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Michele Mustello
Butler County Recorder PA
7/1/2019 1:58 PM
T20190010645

JIFFY MINI-MART

SITE DEVELOPMENT PLAN

EXISTING GAS STATION RECONSTRUCTION
1701 N. MAIN STREET
CENTER TOWNSHIP, BUTLER COUNTY, PA

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JIFFY MINI MART, INC., A PENNSYLVANIA CORPORATION, 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 DEVELOPMENT OF OUR 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 ANY SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS OFFERRED AS SUCH AND 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 JIFFY MINI MART, INC., 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 June, 2019.

ATTEST:

NOTARY PUBLIC

JIFFY MINI MART, INC. (OWNER)
HIRDAYPAL GILL (President)

NOTARY CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED HIRDAYPAL GILL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF 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 OUR HAND AND NOTARIAL SEAL THIS 25th DAY OF June 2019. MY COMMISSION EXPIRES THE 27th DAY OF December 2020.

NOTARY PUBLIC (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Donna M Davies, Notary Public
Grove City Boro, Mercer County
My Commission Expires Dec. 22, 2020

TITLE CERTIFICATION

I, HIRDAYPAL GILL, PRESIDENT OF JIFFY MINI MART, INC, OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JIFFY MINI MART, INC., AS RECORDED AS INSTRUMENTS 200401090001018, 201606060011010 & 200604200009133, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS

HIRDAYPAL GILL

MUNICIPAL SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 25th DAY OF June, 2019.

SECRETARY (SEAL)

PRESIDENT OF BOARD

MUNICIPAL PLANNING COMMISSION APPROVAL

APPROVED BY THE CENTER TOWNSHIP PLANNING COMMISSION THIS 27th DAY OF March, 2019.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF MARCH, 2019.

SECRETARY

CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17088

(SEAL)

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.

June 25, 2019
DATE

James A. Day
REGISTRATION NO. SU-039394-E

PROOF OF RECORDING

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

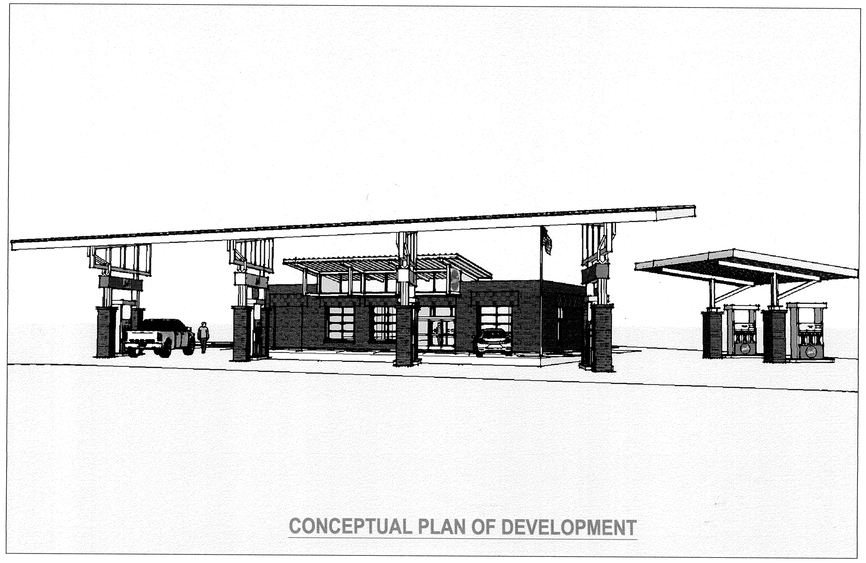
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 379 PAGE 1-23

GIVEN UNDER OUR HAND AND SEAL THIS 1 DAY OF July 2019.

RECORDER

RECORDER OF DEEDS SEAL
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



CONCEPTUAL PLAN OF DEVELOPMENT

SITE TABULATIONS

SITE ZONING = C-1 RETAIL & SERVICE COMMERCIAL DISTRICT
(WITHIN CORE INFILL OVERLAY DISTRICT)

SITE USE = MOTOR VEHICLE FUEL DISPENSING FACILITY (CONDITIONAL USE)

TAX MAP ID: 60-S4-5
60-4-15
60-4-16

SETBACKS REQUIRED: FRONT = 50'
SIDE = 15'
REAR = 30'

DEVELOPMENT DATA:

PROPOSED BUILDING (Replacing an existing store building):
ONE STORY - 4311 SF.

PROPOSED USE:
SELF-SERVICE FUEL STATION, WITH CONVENIENCE STORE BUILDING

MAXIMUM IMPERVIOUS AREA PERMITTED = 70%
= 0.70 x 53,232 SF =37,262 SF

PROPOSED IMPERVIOUS AREA = 34,445 SF = 64 %

PARKING TABULATIONS

PARKING REQUIRED:

RETAIL STORE = 1 SP/300 SF STORE
= 4311 SF BLDG. / 300 = 15 SPACES

(OR) SELF-SERVICE FUEL STATION = 2 SP/PUMP
= 2 SPACES (8 PUMPS) = 16 SPACES

PARKING PROVIDED = 16 REGULAR SPACES
+ 2 HANDICAPPED SPACES
18 TOTAL

UTILITY CONTACTS

ELECTRIC	ALLEGHENY POWER	1-800-255-3443
TELEPHONE	VERIZON	1-800-275-2355
CABLE	ARMSTRONG CABLE	1-877-277-5711
WATER	PA-AMERICA WATER CO.	1-800-474-7292
SANITARY	BUTLER AREA SEWER AUTHORITY	724-282-1978

PLAN INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	DEMOLITION PLAN
C4	SITE WORK PLAN
C5	SITE PLAN
C6	GRADING PLAN
C7	UTILITY PLAN
C8	LANDSCAPE PLAN
C9	SITE LIGHTING PLAN
HOP-1	DRIVEWAY PLAN
HOP-2	DRIVEWAY NOTES
HOP-3	TRUCK SWEEP PLAN
DET-1	SITE CONSTRUCTION DETAILS
PCSM-1	PCSM PLAN
PCSM-2	PCSM DETAILS
PCSM-3	PCSM DETAILS
ES-1	ES PLAN- STAGE A
ES-2	ES PLAN- STAGE B
ES-3	ES DETAILS
ES-4	ES DETAILS
SEW-1	SEWER PROFILE
SEW-2	SEWER DETAILS
SEW-3	PUMP DETAILS

PROPERTY OWNER

Jiffy Mini Mart, Inc.
Attn: Hirdaypal "Paul" Gill
721 S. Center St.
Grove City, PA 16127
Ph: 724-992-8192
Tax ID 060-S4-16
Instr.200401090001018

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
SERIAL: 20190591082

PREPARED BY:

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

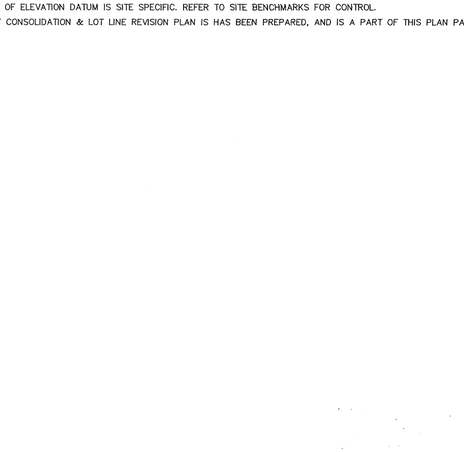
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
SURVEYOR SU-039394-E

PLAN BOOK	PAGE
379	1

MAY 07-2019

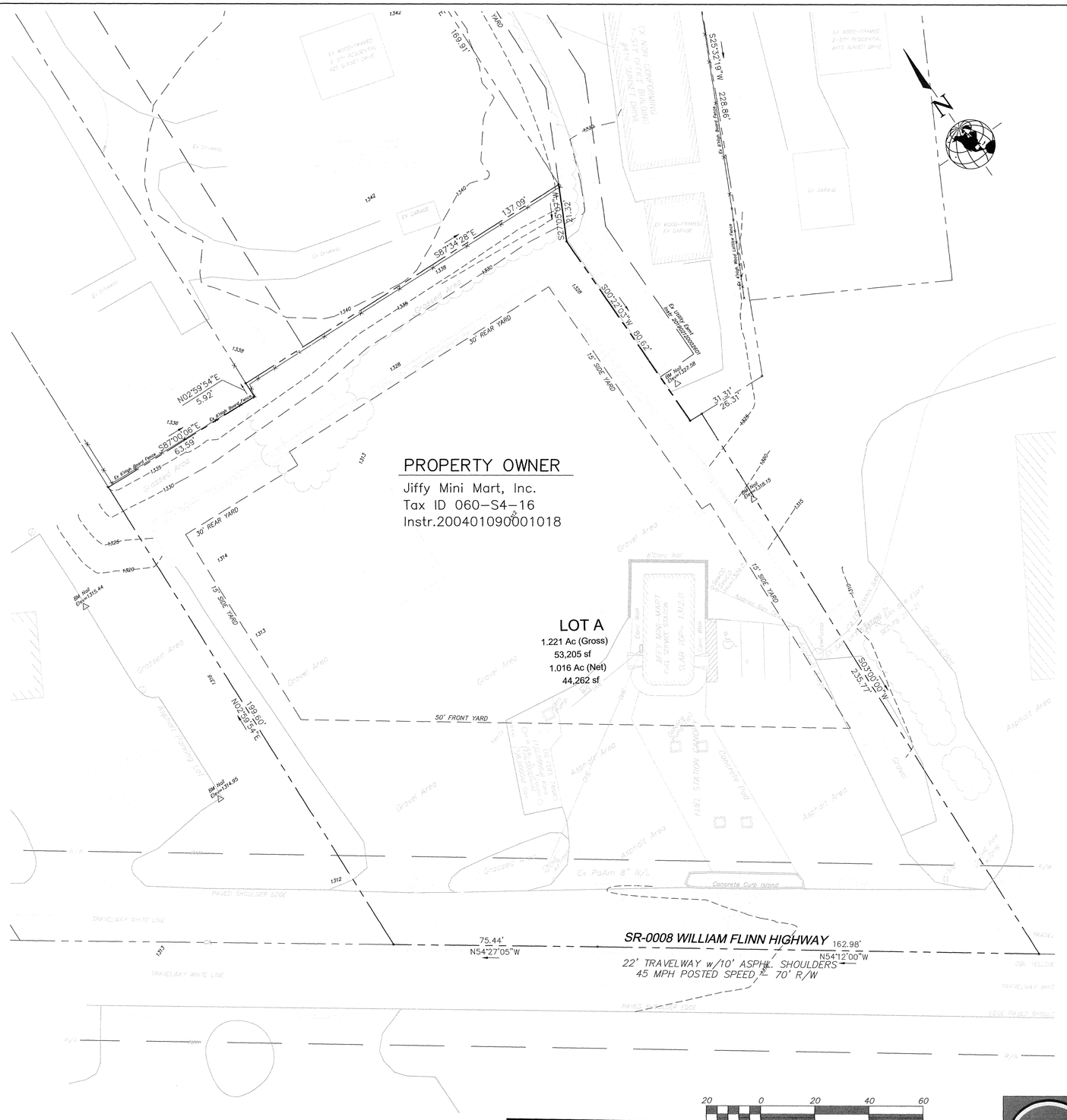
EXISTING CONDITIONS PLAN NOTES:

1. TOPOGRAPHIC & BOUNDARY SURVEY PREPARED BY JAMES A. DAY, PE, PLS, 07-25-2016.
2. BASIS OF ELEVATION DATUM IS SITE SPECIFIC. REFER TO SITE BENCHMARKS FOR CONTROL.
3. A LOT CONSOLIDATION & LOT LINE REVISION PLAN IS HAS BEEN PREPARED, AND IS A PART OF THIS PLAN PACKAGE.



VICINITY MAP

Ref: Mt. Chestnut USGS


PROPERTY OWNER
Jiffy Mini Mart, Inc.
Tax ID 060-S4-16
Instr.200401090001018
LOT A
1.221 Ac (Gross)
53,205 sf
1.016 Ac (Net)
44,262 sf
50' REAR YARD
15' SIDE YARD
50' FRONT YARD
S25°32'19"W 228.86'
S87°34'28"E 137.09'
S00°20'57"W 80.62'
S00°00'00"W 235.17'
N02°59'54"E 5.92'
S87°00'06"E 63.59'
N02°59'54"E 199.50'
75.44' N54°27'05"W
162.98' N54°12'00"W
SR-0008 WILLIAM FLINN HIGHWAY
22' TRAVELWAY w/10' ASPH'L. SHOULDERS
45 MPH POSTED SPEED, 70' R/W
Ex Utility Easement
Ex Utility Easement
Ex Utility Easement

DEMOLITION PLAN

NOTE: CONTRACTOR TO INSTALL ALL ITEMS SHOWN GRAPHICALLY ON PLANS, INCLUDING THE FOLLOWING AS SUMMARIZED. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT FOR DEMOLITION SCHEDULE. CONTRACTOR SHALL INCLUDE IN SCOPE OF WORK, OF PROPER OFFSITE DISPOSAL OF ALL DEMOLITION WASTES, UNDERGROUND STORAGE TANK REMOVAL/CLOSURE PERMITTING, MAINTENANCE AND PROTECTION OF TRAFFIC (VIA TRAFFIC SIGNAGE & FLAGGERS), AND IMPLEMENTATION OF EROSION CONTROL MEASURES REQUIRED BY THIS PLAN SET SHEETS FOR EROSION CONTROL.

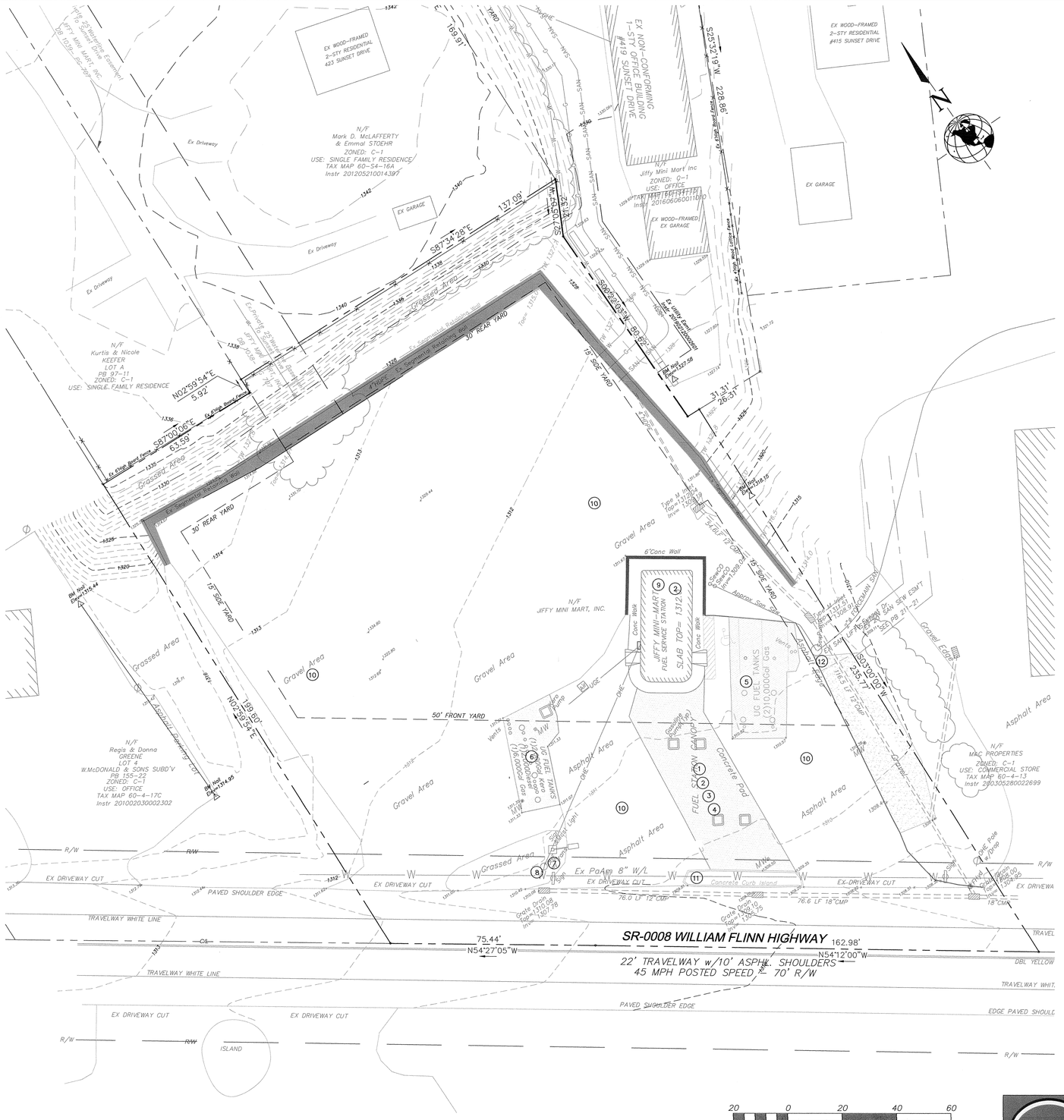
1. EXISTING OVERHEAD CANOPY AND STRUCTURAL COLUMNS TO BE REMOVED.
2. EXISTING CONCRETE PADS TO BE REMOVED AND DISPOSED.
3. EXISTING FUEL DISPOSAL PUMP ASSEMBLIES AND ISLANDS TO BE REMOVED.
4. EXISTING UNDERGROUND ELECTRIC AND PUMP CONTROL LINES TO BE REMOVED.
5. EXISTING (2) 10,000 GAL FUEL TANKS, PIPING AND ELECTRICAL TO BE REMOVED. CONTRACTOR TO CONFORM TO PADEP UNDERGROUND FUEL TANK PERMITTING AND TANK CLOSURE REQUIREMENTS. UTILIZE ONSITE EXCAVATION SOILS FROM FUTURE TANK FOOTPRINTS AS FILL.
6. EXISTING KERO & DIESEL FUEL TANKS, PIPING AND ELECTRICAL TO BE REMOVED. CONTRACTOR TO CONFORM TO PADEP UNDERGROUND FUEL TANK PERMITTING AND TANK CLOSURE REQUIREMENTS. UTILIZE ONSITE EXCAVATION SOILS FROM FUTURE TANK FOOTPRINTS AS FILL.
7. EXISTING SIGN AND OVERHEAD LIGHT/POLE IS TO BE REMOVED.
8. DISCONNECT EXISTING OVERHEAD ELECTRIC SERVICE LINES AT SERVICE POLE AND REMOVE EXISTING SERVICE LINES.
9. DECOMMISSION AND REMOVE EXISTING MINI-MART STORE & CONCRETE BARRIER WALL. COORDINATE SEQUENCE WITH OWNER.
10. OVERCUT AS REQUIRED FOR ACHIEVING FINISHED PAVING GRADES SHOWN ON GRADING PLAN, AND AS PER REQUIREMENTS OF GEOTECHNICAL REPORT.
11. CUT & REMOVE EXISTING CONCRETE CURB. COORDINATE WITH SITE PLAN FOR LIMITS OF REMOVAL.
12. DECOMMISSION & REMOVE EXISTING SEWAGE PUMP AND TANK. CAP EXISTING FORCE MAIN & ABANDON IN-PLACE.

CONTRACTOR NOTE

DEMO WORK IS INTENDED TO BE DELAYED UNTIL AFTER THE NEW STORE BUILDING IS ERECTED. COORDINATE ALL WORK WITH OWNER. COORDINATE WITH ARCHITECTURAL PLANS & TRADES.

DEMOLITION GENERAL NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
3. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
4. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
5. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
6. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
7. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
8. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
9. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED. CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
12. PROVIDE NEAT. STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
13. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS. ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
16. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITY.


EX WOOD-FRAMED 2-STY RESIDENTIAL 423 SUNSET DRIVE
EX NON-CONFORMING 1-STY OFFICE BUILDING #419 SUNSET DRIVE
EX WOOD-FRAMED 2-STY RESIDENTIAL #415 SUNSET DRIVE
EX GARAGE
N/F Mark D. McLAFFERTY & Emmal STOEHR ZONED: C-1 USE: SINGLE FAMILY RESIDENCE TAX MAP 60-54-16A Instr 201205210014397
Jiffy Mini Mart Inc ZONED: C-1 USE: OFFICE TAX MAP 60-54-11D Instr 201606060011080
N/F Kurtis & Nicole KEEFER LOT A PB 97-11 ZONED: C-1 USE: SINGLE FAMILY RESIDENCE
N/F Regis & Donna GREENE LOT 4 W.McDONALD & SONS SUBD'V PB 155-22 ZONED: C-1 USE: OFFICE TAX MAP 60-4-17C Instr 201002030002302
N/F JIFFY MINI MART, INC.
N/F MAC PROPERTIES ZONED: C-1 USE: COMMERCIAL STORE TAX MAP 60-4-13 Instr 200305280022699
JIFFY MINI-MART FUEL SERVICE STATION
SLAB TOP= 1312
6'Conc Wall
Conc Walk
Gravel Area
Asphalt Area
Grassed Area
Concrete Pad
FUEL STATION CANOPY
UG FUEL TANKS (2)10,000Gal Gas
(1)5,000Gal Kero
(1)5,000Gal Diesel
Ex Sewage Holding Tank
Ex Sewage Pump Chamber
Ex Sewage Ejection Line
Ex Private 22'Wide Ingress, Egress & Utility Easement PB 103-28 JIFFY MINI MART, INC.
Ex Utility Easement PB 201205210014397
Ex Elec Bond Fence
Ex Chain Link Fence
Ex Driveway
Ex Asphalt Driveway
Ex Concrete Sidewalk
Ex Curb Inlet
Ex Grate Inlet
Ex Light Pole
Ex Utility Pole
Ex Guy Wire
Ex Fire Hydrant
Ex Gas Valve
Ex Water Valve
Ex Water Meter
Ex Gas Meter
Ex Sign
Ex Overhead Light
Ex Overhead Electric
Ex Underground Electric
Ex Underground Gas
Ex Underground Water
Ex Underground Sewer
Ex Underground Telephone
Ex Underground Cable
Ex Underground Fiber Optic
Ex Underground Pump Control Line
Ex Underground Vent Line
Ex Underground Fill Line
Ex Underground Tank
Ex Underground Pump
Ex Underground Kero Tank
Ex Underground Diesel Tank
Ex Underground Gas Tank
Ex Underground Sewage Tank
Ex Underground Sewage Pump
Ex Underground Sewage Force Main
Ex Underground Sewage Vent
Ex Underground Sewage Fill
Ex Underground Sewage Pump Control Line

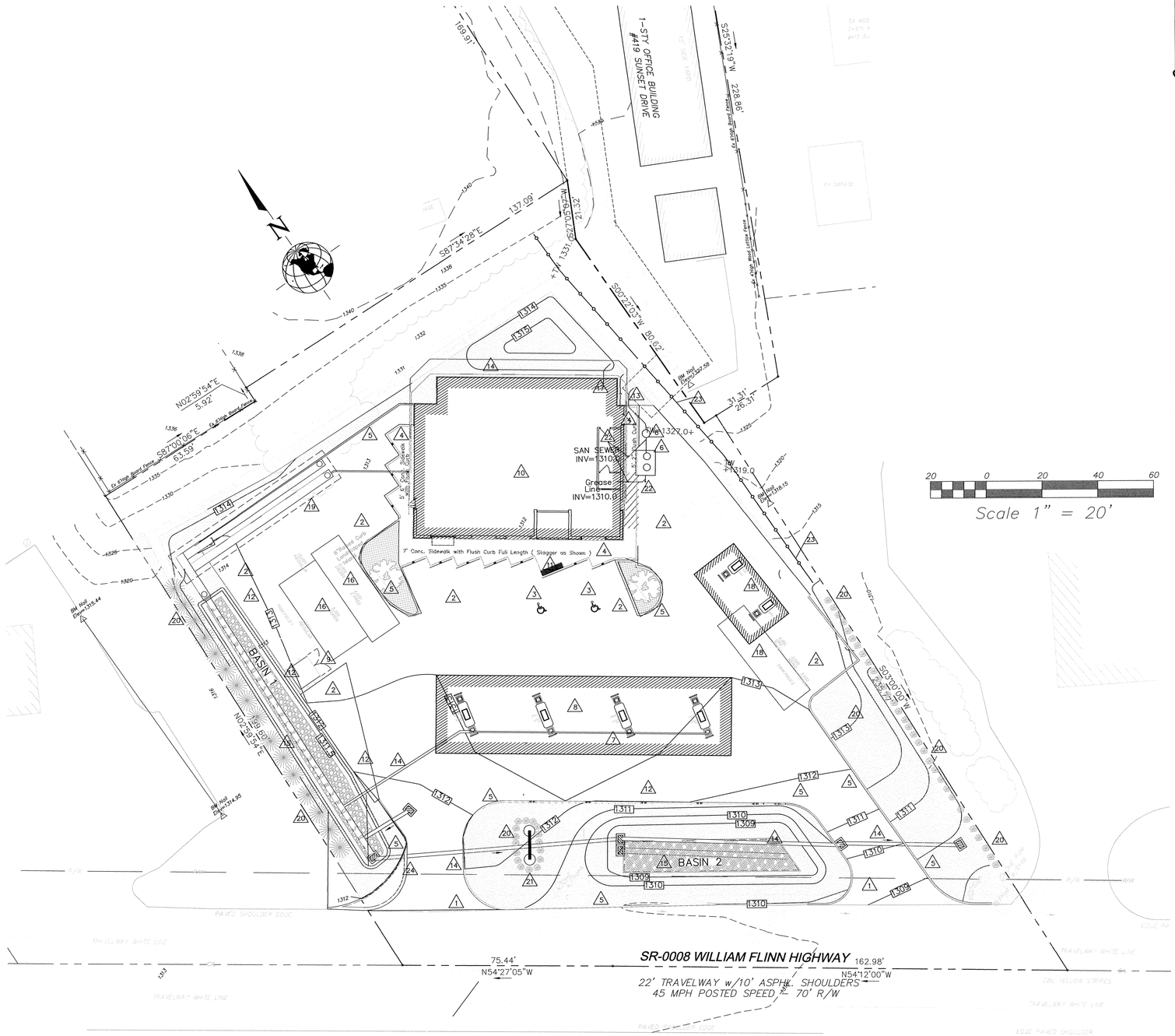
CONTRACTOR NOTE

CONTRACTOR TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN GRAPHICALLY ON PLAN AS SCOPE OF CONSTRUCTION WORK. ANY DEVIATIONS FROM GRADE, CONCEPT, TYPE OR MATERIAL SHOWN ON PLAN SHALL BE FIRST APPROVED BY WRITTEN REQUEST TO DESIGN AND TOWNSHIP ENGINEER.

