LOT 2A	1.251 ACRES
AREA OF LOT 2B	7.222 ACRES
AREA OF PARCEL A-1	0.169 ACRES (AREA JOINED TO LOT 2B)
AREA OF LOT 2B AND PARECL A-1	7.391 ACRES (AREA OF NEW LOT 2B)

NOTES:
PARCEL A-1 IS TO BE CONVEYED TO JOSEPH AND CHRISTINA MORASCYZK BY McCLEARY LINDA E TRS ET AL AND IS TO BECOME AN INTERGAL PART OF LOT 2B OF THIS PLAN OF LOTS AND CONVEYED TO JOSEPH AND CHRISTINA MORASCYZK BY TERRANCE P. AND LEORA J. McCARTNEY.

THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORDED OR UNRECORDED RECORDS.

I, Jerry A. Andree TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY TOWNSHIP, CERTIFY THAT CONDITIONS FOR APPROVAL OUTLINED IN THE ~~ORDINANCE~~/RESOLUTION NO. 2015-11 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 2015.

4-14-15
DATE TOWNSHIP MANAGER

I, Jason Kratsas A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY

4/15/15 PE071353
DATE REG. NO. SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353 ENGINEER

Instr: 201504220008924 04/22/2015 2:55PM
Pages: 2 F: $85.00
Michele Mustello T20150008697
Butler County Recorder FL

WE TERRANCE P MCCARTNEY, LEORA J MCCARTNEY, OWNER'S, OF THE LAND (LOT 2 OF THE ROHER) SHOWN ON THE MCCARTHNEY-MCCLEARY PLAN OF LOTS, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

LEORA J. MCCARTNEY — WITNESS — TERRANCE P. MCCARTNEY — WITNESS
3-30-15 — DATE — 3-30-15 — DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE NAMED TERRANCE P. & LEORA J McCARTNEY AND ACKNOWLEDGED THE FORGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECOVERED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF March 2015

MY COMMISSION EXPIRES THE 27 DAY OF May 2016

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christine L. Young, Notary Public
Cranberry Twp., Butler County
My Commission Expires May 22, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

WE, LINDA E. AND RAYMOND D. MCCLEARY, TRUSTEES OF THE LINDA E. MCCLEARY FIRST RESTATEMENT OF REVOCABLE DEED OF TRUST, OWNER OF THE LAND (PARCEL A-1 OF THE DAVID A. BEATTY SUBDIVISION PLAN) SHOWN ON THE MCCARTHNEY-MCCLEARY PLAN OF LOTS, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

LINDA E. MCCLEARY TRS — WITNESS — RAYMOND D. MCCLEARY TRS) — WITNESS
3/23/2015 — DATE — 3/23/15 — DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE NAMED LINDA E. MCCLEARY TRUSTEE ET AL, AND ACKNOWLEDGED THE FORGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECOVERED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF March 2015

MY COMMISSION EXPIRES THE 25th DAY OF March 2018

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Francine R. Bernard, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SEAL:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2015-11 ON THE 14th DAY OF April, 2015.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION SEAL

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF JAN. 2015

SECRETARY — CHAIRPERSON

I, A. JAMES LEROY JR., REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DISCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES HAVE BEEN CORRECTLY 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.

A. JAMES LEROY JR, P.L.S. #SU-027129-E — DATE 3-20-2015

COMMONWEALTH OF PENNSYLVANIA
A. JAMES LEROY, JR. SURVEYOR NO. SU-027129-E REGISTERED PROFESSIONAL LAND SURVEYOR

SEAL:

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ECT. IN THE COUNTY OF BUTLER IN PLAN BOOK 347 PAGE 20-21

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF April 2015

RECORDER OF DEEDS

RECORDER OF DEEDS COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY PA

SEAL:

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

0' 50 100 150 200
SCALE 1" = 50'

PLAN BOOK	PAGE
347	20

McCARTNEY-McCLEARY SUBDIVISION PLAN

(SUBDIVISION AND CONSOLIDATION PLAN)

SITUATE
TOWNSHIP OF CRANBERRY BUTLER COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH AND CHRISTINA MORASCYZK

AJL Services, LLC
500 Huntington Road, Pittsburgh, PA 15202, (412) 339-7059
P.O. Box 4, Evans City, PA 16066, (724) 776-1180

DESIGNED: A.J.L.	JOB NO.: 14014	REVISED DATE: FEBRUARY 20, 2015 TOWNSHIP COMMENTS MARCH 13, 2015 TOWNSHIP COMMENTS
DRAWN: Z.J.L	DWG NO.: 4312 SHEET 1 OF 2	
CHECKED: A.J.L.	SCALE: 1" = 50'	DATE: JANUARY 5, 2015

A. James Leroy, Jr.
Professional Land Surveyor

BURKE ROAD
60' R/W

N/F
ALEXANDER, ROY AND DAWN L.
INSTRUMENT # 200909020020803
TAX PARCEL 130-4F-46-53Z

N/F
MCCLEARY LINDA E TRS ET AL
INSTRUMENT # 201312180035401
TAX PARCEL 130-4F-46-53T

N/F
LONG JEFFERSON D. AND KRISTY M.
INSTRUMENT # 201308120023536
TAX PARCEL 130-4F-46-53AA

N/F
MCCLEARY LINDA E TRS ET AL
INSTRUMENT # 201312180035401
TAX PARCEL 130-4F-46-53AAB

N/F
MCCLEARY LINDA E TRS ET AL
INSTRUMENT # 201312180035401
TAX PARCEL 130-4F-46-53AAB

N/F
DAILEY DIANES
INSTRUMENT # 200311260053112
TAX PARCEL 130-4F-46-53Q

N/F
NVR INC.
INSTRUMENT 201403240006016
TAX PARCEL 130-4F-46-56A

N/F
ABEBE, GASHAW F. AND PAULA R.
INSTRUMENT # 2011-07150016760
TAX PARCEL 130-4F-46-56L

N/F
SETAR, GARY T. AND LYNN A.
INSTRUMENT # 20041215003982
TAX PARCEL 130-4F-46-56K

N/F
SHIPTON, BRIAN R. AND MICHELLE L.
INSTRUMENT # 200412060038384
TAX PARCEL 130-4F-46-56J

N/F
ANDREWS, ROBERT S. JR. AND AMY J.
INSTRUMENT # 200903190005109 & #200408260028117
TAX PARCEL 130-4F-46-56H

NOTE: EXISTING PROPERTY LINE TO BE REMOVED, PARCEL A-1 BECOMING PART OF LOT 2B SEE SHEET 1 OF 2 THIS PLAN

PARCEL A-1

N01° 31' 00"E 23.24' 25.01'
31.59'
L=76.91' R=290.00'
L=130.31' R=315.00'
L=108.32' R=240.00'
253.22'
N86° 20' 00"W 219.69'
212.72' S01° 31' 00"W
L=76.91' N69° 32' 31.71' 43"E
N69° 32' 31.71' 43"E
N69° 32' 31.71' 43"E
L=94.14' R=1128.00'
L=185.39' R=1030.00'
L=119.59' R=1078.00'
82.91' S02° 05' 28"W
24.91' 3.51' 30.11' S0X° 30' 25"W 33.62'
T-320 60' R/W
S01° 31' 00"W 50.00'
S43° 31' 39"E 39.56'
193.76'
Front Yard Set Back
20' Side Yard Set Back
S46° 28' 04"W 193.76'
N01° 31' 00"E 751.23'
20' Side Yard Set Back
N87° 39' 37"W 114.67'
N07° 23' 28"E 504.38'
20' Side Yard Set Back
N86° 29' 24"W 91.24'
20' Side Yard Set Back
S07° 28' 35"W 456.69'
S54° 21' 24"E 100.00'
S07° 17' 15"E 105.36'
S54° 21' 24"E 102.12'
3.53'
N/A Utility Corporation/ Pipeline R/W
Minor Building Set Back is Fixed by Utility Transmission Corporation
S54° 21' 24"E 102.12'
3.53'
S54° 09' 45"E 214.12'
3.60'
S54° 12' 26"E 101.81'
3.48'

AREAS DO NOT INCLUDE BURKE ROAD 50' RIGHT OF WAY
AREA SUMMARY TAX PARCEL 130-4F-46-53AAB:

AREA OF PARCEL A AND A-1	6.828 ACRES
AREA OF PARCEL A-1	0.169 ACRE (AREA TOBE CONVEYED)
AREA OF PARCEL A	6.659 ACRES (REMAINING AREA)

0' 50 100 150 200
SCALE 1" = 50'

SEAL:

NOTES:
PARCEL A-1 IS TO BE CONVEYED TO JOSEPH AND CHRISTINA MORASCYZK BY McCLEARY LINDA E TRS ET AL AND IS TO BECOME AN INTERGAL PART OF LOT 2B OF THIS PLAN OF LOTS AND CONVEYED TO JOSEPH AND CHRISTINA MORASCYZK BY TERRANCE P. AND LEORA J. McCARTNEY.

PROPERTY NORTH OF BURKE ROAD WAS NOT FIELD SURVEYED AND WAS PLOTTED FROM REFERENCED PLANS.

THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORDED OR UNRECORDED RECORDS.

REFERENCED PLANS:
RAYMOND D McCLEARY SUBDIVISION PLAN
DATED MAY 28, 2008
PLAN BOOK 309 PAGE 36

DAVID A BEATTY SUBDIVISION PLAN OF LOTS
DATED SEPTEMBER 10, 2003
PLAN BOOK 268 PAGE 18

PLAN BOOK	PAGE
347	21

McCARTNEY-McCLEARY SUBDIVISION PLAN

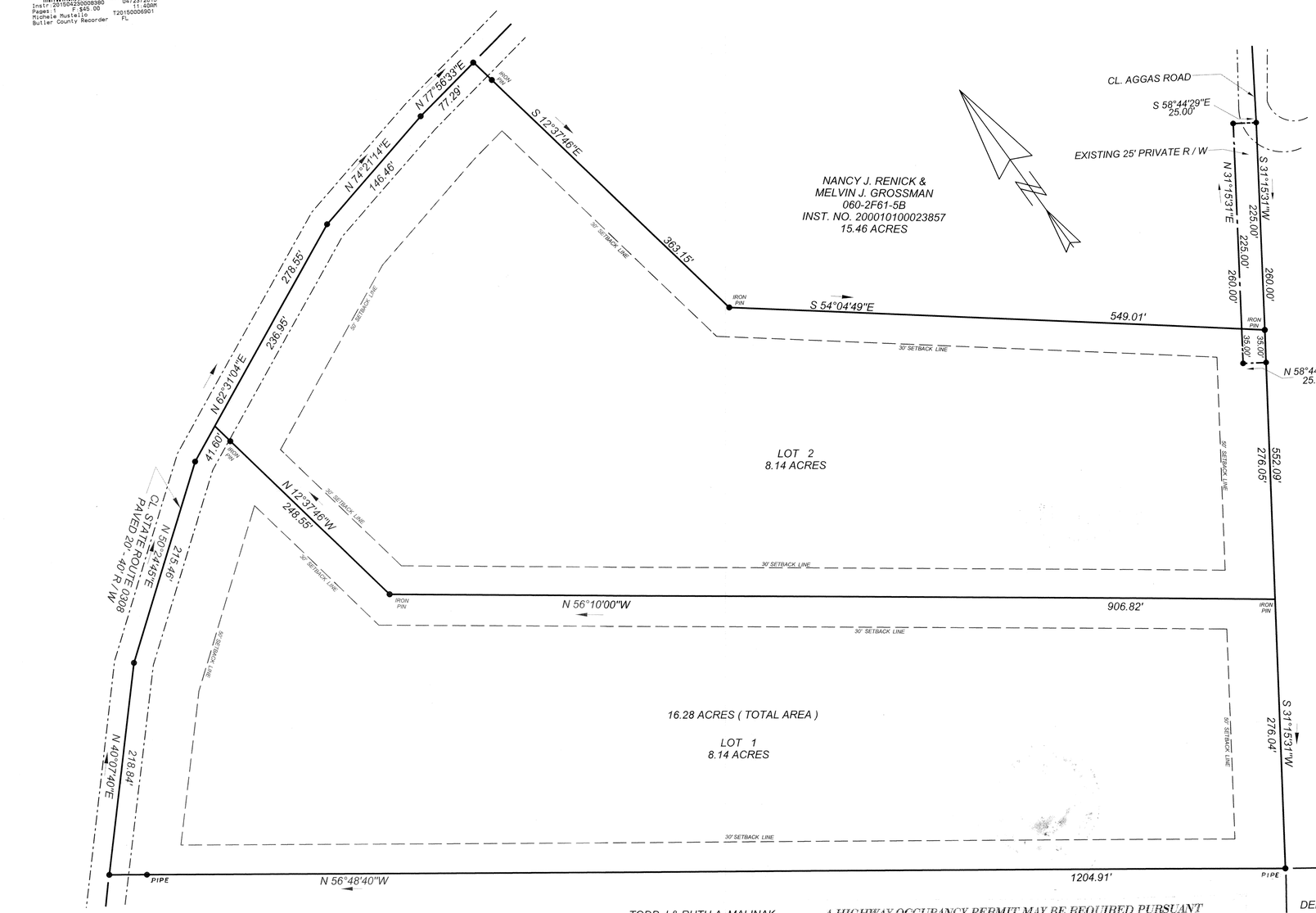
(SUBDIVISION AND CONSOLIDATION PLAN)

SITUATE
TOWNSHIP OF CRANBERRY BUTLER COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH AND CHRISTINA MORASCYZK

AJL Services, LLC
500 Huntington Road
Pittsburgh, PA 15202
(412) 339-7059
P.O. Box 4
Evans City, PA 16066
(724) 776-1180

DESIGNED: A.J.L.	JOB NO.: 14014	REVISED DATE: FEBRUARY 20, 2015 TOWNSHIP COMMENTS MARCH 13, 2015 TOWNSHIP COMMENTS
DRAWN: Z.J.L	DWG NO.: 4312 SHEET 2 OF 2	
CHECKED: A.J.L.	SCALE: 1" = 50'	DATE: JANUARY 5, 2015

Instr:201504230008360 04/23/2015
Pages:1 F:$45.00 11:40AM
Michele Mustello T20150006901
Butler County Recorder FL



THOMAS & KAREN L. MUNKO
060-2F61-2CA
DEED BOOK 2933 - PAGE 264

JUDITH L. KISER
060-2F61-13F
DEED BOOK 2710 - PAGE 1015
28.80 ACRES

TODD J & RUTH A. MALINAK
060-2F61-8BB
INST. NO. 201303080006924
10.06 ACRES

A HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P. L. 1242 , NO. 428)

"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 future use. No portion (or lot number(s) 1&2) of this property/subdivision are approved by Center Twp (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued by the subdivision, 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 Center (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."

LOT 1

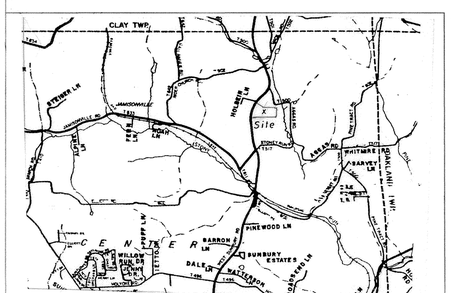
As the anticipated buyer or recipient of the non-building land parcel described in Section A I declare that my intended use of the parcel is for the purpose of future use, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §§ 750.1 *et seq.*), the Pennsylvania Clean Streams Law (35 P.S. §§ 691.1 *et seq.*) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Ruth A. Malinak — Ruth A. Malinak — Feb 14, 2015
Buyer/Recipient (Print Name) — Signature — Date

LOT 2

As the anticipated buyer or recipient of the non-building land parcel described in Section A I declare that my intended use of the parcel is for the purpose of future use, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §§ 750.1 *et seq.*), the Pennsylvania Clean Streams Law (35 P.S. §§ 691.1 *et seq.*) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Donald R. Glasgow / Diane E. Glasgow — Donald R. Glasgow / Diane E. Glasgow — Feb 14, 2015
Buyer/Recipient (Print Name) — Signature — Date



LOCATION MAP

OWNER / SUBDIVIDER
DONALD R. & DIANE E. GLASGOW , RUTH A. MALINAK
INST. NO. 201307120020269
618 WEST SUNBURY ROAD
WEST SUNBURY PA., 16061

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

ZONED - R1A
FRONT - 50'
SIDE (2) - 30'
BACK - 50'

0 30' 60' 120' 180'

KNOW ALL MEN BY THESE PRESENTS, that Donald R. & Diane E. Glasgow & Ruth A. Malinak of the twp of Center 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 Center twp, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and 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 by the said Commonwealth of Pennsylvania, County of Butler and Center twp we hereby covenant and agree to and by thesepresents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and twpof 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 Donald R. & Diane E. Glasgow & Ruth A. Malinak our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 14 day of February 2015

ATTEST:

Paula J. Riggs — Notary Public — Center Twp., Butler County — My Commission Expires June 6, 2017 — Member, Pennsylvania Association of Notaries

Paula J. Riggs — Diane E. Glasgow — Donald R. Glasgow — Ruth A. Malinak
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Donald R. & Diane E. Glasgow & Ruth A. Malinak 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 14 day of February 2015

My Commission expires the 6 day of June, 2017

SEAL

Paula J. Riggs — Notary Public — Center Twp., Butler County — My Commission Expires June 6, 2017 — Member, Pennsylvania Association of Notaries

Paula J. Riggs
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOHN E. DUSHECK — LAND SURVEYOR

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

March 9, 2015 DATE — SEALS — John E. Dusheck
REGISTRATION NO SU - 073089E

Reviewed by the Center Twp., Planning Commission this 25th day of MARCH, 2015

SECRETARY — CHAIRMAN

Approved by the Center Twp., supervisiors this 8th day of APRIL, 2015

SECRETARY — Edward H. Latuska — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 12TH day of MARCH, 2015

SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 347 Page 22.

Given under my hand and seal this 23rd day of April, 2015

SEAL

RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

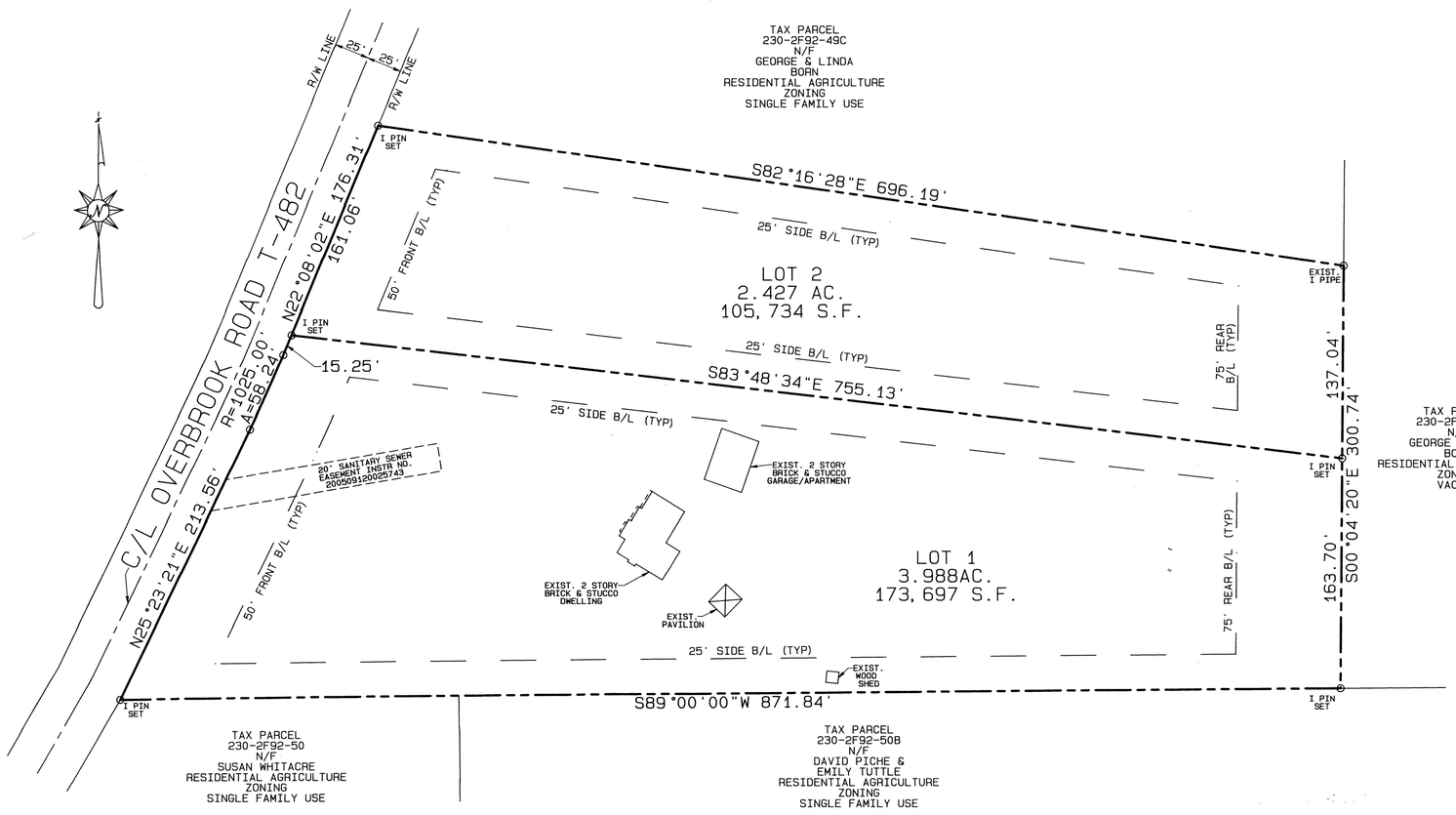
TOTAL AREA = 16.28 ACRES (FINAL PLAN)

RECORDED 4/23/15	
PLAN BOOK	PAGE
347	22

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 10 / 29 / 2014
Scale : 1 " = 60'
Dwn. By : SAB

LOT LINE REVISION
FOR: DONALD R. & DIANE E. GLASGOW & RUTH A. MALINAK
SITUATE: CENTER TWP., BUTLER CO., PA



WE, William M. & Eileen M. Krenach, owners of the land shown on the Krenach Estate Plan of Lots adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, 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 Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th day of March, 2015.

Witness — William M. Krenach, Jr.

Witness — Eileen M. Krenach

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 William M., Jr. & Eileen M. Krenach, and acknowledged the foregoing adoption, dedication and plan to be their act and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of March, 2015.

My commission expires the 12th day of September, 2018.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathi E. Elder, Notary Public
Middlesex Twp., Butler County
Commission Expires Sept. 12, 2018

We hereby certify that the title to the property contained in the Krenach Estate Plan of Lots is in the names of William M., Jr. & Eileen M. Krenach and is recorded in Deed Book Volume 1093, Page 385. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — William M. Krenach, Jr.

Witness — Eileen M. Krenach

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

Secretary — Chairman, Board of Supervisors

Approved by the board of Supervisors of the Township of Middlesex by Resolution No. 12, effective this 15th day of April, 2015.

Secretary — Chairman, Board of Supervisors

Reviewed by the Planning Commission of the Township of Middlesex, this 24th day of March, 2015.

Secretary — Chairman, Planning Commission

I, Benjamin L. Gilberti, P.E., a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision Plan meets all of the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

4/20/15 (Date) — PE 077527 (Registration No.) — Benjamin L. Gilberti (Signature)

I, Richard N. Shoup, a Registered Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents. Also, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Middlesex Township Subdivision and Land Development Ordinance.

03-26-2015 (Date) — Registration Number 037758E

RESIDENTIAL AGRICULTUE ZONING REQUIREMENTS

LOT SIZE (SINGLE FAMILY) - 43,560 S.F., 1 ACRE
LOT WIDTH - 150'
LOT COVERAGE - 20%
FRONT YARD - 50' FROM R/W
REAR YARD - PRINCIPAL 75', ACCESSORY 10'
SIDE YARD - PRINCIPAL 25', ACCESSORY 10'
BUILDING HEIGHT - PRINCIPAL 35' (2 1/2 STORIES)
ACCESSORY 15' (LESS THAN 2 AC.), 25' (2+ AC.)

Reviewed by the Butler County Planning Commission on this 16TH day of MARCH 2015.

Secretary — Chairman, Butler County Planning Commission

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF BUTLER

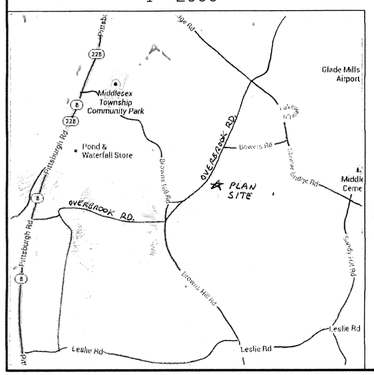
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 347, Page(s) 23.

Given under my hand and seal this 23rd day of April, 2015.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

LOCATION MAP
1"=2000'



PROPERTY TABULATION

PROPERTY SITE PREDEVELOPMENT - 6.415 AC. (279,432 S.F.)
LOT 1 - 3.722 AC. (162,166 S.F.)
LOT 2 - 2.693 AC. (117,316 S.F.)

MIDDLESEX TOWNSHIP — BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS — SURVEYOR

PLAN BOOK	PAGE
347	23

Instr: 201504230008387 04/23/2015
Pages:1 F:$45.00 12:03PM
Michele Mustello T20150006902
Butler County Recorder FL

OWNER: WILLIAM M., JR. & EILEEN M. KRENACH
250 OVERBROOK ROAD
VALENCIA, PA 16059

TAX PARCEL: 230-2F92-49D

ZONING DISTRICT: RESIDENTIAL AGRICULTURE

TOTAL PLAN ACREAGE: 6.415 AC. (279,431 S.F.)

RECORDING PLAN

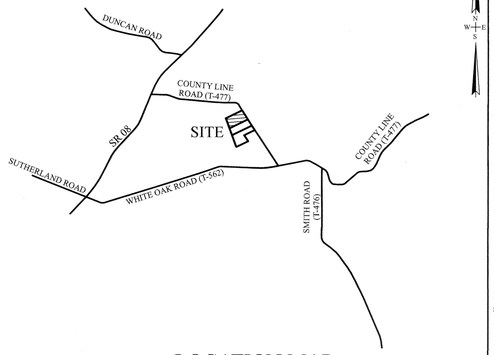
REF: RESUBDIVISION OF LOT 202 OF THE EKIN PLAN OF LOTS #2
PBV 74, PG 30

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

KRENACH ESTATE
PLAN OF LOTS

SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA

DATE: 3/07/14	SCALE: 1"=50'	
DWN BY: RNS	CKD BY: SAS	SERVICE #9098



LOCATION MAP

Scale: 1" = 2000' 1000 2000 4000 Feet

Notes:

The purpose of this plan is to join Parcel A (Tax Map 210-3F25), Parcel 2CB to Parcel B (Tax Map 210-3F, Parcel 2CC) to create Lot #1.

Parcel 2CC = 1.890 Acres +/-
Parcel 2CB = 1.785Acres +/-
New Parcel 2CB = 3.675 Acres +/-

Subject to any or all existing rights-of-way and easements of record.

According to the flood insurance rate map (Firm# 4202190005B) prepared for this township, this property lies in Zone C (areas of minimal flooding).

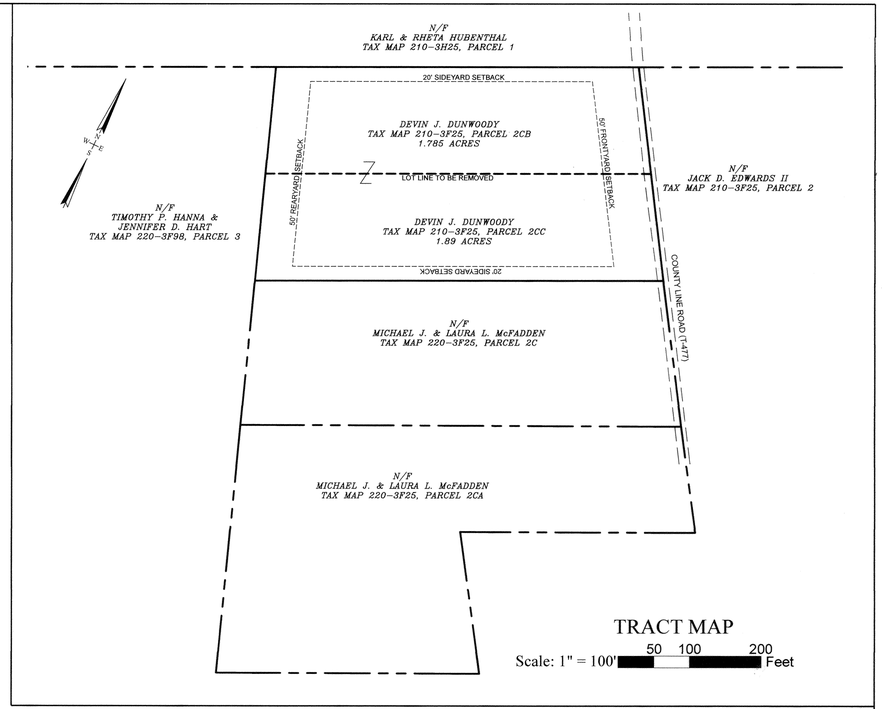
Zoning: None

Building Setback Requirements: 50' Front (From R/W)
20' Side
50' Rear

Property Owner:

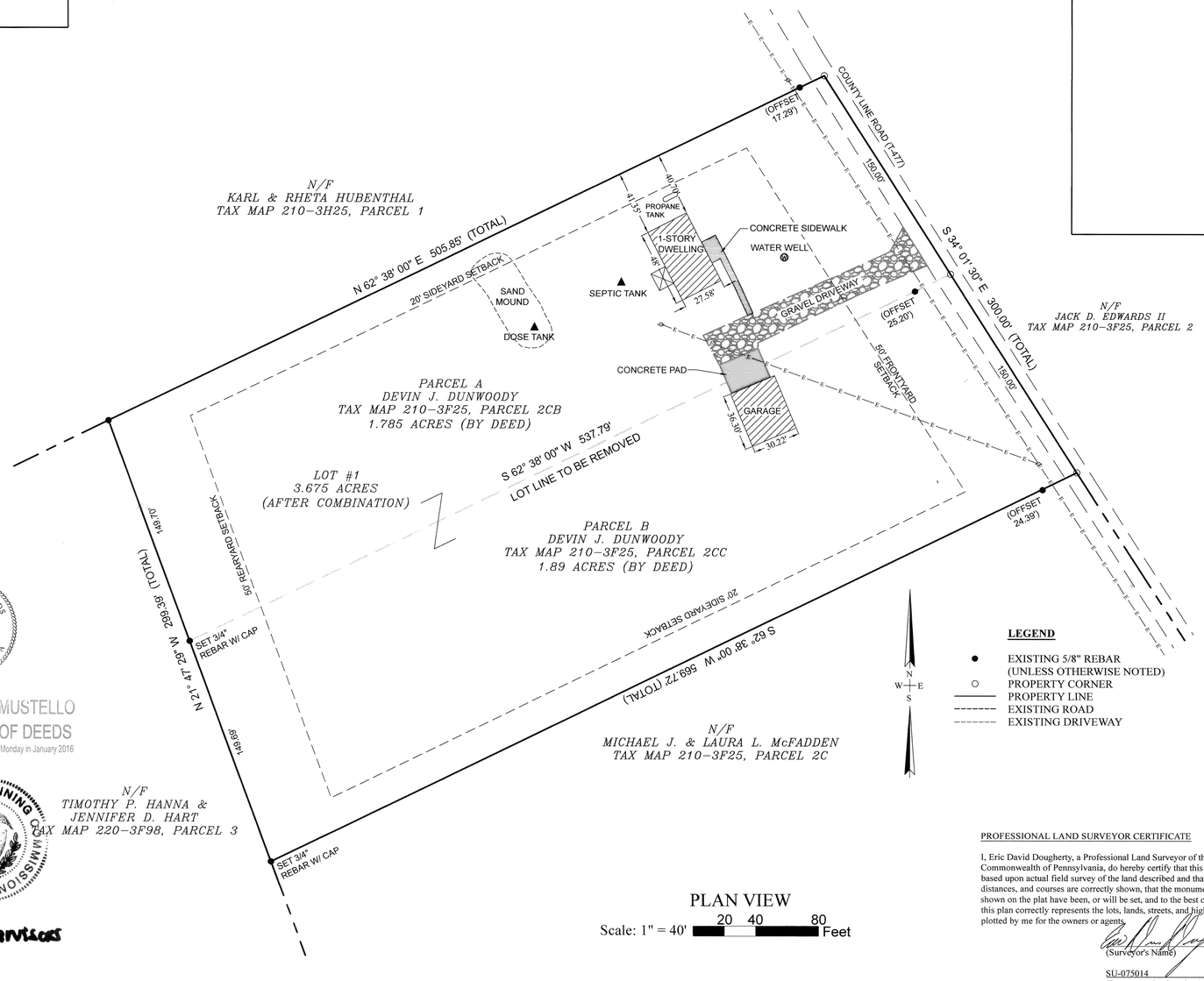
Devin J. Dunwoody
222 County Line Road
Harrisville, PA 16038

Bearings based upon deed calls listed in the "Wilbert J. & Ramona M. McFadden subdivision Lot 2A and 2B" by Messina Brothers Surveying dated October 8, 2005.



TRACT MAP

Scale: 1" = 100' 50 100 200 Feet



PLAN VIEW

Scale: 1" = 40' 20 40 80 Feet

LEGEND

- ● EXISTING 5/8" REBAR (UNLESS OTHERWISE NOTED)
- ○ PROPERTY CORNER
- ——— PROPERTY LINE
- - - - - - - EXISTING ROAD
- ------- EXISTING DRIVEWAY

OWNERS ADOPTION

Know All Men By these Presents, that I, Devin J. Dunwoody of the Township of Marion, of the County of Butler, of the Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assign, do hereby adopt this as my Plan of Subdivision of my property, situated in the Township of Marion, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way and easements by\ the Township of Marion, County of Butler.

I, Devin J. Dunwoody hereby agree to and by these presents do release and forever discharge the Township of Marion, County of Butler, 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 Devin J. Dunwoody my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hands and seal this 19th day of February 2015.

ATTEST:

(Notary Public) (Owner)

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 Devin Dunwoody who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 19th day of February 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas Friedel, Notary Public
Pine Twp., Mercer County
My Commission Expires Feb. 11, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 11th day of Feb, 2018.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
}

RECORDER OF DEEDS BUTLER COUNTY, PA.

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 347 Page(s) 24.

Given under my hand and seal this 28 day of April, 2015

(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

BUTLER COUNTY PLANNING COMMISSION APROVAL

Approved by the Butler County Planning Commission this 2 day of March 2015.

(Secretary) (Chairman)

BUTLER COUNTY PLANNING COMMISSION

See Comments On File at the Butler County Planning Commission
Plan Number: 15057

MUNICIPAL APPROVAL

Reviewed and approved (or Reviewed with comments) by the Marion Twp Supervisors this 9 day of March, 2015

(Secretary) (Chairman)

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Eric David Dougherty, 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)

SU-075014
(Surveyor's Registration No.)

February 18, 2015
(Date)

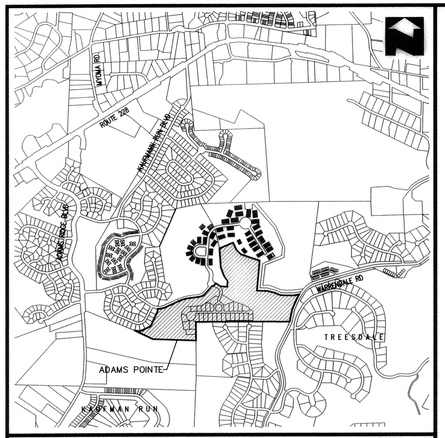
COMMONWEALTH OF PENNSYLVANIA
ERIC DAVID DOUGHERTY
Licensed Professional Land Surveyor
SU075014

Instr 201504280008795 04/28/2015
Pages 1 F $45.00 2:01PM
Michele Mustello T20150007174
Butler County Recorder FL

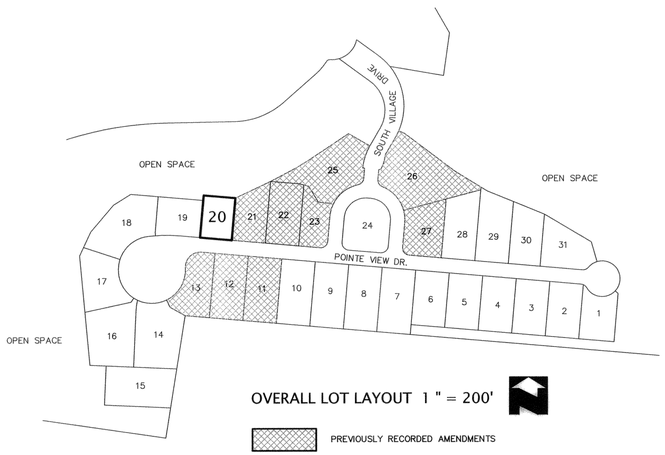
CALL BEFORE YOU DIG!
PA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA ONE CALL SYSTEM, INC.
1-800-242-1776

PLAN BOOK	PAGE
347	24

REVISIONS	SHEET 1 of 1
	MINOR SUBDIVISION PLAN MADE FOR DEVIN J. DUNWOODY MARION TOWNSHIP, BUTLER COUNTY
	Prepared by: Beran Environmental Services, Inc. 2322 West Sunbury Road Boyers, PA 16020 724-735-2766 February 2015



LOCATION MAP 1" = 1500'



OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

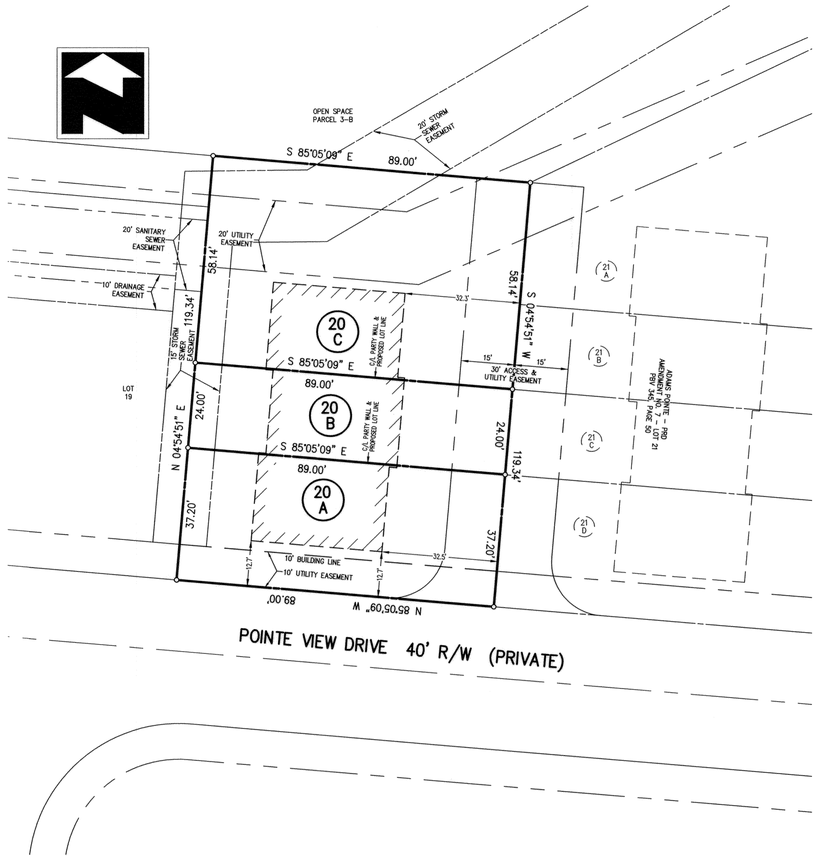
LOT AREAS

ORIGINAL LOT 20

20A	5,174.49 SQ.FT.	0.119 ACRES
20B	2,136.00 SQ.FT.	0.049 ACRES
20C	3,310.83 SQ.FT.	0.076 ACRES
TOTAL	10,621.32 SQ.FT.	0.244 ACRES

LOT SETBACKS:

10' FRONT SETBACK
5' SIDE SETBACK
15' REAR SETBACK



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 8TH DAY OF APRIL A.D. 20 15

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

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.

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 8TH DAY OF APRIL A.D., 20 15 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT 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.

PETE ROBERTSON

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF April A.D., 20 15

Tina M. Nagode
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31st DAY OF April July A.D., 20 15 17 TMN 4/8/15

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 23rd DAY OF March 20 15

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

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 3/30/15

I, Ronald Olsa, 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

PRINTED NAME & REGISTRATION NO. 26400E — DATE 4/20/15

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF MARCH A.D. 20 15

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

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 347 PAGE 25

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF May A.D., 20 15

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, JAMES ANTHONY SPERDUTE, PROFESSIONAL

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOT 20 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN. BEARINGS LABELED (NR) ARE NON-RADIAL.

Instr:201505010009174 05/01/2015
Pages:1 F:$45.00 2:38PM
Michele Mustello T20150037441
Butler County Recorder FL

PLAN BOOK	PAGE
347	25

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

DRAWING NUMBER:	1001-1514769
DRAWING SCALE:	1"=20'
DATE:	MARCH 9, 2015
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 8 LOT 20

BEING A RE-SUBDIVISION OF LOT 20 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING & LAND DEVELOPMENT CONSULTANTS

Instr:201505040009306 05/04/2015
Pages:3 F:$125.00 4:05PM
Michele Mustello T20150007542
Butler County Recorder FL

MATCH

SHEET 2

TEMPORARY 30' SNOW REMOVAL EASEMENT

NOTE: TEMPORARY EASEMENTS TO BE EXTINGUISHED UPON COMPLETION OF PLAN 3 PAVEMENT

TEMPORARY CUL-DE-SAC 40' R

LOT 218 20,533 SF
LOT 217 20,509 SF
LOT 219 20,265 SF
LOT 216 22,953 SF
LOT 220 20,514 SF
LOT 215 21,710 SF
LOT 221 20,240 SF
LOT 214 22,202 SF
LOT 222 39,545 SF
LOT 213 22,122 SF
LOT 223 60,419 SF
LOT 212 21,663 SF
LOT 224 54,750 SF
LOT 211 20,214 SF
LOT 209 29,456 SF
LOT 208 41,641 SF
LOT 210 23,927 SF
LOT 207 21,297 SF
LOT 206 23,153 SF
LOT 205 20,053 SF
LOT 204 20,005 SF
LOT 203 20,043 SF
LOT 202 20,018 SF
LOT 201 26,485 SF

HEATHFIELD DRIVE-50'
NORFOLK DRIVE-50'
SUMMERFIELD DRIVE

MICHAEL W. KELLEY
ELIZABETH M. KELLEY
D.B. 2733 Pg. 545

KELLEY DRIVE 33' (Private)

LOT 118
LOT 119
LOT 120
LOT 121
LOT 122
LOT 123
LOT 124
LOT 117
LOT 116
LOT 115
LOT 114
LOT 113
LOT 112
LOT 111
LOT 110

CHESTERFIELD ESTATES PLAN No. 2 (FORMERLY K SHEFFIELD DRIVE)
PLAN No. 1 Pgs. 19-21
CHESTERFIELD P.B. 333

N/F MICHAEL MORRIS 200804210008442

N/F MICHAEL MORRIS 201109300023595 40-1F92-A12AA

N/F PHYLLIS COURY ALBERT J. KELLEY 1428/791

T. ROBINSON 200807070131461

C. KURAS 1505/42

PARCEL 'C' STORMWATER MANAGEMENT

MICHAEL W. KELLEY ELIZABETH M. KELLEY Inst. #201207250021221 40-1F92-A12

N/F MICHAEL MORRIS 200804210008442

40' DOMINION PEOPLES GAS CO. EASEMENT

EX. 25' SAN. SEWER EASEMENT Inst. #200012210030297

20' STORM SEWER EASEMENT

100.00' UTILITY EASEMENT

15' UTILITY EASEMENT

50' B.L.

SNOW REMOVAL EASEMENT

DRAINAGE EASEMENT

MON 1 — MON 2 = N 86°04'56"E 282.235'.

□ CONCRETE MONUMENTS TO BE SET AT COMPLETION OF IMPROVEMENTS.

PER TOWNSHIP ORDINANCE IRON PIN CORNERS SHALL BE SET AT ALL LOT CORNERS UPON CONVEYANCE OF THE LOT.

0 50 100

CURVE	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	25.00'	37.52'	S 49°41'33" W	34.10'
C2	25.00'	41.02'	S 40°18'27" E	36.57'
C3	2316.83'	34.02'	S 07°06'47" W	34.02'
C4	25.00'	43.05'	S 41°47'33" E	37.92'
C5	25.00'	34.41'	S 49°26'58" W	31.76'
C6	25.00'	21.03'	N 72°37'19" W	20.41'
C7	25.00'	21.03'	S 59°11'18" W	20.41'

LINE	BEARING	DISTANCE
L1	N 06°41'32" E	4.44'
L2	S 06°41'32" W	0.84'

PLAN BOOK	PAGE
347	26

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WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA. 15380
724-428-5268
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

CHESTERFIELD ESTATES PLAN No. 2
RESUBDIVISION of PARCEL A in PB 333 Pages 19-21
SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY - PENNSYLVANIA
PREPARED FOR
F and H PROPERTY DEVELOPMENT LLC

SCALE: 1"=50'
DATE: MAY 2014
F.B.: 44
DWG. BY: CMS
CAD FILE: \KELLEY\ 14-26REC.dwg
JOB No.: 14-26

REVISIONS:
Rev. per Engr. 6-2-14
Rev. per Engr. 6-23-14

SHEET
1 / 3

DONALD L. KELLEY
Inst. # 200412280040575
40-1F75-A7AA

BRETHERN CHURCH OF SARVER
1082/453

S 25°20'43" E 523.82'

S 14°25'16" E 293.52'

S 16°47'58" E 261.91'

S 48°06'40" E 284.00'

S 80°40'38" E 283.27'

40' DOMINION PEOPLES GAS CO. EASEMENT

PARCEL A-R
14.192 Ac.

MATCH

TEMPORARY 30' SNOW REMOVAL EASEMENT

NOTE: TEMPORARY EASEMENTS TO BE EXTINGUISHED UPON COMPLETION OF PLAN 3 PAVEMENT

TEMPORARY CUL-DE-SAC 40' R

N 64°36'43" E 346.05'

141.74'

148.13'

56.18'

S 23°44'29" E 174.12'

S 26°34'56" E 50.00'

S 23°10'04" E 247.84'

S 62°00'13" E 80.12'

S 25°20'43" E 220.46'

387.11'
166.65'

S 32°40'54" W 60.98'

S 44°00'02" E 232.76'

S 40°16'15" E 50.00'

141.71'

S 44°00'02" E 226.30'

206.85'

S 45°59'56" W 100.00'

S 49°19'54" W 100.21'

120.35'

120.14'

S 06°29'47" E 604.21'

258.25'

S 10°44'52" E 50.00'

266.40'

S 10°44'52" E 181.66'

S 49°15'08" W 155.51'

155.60'

S 10°44'52" E 155.60'

104.12'

S 32°40'54" W 188.50'

145.36'

49.13'

N 69°04'33" W 201.20'

R=395.08'

A=214.08'

N 32°06'26" W 135.98'

S 72°31'30" W 443.06'

LOT 218
20,533 SF

LOT 219
20,265 SF

LOT 217
20,509 SF

LOT 216
22,953 SF

LOT 208
41,641 SF

LOT 209
29,456 SF

LOT 207
21,297 SF

LOT 206
23,153 SF

R=297.84' A=105.31'
A=85.92'
A=19.39'
A=90.17'
R=247.84'
A=77.37'
A=97.71'
R=220.31'
A=19.39'
A=52.36'
A=52.36'
R=50.00'
A=45.57'
A=52.36'
A=52.36'
R=50.00'

SNOW REMOVAL EASEMENT

SEWER EASEMENT

50' BL

100.00' UNITY

MICHAEL W. KELLEY
ELIZABETH M. KELLEY
D.B. 2733 Pg. 545

LOT 118

LOT 117

KELLEY DRIVE 33' (Private)

J. DOVERSPIKE
894/991

J. LOS
200409030029117

T. ROBINSON
200807010034984

C. KIRAS
1502/47

N/F
MICHAEL MORRIS
200804210008442

PLAN BOOK	PAGE
347	27

SHEET 1

0 50 100

CHESTERFIELD ESTATES PLAN No. 2

RESUBDIVISION of PARCEL A in PB 333 Pages 19-21

SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY - PENNSYLVANIA

PREPARED FOR
F and H PROPERTY DEVELOPMENT LLC

WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA. 15380
724-428-5268

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
MICHAEL P. SALAI
SURVEYOR
049814

SCALE: 1"=50'
DATE: MAY 2014
F.B.: 44
DWG. BY: CMS
CAD FILE: \KELLEY\ 14-26REC
JOB No.: 14-26

REVISIONS:
Rev. per Engr. 6-2-14

SHEET
2 / 3

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KNOW ALL MEN BY THESE PRESENTS; THAT F and H PROPERTY DEVELOPMENT LLC, A CORPORATION, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREA,, DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAT, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

SECRETARY

OFFICER – F and H PROPERTY DEVELOPMENT LLC

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY F and H PROPERTY DEVELOPMENT LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE GOVERNING BODY OF THE TOWNSHIP OF BUFALLO, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY }

ON THIS 2 DAY OF February, 2015 A.D., BEFORE ME PERSONALLY APPEARED Vernon Frew (NAME AND TITLE OF OFFICER) OF F and H PROPERTY DEVELOPMENT LLC, WHO BEING DULY SWORN DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PARTNER (TITLE OF OFFICER) OF SAID CORPORATION, ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

NAME OF OFFICER

Notary Public
TITLE OF OFFICER

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF February, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol L. Wolf, Notary Public
Franklin Park Boro, Allegheny County
My Commission Expires Jan. 5, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 5 DAY OF January, 2016

I, MICHAEL P. SALAI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT AS SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

MICHAEL P. SALAI No. 31857

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4TH DAY OF May IN THE YEAR OF 2015.

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF BUFFALO TOWNSHIP THIS 7th DAY OF April IN THE YEAR OF 2015.

SECRETARY

CHAIRPERSON

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

REVIEWED AND APPROVED BY THE SUPERVISORS OF BUFFALO TOWNSHIP THIS 11TH DAY OF FEBRUARY IN THE YEAR OF 2015.

SECRETARY

SEAL

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

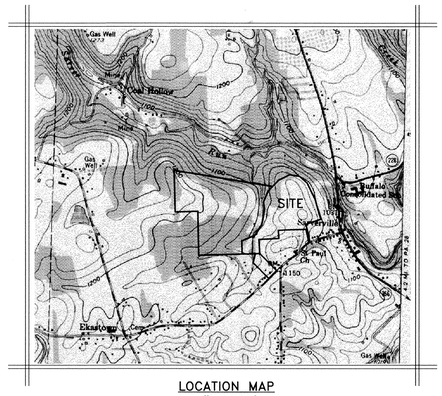
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN THE SAID BUTLER COUNTY IN PLAN BOOK 347, PAGE 26-28

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF May, 2015

RECORDER OF DEEDS

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



LOCATION MAP
1"=2000'

OWNER / DEVELOPER:
F and H PROPERTY DEVELOPMENT LLC
4359 GIBSONIA ROAD
GIBSONIA PA 15044
724-443-8814

TOTAL AREA: 28.640 Acres
TOTAL No. of LOTS: 24 LOTS and 1 PARCEL
AREA IN R/W: 2.193 Acres
PRESENT ZONING: R-2

R-2 (GENERAL RESIDENTIAL)

	REQUIRED	PROVIDED
LOT AREA	20,000 sf	20,000 sf
LOT WIDTH	100'	100'
FRONT YARD	50'	50'
SIDE YARD	10'	10'
REAR YARD	20'	20'
MAX HEIGHT	28'	28'
MAX. COVERAGE	40%	20% ±
OPEN SPACE	6.08 Ac. (10% of gross area)	"Fee in lieu of"

PLAN BOOK	PAGE
347	28

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WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA. 15380
724-428-5268
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

COMMONWEALTH OF PENNSYLVANIA
MICHAEL P. SALAI
PROFESSIONAL
LAND SURVEYOR
No. 31857
REGISTERED

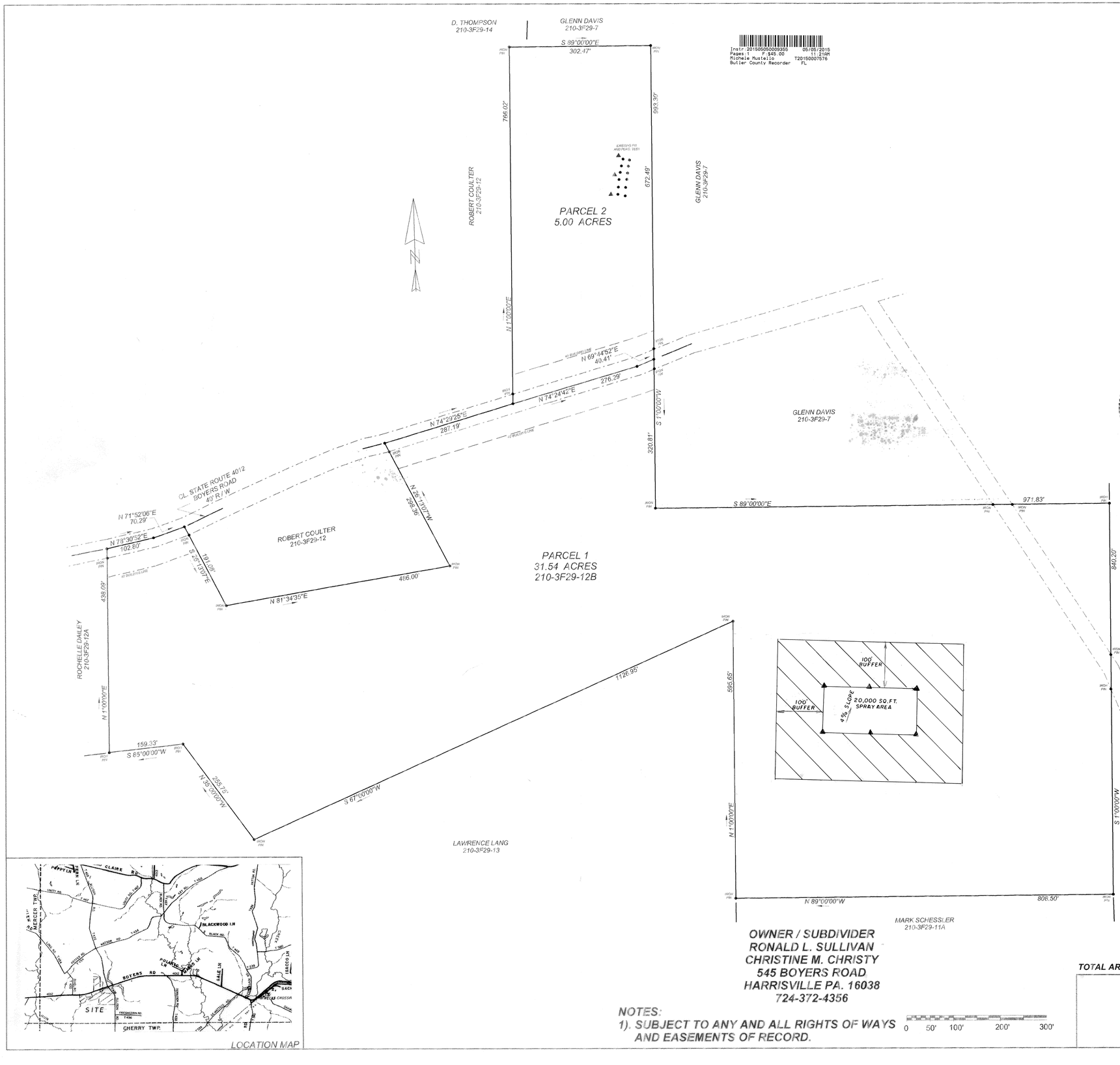
CHESTERFIELD ESTATES PLAN No. 2

RESUBDIVISION of PARCEL A in PB 333 Pages 19-21
SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY - PENNSYLVANIA
PREPARED FOR
F and H PROPERTY DEVELOPMENT LLC

SCALE: 1"=50'
DATE: MAY 2014
F.B.: 44
DWG. BY: CMS
CAD FILE: \KELLEY\ 14-26REC.dwg
JOB No.: 14-26
REVISIONS:

H 15114

SHEET
3 / 3



Instr:201505050009355 05/05/2015
Pages:1 F:$45.00 11:21PM
Michele Mustello T20150007576
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, that Ronald L. Sullivan & Christine M. Christy of the Township of Marion 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 Marion Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) 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 Marion 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 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 Ronald L. Sullivan & Christine M. Christy his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 14 *day of* February *2015 .*

ATTEST:

Ronald L. Sullivan Christine M. Christy

NOTARY PUBLIC *OWNER* *OWNER*

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ronald L. Sullivan & Christine M. Christy 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 14 *day of* February *, 2015 .*

My Commission expires the 04 *day of* June *, 2018*

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

David C. Harkins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN E. DUSHECK
LAND SURVEYOR
PENNSYLVANIA

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

Feb 24, 2015 *SEALS* John E. Dusheck
DATE *REGISTRATION NO. SU - 073089E*

APPROVED
~~*Reviewed*~~ *by the Marion Twp ., Board of Supervisors this* 9th *day of* March *, 2015.*

Jeanette Osbourn *SECRETARY* Robert A. McBride *CHAIRMAN*

REVIEWED
~~*Approved*~~ *by the Butler County Planning Commission this* 26TH *day of* FEB *, 2015.*

JRM *SECRETARY* JRM *CHAIRMAN*

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 347 *Page* 29 .

Given under my hand and seal this 5th *day of* May *, 2015.*

RECORDER

RECORDER OF DEEDS SEAL BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

NOTICE TO SUBDIVIDERS:

UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

LOCATION MAP

OWNER / SUBDIVIDER
RONALD L. SULLIVAN
CHRISTINE M. CHRISTY
545 BOYERS ROAD
HARRISVILLE PA. 16038
724-372-4356

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

0 50' 100' 200' 300'

TOTAL AREA = 36.54 ACRES .

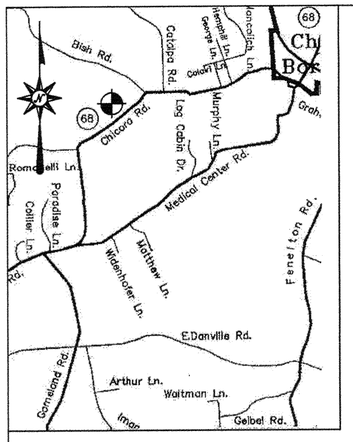
(FINAL PLAN)

RECORDED	May 5, 2015
PLAN BOOK	PAGE
347	29

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 2 / 9 / 2015
Scale : 1 " = 100'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: RONALD L. SULLIVAN & CHRISTINE M. CHRISTY
SITUATE: MARION TWP., BUTLER CO., PA



LOCATION MAP

Final approval by the Donegal Twp. Planning Commission

this _____ day of _____, 20___

Secretary *Chairman*

Final approval by the Donegal Twp. Supervisors

this 23 day of April, 2015

Secretary *Chairman*

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

Recording Certificate

Recorded this 6th day of May, 2015 in the.

Register and Recorder of Deeds office, in Plat Book, Vol. 347, Page 30.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr:201505060009452 05/06/2015
Pages:1 F:$45.00 8:37AM
Michele Mustello T20150007633
Butler County Recorder ND

TOWNSHIP MAINTENANCE AGREEMENT

The board of supervisiors of the Township of Donegal, hereby give public notice that in approving this planfor recording purpoeses 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 streets in said plan or to construct sewers therein or to install any other such services ordinarily installed in township streets or roads.

Approved by the supervisiors ot the Township of Donegal by Resolution, this 23 day of April, 2015

President\ Chairman *Secretary*

Certification by Professional Land Surveyor

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

MARCH 2015

DATE

SEAL COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RICHARD D. SEDWICK SURVEYOR SU-050061-E

Signature of Land Surveyor

I, the undersigned_SABRA M. GRAY_(owner) of the Real Estate shown and described, here in do hereby certify that I have laid off, platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Sabra M. Gray

Owner

COMMONWEALTH OF PENNSYVANIA

COUNTY OF BUTLER

on this 13th day of April, 2015 Before me a Notary Public in and for said state and county personally came Sabra M Gray known to be the person whose name is subscribed to the within instrument.

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

Notary Public

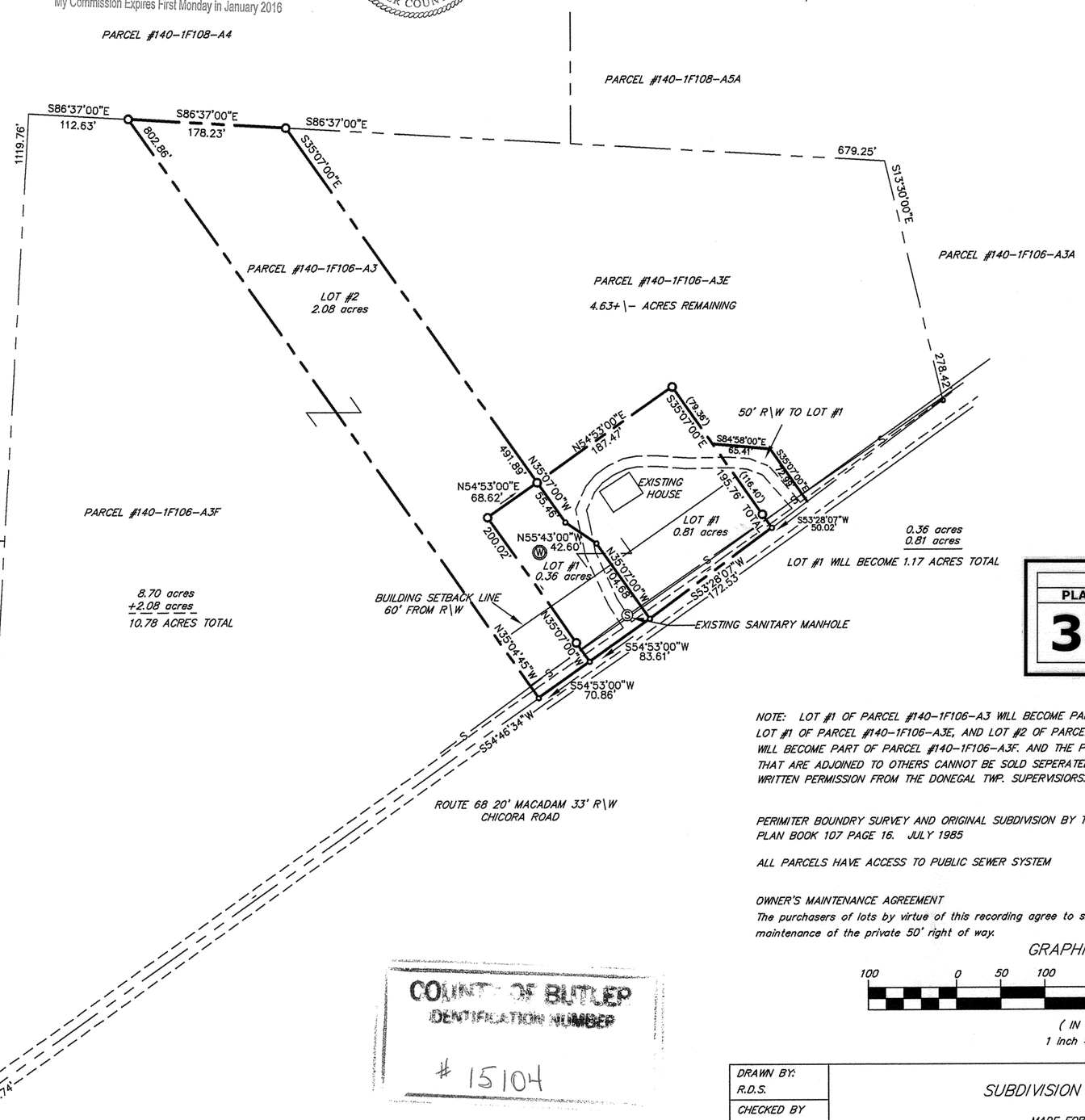
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nichole L. Palmer, Notary Public
City of Butler, Butler County
My Commission Expires June 22, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Reviewed by the Butler County Planning Commission

this 15th day of April, 2015

Secretary *Seal* *Chairman*

BUTLER COUNTY PLANNING COMMISSION



PLAN BOOK	PAGE
347	30

NOTE: LOT #1 OF PARCEL #140-1F106-A3 WILL BECOME PART OF LOT #1 OF PARCEL #140-1F106-A3E, AND LOT #2 OF PARCEL #140-1F106-A3, WILL BECOME PART OF PARCEL #140-1F106-A3F. AND THE PARCELS THAT ARE ADJOINED TO OTHERS CANNOT BE SOLD SEPERATELY WITHOUT WRITTEN PERMISSION FROM THE DONEGAL TWP. SUPERVISIORS.

PERIMITER BOUNDRY SURVEY AND ORIGINAL SUBDIVISION BY THOMAS WEIBLE PLAN BOOK 107 PAGE 16. JULY 1985

ALL PARCELS HAVE ACCESS TO PUBLIC SEWER SYSTEM

OWNER'S MAINTENANCE AGREEMENT

The purchasers of lots by virtue of this recording agree to share the maintenance of the private 50' right of way.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
15104

SUBJECT TO :

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

NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ANY NEW DRIVEWAYS, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=100'	SABRA M. GRAY
DATE: MARCH 2015	DONEGAL TWP. BUTLER CO.
DRAWING NO: 1F106-A3	R.D.SEDWICK PLS. CHICORA,PA. 724-355-9302

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30TH day of APRIL 2015.

Mary Lou Harmon
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Mary Lou Harmon, and acknowledged the foregoing release and dedication of plan to be her act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

Witness my hand and notarial seal this 30TH day of APRIL, 2015.

My commission expires the 17TH day of FEBRUARY, 2019.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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

30TH APRIL '15
Date

Stanley D. Graff — P.L.S. # SU-030161-E
(Seal)

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

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

Approved by the Council of the Borough of Prospect this 4TH day of May, 2015.

Secretary (Seal)

President

THE BOROUGH OF PROSPECT SEAL BUTLER CO. PA.

Reviewed by the Planning Commission of the Borough of Prospect, this 28TH day of April, 2015.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 17TH day of APRIL 2015

Secretary (Seal)

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 347

Page(s) 31

Given under my hand and seal this 7th day of May, 2015.

(Seal)

Recorder of Deeds

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of April 2015.