PROPOSED CONSTRUCTION

NOTE: CONTRACTOR TO INSTALL ALL ITEMS SHOWN GRAPHICALLY ON PLANS, INCLUDING THE FOLLOWING AS SUMMARIZED:

1. 6.0" THICK 4000 PSI TYPE 1A PORTLAND CONCRETE PAVEMENT. SAWCUT AND SEAL AT SR–008 INTERFACE, PER PADOT PUBLICATION 408– SECTION 501.3(n). USE W5.5X5.5 WIRE REINFORCEMENT 1.5" OFF CONCRETE BOTTOM. SEAL CURED CONCRETE WITH TYPE II–CLASS A LIQUID MEMBRANE (PER ASTM C309). PROVIDE 1/4"EXPANSION JOINTS AT 10'X10'PANELS. AND SEALED AS PER PADOT PUBLICATION 72M – RC–20M DETAIL C.
2. 4" WIDE THERMOPLASTIC PARKING STRIPPING (YELLOW). 9'x20' TYPICAL STALL.
3. HANDICAP STANDARD SYMBOL (BLUE) AND/OR DIAGONAL YELLOW STRIPPING.
4. INSTALL FLUSH–TOP CONCRETE CURB & UNIT PAVER SIDEWALK. COORDINATE WITH ARCHITECT AND OWNER FOR PATTERN & COLOR.
5. INSTALL PADOT DEEP SET CONCRETE CURB. TOPS AND REVEAL FACE SHALL BE PAINTED YELLOW.
6. INSTALL 1000–GAL CONCRETE GREASE INTERCEPTOR TANK AND GRINDER PUMP TANK. REFER TO BASA SEWER DETAILS.
7. ERECT NEW OVERHEAD CANOPY. OWNER IS RESPONSIBLE FOR ORDERING AND OBTAINING ALL STRUCTURE DESIGN FOR CANOPY. CANOPY VENDOR RESPONSIBLE FOR FINAL DESIGN. PLAN SHOWS CONCEPTUAL GRAPHICS OF CANOPY OUTLINE.
8. INSTALL NEW FUEL PUMPS AND ISLAND. CONNECT ALL NECESSARY DISPENSER PIPING AND ELECTRONICS. FUEL PUMPS, CONCRETE ISLAND, AND TELEMETRY ELECTRIC SHALL BE COORDINATED WITH SITE CONTRACTOR.
9. INSTALL WOOD–FENCED TRASH ENCLOSURE.
10. NEW MINI–MART BUILDING. REFER TO ARCHITECTURAL PLANS AND BUILDING PERMIT PACKAGE FOR FURTHER INFORMATION.
11. ADA APPROVED PAVERS WITH DETECTABLE WARNING DOMES AT ENTRANCE SECTION TO FRONT ACCESS DOOR.
12. EDGE OF CONCRETE ONLY (NO CURB), FOR FREE SURFACE WATER DRAINAGE OUTLET INTO SWM BASIN.
13. CONNECT NEW 2"HDPE SEWER FORCE MAIN LINE TO EXISTING SEWER.
14. INSTALL STORM SEWER PIPING AND INLETS AS SPECIFIED ON PLANS.
15. CONSTRUCT STORMWATER BIO–RETENTION & TREATMENT CELL.
16. INSTALL NEW GASOLINE FUEL TANKS, FILL PORTS AND CONNECTIVE PIPING TO DISPENSERS. INSTALL VENT PIPING AND RISERS TO SIDE OF PARKING LOT. REFER TO MANUFACTURER AND PADEP REQUIREMENTS. OWNER & TANK INSTALLER ARE RESPONSIBLE FOR PADEP UGST PERMITTING. APPROXIMATE EXCAVATION LIMITS SHOWN. TANK GRAPHICS ARE REPRESENTATIVE INFORMATION ONLY.
17. CONNECT 2"DIAMETER TYPE K COPPER WATER SERVICE LINE PER PA AMERICA WATER COMPANY REQUIREMENTS. COORDINATE WITH ARCHITECTURAL PLANS FOR INTERIOR METER AND BACKFLOW VALVE ASSEMBLY.
18. INSTALL NEW KEROSENE & PERFORMANCE GASOLINE PUMP ASSEMBLY, CANOPY & INSTALL PROTECTIVE BOLLARDS.
19. HDPE UNDERGROUND SUPPLEMENTAL STORMWATER VOLUME STORAGE PIPING.
20. INSTALL SITE SCREENING LANDSCAPING. REFER TO LANDSCAPE SHEET.
21. INSTALL NEW JIFFY MART ILLUMINATED OVERHEAD SIGN. OWNER TO PROVIDE DESIGN AND OBTAIN SEPARATE PERMIT FOR SIGN. 2' DIAMETER PIERS SHALL BE CAST–IN PLACE AT 4' GROUND DEPTH, WITH TOP OF PIER AT ELEVATION 1310.0. REFER TO OWNERS SIGNAGE PLAN AND DETAILS.
22. INSTALL CLEANOUT/INSPECTION PORT.
23. INSTALL 4' HEIGHT METAL CHAIN LINK SECURITY/SAFETY FENCE FULL LENGTH OF RETAINING WALL. LOCATION DETERMINED BY OWNER.
24. INSTALL MOUNTABLE CONCRETE CURB AS PER PADOT PUB 72–M RC–65M, TYPE A, TO FRAME IN CONCRETE ISLAND. CURB SHALL BE PAINTED YELLOW. CONCRETE ISLAND SHALL BE FULL CONCRETE, PER CONCRETE DETAIL FOR FUEL PAD.



20 0 20 40 60

Scale 1" = 20'

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ITEMS NECESSARY TO CONSTRUCT THE SITE IMPROVEMENTS.
2. SPOT ELEVATIONS AND CONTOURS ARE CONTROLS ONLY. ALL GRADING SHALL BE SMOOTH AND CONTINUOUS. NO LOW AREAS OR "BIRD BATHS" WILL BE PERMITTED.
3. ALL PROPOSED SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONTACT ALL EXISTING UTILITIES TO FIELD VERIFY ALL UTILITIES' EXISTING LOCATIONS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 38, (PA 1–CALL) 72 HOURS NOTIFICATION OF UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION EXCAVATION.
6. EXISTING BASE MAPPING WAS PREPARED BY A FIELD SURVEY. REFER TO BENCHMARKS FOR ELEVATION DATUM.
7. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPAL AND BUTLER COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
9. THE PROJECT IS OUTSIDE OF THE 100–YEAR FLOODPLAIN.
10. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPES, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DAMAGED AS A RESULT OF CONSTRUCTION, WHETHER WITHIN THE SITE OR ON ADJOINING PROPERTIES. ALL ITEMS DISTURBED DURING DEMOLITION OR CONSTRUCTION SHALL BE RETURNED TO THEIR APPROXIMATE ORIGINAL CONDITION, OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY.
11. ANY WARRANTED TRAFFIC CONTROL FOR ANY WORK TYPE SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY REGULATIONS.
12. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THE SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS AND ORGANIC MATERIAL IN A LAWFUL MANNER. NO ONSITE BURIAL OR BURNING PERMITTED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE DETERMINING THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, INCLUDING SERVICES, AND MAKING FIELD ADJUSTMENTS OF PROPOSED PIPING IF CONFLICTS ARE DISCOVERED.
15. THE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR ALL PIPING CONNECTIONS.
16. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AND TO PRECLUDE PONDING WATER ON THE SITE.
18. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATIONS OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE EXCAVATED TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THOSE LOCATIONS WHERE PROPOSED FACILITIES ARE TO BE CONSTRUCTED.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE–045099E

SITEWORK PLAN

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART II

CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724–283–3267
email: jadmay@msn.com

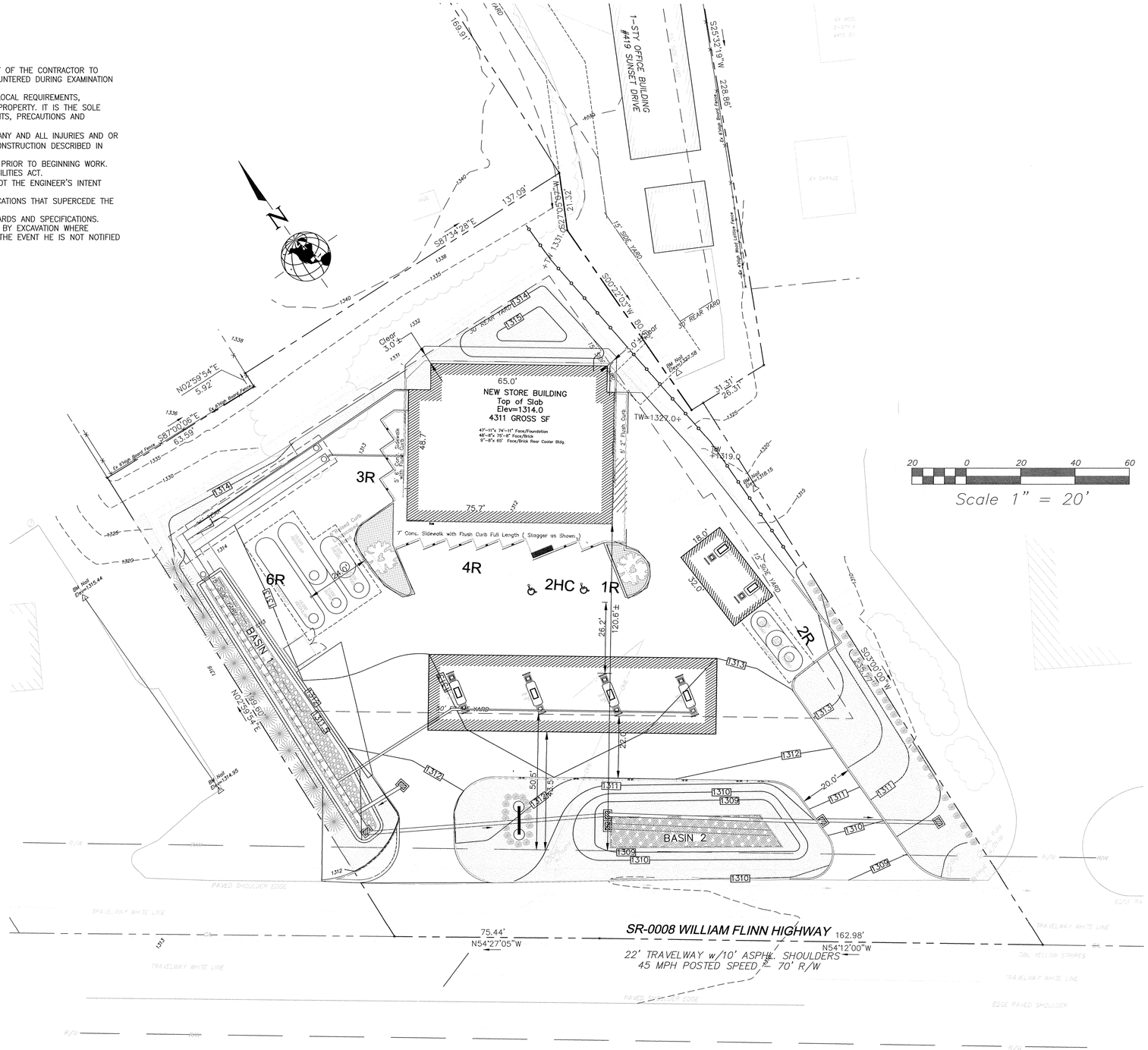
DRAWING DATE: 03–11–2019

SCALE: 1" = 20'

C-4

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE AND ENGINEER FOR ANY AND ALL INJURIES AND OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS SITE PLAN FOR, ANY AND ALL, DIFFERENT LAYOUT, DETAILS AND SPECIFICATIONS THAT SUPERCEDE THE CONTENT OF THESE CIVIL SITE PLANS.
8. CONTRACTOR TO COMPLY WITH ALL APPLICABLE PENNDOT, TOWNSHIP, UTILITY COMPANY, AND ANY PROJECT SPECIFIC STANDARDS AND SPECIFICATIONS.
9. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY. AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

SITE DEVELOPMENT PLAN

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Branch Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jamesday@msn.com

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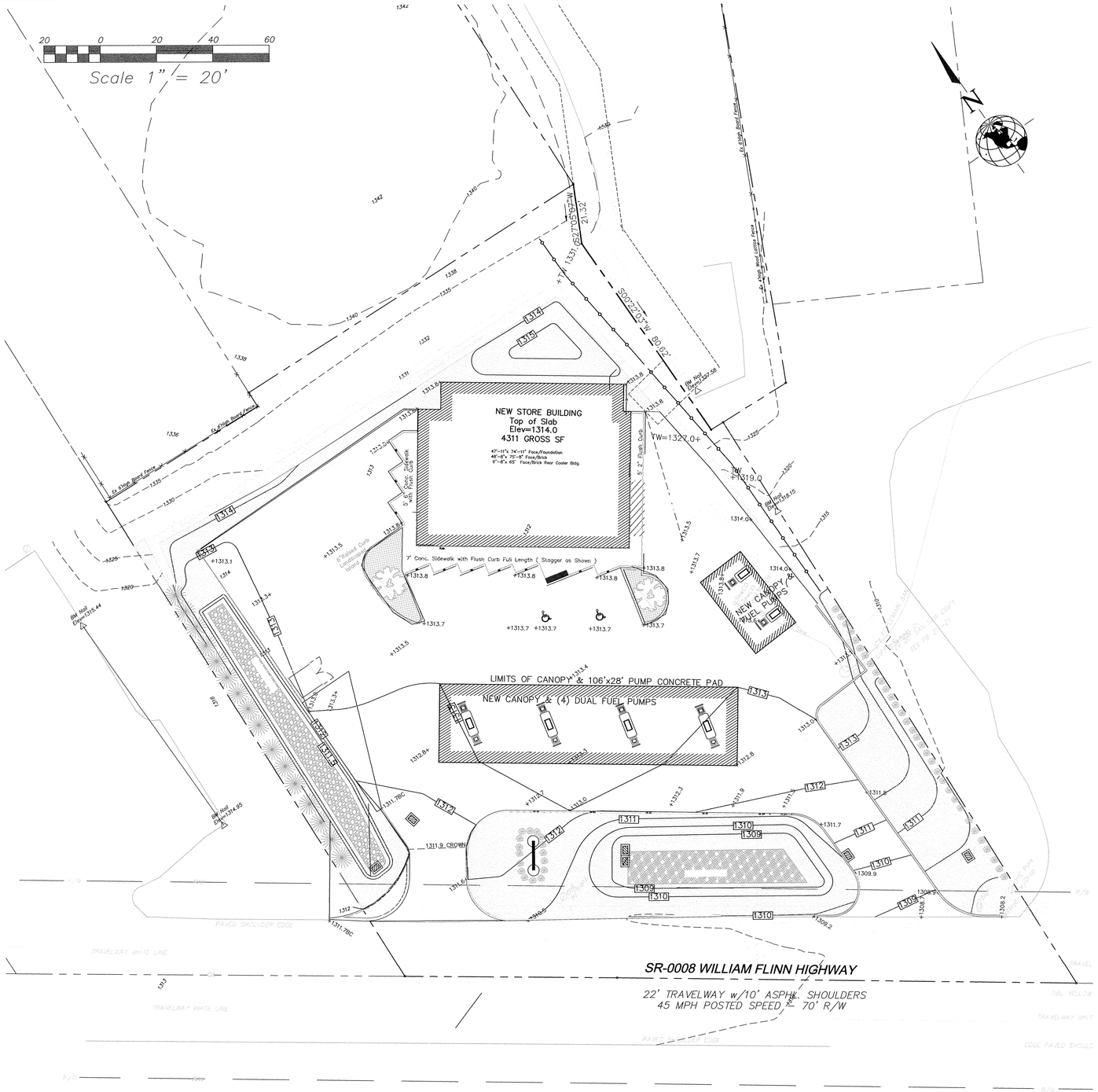
CONTRACTOR NOTE

CONTRACTOR TO CONFIRM ALL EXISTING UTILITY INVERTS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR SITE EARTHWORK FILL/CUT QUANTITIES IMBALANCE AJUSTMENTS.

GRADING GENERAL NOTES

1. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING. EXCAVATION. FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
2. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
3. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN, UNLESS NOTED OTHERWISE.
4. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
5. BUILDING FOUNDATION DESIGN WAS PREPARED BY OTHERS. INSTALL IN ACCORDANCE WITH PLANS AND DETAILS PREPARED BY OTHERS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287, NOTIFICATION OF PUBLIC UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A STORMWATER COLLECTION FACILITY, ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.
8. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE APPROVED EROSION CONTROL PLAN.
10. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED CONTROLS NECESSARY FOR THE STABILIZATION OF ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.
11. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE EARTHWORK VOLUME QUANTITY.



UTILITY NOTES

1. MATERIALS AND METHODS ARE TO CONFORM WITH CONSTRUCTION STANDARDS OF CENTER TOWNSHIP, BUTLER COUNTY PA., AND IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF INDIANA AND IN ACCORDANCE WITH PENN DOT FORM 408 SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.
2. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE TO THE UTILITY COMPANY STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND HAVING THEM MARKED IN THE FIELD BY THE UTILITY COMPANY PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL CONTACT PA. ONE CALL AT 1 800-242-1776 NOT LESS THAN 3-10 WORKING DAYS PRIOR TO DIGGING.
5. ALL UTILITY INFORMATION SHOWN ON THE PLANS IS BASED ON AN ABOVE GROUND TOPOGRAPHICAL SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. NO SUBSURFACE UTILITY SURVEY OR EXPLORATION HAS BEEN MADE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS INFORMATION.
6. **CONTRACTOR TO VERIFY THE DEPTH OF ALL INVERTS PRIOR TO CONSTRUCTION.**
7. **PROVIDE 18" MIN. VERTICAL SEPARATION BETWEEN ALL UTILITY LINES.**
8. **BUILDING AND CANOPY DOWNSPOUTS SHALL BE DIRECTED AND DISCHARGED INTO THE WESTERN BASIN.**
9. **VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.**
10. **ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS. REFER TO PADOT HOP PERMIT FOR REQUIREMENTS.**
11. **NEW UNDERGROUND ELECTRIC SERVICE SHALL BE INSTALLED PER BUILDING DRAWINGS. CONTRACTOR SHALL INSTALL UNDERGROUND CONDUITS AND CONDUCTORS FROM POLE MOUNTED TRANSFORMER TO BUILDING. COORDINATE WITH ARCHITECTURAL PLANS.**
12. **INSTALL GREASE INTERCEPTOR BOX AND SEWAGE GRINDER PUMP. 2"DIAMETER HDPE SEWAGE FORCE MAIN SHALL BE INSTALLED PER BASA PLANS AND SPECIFICATIONS.**
13. **CONTRACTOR SHALL EXERCISE WHATEVER WARNINGS, BARRIERS OR OTHER SAFETY MEASURES NEEDED TO PROTECT ACCIDENTAL ENTRY INTO EXCAVATED AREAS.**
14. **ALL SEWER WORK, INCLUDING SUBMITTALS AND NOTIFICATION REQUIREMENTS, SHALL BE COMPLETED IN ACCORDANCE TO BASA RULES & REGULATIONS PERTAINING TO EXTENSIONS OF EXISTING SANITARY SEWERS. THE REFERENCED DOCUMENT IS A COMPONENT REPRESENTING THE SPECIFICATIONS THAT ACCOMPANIES THIS PLAN AND PROJECT.**
15. **THIS PROJECT HAS AN ONSITE, EXISTING FIRE HYDRANT AT THE SOUTHEAST OF PROPERTY.**

PROPOSED UTILITY CONSTRUCTION

6. INSTALL 1000-GAL CONCRETE GREASE INTERCEPTOR TANK AND GRINDER PUMP TANK. REFER TO BASA SEWER DETAILS.
13. CONNECT NEW 2"HDPE SEWER FORCE MAIN LINE TO EXISTING SEWER.
14. INSTALL STORM SEWER PIPING AND INLETS AS SPECIFIED ON PLANS.
15. CONSTRUCT STORMWATER BIO-RETENTION & TREATMENT CELL.
16. INSTALL NEW GASOLINE FUEL TANKS, FILL PORTS AND CONNECTIVE PIPING TO DISPENSERS. INSTALL VENT PIPING AND RISERS TO SIDE OF PARKING LOT. REFER TO MANUFACTURER AND PADEP REQUIREMENTS. OWNER & TANK INSTALLER ARE RESPONSIBLE FOR PADEP UGST PERMITTING. APPROXIMATE EXCAVATION LIMITS SHOWN. TANK GRAPHICS ARE REPRESENTATIVE INFORMATION ONLY.
17. CONNECT 2"DIAMETER TYPE K COPPER WATER SERVICE LINE PER PA AMERICA WATER COMPANY REQUIREMENTS. COORDINATE WITH ARCHITECTURAL PLANS FOR INTERIOR METER AND BACKFLOW VALVE ASSEMBLY.
18. INSTALL NEW KEROSENE & PERFORMANCE GASOLINE PUMP ASSEMBLY, CANOPY & INSTALL PROTECTIVE BOLLARDS.
19. HDPE UNDERGROUND SUPPLEMENTAL STORMWATER VOLUME STORAGE PIPING.

DRAINAGE GENERAL NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, PENNDOT PUBLICATIONS 408 AND 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC).
4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE NECESSARY INSPECTIONS AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.