James Szymoniak Jr.
Owner

Dawn M Szymoniak
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named James Szymoniak, Jr. and Dawn M. Szymoniak, and acknowledged the foregoing release and dedication of plan to be their act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

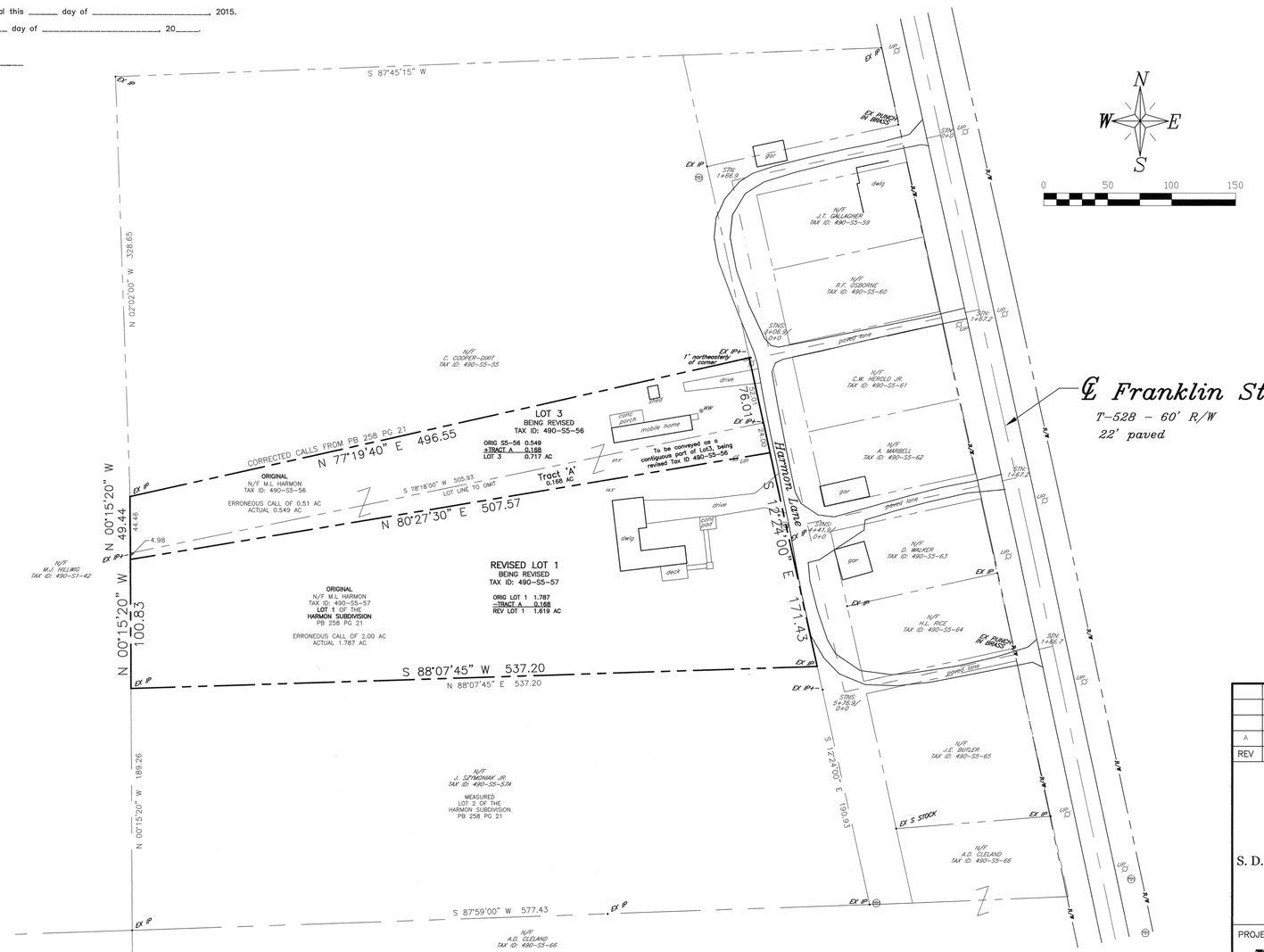
Witness my hand and notarial seal this _____ day of _____, 2015.

My commission expires the _____ day of _____, 20____.

Notary Public

(Seal)

Instr: 201508070030627 05/07/2015
Pages: 1 F $45.00 1:57PM
Michele Mustello T20150007775
Butler County Recorder PL


S 87°45'15" W
N 02°02'00" W 328.65
N 00°15'20" W 49.44
N 00°15'20" W 100.83
N 00°15'20" W 189.26
S 87°59'00" W 577.43
CORRECTED CALLS FROM PB 258 PG 21
N 77°19'40" E 496.55
S 78°18'00" W 505.93
LOT LINE TO OMIT
N 80°27'30" E 507.57
S 12°24'00" E 171.43
S 12°24'00" E 190.93
S 88°07'45" W 537.20
N 88°07'45" E 537.20
76.00'
Harmon Lane
T-528 - 60' R/W
22' paved
ORIGINAL
N/F M.L. HARMON
TAX ID: 490-S5-56
ERRONEOUS CALL OF 0.51 AC
ACTUAL 0.549 AC
LOT 3
BEING REVISED
TAX ID: 490-S5-56
ORIG S5-56 0.549
±TRACT A 0.168
LOT 3 0.717 AC
Tract 'A'
0.168 AC
To be conveyed as a contiguous part of Lot3, being revised Tax ID 490-S5-56
REVISED LOT 1
BEING REVISED
TAX ID: 490-S5-57
ORIG LOT 1 1.787
-TRACT A 0.168
REV LOT 1 1.619 AC
ORIGINAL
N/F M.L. HARMON
TAX ID: 490-S5-57
LOT 1 OF THE
HARMON SUBDIVISION
PB 258 PG 21
ERRONEOUS CALL OF 2.00 AC
ACTUAL 1.787 AC
MEASURED
LOT 2 OF THE
HARMON SUBDIVISION
PB 258 PG 21
N/F M.L. HILLWIG TAX ID: 490-S1-42
N/F C. COOPER-DUIT TAX ID: 490-S5-55
N/F J. SZYMONIAK JR. TAX ID: 490-S5-57A
N/F A.D. CLELAND TAX ID: 490-S5-66
N/F J.T. GALLAGHER TAX ID: 490-S5-59
N/F R.F. OSBORNE TAX ID: 490-S5-60
N/F C.W. HEROLD JR. TAX ID: 490-S5-61
N/F A. MARBELL TAX ID: 490-S5-62
N/F D. WALKER TAX ID: 490-S5-63
N/F H.L. RICE TAX ID: 490-S5-64
N/F J.E. BUTLER TAX ID: 490-S5-65
N/F A.D. CLELAND TAX ID: 490-S5-66
mobile home
dwlg
drive
pond
gar
cont conf
deck
EX IP
EX IP 1" northeasterly of corner
EX IP 4.98
EX IP 44.46
EX IP 0.40
EX IP 0.50
EX IP 0.60
EX IP 0.70
EX IP 0.80
EX IP 0.90
EX IP 1.00
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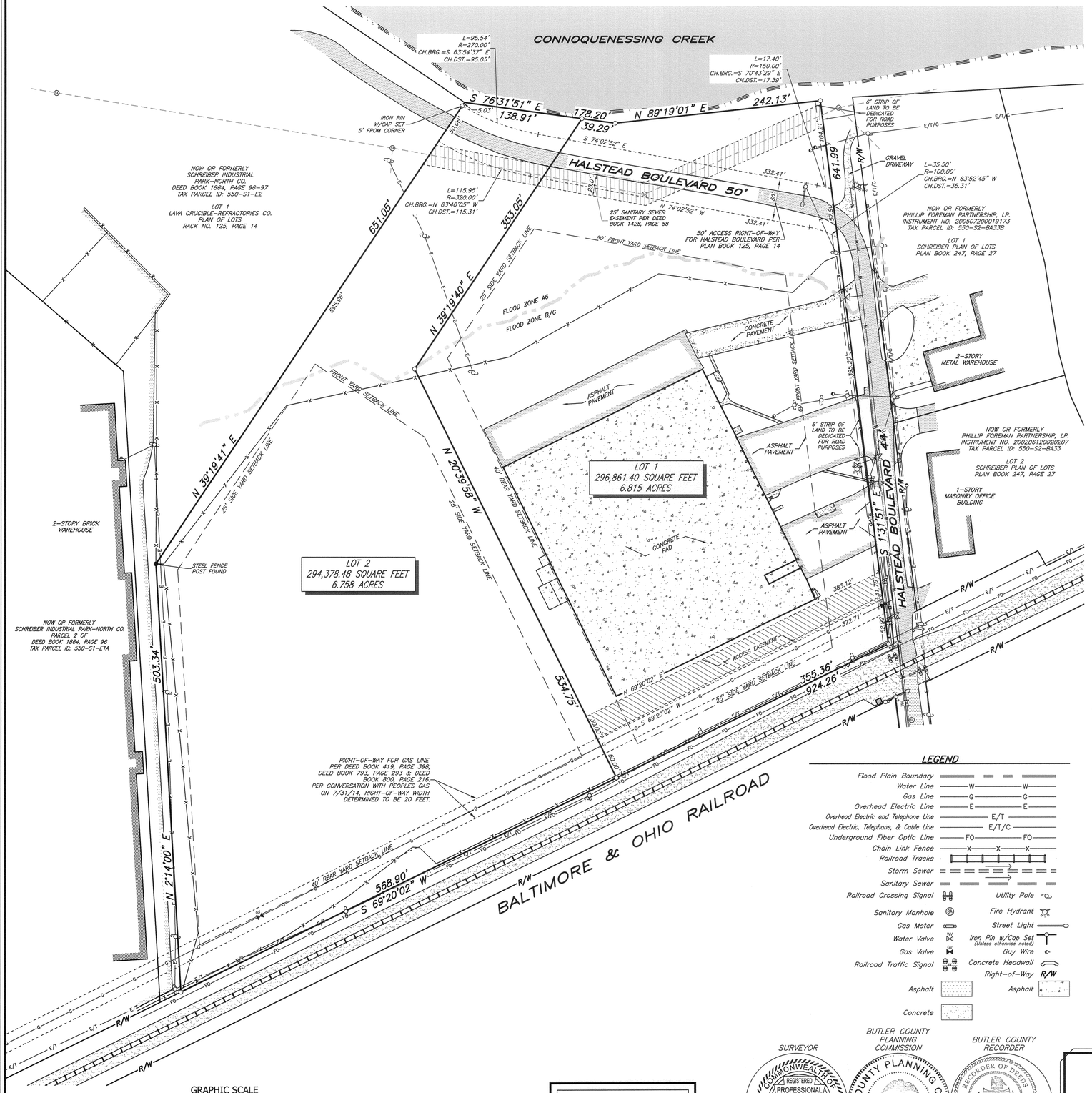
EX IP 1.30
EX IP 1.40
EX IP 1.50
EX IP 1.60
EX IP



LEGEND

- Flood Plain Boundary
- Water Line (W)
- Gas Line (G)
- Overhead Electric Line (E)
- Overhead Electric and Telephone Line (E/T)
- Overhead Electric, Telephone, & Cable Line (E/T/C)
- Underground Fiber Optic Line (FO)
- Chain Link Fence (X)
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Railroad Crossing Signal
- Utility Pole
- Sanitary Manhole (SA)
- Fire Hydrant
- Gas Meter
- Street Light
- Water Valve (WV)
- Iron Pin w/Cap Set (Unless otherwise noted)
- Gas Valve (GV)
- Guy Wire
- Railroad Traffic Signal
- Concrete Headwall
- Right-of-Way (R/W)
- Asphalt
- Asphalt
- Concrete

PLAN BOOK	PAGE
347	32

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — HOWARD G. McILVRIED — LAND SURVEYOR — No. SU049396-R — PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER — RECORDER OF DEEDS — BUTLER COUNTY, PA

GENERAL NOTES:

1. The address of the property to be subdivided is:

   50 Halstead Boulevard
   Zelienople, PA 16063

2. The name and address of the owner of the property to be subdivided is:

   Achtung03, LLC
   c/o Sign Innovation
   514 German Street
   Harmony, PA 16037
   Phone: 724-452-8699

3. The purpose of this plan is to subdivide an unnumbered 13.573 acre lot of the Lava Crucible - Refractories Co. Plan of Lots, recorded in Plan Rack 125, Page 14 of the Butler County Recorder of Deeds office, into two (2) lots. Said unnumbered lot is also identified as Tax Parcel ID No. 550-S1-E1. The subdivided lots are identified as Lots 1 & 2 and have areas of 6.815 acres and 6.758 acres respectively.

4. This Plan of Lots and the adjoining properties are located within the Limited Industrial (I) Zoning District. Setback requirements for this district are as follows:

   Front Yard: 60 feet
   Rear Yard: 40 feet
   Side Yard: 25 feet

5. This site is located partly in Zone A6, partly in Zone B, and partly in Zone C of the Flood Insurance Rate Map, Community & Panel No. 420226 0001 B, bearing an effective date of 6-17-1986. Zone A6 is considered to be within the 100-year floodplain which is a special flood hazard area. Zone B is designated as areas between the 100-year and 500-year floodplains and Zone C designates areas outside the 500-year floodplain. Zone B and Zone C are not within any special flood hazard areas.

6. Open circles at property corners denote iron pins (5/8" Dia. Rebar) with plastic yellow I.D. caps bearing the inscription "MDM 724-934-2810" that are to be set once this plan has been approved and recorded.

7. Title to this property is vested in Achtung03, LLC by deed from Schreiber Family Partnership dated June 23, 2014 and recorded as Instrument No. 201407010014850 in the Butler County Recorder of Deeds office.

OWNER'S ADOPTION AND DEDICATION

Know all men by these presents, that I, Raymond M. Rocco managing partner of Achtung03, LLC, of the Township of Harmony, County of Butler and Commonwealth of Pennsylvania, for Achtung03, LLC, and its heirs, executors, administrators and assigns, do hereby adopt this plan as its Plan of Lots of its property, situated in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania and do hereby dedicate forever, for public use of highway and utility purposes all drives, roads, lanes, rights-of-way, easements, ways and other public highways shown upon the plan and hereby release and forever discharge the County of Butler, its successors or assigns from any liability, course of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way. This dedication and release shall be binding upon the above named Limited Liability Company, its 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 March A.D. 2015

Owner: _____

COMMONWEALTH OF PENNSYLVANIA } SS
County of Butler }

Before me, the subscriber, a Notary Public in and for said State and County, Personally came Raymond M. Rocco and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND NOTARY SEAL
This 23 day of March, 2015.

My commission expires the 12 day of July, 2018.

Kelly A. Sienkiewicz
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly A. Sienkiewicz, Notary Public
Harmony Boro, Butler County
My commission expires July 12, 2018

MUNICIPAL DECLARATION

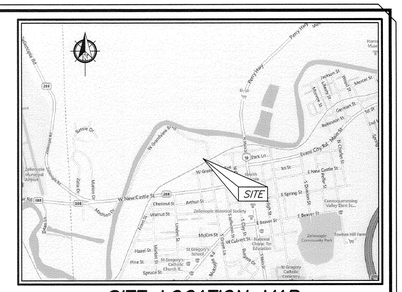
The Borough Council of the Borough of Zelienople hereby gives public notice that in approving this plan for recording purposes only, the Borough of Zelienople assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Borough streets or roads or grade, pave and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

Secretary — Council President

Date 4-30-2015

AREA TABLE

	ACRES	SQUARE FEET
LOT 1	6.815	296,861.40
LOT 2	6.758	294,378.48
TOTAL PLAN AREA	13.573	591,239.88



SITE LOCATION MAP
NOT TO SCALE

ZELIENOPLE PLANNING COMMISSION APPROVAL

Reviewed and approved by the Planning Commission of the Borough of Zelienople this 8th day of January, 2015

Secretary — Chairperson

ZELIENOPLE BOROUGH COUNCIL APPROVAL

Reviewed and approved by the Council of the Borough of Zelienople this 7th day of January, 2015

Secretary — President

4-30-15

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Approved by the Butler County Planning Commission this 26th day of Dec, 2014

Secretary — Chairperson

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS
County of Butler }

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 347 Page 32 and/or Instrument No. _____.

Given under my hand and seal this 11th day of May, 2015

(Seal)

Instr: 201505110009836 05/11/2015
Pages: 1 F: $45.00 11:06PM
Michele Mustello T20150007911
Butler County Recorder FL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Recorder of Deeds

SURVEYOR'S CERTIFICATION

I, Howard G. McIlvried, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon an actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers as shown on the 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 my for the owners or agents.

3/19/2015
Date

Signature

049396-R
Registration number

(Seal)

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/5/14	ORIGINAL SUBMITTAL	WJM
2	12/18/14	PER REVIEW COMMENTS	WJM
3	3/18/2015	CORRECTED BEARINGS	IMS

McILVRIED, DIDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

ACHTUNG03, LLC PLAN OF LOTS

A SUBDIVISION OF A 13.573 ACRE LOT IN THE LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
PLAN RACK 125, PAGE 14 (TAX PARCEL ID 550-S1-E1)
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

March 18, 2015 — MDM PROJECT NO. 5872-Consolidation

SCALE:	1"=60'
DATE:	3/18/2015
DRAWN BY:	WJM
CHECKED BY:	HGM
SHEET NUMBER:	1 of 1

Instr:201505110008937 05/11/2015
Pages:8 F:$25.00 11:07AM
Michele Mustello T20150007912
Butler County Recorder FL

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

CORPORATION ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS: That Achtung 03 Corporation, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Borough Council, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in the Borough of Zelienople, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the said Commonwealth of Pennsylvania, County of Butler and the Borough of Zelienople, Achtung 03 hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and the Borough of Zelienople, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Achtung 03 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 same to be attested by its secretary, this 6 day of Feb. 2015

ATTEST: Achtung 03 Corporation

Secretary President

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared (Raymond M. Rocco, Vice President)
Name and Title of Officer

of the (Achtung 03), who being
Name of Corporation

duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said
(Achtung 03),
Name of Corporation

for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as
(Raymond M. Rocco, Vice President)
Name and Title of Officer

of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

(Raymond M. Rocco, Vice President)
Name and Title of Officer

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of March 2015. My Commission Expires the 12 day of July 2018.

(SEAL) COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly A. Sienkiewicz, Notary Public
Harmony Boro, Butler County
My commission expires July 12, 2018

Notary Public

BOROUGH COUNCIL FINAL APPROVAL CERTIFICATE

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

Secretary SEAL Council President

1/20/2015 4-30-2015
Date

4-30-15

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 26TH day of DEC 2014.

SEC. CHAIR.

PROFESSIONAL ENGINEER/LAND SURVEYOR CERTIFICATE

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

1/20/15 SEAL
Date Registration Number: 049396-R

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU049396-E

INDIVIDUAL ACKNOWLEDGMENT

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 Casey Mann acknowledged the foregoing
Name of Owner

release and dedication and plan to be (his, her, 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 6th day of February, 2015.

My Commission Expires the 12th day of July, 2016.

SEAL
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Aaron T. Rectenwald, Notary Public
Lancaster Twp., Butler County
My Commission Expires July 12, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

BOROUGH PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Borough of Zelienople Planning Commission this 8th day of January, 2015.

Secretary SEAL Chairman

AS-BUILT PLAN CERTIFICATION

I, Howard G. McIlvried, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan is prepared from a field survey made on this 3rd day of Mar., 2014 and it represents the location of buildings, driveways, parking areas, landscaping, streets and highways and elevations of the storm water detention basin and its associated collection facilities as shown thereon by me for the owners or agents.

1/20/15 (Signature of Surveyor)
Date

049396-R (Registration Number)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 347 page 33-40

Given under my hand and seal this 11th day of May 2015

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS
BUTLER COUNTY, PA

Submittal Date: 11/07/14
Revision Date: 12/19/14

PLAN BOOK	PAGE
347	33

ALTA/ACSM LAND TITLE SURVEY

Prepared for:

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

GENERAL NOTES

1. Bearings shown hereon are based upon bearings contained in the Lava Crucible – Refractories Co. Plan recorded in the Butler County Recorder of Deeds in Plan Book Volume 125, Page 14, Instrument No. 198807110008870

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based upon a GPS observation taken on March 21, 2014. These elevations are to NAVD 88.

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. There are no delineated wetland areas located on the subject premises. However there is a swampy area located in the north portion of the premises that may be considered wetlands. This area is shown hereon.

ZONING INFORMATION

Zoning District – I (Limited Industrial District)
A large scale office or industrial building is a permitted use within this zoning district.

Minimum Lot Area	– 20,000 square feet
Minimum Lot Width	– none
Minimum Front Yard Setback	– 60 feet
Minimum Side Yard Setback	– 25 feet
Minimum Rear Yard Setback	– 40 feet
Maximum Building Coverage	– 85% of lot
Maximum Lot Coverage	– none
Maximum Paved Area	– none

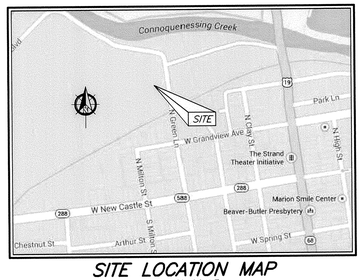
Zoning information was obtained from:

Borough of Zelienople
111 West New Castle Street
Zelienople, Pa 16063
(724) 452-3002
Shelly Kaltenbaugh
cezozelleboro@zoominternet.net

Zoning Notes:

1) A subdivision or replat is not necessary in order to convey this property.

2) There are no striped parking spaces located at this site.



SITE LOCATION MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS

There are no encroachments visible as a result of this ALTA/ACSM Land Title Survey.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, being designated as containing 13.573 acres on the Lava Crucible-Refractories Co. Plan of Lots as recorded in the Recorder of Deeds Office of Butler County in Rack No. 125, page 14, and being all lands described as Parcel 1 in Deed Book Volume 1417, page 854, said parcel being described as follows, to-wit:

BEGINNING at an iron pin set within Grandview Boulevard, 50 feet wide, at the Southeasterly line of Lot No. 1 in the said Lava Crucible-Refractories Co. Plan of Lots;

THENCE South 76°31'51" East, a distance of 178.20 feet to a point;

THENCE North 89°19'01" East, a distance of 242.13 feet to a point on the Westerly line of Green Lane, 38 feet wide;

THENCE along said side of Green Lane South 01°31'51" East, a distance of 641.99 feet to a point on the Northerly line of the Baltimore and Ohio Railroad right of way, 60 feet wide;

THENCE along said line of the Baltimore and Ohio Railroad, South 69°20'02" West, a distance of 924.26 feet to a point on the line of said Lot No. 1;

THENCE along said line of Lot No. 1, North 02°14' East, a distance of 503.34 feet to a point;

THENCE continuing along the same North 39°19'41" East, a distance of 651.05 feet to the point at the PLACE OF BEGINNING.

BEING designated as Tax Map No. 550-S1-E1.

SCHEDULE B – SECTION 2 ITEMS

(12) Rights granted to The Peoples Natural Gas Company as set forth in Deed Book 523 Page 43; Deed Book 793, Page 293; Deed Book 800, Page 216; Deed Book 832, Page 381 and Deed Book 837, Page 285. DEED BOOK 523, PAGE 43 REFERS TO AN EXHIBIT THAT WAS NOT PROVIDED, THEREFOR IT CANNOT BE ADDRESSED. DEED BOOK 793, PAGE 293 AND DEED BOOK 800, PAGE 216 REFER TO THE EASEMENT ADDRESSED IN ITEM 10 ABOVE. DEED BOOK 832, PAGE 381 AND DEED BOOK 837, PAGE 285 DO NOT AFFECT THE SUBJECT PREMISES.

(13) Rights granted to the Pennsylvania Power Company as set forth in Deed Book 634, Page 55 and Deed Book 634, Page 56. THE EASEMENT REFERRED TO IN DEED BOOK 634, PAGE 55 DOES AFFECT THE PREMISES AND IS PLOTTED AND SHOWN HEREON. DEED BOOK 634, PAGE 56 DOES NOT AFFECT THE SUBJECT PREMISES.

(14) Rights granted to Universal Manufacturing Company as set forth in Deed Book 634, Page 59. THIS ITEM REFERS TO AN EXHIBIT THAT WAS NOT PROVIDED, THEREFOR THIS ITEM CANNOT BE ADDRESSED.

(15) Sanitary Sewer Easement as set forth in Deed Book 1428, Page 88. THIS ITEM REFERS TO A SANITARY SEWER EASEMENT THAT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(16) Right of Way Agreement as set forth in Deed Book 2808, Page 453. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(17) Declaration for Schreiber Plan of Lots as set forth in Instrument No. 200203080008103. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

(18) Rights granted to Verizon Pennsylvania, Inc. as set forth in Instrument No. 200310100046278. THE RIGHT-OF-WAY FOR GREEN LANE HAS BEEN INCREASED SINCE THIS DOCUMENT WAS RECORDED AND AS SUCH, THIS ITEM NO LONGER AFFECTS THE SUBJECT PREMISES SINCE THE POLES, ANCHORS AND CONDUITS ARE NOW LOCATED ENTIRELY WITHIN THE RIGHT-OF-WAY OF GREEN LANE.

UTILITY SERVICE INFORMATION

Gas Service
Peoples Natural Gas of Gibsonia
5600 Community Center Drive
Gibsonia, PA 15044
Lee Unchathe
(724) 444-3238

Water Service
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
Ph. – (724) 452-6610
Fax – (724) 452-6613
Chad Garland (Superintendent)
zelieborough@zoominternet.net

Sanitary Sewer
Western Butler County
Authority (W.B.C.A.)
607 Market Street
Zelienople, PA 16063
(724) 452-5501

Storm Sewer
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
(724) 452-6610

Electric Service
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
Ph. – (724) 452-6610
Fax – (724) 452-6613
Ernie Dambaugh (Superintendent)
zelieborough@zoominternet.net

Telephone Service
Verizon of PA Inc.
201 Stanwix Street, 10th Floor
Pittsburgh, PA 15222
(412) 633-8338

Cable TV Service
Armstrong Cable
531 Perry Way
Zelienople, PA 16063
(877) 277-5711
Customer Service

FLOOD ZONE NOTE

This site is located partly in Zone A6, partly in Zone B, and partly in Zone C of the Flood Insurance Rate Map, Community & Panel No. 420226 0001 B, bearing an effective date of 6-17-1986. Zone A6 is considered to be within the 100-year floodplain which is a special flood hazard area. Zone B is designated as areas between the 100-year and 500-year floodplains and Zone C designates areas outside the 500-year floodplain. Zone B and Zone C are not within any special flood hazard areas. The elevation of the 100-year floodplain at this site is 904 feet and is shown hereon.

SCHEDULE B – SECTION 2 ITEMS

(8) Per First American Title Insurance Company Title Commitment No. NCS-650948-PITT, bearing an effective date of January 21, 2014.

Subject to all matters shown on the Plan as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 125, Page 14; Plan Book 208, Page 46 and Plan Book 247, Page 27. THE 50' RIGHT-OF-WAY EASEMENT FOR GRANDVIEW BOULEVARD SHOWN ON THE LAVA-CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS RECORDED IN PLAN BOOK 125, PAGE 14 IS PLOTTED AND SHOWN HEREON. THERE ARE NO ITEMS SHOWN ON PLAN BOOK 208, PAGE 46 OR PLAN BOOK 247, PAGE 27 THAT AFFECT THE SUBJECT PREMISES.

(9) Rights granted to Pittsburgh, Harmony, Butler & New Castle Railway Company as set forth in Deed Book 411, Page 63 and Deed Book 411, Page 151. THESE DOCUMENTS REFER TO THE RIGHT-OF-WAY FOR THE BALTIMORE AND OHIO RAILWAY AT THE SOUTH OF THE PROPERTY. THIS RIGHT-OF-WAY IS PLOTTED AND SHOWN HEREON.

(10) Rights granted to American Natural Gas Company as set forth in Deed Book 419, Page 398. THIS DOCUMENT REFERS TO A GAS LINE EASEMENT OF UNSPECIFIED WIDTH THAT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(11) Rights granted to Old Furnace Coal Company as set forth in Deed Book 489, Page 431. THESE RIGHTS DO NOT AFFECT THE SUBJECT PREMISES.

PLAN BOOK	PAGE
347	34

SURVEYOR'S CERTIFICATION

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

Certified To: Achtung Land Development & First American Title Insurance Company.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2011; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for Sign Innovation, and includes items 1, 2, 3, 4, 5, 6b, 7a), 8, 9, 11a, 13 and 16, 18, and 21 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried
Registered Land Surveyor No. 049396-R
In the Commonwealth of Pennsylvania
Date of Field Survey: March 21, 2014
Date of Last Revision: December 18, 2014
Project No. 5872

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #9 ON SCHEDULE B - SECTION 2	JAJ
5	6-24-2014	REVISED TITLE ITEMS ON SCHEDULE B - SECTION 2	JAJ
6	7-31-14	ADDED 20' GAS LINE EASEMENT PER PEOPLES	CJU
7	8-14-14	REVISED TITLE NAME	JAJ
8	11-13-14	REVISIONS REQUESTED PER REVIEW COMMENTS	WJM
9	12-18-14		WJM

MDM
McILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
1638 E. Lincoln Hwy.
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdm@mdmllc.com
www.mdmllc.com

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU049396-R

SCALE:	1"=40'
DATE:	12-18-14
DRAWN BY:	JAJ
CHECKED BY:	HGM

SHEET NUMBER: 1 of 3

PROJECT NO. 5872

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W — W — W
- Gas Line — G — G — G
- Overhead Electric Line — E — E — E
- Overhead Electric and Telephone Line — E/T — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO — FO — FO
- Wooden Split Rail Fence
- Chain Link Fence — X — X — X — X — X
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- R/W — Right-of-Way
- Sanitary Cleanout
- Sanitary Manhole (SA)
- Gas Meter
- Water Valve (WV)
- Gas Valve (GV)
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter (M)
- Spot Elevation 915.11
- Bollard
- Utility Pole
- Monitoring Well (MW)
- Guy Wire
- Trees

- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap

CONNOQUENESSING CREEK

10" T.C. CULVERT INV.=894.16'

POINT OF BEGINNING

S 76°31'51" E 178.20'

N 89°19'01" E 242.13'

641.99'

651.05'

503.34'

N 39°19'41" E

N 2°14'00" E

S 69°20'02" W 924.26'

HALSTEAD BOULEVARD 50' (PUBLIC ROAD-PAVED ASPHALT)

HALSTEAD BOULEVARD (PUBLIC ROAD-ASPHALT)

10" TERRA COTTA SANITARY SEWER

SANITARY SEWER MANHOLE RIM=898.78' INV.=891.78'-E INV.=891.73'-W

SANITARY SEWER MANHOLE RIM=900.30' INV.=892.80'-E INV.=892.75'-W INV.=892.95'-S

SANITARY SEWER MANHOLE RIM=902.66' INV.=893.71'-NE INV.=893.66'-W

SANITARY SEWER MANHOLE RIM=898.62' INV.=894.12'-SW INV.=894.57'-E INV.=895.27'-SE

10" T.C. CULVERT INV.=897.27'

10" CMP CULVERT INV.=897.66'

10" CMP CULVERT INV.=898.26'

8" PVC CULVERT (ORIGIN UNKNOWN) INV.=905.34'

15" HDPE CULVERT (ORIGIN UNKNOWN) INV.=905.12'

(2) 15" HDPE CULVERT INV.=894.50'

15" HDPE CULVERT INV.=898.96'

15" HDPE CULVERT INV.=895.72'

15" HDPE CULVERT INV.=900.50'

24" CMP CULVERT INV.=896.94'

24" CMP

18" HDPE CULVERT INV.=910.69'

(8) 50' ACCESS RIGHT-OF-WAY FOR HALSTEAD BOULEVARD, PER PLAN BOOK 125, PAGE 14

(15) 25' SANITARY SEWER EASEMENT, PER DEED BOOK 1428, PAGE 88

25' SIDE YARD SETBACK LINE

40' REAR YARD SETBACK LINE

25' BUFFER YARD SETBACK LINE

FLOOD ZONE AE

FLOOD ZONE B/C

WOODED AREA

SWAMPY AREA

GRASSY AREA

CONCRETE PAVEMENT

ASPHALT PAVEMENT

GRAVEL DRIVEWAY

STONE RIP RAP

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=901.91

BENCHMARK SPIKE SET IN POWER POLE ELEV.=910.68

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=912.49

'CHEVRON' SIGN

'TRUCK CROSSING' SIGN

'SHARP LEFT AHEAD' SIGN

'RAILROAD CROSSING' SIGN

'WEIGHT LIMIT' SIGN

STORM INLET RIM=902.35' INV.=898.48'-S INV.=898.40'-N INV.=898.29'-SW

STORM INLET RIM=904.13' INV.=900.87'-S INV.=900.74'-N

STORM INLET RIM=908.12' INV.=904.87'-S INV.=904.84'-N

STORM INLET RIM=908.73' INV.=906.29'-S INV.=906.13'-N

STORM INLET RIM=911.43' INV.=908.66'-N INV.=908.72'-S

STORM INLET (FILLED)

CONCRETE HEADWALL INV.=909.13'

18" RCP CULVERT INV.=909.42'

18" RCP CULVERT INV.=910.17'

2-4" CONDUITS FOR U/G FIBER OPTIC CABLE SHOWN IN INST. 200310100004627B

6" STRIP OF LAND TO BE DEDICATED FOR ROAD PURPOSES

SLIDING GATE

GATE

GATE MOTOR

CONCRETE PAD

CONCRETE BASES

METAL STAIRS

METAL RAILROAD BUILDING

2-STORY METAL WAREHOUSE

1-STORY MASONRY OFFICE BUILDING

TRENCH DRAIN

HEAVY BRUSH

CHAIN LINK FENCE W/ GAS METER

12" x 3" UNDERGROUND FIBER OPTIC MARKER

ASPHALT LOT

(12) RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 783, PAGE 283 & DEED BOOK 800, PAGE 216.

(10) RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 415, PAGE 398.

20' EASEMENT PER CONVERSATION WITH PEOPLES GAS 7/31/14

(9) RIGHT-OF-WAY FOR RAILROAD PER DEED BOOK 411, PAGE 63 & DEED BOOK 411, PAGE 151.

(13) RIGHT-OF-WAY FOR ELECTRIC LINES PER DEED BOOK 634, PAGE 55.