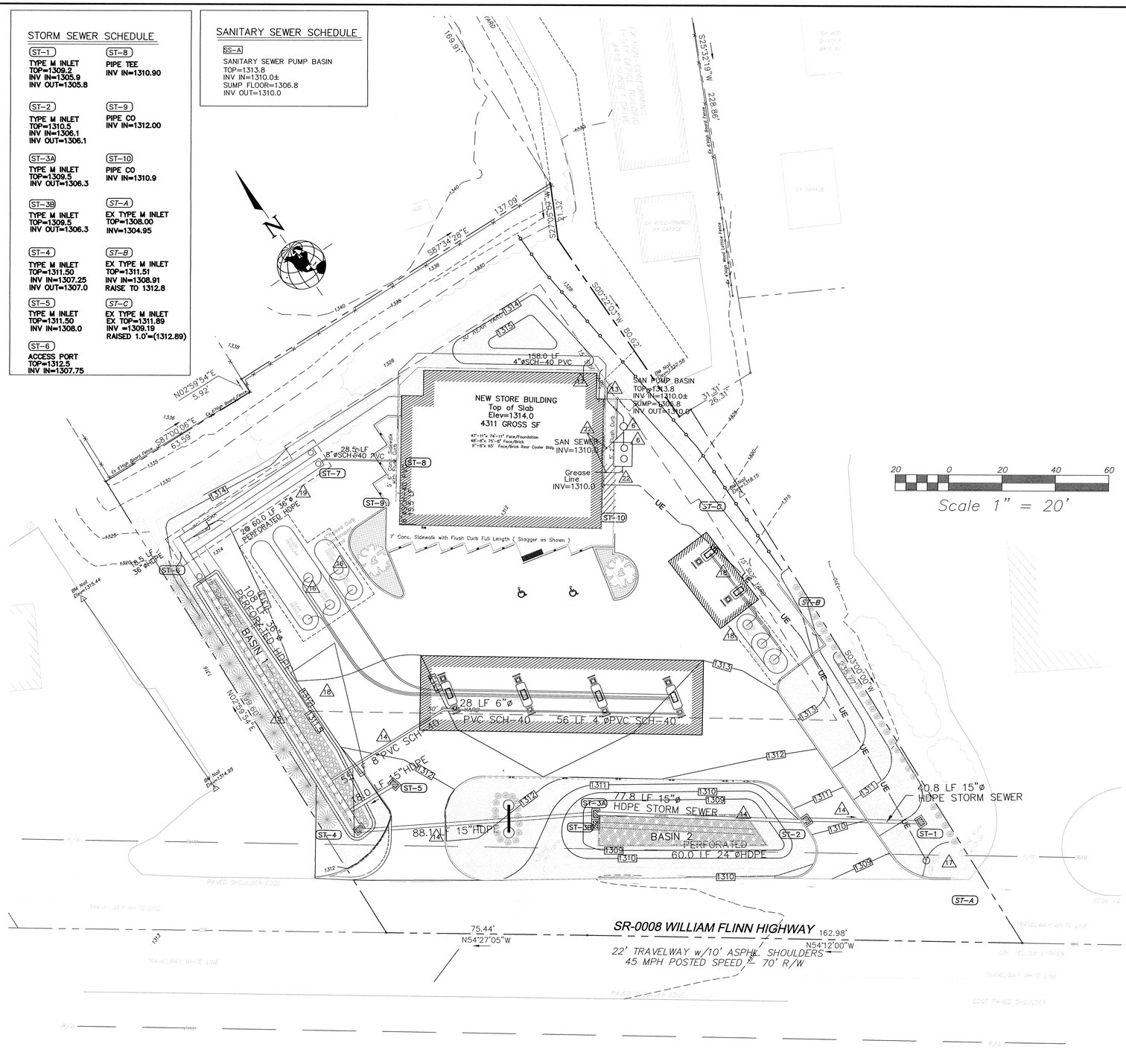
STORM SEWER SCHEDULE

ST-1	ST-8
TYPE M INLET TOP=1309.2 INV IN=1305.9 INV OUT=1305.8	PIPE TEE INV IN=1310.90
ST-2	ST-9
TYPE M INLET TOP=1310.5 INV IN=1306.1 INV OUT=1306.1	PIPE CO INV IN=1312.00
ST-3A	ST-10
TYPE M INLET TOP=1309.5 INV OUT=1306.3	PIPE CO INV IN=1310.9
ST-3B	ST-A
TYPE M INLET TOP=1309.5 INV OUT=1306.3	EX TYPE M INLET TOP=1308.00 INV=1304.95
ST-4	ST-B
TYPE M INLET TOP=1311.50 INV IN=1307.25 INV OUT=1307.0	EX TYPE M INLET TOP=1311.51 INV IN=1308.91 RAISE TO 1312.8
ST-5	ST-C
TYPE M INLET TOP=1311.50 INV IN=1308.0	EX TYPE M INLET EX TOP=1311.89 INV =1309.19 RAISED 1.0'=(1312.89)
ST-6	
ACCESS PORT TOP=1312.5 INV IN=1307.75	

SANITARY SEWER SCHEDULE

SS-A

SANITARY SEWER PUMP BASIN
TOP=1313.8
INV IN=1310.0±
SUMP FLOOR=1306.8
INV OUT=1310.0



20 0 20 40 60

Scale 1" = 20'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045092

SITE UTILITY PLAN

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

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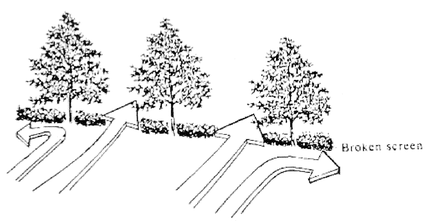
LANDSCAPE NOTES

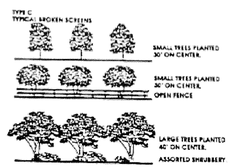
1. ALL PLANT/PLANT BED AREAS TO BE MULCHED WITH SHREDDED BARK MULCH OF UNIFORM COLOR TEXTURE AT 2"-3" DEEP.
2. CROWN VETCH SEEDING OVER ALL DESIGNATED DISTURBED SLOPE AREAS, ALONG WITH ANNUAL RYEGRASS AS PER LOCALLY ACCEPTED PROPER INSTALLATION METHODS.
3. ALL INSTALLED TREES SHALL BE GUYED.
4. ALL PLANT MATERIALS WILL BE GUARANTEED FOR ONE YEAR BY THE CONTRACTOR, AFTER INSTALLATION.
5. PLANT MATERIALS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF OWNER.
6. ALL LANDSCAPING MATERIAL INSTALLED IN ACCORDANCE WITH CURRENT PLANTING PROCEDURES ESTABLISHED BY THE ASSOCIATION OF NURSERYMEN.

QT'Y	KEY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
2	RED	ACER RUBRUM	RED MAPLE	2-1/ 2"CAL-B&B
32	SPR	PICEA ABIES	NORWAY SPRUCE	24"-CONT-7'-8' OC
48	JUN	JUNIPERUS CHINENSIS	MANEY JUNIPER	15"-CONT-4'-5' OC

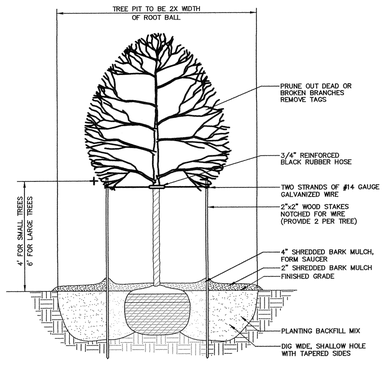
Broken Screen, Type C - A screen composed of intermittent visual obstructions from the ground to a height of at least twenty feet (20'). The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants. Suggested planting patterns follow:

Broken Screen - Type C

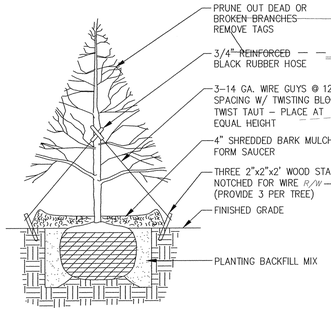




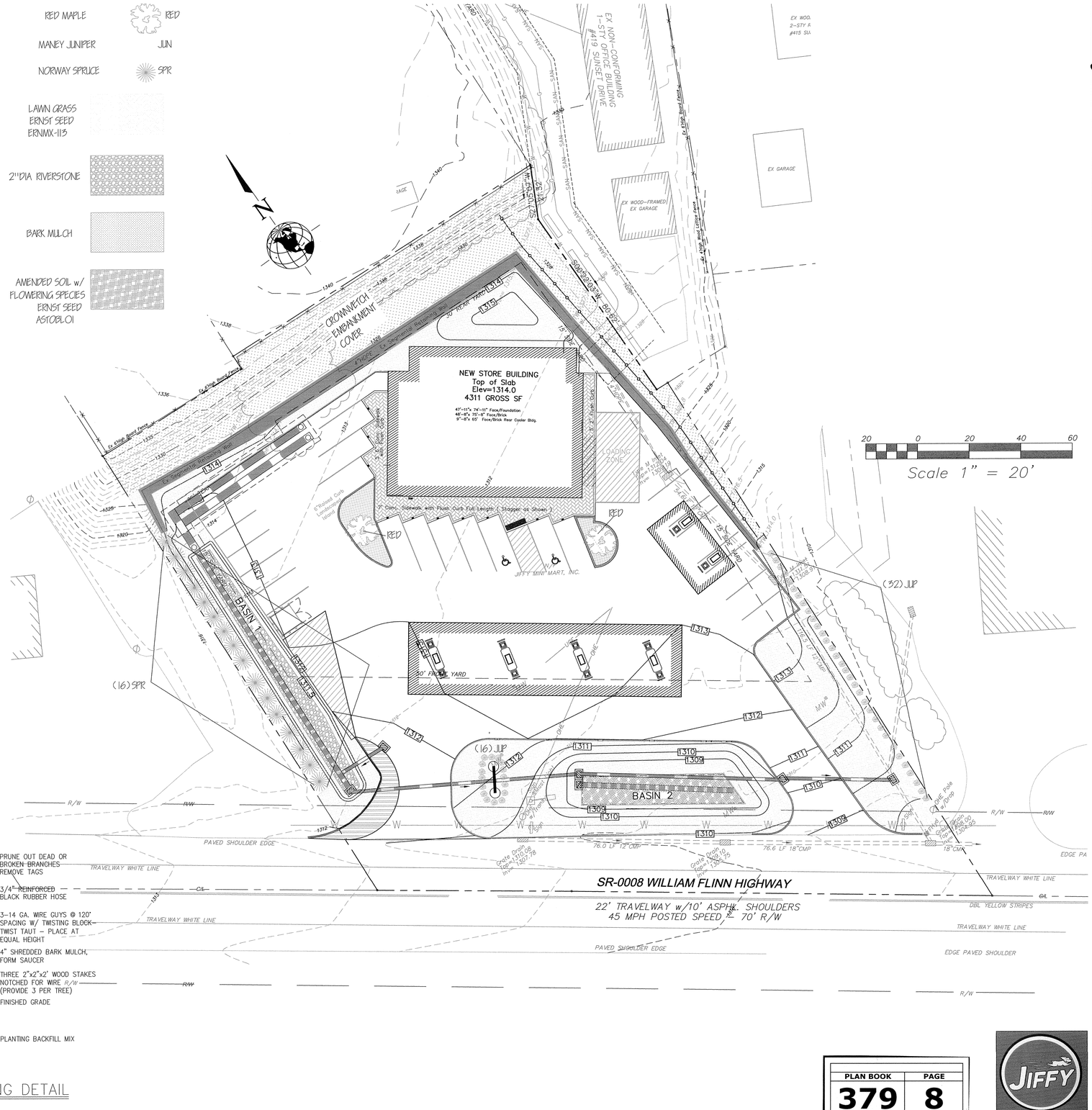
REQUIRED SCREENING ON WEST SIDE ONLY



TREE PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING DETAIL
N.T.S.



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JIFFY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

SITE DEVELOPMENT PLAN
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JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 E. PITT ST.
BEDFORD, PA 15522
Ph/Fax: 724-283-3267
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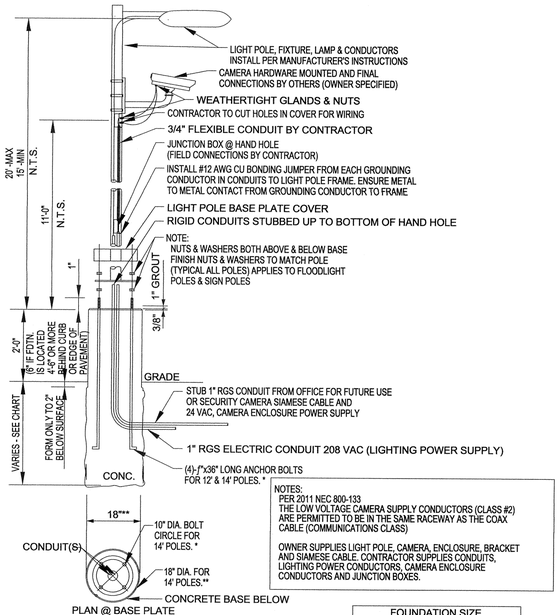


* CONTACT LIGHT POLE SUPPLIER FOR INFORMATION WITH REGARDS TO 17' & 23' POLE.
** MINIMUM DIMENSION. IT MAY BE NECESSARY TO INCREASE WIDTH OF FOUNDATION DUE TO SUPPLIED BASE PLATE AND ANCHOR BOLT SIZE.

NOTES:
PER 2011 NEC 800-133
THE LOW VOLTAGE CAMERA SUPPLY CONDUCTORS (CLASS #2) ARE PERMITTED TO BE IN THE SAME RACEWAY AS THE COAX CABLE (COMMUNICATIONS CLASS)

OWNER SUPPLIES LIGHT POLE, CAMERA, ENCLOSURE, BRACKET AND SIAMESE CABLE. CONTRACTOR SUPPLIES CONDUITS, LIGHTING POWER CONDUCTORS, CAMERA ENCLOSURE CONDUCTORS AND JUNCTION BOXES.

FOUNDATION SIZE	
WIND ZONES	14' POLES
100-110 MPH	18" DIA X 4'-6"
< 100 MPH	18" DIA X 4'-0"

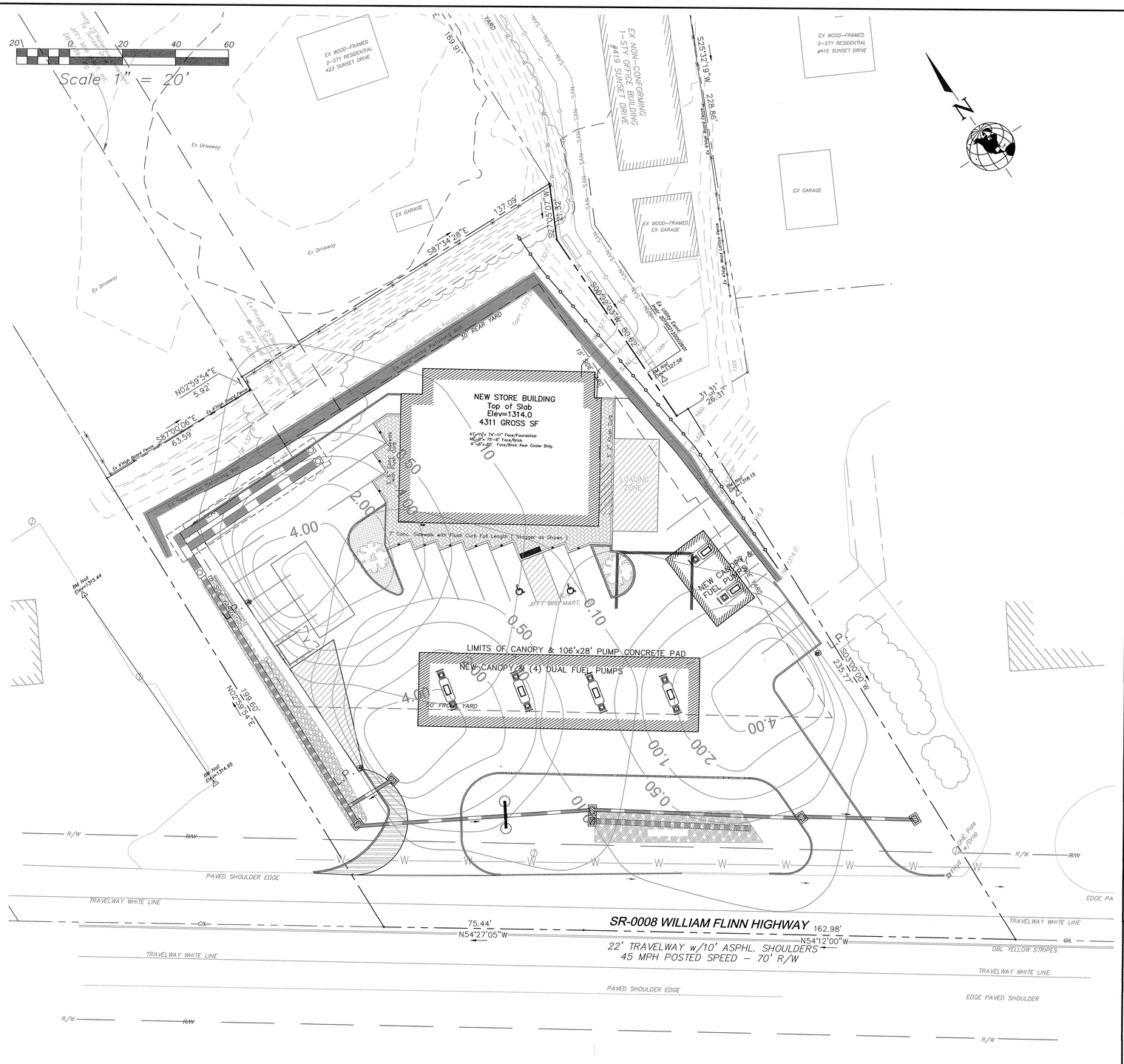
ALLOWABLE LATERAL SOIL PRESSURE=350 P.S.F.
VERIFY PRIOR TO CONSTRUCTION

1 AREA LIGHT POLE FOUNDATION DETAILS
NTS

NOTE: THIS LIGHT PLAN IS CONCEPTUAL. FINAL DESIGN IS BY LIGHT VENDOR.

LIGHTING NOTES

1. VENDOR TO SELECT PROPER POLE SIZES TO WITHSTAND A MINIMUM 70 MPH DESIGN WIND VELOCITY.
2. POLE MOUNTED LIGHTING SHALL BE 150W LED, WITH A LUMEN INTENSITY OF 2 FC MINIMUM / 5 FC MAXIMUM, 20' MAXIMUM MOUNTING HEIGHT, 0° TILT ANGLE, WITH BACKLIGHT SHEILD.
3. PROVIDE APPROPRIATE PHOTO-SENSITIVE SWITCHING TO OPERATE LIGHTING AUTOMATICALLY .
4. ALL ELECTRICAL DESIGN TO BE COMPLETED IN ACCORDANCE TO APPLICABLE LOCAL CODES.
5. PHOTOMETRICS SHOWN ON PLAN ARE FOR SINGLE LIGHT UNITS. OVERLAPPING FOOTCANDLE METRICS ARE DIRECTLY ADDITIVE.
6. OWNER MAY ADD ADDITIONAL LIGHTING, OR SUBSTITUTE UPON APPROVAL OF TOWNSHIP.
7. ALL PARKING AND TRAVELWAYS: 0.5 FOOTCANDLE MINIMUM. 2.5 FOOTCANDLES MAXIMUM.



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REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER PE-045098

JIFFY MINI-MART
CENTER TOWNSHIP

SITE LIGHTING PLAN

SITUATED IN
Center Township, Butler Co., PA

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-586-5627
email: jadmday@msn.com

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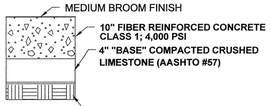
PROPOSED CONSTRUCTION

1. SAWCUT AND SEAL AT SR–008 INTERFACE, PER PADOT PUBLICATION 408– SECTION 501.3(n).
2. THERMOPLASTIC PAVEMENT ARROW MARKING.
3. DEEP SET REINFORCED CONCRETE CURB – PADOT PUB–72M, RC–64M. ALL CURB IN DRIVEWAY FLARE TO BE PAINTED SAFETY YELLOW, FOR HIGH VISIBILITY.
4. REINFORCED CONCRETE PAVEMENT PER RC–20M & RC–21M. SAWCUT AND SEAL AT SR–008 INTERFACE WITH PG 64–22, PER PADOT PUBLICATION 408– SECTION 501.3(n).
5. NEW DUAL MAST SIGN WITH CONCRETE PIERS – "JIFFY MINI MART" & LOGO
6. RELOCATED ELECTRIC POLE WITH TRANSFORMER (COORDINATE WITH OTHER TRADES).
7. 5' TERMINAL TAPERED CURB WITH A 0" REVEAL AT FINISHED GRADE.
8. MOUNTABLE CONCRETE CURB AS PER PADOT PUB 72M– RC–65M TYPE A, TO FRAME IN ISLAND. CURB SHALL BE PAINTED YELLOW.
9. CONCRETE ISLAND. CONSTRUCT AS PER DETAIL THIS SHEET.

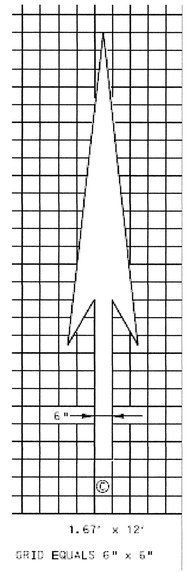


CONCRETE PAVING MAINTENANCE NOTES:

1. CONTRACTOR SHALL REMOVE CONCRETE FROM FAILED AREA BY SAWCUTTING TO A DEPTH OF, THE ORIGINAL SLAB DEPTH AND REMOVING THE EXISTING CONCRETE. THE PATCH SHALL BE RECTANGULAR IN SHAPE AND SHALL EXTEND TO THE NEXT JOINT IF WITHIN 3'.
2. ANY JOINTS WHICH ARE REMOVED SHALL BE REPLACED IN THE SAME LOCATION AS THE OLD JOINTS - SEE JOINT DETAILS.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS PER LOCAL, STATE, AND FEDERAL REGULATIONS.

CONCRETE PAVEMENT DETAIL (1)

(EXIT DRIVE ISLAND) NOT TO SCALE



Pavement History Layer Type Code

2012

- SPAV,HMA WRG,64-22, 9.5MM,H / Depth: 1.5 (in.) / Year: 2012
- SPAV,HMA BNDR LVL,64-22,19MM / Depth: 2 (in.) / Year: 2012

1997

- HEAVY DUTY BIT WEAR CRSE ID2 / Depth: 1.5 (in.) / Year: 1997

1984

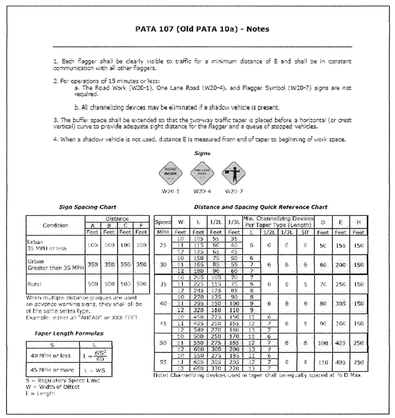
- RECYCLED BIT WEAR CRSE ID-2 / Depth: 1.5 (in.) / Year: 1984
- RECYCLED ID-2 BINDER COURSE / Depth: 2 (in.) / Year: 1984
- MILLING (AVERAGE DEPTH) / Depth: -3 (in.) / Year: 1984

1952

- BITUMINOUS WEARING CRSE ID-2 / Depth: 3 (in.) / Year: 1952

1941

- REINFORCED CEMENT CONC PVMT / Depth: 9 (in.) / Year: 1941



PATA 107 (Old PATA 10a) - Notes

1. Each Flagger shall be clearly visible to traffic for a minimum distance of E and shall be in constant communication with all other Flaggers.
2. For operations of 15 minutes or less:
   a. The Road Work (W20-1), One Lane Road (W20-4), and Flagger Symbol (W20-7) signs are not required.
   b. All channelizing devices may be eliminated if a shadow vehicle is present.
3. The buffer space shall be extended so that the byeway traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.
4. When a shadow vehicle is not used, distance E is measured from end of taper to beginning of work space.

Signs

W20-1 W20-4 W20-7

Sign Spacing Chart

Condition	Distance A (Feet)	B (Feet)	C (Feet)	F (Feet)
Urban (≤ 35 MPH or less)	100	100	100	100
Urban (Greater than 35 MPH)	350	350	350	350
Rural	500	500	500	500

Where multiple distance signs are used on advance warning signs, they shall all be of the same series type.
Example: either all "SIMEASY" or XXX FEET.

Taper Length Formulas

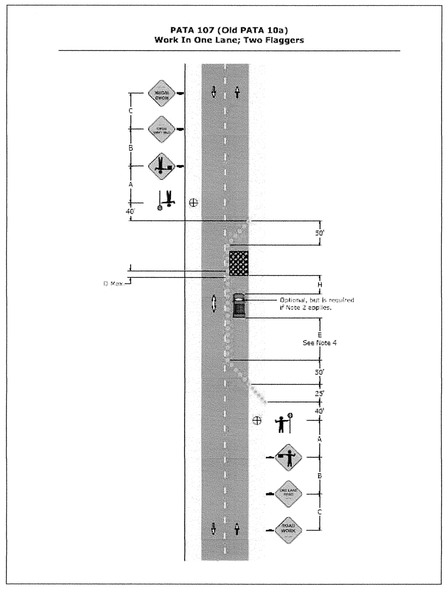
S	L
40 MPH or less	$L = \frac{WS^2}{60}$
45 MPH or more	$L = WS$

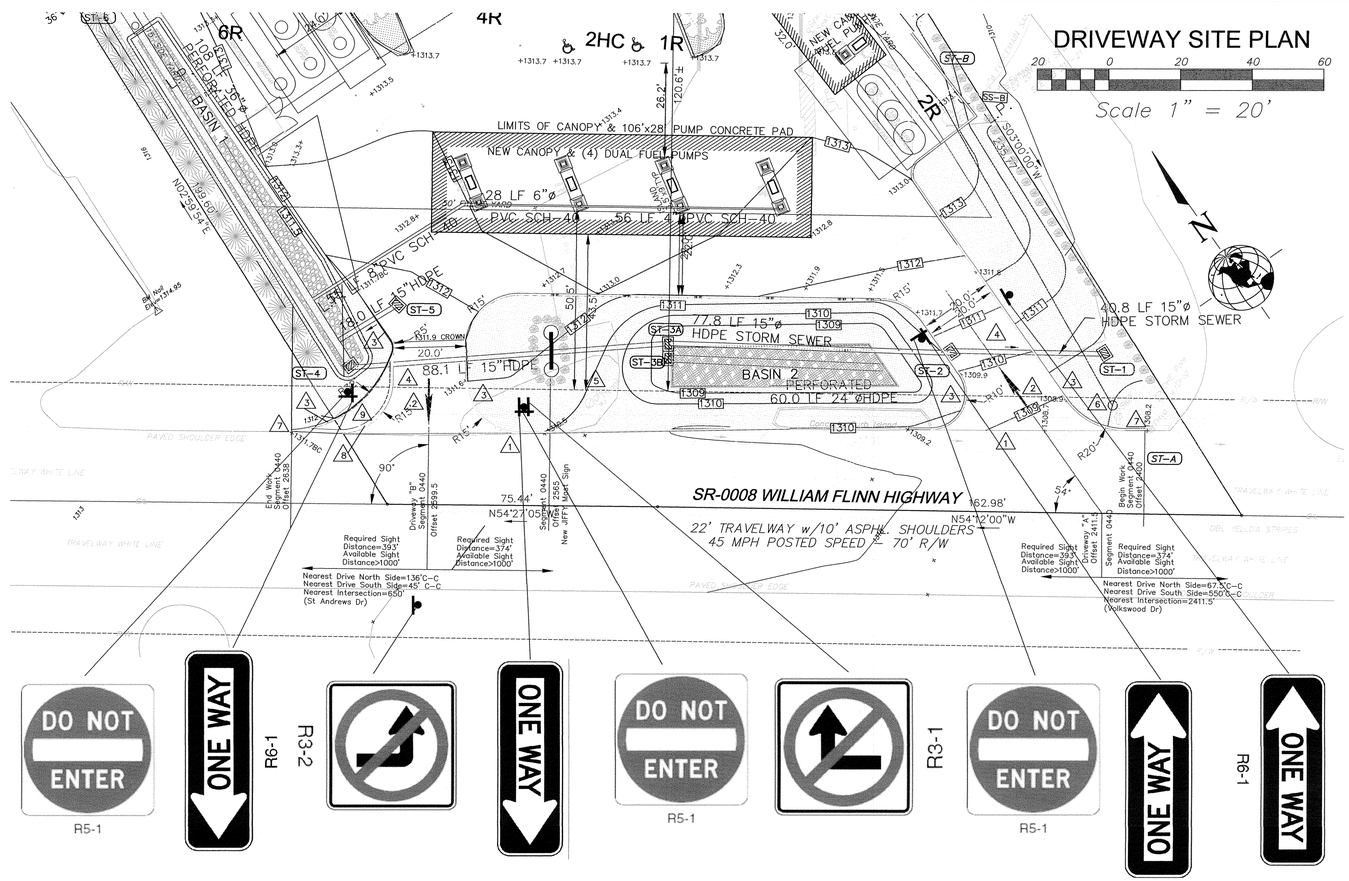
S = Respectively Speed Limit
W = Width of Offset
L = Length

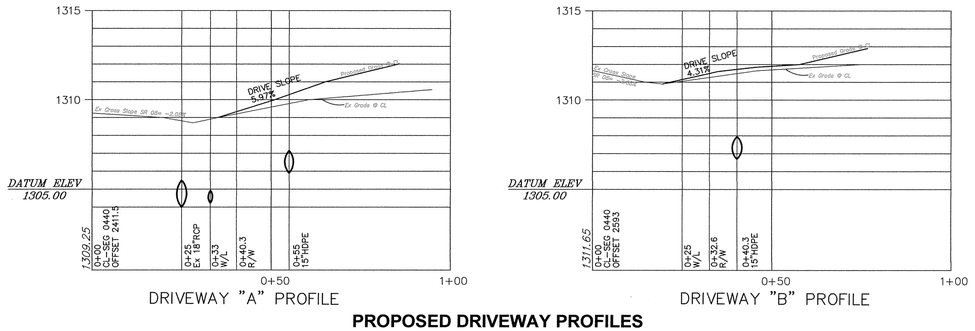
Distance and Spacing Quick Reference Chart

Speed MPH	W Feet	L Feet	E Feet	1/2L Feet	Min. Channelizing Devices per Taper Type (Lengths) L	1/2L	1/3L	SD*	D Feet	E Feet	H Feet
25	1-0	103	50	25	6	6	6	6	90	155	156
	1-1	115	60	30							
	1-2	128	70	35							
30	1-0	154	75	50	6	6	6	6	90	200	156
	1-1	165	85	55	7						
	1-2	180	90	60	7						
35	1-0	205	105	70	6	6	6	6	90	245	156
	1-1	220	115	75	7						
	1-2	235	125	80	8						
40	1-0	259	135	90	6	6	6	6	90	295	156
	1-1	275	145	95	7						
	1-2	293	155	100	8						
45	1-0	308	165	110	6	6	6	6	90	350	156
	1-1	329	175	115	7						
	1-2	349	190	120	8						
50	1-0	358	200	130	6	6	6	6	100	423	250
	1-1	359	215	150	7						
	1-2	405	305	200	7						
55	1-0	428	275	185	6	6	6	6	110	493	250
	1-1	450	305	205	7						
	1-2	473	330	220	7						

Note: Channelizing devices used in taper shall be equally spaced at 1/3 D Max.







PROPOSED DRIVEWAY PROFILES

CONTRACTOR NOTES:

1. ALL WORKERS ENGAGED IN OR ENTERING INTO ANY MAINTENANCE, CONSTRUCTION OR INSPECTION AND/OR ARE EXPOSED TO MOVING VEHICLES AND EQUIPMENTA ARE REQUIRED TO WEAR HARD HATS MEETING ANSI TYPE II REQUIREMENTS AND HIGH VISIBILITY OUTERWEAR THAT MEETS THE ANSI CLASS 2 OR 3 SAFETY GARMENT REQUIREMENTS.
2. PARKING IS PROHIBITED ALONG HIGHWAY IN CONJUNCTION WITH ROAD WORK.
3. CONTRACTOR SHALL REFER AND ADHERE TO PADOT PUBLICATION 213 (JUNE 2014)"TEMPORARY TRAFFIC CONTROL GUIDELINES" AND APPROVED HIGHWAY OCCUPANCY PERMIT FOR ADDITIONAL CONDITIONA AND REQUIREMENTS NOT STATED ON PLANS.

DRIVEWAY INSTALLATION NOTES:

1. PERMITTEE, OWNER AND LEASE HOLDER SHALL MAINTAIN MINIMUM SIGHTS DISTANCES AS WARRANTED, BY KEEPING VEGETATION TRIMMED AND ELIMINATION OF OBJECTS PLACED WITHIN THE LINE OF SIGHTS.
2. EXISTING SR–008 PAVEMENT FULL–DEPTH SAWCUTTING IS REQUIRED AT THE DRIVEWAY ENTRANCE FLARES, FOR A NEAT LINE OF DRIVEWAY PAVEMENT INSTALLATION. ALL LONGITUDINAL JOINTS SHALL BE SEALED WITH PG 64–22 TO NEAT LINES.
3. ALL PROPOSED HIGHWAY SIGNS ARE TO CONFORM TO LATEST FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL PROPOSED HIGHWAY SIGNAGE POSTS AND INSTALLATION SHALL CONFORM TO PADOT PUBLICATION 111M– TRAFFIC CONTROL STANDARDS (06–17–2013) FOR CHANNEL BAR POSTS–TYPE B.

PLAN BOOK	PAGE
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HOP APPLICATION # 161531

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. DAY ENGINEER PE–045099E

DRIVEWAY CONSTRUCTION PLAN

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
724 E. Pittsburgh Street
Suite 201
Bridgeville, PA 15017
Ph/Fax: 724–283–3267
email: jadmdy@msn.com

DRAWING DATE: 04–18–2019

SCALE: 1" = 20'

HOP-1

PADOT DRIVEWAY NOTES

1. THE EXISTING SPEED LIMIT ON S.R. 008 IS 45 M.P.H.

2. THE RIGHT-OF-WAY IS FREE ACCESS.

3. ALL WORK IN PA STATE HIGHWAY RIGHT-OF-WAY IS TO BE PERFORMED CONSISTENT WITH THE FOLLOWING

a) PENNDOT PUBLICATION 13M, DESIGN MANUAL PART 2 - HIGHWAY DESIGN
b) PENNDOT PUBLICATION 34, APPROVED AGGREGATE PRODUCERS (BULLETIN 14)
c) PENNDOT PUBLICATION 35, APPROVED CONSTRUCTION MATERIALS (BULLETIN 15)
d) PENNDOT PUBLICATION 41, PRODUCERS OF BITUMINUOUS MATERIALS (BULLETIN 41)
e) PENNDOT PUBLICATION 42, PRODUCERS OF READY-MIX CONCRETE (BULLETIN 42)
f) PENNDOT PUBLICATION 46, TRAFFIC ENGINEERING MANUAL
g) PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION
h) PENNDOT PUBLICATION 111, PAVEMENT MARKINGS AND SIGNING STANDARDS
i) PENNDOT PUBLICATION 212, OFFICIAL TRAFFIC CONTROL DEVICES
j) PENNDOT PUBLICATION 213, TEMPORARY TRAFFIC CONTROL GUIDELINES
k) PENNDOT PUBLICATION 408, SPECIFICATIONS

4. DETAILS, OTHER THAN THOSE INDICATED, ARE ON THE FOLLOWING STANDARD DRAWINGS:

RC-20M (09-15-2016)
(SHEET 1 OF 12) CONCRETE PAVEMENT JOINTS)
TYPE P PAVEMENT JOINTS

RC-21M (06-01-2010)
(SHEET 1 OF 1) CONCRETE PAVEMENT JOINTS)
REINFORCED CONCRETE PAVEMENT (DRIVEWAY FLARES)

RC-45M (09-15-2016) INLET TOPS, GRATES & FRAMES
(SHEET 1 OF 20) INLET TOPS, GRATES, AND FRAMES GENERAL NOTES
(SHEET 2 OF 20) CONCRETE TOP UNITS - TYPE M
(SHEET 8 OF 20) STRUCTURAL STEEL GRATE- BICYCLE SAFE
(SHEET 12 OF 20) GRADE ADJUSTMENT RINGS
(SHEET 13 OF 20) GRADE ADJUSTMENT RINGS
(SHEET 15 OF 20) TYPE M FRAME

RC-46M (09-15-2016)
(SHEET 1 OF 34) INLET BOXES- GENERAL NOTES
(SHEET 2 OF 34) INLET BOXES- GENERAL NOTES
(SHEET 3 OF 34) INLET BOXES- GENERAL NOTES
(SHEET 4 OF 34) INLET ASSEMBLIES (TYPE M)
(SHEET 6 OF 34) INLET BOX TYPES (STANDARD INLET BOX)
(SHEET 20 OF 34) PRECAST INLET BOXES
(SHEET 21 OF 34) PRECAST INLET BOXES
(SHEET 23 OF 34) PRECAST INLET BOXES REINFORCEMENT

RC-64M (06-01-2010)
(SHEET 1 OF 1) CURBS AND GUTTERS

TC-8702A (06-13-2013)
(SHEET 1 OF 8) ERECTION DETAILS

TC-8702B (06-13-2013)
(SHEET 5 OF 9) CHANNEL BAR MATERIAL DETAILS
(SHEET 6 OF 9) ERECTION DETAILS
(SHEET 7 OF 9) SELECTION TABLES
(SHEET 9 OF 9) SIGN LOCATION DETAILS

6. THE DRIVEWAY HAS BEEN DESIGNED (AND WILL BE CONSTRUCTED AND MAINTAINED) CONSISTENT WITH TITLE 67, CHAPTER 441 REGULATIONS.

7. PA STATE HIGHWAY RIGHT-OF-WAY MAY NOT BE USED FOR PARKING.

8. PERMITTEE IS RESPONSIBLE FOR MAINTENANCE OF ALL AUTHORIZED STRUCTURES, FACILITIES AND DRAINAGE.

9. PERMITTEE IS RESPONSIBLE FOR MAINTENANCE OF ALL AUTHORIZED SIGNS AND PAVEMENT MARKINGS.

10. CONTACT PENNSYLVANIA ONE-CALL (1-800-242-1776) THREE WORKING DAYS BEFORE EXCAVATION OR DEMOLITION WORK.

11. ANTICIPATED AVERAGE DAILY TRAFFIC (ADT) FOR THE PROPOSED ACCESS IS: 1431 CARS, 5 SINGLE UNIT TRUCKS AND 0 COMBINATIONS.

12. FOR DRIVEWAY "A" (EASTMOST) THE DISTANCE TO THE NEAREST INTERSECTION IS: RT. 832' / LT. 2593'. DISTANCE TO THE NEAREST OPPOSITE DRIVEWAY IS: 45' RT / 725.5 LT. DISTANCE TO THE NEAREST ADJACENT DRIVEWAY IS: 317.5' RT./ 58'LT.

FOR DRIVEWAY "B" (WESTMOST) THE DISTANCE TO THE NEAREST INTERSECTION IS: RT. 650' / LT. 2411'. DISTANCE TO THE NEAREST OPPOSITE DRIVEWAY IS: 226.5' RT / 544' LT. DISTANCE TO THE NEAREST ADJACENT DRIVEWAY IS: 136' RT./ 239.5RT.

13. THIS PERMIT MAY BE RESTRICTED ON WORKING HOURS AND TIMES FOR HOLIDAYS, WEEKENDS, AND SPECIAL OR UNFORESEEN EVENTS AND WILL REQUIRE APPROVAL FROM THE COUNTY OFFICE PRIOR TO WORKING DURING THESE PERIODS.

14. THE PERMITTEE'S CONTRACTOR SHALL SAWCUT AND REMOVE SHOULDER MATERIAL AS NECESSARY TO ENSURE THE PAVEMENT REPLACEMENT IS ADJACENT TO THE FULL-DEPTH PAVEMENT OF THE TRAVEL LANE.

15. FINAL APPROVAL OF THE PROPOSED SAWCUT LOCATION WILL BE AT THE DISCRETION OF THE INSPECTOR-IN-CHARGE AND WILL BE CONFIRMED AT THE PRE-CONSTRUCTION MEETING. IF THE SAWCUT MUST BE LOCATED WITHIN A TRAVEL LANE, IT WILL BE NECESSARY TO MILL AND OVERLAY THE TRAVEL LANE TO PREVENT A JOINT IN A WHEEL PATH.

16. THE PROPOSED PAVEMENT SECTION MUST BE AS INDICATED ON THE PLAN, OR MATCH THE EXISTING AS FOUND IN THE FIELD, WHICHEVER IS GREATER.

17. ALL PAVEMENT MARKINGS OTHER THAN LONGITUDINAL LINES TO BE HOT THERMOPLASTIC (PENNDOT PUBLICATION 111, TC-8600).

18. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF WORK.

19. MATERIAL CERTIFICATION MUST BE PROVIDED, BY AN APPROVED MANUFACTURER LISTED IN THE DEPARTMENT'S PUBLICATION 35 (BULLETIN 15), FOR ALL MATERIALS AND STRUCTURES WITHIN PENNDOT RIGHT-OF-WAY.

20. ALL SLOPE MEASUREMENTS WILL BE INSPECTED/VERIFIED WITH A 2-FOOT SMART LEVEL.

21. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF THE CONSTRUCTION.

22. MODIFICAITONS TO EXISTING DRAINAGE STRUCTURES MAY RESULT IN THE NEED TO REPLACE THE STRUCTURE. REPLACEMENT WILL BE AT THE DISCRETION OF THE INSPECTOR-IN-CHARGE.

23. STRUCTURAL STEEL BICYCLE SAFE GRATES MUST BE PROVIDED FOR ALL INLETS WITHIN THE ROADWAY PAVEMENT OF THOSE THAT MAY RECEIVE BICYCLE TRAFFIC (PENNDOT PUBLICATION 72M, RC-45M).

24. THE RESPONSIBILITY FOR ENSURING THAT ALL UTILITY POLES WITHIN THE PROPOSED PAVING ARE RELOCATED OUTSIDE OF PAVED AREAS AND SHOULDERS SHALL BE THAT OF THE PERMITTEE. THE UTILITY POLES MUST BE RELOCATED BEFORE THE START OF ANY PAVING OPERATIONS.

25. THE PERMITTEE IS RESPONSIBLE FOR THE COORDINATION OF RELOCATING ANY CONFLICTING UTILITIES WHICH ARE A RESULT OF THESE IMPROVEMENTS.

26. ALL UTILITY RELOCATION PERMITS TAKE PRECEDENCE OVER THE UTILITY RELOCATION POSITIONS SHOWN ON THE HOP PLANS.

MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) NOTES

1. THIS WORK CONSISTS OF THE MAINTENANCE AND PROTECTION OF TRAFFIC AND THE PROTECTION OF THE PUBLIC WHEN APPROACHING AND DEPARTING THE CONSTRUCTION AREA AND WITHIN THE LIMITS OF CONSTRUCTION.

2. FURNISH, ERECT, PLACE AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES. MAINTAIN TRAFFIC DURING HOURS OF CONSTRUCTION AND AT ALL OTHER TIMES CONSISTENT WITH THE METHODS INDICATED ON THESE DRAWINGS AND THE FOLLOWING:
   a) PENNDOT PUBLICATION 35;
   b) PENNDOT PUBLICATION 46;
   c) PENNDOT PUBLICATION 72M;
   d) PENNDOT PUBLICATION 111;
   e) PENNDOT PUBLICATION 212;
   f) PENNDOT PUBLICATION 213;
   g) PENNDOT PUBLICATION 236;
   h) PENNDOT PUBLICATION 408; AND
   i) MUTCD, CURRENT EDITION.

3. REMOVE THESE DEVICES IMMEDIATELY UPON COMPLETION OF THE WORK. PENNDOT WILL REMOVE ANY TRAFFIC CONTROL DEVICES ERECTED BY DEPARTMENT FORCES.

4. PERMITTEE MUST ARRANGE FOR INSPECTION OF ALL TRAFFIC CONTROL DEVICES PRIOR TO START OF WORK.

5. COVER OR REMOVE ALL CONFLICTING SIGNS AND ERADICATE ALL CONFLICTING PAVEMENT MARKINGS.

6. MOUNT ALL LONG-TERM ADVANCE WARNING SIGNS ON TYPE III BARRICADES UNLESS OTHERWISE NOTED OR INSTRUCTED BY DISTRICT OFFICE.

7. ALL SIGNS AND DEVICES TO BE MAINTAINED IN NEW OR LIKE NEW CONDITION.

8. DRIVEWAYS WILL BE KEPT ACCESSIBLE AT ALL TIMES. LOCATE ALL SIGNS SO THAT SIGHT DISTANCES WILL NOT BE OBSTRUCTED AT DRIVEWAYS AND LOCAL ROADS.

9. ALL CHANNELIZING DEVICES, BARRICADES, AND SIGNS SHALL HAVE TYPE III OR BETTER PRISMATIC RETROREFLECTIVE SHEETING. SHEETING SHALL BE APPROVED AND LISTED IN PENNDOT PUBLICATION 35 (BULLETIN 15).

10. NO TRAFFIC RESTRICTIONS OR LANE CLOSURES ARE PERMITTED BETWEEN 6:00 AM AND 9:00 AM AND BETWEEN 3:00 PM AND 6:00 PM MONDAYS THROUGH FRIDAYS OR ON LEGAL HOLIDAYS AND WEEKENDS ASSOCIATED WITH LEGAL HOLIDAYS. ALL RESTRICTIONS AND CLOSURES ARE TO BE REMOVED BY NOON ON THE DAY PRIOR TO THE LEGAL HOLIDAY.

11. PERMITTEE SHALL NOTIFY LOCAL EMERGENCY AUTHORITIES (E.G., POLICE, FIRE, MEDICAL), AFFECTED BUSINESSES, SCHOOL DISTRICT(S), THE GENERAL PUBLIC, THE DISTRICT PERMIT MANAGER AND THE DISTRICT APRAS COORDINATOR AT LEAST FOURTEEN DAYS PRIOR TO ANY SIGNIFICANT TRAFFIC IMPACTS (E.G., LATERAL WIDTH RESTRICTIONS LESS THAN 16 FEET, DETOURS).

12. MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PATA DRAWING (S)___IN THE CURRENT PENNDOT PUBLICATION 213, "TERMPORARY TRAFFIC CONTROL GUIDELINES".

13. DROPOFFS CREATED BY CONSTRUCTION OPERATIONS SHALL BE TREATED CONSISTENT WITH PUBLICATION 408, SECTION 901.3(J).

14. REMOVE ALL SHORT-TERM WORK ZONE TRAFFIC CONTROL SIGNING UPON COMPLETION OF THAT DAY'S WORK PERIOD.

15. RESTRICTING TRAFFIC FLOW WITHIN THE WORK AREA SHALL BE MINIMIZED TO PREVENT TRAFFIC CONGESTION AND UNSAFE TRAFFIC CONDITIONS.

16. NOTIFY THE LOCAL MUNICIPALITY WHERE SIGNALIZED INTERSECTIONS FALL WITHIN THE WORK ZONE. DO NOT FLAG A SIGNALIZED INTERSECTION WITHOUT THE MUNICIPALITY PLACING THE SIGNAL ON FLASH.

17. THE CONTRACTOR SHALL COMPLY WITH ACT 229 OF DECEMBER 2002 DURING CONSTRUCTION ACTIVITIES WITHIN PENNDOT'S RIGHT-OF-WAY.

18. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE PADOT PUB 213 "TEMPORARY TRAFFIC CONTROL GUIDELINES" GENERAL NOTES, SECTIONS A TO G, AS STATED IN PUBLICATION.