BALTIMORE & OHIO RAILROAD 60'

R/W

E/T

E/T/C

FO

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK – NORTH CO.
DEED BOOK 1864, PAGE 96–97
LOT 1
LAVA CRUCIBLE–REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550–S1–E2

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK – NORTH CO.
PARCEL 2
DEED BOOK 1864, PAGE 96
PARCEL ID: 550–S1–E1A

2–STORY
BRICK WAREHOUSE

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
ACHTUNG03, LLC
INSTRUMENT NO. 201407010014850
LAVA CRUCIBLE–REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550–S1–E1
591,255 SQUARE FEET 13.57 ACRES

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, LP.
INSTRUMENT NO. 200507200019173
LOT 1
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550–S2–BA33B

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, LP.
INSTRUMENT NO. 200206120020207
LOT 2
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550–S2–BA33

PLAN BOOK	PAGE
347	35

MATCH LINE – SHEET 2
MATCH LINE – SHEET 3

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SERIAL NUMBER: 20140491431

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

No.	DATE	DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #8 ON SCHEDULE B - SECTION 2	JAJ
5	7-08-2014	ADDED ITEMS #12, #13 & #14 ON SCHEDULE B	JAJ
6	7-31-14	REVISED TITLE NAME	CRJ
7	8-14-14	ADDED 20' GAS LINE EASEMENT PER PEOPLES	JAJ
8	11-18-14	REVISED PER COMMENTS RECEIVED	WJM
9	12-18-14	REVISED PER REVIEW COMMENTS	WJM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmmail@mdmllc.com
www.mdmllc.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES A. JOHNSTON — LICENSED SURVEYOR — No. SU040396-E

SCALE:	1"=40'
DATE:	12-18-14
DRAWN BY:	JAJ
CHECKED BY:	HGM

SHEET NUMBER: 2 of 3
PROJECT NO. 5872

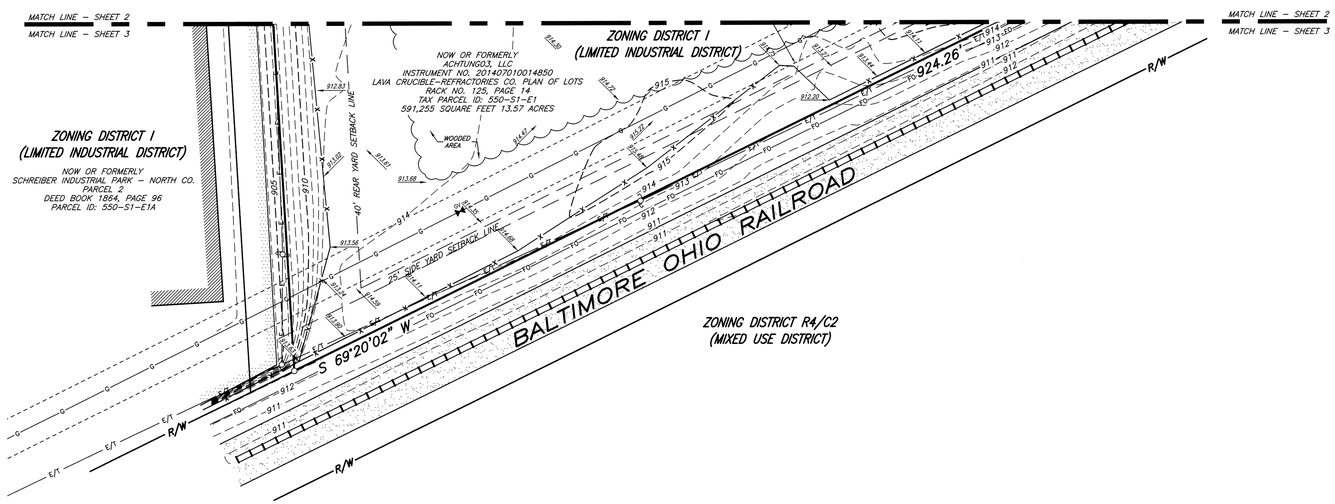
Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence — X
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout
- Sanitary Manhole — SA
- Gas Meter
- Water Valve — W
- Gas Valve — G
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation — 918.11
- Bollard
- Utility Pole
- Monitoring Well — MW
- Guy Wire
- Trees

- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap



SERIAL NUMBER: 20140491431

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
347	36

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #8 ON SCHEDULE B - SECTION 1	JAJ
5	6-24-2014	REVISED ITEM #16 ON SCHEDULE B - SECTION 2	JAJ
6	7-23-14	ADDED 20' UGI EASEMENT PER PLANS	JAJ
7	8-14-14	REVISED TITLE NAME	WJM
8	11/5/14	REVISED OWNERSHIP DEED	WJM
9	12-18-14	PER REVIEW COMMENTS	WJM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
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Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
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Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. MOX
LAND SURVEYOR
No. SU045356-E

SCALE:	1"=40'
DATE:	12-18-14
DRAWN BY:	JAJ
CHECKED BY:	HGM

SHEET NUMBER:
3 of 3
PROJECT NO. 5872

ZONING INFORMATION

ZONING DISTRICT – I (LIMITED INDUSTRIAL DISTRICT)
A LARGE SCALE OFFICE OR INDUSTRIAL BUILDING IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

MINIMUM LOT AREA	– 20,000 SQUARE FEET
MINIMUM LOT WIDTH	– NONE
MINIMUM FRONT YARD SETBACK	– 60 FEET
MINIMUM SIDE YARD SETBACK	– 25 FEET
MINIMUM REAR YARD SETBACK	– 40 FEET
MAXIMUM BUILDING COVERAGE	– 85% OF LOT
MAXIMUM LOT COVERAGE	– NONE
MAXIMUM PAVED AREA	– NONE

ZONING INFORMATION WAS OBTAINED FROM:

BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE STREET
ZELIENOPLE, PA 16063
(724) 452–3002
SHELLY KALTENBAUGH
cezozelieboro@zoominternet.net

PARKING REQUIREMENTS

INDUSTRIAL: 1 PER PEAK NUMBER OF EMPLOYEES PLUS 25%
20 EMPLOYEES x 1.25 = 25 STALLS REQUIRED

OFFICE: 5,000 SF./300 = 17 STALLS REQUIRED

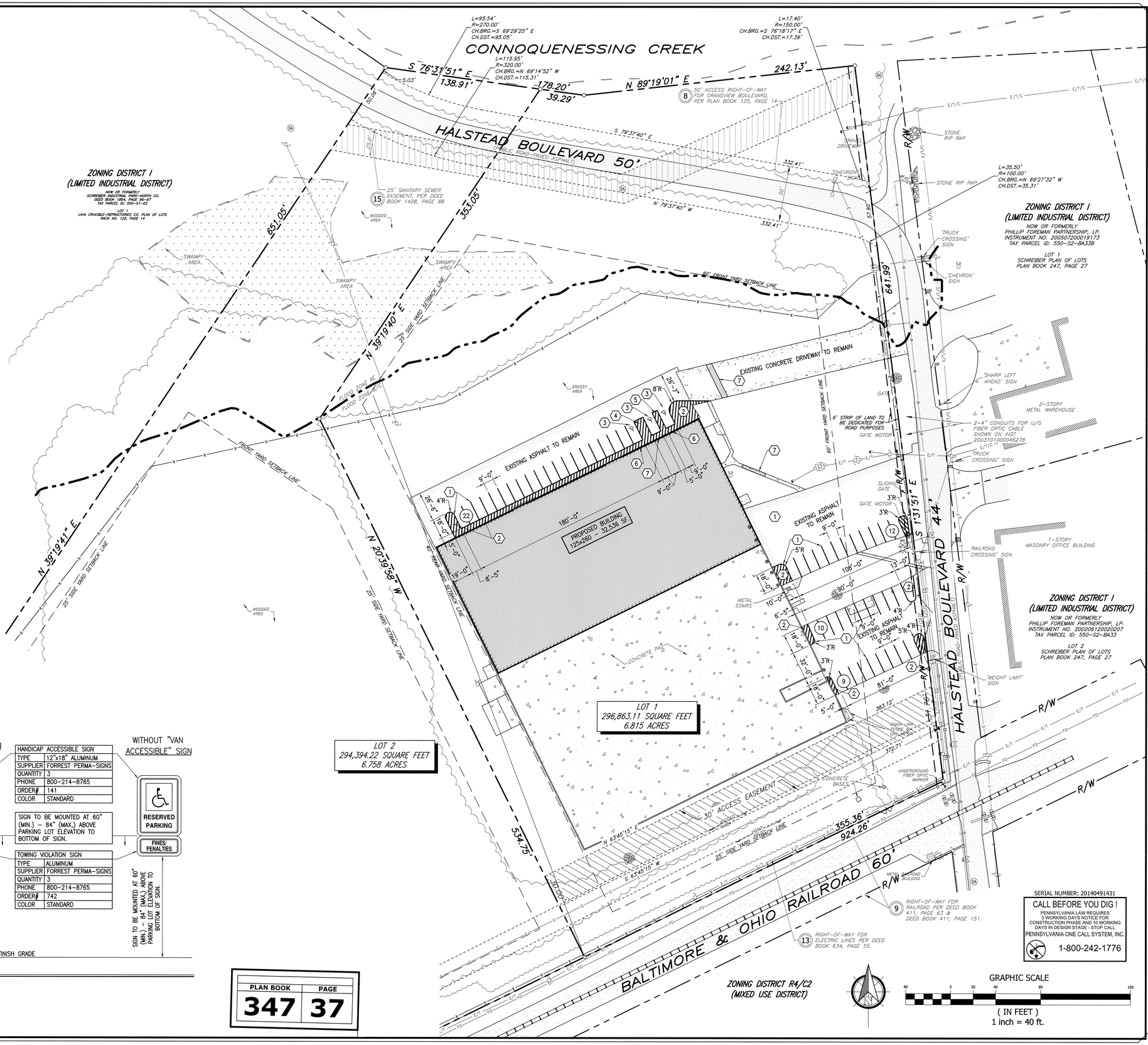
42 PARKING SPACES REQUIRED
53 PARKING SPACES PROVIDED

KEYNOTES

1. 4" WIDE WHITE PAINTED STRIPE. (TYP.).
2. 4" WIDE WHITE PAINTED DIAGONAL STRIPE.
3. 9' WIDE CONC. HANDICAP ACCESSIBLE SPACE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
4. 9' WIDE CONC. HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
5. 5' WIDE CONC. HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS.
6. "RESERVED PARKING" SIGN MOUNTED TO BUILDING.
7. "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING.
8. SAWCUT AND REPLACE CONCRETE FOR PROPOSED UTILITIES.

ADA ACCESSIBILITY REQUIREMENT

CONTRACTOR TO VERIFY THAT SLOPES WITHIN THE HANDICAP STALLS AND AISLES DO NOT EXCEED A MAXIMUM SLOPE OF 2.0% IN ANY DIRECTION. ADJUST EXISTING PAVEMENT AS REQUIRED. COORDINATE FINAL HANDICAP STALL LOCATIONS WITH PROPOSED BUILDING'S ACCESSIBLE ENTRANCE.



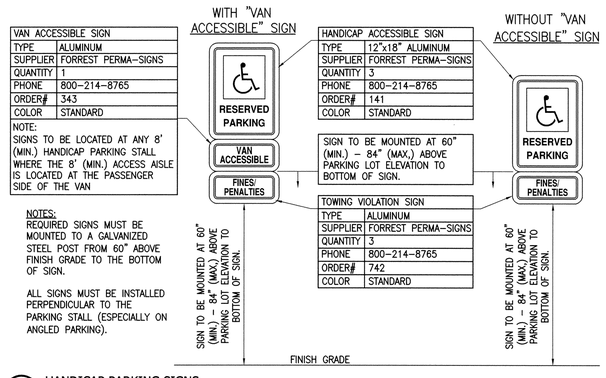
VAN ACCESSIBLE SIGN	
TYPE	ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	1
PHONE	800-214-8765
ORDER#	343
COLOR	STANDARD

NOTE:
SIGNS TO BE LOCATED AT ANY 8' (MIN.) HANDICAP PARKING STALL WHERE THE 8' (MIN.) ACCESS AISLE IS LOCATED AT THE PASSENGER SIDE OF THE VAN

HANDICAP ACCESSIBLE SIGN	
TYPE	12"x18" ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	3
PHONE	800-214-8765
ORDER#	141
COLOR	STANDARD

SIGN TO BE MOUNTED AT 60" (MIN.) – 84" (MAX.) ABOVE PARKING LOT ELEVATION TO BOTTOM OF SIGN.

TOWING VIOLATION SIGN	
TYPE	ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	3
PHONE	800-214-8765
ORDER#	742
COLOR	STANDARD



NOTES:
REQUIRED SIGNS MUST BE MOUNTED TO A GALVANIZED STEEL POST FROM 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL (ESPECIALLY ON ANGLED PARKING).

1/C101 HANDICAP PARKING SIGNS
NOT TO SCALE

PLAN BOOK	PAGE
347	37

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	12/19/14	PER ZELIENOPLE BOROUGH COMMENTS	MTM

MDM
MCILVRIED, DIDIANO, & MOX, LLC
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885 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

SITE PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SERIAL NUMBER: 20140491431

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

SCALE:	1"=40'
DATE:	11/07/14
DRAWN BY:	JLG
CHECKED BY:	EHK

SHEET NUMBER:
C101

UTILITY KEYNOTES

(A) WATER SERVICE
CONTRACTOR IS TO TRENCH, BACKFILL, PROVIDE/INSTALL A NEW 8" DIAMETER DUCTILE IRON SERVICE LINE FROM THE EXISTING WATER MAIN TO THE BUILDING PER THE WATER AUTHORITY'S SPECIFICATIONS. CONTRACTOR IS TO COORDINATE THE WATER SERVICE INSTALLATION WITH THE WATER AUTHORITY.

(B) SEWER SERVICE
CONTRACTOR IS TO TRENCH, BACKFILL, PROVIDE/INSTALL A NEW 6" DIAMETER SDR 35 PVC SERVICE LINE AND ASSOCIATED MANHOLES FROM THE EXISTING SEWER MAIN TO THE BUILDING PER THE SEWER AUTHORITY'S SPECIFICATIONS. CONTRACTOR IS TO COORDINATE THE SEWER SERVICE INSTALLATION WITH THE SEWER AUTHORITY.

(C) GAS SERVICE
CONTRACTOR IS TO COORDINATE/INSTALL NEW GAS SERVICE LINE FROM THE EXISTING GAS MAIN ALONG TO THE BUILDING WITH THE GAS COMPANY.

(D) ELECTRIC SERVICE
CONTRACTOR IS TO COORDINATE/INSTALL NEW UNDERGROUND ELECTRIC SERVICE FROM THE EXISTING UTILITY POLE (TO BE DETERMINED BY ELECTRIC COMPANY) TO THE PROPOSED BUILDING. CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH THE ELECTRIC COMPANY.

(E) TELEPHONE SERVICE
CONTRACTOR IS TO COORDINATE/INSTALL NEW UNDERGROUND TELEPHONE SERVICE FROM THE EXISTING UTILITY POLE (TO BE DETERMINED BY TELEPHONE COMPANY) TO THE PROPOSED BUILDING. CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH THE TELEPHONE COMPANY.

(F) CABLE SERVICE
CONTRACTOR IS TO COORDINATE/INSTALL NEW UNDERGROUND CABLE SERVICE FROM THE EXISTING UTILITY POLE (TO BE DETERMINED BY THE CABLE COMPANY) TO THE PROPOSED BUILDING. CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH THE CABLE COMPANY.

UTILITY CONTACTS

GAS SERVICE
PEOPLES NATURAL GAS OF GIBSONIA
5600 COMMUNITY CENTER DRIVE
GIBSONIA, PA 15044
LEE UNCHATHE
(724) 444–3238

WATER SERVICE
BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE ROAD
ZELIENOPLE, PA 16063
PH. – (724) 452–6610
FAX – (724) 452–6613
CHAD GARLAND (SUPERINTENDENT)
zelieborough@zoominternet.net

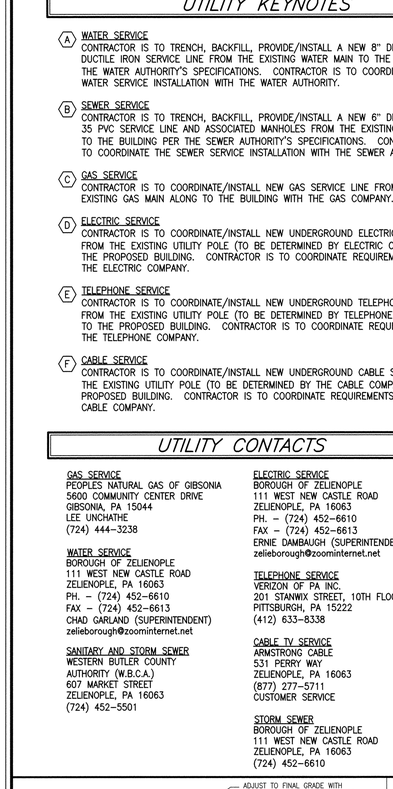
SANITARY AND STORM SEWER
WESTERN BUTLER COUNTY
AUTHORITY (W.B.C.A.)
607 MARKET STREET
ZELIENOPLE, PA 16063
(724) 452–5501

ELECTRIC SERVICE
BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE ROAD
ZELIENOPLE, PA 16063
PH. – (724) 452–6610
FAX – (724) 452–6613
ERNIE DAMBAUGH (SUPERINTENDENT)
zelieborough@zoominternet.net

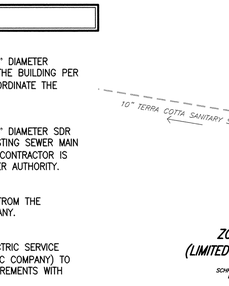
TELEPHONE SERVICE
VERIZON OF PA INC.
201 STANWIX STREET, 10TH FLOOR
PITTSBURGH, PA 15222
(412) 633–8338

CABLE TV SERVICE
ARMSTRONG CABLE
531 PERRY WAY
ZELIENOPLE, PA 16063
(877) 277–5711
CUSTOMER SERVICE

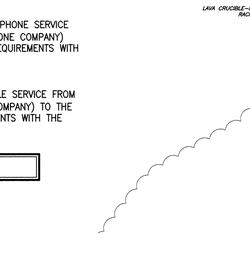
STORM SEWER
BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE ROAD
ZELIENOPLE, PA 16063
(724) 452–6610



PRECAST MANHOLE
FOR PIPES 30" INSIDE DIAMETER AND LESS



TYPICAL STEP CONFIGURATION
MANHOLE STEPS
SEE NOTE 11



NOTES:
1. PRECAST MANHOLES MEETING THE REQUIREMENTS OF PUBLICATION 08, SECTION 714, MAY BE SUBSTITUTED FOR THE STANDARD CAST–IN–PLACE MANHOLE. FOR DEVIATION OR MODIFICATION OF THE STANDARDS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. FOR CONSTRUCTION REQUIREMENTS SEE NOTE 1, SHEET 1. FOR DESIGN REQUIREMENTS SEE NOTE 1, SHEET 5.
3. FOR PERMISSIBLE LOCATION OF PIPES SEE PLAN VIEW AND NOTE 3, SHEET 1.
4. FOR RISERS OR BASE SECTIONS WITH OPENINGS, PROVIDE A MINIMUM HEIGHT OF SECTION SO AS TO PROVIDE AN UNCUT WALL EQUAL TO 20% OF THE OPENING, BUT NO LESS THAN 8", BETWEEN THE OPENING AND THE CLOSEST JOINT BETWEEN RISERS – SEE DETAIL B.
5. FOR PRECAST RISER OR BASE SECTIONS WITH ONE OPENING LOCATED AT DEPTHS TO 60', PROVIDE CIRCUMFERENTIAL REINFORCEMENT IN ACCORDANCE WITH SECTIONS 8–5. FOR SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT DEPTH OF 10' AND LESS, PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.16 IN²/VERTICAL FT FOR THE HEIGHT OF RISER OR BASE SECTION.
6. FOR RISERS OR BASE WITH TWO OR MORE OPENINGS, LOCATED AT A DEPTH GREATER THAN 10', BUT LESS THAN OR EQUAL TO 25', PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.44 IN²/VERTICAL FT FOR THE HEIGHT OF THE RISER OR BASE SECTION.
7. FOR RISERS OR BASE SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT DEPTHS GREATER THAN 25', USE A 10" THICK WALL RISER OR BASE SECTION WITH CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.22 IN²/VERTICAL FT EACH FACE.
8. MARK RISERS OR BASE SECTIONS WITH HOLES CLEARLY WITH MAXIMUM ALLOWABLE DEPTH.
9. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND OPENINGS AS SHOWN ON REINFORCEMENT DETAILS AT OPENINGS SHEET 1.
10. FOR CHANNEL DETAILS IN PRECAST MANHOLE SEE CAST–IN–PLACE MANHOLE SHEET 1.
11. PROVIDE MANHOLE STEPS MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 605.2(K)(2). ALTERNATE CONFIGURATIONS AND DIMENSIONS, AS APPROVED BY THE ENGINEER, MAY BE USED.
12. PROVIDE MINIMUM 1" SECTION DIMENSION FOR METAL STEPS. PROVIDE MINIMUM ¾" SECTION DIMENSION FOR NON–DETERIORATING MATERIAL STEPS.
13. MECHANICAL ANCHOR REQUIRED FOR INSTALLATION OF STEPS WITHOUT HOOKS.
14. THE ALTERNATE REINFORCEMENT DETAIL IS NOT DESIRABLE BY DESIGN. USE IT TO MEET EXISTING PIPE ELEVATIONS.

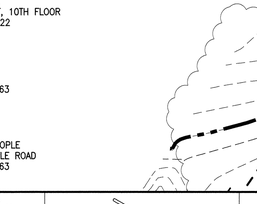
TABLE B

PRECAST MANHOLE HEIGHT	TOP STEEL REQUIREMENTS	BOTTOM STEEL REQUIREMENTS
0'–0" TO 30'–0"	#4 BARS AT 6" C TO C OR 0.33 IN²/FT WWF 6" MAXIMUM SPACING	#4 BARS AT 12" C TO C OR 0.16 IN²/FT WWF 6" MAXIMUM SPACING
0'–0" TO 30'–0"	#4 BARS AT 6" C TO C OR 0.33 IN²/FT WWF 6" MAXIMUM SPACING	#4 BARS AT 12" C TO C OR 0.16 IN²/FT WWF 6" MAXIMUM SPACING

SEE NOTE 7, SHEET 1.

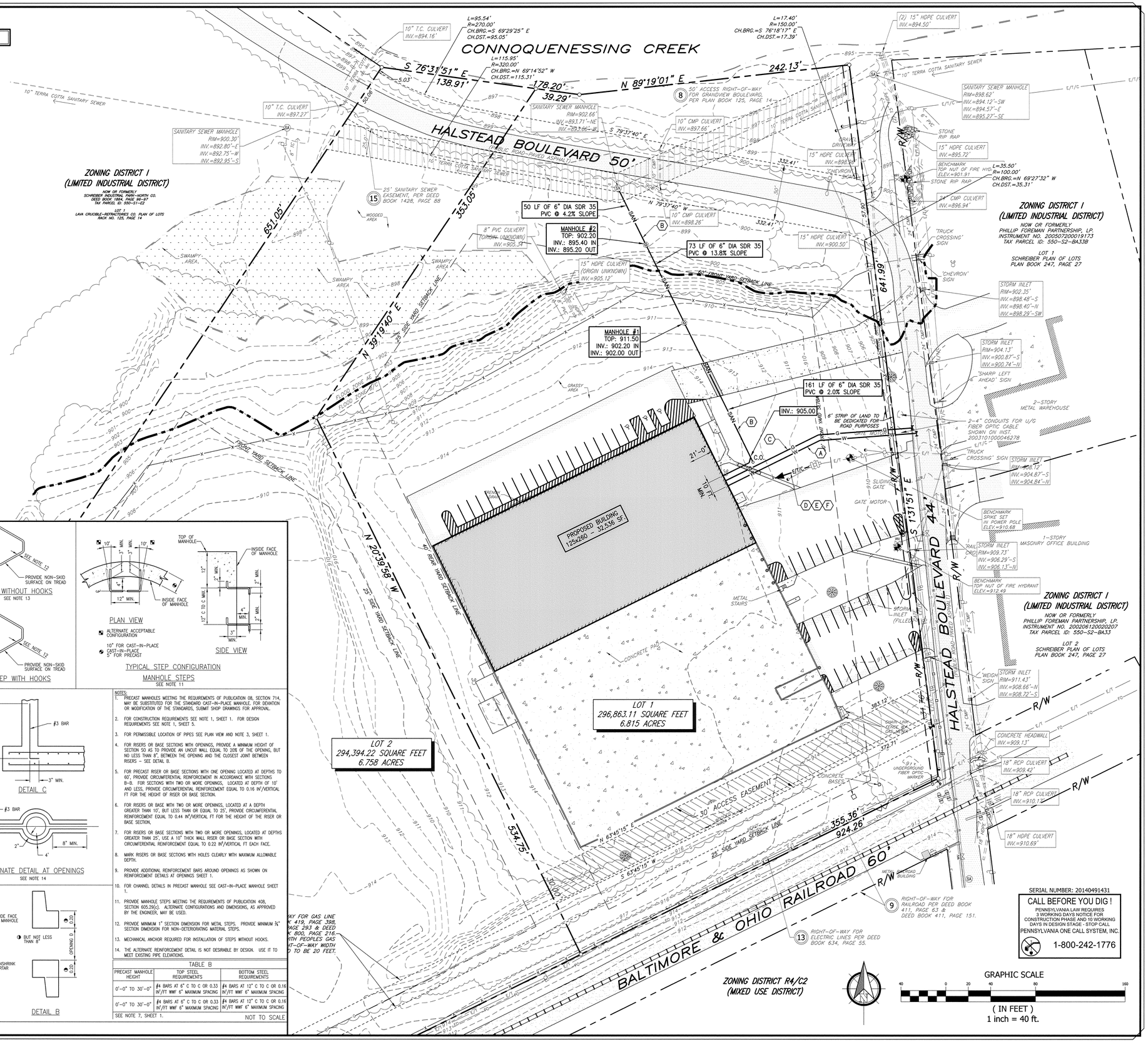
NOT TO SCALE

SECTION B–B



DETAIL A DETAIL B

1 | PennDOT PRECAST MANHOLE RC-39M



REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	12/19/14	PER ZELIENOPLE BOROUGH COMMENTS	MTH

MCILVRIED, DIDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
1515 Penn Avenue, Suite 100
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

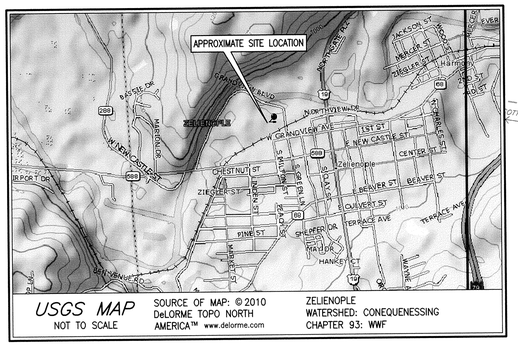
UTILITY PLAN

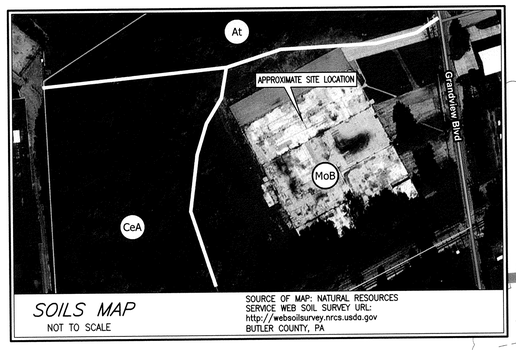
PLAN BOOK PAGE 347 38

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE035333E
REGISTERED
Ellen H. Kucharik

SCALE: 1"=40'
DATE: 11/07/14
DRAWN BY: JLG
CHECKED BY: EHK

SHEET NUMBER: C201





NOTES:
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF EROSION AND SEDIMENTATION CONTROL BMP'S ONLY.

TOTAL PROPERTY AREA: 296,866.95 Sq.Ft. = 6.82 ACRES
LIMITS OF DISTURBANCE: 13,700 Sq.Ft. = 0.31 ACRES

E & S LEGEND

- 910 — EXISTING CONTOUR
- LIMIT OF DISTURBED AREA
- COMPOST FILTER SOCKS, SEE DETAIL ON C302
- SOIL BOUNDARY
- ECB — EROSION CONTROL BLANKET SEE DETAIL ON C302
- At — ATKINS SILT LOAM
- CeA — CANEADEA SILT LOAM, 0 TO 3 PERCENT SLOPES
- MoB — MONONGAHELA SILT LOAM, 3 TO 8 PERCENT SLOPES

PLAN BOOK	PAGE
347	39

CONNOQUENESSING CREEK

HALSTEAD BOULEVARD 50'

S 76°31'51" E 138.91'

L=95.54' R=270.00' CH.BRG.=S 69°29'25" E CH.DST.=95.05'

L=115.95' R=320.00' CH.BRG.=N 69°14'52" W CH.DST.=115.31'

178.20' 39.29' N 89°19'01" E 242.13'

L=17.40' R=150.00' CH.BRG.=S 76°18'17" E CH.DST.=17.39'

L=35.50' R=100.00' CH.BRG.=N 69°27'32" W CH.DST.=35.31'

651.05'

353.05'

N 39°19'40" E

N 20°39'58" W 534.75'

S 79°37'40" E 332.41'

641.99'

S 7°31'51" E 44'

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY SCHREIBER INDUSTRIAL PARK-NORTH CO. DEED BOOK 1384, PAGE 96-97 TAX PARCEL ID: 550-51-E2
LOT 1 LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS RACK NO. 125, PAGE 14

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY PHILLIP FOREMAN PARTNERSHIP, LP. INSTRUMENT NO. 200507200019173 TAX PARCEL ID: 550-52-BA33B
LOT 1 SCHREIBER PLAN OF LOTS PLAN BOOK 247, PAGE 27

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY PHILLIP FOREMAN PARTNERSHIP, LP. INSTRUMENT NO. 200202061200202O7 TAX PARCEL ID: 550-52-BA33
LOT 2 SCHREIBER PLAN OF LOTS PLAN BOOK 247, PAGE 27

ZONING DISTRICT R4/C2
(MIXED USE DISTRICT)

LOT 1
296,863.11 SQUARE FEET
6.815 ACRES

LOT 2
294,394.22 SQUARE FEET
6.758 ACRES

PROPOSED BUILDING 125x260 32,536 SF

18" COMPOST FILTER SOCK

50 LF OF 6" DIA SDR 35 PVC @ 4.2% SLOPE

73 LF OF 6" DIA SDR 35 PVC @ 13.8% SLOPE

161 LF OF 6" DIA SDR 35 PVC @ 2.0% SLOPE

MANHOLE #2 TOP: 902.20 INV.: 895.40 IN INV.: 895.20 OUT

MANHOLE #1 TOP: 911.50 INV.: 902.20 IN INV.: 902.00 OUT

ECB

LIMIT OF DISTURBANCE

6' STRIP OF LAND TO BE DEDICATED FOR ROAD PURPOSES

30' ACCESS EASEMENT

40' FRONT YARD SETBACK LINE

25' SIDE YARD SETBACK LINE

40' REAR YARD SETBACK LINE

EROSION CONTROL BLANKETS					
LOCATION	SLOPE AREAS (S.F.)	LONGEST RUN (FT.)	SLOPE	NA GREEN OR EQUIVALENT MATERIAL	STAPLE PATTERN
ECB1	460	43	3:1	S150	A

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SERIAL NUMBER: 20140491431

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

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	12/19/14	PER ZELIENOPLE BOROUGH COMMENTS	MTM

MDM
MCILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2811 Fax: (724) 934-2811
mdmmox@mdmllc.com
www.mdmllc.com

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

E & S CONTROL PLAN

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ELLEN H. KUCHARIK ENGINEER PE033335E

SCALE:	1"=40'
DATE:	11/07/14
DRAWN BY:	JLG
CHECKED BY:	EHK

SHEET NUMBER: C301

STANDARD E&S PLAN NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM Plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the locations(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et. seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may neither enter directly nor exit directly from lots NA onto NA.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleanout, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support building, structures, and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and or/criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.

ADDITIONAL NOTES

1. Upon request, the applicant or his contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
2. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

Construction Phasing/Sequence. The overall site-work generally consists of earthmoving activities for approximately 0.31 +/- acres of disturbed area to perform the proposed grading and construction for the project. It is proposed to approximately proceed with the project in the following sequence:

1) Stake out the limit of disturbance for the active portion of the project.
2) Install compost filter socks perimeter protection as shown on the Erosion & Sedimentation Control Plan drawing.
3) Utilities servicing the site that are within the development area can be constructed within the location they are to be installed.
4) Erosion control blankets (ECB) must be installed as shown on the E&S Plan drawing.
5) Excavated areas should be seeded and mulched or repaved as soon as practical.
6) Once the site has achieved 70% permanent vegetative cover remove any remaining temporary BMPs and accumulated sediment. Areas disturbed during removal of the controls must be immediately stabilized. Final stabilization is defined as the achievement of a minimum uniform 70% vegetative cover of erosion resistant perennial species on all contributory drainage areas.

Construction Sequence Notes.

1) All parties responsible for the excavation of site materials or the import of fill materials are responsible to ensure that "Environmental Due Diligence" in the determination of clean fill material is either removed from the site or used as fill for the site. Any material identified as hazardous must be disposed in accordance with all applicable state and federal guidelines and regulations.
   a) Environmental Due Diligence – Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.
2) No building materials, wastes, or unused building materials shall be burned, buried, dumped or discharged at the site. The following define what should be considered "Construction Waste" and "Clean Fill":
   a) Construction Waste – Includes but is not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality.
   b) Clean Fill – Uncontaminated, non-water-soluble, non-decomposable, inert, solid material. This includes soil, rock, stone dredged material, used asphalt, and brick, block, or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. It does not include materials placed in or on the surface waters unless otherwise authorized, milled asphalt, or asphalt that has been processed for re-use.
3) During utility line construction, excavate utility line trenches only as required. Limit advance excavation to a distance equal to two times the length of pipe installation that can be completed in one day. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day. If required, trench plugs, as shown per detail, are to be installed per PADEP chapter 102 requirements. Water, which accumulates in the open trench, will be completely removed by pumping into a filter bag in accordance with PADEP chapter 102 requirements. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final grade, and seeded and mulched per the permanent seeding schedule.
4) Erosion and sedimentation controls must be constructed, stabilized, and functional before site disturbance within the contributory drainage areas of those controls.
5) Any disturbed area on which activity has ceased and which will remain exposed for more than 4 days must be temporarily stabilized. Disturbed areas that are either at finished grade, or any graded area of 15,000 ft² or more reaches final grade, or will not be disturbed within one year must be stabilized in accordance with permanent seeding specifications.
6) After final site stabilization is achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be immediately stabilized. Final stabilization is defined as the achievement of a minimum uniform 70% vegetative cover of erosion resistant perennial species has been achieved on all contributory drainage areas.

MAINTENANCE PROGRAM

Maintenance of Temporary Controls:

Maintain temporary measures throughout the project period as outlined in the "Maintenance Schedule" shown on the erosion and sedimentation control plans and narrative.

It shall be the responsibility of the Project Manager (or someone designated by him) to inspect all of the temporary and permanent erosion and sedimentation control measures to ensure that they are working properly. These inspections must be conducted weekly, and during or immediately after every runoff event. This inspection shall include, but not be limited to:

1) Inspection of Compost Filter Socks (SiltSoxx™).
2) Inspection of all slopes and erosion control blankets for signs of erosion, wear, and/or sediment.
3) Inspection of all seeded areas for signs of erosion.

All maintenance checks shall occur weekly and during or immediately after any runoff event. Repairs and maintenance for any erosion and sedimentation control devices must be performed as soon as the operations can be safely and practically carried out.

An adequate supply of additional erosion and sediment control materials (including Compost Filter Socks (SiltSoxx™), erosion netting, plastic covering, wire mesh, sand and burlap, sand bags, gravel) shall be stockpiled on-site to be used in event of emergency repairs of existing soil erosion and sediment controls.

Maintenance of Permanent Controls:

The Owner/Developer will maintain permanent control facilities.

Cleaning Frequency and Ultimate Disposal of Waste:

Cleaning frequencies are specified within the Maintenance Schedule. Silt and sediment removed from all control measures should be mixed with soil during earthwork and properly disposed of on-site.

Further Notes:

- Erosion and sedimentation controls must be constructed, stabilized, and functional before earth disturbance activities within the contributory drainage areas of those controls.
- After final site stabilization is achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be immediately stabilized. Final stabilization by vegetative method is defined as *a minimum uniform 70% perennial vegetative cover of erosion resistant perennial species has been achieved.*
- Any disturbed area on which activity has ceased and which will remain exposed for more than 4 days must be temporarily stabilized. Disturbed areas that are either at finished grade or will not be re-disturbed within 1 year must be stabilized in accordance with permanent seeding specifications.

Utility Trench Construction Sequence

Exposed trench excavations have high potential for accelerate erosion and sediment pollution. Since these excavations are typically located at lower elevations along or across earth disturbance sites, open trenches serve to concentrate sediment-laden runoff and convey it to site boundaries or waterways. An effective measure to reduce erosion and sedimentation during utility construction is to limit the specific schedule and scope of work activities as follows during construction:

Requirements:

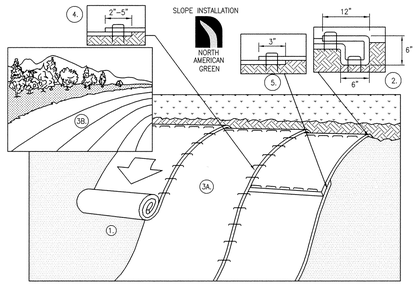
a. Limit advance clearing and grubbing operations to a distance of two times the length of pipe installation that can be completed in one day.
b. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing, site restoration and stabilization operations.
c. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
d. Trench plugs will be spaced and constructed in accordance with the trench plug detail on the plan sheets.
e. Trench plugs shall be installed at the banks of all waters of the commonwealth after trench excavation. The plugs may be temporarily removed during the placement of pipe and replaced promptly after pipe installation.
f. Water that accumulates in the open trench will be completely removed by pumping water to a control facility or filter bag for the removal of sediment. When the filter bag is ¼-full it should be replaced. Any accumulated sediment will be mixed with soil and properly disposed of on the site if possible or disposed of at an offsite area. The contractor shall be responsible for disposing of all excess material off-site to a DEP approved facility. Any offsite dumping facility will have an approved erosion and sedimentation control plan.
g. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and the appropriate temporary erosion control measure or facility will be installed. Seeding and mulching of all disturbed areas will be performed at the end of each workweek.

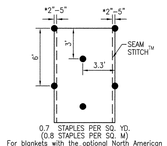
Exceptions: In certain situations trenches cannot be backfilled until the pipe is hydrostatically tested, or anchors and other permanent features are installed. In these situations, all of the requirements listed above will remain in effect with the following exceptions:

a. Daily backfilling of the trench may be delayed for six days. All pressure testing and the complete backfilling of the open trench must be completed by the seventh working day.

Maintenance Schedule

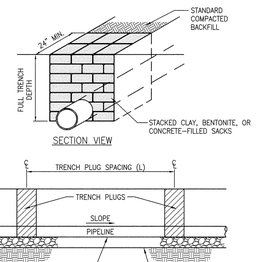
Control Measure	Inspect	Problems	Possible Remedies (to be performed w/in 24 hrs or as soon as practical)
Compost Filter Socks (SiltSoxx™)	Once a week and after every runoff event.	Runoff escaping around barrier	Extend barrier.
		Sediment level buildup	Remove sediment when level reaches 1/2 or more the height of the fence/barrier.
Vegetation	Once a week and after every runoff event.	Sediment at toe of slope	Check for toe of slope diversion and install if needed.
		Rills and gullies forming	Fill rills and regrade gullied slopes.
		Bare soil patches	Reseed, fertilize, and mulch bare areas.
Pump Water Filter Bags	Several Times Daily	Bag is ½ full or becomes clogged	Replace immediately with a new bag.
Erosion Control Blankets (ECBs)	Weekly and after each runoff event	Scour beneath material	Re-install proper Erosion Control Blanket (ECB) or graded bedding. Make sure edges of filter fabric are buried. Reseed if necessary prior to re-installing ECB. Overlap blanket and re-anchor as per manufacturer's instructions; staple as necessary.





1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5cm–12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "S75" USE STAPLE PATTERN 'C'.)
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

1 C302 EROSION CONTROL BLANKET (SLOPE)
NOT TO SCALE



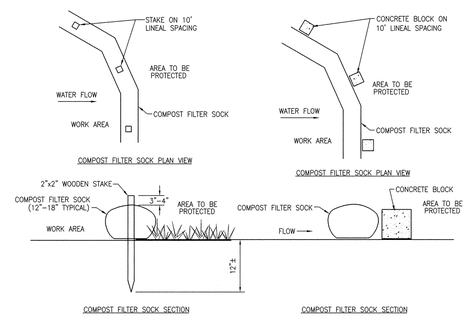
MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

TRENCH SLOPE (%)	SPACING L (FT)	PLUG MATERIAL
< 5	1,000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 – 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 – 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 – 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 – 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT FILLED BAGS (WETTED) OR MORTARED STONE

*TOPSOIL MAY NOT BE USED TO FILL SACKS

IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

2 C302 TRENCH PLUG
NOT TO SCALE



NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. COMPOST FILTER SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, IF POSSIBLE, OTHERWISE THEY SHOULD BE PROPERLY DISPOSED OF.
5. 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.
6. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
7. 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.
8. 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.
9. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. 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.
11. WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.

3 C302 COMPOST FILTER SOCK
NOT TO SCALE

REVISIONS

No.	DATE	DESCRIPTION	INIT.
1	12/19/14	PER ZELIENOPLE BOROUGH COMMENTS	MTM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Achtung Land Development
Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

E & S CONTROL DETAILS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SCALE: AS NOTED
DATE: 11/07/14
DRAWN BY: JLG
CHECKED BY: EHK

PLAN BOOK 347 PAGE 40

SHEET NUMBER: C302

Instr 201505110009842 05/11/2015
Pages:17 F:$685.00 11:29am
Michele Mustello T20150007916
Butler County Recorder FL

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

CORPORATION ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS: That Achtung 03 Corporation, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Borough Council, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in the Borough of Zelienople, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Upon any future acceptance of said public streets or property by the said Commonwealth of Pennsylvania, County of Butler and the Borough of Zelienople, Achtung 03 hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and the Borough of Zelienople, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Achtung 03 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 same to be attested by its secretary, this 23 day of, Mar. 2015

ATTEST: Achtung 03 Corporation

Secretary President

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared (Raymond M. Recco, Vice President)
Name and Title of Officer

of the (Achtung 03), who being
Name of Corporation

duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said (Achtung 03),
Name of Corporation

for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as (Raymond M. Recco, V.P.)
Name and Title of Officer

of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

(Raymond M. Recco, V.P.)
Name and Title of Officer

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of March 2015. My Commission Expires the 12 day of July, 2018.

COMMONWEALTH OF PENNSYLVANIA
(SEAL) NOTARIAL SEAL
Kelly A. Sienkiewicz, Notary Public
Harmony Boro, Butler County
My commission expires July 12, 2018

Notary Public

BOROUGH COUNCIL FINAL APPROVAL CERTIFICATE

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

Secretary SEAL Council President

3/9/2015
Date

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed by the Butler County Planning Commission this 20TH day of FEB 20 15

SEC CHAIRMAN

PROFESSIONAL ENGINEER/LAND SURVEYOR CERTIFICATE

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

3/12/15
Date SEAL Registration Number: 049396-R

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU040386-E
PENNSYLVANIA

INDIVIDUAL ACKNOWLEDGMENT

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 (Gary Rohn)
Name of Owner
and acknowledged the foregoing release and dedication and plan to be (his, her, 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 23 day of March, 2015

My Commission Expires the 12 day of July, 2018.

SEAL
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly A. Sienkiewicz, Notary Public
Harmony Boro, Butler County
My commission expires July 12, 2018

Notary Public

BOROUGH PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Borough of Zelienople Planning Commission this 26 day of January, 2015

Secretary SEAL Chairman

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 347 page 41-57

Given under my hand and seal this 11TH day of May 2015

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Issue Date: 2/5/15
Revision 1: 2/18/15
Revision 2: 3/03/15

PLAN BOOK	PAGE
347	41

ALTA/ACSM LAND TITLE SURVEY

Prepared for:

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

GENERAL NOTES

1. Bearings shown hereon are based upon bearings contained in the Lava Crucible – Refractories Co. Plan recorded in the Butler County Recorder of Deeds in Plan Book Volume 123, Page 14, Instrument No. 198807110008870

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based upon a GPS observation taken on March 21, 2014. These elevations are to NAVD 88.

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. There are no delineated wetland areas located on the subject premises. However there is a swampy area located in the north portion of the premises that may be considered wetlands. This area is shown hereon.

ZONING INFORMATION

Zoning District – I (Limited Industrial District)
A large scale office or industrial building is a permitted use within this zoning district.

Minimum Lot Area	– 20,000 square feet
Minimum Lot Width	– none
Minimum Front Yard Setback	– 60 feet
Minimum Side Yard Setback	– 25 feet
Minimum Rear Yard Setback	– 40 feet
Maximum Building Coverage	– 85% of lot
Maximum Lot Coverage	– none
Maximum Paved Area	– none

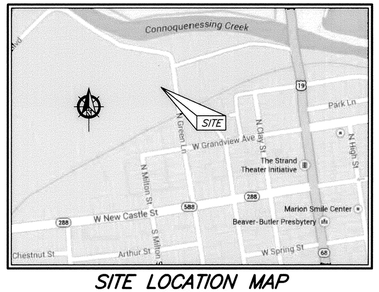
Zoning information was obtained from:

Borough of Zelienople
111 West New Castle Street
Zelienople, Pa 16063
(724) 452-3002
Shelly Kaltenbaugh
cezozelieboro@zoominternet.net

Zoning Notes:

1) A subdivision or replat is not necessary in order to convey this property.

2) There are no striped parking spaces located at this site.



SITE LOCATION MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS

There are no encroachments visible as a result of this ALTA/ACSM Land Title Survey.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, being designated as containing 13.573 acres on the Lava Crucible–Refractories Co. Plan of Lots as recorded in the Recorder of Deeds Office of Butler County in Rack No. 125, page 14, and being all lands described as Parcel 1 in Deed Book Volume 1417, page 854, said parcel being described as follows, to–wit:

BEGINNING at an iron pin set within Grandview Boulevard, 50 feet wide, at the Southeasterly line of Lot No. 1 in the said Lava Crucible–Refractories Co. Plan of Lots;

THENCE South 76°31'51" East, a distance of 178.20 feet to a point;

THENCE North 89°19'01" East, a distance of 242.13 feet to a point on the Westerly line of Green Lane, 38 feet wide;

THENCE along said side of Green Lane South 01°31'51" East, a distance of 641.99 feet to a point on the Northerly line of the Baltimore and Ohio Railroad right of way, 60 feet wide;

THENCE along said line of the Baltimore and Ohio Railroad, South 69°20'02" West, a distance of 924.26 feet to a point on the line of said Lot No. 1;

THENCE along said line of Lot No. 1, North 02°14' East, a distance of 503.34 feet to a point;

THENCE continuing along the same North 39°19'41" East, a distance of 651.05 feet to the point at the PLACE OF BEGINNING.

BEING designated as Tax Map No. 550–S1–E1.

SCHEDULE B – SECTION 2 ITEMS

Rights granted to The Peoples Natural Gas Company as set forth in Deed Book 523 Page 43; Deed Book 793, Page 293; Deed Book 800, Page 216; Deed Book 832, Page 381 and Deed Book 837, Page 285. DEED BOOK 523, PAGE 43 REFERS (12) TO AN EXHIBIT THAT WAS NOT PROVIDED, THEREFOR IT CANNOT BE ADDRESSED. DEED BOOK 793, PAGE 293 AND DEED BOOK 800, PAGE 216 REFER TO THE EASEMENT ADDRESSED IN ITEM 10 ABOVE. DEED BOOK 832, PAGE 381 AND DEED BOOK 837, PAGE 285 DO NOT AFFECT THE SUBJECT PREMISES.

Rights granted to the Pennsylvania Power Company as set forth in Deed Book 634, Page 55 and Deed Book 634, Page (13) 56. THE EASEMENT REFERRED TO IN DEED BOOK 634, PAGE 55 DOES AFFECT THE PREMISES AND IS PLOTTED AND SHOWN HEREON. DEED BOOK 634, PAGE 56 DOES NOT AFFECT THE SUBJECT PREMISES.

Rights granted to Universal Manufacturing Company as set (14) forth in Deed Book 634, Page 59. THIS ITEM REFERS TO AN EXHIBIT THAT WAS NOT PROVIDED, THEREFOR THIS ITEM CANNOT BE ADDRESSED.

Sanitary Sewer Easement as set forth in Deed Book 1428, (15) Page 88. THIS ITEM REFERS TO A SANITARY SEWER EASEMENT THAT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(16) Right of Way Agreement as set forth in Deed Book 2808, Page 453. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

Declaration for Schreiber Plan of Lots as set forth in (17) Instrument No. 200203080008103. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

Rights granted to Verizon Pennsylvania, Inc. as set forth in Instrument No. 200310100046278. THE RIGHT–OF–WAY FOR (18) GREEN LANE HAS BEEN INCREASED SINCE THIS DOCUMENT WAS RECORDED AND AS SUCH, THIS ITEM NO LONGER AFFECTS THE SUBJECT PREMISES SINCE THE POLES, ANCHORS AND CONDUITS ARE NOW LOCATED ENTIRELY WITHIN THE RIGHT–OF–WAY OF GREEN LANE.

UTILITY SERVICE INFORMATION

Gas Service
Peoples Natural Gas of Gibsonia
5600 Community Center Drive
Gibsonia, PA 15044
Lee Unchathe
(724) 444–3238

Water Service
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
Ph. – (724) 452–6610
Fax – (724) 452–6613
Chad Gorland (Superintendent)
zelieborough@zoominternet.net

Sanitary Sewer
Western Butler County
Authority (W.B.C.A.)
607 Market Street
Zelienople, PA 16063
(724) 452–5501

Storm Sewer
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
(724) 452–6610

Electric Service
Borough of Zelienople
111 West New Castle Road
Zelienople, PA 16063
Ph. – (724) 452–6610
Fax – (724) 452–6613
Ernie Dambaugh (Superintendent)
zelieborough@zoominternet.net

Telephone Service
Verizon of PA Inc.
201 Stanwix Street, 10th Floor
Pittsburgh, PA 15222
(412) 633–8338

Cable TV Service
Armstrong Cable
531 Perry Way
Zelienople, PA 16063
(877) 277–5711
Customer Service

FLOOD ZONE NOTE

This site is located partly in Zone A6, partly in Zone B, and partly in Zone C of the Flood Insurance Rate Map, Community & Panel No. 420226 0001 B, bearing an effective date of 6–17–1986. Zone A6 is considered to be within the 100–year floodplain which is a special flood hazard area. Zone B is designated as areas between the 100–year and 500–year floodplains and Zone C designates areas outside the 500–year floodplain. Zone B and Zone C are not within any special flood hazard areas. The elevation of the 100–year floodplain at this site is 904 feet and is shown hereon.

SCHEDULE B – SECTION 2 ITEMS

Per First American Title Insurance Company Title Commitment No. NCS–650948–PITT, bearing an effective date of January 21, 2014.

Subject to all matters shown on the Plan as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 125, Page 14; Plan Book 208, Page 46 and Plan Book 247, Page 27. THE 50' RIGHT–OF–WAY EASEMENT FOR GRANDVIEW (8) BOULEVARD SHOWN ON THE LAVA–CRUCIBLE–REFRACTORIES CO. PLAN OF LOTS RECORDED IN PLAN BOOK 125, PAGE 14 IS PLOTTED AND SHOWN HEREON. THERE ARE NO ITEMS SHOWN ON PLAN BOOK 208, PAGE 46 OR PLAN BOOK 247, PAGE 27 THAT AFFECT THE SUBJECT PREMISES.

Rights granted to Pittsburgh, Harmony, Butler & New Castle (9) Railway Company as set forth in Deed Book 411, Page 63 and Deed Book 411, Page 151. THESE DOCUMENTS REFER TO THE RIGHT–OF–WAY FOR THE BALTIMORE AND OHIO RAILWAY AT THE SOUTH OF THE PROPERTY. THIS RIGHT–OF–WAY IS PLOTTED AND SHOWN HEREON.

Rights granted to American Natural Gas Company as set forth (10) in Deed Book 419, Page 398. THIS DOCUMENT REFERS TO A GAS LINE EASEMENT OF UNSPECIFIED WIDTH THAT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.

(11) Rights granted to Old Furnace Coal Company as set forth in Deed Book 489, Page 431. THESE RIGHTS DO NOT AFFECT THE SUBJECT PREMISES.

RECORDED:	
PLAN BOOK	PAGE
347	42

SURVEYOR'S CERTIFICATION

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

Certified To: Achtung Land Development & First American Title Insurance Company.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2011; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for Sign Innovation, and includes items 1, 2, 3, 4, 5, 6b, 7a), 8, 9, 11a, 13 and 16, 18, and 21 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried
Registered Land Surveyor No. 049396–R
In the Commonwealth of Pennsylvania
Date of Field Survey: March 21, 2014
Date of Last Revision: December 18, 2014
Project No. 5872

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #4 ON SCHEDULE B – SECTION 2	JAJ
5	6-30-2014	ADDITIONAL 44 LOCATION ADDED	JAJ
6	7-31-14	REVISED TITLE NAME	CRJ
7	8-14-14	ADDED 20' GAS LINE EASEMENT PER PEOPLES	JAJ
8	11-5-14	REVISED AS REQUESTED PER REVIEW COMMENTS	WJM
9	12-18-14		

MDM
McILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kidd Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 Fax: (724) 934-2811
mdmmail@mdmllc.com
www.mdmllc.com

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. SU049396-E
PENNSYLVANIA

SCALE: 1"=40'
DATE: 12-18-14
DRAWN BY: JAJ
CHECKED BY: HGM

SHEET NUMBER: 1 of 3
PROJECT NO. 5872

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout
- Sanitary Manhole
- Gas Meter
- Water Valve
- Gas Valve
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation
- Bollard
- Utility Pole
- Monitoring Well
- Guy Wire
- Trees
- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap

CONNOQUENESSING CREEK

HALSTEAD BOULEVARD 50' (PUBLIC ROAD-PAVED ASPHALT)

BALTIMORE & OHIO RAILROAD 60'

S 76°31'51" E 178.20'

N 89°19'01" E 242.13'

N 39°19'41" E 651.05'

S 13°51'51" E 641.99'

N 2°14'00" E 503.34'

S 69°20'02" W 924.26'

10" T.C. CULVERT INV.=894.16'

POINT OF BEGINNING

10" T.C. CULVERT INV.=897.27'

SANITARY SEWER MANHOLE RIM=898.78' INV.=891.78'-E INV.=891.73'-W

SANITARY SEWER MANHOLE RIM=900.30' INV.=892.80'-E INV.=892.75'-W INV.=892.95'-S

SANITARY SEWER MANHOLE RIM=902.66 INV.=893.71'-NE INV.=893.66'-W

SANITARY SEWER MANHOLE RIM=898.62' INV.=894.12'-SW INV.=894.57'-E INV.=895.27'-SE

10" TERRA COTTA SANITARY SEWER

(8) 50' ACCESS RIGHT-OF-WAY FOR HALSTEAD BOULEVARD, PER PLAN BOOK 125, PAGE 14

25' SIDE YARD SETBACK LINE

25' SANITARY SEWER EASEMENT, PER DEED BOOK 1428, PAGE 88 (15)

40' REAR YARD SETBACK LINE

50' FRONT YARD SETBACK LINE

35' SIDE YARD SETBACK LINE

FLOOD ZONE A/E

FLOOD ZONE B/C

10" CMP CULVERT INV.=892.66'

10" CMP CULVERT INV.=898.26'

8" PVC CULVERT (ORIGIN UNKNOWN) INV.=905.34

15" HDPE CULVERT (ORIGIN UNKNOWN) INV.=905.12'

(2) 15" HDPE CULVERT INV.=894.50'

15" HDPE CULVERT INV.=898.96'

15" HDPE CULVERT INV.=895.72'

15" HDPE CULVERT INV.=900.50'

24" CMP CULVERT INV.=896.94'

18" RCP CULVERT INV.=909.42'

18" RCP CULVERT INV.=910.17'

18" HDPE CULVERT INV.=910.69'

STONE RIP RAP

GRAVEL DRIVEWAY

'CHEVRON' SIGN

'TRUCK CROSSING' SIGN

'SHARP LEFT AHEAD' SIGN

'TRUCK CROSSING' SIGN

'RAILROAD CROSSING' SIGN

'WEIGHT LIMIT' SIGN

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=901.91

BENCHMARK SPIKE SET IN POWER POLE ELEV.=910.68

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=912.49

STORM INLET RIM=902.35' INV.=898.48'-S INV.=898.40'-N INV.=898.29'-SW

STORM INLET RIM=904.13' INV.=900.87'-S INV.=900.74'-N

STORM INLET RIM=908.12' INV.=904.87'-S INV.=904.84'-N

STORM INLET RIM=909.73' INV.=906.29'-S INV.=906.13'-N

STORM INLET RIM=911.43' INV.=908.66'-N INV.=908.72'-S

2-4" CONDUITS FOR U/G FIBER OPTIC CABLE SHOWN ON INST. 200310100004278

6' STRIP OF LAND TO BE DEDICATED FOR ROAD PURPOSES

GATE

GATE MOTOR

SLIDING GATE

CONCRETE PAVEMENT

ASPHALT PAVEMENT

GRASSY AREA

WOODED AREA

SWAMPY AREA

TRENCH DRAIN

METAL STAIRS

CONCRETE PAD

CONCRETE BASES

HEAVY BRUSH

CHAIN LINK FENCE W/ GAS METER

UNDERGROUND FIBER OPTIC MARKER

METAL RAILROAD BUILDING

2-STORY METAL WAREHOUSE

1-STORY MASONRY OFFICE BUILDING

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK – NORTH CO.
DEED BOOK 1864, PAGE 96-97
LOT 1
LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550-S1-E2

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, LP.
INSTRUMENT NO. 200507200019173
LOT 1
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550-S2-BA33B

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, LP.
INSTRUMENT NO. 200207120020207
LOT 2
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550-S2-BA33

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK – NORTH CO.
PARCEL 2
DEED BOOK 1864, PAGE 96
PARCEL ID: 550-S1-E1A

2-STORY BRICK WAREHOUSE

ASPHALT LOT

ZONING DISTRICT I (LIMITED INDUSTRIAL DISTRICT)

NOW OR FORMERLY
ACHTUNG03, LLC
INSTRUMENT NO. 201407010014850
LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550-S1-E1
591,255 SQUARE FEET 13.57 ACRES

(12) RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 793, PAGE 293 & DEED BOOK 800, PAGE 216.

(10) RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 419, PAGE 398.

20' EASEMENT PER CONVERSATION WITH PEOPLES GAS 7/31/14

(9) RIGHT-OF-WAY FOR RAILROAD PER DEED BOOK 411, PAGE 63 & DEED BOOK 411, PAGE 151.

(13) RIGHT-OF-WAY FOR ELECTRIC LINES PER DEED BOOK 634, PAGE 55.

PLAN BOOK	PAGE
347	43

MATCH LINE – SHEET 2
MATCH LINE – SHEET 3

SERIAL NUMBER: 20140491431

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			
No.	DATE:	DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #1 ON SCHEDULE B - SECTION 2	JAJ
5	6-27-2014	REVISED ITEM #1 ON SCHEDULE B - SECTION 2	JAJ
6	7-31-14	ADDED 20' EASEMENT PER PEOPLES GAS	JAJ
7	8-14-14	REVISED TITLE NAME	WJM
8	12-5-14	REVISED OWNERSHIP DEED	WJM
9	12-18-14	PER REVIEW COMMENTS	HGM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
485 Third Avenue
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmllc@mdmllc.com
www.mdmllc.com

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SURVEYOR
No. SU061356-E
HENRY G. MOX, III

SCALE:	1"=40'
DATE:	12-18-14
DRAWN BY:	JAJ
CHECKED BY:	HGM

SHEET NUMBER: 2 of 3

PROJECT NO. 5872

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence
- Railroad Tracks
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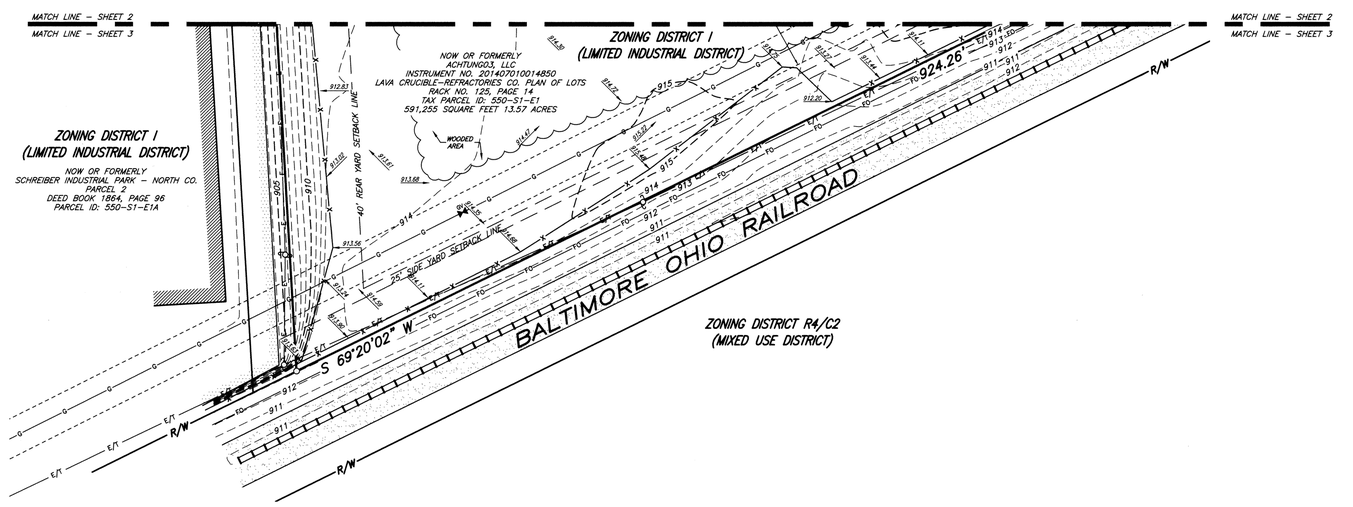
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout — SC
- Sanitary Manhole — SM
- Gas Meter
- Water Valve — WV
- Gas Valve — GV
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation — 916.11
- Bollard
- Utility Pole
- Monitoring Well — MW
- Guy Wire
- Trees

- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap



SERIAL NUMBER: 20140491431

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CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
347	44

REVISIONS

No.	DATE	DESCRIPTION	INIT.
1	4-01-2014	ORIGINAL SUBMITTAL	JAJ
2	5-13-2014	ADDED TITLE ITEMS	JAJ
3	5-23-2014	UPDATED TITLE ITEMS	WJM
4	6-23-2014	REVISED ITEM #6 ON SCHEDULE B - SECTION 2	JAJ
5	6-30-2014	REVISED TITLE ITEMS 6 & 7 ON SCHEDULE B	JAJ
6	7-31-14	ADDED 20' GAS LINE EASEMENT PER PEOPLES	CRJ
7	8-14-14	REVISED TITLE NAME	JAJ
8	11-25-14	REVISED UNRECORDED	WJM
9	12-18-14	PER REVIEW COMMENTS	WJM

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kirkland Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmmail@mdmllc.com
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Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

ALTA/ACSM LAND TITLE SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DiDIANO
LAND SURVEYOR
No. SU048398-E

SCALE:	1"=40'
DATE:	12-18-14
DRAWN BY:	JAJ
CHECKED BY:	HGM

SHEET NUMBER:
3 of 3

PROJECT NO. 5872

CONNOQUENESSING CREEK

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence — X
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout
- Sanitary Manhole — SM
- Gas Meter
- Water Valve — W
- Gas Valve — G
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation — 916.11
- Bollard
- Utility Pole
- Monitoring Well — MW
- Guy Wire
- Trees

- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap

NOTE: EXISTING CONDITIONS PROVIDED BY McIlvried, DiDiano & Mox, LLC. 8851 Kind Drive, Pittsburgh, PA. 15237 PROVIDED 12/18/14.

- THERE ARE 53 PROPOSED EXISTING PARKING SPACES. INCLUDING 3 HANDICAP STALLS.

PLAN BOOK	PAGE
347	45

SANITARY SEWER MANHOLE RIM=898.78' INV.=891.78'-E INV.=891.73'-W

10" TERRA COTTA SANITARY SEWER

10" T.C. CULVERT INV.=894.16'

POINT OF BEGINNING

S 76°31'51" E 136.91'

S 82°06'38" E 39.29'

N 89°19'01" E 242.13'

HALSTEAD BOULEVARD 50'
PUBLIC ROAD-PAVED ASPHALT

R/W

10" T.C. CULVERT INV.=897.27'

SANITARY SEWER MANHOLE RIM=900.30' INV.=892.80'-E INV.=892.75'-W INV.=892.95'-S

25' SANITARY SEWER EASEMENT, PER DEED BOOK 1428, PAGE 88

SANITARY SEWER MANHOLE RIM=902.66' INV.=893.71'-NE INV.=893.66'-W

10" CMP CULVERT INV.=897.66'

50' ACCESS RIGHT-OF-WAY FOR GRANDVIEW BOULEVARD, PER PLAN BOOK 125, PAGE 14

10" TERRA COTTA SANITARY SEWER

SANITARY SEWER MANHOLE RIM=898.62' INV.=894.12'-SW INV.=894.57'-E INV.=895.27'-SE

GRAVEL DRIVEWAY

STONE RIP RAP

15" HDPE CULVERT INV.=895.72'

15" HDPE CULVERT INV.=898.96'

'CHEVRON' SIGN

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=901.91

STONE RIP RAP

24" CMP CULVERT INV.=896.94'

10" CMP CULVERT INV.=898.26'

MANHOLE #2 TOP: 902.30 INV.: 895.40 IN INV.: 895.20 OUT

15" HDPE CULVERT (ORIGIN UNKNOWN) INV.=905.12'

8" PVC CULVERT (ORIGIN UNKNOWN) INV.=905.34'

15" HDPE CULVERT INV.=900.50'

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK NORTH CO.
DEED BOOK 1864, PAGE 96-97
LOT 1
LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550-S1-E2

353.05'

25' SIDE YARD SETBACK LINE

60' FRONT YARD SETBACK LINE

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, L.P.
INSTRUMENT NO. 200507200019173
LOT 1
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550-S2-BA33B

641.96'

TRUCK CROSSING' SIGN

'CHEVRON' SIGN

STORM INLET RIM=902.35' INV.=898.48'-S INV.=898.40'-N INV.=898.29'-SW

STORM INLET RIM=904.13' INV.=900.87'-S INV.=900.74'-N

'SHARP LEFT AHEAD' SIGN

2-STORY METAL WAREHOUSE

2-STORY

MANHOLE #1 TOP: 911.50 INV.: 902.20 IN INV.: 902.00 OUT

651.06'

N 39°15'25" E

FLOOD ZONE AE
FLOOD ZONE B/C

60' FRONT YARD SETBACK LINE

INV.: 905.00

TRUCK CROSSING' SIGN

STORM INLET RIM=908.12' INV.=904.87'-S INV.=904.84'-N

STORM INLET RIM=909.73' INV.=906.29'-S INV.=906.13'-N

BENCHMARK SPIKE SET IN POWER POLE ELEV.=910.68

SLIDING GATE

GATE MOTORS

60' FRONT YARD SETBACK LINE

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
ACHTUNG03, LLC
INSTRUMENT NO. 201407010014850
LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550-S1-E1
591,255 SQUARE FEET 13.57 ACRES

EXISTING BUILDING 125x260 - 32,500 SF. FFE 915.00

N 20°44'12" W 534.75'

40' REAR YARD SETBACK LINE

'RAILROAD CROSSING' SIGN

1-STORY MASONRY OFFICE BUILDING

BENCHMARK TOP NUT OF FIRE HYDRANT ELEV.=912.49

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
PHILLIP FOREMAN PARTNERSHIP, L.P.
INSTRUMENT NO. 200208120020207
LOT 2
SCHREIBER PLAN OF LOTS
PLAN BOOK 247, PAGE 27
TAX PARCEL ID: 550-S2-BA33

S 13°13'51" E 44.77'

HALSTEAD BOULEVARD
PUBLIC ROAD-PAVED ASPHALT

'WEIGHT LIMIT' SIGN

STORM INLET RIM=911.43' INV.=908.66'-N INV.=908.72'-S

CHAIN LINK FENCE W/ GAS METER

30' EXISTING INGRESS/EGRESS EASEMENT

CONCRETE HEADWALL INV.=909.13'

18" RCP CULVERT INV.=909.42'

CONCRETE BASES

213' UNDERGROUND FIBER OPTIC MARKER

18" RCP CULVERT INV.=910.17'

355.36'

25' SIDE YARD SETBACK LINE

18" HDPE CULVERT INV.=910.69'

20' BUFFER YARD SETBACK LINE

METAL RAILROAD BUILDING

S 69°20'02" W

BALTIMORE & OHIO RAILROAD 60'

RIGHT-OF-WAY FOR RAILROAD PER DEED BOOK 411, PAGE 63 & DEED BOOK 411, PAGE 151.