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HOP APPLICATION # 161531

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

DRIVEWAY CONSTRUCTION NOTES

SITUATED IN
Center Township, Butler Co., PA

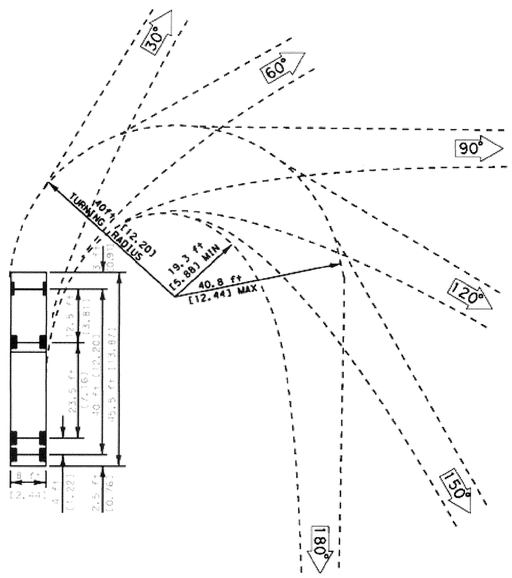
JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY , P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-283-3267
email: jadmday@msn.com

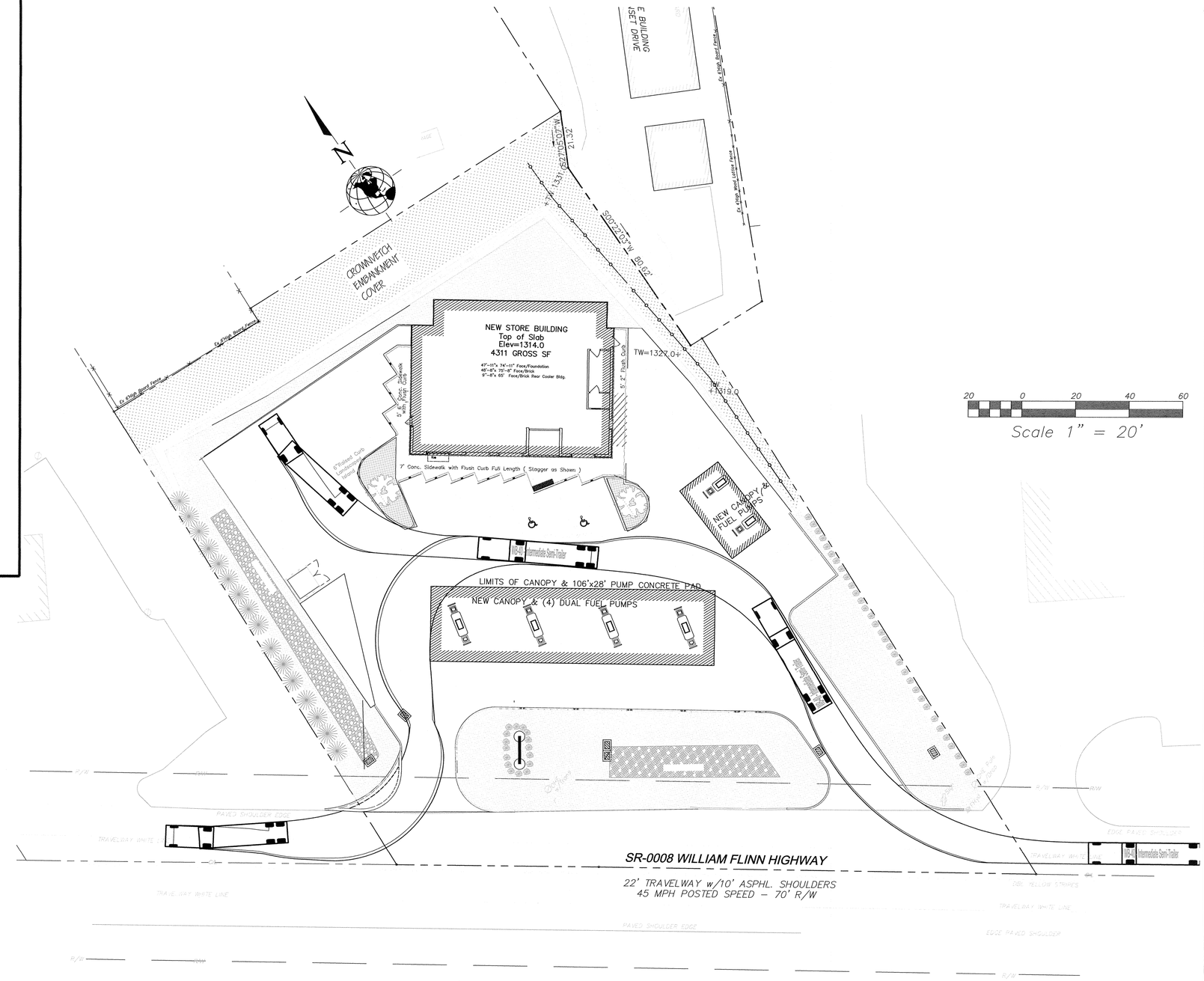
DRAWING DATE: 04-18-2019

HOP-2

WB-40 [WB-12] DESIGN VEHICLE
RADIUS = 40 ft [12.20 m]
SCALE =1:20 [1:200]



Turning Template for Semi-Trailer with 40 ft [12.20 m] Wheelbase



20 0 20 40 60

Scale 1" = 20'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045098E

WB-40 TRUCK SWEEP PATH

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E.,P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

DRAWING DATE: 04-18-2019

SCALE: 1" = 20'

HOP-3

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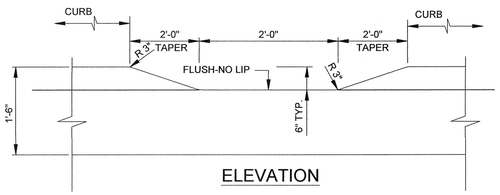
HOP APPLICATION # 161531

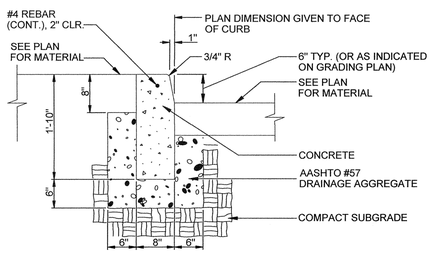


ELEVATION

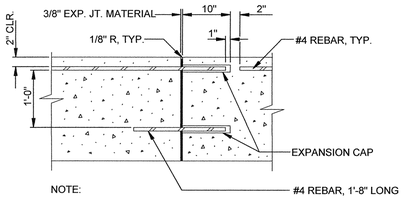
DRAINAGE CURB CUT

NOT TO SCALE

1



SECTION



NOTE:

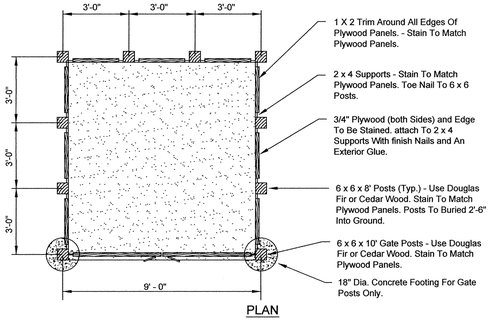
PROVIDE EXP. JOINT AT 20'-0" O.C. MAX., RADII P.C., RADII P.T., CENTER POINT OF ALL RADII OVER 5'-0" AND WITHIN 2'-0" OF CHANGE IN DIRECTION WHERE NO RADIUS IS USED. WHERE APPLICABLE EXPANSION JOINTS SHALL COINCIDE WITH TRANSVERSE JOINTS IN ADJACENT PAVEMENT, SEE LAYOUT PLAN.

SECTION

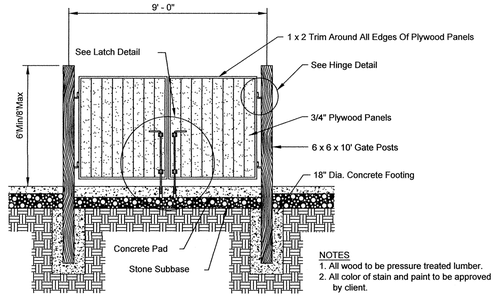
STANDARD CONCRETE CURB

NOT TO SCALE

4



PLAN

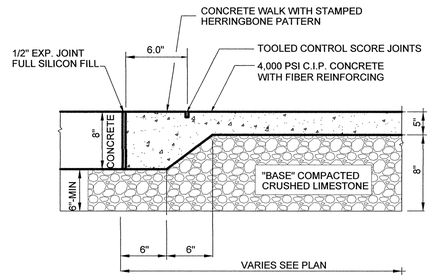


SECTION/ELEVATION

TRASH ENCLOSURE DETAIL

Not to Scale

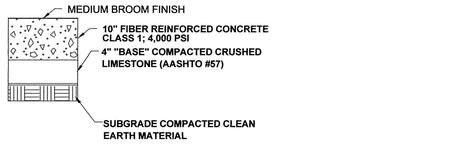
5



FLUSH CONCRETE CURB AND WALK

NOT TO SCALE

3



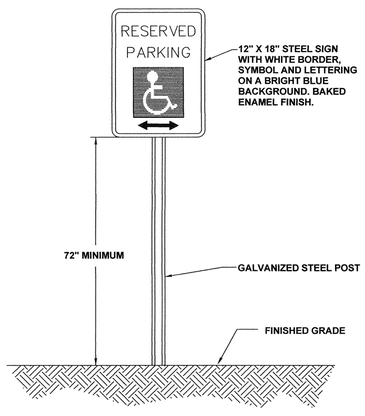
CONCRETE PAVING MAINTENANCE NOTES:

1. **CONTRACTOR SHALL REMOVE CONCRETE FROM FAILED AREA BY SAWCUTTING TO A DEPTH OF, THE ORIGINAL SLAB DEPTH AND REMOVING THE EXISTING CONCRETE. THE PATCH SHALL BE RECTANGULAR IN SHAPE AND SHALL EXTEND TO THE NEXT JOINT IF WITHIN 3'.**
2. **ANY JOINTS WHICH ARE REMOVED SHALL BE REPLACED IN THE SAME LOCATION AS THE OLD JOINTS - SEE JOINT DETAILS.**
3. **CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS PER LOCAL, STATE, AND FEDERAL REGULATIONS.**

CONCRETE PAVEMENT DETAIL

(FUEL PUMP PAD) NOT TO SCALE

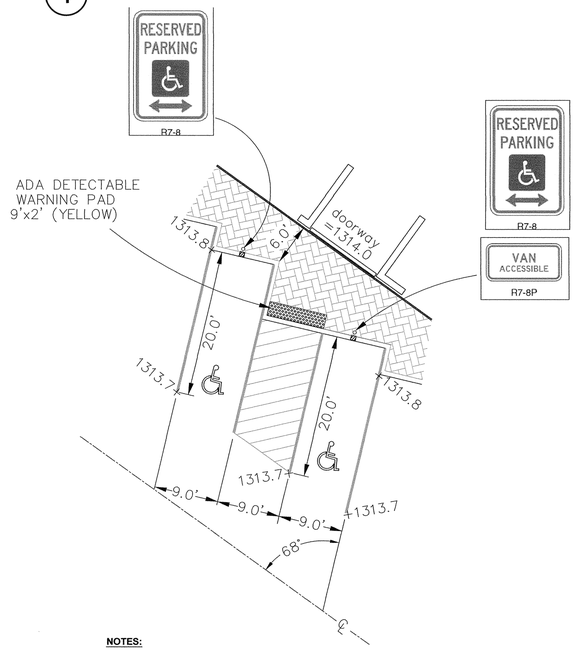
6



HC PARKING SIGN DETAIL

NOT TO SCALE

7



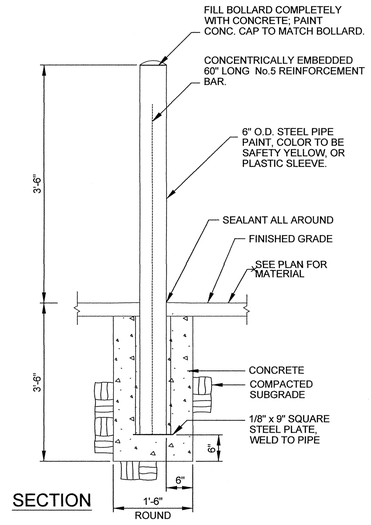
NOTES:

1. A MAXIMUM SLOPE OF 2% IS REQUIRED IN ALL DIRECTIONS FOR BOTH THE SPACE AND THE ACCESS AISLE.

HC PARKING DETAIL

NOT TO SCALE

8



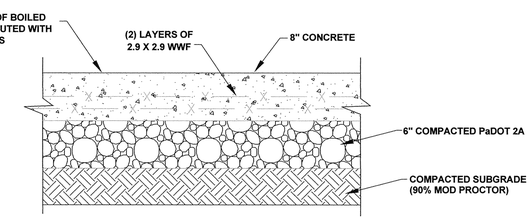
SECTION

BOLLARD

PLACED AS PER OWNER'S DIRECTIVES. REQUIRED AT REAR OF REFRIGERATION UNTIT CORNERS FOR IMPACT PROTECTION.

NOT TO SCALE

9



HEAVY DUTY CONCRETE PAVEMENT DETAIL

NOT TO SCALE

10

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

SITE CONSTRUCTION DETAILS

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beard Road
Butler, PA 16001
Ph/Fax: 724-285-3267
email: jadmody@msn.com

DRAWING DATE: 03-11-2019

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DET-1

SWM BMP OWNERSHIP AND MAINTENANCE NOTES:

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL CONTROL FACILITIES AND SWM BMPS DURING CONSTRUCTION.
- THE PROPERTY OWNER SHALL OWN, OPERATE, AND MAINTAIN ALL STORMWATER CONVEYANCE, CONTROL FACILITIES AND SWM BMPS.
- ALL BMPS WILL BE INSPECTED QUARTERLY AND AFTER EACH MAJOR STORM EVENT. A DATED CORRESPONDING LOG BOOK SHALL BE UTILIZED TO TRACK INSPECTION, SYSTEM REPAIRS, REPLACEMENT, AND SERVICE.
- THE PROPERTY OWNER SHALL PROTECT ALL SWM BMPS OVER THE LIFE OF THE PROJECT. THE REPAIR AND REPLACEMENT OF EXISTING SWM BMPS MAY BE CARRIED OUT WITHOUT PRIOR APPROVAL FROM THE CONSERVATION DISTRICT OR PADEP.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS 408 & 72M, LATEST EDITIONS.
- ALL INLET STRUCTURE FRAMES, CONCRETE TOP UNITS AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A FULL MORTAR ACCORDING TO PUBLICATION 408.

INSPECTION, OPERATIONAL AND MAINTENANCE REQUIREMENTS:

- OUTFLOW STRUCTURES SHALL HAVE QUARTERLY CLEAN OUT OF ACCUMULATED LEAVES, SILT AND DEBRIS.
- PCSM BASINS SHALL BE INSPECTED ANNUALLY AND DEBRIS REMOVED. INSPECT EMBANKMENTS FOR DISPLACED MATERIALS AND REPLACE AS WARRANTED.
- MUNICIPALITY, OR THEIR DESIGNEES, SHALL HAVE ACCESS TO THE STORMWATER MANAGEMENT SYSTEM, VIA THE NEAREST PUBLIC RIGHT-OF-WAY, FOR PURPOSE OF INSPECTION OF FACILITY AS WARRANTED.

RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PCSM BMPS

WHEREVER POSSIBLE, EXCESS AND/OR WASTE MATERIALS SHALL BE RECYCLED. IF RECYCLING IS NOT POSSIBLE OR FEASIBLE, THE MATERIALS SHALL BE DISPOSED OF AT A DEP APPROVED DISPOSAL SITE. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL.

OWNER (OPERATOR) CERTIFICATE:

- THE OWNER (OPERATOR) OF THE PCSM BMPs SHOWN ON THIS PLAN ACKNOWLEDGES THESE ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY
- THE OWNER (OPERATOR) ACKNOWLEDGES THE THIS PLAN IS PART OF THE OPERATION & MAINTENANCE AGREEMENT.
- RECORD DRAWINGS (AS-BUILT) WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
- THE OWNER HEREBY PROVIDES A BLANKET (FULL SITE) EASEMENT ON THE PROPERTY FOR MUNICIPALITY ACCESS FROM NEAREST PUBLIC RIGHT-OF-WAY, ONTO AND ACROSS SITE, FOR THEIR PURPOSES OF INGRESS/EGRESS, INSPECTION AND MAINTENANCE (IF WARRANTED IN EVENT OWNER DOES NOT COMPLETE) OF THE STORMWATER SYSTEM AND STORMWATER MANAGEMENT FACILITIES.

_____ _____
OWNER (OPERATOR) DATE

ENGINEER CERTIFICATE

I, JAMES A. DAY, PE,PLS, HEREBY CERTIFY THAT THIS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE "CENTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____ _____ DATE

MUNICIPAL ENGINEER CERTIFICATE

I, _____ HAVE REVIEWED THIS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CENTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____ _____
MUNICIPAL ENGINEER DATE

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED HIRDAYPAL GILL AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESCRIBED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____DAY OF _____, 20___.

SEAL _____
NOTARY PUBLIC

RECORDERS CERTIFICATE:

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_____, PAGE_____.

GIVEN UNDER MY HAND AND SEAL THIS_____ DAY OF _____, 20____.

RECORDER _____ SEAL

ALL SOIL LIMITATIONS ARE LISTED BELOW WITH THE RECOMMENDED MEASURES AND PROCEDURES TO MITIGATE THEM. ANY GEOTECHNICAL REPORT PERFORMED TAKES PRECEDENCE OVER ANY OF THE BELOW RECOMMENDATIONS.

CUT BANKS CAVE – SLOPES MAY NEED TO BE LAID-BACK AT A 3:1 OR 4:1 SLOPE IN AREAS OF CONCERN.
CORROSIVE TO CONCRETE/STEEL – AREAS OF CONCERN WILL NEED TO BE ADDRESSED BY AN INDEPENDENT GEOTECHNICAL OR STRUCTURAL ENGINEER.
DROUGHTY – AREAS OF DROUGHTY SOILS MY NEED TO BE RESEEDED IF THE SOILS DO NOT ADEQUATELY HOLD MOISTURE DURING SEMI DROUGHT OR DROUGHT CONDITIONS.
ERODIBLE – EROSION CONTROL BLANKETING TO BE USED ON ALL SLOPES WITHIN AREAS OF SEVERE EROSION POTENTIAL
HIGH WATER TABLE – IF WATER IS ENCOUNTERED WHILE TRENCHING, A PUMPED WATER FILTER BAG SHALL BE USED TO DEWATER THE TRENCH.
LOW STRENGTH – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.
PIPING – IN AREAS OF CONCERN WHERE PIPING COULD OCCUR, SOILS MUST BE MIXED WITH SOILS OF SUFFICIENT CHARACTERISTICS TO MITIGATE THE INADEQUACIES. IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION AN INDEPENDENT GEOTECHNICAL ENGINEERING SHALL BE REQUIRED TO BE ON SITE DURING CONSTRUCTION IN ORDER TO EVALUATE SOIL CONDITIONS. THE ONLY AREAS OF CONCERN ARE THOSE AROUND THE PROPOSED STORMWATER FACILITY.
POOR TOPSOIL – IF AREAS OF POOR TOPSOIL ARE ENCOUNTERED TOPSOIL MAY NEED TO BE TAKEN FROM ANOTHER PART OF THE SITE OR TRUCKED IN FROM OFF-SITE IN ORDER TO PROVIDE APPROPRIATE VEGETATED CONDITIONS.
POTENTIALLY HYDRIC – IN AREAS OF CONCERN WHERE HYDRIC SOILS ARE LOCATED A WETLAND DELINEATION SHOULD BE PERFORMED. IMPACTS TO WETLANDS SHOULD BE AVOIDED IF IT ALL POSSIBLE. IMPACTS TO WETLANDS SHALL NOT OCCUR UNLESS PREVIOUSLY APPROVED BY THE COUNTY CONSERVATION DISTRICT, PA DEP, OR OTHER REGULATING ENTITY.
FROST ACTION – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.
SHRINK – SWELL – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.
POTENTIAL SINKHOLE – NO BASINS ARE TO BE CONSTRUCTED IN SINKHOLE PRONE SOILS. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY AND AN INDEPENDENT GEO-TECHNICAL ENGINEER MUST BE CONSULTED FOR MITIGATION PROCEDURES.

MAP SYMBOL	SOIL NAME	HYDROLOGICAL CLASS	ERODIBLE	CUT BANKS CAVE	CORROSIVE TO CONCRETE OR STEEL	HIGH WATER TABLE	LOW STRENGTH	PIPING	POOR TOPSOIL	SHRINK-SWELL	PIPING	FROST ACTION
GpC	GILPIN-WHARTON SILT LOAMS 8-15% SLOPES	C		X	C		X	X	X		X	
CIC	CAVODE SILT LOAM 8-15% SLOPES	C	X	X	C/S	X	X	X		X	X	X
UeB	URBAN LAND- ERNEST COMPLEX 0-8% SLOPES	C	X	X	C/S	X	X	X	X		X	X

SITE SOILS INFORMATION

STORM SEWER SCHEDULE

ST-1
TYPE M INLET
TOP=1309.2
INV IN=1305.9
INV OUT=1305.8

ST-2
TYPE M INLET
TOP=1310.5
INV IN=1306.1
INV OUT=1306.1

ST-3A
TYPE M INLET
TOP=1309.5
INV OUT=1306.3

ST-3B
TYPE M INLET
TOP=1309.5
INV OUT=1306.3

ST-4
TYPE M INLET
TOP=1311.50
INV IN=1307.25
INV OUT=1307.0

ST-5
TYPE M INLET
TOP=1311.50
INV IN=1308.0

ST-6
ACCESS PORT
TOP=1312.5
INV IN=1307.75

ST-7
2 ACCESS PORTS
TOP= 1313.50
INV=1308.5

ST-8
PIPE TEE
INV IN=1310.90

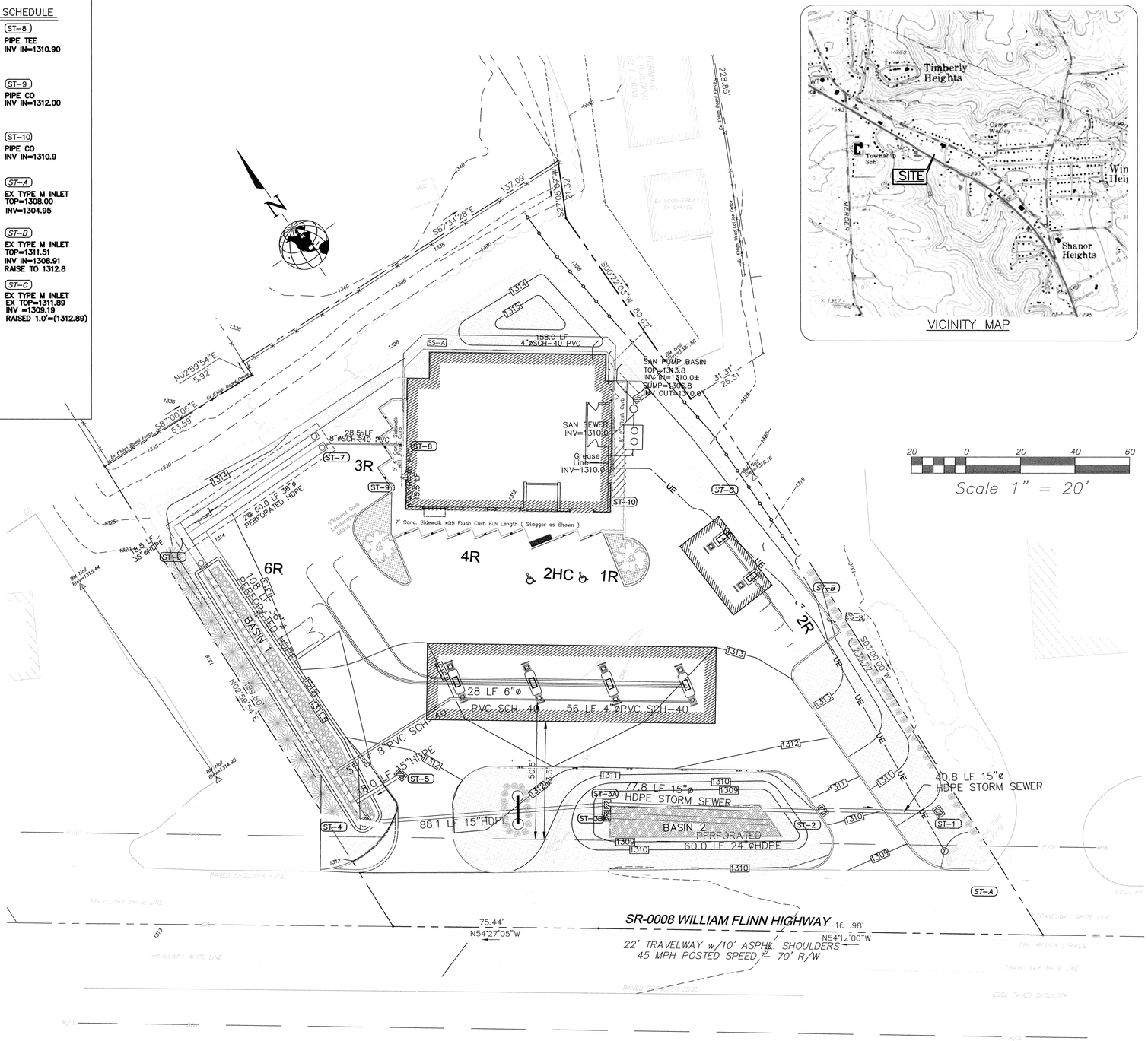
ST-9
PIPE CO
INV IN=1312.00

ST-10
PIPE CO
INV IN=1310.9

ST-A
EX TYPE M INLET
TOP=1308.00
INV=1304.95

ST-B
EX TYPE M INLET
TOP=1311.51
INV IN=1308.91
RAISE TO 1312.8

ST-C
EX TYPE M INLET
EX TOP=1311.89
INV =1309.19
RAISED 1.0'=(1312.89)



NOTES:

1. APPLICANT: *Jiffy Mini Mart, Inc.*
Attn: Hirdaypal "Paul" Gill
17 Westminster Place
Grove City, PA 16127
Ph: 724-992-8192

2. *DISTURBED AREA = 0.93 AC*

PA CODE CHAPTER 93 CLASSIFICATION
UNT to Sullivan Run, Connoquenessing Creek Chapter 93 Classification: WWF

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JIFFY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

PCSM PLAN

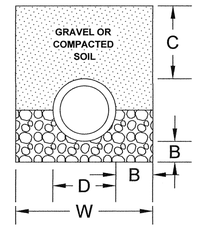
SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

DRAWING DATE: 03-11-2019
SCALE: 1" = 20'

PCSM-1



INSTALLATION RECOMMENDATIONS:

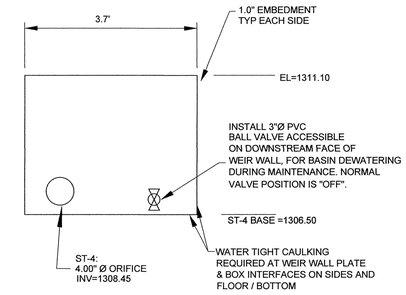
1. CRUSHED STONE, GRAVEL OR COMPACTED SOIL BACKFILL MATERIAL SHOULD BE USED AS THE BEDDING AND ENVELOPE MATERIAL AROUND THE CULVERT. THE AGGREGATE SIZE SHOULD NOT EXCEED 1/6 PIPE DIAMETER OR 4" DIAMETER, WHICHEVER IS SMALLER.
2. THE INSTALLED PIPE SHOULD BE LAID ON GRADE, ON A LAYER OF BEDDING MATERIAL AS SHOWN FOR THE TWO TYPES OF INSTALLATIONS. IF NATIVE SOIL IS USED AS THE BEDDING AND BACKFILL MATERIAL, IT SHOULD BE WELL COMPACTED IN SIX INCH LAYERS UNDER THE HAUNCHES, AROUND THE SIDES AND ABOVE THE PIPE TO THE RECOMMENDED MINIMUM HEIGHT OF COVER.
3. EITHER FLEXIBLE (ASPHALT) OR RIGID (CONCRETE) PAVEMENTS MAY BE LAID AS PART OF THE MINIMUM COVER REQUIREMENTS.
4. SITE CONDITIONS AND AVAILABILITY OF BEDDING MATERIALS OFTEN DICTATE THE TYPE OF INSTALLATION METHOD USED.
5. THE LOAD BEARING CAPABILITY OF FLEXIBLE CONDUITS IS DEPENDENT ON THE TYPE OF BACKFILL MATERIAL USED AND THE DEGREE OF COMPACTION ACHIEVED. CRUSHED STONE AND GRAVEL BACKFILL MATERIALS TYPICALLY REACH A COMPACTION LEVEL OF 90-95% AASHTO STANDARD DENSITY WITHOUT COMPACTION. WHEN NATIVE SOILS ARE USED AS BACKFILL MATERIAL, A COMPACTION LEVEL OF 85% IS REQUIRED. THIS IS THE SAME MINIMUM COMPACTION THAT IS RECOMMENDED BY ALL CULVERT PIPE MANUFACTURERS AND CAN BE ACHIEVED BY EITHER HAND OR MECHANICAL TAMPING.

MINIMUM DIMENSIONS
TRENCH OR OPEN DITCH INSTALLATIONS

NOMINAL DIAMETER	MINIMUM THICKNESS	MINIMUM COVER	MINIMUM TRENCH WIDTH
D	B	C	W
10"	4"	12"	20"
12"	5"	12"	24"
15"	5"	12"	28"
18"	6"	12"	36"
24"	6"	12"	42"
30"	6"	12"	48"
36"	6"	12"	54"

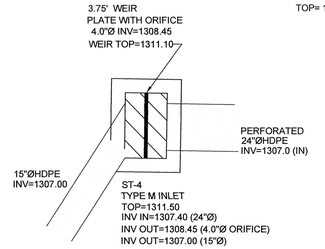
PVC/ADS PIPE INSTALLATION DETAILS and NOTES (1)

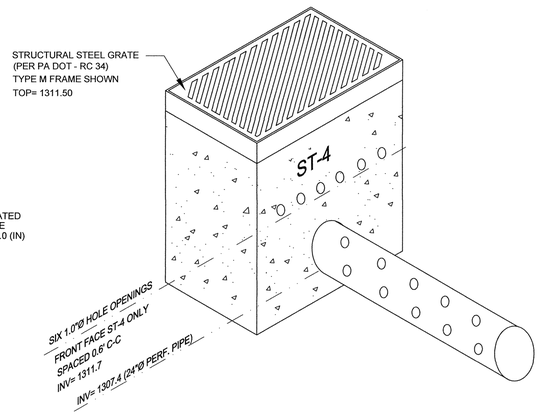
NOT TO SCALE



WEIR WALL DETAIL

WEIR PLATE TO BE FABRICATED FROM 1/2"
STEEL PLATE, PAINTED WITH BLACK RUSTOLEUM





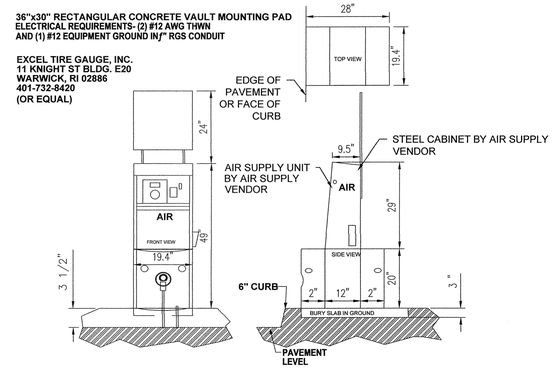
BASIN- 1
OUTFLOW CONTROL STRUCTURE ST-4

(N.T.S.)

BASIN- 1
OUTFLOW CONTROL STRUCTURE ST-4

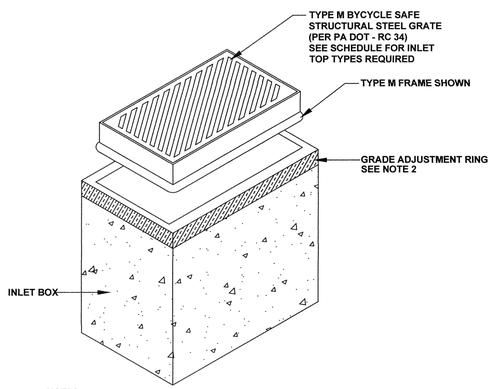
SCHEMATIC VIEW (N.T.S.)

NOTES:
1. STRUCTURE IS TO BE PLACED LEVEL ON 6" COMPACTED AGGREGATE SUBBASE.



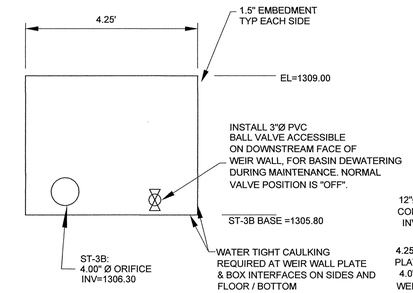
REMOTE SELF-CONTAINED AIR SERVICE (2)

NOT TO SCALE



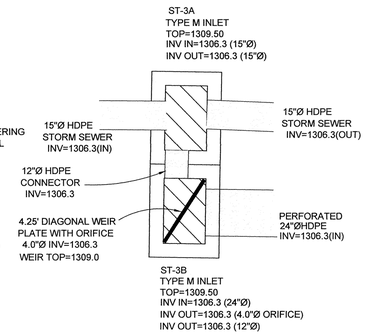
NOTES:
1. CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PUB. 408, SEC. 605 FOR INLET ASSEMBLY.
2. GRADE ADJUSTMENT RINGS SHALL BE MASONRY OR PRE CAST CONCRETE CONSTRUCTION.
3. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET TYPE IS THE

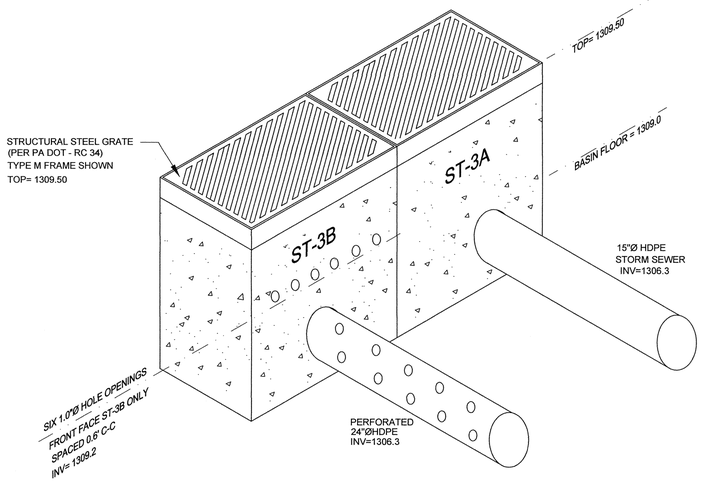
INLET ASSEMBLY SECTION (3)



WEIR WALL DETAIL

WEIR PLATE TO BE FABRICATED FROM 1/2"
STEEL PLATE, PAINTED WITH BLACK RUSTOLEUM





BASIN- 2
OUTFLOW CONTROL STRUCTURE ST-3B

(N.T.S.)

BASIN- 2
OUTFLOW CONTROL STRUCTURE ST3-B

SCHEMATIC VIEW (N.T.S.)

NOTES:
1. STRUCTURE IS TO BE PLACED LEVEL ON 6" COMPACTED AGGREGATE SUBBASE.
2. BOXES ARE TO BE BOLTED TOGETHER AS ONE UNIT.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
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PE-045099E

PCSM DETAILS

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JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-285-5267
email: jadmday@msn.com

DRAWING DATE: 03-11-2019

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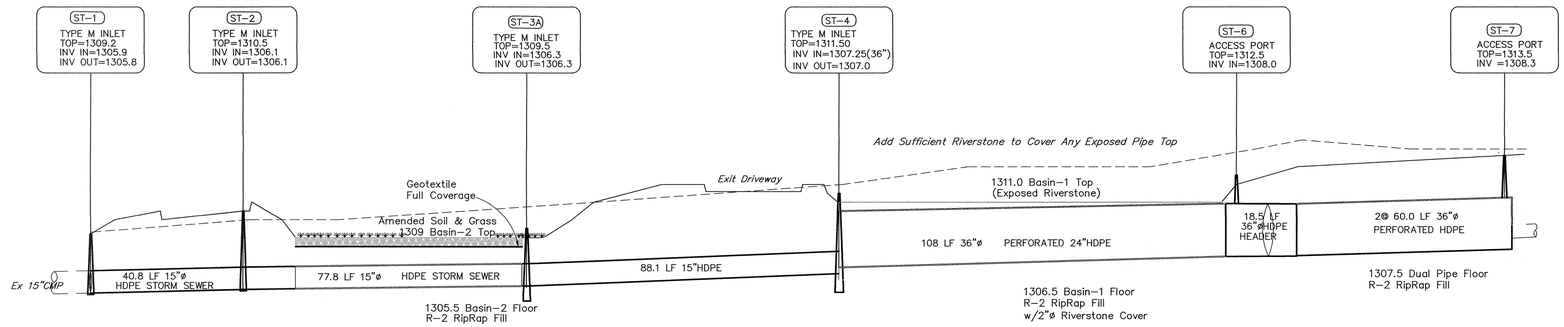
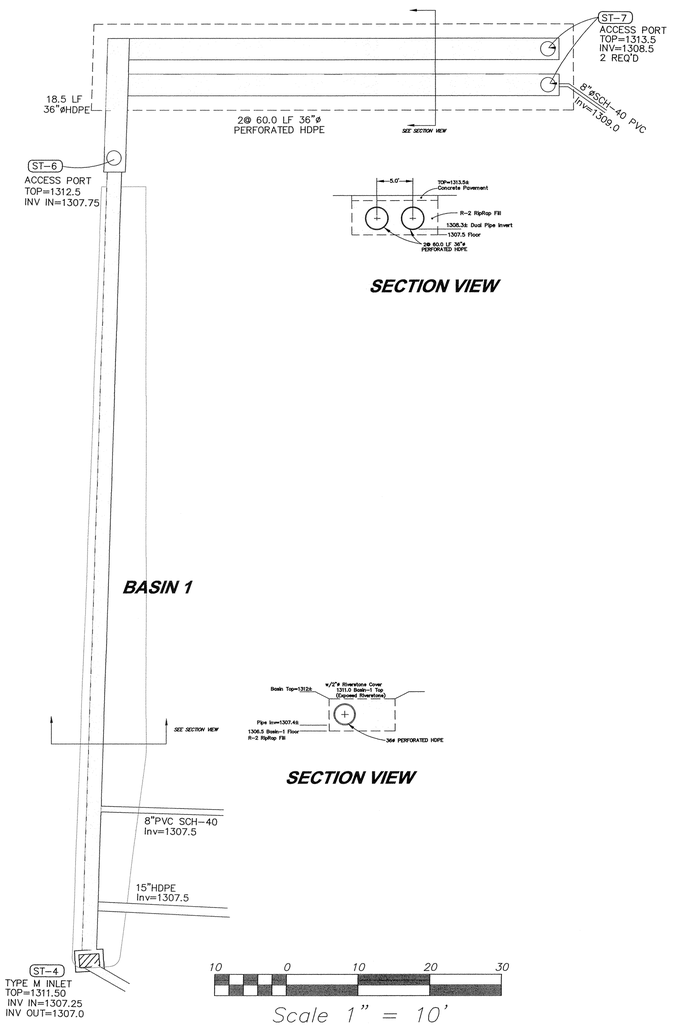
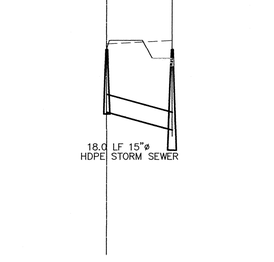


STORM SEWER PROFILE



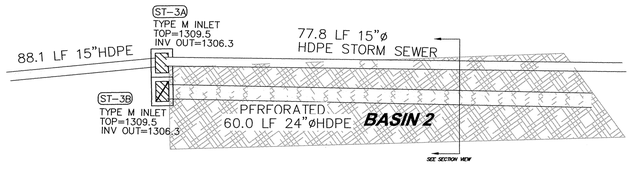
SECTION VIEW

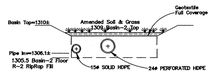
SECTION VIEW



STORM SEWER PROFILE

SECTION VIEW





SECTION VIEW

SWM BMP CRITICAL STAGES FOR PROFESSIONAL OBSERVATION:

Basin-1:
* Observe proper dimensions and elevation of excavated floors of basin and dual storage pipe rock bedding
* Observe embedded perforated pipe of proper diameter & length
* Observe proper diameter of header and dual pipes
* Observe proper diameter and length of dual perforated pipes
* Observe outlet structure of proper weir height and orifice diameter

Basin-2:
* Observe proper dimensions and elevation of excavated floor of basin
* Observe embedded perforated pipe of proper diameter & length
* Observe proper diameter and length of perforated pipe
* Observe outlet structure of proper weir height and orifice diameter
* Observe geo-fabric placement at rock and amended soil interface
* Observe placement of correct thickness of amended soil, with seeding & mulch.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
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PE-045099E

PCSM DETAILS

SITUATED IN
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JIFFY MINI-MART
CENTER TOWNSHIP

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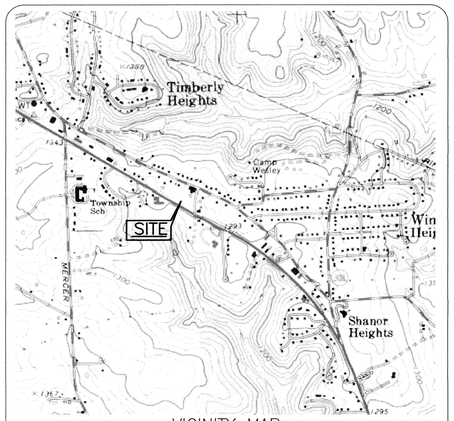
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmdp@msn.com

DRAWING DATE: 03-11-2019

PCSM-3



VICINITY MAP

EROSION AND SEDIMENTATION CONTROL

CSS-18	COMPOSTED SILT SOCK (SIZE AS INDICATED)
GpD	SOIL TYPE DESIGNATION
RCE-1	PROPOSED ROCK CONSTRUCTION ENTRANCE
IP	FILTER BAG INLET PROTECTION
LOD	LIMITS OF DISTURBANCE

ALL SOIL LIMITATIONS ARE LISTED BELOW WITH THE RECOMMENDED MEASURES AND PROCEDURES TO MITIGATE THEM. ANY GEOTECHNICAL REPORT PERFORMED TAKES PRECEDENCE OVER ANY OF THE BELOW RECOMMENDATIONS.

CUT BANKS CAVE – SLOPES MAY NEED TO BE LAID-BACK AT A 3:1 OR 4:1 SLOPE IN AREAS OF CONCERN.

CORROSIVE TO CONCRETE/STEEL – AREAS OF CONCERN WILL NEED TO BE ADDRESSED BY AN INDEPENDENT GEOTECHNICAL OR STRUCTURAL ENGINEER.

DROUGHTY – AREAS OF DROUGHTY SOILS MY NEED TO BE RESEEDED IF THE SOILS DO NOT ADEQUATELY HOLD MOISTURE DURING SEMI DROUGHT OR DROUGHT CONDITIONS.

ERODIBLE – EROSION CONTROL BLANKETING TO BE USED ON ALL SLOPES WITHIN AREAS OF SEVERE EROSION POTENTIAL

HIGH WATER TABLE – IF WATER IS ENCOUNTERED WHILE TRENCHING, A PUMPED WATER FILTER BAG SHALL BE USED TO DEWATER THE TRENCH.

LOW STRENGTH – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.

PIPING – IN AREAS OF CONCERN WHERE PIPING COULD OCCUR, SOILS MUST BE MIXED WITH SOILS OF SUFFICIENT CHARACTERISTICS TO MITIGATE THE INADEQUACIES. IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION AN INDEPENDENT GEOTECHNICAL ENGINEERING SHALL BE REQUIRED TO BE ON SITE DURING CONSTRUCTION IN ORDER TO EVALUATE SOIL CONDITIONS. THE ONLY AREAS OF CONCERN ARE THOSE AROUND THE PROPOSED STORMWATER FACILITY.

POOR TOPSOIL – IF AREAS OF POOR TOPSOIL ARE ENCOUNTERED TOPSOIL MAY NEED TO BE TAKEN FROM ANOTHER PART OF THE SITE OR TRUCKED IN FROM OFF-SITE IN ORDER TO PROVIDE APPROPRIATE VEGETATED CONDITIONS.

POTENTIALLY HYDRIC – IN AREAS OF CONCERN WHERE HYDRIC SOILS ARE LOCATED A WETLAND DELINEATION SHOULD BE PERFORMED. IMPACTS TO WETLANDS SHOULD BE AVOIDED IF IT ALL POSSIBLE. IMPACTS TO WETLANDS SHALL NOT OCCUR UNLESS PREVIOUSLY APPROVED BY THE COUNTY CONSERVATION DISTRICT, PA DEP, OR OTHER REGULATING ENTITY.

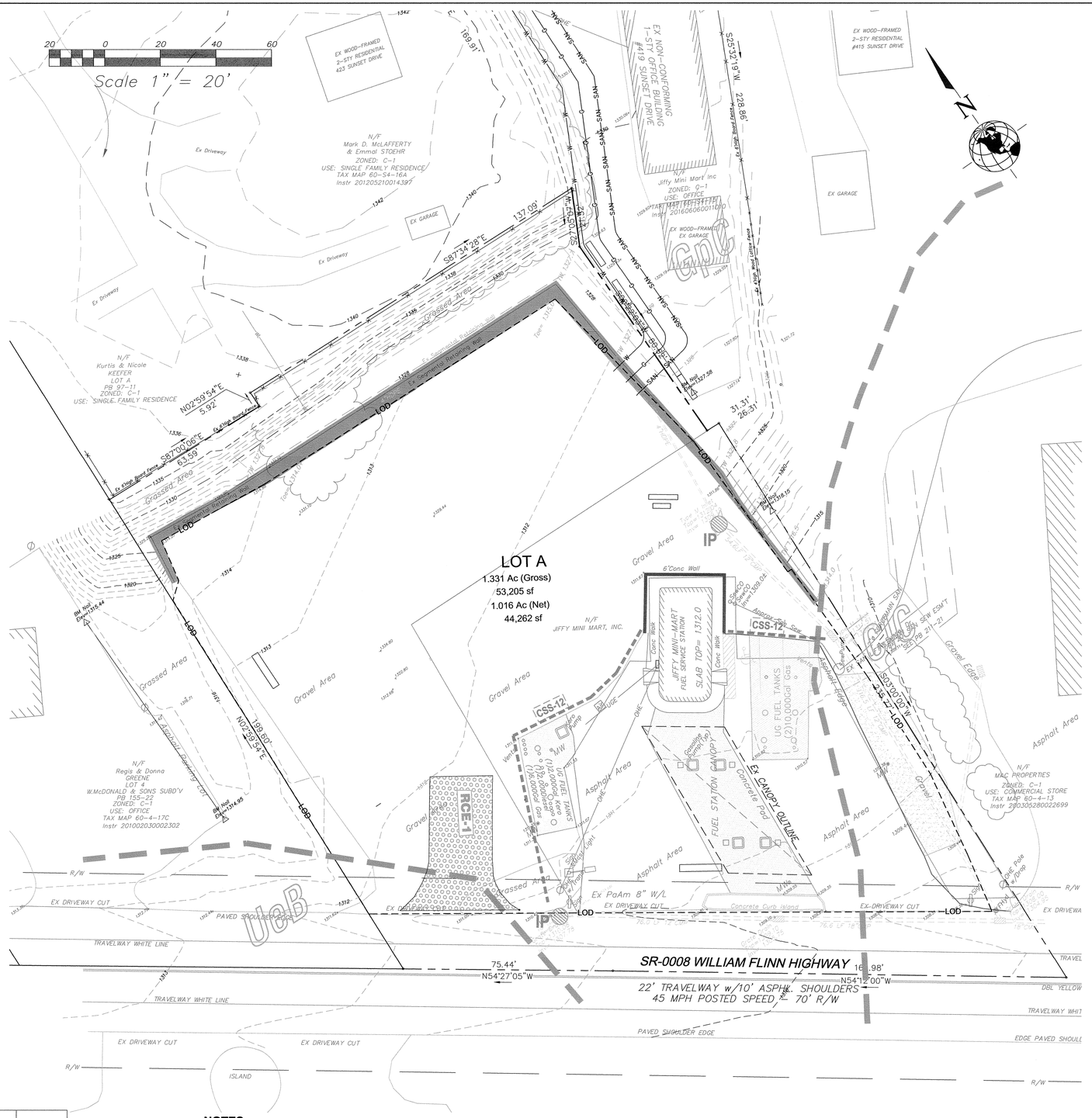
FROST ACTION – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.