RIGHT-OF-WAY FOR ELECTRIC LINES PER DEED BOOK 634, PAGE 55.

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
ACHTUNG03, LLC
INSTRUMENT NO. 201407010014850
LAVA CRUCIBLE-REFRACTORIES CO. PLAN OF LOTS
RACK NO. 125, PAGE 14
TAX PARCEL ID: 550-S1-E1
591,255 SQUARE FEET 13.57 ACRES

ZONING DISTRICT I
(LIMITED INDUSTRIAL DISTRICT)
NOW OR FORMERLY
SCHREIBER INDUSTRIAL PARK – NORTH CO.
PARCEL 2
DEED BOOK 1864, PAGE 96
PARCEL ID: 550-S1-E1A

2-STORY BRICK WAREHOUSE

ADJ. "I" LOT

N 39°19'41" E 503.34'

25' SIDE YARD SETBACK LINE

RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 793, PAGE 293 & DEED BOOK 800, PAGE 216.

RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR GAS LINE, PER DEED BOOK 419, PAGE 398.

20' EASEMENT PER CONVERSATION WITH PEOPLES GAS 7/31/14

40' REAR YARD SETBACK LINE

568.90'

ZONING DISTRICT R4/C2
(MIXED USE DISTRICT)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SERIAL NUMBER: 20140491431

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

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

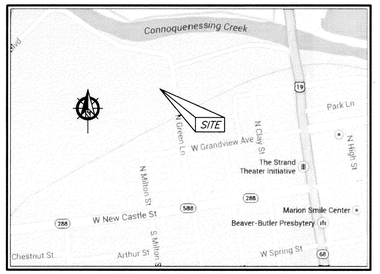
Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

PROPOSED EXISTING CONDITIONS

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE031335E

SCALE: 1"=40'
DATE: 2/5/2015
DRAWN BY: MSR
CHECKED BY: EHK

SHEET NUMBER: C000



SITE LOCATION MAP
NOT TO SCALE

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence — X
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout
- Sanitary Manhole — SA
- Gas Meter
- Water Valve — WV
- Gas Valve — GV
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation — 915.51
- Bollard
- Utility Pole
- Monitoring Well — MW
- Guy Wire
- Trees

- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap

KEYNOTES

1. REMOVE EXISTING PAVEMENT
1A. REMOVE EXISTING CONCRETE
2. LIMIT OF PAVEMENT/SIDEWALK REMOVAL. (SAWCUT STRAIGHT LINE)
3. REMOVE EXISTING STRIPING
4. EXISTING BUILDING AND FOUNDATION TO REMAIN.
5. REMOVE EXISTING VEGETATION AND DEBRIS AND PREP FOR CONSTRUCTION
6. EXISTING TREE TO REMAIN
7. REMOVE EXISTING TREE AND ROOT SYSTEM
8. PROTECT EXISTING UTILITY DURING DEMOLITION
9. REMOVE EXISTING METAL STAIRS
10. REMOVE EXISTING CONCRETE PADS
11. EXISTING FOUNDATION TO REMAIN
12. REMOVE EXISTING BOLLARD
13. REMOVE EXISTING PAVEMENT MARKINGS
14. REMOVE EXISTING TREES AND VEGETATION AS NEEDED TO INSTALL GRAVEL PARKING AREA. (DO NOT REMOVE TREES/VEGITATION IN THE 20' BUFFER YARD SET BACK.) SEE SHEET C101.
15. NOT USED
16. REMOVE/RELOCATE EXISTING FENCE. COORDINATE WITH ACHTUNG CONSTRUCTION PROJECT MANAGER.
17. REMOVE EXISTING FENCE

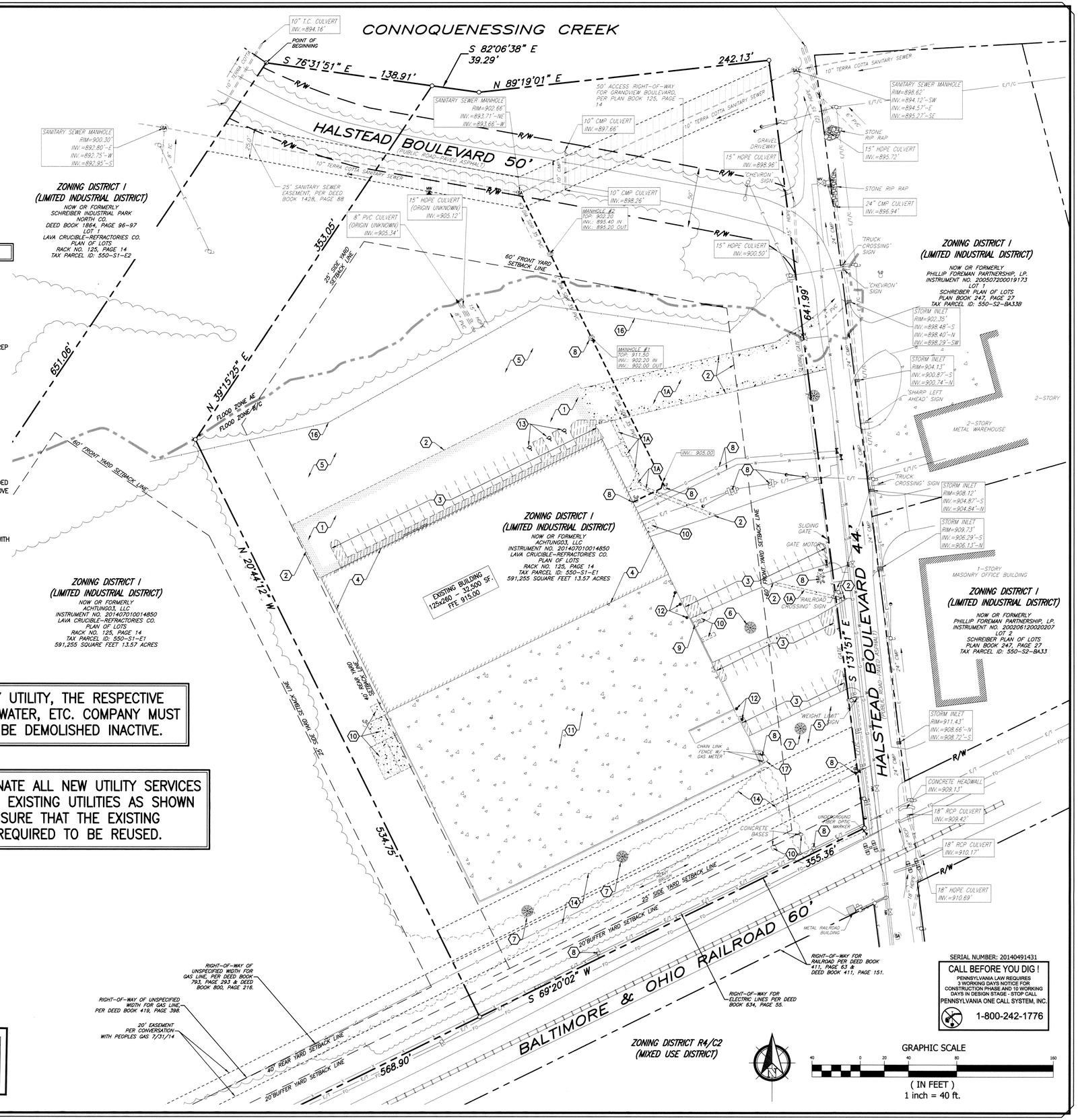
GENERAL DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL, CITY OR STATE ORDINANCES.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT. CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTACT ALL UTILITY COMPANIES PRIOR TO DISCONNECTION OR DEMOLITION.
5. FOR ALL ITEMS TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING, BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
6. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE SOILS REPORT.
7. LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK NECESSARY TO PERMIT CONSTRUCTION OF THE PROPOSED PROJECT.
8. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE TEMPORARY CONSTRUCTION FENCE IN THE FIELD WITH THE LANDLORD, THE LOCAL MUNICIPALITY AND COUNTY, AND ACHTUNG CONSTRUCTION PROJECT MANAGER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AND SHALL INSTALL TRAFFIC CONTROL DEVICES, SIGNAGE, AND UTILIZE FLAGMEN AS NECESSARY. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH STATE AND THE LOCAL REQUIREMENTS.
10. MAINTAIN UTILITY SERVICE FOR OTHER TENANTS THROUGHOUT CONSTRUCTION.
11. CONDUCT ANY TREE CUTTING BETWEEN NOVEMBER 15th AND MARCH 31st PER THE U.S. FISH AND WILDLIFE SERVICE AGREEMENT.

PRIOR TO REMOVING ANY UTILITY, THE RESPECTIVE GAS, ELECTRIC, PHONE, WATER, ETC. COMPANY MUST RENDER THE UTILITY TO BE DEMOLISHED INACTIVE.

CONTRACTOR TO COORDINATE ALL NEW UTILITY SERVICES PRIOR TO REMOVING THE EXISTING UTILITIES AS SHOWN ON THIS DRAWING TO ENSURE THAT THE EXISTING SERVICES WILL NOT BE REQUIRED TO BE REUSED.

PLAN BOOK	PAGE
347	46



SERIAL NUMBER: 20140491431

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2610 Fax: (412) 304-2811
mdmllc@verizon.net www.mdmllc.com

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

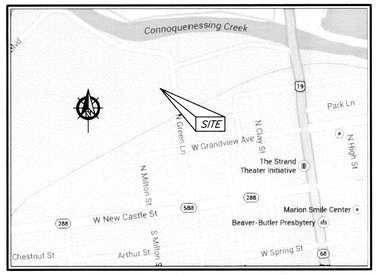
DEMOLITION PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ELLEN H. KUCHARIK ENGINEER PE033334E

Ellen H. Kucharik

SCALE:	1"=40'
DATE:	2/5/2015
DRAWN BY:	MSR
CHECKED BY:	EHK

SHEET NUMBER: C001



SITE LOCATION MAP
NOT TO SCALE

ADA ACCESSIBILITY REQUIREMENT

CONTRACTOR TO VERIFY THAT SLOPES WITHIN THE HANDICAP STALLS AND AISLES DO NOT EXCEED A MAXIMUM SLOPE OF 2.0% IN ANY DIRECTION. ADJUST EXISTING PAVEMENT AS REQUIRED. COORDINATE FINAL HANDICAP STALL LOCATIONS WITH PROPOSED BUILDING'S ACCESSIBLE ENTRANCE.

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT, SEE DETAIL C102
- HEAVY DUTY PAVEMENT, SEE DETAIL C102
- GRAVEL

LEGEND

- Flood Plain Limit
- Contour Line — 915
- Water Line — W
- Gas Line — G
- Overhead Electric Line — E
- Overhead Electric and Telephone Line — E/T
- Overhead Electric, Telephone, & Cable Line — E/T/C
- Underground Fiber Optic Line — FO
- Wooden Split Rail Fence
- Chain Link Fence — X
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way — R/W
- Sanitary Cleanout
- Sanitary Manhole — SA
- Gas Meter
- Water Valve — WV
- Gas Valve — GV
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation — 915.11
- Bollard
- Utility Pole
- Monitoring Well — MW
- Guy Wire
- Trees
- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap
- PennDOT PRECAST MANHOLE RC-39M
- PennDOT RC-46 TYPE 'M' INLET
- FLARED END SECTION

KEYNOTES

1. 4" WIDE WHITE PAINTED STRIPE. (TYP.)
2. 4" WIDE WHITE PAINTED DIAGONAL STRIPE.
3. "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. SEE DETAIL 3A/C102.
4. "RESERVED PARKING" SIGN TO BE MOUNTED ABOVE A "TOWING VIOLATION" SIGN ONTO A GALVANIZED STEEL POST SET INTO A 48" (MIN.) CONCRETE FILLED PIPE BOLLARD. REQUIRED SIGNS TO BE MOUNTED AT 60" ABOVE FINISH GRADE TO THE BOTTOM OF THE LOWEST SIGN AND ROTATED PERPENDICULAR TO PARKING STALLS. CONTRACTOR TO CONTACT LOCAL JURISDICTION TO VERIFY TOWING VIOLATION SIGNAGE REQUIREMENTS. SEE DETAIL 3B/C102.
5. 4" THICK CONCRETE SIDEWALK WITH MONOLITHIC CURB @ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. SEE DETAIL 5/C102.
6. CONCRETE RAMP @ A MAXIMUM 8.33% RUNNING SLOPE AND A 2.0% CROSS SLOPE. RAMP TO BE NON-SLIP BROOM FINISH.
7. 9' WIDE HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS. SEE DETAIL ON SHEET C102.
7A. 5' WIDE HANDICAP ACCESSIBLE AISLE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS. SEE DETAIL ON SHEET C102.
8. 9' WIDE HANDICAP ACCESSIBLE SPACE WITH PAINTED BLUE LINES PER ADA REQUIREMENTS. SEE DETAIL ON SHEET C102.
9. 6" ASPHALT WEDGE CURB. SEE DETAIL ON SHEET C102.
10. 6"ø PIPE BOLLARD. SEE DETAIL ON SHEET C103.
11. DUSTLESS GRAVEL PARKING AREA.
12. LANDSCAPE AREA.
13. CEDAR FENCE TRASH ENCLOSURE. SEE DETAIL ON SHEET C102.
14. EXISTING ASPHALT TO REMAIN COORDINATE ANY REPAIRS WITH PROPERTY OWNER.
15. 6" REINFORCED CONCRETE PAD WITH STONE BASE. SEE DETAIL ON SHEET C103.
16. TAPER CURB @ 4:1 SLOPE. SEE DETAIL ON SHEET C103.
17. DOCK LEVELER. VERIFY SIZE WITH OWNER.
18. 6x18 CURB. SEE DETAIL ON SHEET C103.
19. GUARD RAIL

ZONING INFORMATION

ZONING DISTRICT – I (LIMITED INDUSTRIAL DISTRICT)
A LARGE SCALE OFFICE OR INDUSTRIAL BUILDING IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

ZONING	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 SQUARE FEET	165,109 SQUARE FEET
MIN. LOT WIDTH	NONE	N/A
MIN. FRONT YARD SETBACK	60 FEET	77'-10"
MIN. SIDE YARD SETBACK	25 FEET	85'-10"
MIN. REAR YARD SETBACK	40 FEET	42'-9"
MAX. BUILDING COVERAGE	85% OF LOT	56%
MAX. PAVED AREA	NONE	N/A

ZONING INFORMATION WAS OBTAINED FROM:

BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE STREET
ZELIENOPLE, PA 16063
(724) 452-3002
SHELLY KALTENBAUGH
cezozelieboro@zoominternet.net

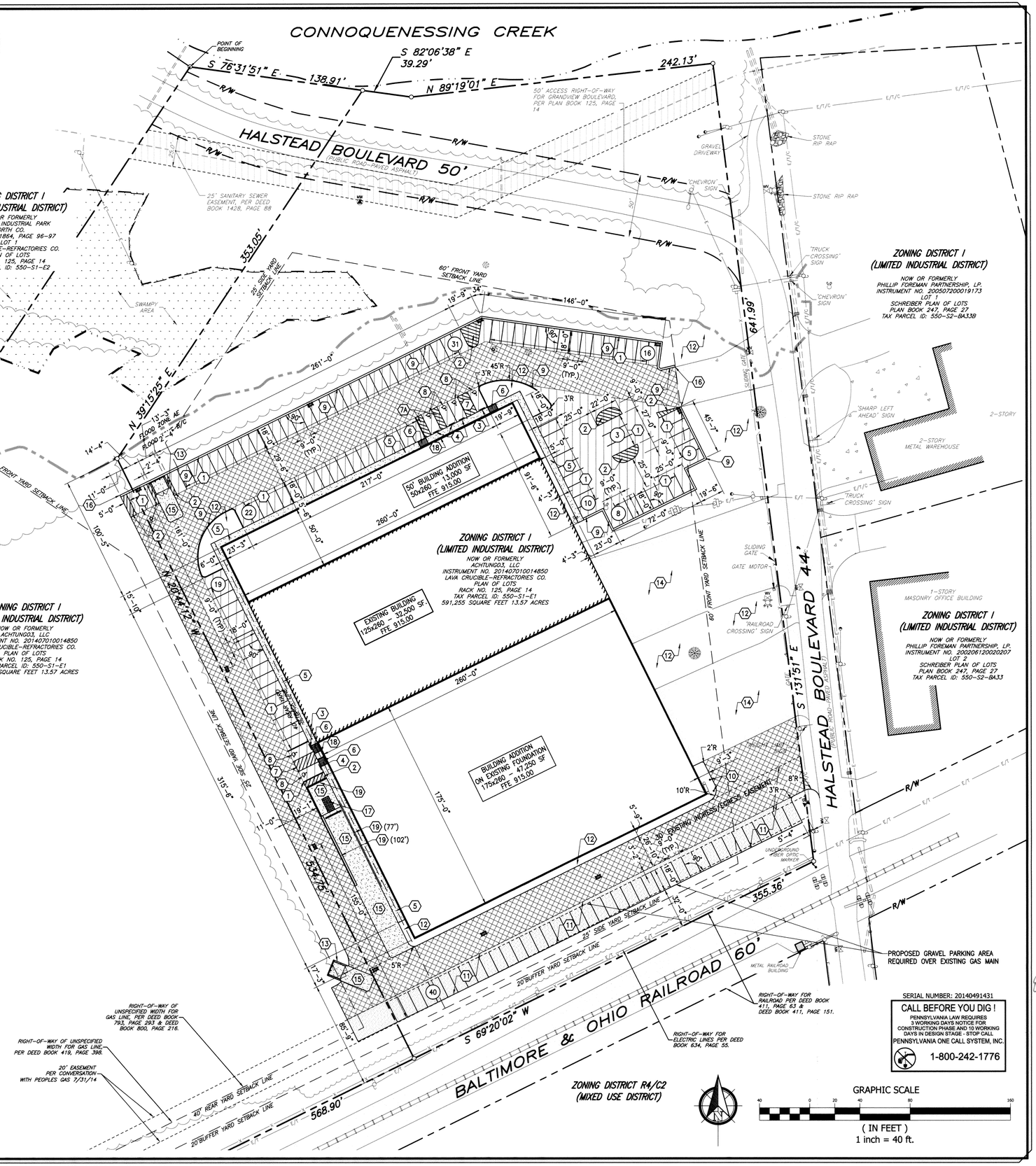
PARKING REQUIREMENTS

INDUSTRIAL: 1 PER PEAK NUMBER OF EMPLOYEES PLUS 25%
70 EMPLOYEES x 1.25 = 87.5 (88) STALLS REQUIRED

OFFICE: 5,000 SF./300 = 17 STALLS REQUIRED

105 PARKING SPACES REQUIRED
154 PARKING SPACES PROVIDED

PLAN BOOK	PAGE
347	47



REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

MDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
811 Penn Avenue
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmmail@mdmmail.com
www.mdmllc.com

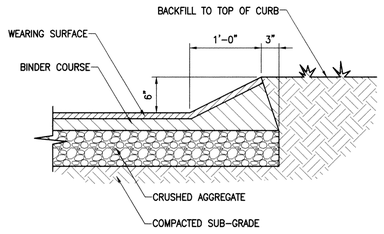
Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

SITE PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033336E

SCALE:	1" = 40'
DATE:	2/5/2015
DRAWN BY:	MSR
CHECKED BY:	EHK

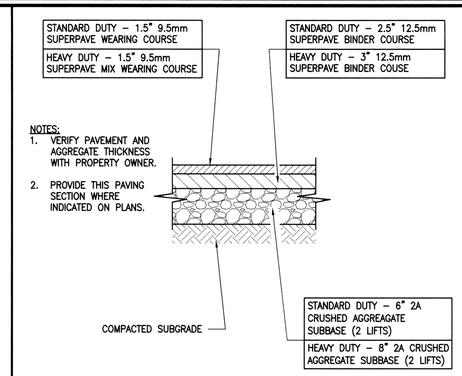
SHEET NUMBER: C101



NOTE:
FOR TYP. DETAIL OF ASPHALTIC PAVING, SEE DETAIL – THIS SHEET.

NOT TO SCALE

1 | ASPHALT WEDGE CURB



NOT TO SCALE

2 | ASPHALT PAVEMENT SECTION

VAN ACCESSIBLE SIGN	
TYPE	ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	2
PHONE	800-214-8765
ORDER#	343
COLOR	STANDARD

NOTE:
SIGNS TO BE LOCATED AT ANY 8' (MIN.) HANDICAP PARKING STALL WHERE THE 8' (MIN.) ACCESS AISLE IS LOCATED AT THE PASSENGER SIDE OF THE VAN

HANDICAP ACCESSIBLE SIGN	
TYPE	12"x18" ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	6
PHONE	800-214-8765
ORDER#	141
COLOR	STANDARD

MIN. HEIGHT TO BE 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN

TOWING VIOLATION SIGN	
TYPE	ALUMINUM
SUPPLIER	FORREST PERMA-SIGNS
QUANTITY	6
PHONE	800-214-8765
ORDER#	742
COLOR	STANDARD

RESERVED PARKING / VAN ACCESSIBLE / FINES/ PENALTIES

DETAIL "A" WITH "VAN ACCESSIBLE" SIGN

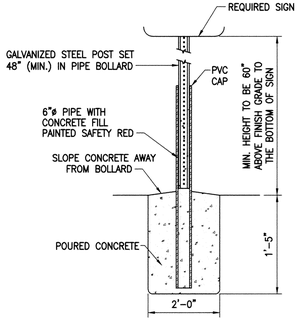
GALVANIZED STEEL POST

RESERVED PARKING / FINES/ PENALTIES

DETAIL "B" WITHOUT "VAN ACCESSIBLE" SIGN

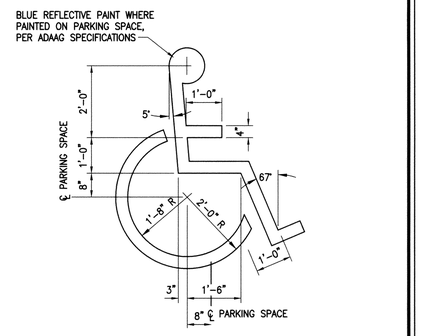
NOTES:
SIGNS ARE TO BE MOUNTED TO A GALVANIZED STEEL POST FROM 60" ABOVE FINISH GRADE TO THE BOTTOM OF SIGN.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL (ESPECIALLY ON ANGLED PARKING).



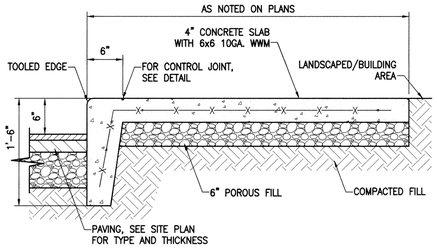
NOT TO SCALE

3 | ACCESSIBLE PARKING SIGNS



NOT TO SCALE

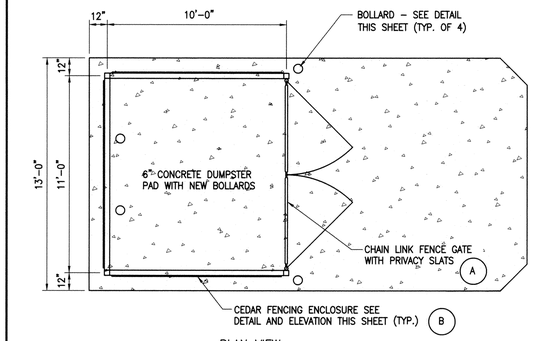
4 | PAINTED HANDICAP SYMBOL



NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH L JOINTS IN SIDEWALK AT 5'-0" O.C.

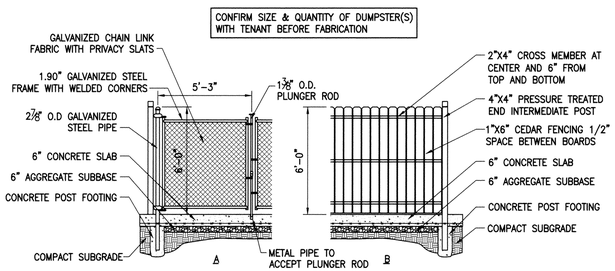
NOT TO SCALE

5 | MONOLITHIC CONCRETE SIDEWALK

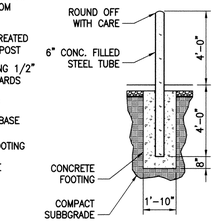


PLAN VIEW

CONFIRM SIZE & QUANTITY OF DUMPSTER(S) WITH TENANT BEFORE FABRICATION



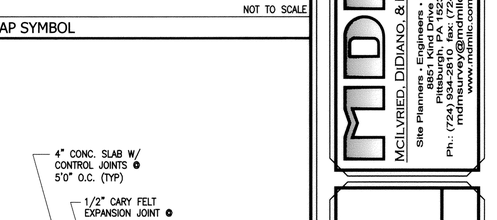
DUMPSTER ENCLOSURE GATE ELEVATIONS



BOLLARD DETAIL

NOT TO SCALE

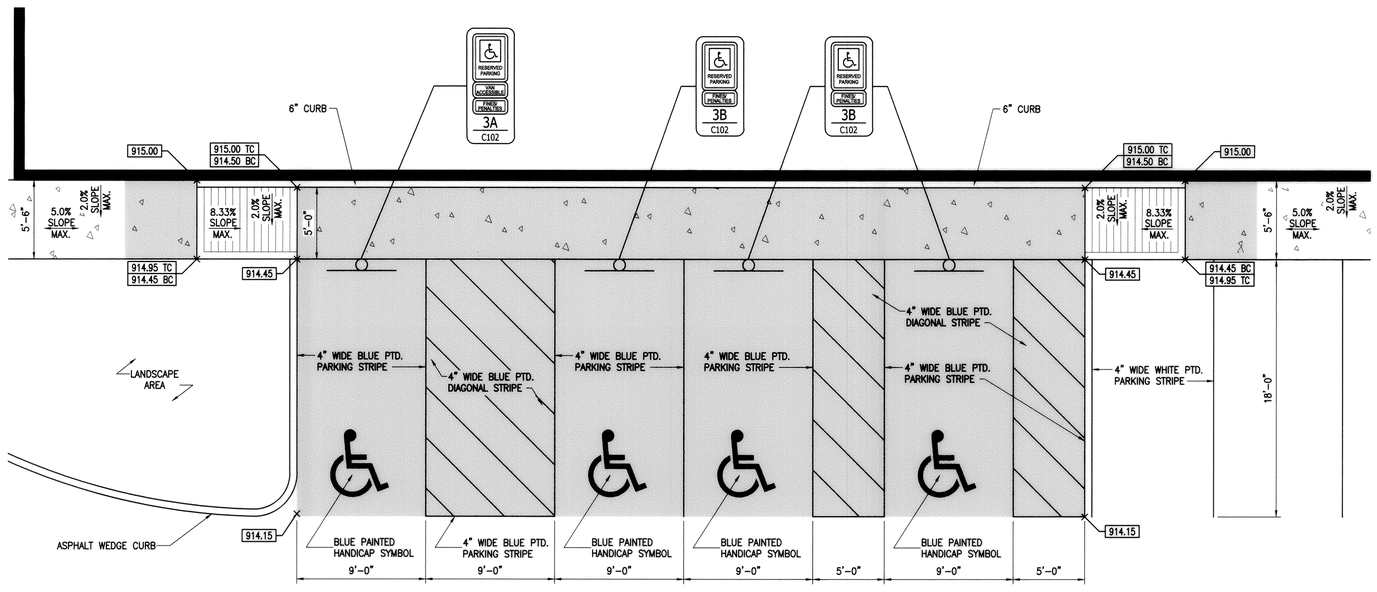
6 | DUMPSTER ENCLOSURE DETAILS



SPECIFICATIONS:
4" THICK CONCRETE SIDEWALK ❂ A MAXIMUM OF 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE. COORDINATE WITH PROPERTY OWNER.

NOT TO SCALE

7 | SIDEWALK TREATMENT

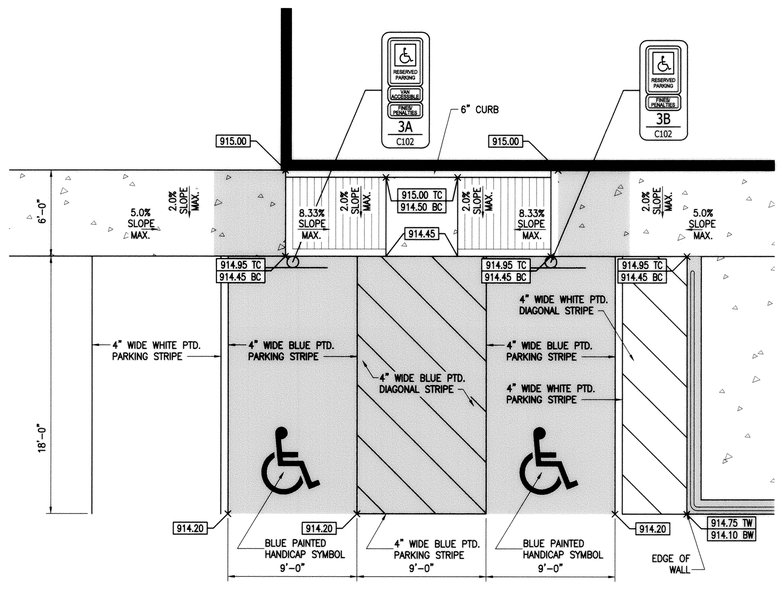


ALL SHADED AREAS REPRESENT A REQUIRED LEVEL LANDING WITH A MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE

PLAN BOOK	PAGE
347	48

SCALE: 1"=5'

8 | HANDICAP PARKING AREA - ALONG NORTH SIDE



ALL SHADED AREAS REPRESENT A REQUIRED LEVEL LANDING WITH A MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE

SCALE: 1"=5'

9 | HANDICAP PARKING AREA - ALONG WEST SIDE

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

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McILVRIED, DiDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
3955 Hartwood Drive
Pittsburgh, PA 15237
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mdmsurvey@mdmllc.com
www.mdmllc.com

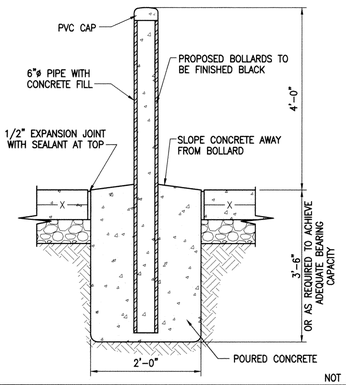
Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

SITE DETAILS (1 OF 2)

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION

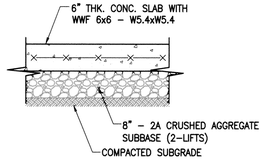
SCALE: AS NOTED
DATE: 2/5/2015
DRAWN BY: MSR
CHECKED BY: EHK

SHEET NUMBER: C102



NOT TO SCALE

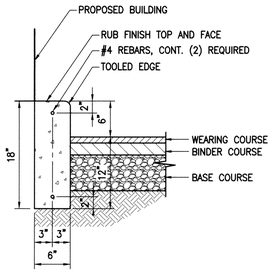
1 STANDARD PIPE BOLLARD WITH CONCRETE BASE



NOTE:
PROVIDE THIS PAVING SECTION WHERE INDICATED ON PLANS.

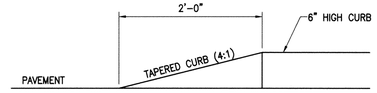
NOT TO SCALE

2 CONCRETE PAVEMENT SECTION



NOT TO SCALE

3 6"x18" CAST-IN-PLACE CONCRETE CURB



NOT TO SCALE

4 TAPER END OF CURB

PLAN BOOK	PAGE
347	49

REVISIONS

No.	DATE	DESCRIPTION	INIT.
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mdmmail.mox@mdmllc.com
www.mdmllc.com

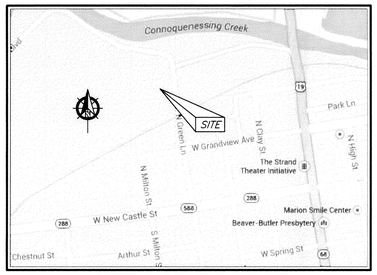
Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

SITE DETAILS (1 OF 2)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SCALE: AS NOTED
DATE: 2/5/2015
DRAWN BY: MSR
CHECKED BY: EHK

SHEET NUMBER: C103



SITE LOCATION MAP
NOT TO SCALE

FLOOD ZONE NOTE

THIS SITE IS LOCATED PARTLY IN ZONE A6, PARTLY IN ZONE B, AND PARTLY IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY & PANEL NO. 420226 0001 B, BEARING AN EFFECTIVE DATE OF 6-17-1986. ZONE A6 IS CONSIDERED TO BE WITHIN THE 100-YEAR FLOODPLAIN WHICH IS A SPECIAL FLOOD HAZARD AREA. ZONE B IS DESIGNATED AS AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOODPLAINS AND ZONE C DESIGNATES AREAS OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE B AND ZONE C ARE NOT WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THE ELEVATION OF THE 100-YEAR FLOODPLAIN AT THIS SITE IS 904 FEET AND IS SHOWN HEREON.