SHRINK – SWELL – SEE STANDARD EARTHWORK DESIGN RECOMMENDATIONS BELOW IF A GEO-TECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE SITE.

POTENTIAL SINKHOLE – NO BASINS ARE TO BE CONSTRUCTED IN SINKHOLE PRONE SOILS. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY AND AN INDEPENDENT GEO-TECHNICAL ENGINEER MUST BE CONSULTED FOR MITIGATION PROCEDURES.

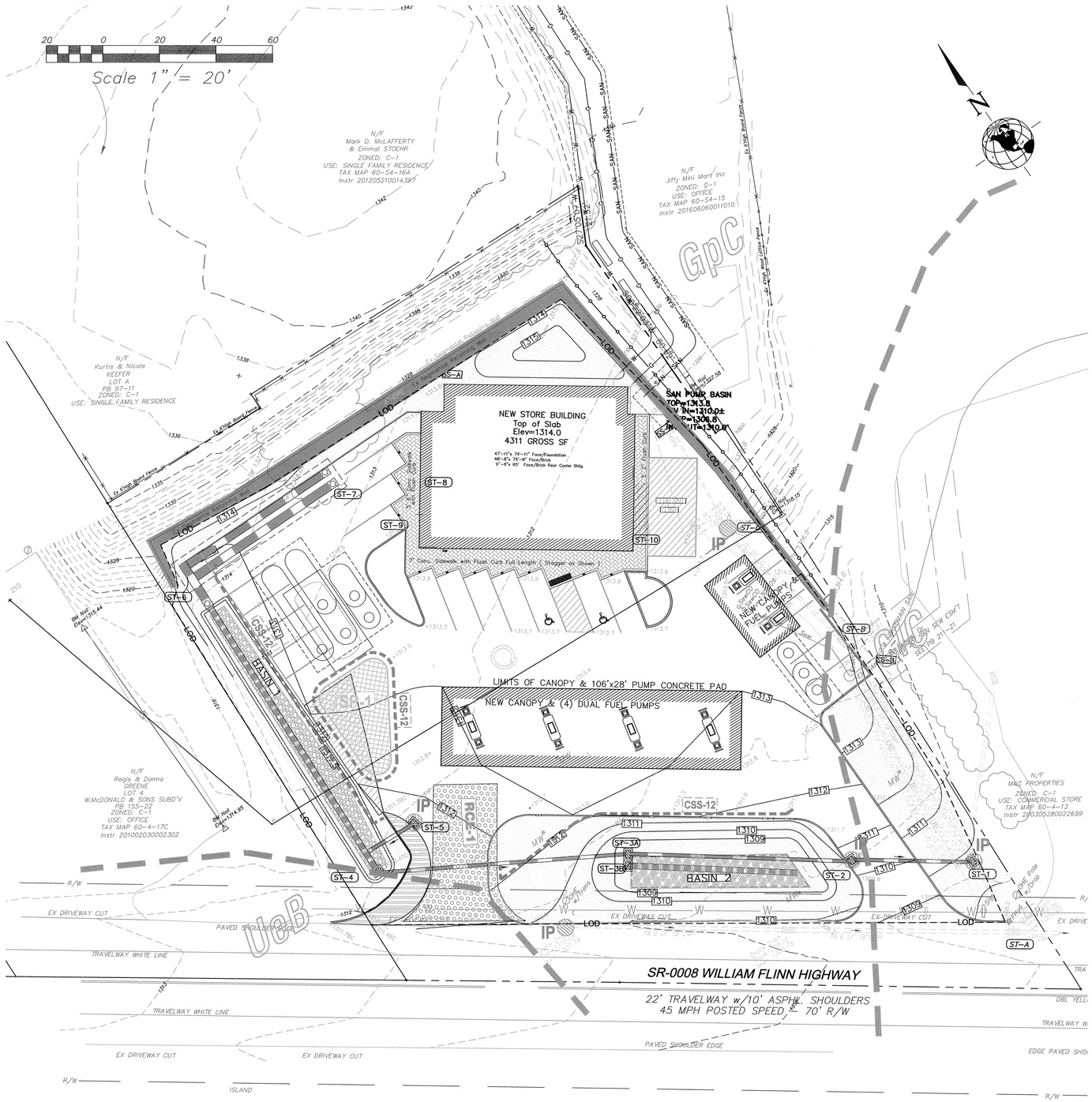
MAP SYMBOL	SOIL NAME	HYDROLOGICAL CLASS	ERODIBLE	CUT BANKS CAVE	CORROSIVE TO CONCRETE OR STEEL	HIGH WATER TABLE	LOW STRENGTH	PIPING	POOR TOPSOIL	SHRINK-SWELL	PIPING	FROST ACTION
GpC	GILPIN-WHARTON SILT LOAMS 8-15% SLOPES	C		X	C		X	X	X		X	
CIC	CAVODE SILT LOAM 8-15% SLOPES	C	X	X	C/S	X	X	X		X	X	X
UeB	URBAN LAND- ERNEST COMPLEX 0-8% SLOPES	C	X	X	C/S	X	X	X	X		X	X

SITE SOILS INFORMATION


Scale 1" = 20'
EX WOOD-FRAMED 2-STY RESIDENTIAL 423 SUNSET DRIVE
EX NON-CONFORMING 1-STY OFFICE BUILDING #419 SUNSET DRIVE
EX WOOD-FRAMED 2-STY RESIDENTIAL #415 SUNSET DRIVE
N/F Mark D. McLAFFERTY & Emmal STOEHR ZONED: C-1 USE: SINGLE FAMILY RESIDENCE TAX MAP 60-54-16A Instr 201205210014397
Jiffy Mini Mart Inc ZONED: C-1 USE: OFFICE TAX MAP 60-54-16 Instr 201606060011690
EX GARAGE
Ex Driveway
S25°32'19"W 228.86'
169.91'
S87°54'28"E 137.09'
N54°50'07"W 54.24'
N02°59'54"E 5.92'
S87°00'06"E 63.9'
N/F Kurtis & Nicole KEEFER LOT A PB 97-11 ZONED: C-1 USE: SINGLE FAMILY RESIDENCE
Ex Elec Bond Fence
Grassed Area
Ex Segmental Retaining Wall
LOD
Gravel Area
Ex Asphalt Parking Lot
Ex Concrete Sidewalk
Ex Curb Inlet Rim=1327.58 Inv=1318.15
31.31'
26.31'
LOT A
1.331 Ac (Gross)
53,205 sf
1.016 Ac (Net)
44,262 sf
N/F JIFFY MINI MART, INC.
JIFFY MINI-MART FUEL SERVICE STATION SLAB TOP= 1312.0
6'Conc Wall
Conc Walk
Gravel Area
CSS-12
Ex Asphalt Sidewalk
Ex Curb Inlet Rim=1312.04 Inv=1308.04
Ex Asphalt Edge
Ex Concrete Curb
Ex Gravel Edge
Ex Curb Inlet Rim=1312.0 Inv=1308.0
Ex Asphalt Ramp
Ex Concrete Curb Ramp
Ex Concrete Sidewalk
Ex Gravel Edge
SD 100'@0.5%
Ex 12" Storm Sew CSMT Sch PB 211-21
Ex Asphalt Edge
Ex Asphalt Ramp
Ex Concrete Curb Ramp
Ex Concrete Sidewalk
Ex Gravel Edge
Asphalt Area
Gravel Area
N/F MAC PROPERTIES ZONED: C-1 USE: COMMERCIAL STORE TAX MAP 60-4-13 Instr 200305280022699
Ex Gravel Edge
Ex Asphalt Edge
Ex Asphalt Ramp
Ex Concrete Curb Ramp
Ex Concrete Sidewalk

PROPERTY OWNER

Jiffy Mini Mart, Inc.
Attn: Hirdaypal "Paul" Gill
17 Westminster Place
Grove City, PA 16127
Ph: 724-992-8192



EROSION AND SEDIMENTATION CONTROL

CSS-18	COMPOSTED SILT SOCK (SIZE AS INDICATED)
GpD	SOIL TYPE DESIGNATION
RCE-1	PROPOSED ROCK CONSTRUCTION ENTRANCE
IP	FILTER BAG INLET PROTECTION
LOD	LIMITS OF DISTURBANCE
	CONCRETE WASHOUT

MAP SYMBOL	SOIL NAME	HYDROLOGICAL CLASS	ERODIBLE	CUT BANKS CAVE	CORROSIVE TO CONCRETE OR STEEL	HIGH WATER TABLE	LOW STRENGTH	PIPING	POOR TOPSOIL	SHRINK-SWELL	PIPING	FROST ACTION
GpC	GILPIN-WHARTON SILT LOAMS 8-15% SLOPES	C		X	C		X	X	X		X	
CIC	CAVODE SILT LOAM 8-15% SLOPES	C	X	X	C/S	X	X	X		X	X	X
UeB	URBAN LAND- ERNEST COMPLEX 0-8% SLOPES	C	X	X	C/S	X	X	X	X		X	X

SITE SOILS INFORMATION

NOTES:

1. APPLICANT: *Jiffy Mini Mart, Inc.*
   Attn: Hirdaypal "Paul" Gill
   17 Westminster Place
   Grove City, PA 16127
   Ph: 724-992-8192
2. DISTURBED AREA = 0.93 AC

PA CODE CHAPTER 93 CLASSIFICATION
UNT to Sullivan Run, Connoquenessing Creek Chapter 93 Classification: WWF

PLAN BOOK	PAGE
379	18

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

EROSION CONTROL PLAN
STAGE-B

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jamesday@msn.com

DRAWING DATE: 02-20-2019
SCALE: 1" = 20'

ES-2

CONSTRUCTION STAGING

***AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHOULD INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIERS AND A REPRESENTATIVE FROM THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING, TO CLARIFY THE INTENTIONS AND REQUIREMENTS OF THE EROSION AND SEDIMENTATION CONTROL PROGRAM FOR THE PROJECT.**

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

*** AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE PA ONE CALL SYSTEM, INC SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON CONSTRUCTION PLANS WERE DERIVED FROM PRIOR UTILITY RECORDS AND SUPPLEMENTED BY FIELD SURVEY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL UTILITY LOCATIONS IN HIS WORK AREA. THE SAID CONSTRUCTION PLANS ARE REPRESENTATIVE AND FOR INFORMATION PURPOSES ONLY.**

*** ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCES PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THOSE SEQUENCES SHOULD BE APPROVED BY THE CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.**

*** NOTE FOR ALL DISTURBED AREAS: AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.**

*** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE PLAN DRAWINGS.**

*** WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS AT TOPSOIL STOCKPILE AREA OR IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMP'S (WITHIN LIMITS OF DISTURBANCE); THEN SEED OVER AREA, USING SEEDING SPECIFICATIONS.**

EROSION & SEDIMENTATION CONTROL SEQUENCE

PHASE A

1. INSTALL ROCK CONSTRUCTION ENTRANCE RCE-1. ALL STAGE-A RELATED CONSTRUCTION WORK TRAFFIC MUST ENTER AND EXIT OVER THIS TEMPORARY DESIGNATED SITE ENTRANCE.
2. INSTALL COMPOST SILT SOCKS ALONG THE EXISTING PAVEMENT OF EXISTING STORE/PUMP FACILITY AS SHOWN ON PLAN FOR STAGE-A.
3. INSTALL INLET PROTECTION AT EXISTING INLETS SHOWN ON STAGE-A PLAN, AND AS PER DETAIL.

PHASE B

1. EXCAVATE FOR AND INSTALL NEW STORE FOUNDATION.
2. INSTALL STORE INNER UTILITY PIPING AND CONNECT TO THE EXISTING SEWER/WATER/GAS UTILITY SERVICES AT REAR OF NEW BUILDING.
3. ERECT THE PRE-CAST BUILDING SHELL, TO ENABLE INTERIOR AND BUILDING EXTERIOR FURNISHINGS TO PROCEED.
4. EXCAVATE AND CONSTRUCT THE WESTERN FUEL TANK FARM AND INSTALL FUEL TANKS. EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED AT STOCKPILE SP-1 LOCATION. BACKFILL TANK AREAS WITH AGGREGATE, AS PER TANK VENDOR PLANS AND SPECIFICATIONS.
5. EXCAVATE AND CONSTRUCT/INSTALL THE BIO-TREATMENT BASIN 1 AND UNDERGROUND STORMWATER STORAGE TANKS. EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED AT STOCKPILE SP-1 LOCATION. INSTALL 12"COMPOST SILT SOCK AROUND THE BASIN TOP PERIMETER, TO PREVENT SILT INFLOW AND CONTAMINATION OF BASINS.
6. INSTALL THE INLET STRUCTURE ST-4 AND ITS UPSLOPE PIPING.
7. DECOMMISSION THE EXISTING GAS STATION/STORE TO ALLOW FOR DEMOLITION WORK. EXISTING DRIVEWAY ENTRANCES SHALL BE TEMPORARILY BARRICADED TO PREVENT ENTRY INTO SITE. REMOVE ALL EXISTING UTILITY SERVICES, FOUNDATION, CONCRETE WALL, CANOPY, EXISTING FUELING STATIONS AND FUEL TANKS. DEPOSIT DEMOLITION WASTE AT AN APPROVED LANDFILL SITE. BACKFILL WITH RESERVED MATERIAL FROM STOCKPILE SP-1. ANY REMAINDER STOCKPILE MATERIAL SHALL BE HAULED AWAY TO AN APPROVED WASTE SITE.
8. INSTALL NEW STORM SEWER SYSTEM FROM ST-1 TO ST-4, CONCURRENTLY CONSTRUCTING THE BIO-TREATMENT BASIN 2.
9. INSTALL 12"COMPOST SILT SOCK AROUND THE BASIN TOP PERIMETER,TO PREVENT SILT INFLOW AND CONTAMINATION OF BASINS.
10. INSTALL INLET PROTECTION AT INSTALLED INLETS THAT ARE INDICATED ON THE STAGE B PLAN.
11. INSTALL NEW FUEL ISLAND PANS AND FUEL PIPING. INSTALL NEW CANOPY FOOTINGS AND CANOPY.
12. RUBBLE THE EXISTING PAVEMENTS AND CONCRETE PAD AREAS FOR REMOVAL AND DISPOSAL AT AN APPROVED LANDFILL.
13. GRADE PAVEMENT SUBGRADES AS WARRANTED TO OBTAIN FINISHED PAVEMENT TOP GRADES SHOWN ON PLANS. INSTALL AGGREGATE SUBGRADE.
14. INSTALL CONCRETE PAVEMENT TO FUELING AREAS AND ALL PARKING LOTS.
15. SHAPE AND INSTALL NEW ENTRANCES OFF SR-008. INSTALL CONCRETE CURBING AND CONCRETE SURFACING OF ENTRANCES.
16. ALL PERIMETER GREEN AREAS SHALL HAVE IMPORTED CLEAN TOPSOIL APPLIED, SEEDED AND MULCHED WITH STRAW.
17. ALL DISTURBED AREAS MUST BE PROVIDED WITH IMMEDIATE INTERIM STABILIZATION IF TO REMAIN DORMANT FOR FOUR DAYS. IMMEDIATE STABILIZATION SHALL BE PROVIDED FOR ALL FINISHED GRADE AREAS USING THE SPECIFIED SEEDING REQUIREMENTS FOUND ON THE DETAIL SHEET. RESEED ALL DISTURBED OR DISTRESSED AREAS IF VEGETATION HAS NOT BEEN ESTABLISHED AFTER 30 DAYS.

UTILITY LINE INSTALLATION REQUIREMENTS

EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. SINCE THESE EXCAVATIONS ARE USUALLY LOCATED AT LOWER ELEVATIONS ALONG OR ACROSS EARTH DISTURBANCE SITED, OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT-LADEN RUNOFF AND CONVEY IT TO SITE BOUNDARIES OR WATERWAYS. THE MOST IMPORTANT EROSION AND SEDIMENT POLLUTION CONTROL CONSIDERATION FOR TRENCH CONSTRUCTION IS THE LIMITING AND SPECIFIC SCHEDULING OF WORK ACTIVITIES.

1. **ADVANCED CLEARING AND GRUBBING OPERATIONS FOR STRIP UTILITY LINE INSTALLATIONS SHALL BE LIMITED TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.**
2. **DAILY TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.**
3. **TRENCH PLUGS WILL BE SPACED AND CONSTRUCTED IN ACCORDANCE TO THE DETAILS SHOWN ON PLANS. TRENCH PLUGS MUST BE INSTALLED AT ALL STREAM CROSSINGS, AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.**
4. **WATER WHICH ACCUMULATES IN THE OPEN TRENCH MUST BE COMPLETELY REMOVED BY PUMPING INTO A SILT BAG, PRIOR TO PIPE PLACEMENT OR BACKFILLING OPERATIONS.**
5. **ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.**

EXCEPTIONS - IN CERTAIN CASES, TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM B. WILL REMAIN IN EFFECT WITH THE FOLLOWING BEING AMENDED:

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.

IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

CLEAN FILL NOTE

IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. THIS INFORMATION SHOULD BE COMPLETED PRIOR TO SUBMITTING A PERMIT APPLICATION. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF A REGULATED SUBSTANCE OCCURRED ON SITE.

APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. DEFINITIONS OF CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE ARE PROVIDED BELOW. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY *"MANAGEMENT OF FILL,"* DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWEB.STATE.PA.US.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM 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. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY *"MANAGEMENT OF FILL."*

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL AND MUST BE KEPT ON SITE AND MADE AVAILABLE UPON REQUEST BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. FAILURE TO PRODUCE THE FORM UPON REQUEST MAY RESULT IN THE REVOKING, SUSPENSION OR TERMINATION OF YOUR PERMIT COVERAGE.

PERMANENT SEEDING

GENERAL
ALL SOIL PREPARATION AND LAWN AND GRASS MATERIALS SUCH AS TOPSOIL, SEEDS, AND MULCH SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, LATEST EDITION, SECTIONS 802, 803, 804, AND 805.

1. TOPSOIL

ALL TOPSOIL WILL CONFORM TO MATERIAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 801.2 AND 802.2

2. SEED AND INOCULATE

INOCULATE SHALL BE A STANDARD ACCEPTABLE COMMERCIAL PRODUCT CONTAINING A SUITABLE CARRIER FOR THE SEED TO BE INOCULATED AND WILL CONFORM WITH THE MATERIAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 804.2(C).

EXCEPT FOR MORE RESTRICTIVE AREAS, SEED SHALL BE PENNDOT FORMULA B, CONSISTING OF 20% PERENNIAL RYE GRASS, 30% PENNLAWN RED FESCUE, AND 50% KENTUCKY BLUEGRASS, CONFORMING TO THE MATERIAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 804.2(b).

RESTRICTIVE AREAS (SLOPES 2H:1V) SHALL BE PENNDOT FORMULA W, WHICH CONSISTS OF 73% TALL FESCUE, 18% BIRDSFOOT TREFOIL MIXTURE, AND 9% REDTOP, CONFORMING TO THE MATERIAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 804.2(b).

3. PULVERIZED AGRICULTURAL LIME

LIME SHALL CONFORM TO THE REQUIREMENTS OF THE AGRICULTURAL LIMING MATERIAL ACT OF 1978, P.L. 15, NO. 9, AND BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 804.2(a)1.

4. FERTILIZER

FERTILIZER SHALL BE A DRY 10-20-20 FORMULATION OF COMMERCIAL PRODUCT IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408 SECTION 804.2(a)2. LIQUID FORMULATIONS MAY BE USED IN PLACE OF DRY, IF ALL REQUIREMENTS OF THE NOTED SPECIFICATION ARE MET AND A CHART SHOWING THE GALLONS REQUIRED TO EQUAL THE POUNDS OF DRY FERTILIZER IS PROVIDED.

5. MULCH

A. MULCHING MATERIALS SHALL BE FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITED AND NOXIOUS WEED AS DEFINED BY THE STATE SEED ACT. MULCH SHALL NOT CONTAIN THE STEMS OF TOBACCO, SOYBEANS OR COARSE OR WOODY MATERIALS. ALL MULCH MUST COMPLY WITH THE MATERIAL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 805.2(a) 1. THE FOLLOWING MULCH MATERIALS MAY BE USED:

1. WHEAT OR OAT STRAW, WELL-CURED TO LESS THAN 20% MOISTURE CONTENT; OR
2. WOOD CELLULOSE FIBERS CONTAINING NO GROWTH OR GERMINATION INHIBITING SUBSTANCES.

B. MULCH BINDER SHALL BE ANY OF THOSE LISTED IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408 SECTION 805.2(b).

6. INSTALLATION

A. ALL AREAS DISTURBED OR AFFECTED BY CONSTRUCTION OPERATIONS BUT NOT COVERED BY STRUCTURES, PAVEMENTS, TREES OR SHRUBS SHALL BE COVERED WITH TOPSOIL, FINISH GRADED, LIMED, FERTILIZED, SEEDED, AND MULCHED (WITH MULCH BINDER APPLIED).
B. SEEDING SHALL BE DONE AT SUCH TIMES OF THE YEAR WHEN CLIMATIC CONDITIONS OF TEMPERATURE AND MOISTURE ARE MOST SUITABLE FOR GROWTH. FORMULA B MAY BE APPLIED FROM MARCH 15 TO JUNE 1 AND SEPTEMBER 1 TO OCTOBER 15, HYDROSEEDING WILL BE PERMITTED IF PRODUCTS AND EXECUTION MEETS THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408 STANDARDS
C. SLOPES OR SWALES SHALL BE SATISFACTORILY FINE GRADED, SHAPED, OR DRESSED IMMEDIATELY PRIOR TO PLACING PROTECTIVE DEVICES.
D. EXCEPT AS OTHER SPECIFIED IN THIS SECTION, WORK SHALL BE EXECUTED IN COMPLIANCE WITH MINIMUM REQUIREMENT OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 803.3

7. TOPSOIL

PREPARE AREAS TO BE TOPSOILED. PLACE AND SPREAD TOPSOIL IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 802.3. IF ANY TOPSOIL IS STOCKPILED, COMPLY WITH REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 408, SECTION 803.3.

8. SEED

SEED SHALL BE SOWN AT THE RATE OF NOT LESS THAN 25.0 POUNDS PER 1000 S.Y. FOR FORMULA B. AFTER SEED HAS BEEN SOWN, THE AREA SHALL BE ROLLED, WHERE FINISH GRADE IS LESS THAN ONE ON THREE, WITH A ROLLER WEIGHING NOT MORE THAN 65 POUNDS PER FOOT WIDTH OF ROLLER.

9. LIME

PULVERIZED AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF 6 TONS PER ACRE.

10. FERTILIZER

APPLY AT THE RATE OF 100 POUNDS OF N, 200 POUNDS OF P205 AND 200 POUNDS OF K20 PER ACRE AND WORKED INTO THE SOIL.

11. MULCH

ALL SEEDED AREAS SHALL BE MULCHED. MULCH SHALL BE PLACED ON THE SEED AREA WITHIN 48 HOURS AFTER SEEDING AND APPLIED AT A MINIMUM RATE OF:
A. HAY OR STRAW AT A MINIMUM RATE OF 1,240 LBS./1,000 SY.
B. WOOD CELLULOSE FIBER AT A MINIMUM RATE OF 310 LBS./1,000 SY.
ANCHOR THE MULCH WITH A MULCH BINDER.

TEMPORARY SEEDING

1. SEED AND INOCULATE
SAME AS PERMANENT SEEDING EXCEPT USE PENNDOT FORMULA E CONSISTING OF 100% ANNUAL RYE GRASS SOWN AT THE RATE OF 50 POUNDS/ACRE.

DEMOBILIZATION

1. WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, CONTACT THE COUNTY CONSERVATION DISTRICT FOR THEIR APPROVAL TO REMOVE THE CONTROL MEASURES.
2. ALL SITE FILTER FABRIC FENCE MUST BE REMOVED FROM SITE AND PROPERLY DISPOSED OF.
3. REMOVE SILT SACKS IN INLETS AND DISPOSE OF SEDIMENTS BY SPREADING ON STABILIZED SLOPE AREAS THAT DO NOT RECEIVE CONCENTRATED RUNOFF.
4. ALL TOPSOIL STOCKPILE MATERIAL REMAINING SHALL BE SMOOTH GRADED TO PREVENT PONDING, THEN HAVE PERMANENT SEEDING AND MULCH APPLIED.
5. ALL COMPOST SILT SOCKS SHALL BE SLIT AND MATERIAL SPREAD SMOOTH. APPLY PERMANENT SEEDING AND MULCH TO SPREAD MATERIAL.