LEGEND

- Flood Plain Limit
- Contour Line (915)
- Water Line (W)
- Gas Line (G)
- Overhead Electric Line (E)
- Overhead Electric and Telephone Line (E/T)
- Overhead Electric, Telephone, & Cable Line (E/T/C)
- Underground Fiber Optic Line (FO)
- Wooden Split Rail Fence
- Chain Link Fence (X)
- Railroad Tracks
- Storm Sewer
- Sanitary Sewer
- Setback Lines
- Tree Line
- Brush Line
- Storm Inlets
- Concrete Headwall
- Right-of-Way (R/W)
- Sanitary Cleanout
- Sanitary Manhole
- Gas Meter
- Water Valve (WV)
- Gas Valve (GV)
- Sign
- Illuminated Sign
- Railroad Traffic Signal
- Benchmark
- Fire Hydrant
- Street Light
- Iron Pin w/Cap Set (Unless otherwise noted)
- Electric Meter
- Spot Elevation (915.1)
- Bollard
- Utility Pole
- Monitoring Well (MW)
- Guy Wire
- Trees
- Edge of Pavement
- Concrete
- Gravel
- Stone Rip-Rap
- PennDOT PRECAST MANHOLE RC-39M
- PennDOT RC-46 TYPE 'M' INLET
- FLARED END SECTION

NOTES

1. ONLY VIRGIN MATERIALS SHALL BE USED UNLESS APPROVED IN WRITING BY THE PROPERTY OWNER.
2. ALL INLETS ARE TO BE PENNDOT RC-46 TYPE 'M' INLETS. SEE DETAIL ON SHEET C202. SEE DETAIL ON C203 FOR OUTLET STRUCTURE ORIFICE PLATE AND TRASH RACK.
3. ALL MANHOLES ARE TO BE PENNDOT RC-39M. SEE DETAIL ON SHEET C202.
4. CONTRACTOR TO CONNECT ALL ROOF LEADERS TO THE STORM SYSTEM USING 8" DIAMETER SDR 35 PVC AND AN INSERTA TEE (SEE DETAIL ON SHEET C202). COORDINATE THE LOCATION OF THE ROOF DRAINS WITH THE PROPERTY OWNER.
5. THE PROPERTY OWNER SHALL EXTEND THE UTILITIES AS REQUIRED FOR THE PROPOSED BUILDINGS. THE PROPERTY OWNER SHALL COORDINATE THE UTILITY EXTENSIONS WITH THE RESPECTIVE UTILITY COMPANIES.
6. SEE SHEET C101 FOR THE LIMITS OF THE STANDARD DUTY AND HEAVY DUTY PAVING FOR THE PROPOSED PARKING AND DRIVE AISLES. SEE SHEET C102 FOR THE DETAIL OF THE STANDARD DUTY AND HEAVY DUTY PAVEMENT SECTIONS.
7. EASEMENTS SHALL BE PROVIDED FOR ALL ON-SITE FACILITIES THAT EXTEND A MINIMUM OF 10' BEYOND THE STORMWATER MANAGEMENT FACILITIES. (PER 811-H1.3)

UTILITY CONTACTS

GAS SERVICE
PEOPLES NATURAL GAS OF GIBSONIA
5600 COMMUNITY CENTER DRIVE
GIBSONIA, PA 15044
LEE UNCHIATHE
(724) 444-3238

WATER SERVICE
BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE ROAD
ZELIENOPLE, PA 16063
PH. - (724) 452-6610
FAX - (724) 452-6613
CHAD GARLAND (SUPERINTENDENT)
zelieborough@zoominternet.net

SANITARY SEWER
WESTERN BUTLER COUNTY
AUTHORITY (W.B.C.A.)
607 MARKET STREET
ZELIENOPLE, PA 16063
(724) 452-5501

ELECTRIC SERVICE
BOROUGH OF ZELIENOPLE
111 WEST NEW CASTLE ROAD
ZELIENOPLE, PA 16063
PH. - (724) 452-6610
FAX - (724) 452-6613
ERNIE DAMBAUGH (SUPERINTENDENT)
zelieborough@zoominternet.net

TELEPHONE SERVICE
VERIZON OF PA INC.
201 STANWIX STREET, 10TH FLOOR
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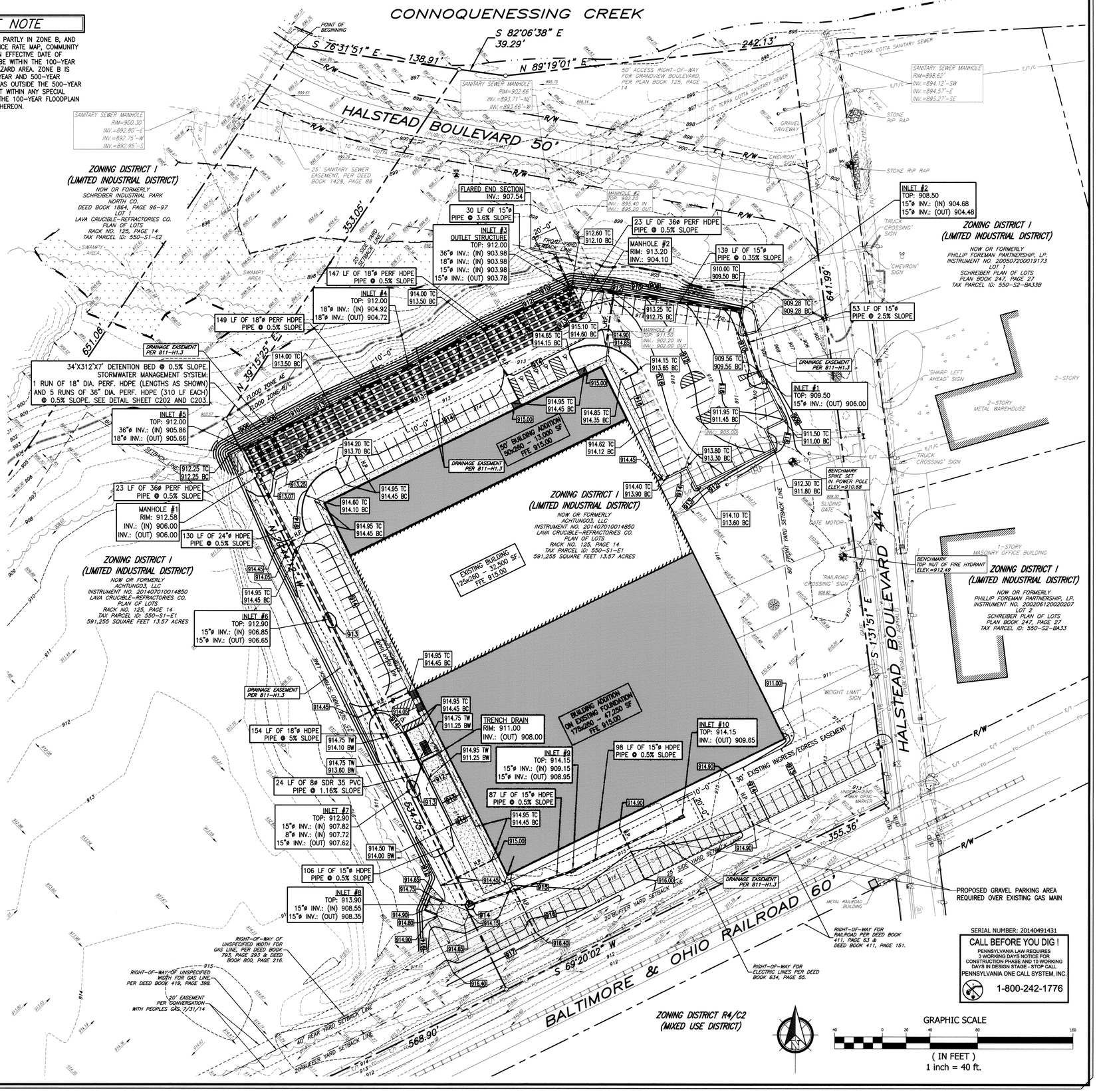
PLAN BOOK	PAGE
347	50



No.	DATE	REVISIONS DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

MIDM
McILVRIED, DiDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
855 Cochran Road
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

GRADING / UTILITY PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033356
Ellen H. Kucharik

SCALE:	1" = 40'
DATE:	2/5/2015
DRAWN BY:	MSR
CHECKED BY:	EHK

SHEET NUMBER: C201

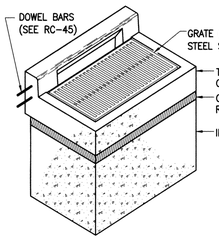
1 | PennDOT RC-46 TYPE 'M' INLET

GENERAL NOTES

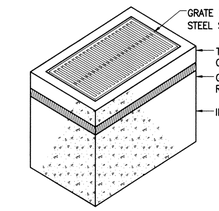
1. DESIGN SPECIFICATIONS AND REQUIREMENTS:
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   - DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
   - INLET BOXES ARE DESIGNED FOR AN ALLOWABLE FOUNDATION PRESSURE EQUAL TO 0.190 MPa (2.0 TONS/SQ. FT.) AT THE SERVICE LIMIT STATE.
2. CONSTRUCTION SPECIFICATIONS:
   - PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 AND THE CONTRACT SPECIAL PROVISIONS.
3. SHOP DRAWINGS FOR INLET BOXES, TOP SLABS, AND TRANSITIONS SLABS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THE CURRENT PENNDOT RC-46M STANDARD.
4. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
5. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
6. THE SIZE OF THE INLET TOP UNITS, PER PENNDOT RC-45M, ARE BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX.
7. THE TOP SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT BOX SECTION.
8. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 10'-0".
   - VERTICAL PLACEMENT: 5'-0" MAXIMUM SPACING.
   - HORIZONTAL PLACEMENT: PLACE WEEP HOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENINGS OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 12" ABOVE OUTLET PIPE INVERT.
9. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 3/8" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO PENNDOT RC-39M.
10. FOR INLET TOPS, GRATES, GRADE ADJUSTMENT RINGS AND FRAMES, REFER TO PENNDOT RC-45M.

FIELD CONSTRUCTION NOTES

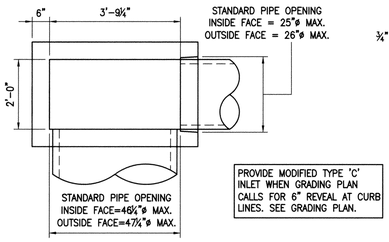
1. PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED No. 2A COURSE AGGREGATE. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 12" MINIMUM DEPTH.
3. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATER TIGHT RUBBER FLEXIBLE CONNECTORS.
4. BACKFILL EXCAVATED SPACES AROUND THE STRUCTURE WITH ACCEPTABLE EMBANKMENT MATERIAL.



CONCRETE TOP UNIT – TYPE C

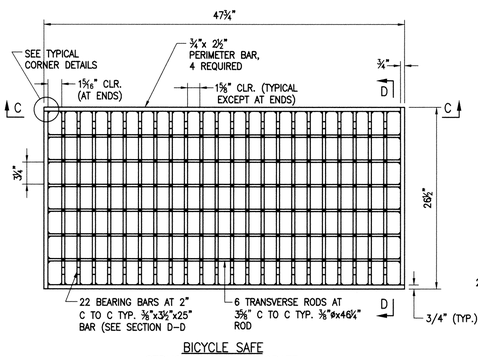


CONCRETE TOP UNIT – TYPE M

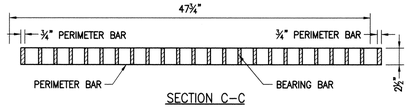


PLAN VIEW OF STANDARD INLET BOX

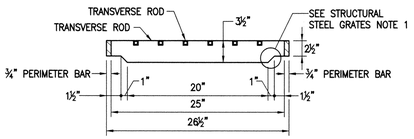
PROVIDE MODIFIED TYPE 'C' INLET WHEN GRADING PLAN CALLS FOR 6" REVEAL AT CURB LINES. SEE GRADING PLAN.



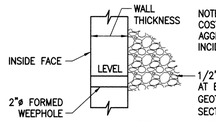
BICYCLE SAFE STRUCTURAL STEEL GRATE



SECTION C–C



SECTION D–D



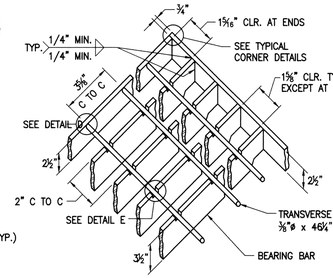
NOTE: COST OF No. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX

1/2" CU. YD. OF No 57 AGGREGATE AT EACH WEEPHOLE WRAPPED IN GEOTEXTILE, CLASS 1 [(PUB 408, SECTION 1001.3 (C) & (D)]

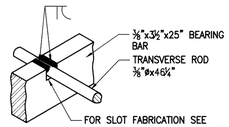
WEEPHOLE DETAIL

STRUCTURAL STEEL GRATE NOTES

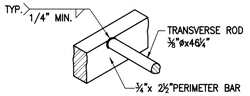
1. FABRICATE BEARING BARS FROM ¾" DEEP BARS. FABRICATE BY BURNING, SHEARING OR PUNCHING. PROVIDE EITHER CHAMFERED OR ¾" RADIUS CORNERS.
2. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.



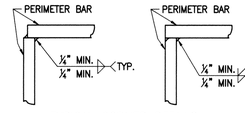
BAR AND ROD SPACER DETAIL



DETAIL E



DETAIL D



TYPICAL CORNER DETAILS

NOT TO SCALE

2 | TYPICAL TRENCH DETAIL

NOTES:

ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

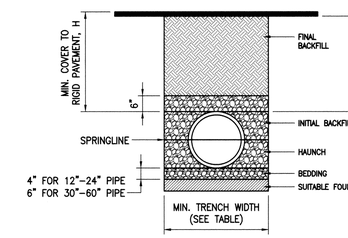
MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 6" (150mm) FOR 30"–60" (750mm–900mm).

INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"–60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



RECOMMENDED MIN. TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H–25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" – 48"	12"	48"
54" – 60"	24"	60"

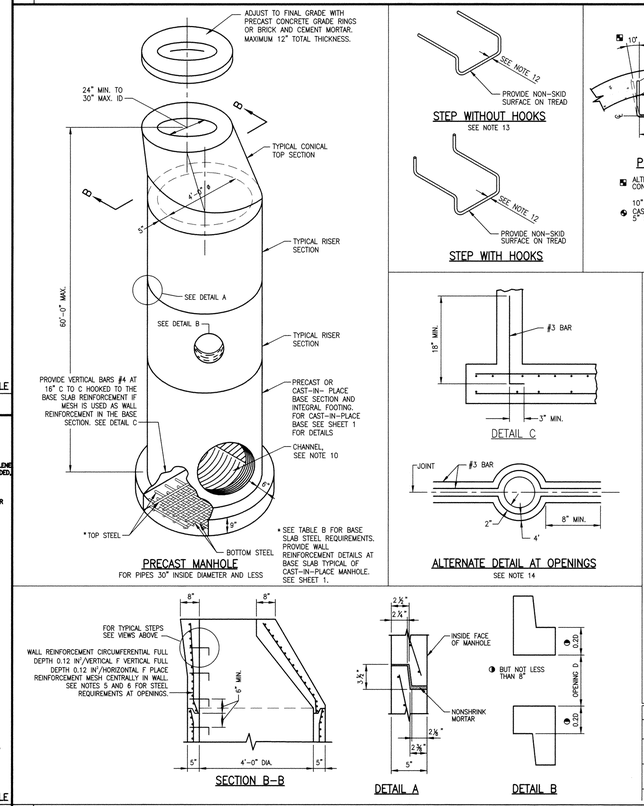
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E–80**
UP TO 24"	24"
30"–36"	36"
42"–60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E–80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

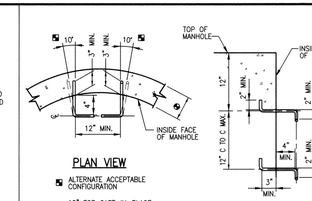
NOT TO SCALE



PRECAST MANHOLE
FOR PIPES 30" INSIDE DIAMETER AND LESS

STEP WITHOUT HOOKS
SEE NOTE 13

STEP WITH HOOKS



PLAN VIEW

ALTERNATE ACCEPTABLE CONFIGURATION
10" FOR CAST–IN–PLACE
5" FOR PRECAST

SIDE VIEW

TYPICAL STEP CONFIGURATION

MANHOLE STEPS
SEE NOTE 11

DETAIL C

ALTERNATE DETAIL AT OPENINGS
SEE NOTE 14

NOTES:

1. PRECAST MANHOLES MEETING THE REQUIREMENTS OF PUBLICATION 08, SECTION 714, MAY BE SUBSTITUTED FOR THE STANDARD CAST–IN–PLACE MANHOLE. FOR DEVIATION OR MODIFICATION OF THE STANDARDS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. FOR CONSTRUCTION REQUIREMENTS SEE NOTE 1, SHEET 1. FOR DESIGN REQUIREMENTS SEE NOTE 1, SHEET 5.
3. FOR PERMISSIBLE LOCATION OF PIPES SEE PLAN VIEW AND NOTE 3, SHEET 1.
4. FOR RISERS OR BASE SECTIONS WITH OPENINGS, PROVIDE A MINIMUM HEIGHT OF SECTION SO AS TO PROVIDE AN UNCUT WALL EQUAL TO 20% OF THE OPENING, BUT NO LESS THAN 8", BETWEEN THE OPENING AND THE CLOSEST JOINT BETWEEN RISERS – SEE DETAIL B.
5. FOR PRECAST RISER OR BASE SECTIONS WITH ONE OPENING LOCATED AT DEPTHS TO 60', PROVIDE CIRCUMFERENTIAL REINFORCEMENT IN ACCORDANCE WITH SECTIONS 8–8. FOR SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT DEPTH OF 10' AND LESS, PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.16 IN²/VERTICAL FT FOR THE HEIGHT OF RISER OR BASE SECTION.
6. FOR RISERS OR BASE WITH TWO OR MORE OPENINGS, LOCATED AT A DEPTH GREATER THAN 10', BUT LESS THAN OR EQUAL TO 25', PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.44 IN²/VERTICAL FT FOR THE HEIGHT OF THE RISER OR BASE SECTION.
7. FOR RISERS OR BASE SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT DEPTHS GREATER THAN 25', USE A 10" THICK WALL RISER OR BASE SECTION WITH CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.22 IN²/VERTICAL FT EACH FACE.
8. MARK RISERS OR BASE SECTIONS WITH HOLES CLEARLY WITH MAXIMUM ALLOWABLE DEPTH.
9. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND OPENINGS AS SHOWN ON REINFORCEMENT DETAILS AT OPENINGS SHEET 1.
10. FOR CHANNEL DETAILS IN PRECAST MANHOLE SEE CAST–IN–PLACE MANHOLE SHEET 1.
11. PROVIDE MANHOLE STEPS MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 605.29(c). ALTERNATE CONFIGURATIONS AND DIMENSIONS, AS APPROVED BY THE ENGINEER, MAY BE USED.
12. PROVIDE MINIMUM 1" SECTION DIMENSION FOR METAL STEPS. PROVIDE MINIMUM ¾" SECTION DIMENSION FOR NON–DETERIORATING MATERIAL STEPS.
13. MECHANICAL ANCHOR REQUIRED FOR INSTALLATION OF STEPS WITHOUT HOOKS.
14. THE ALTERNATE REINFORCEMENT DETAIL IS NOT DESIRABLE BY DESIGN. USE IT TO MEET EXISTING PIPE ELEVATIONS.

SECTION B–B

DETAIL A

DETAIL B

TABLE B

PRECAST MANHOLE HEIGHT	TOP STEEL REQUIREMENTS	BOTTOM STEEL REQUIREMENTS
0'–0" TO 30'–0"	#4 BARS AT 6" C TO C OR 0.33 IN²/FT WWF 6" MAXIMUM SPACING	#4 BARS AT 12" C TO C OR 0.16 IN²/FT WWF 6" MAXIMUM SPACING
0'–0" TO 30'–0"	#4 BARS AT 6" C TO C OR 0.33 IN²/FT WWF 6" MAXIMUM SPACING	#4 BARS AT 12" C TO C OR 0.16 IN²/FT WWF 6" MAXIMUM SPACING

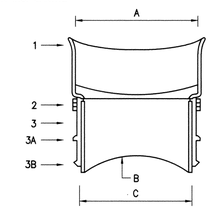
SEE NOTE 7, SHEET 1.

NOT TO SCALE

3 | INSERTA TEE

INSERTA TEE® SPECIFICATIONS

CORRUGATED POLYETHYLENE BELL
WATERTIGHT AND PRESSURE* APPLICATIONS
HANCOR INC. SANTITE



A. BELL END ACCEPTS CORRUGATED POLYETHYLENE DUAL WALL PIPE – HANCOR INC., SANTITE OR EQUIVALENT O.D. SPECIFICATION IN 4", 6", 8", 10", 12", 15" SIZES. SANITTE LATERALS CONTACT HANCOR.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR35, ASTM D3034–DIA.: 4", 6", 8", 10", 12", 15" SIZES.

INSTALLATION PROCEDURE

1. SEE BIT DIAMETERS LISTED UNDER TOOLS REQUIRED SECTION. MAKE SURE BIT IS PERPENDICULAR TO MAINLINE. CORE PROPER SIZE HOLE. FEEL INSIDE HOLE AND CLEAR ANY REMAINING MATERIAL.
2. INSERT THE RUBBER SLEEVE INTO THE CORED HOLE WITH THE GOLD VERTICAL LINE ON THE RUBBER SLEEVE FACING TO THE SIDE OF THE MAINLINE. THE UPPER SEGMENT SHOULD BE ON TOP OF THE WALL OR RIB AND THE LOWER SEGMENT (PVC, RIBBED AND POLYETHYLENE PIPE ONLY) SHOULD BE ON THE INSIDE OF THE PIPE. FEEL INSIDE TO BE SURE LOWER SEGMENT IS FLAT AGAINST INSIDE WALL.
3. APPLY THE INSERTA TEE SOLUTION SUPPLIED TO THE INSIDE OF THE RUBBER SLEEVE AND TO THE OUTSIDE OF THE PVC HUB ADAPTER'S SPIGOT. WARNING! USING PIPE LUBE MAY RESULT IN HUB ADAPTER POPPING OUT!
4. PLACE THE PVC HUB ADAPTER INTO THE RUBBER SLEEVE. MAKE SURE THAT THE RED VERTICAL LINE ON THE PVC HUB ADAPTER IS IN LINE WITH THE GOLD VERTICAL LINE ON THE RUBBER SLEEVE. PUSH HUB ADAPTER IN AS FAR AS POSSIBLE BY HAND. MAKE SURE HUB ADAPTER IS PERPENDICULAR TO MAINLINE. FORCING HUB ADAPTER THROUGH AT AN ANGLE MAY CAUSE DAMAGE TO RUBBER SLEEVE OR HUB ADAPTER.
5. PLACE THE 2 X 4 BOARD ONTO THE TOP OF THE PVC HUB ADAPTER.
6. THE RED HORIZONTAL LINE AT THE TOP OF THE HUB ADAPTER IS A DEPTH MARK. THIS TELLS THE INSTALLER JUST HOW FAR TO DRIVE THE ADAPTER INTO THE RUBBER SLEEVE. USING THE BOARD AND HAMMER, DRIVE THE PVC HUB ADAPTER INTO THE RUBBER SLEEVE TO WHERE THE HORIZONTAL RED LINE ON THE PVC HUB ADAPTER MEETS THE TOP OF THE RUBBER SLEEVE.
7. PLACE THE STAINLESS BAND AROUND THE TOP OF THE RUBBER SLEEVE AND TIGHTEN DOWN.
8. INSTALL SIDE SERVICE PIPE IN NORMAL MANNER.

* DO NOT INSTALL BELOW SPRING LINE.
* CIPP & FFP INSTALLATIONS––REMOVE CLAY/CONCRETE FROM AREA WHERE CONNECTION IS TO OCCUR. NEXT GO TO "INSTALLATION PROCEDURE."

PART No.	PART NAME	MATERIALS
1	HUB ADAPTOR	PVC SDR35 ASTM D3034
2	SECURING CLAMP	BAND SS #301 SCREW SS #305 HOUSING SS #301
3	RUBBER SLEEVE 3A** UPPER SEGMENT 3B*** LOWER SEGMENT	ASTM F477 (4" & 6" LATERAL) 8" – 15" ACCEPT DUROMETER)
4	"NOT SHOWN" PIPE COMPANY TO SUPPLY "VALLEY GASKET".	
*	OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING 2 PCS REQUIRED FOR PRESSURE* APPLICATION.	
**	DISTANCE BETWEEN 3A AND 3B WILL VARY BY PRODUCT TYPE.	
***	WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE.	
*	MAX. 7.5 PSI CONTINUOUS.	

NOTE:
RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND POLYETHYLENE, AND DIAMOND BIT FOR CONCRETES, CLAY, AND D.I. (SEE INSTALLATION INSTRUCTIONS).

INSERTA FITTINGS Co.
TEL (503) 359–5417
EMAIL insertat@teleport.com
www.insertatee.com

INSERTA TEE INSTALLATION INSTRUCTIONS

USE STANDARD HOLE SAW FOR PVC (SOLIDWALL, PROFILE AND CLOSED PROFILE) AND CORRUGATED POLYETHYLENE MAINLINES.

USE POLY HOLE SAW FOR SOLIDWALL POLYETHYLENE MAINLINES.

USE DIAMOND CORE BITS FOR CONCRETE, CLAY, DUCTILE IRON AND FIBERGLASS MAINLINES.

TOOLS REQUIRED:

1. HAND HELD DRILL WITH HOLE SAWS RECOMMENDED FOR 4", 6" AND 8" INSERTA TEEs. TIE DOWN CORING MACHINE RECOMMENDED FOR 10", 12, AND 15" INSERTA TEEs AND ALL DIAMOND BITS.
2. BITS

INSERTA TEE SIZE	HOLE DIAMETER
4"	4 1/2"
6"	6 1/2"
8"	8 3/4"
10"	10 7/8"
12"	12 7/8"
15"	15 13/16"

3. 81B (3.6KG) HAMMER AND 2" (50MM) X 4" (100MM) BOARD. 4" (100MM) X 4" (100MM) ON 15".
4. BOTTLE OF INSERTA TEE SOLUTION 16 OZ OR 8 OZ SUPPLIED WITH ORDER. (16 OZ OF WATER TO 1 TABLESPOON OF LIQUID SOAP.)

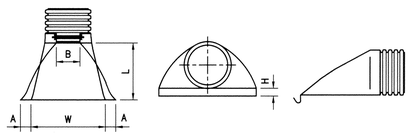
NOT TO SCALE

4 | ADS FLARED END SECTION

SCOPE:
THIS SPECIFICATION DESCRIBES 12– THROUGH 36–INCH (300 TO 900MM) ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS.

REQUIREMENTS:
THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.

INSTALLATION:
INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS–PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.



TOP VIEW FRONT VIEW RIGHT SIDE VIEW

PIPE DIAMETER (Inches)						
DIAMETER	12"	15"	18"	24"	30"	36"
A	6.5	6.5	7.5	7.5	7.5	7.5
B	10.0	10.0	15.0	18.0	22.0	25.0
H	6.5	6.5	6.5	6.5	8.6	8.6
L	25.0	25.0	32.0	36.0	58.0	58.0
W	29.0	29.0	35.0	45.0	63.0	63.0

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

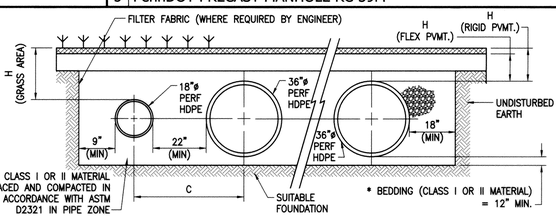
NOT TO SCALE

5 | PennDOT PRECAST MANHOLE RC-39M

6 | 34'x312'x6' STONEBED DETENTION/RETENTION CROSS SECTION

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 6" (150mm) FOR 30"–60" (750mm–900mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" – 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON–TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.4"	8"	12"	12"
15"	18"	12"	28.9"	8"	12"	12"
18"	21"	17"	33.9"	9"	12"	12"
24"	28"	13"	40.7"	10"	12"	12"
30"	36"	18"	53.1"	18"	12"	12"
36"	42"	22"	63"	18"	12"	12"
42"	48"	24"	71.9"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60'	67"	24"	90"	18"	12"	24"

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

STONE BED DIMENSIONS – 34'x312'x7" WITH 5 – 36"ø PERFORATED HDPE PIPES AND 1 – 18"ø PERFORATED PIPE BETWEEN INLETS

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REVISIONS			
No.	DATE	DESCRIPTION	INIT.
1	2/18/2014	BOROUGH COMMENTS	MSR
2	3/03/2015	BOROUGH COMMENTS	MSR

MDM
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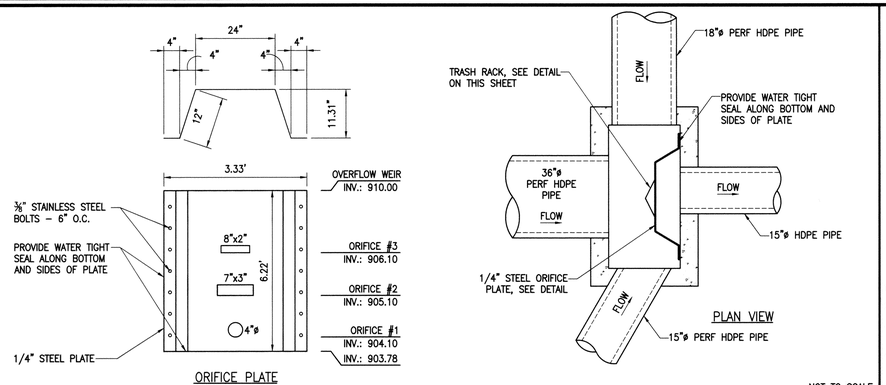
Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

STORMWATER / UTILITY DETAILS (1 of 2)

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033635E

SCALE:	AS NOTED
DATE:	2/5/2015
DRAW

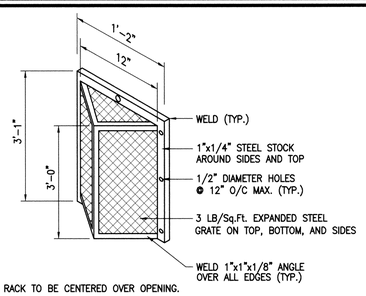


ORIFICE PLATE

PLAN VIEW

NOT TO SCALE

1 OUTLET STRUCTURE (PennDOT RC-46 TYPE 'M' INLET) DETAIL



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

NOT TO SCALE

2 TRASH RACK

PLAN BOOK	PAGE
347	52

REVISIONS

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Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
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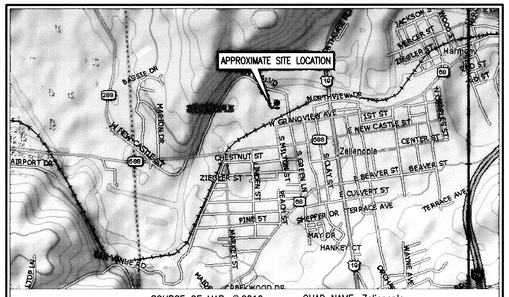
STORMWATER / UTILITY DETAILS (2 of 2)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

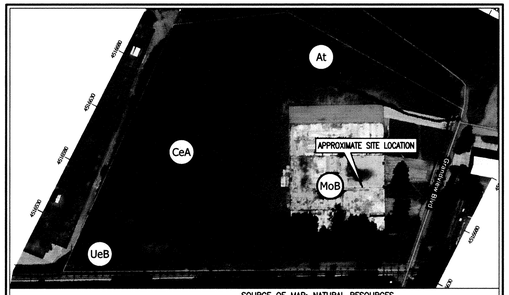
SCALE: AS NOTED
DATE: 2/5/2015
DRAWN BY: MSR
CHECKED BY: EHK

SHEET NUMBER: C203



USGS MAP
NOT TO SCALE

SOURCE OF MAP: © 2010 DeLORME TOPO NORTH AMERICA™ www.delorme.com
QUAD NAME: Zelienople
WATERSHED: CONNOQUENESSING
CHAPTER 93: WWF



SOILS MAP
NOT TO SCALE

SOURCE OF MAP: NATURAL RESOURCES SERVICE WEB SOIL SURVEY URL: http://websoilsurvey.nrcs.usda.gov
COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA

NOTES:
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF EROSION AND SEDIMENTATION CONTROL BMP'S ONLY.

TOTAL PROPERTY AREA: 591,109 Sq.Ft. = 13.57 ACRES
LIMITS OF DISTURBANCE: 115,979 Sq.Ft. = 2.71 ACRES
NPDES PERMIT BOUNDARY: 115,979 Sq.Ft. = 2.71 ACRES

E & S LEGEND

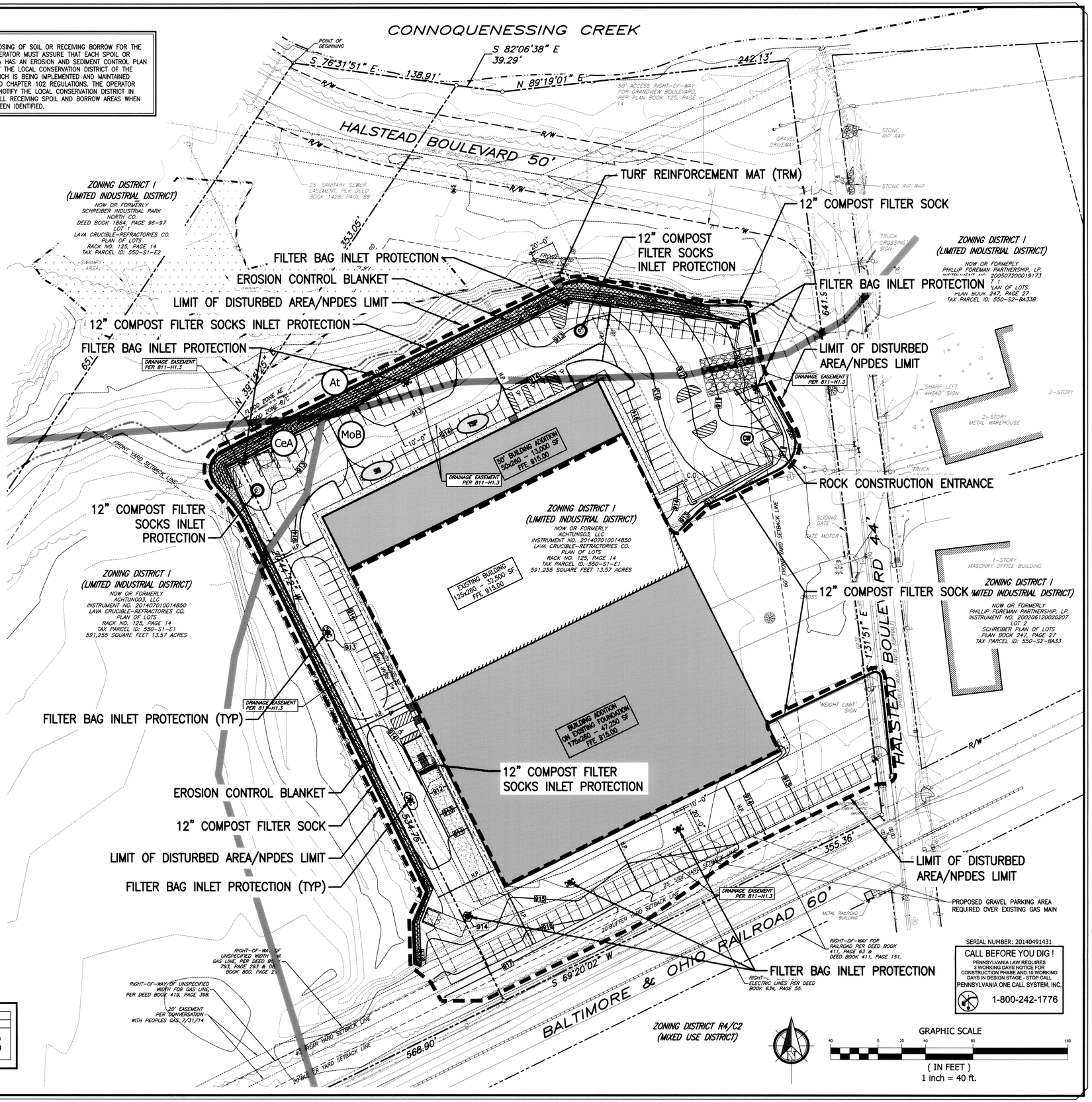
- 915 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- LIMIT OF DISTURBED AREA/NPDES LIMIT
- COMPOSITE FILTER SOCKS, SEE DETAIL SHEET C403
- COMPOST FILTER SOCKS INLET PROTECTION, SEE DETAIL SHEET C403
- ROCK CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C403
- ECB1 — EROSION CONTROL BLANKET, SEE DETAIL SHEET C403
- TURF REINFORCEMENT MAT (TRM), SEE DETAIL SHEET C403
- FILTER BAG INLET PROTECTION, SEE DETAIL SHEET C403
- SS — SPOIL STOCKPILE
- TSP — TOPSOIL STOCKPILE
- CW — CONCRETE WASHOUT, SEE DETAIL SHEET C403
- At — ATKINS SILT LOAM; HSG B/D
- CeA — CANEADEA SILT LOAM, 0 TO 3 PERCENT SLOPES; HSG B/D
- MoB — MONONGAHELA SILT LOAM, 3 TO 8 PERCENT SLOPES; HSG D

EROSION CONTROL BLANKETS

LOCATION	SLOPE AREAS (S.F.)	LONGEST RUN (FT.)	SLOPE	NA GREEN OR EQUIVALENT MATERIAL	STAPLE PATTERN
ECB1	7,675	20	2:1	D5150	B

PLAN BOOK	PAGE
347	53

NOTE:
BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OF THE DEP, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS. THE OPERATOR SHALL ALSO NOTIFY THE LOCAL CONSERVATION DISTRICT IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.



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EROSION AND SEDIMENTATION CONTROL PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033858E

SCALE:	
DATE:	2/5/2015
DRAWN BY:	MSR
CHECKED BY:	EHK

SHEET NUMBER:
C401

PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING/SEQUENCE OF SITE DEVELOPMENT:

THE OVERALL SITE-WORK GENERALLY CONSISTS OF EARTHMOVING ACTIVITIES FOR APPROXIMATELY **2.71** +/– ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO APPROXIMATELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE:

1. STAKE OUT THE LIMIT OF DISTURBANCE FOR THE ACTIVE PORTION OF THE PROJECT.
2. INSTALL ALL COMPOST FILTER SOCKS (SILTSOXX™) PERIMETER PROTECTION AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN DRAWING.
3. CLEAR AREA FOR ROCK CONSTRUCTION ENTRANCE AND CONSTRUCT TEMPORARY ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
4. CLEAR AND GRUB WORK AREA WITHIN THE IDENTIFIED LIMITS OF DISTURBANCE.
5. PROCEED WITH DEMOLITION OF SITE IMPROVEMENTS NOT TO REMAIN FOR THE ACTIVE PORTION OF THE PROJECT.
6. STRIP AND STOCKPILE TOPSOIL MATERIAL IN LOCATION IDENTIFIED ON THE EROSION AND SEDIMENTATION CONTROL PLAN. PLACE PERIMETER PROTECTION ON DOWNSLOPE SIDE OF THE TOPSOIL STOCKPILE AND COMPLETE PLACEMENT OF COMPOST FILTER SOCKS (SILTSOXX™) PROTECTING THE STOCKPILE AREA IMMEDIATELY AFTER STOCKPILING MATERIAL. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL AS NEEDED.
7. PROCEED WITH GRADING OPERATIONS. GRADED SLOPES ARE TO BE SEEDED AND MULCHED IN REGULAR, 10–FOOT VERTICAL INCREMENTS. EROSION CONTROL BLANKETS (ECB) MUST BE INSTALLED ON SLOPES AS SOON AS THE SLOPE IS AT GRADE. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES STABILIZATION. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SF, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.
8. PLACE STONE SUBBASE FOR AREAS TO BE PAVED.
9. CONSTRUCT STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES AND SWALES MUST BE INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS AS PER DETAIL ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
10. PLACE INLET PROTECTION ON ALL INSTALLED ONSITE INLETS WITHIN THE WORK LIMITS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
11. BRING SITE TO FINAL GRADE AND PAVE ALL PARKING AREAS AND ACCESS DRIVES REQUIRING INITIAL PAVING. ALL REMAINING AREAS SHALL RECEIVE TEMPORARY OR PERMANENT SEEDING OR LANDSCAPING IMPROVEMENTS.
12. UTILITIES SERVICING THE SITE THAT ARE WITHIN THE DEVELOPMENT AREA CAN BE CONSTRUCTED WITHIN THE LOCATION THEY ARE TO BE INSTALLED.
13. STRUCTURAL AND BUILDING CONSTRUCTION MAY COMMENCE AFTER AREAS REACH FINAL GRADE ELEVATION.
14. BRING THE SITE TO FINAL GRADE AND PAVE REMAINING PARKING AREAS AND ACCESS DRIVES. ALL REMAINING AREAS THAT WILL NOT RECEIVE LANDSCAPING IMPROVEMENTS SHALL RECEIVE PERMANENT SEEDING AND ALL SEEDED AREAS ARE TO BE MULCHED.
15. AFTER FINAL SITE STABILIZATION IS ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES ON ALL CONTRIBUTORY DRAINAGE AREAS.

STANDARD E&S PLAN NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS **N/A** ONTO **N/A**.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, AND REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. THE INSPECTIONS AND MAINTENANCE DATA SHALL BE LOGGED ONTO THE DEPARTMENT FORM 3150-FM-BWEW0083 (MOST CURRENT VERSION TO BE USED).
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND OR/CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

ADDITIONAL NOTES:

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
2. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
3. 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 MAXIMUM **8-INCH** LAYERED LIFTS AT **95%** DENSITY.

ONSITE SEDIMENT CONTROL PLAN MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS	POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL.)
VEGETATION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT AT TOE OF SLOPE	CHECK FOR TOE OF SLOPE DIVERSION AND INSTALL IF NEEDED.
		RILLS AND GULLIES FORMING	FILL RILLS AND REGRADE GULLIED SLOPES.
		BARE SOIL PATCHES	RESEED, FERTILIZE AND MULCH BARE AREAS.
COMPOST FILTER SOCK (SILTSOXX™)	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	RUNOFF ESCAPING AROUND BARRIER	SECURELY ANCHOR WITH PROPER STAPLES. EXTEND BARRIER AS NEEDED.
		SEDIMENT LEVEL BUILDUP	REMOVE SEDIMENT WHEN LEVEL REACHES HALF (1/2) THE HEIGHT OF THE BARRIER.
INLET PROTECTION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SEDIMENT BUILD-UP REDUCING FLOW CAPACITY	REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES HALF (1/2) THE HEIGHT OF THE BMP. REPLACE INLET PROTECTION IMMEDIATELY.
		MISSING MATERIAL	REPAIR OR REPLACE PROTECTION MATERIALS AS NEEDED.
		FLOODING AROUND OR BELOW INLET	REMOVE ACCUMULATED SEDIMENT; OR CONVERT SEDIMENT BARRIER TO AN EXCAVATED SEDIMENT TRAP; OR REROUTE RUNOFF TO A MORE SUITABLE OUTLET SUCH AS A SEDIMENT TRAP.
("SILT SACK" – ONLY)		WATER BY-PASSING INLET AND GRATE	REMOVE "SILT SACK" AND REMOVE SILT OR REPLACE WITH NEW "SILT SACK" OR INSTALL BLOCK AND GRAVEL PROTECTION.
PUMPED WATER FILTER BAG	DAILY AND AFTER EACH USE	BAG IS HALF FULL	REPLACE BAG.
		BAG IS CLOGGED OR FLOW IS REDUCED	REPLACE BAG.
ROCK CONSTRUCTION ENTRANCE	DAILY AND AFTER EACH RUNOFF EVENT	LOST AND/OR DISLODGED STONES	REPLACE MISSING STONES SO AS TO MAINTAIN SPECIFIED DIMENSIONS.
		SEDIMENT DEPOSITED IN PAVED ROADWAYS	AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE RETURNED TO THE CONSTRUCTION SITE.
EROSION CONTROL BLANKETS (ECB)	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	SCOUR BENEATH NETTING	RE-INSTALL PROPER ECB MATERIAL AND RE-GRADE BEDDING. MAKE SURE MATERIAL IS INSTALLED AND ANCHORED AS PER THE MANUFACTURER'S RECOMMENDATIONS. RE-SEED IF NECESSARY.
TURF REINFORCEMENT MATS (TRMs)	WEEKLY AND AFTER EACH RUNOFF EVENT	SCOUR BENEATH MATERIAL	REINSTALL PROPER TRMS AND RE-GRADE BEDDING. MAKE SURE EDGES OF THE TRM ARE BURIED. RESEED IF NECESSARY PRIOR TO REINSTALLING TRM. OVERLAP THE TRM AND REANCHOR AS PER MANUFACTURER'S INSTRUCTIONS; STAPLE AS NECESSARY.
COMPOST SOCK CONCRETE WASHOUT	DAILY AND AFTER EACH USE	DAMAGED OR LEAKING	DEACTIVATE WASHOUT AND REPAIR OR REPLACE IMMEDIATELY.
		ACCUMULATED MATERIALS ARE > 75% CAPACITY	REMOVE EXCESS ACCUMULATED MATERIALS WHEN 75% CAPACITY IS REACHED. REPLACE PLASTIC LINING WITH EACH CLEANING OF THE WASHOUT FACILITY.

GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIFIC SEED SPECIFICATIONS, MIXTURES, LIMING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS. SPECIFICATIONS OF THESE ITEMS MAY ALSO BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 804 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT.

VEGETATED AREAS WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE ("BMP") WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO–INCHES.

LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10–10–10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHORUS (P_2O_5), AND 166.67 POUNDS POTASSIUM (K_2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

SEED: ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE PROPORTIONED BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. THE SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED SEEDING RATE (LBS/ACRE)
SPRING–SUMMER				
SPRING OATS, OR	98	85	85	64
ANNUAL RYEGRASS	95	85	85	10
SUMMER–FALL				
ANNUAL RYEGRASS, OR	95	85	85	10
WINTER RYE, OR	98	85	85	56
WINTER WHEAT	98	85	85	90

1– PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED–BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1947.

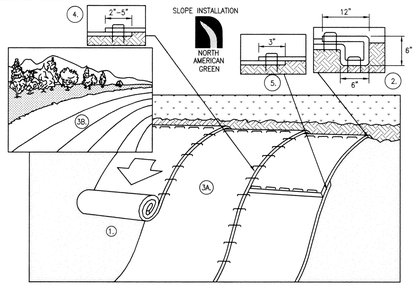
APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR–DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

CONSTRUCTION SEQUENCE NOTES

1. IN ADDITION TO THE PERMIT APPLICANT, ANYONE PERFORMING ACTIVITIES RESULTING IN ANY EARTH DISTURBANCE IS REQUIRED TO BE ADDED TO THE NPDES PERMIT AS A CO–PERMITTEE.
2. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEM, STORMWATER CONVEYANCE SYSTEMS, OR INFILTRATION BED AREAS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
3. ALL PARTIES RESPONSIBLE FOR THE EXCAVATION OF SITE MATERIALS OR THE IMPORT OF FILL MATERIALS ARE RESPONSIBLE TO ENSURE THAT "ENVIRONMENTAL DUE DILIGENCE" IN THE DETERMINATION OF CLEAN FILL MATERIAL IS EITHER REMOVED FROM THE SITE OR USED AS FILL FOR THE SITE. ANY MATERIAL IDENTIFIED AS HAZARDOUS MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL GUIDELINES AND REGULATIONS.
   A) ENVIRONMENTAL DUE DILIGENCE – INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
4. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCARDED ON THE SITE. THE FOLLOWING DEFINE WHAT SHOULD BE CONSIDERED "CONSTRUCTION WASTES" AND "CLEAN FILL":
   A) CONSTRUCTION WASTES – INCLUDES BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
   B) CLEAN FILL – UNCONTAMINATED, NON–WATER–SOLUBLE, NON–DECOMPOSTABLE, INERT SOLID MATERIAL. THIS INCLUDES SOIL, ROCK, STONE DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. IT DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE SURFACE WATERS UNLESS OTHERWISE AUTHORIZED, MILLED ASPHALT, OR ASPHALT THAT HAS BEEN PROCESSED FOR RE–USE.
5. DURING UTILITY LINE CONSTRUCTION, EXCAVATE UTILITY LINE TRENCHES ONLY AS REQUIRED. LIMIT ADVANCE EXCAVATION TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. WATER, WHICH ACCUMULATES IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY PUMPING WATER INTO A FILTER BAG IN ACCORDANCE WITH PADEP CHAPTER 102 REQUIREMENTS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL GRADE, AND SEEDED AND MULCHED PER THE PERMANENT SEEDING SCHEDULE.
6. COMPOST FILTER SOCKS (FILTREXX SILTSOXX®) SEDIMENTATION TRAPP®, INLETSOXX®, RUNOFF DIVERSION SOXX® AND ANY OTHER FILTREXX BMP'S EMPLOYED AS PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT MUST FOLLOW THE MANUFACTURER'S DISPOSAL/RECYCLING INSTRUCTIONS FOR EACH SPECIFIC BMP UTILIZED THROUGHOUT THE PROJECT'S CONSTRUCTION AND EARTHMOVING OPERATIONS.
7. DURING FOUNDATION CONSTRUCTION, PUMP WATER ACCUMULATED IN OPEN TRENCHES INTO FILTER BAGS IN ACCORDANCE WITH PADEP CHAPTER 102 REQUIREMENTS. REFER TO DETAIL. WHEN FILTER BAG IS ¾ FULL IT SHOULD BE REPLACED. ANY ACCUMULATED SEDIMENTATION WILL BE MIXED WITH SOIL AND PROPERLY DISPOSED OF ON THE SITE IF POSSIBLE OR DISPOSED OF AT AN OFFSITE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL OFF–SITE TO AN APPROVED FACILITY.
8. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE CONTRIBUTORY DRAINAGE AREAS OF THOSE CONTROLS.

PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (I.E., 8 INCHES FOR BASIN EMBANKMENTS WHEN APPLICABLE). PLACE TOPSOIL OVER SPECIFIED AREAS. TOPSOIL SHOULD BE AT A GREATER THICKNESS (I



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "S75" USE STAPLE PATTERN 'C.')

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

1 EROSION CONTROL BLANKET (SLOPE)
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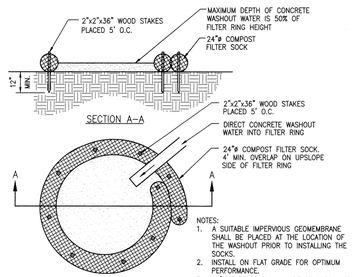

NOTES:
1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18"ø FILTER SOCK MAY BE STACKED ONTO DOUBLE 24"ø SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. NO WASH WATER FROM VEHICLES IS ALLOWED TO ENTER ANY SURFACE WATER.
5. WASHOUT SHOULD NOT BE PLACED WITHIN 50 FT. OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.

5 COMPOST SOCK CONCRETE WASHOUT
C403 — NOT TO SCALE

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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

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

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 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% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET				
	CONTINUOUSLY WOUND				
	FUSION-WELDED JUNCTURES				
	3/4" x 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

FILTREXX & JMD

8 COMPOST FILTER SOCK
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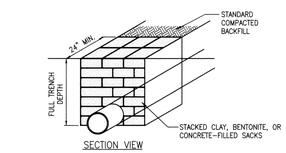
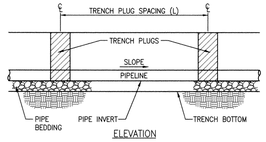




MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

TRENCH SLOPE (%)	SPACING L (FT)	PLUG MATERIAL
< 5	1,000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 – 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 – 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 – 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 – 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT FILLED BAGS (WETTED) OR MORTARED STONE

*TOPSOIL MAY NOT BE USED TO FILL SACKS

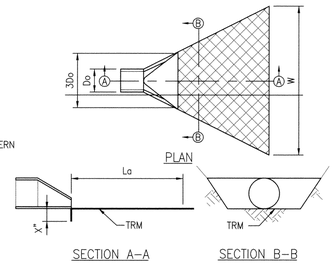
IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

2 TRENCH PLUG
C403 — NOT TO SCALE

OUTLET No.	PIPE DIA. Do (In.)	TRM	MIN. La (FT.)	MIN. W (FT.0)
ENDWALL NO. 1	15"	SC250	10.0'	15'

TRM – PERMANENT TURF REINFORCEMENT MAT "AMERICAN GREEN" SC250 W/ 'D' STAPLE PATTERN (OR ENGINEERED APPROVED EQUIVALENT).

1. TRM PLACEMENT FOR ENERGY DISSIPATER MUST HAVE SAME WIDTH ALONG THE ENTIRE LENGTH OF THE PLACEMENT.



6 TURF REINFORCEMENT MAT
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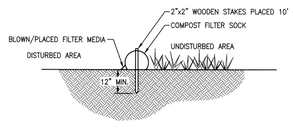
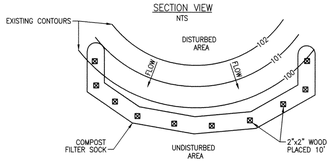




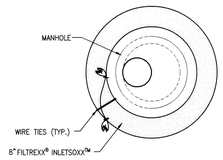
COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PennDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.

TABLE 4.2 COMPOST STANDARDS

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

FILTREXX



3 COMPOST FILTER SOCK INLET PROTECTION (SILTSOXX)
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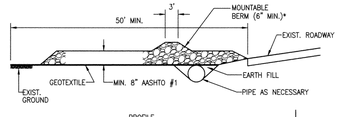
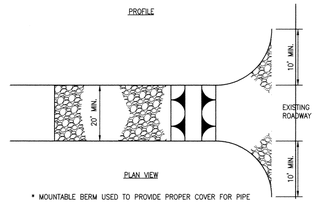


REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

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

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

4 ROCK CONSTRUCTION ENTRANCE
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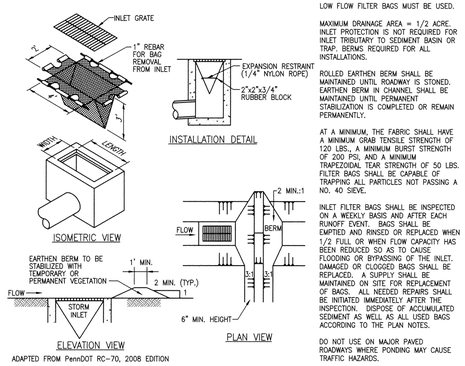

ADAPTED FROM PennDOT RC-70, 2008 EDITION

LOW FLOW FILTER BAGS MUST BE USED.

MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

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

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

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN 1/2 FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED 50 AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

7 FILTER BAG INLET PROTECTION - TYPE M INLET
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A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

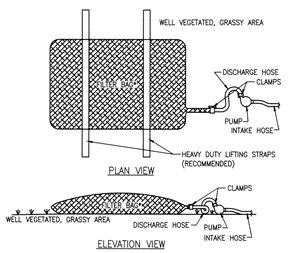
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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



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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D4884	60LB/IN
GRAB TENSILE	ASTM D4632	205 LB
PUNCTURE	ASTM D4833	110 LB
MULLEN BURST	ASTM D3786	350 PSI
UV RESISTANCE	ASTM D4355	70 %
AOS % RETAINED	ASTM D4751	80 SIEVE

9 PUMPED WATER FILTER BAG
C403 — NOT TO SCALE

PLAN BOOK	PAGE
347	55

REVISIONS

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2	3/03/2015	BOROUGH COMMENTS	MSR

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www.mdmllc.com

Achtung Land Development
50 Halstead Boulevard
Borough of Zelienople, County of Butler
Commonwealth of Pennsylvania

EROSION AND SEDIMENTATION CONTROL DETAILS

SEAL: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ELLEN H. KUCHARIK — ENGINEER — PE033335E

SCALE:	
DATE:	2/5/2015
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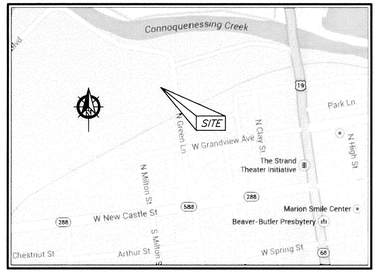


SITE LOCATION MAP
NOT TO SCALE

LEGEND

SEED/SOD AREA

MULCHED AREAS

QUANTITY → 1
TYPE → A

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL HEAVILY PLANTED AREAS TO RECEIVE AUTOMATIC PERMANENT IRRIGATION. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
4. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
6. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
9. FOR ANY TREE LOCATED NEAR A DRIVEWAY, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 6'-0" HIGH CLEAR SIGHT LINE FROM GRADE.

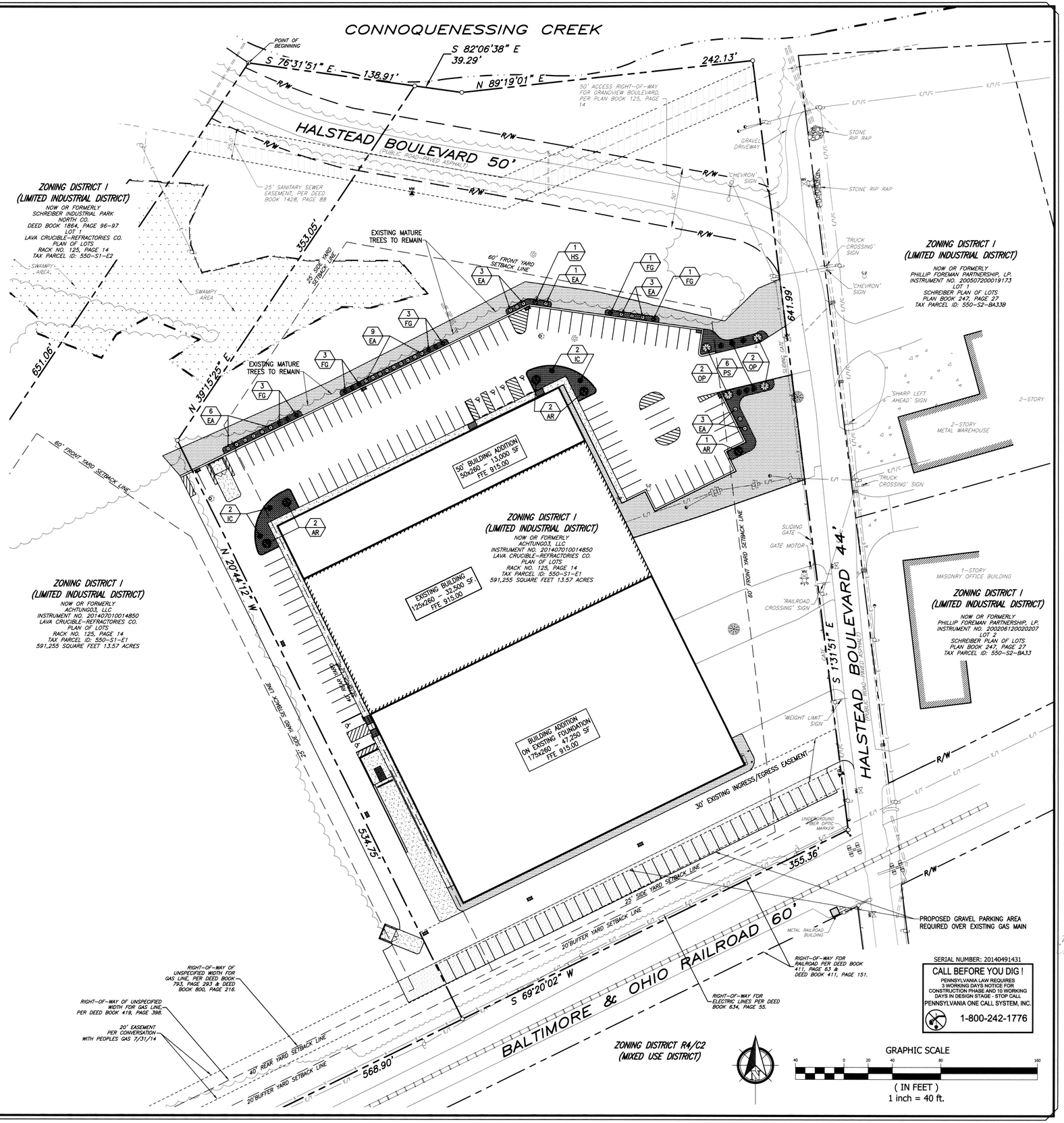
PLANT LIST

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	SYMBOL
5	AR	*ACER RUBRUM* RED MAPLE	1½" CALIPER	B&B	
4	OP	*PYRUS CALLERYANA* ORNAMENTAL PEAR	1½" CALIPER	B&B	
25	EA	*EUONYMUS ALATUS (COMPACTA)* DWARF BURNING BUSH	24"	B&B	
11	FG	*FESTUCA GLAUCA* BLUE FESCUE	No. 2	CONT.	
1	HS	*HELICTOTRICHON SEMPERVIRENS* BLUE OAT GRASS	No. 2	CONT.	
4	IC	*ILEX CRENATA SOFT TOUCH* SOFT TOUCH COMPACT HOLLY	No. 2	CONT.	
6	PS	*PENNISETUM SETACEUM RUBRUM* PURPLE FOUNTAIN GRASS	No. 2	CONT.	

PARKING LOT LANDSCAPING REQUIRMENTS

REQUIRED	PROVIDED
7% OF ANY PARKING LOT CONTAINING > 30 PARKING SPACES SHALL BE LANDSCAPED.	9.31%
1 TREE / 10 PARKING SPACES 154 PARKING SPACES ÷ 10 = 15.4 (16)	9
3 LOW LEVEL PLANTINGS / 10 PARKING SPACES 3 x [154 PARKING SPACES ÷ 10] = 46.2 (47)	47

PLAN BOOK	PAGE
347	56



SERIAL NUMBER: 20140491431

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Commonwealth of Pennsylvania

LANDSCAPE PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033335E

SCALE:	1" = 40'
DATE:	2/5/2015
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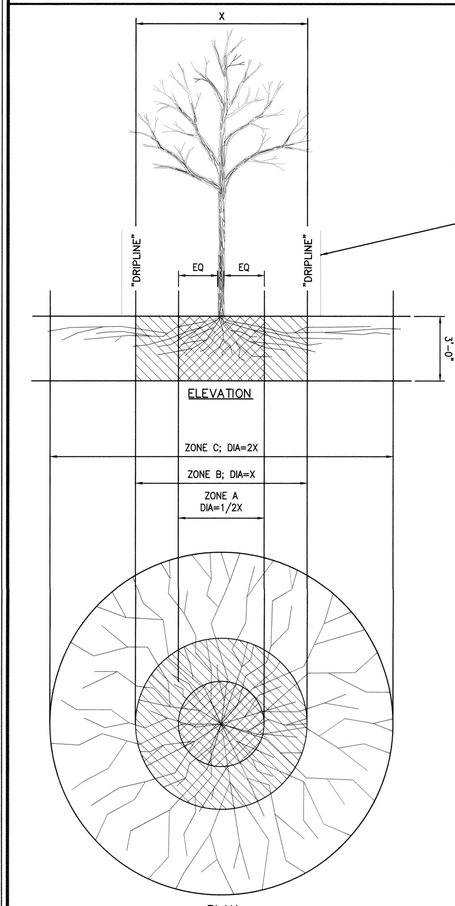


FENCING/ROOT PROTECTION
CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B – PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6"–8"DEPTH
2. 3/4"PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE–SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAN 2" DIA. REQUIRES ENGINEER'S APPROVAL.
3. TUNNELING REQUIRED TO INSTALL LINES 3'–0" BELOW GRADE OR DEEPER.

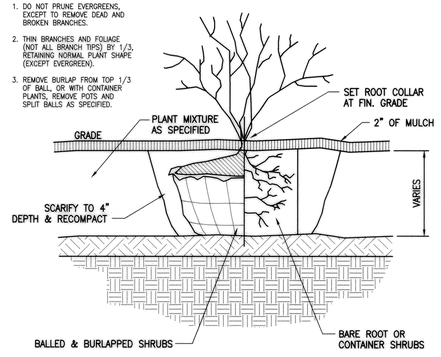
ZONE B (DRIPLINE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL.
2. SURFACE PROTECTION* MEASURES REQUIRED. TRENCHING ALLOWED AS FOLLOWS:
   – LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A.
   – MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.
   – TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'–0".
3. EXCAVATION BY HAND OR WITH HAND–DRIVEN TRENCHER MAY BE REQUIRED.

ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL.
2. SURFACE PROTECTION* MEASURES MAY BE REQUIRED. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
   – MINIMIZE TRENCH WIDTH.
   – MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

NOT TO SCALE

1 TREE PROTECTION DETAILS

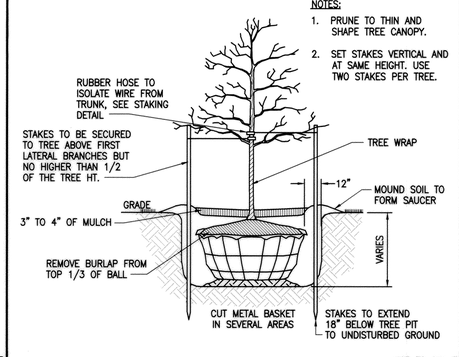
NOTES:
1. DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
2. THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
3. REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS, REMOVE POTS AND SPLIT BALLS AS SPECIFIED.



NOT TO SCALE

2 SHRUB PLANTING DETAILS

NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY.
2. SET STAKES VERTICAL AND AT SAME HEIGHT. USE TWO STAKES PER TREE.



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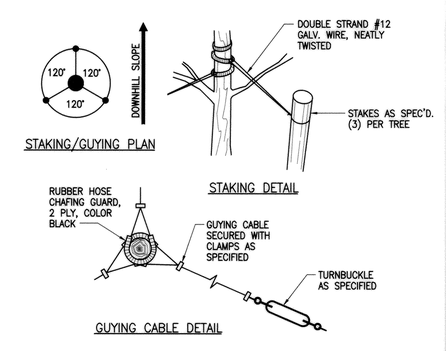
3 TREE PLANTING DETAILS



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4 TREE STAKING / GUYING DETAILS

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Achtung Land Development
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LANDSCAPE DETAILS

PLAN BOOK	PAGE
347	57

COMMONWEALTH OF PENNSYLVANIA
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PE033335E
COMMONWEALTH OF PENNSYLVANIA

Ellen H. Kucharik

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