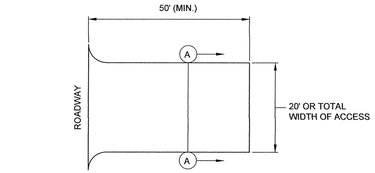
GENERAL NOTES:

WEEKLY AND AFTER EVERY RUNOFF EVENT, THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES FOR DAMAGE, CLOGGING, SEDIMENT ACCUMULATION, OR STRUCTURAL DETERIORATION.

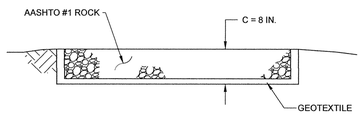
IF BMP FAILS DURING A RUNOFF EVENT, THE CONTRACTOR SHALL REPLACE/FIX THE DAMAGED BMP WITHIN REASONABLE TIME OF THE FAILURE OCCURRENCE.

WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMP'S (WITHIN LIMITS OF DISTURBANCE). THEN SEED OVER AREA USING SEEDING SPECIFICATIONS.

WHEREVER POSSIBLE, EXCESS AND/OR WASTE MATERIALS SHALL BE RECYCLED. IF RECYCLING IS NOT POSSIBLE OR FEASIBLE, THE MATERIALS SHALL BE DISPOSED OF AT A DEP APPROVED DISPOSAL SITE. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL.



PLAN VIEW

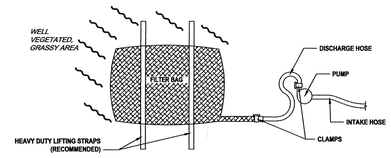


SECTION A-A

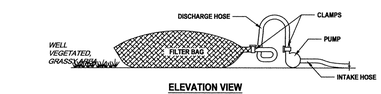
NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHOULD BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE TO 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 ROADWAYS, EXTEND LENGTH OF ROCK CONSTRUCTION BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #16 (1)
Rock Construction Entrance



PLAN VIEW



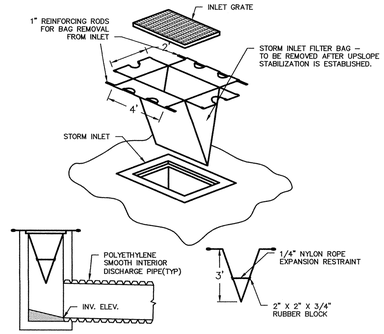
ELEVATION VIEW

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	300 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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

PUMPED WATER FILTER BAG (3)
NOT TO SCALE



1. INSTALL FILTERS IF SITE CONDITIONS WARRANT AND IF EXCESSIVE MUD FLOWS ARE ENTERING ANY INLET.
2. UPON SITE DEMOBILIZATION AND REMOVAL OF SILT SACK, FLUSH STORM DRAINAGE PIPING TO ENSURE THERE ARE NO BLOCKAGES.

INLET FILTER (SILT SACK TYPE) (2)
NOT TO SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER PE-045099

EROSION CONTROL DETAILS

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART #11
CENTER TOWNSHIP

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: jamesday@msn.com

DRAWING DATE: 02-20-2019
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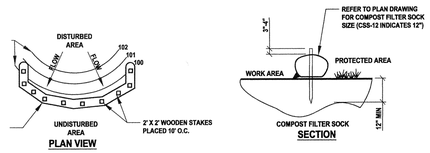


COMPOST FILTER SOCK INSTALLATION, INSPECTION AND MAINTENANCE NOTES:

ROUTINE INSPECTION SHOULD BE CONDUCTED WITHIN 24 HRS OF A RUNOFF EVENT OR AS DESIGNATED BY THE REGULATING AUTHORITY. COMPOST FILTER SOCKS SHOULD BE REGULARLY INSPECTED TO MAKE SURE THEY MAINTAIN THEIR SHAPE AND ARE PRODUCING ADEQUATE HYDRAULIC FLOW-THROUGH. IF PONDING BECOMES EXCESSIVE, ADDITIONAL COMPOST FILTER SOCKS MAY BE REQUIRED TO REDUCE EFFECTIVE SLOPE LENGTH OR SEDIMENT REMOVAL MAY BE NECESSARY. COMPOST FILTER SOCKS SHALL BE INSPECTED UNTIL AREA ABOVE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.

1. COMPOST FILTER SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
2. COMPOST FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER COMPOST FILTER SOCKS PER THE ENGINEER.
3. PRE-WET COMPOST FILTER SOCK PRIOR TO STAKING.
4. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
5. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
6. IF THE COMPOST FILTER SOCK HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE COMPOST FILTER SOCKS WHEN ACCUMULATION AS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST FILTER SOCKS, OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, A NEW COMPOST FILTER SOCKS CAN BE PLACED ON TOP OF AND SLIGHTLY BEHIND THE ORIGINAL ONE CREATING MORE SEDIMENT STORAGE CAPACITY WITHOUT SOIL DISTURBANCE.
8. COMPOST FILTER SOCKS SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
9. THE FILTERMEDIA WILL BE DISPERSED ON SITE ONCE THE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.
10. FOR LONG-TERM SEDIMENT AND POLLUTION CONTROL APPLICATIONS, COMPOST FILTER SOCKS CAN BE SEEDED AT THE TIME OF INSTALLATION TO CREATE A VEGETATIVE FILTERING SYSTEM FOR PROLONGED AND INCREASED FILTRATION OF SEDIMENT AND SOLUBLE POLLUTANTS (CONTAINED VEGETATIVE FILTER STRIP). THE APPROPRIATE SEED MIX SHALL BE DETERMINED BY THE ENGINEER.

COMPOST FILTER SOCK (1)
NOT TO SCALE

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (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

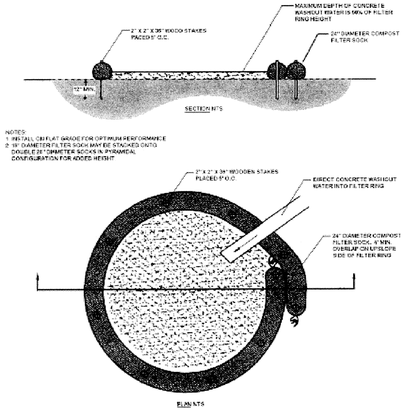
Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) 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	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrexx



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.

COMPOST FILTER SOCK CONCRETE WASHOUT NOTES:

1. PLACE AT A MINIMUM OF 50' FROM ANY INLET OR DRAINAGEWAY.
2. DO NOT USE ON NEWLY PLACED CONCRETE SURFACES.
3. HARDENED WASTE CONCRETE SHALL BE RUBBLIZED AND DISPOSED OF AS AGGREGATE FILL OR AS WASTE REMOVED FROM SITE.

CONCRETE WASHOUT (2)
NOT TO SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

EROSION CONTROL DETAILS
SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-283-3017
email: jadmday@msn.com

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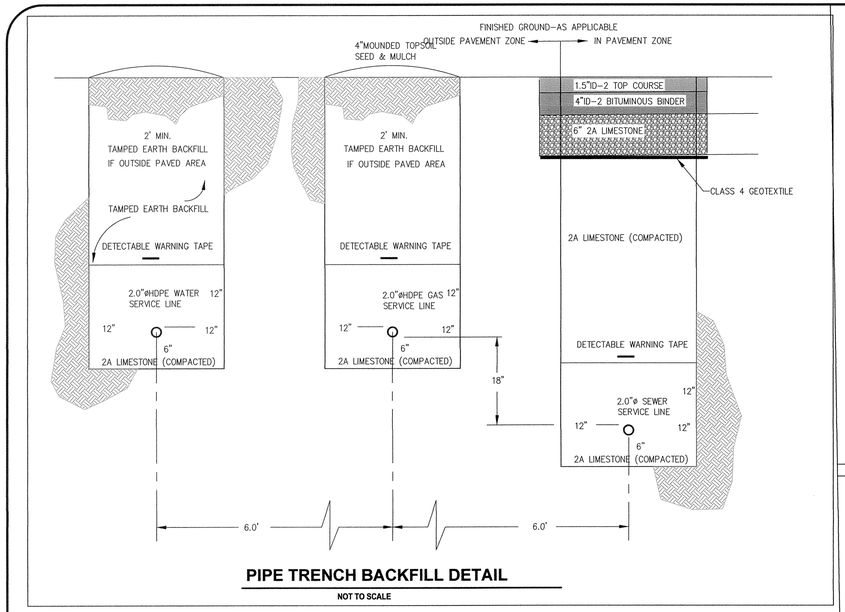
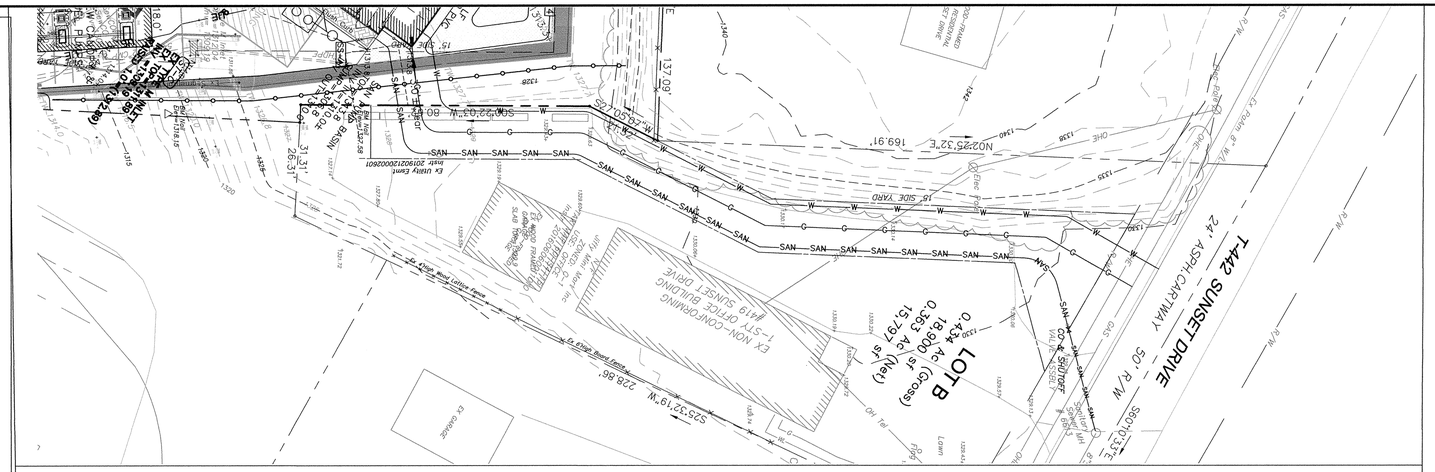


PIPE TRENCH BACKFILL DETAIL

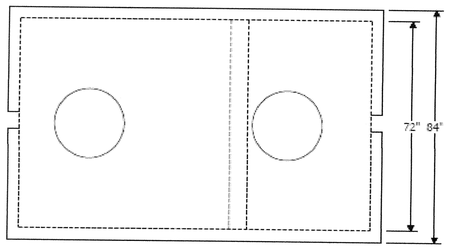
NOT TO SCALE

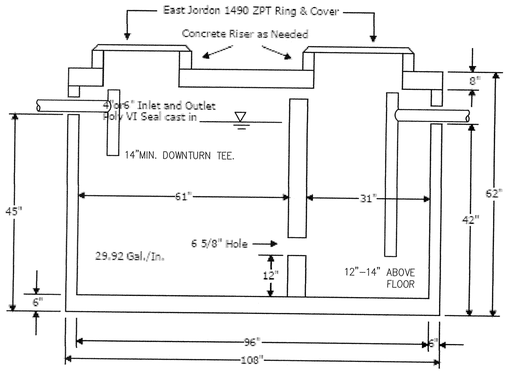

LOT B
0.434 AC. (Gross)
18,900 S.F.
0.363 AC. (Net)
15,791 S.F.
EX NON-CONFORMING 1-STORY OFFICE BUILDING #419 SUNSET DRIVE
T442 SUNSET DRIVE
24' ASPH CARTWAY
50' R/W
S26°32'19"W 228.66'
N02°35'33"E 169.91'
S60°10'33"E
S00°02'05"W 228.08'
137.09'
EX GARAGE
EX SHED
EX SHED
EX GARAGE
EX GARAGE
EX GARAGE

336 Cliffview Road
Butler, Pa. 16001
keyprecastsupply.com

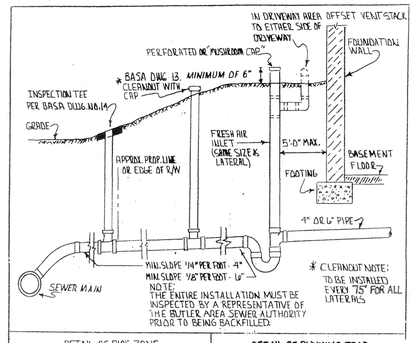
KEY PRECAST SUPPLY Inc.

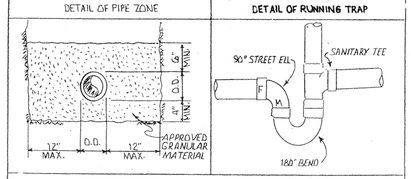
724-287-1963
Fax: 724-287-3070





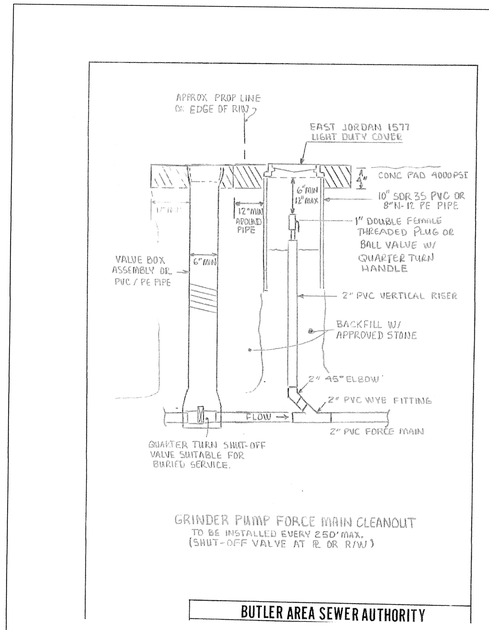
1000 Gal. H-20 Grease Trap





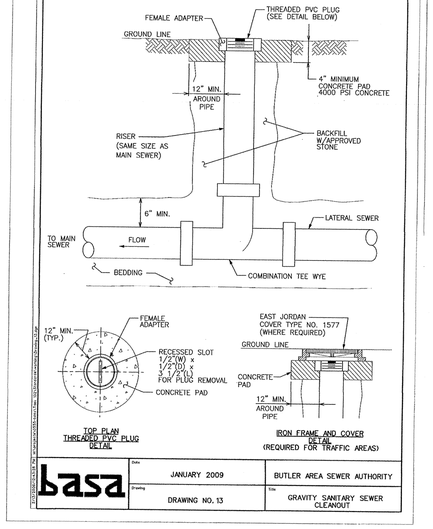
SERVICE CONNECTION TO SANITARY SEWER

basa	NOT TO SCALE	BUTLER AREA SEWER AUTHORITY
	SEPTEMBER 2006	DRAWING NO. 8



GRINDER PUMP FORCE MAIN CLEANOUT
TO BE INSTALLED EVERY 250' MAX.
(SHUT-OFF VALVE AT R. OR R/W)

BUTLER AREA SEWER AUTHORITY



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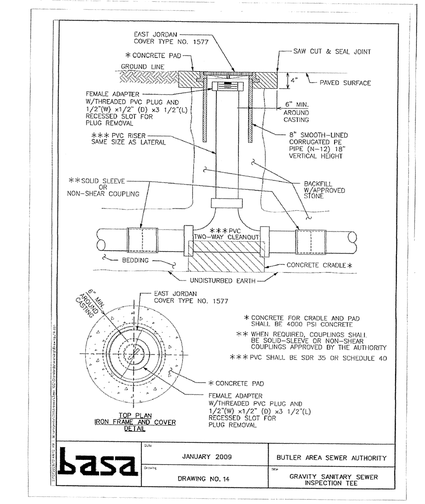

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	Drawing: DRAWING NO. 14	Title: GRAVITY SANITARY SEWER INSPECTION TEE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-045099E

SEWER CONSTRUCTION DETAILS

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

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JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/fax: 724-283-3267
email: jdandsy@msn.com

DRAWING DATE: 12-02-2018

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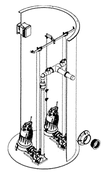
SEW-2

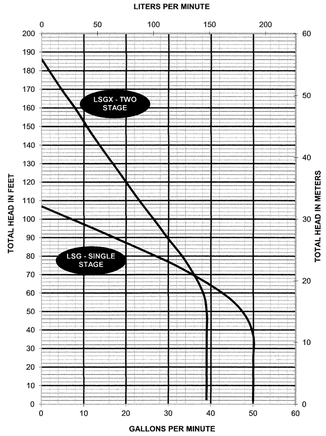
Liberty Pumps

Omnivore Grinders

Pump Specifications

D3684LSG, D3684LSGX Omnivore® 2HP Duplex Grinder Packages





D3684LSG_P1 R8/7/2014

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Liberty Pumps

D3684LSG/LSGX - Series Electrical data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS * (Per Pump)	LOCKED ROTOR AMPS * (Per Pump)	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH FT	DISCHARGE	STANDARD CONTROL PANEL *
D3684LSG202	2	208/230	1	1.0	15	53	135°C	B	25	1-1/4" NPT	AE24HI=3
D3684LSG202-C	2	208/230	1	1.0	15	53	135°C	B	35	1-1/4" NPT	AE24HC=3
D3684LSG203	2	208/230	3	1.0	10.6	61	N/A	B	25	1-1/4" NPT	AE34=3-511
D3684LSG204	2	440-480	3	1.0	5.3	31	N/A	B	25	1-1/4" NPT	AE34=3-171
D3684LSG205	2	575	3	1.0	4.9	31	N/A	B	25	1-1/4" NPT	AE54=3-161
D3684LSGX202	2	208-230	1	1.0	15	53	135°C	B	25	1-1/4" NPT	AE24HI=3
D3684LSGX202-C	2	208-230	1	1.0	15	53	135°C	B	35	1-1/4" NPT	AE24HC=3
D3684LSGX203	2	208/230	3	1.0	10.6	61	N/A	B	25	1-1/4" NPT	AE34=3-511
D3684LSGX204	2	440-480	3	1.0	5.3	31	N/A	B	25	1-1/4" NPT	AE34=3-171
D3684LSGX205	2	575	3	1.0	4.9	31	N/A	B	25	1-1/4" NPT	AE54=3-161

***NOTE: AMPERAGE VALUES SHOWN IN THE TABLE ABOVE ARE FOR EACH PUMP. ELECTRICAL SERVICE SHALL BE SIZED TO SUPPORT BOTH PUMPS RUNNING SIMULTANEOUSLY.**

D3684LSG/LSGX - Series Technical Data

TANK	WOUND FIBERGLASS WITH ANTI FLOATATION FLANGE FIBERGLASS COVER STANDARD STEEL COVER OPTIONAL
CAPACITY	370 GALLON TOTAL BASIN VOLUME (PUMP CYCLE = 101 GALLONS)
GUIDE RAIL	STANDARD –SCHEDULE 40 GALVANIZED OPTIONAL SCHEDULE 40 STAINLESS STEEL
GUIDE RAIL BASE / DISCONNECT (GR20)	CAST IRON
INLET HUB	4" WITH FLANGE GASKET AND PIPE SEAL
DISCHARGE PIPING	2" SCHEDULE 80 PVC
CONTROL	NEMA 4X DUPLEX ALTERNATING PANEL, OUTDOOR, WITH AUDIBLE (80 DBI) AND VISUAL HIGH WATER ALARM
IMPELLER	300 SERIES S.S.
PAINT	POWDERCOATING
MAX LIQUID TEMP	140°F/ 60°C
MAX STATOR TEMP	275°F/ 135°C
THERMAL OVERLOAD	275°F/ 135°C (single phase only)
POWER CORD TYPE	SJOOW (1-phase) / SEOOW (3-phase) SOOW (external capacitor models)
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	300 SERIES S.S.
HARDWARE	STAINLESS
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED SILICON CARBIDE
MIN BEARING LIFE	50,000 HRS
WEIGHT	540 LBS / 245 kg

* ADD **–IP** TO THE MODEL NUMBER **FOR IP-SERIES** PANEL UPGRADE.

D3684LSG_P3 R8/7/2014

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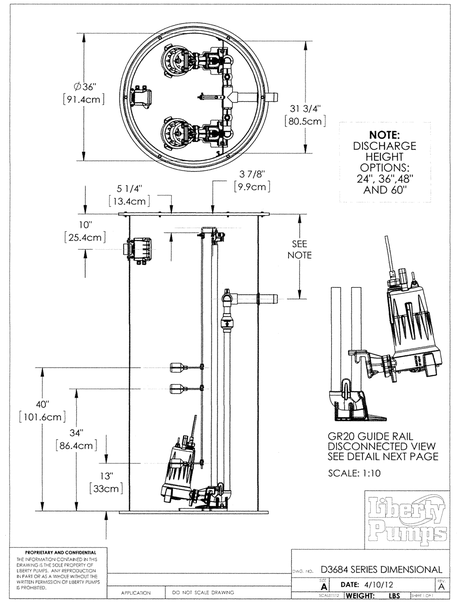
Liberty Pumps



NOTE: DISCHARGE HEIGHT OPTIONS: 24", 36",48" AND 60"

GR20 GUIDE RAIL DISCONNECTED VIEW SEE DETAIL NEXT PAGE

SCALE: 1:10

Liberty Pumps

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF LIBERTY PUMPS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF LIBERTY PUMPS IS PROHIBITED

APPLICATION | DO NOT SCALE DRAWING

DWG. NO. D3684 SERIES DIMENSIONAL

REV. A | DATE: 4/10/12 | SIZE A

SCALE: WEIGHT: LBS | SHEET 1 OF 1

D3684LSG_P3 R8/7/2014

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Liberty Pumps

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
ENGINEER
PE-040099E

SEWER FORCE MAIN PUMP

SITUATED IN
Center Township, Butler Co., PA

JIFFY MINI-MART
CENTER TOWNSHIP

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

DRAWING DATE: 12-02-2018

SCALE: NTS

SEW-3

PLAN BOOK	PAGE
379	23

JIFFY

Instr: 201907090012708
Pgs: 1 Fr: $45.00 7/9/2019 1:57 PM
Michele Mustello T20190011005
Butler County Recorder PA

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TIMOTHY & SHARON MICKLE, OF THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE BOROUGH OF SLIPPERY ROCK, 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 SLIPPERY ROCK, 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 SLIPPERY ROCK, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 29 DAY OF JUNE, 2019.

x _____
TIMOTHY MICKLE

x _____
SHARON MICKLE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, TIMOTHY & SHARON MICKLE, 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 29 DAY OF JUNE, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

x _____
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

29 JUNE 19
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-0018IE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30184-E

MUNICIPAL DECLARATIONS

THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF SLIPPERY ROCK ASSUMES NO 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 THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN BOROUGH STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SLIPPERY ROCK THIS 11TH DAY OF JUNE, 2019.

x _____
SECRETARY

x _____
CHAIRPERSON
BOROUGH COUNCIL

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF SLIPPERY ROCK THIS 11TH DAY OF JUNE, 2019.

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF MAY, 2019.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

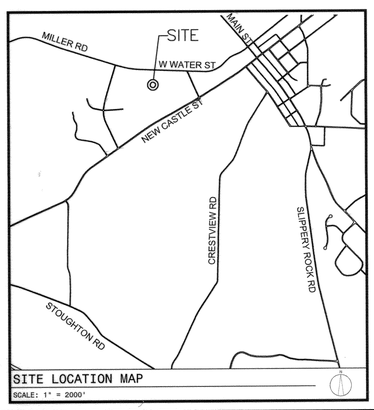
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 379 PAGE(S) 24

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF JULY, 2019.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

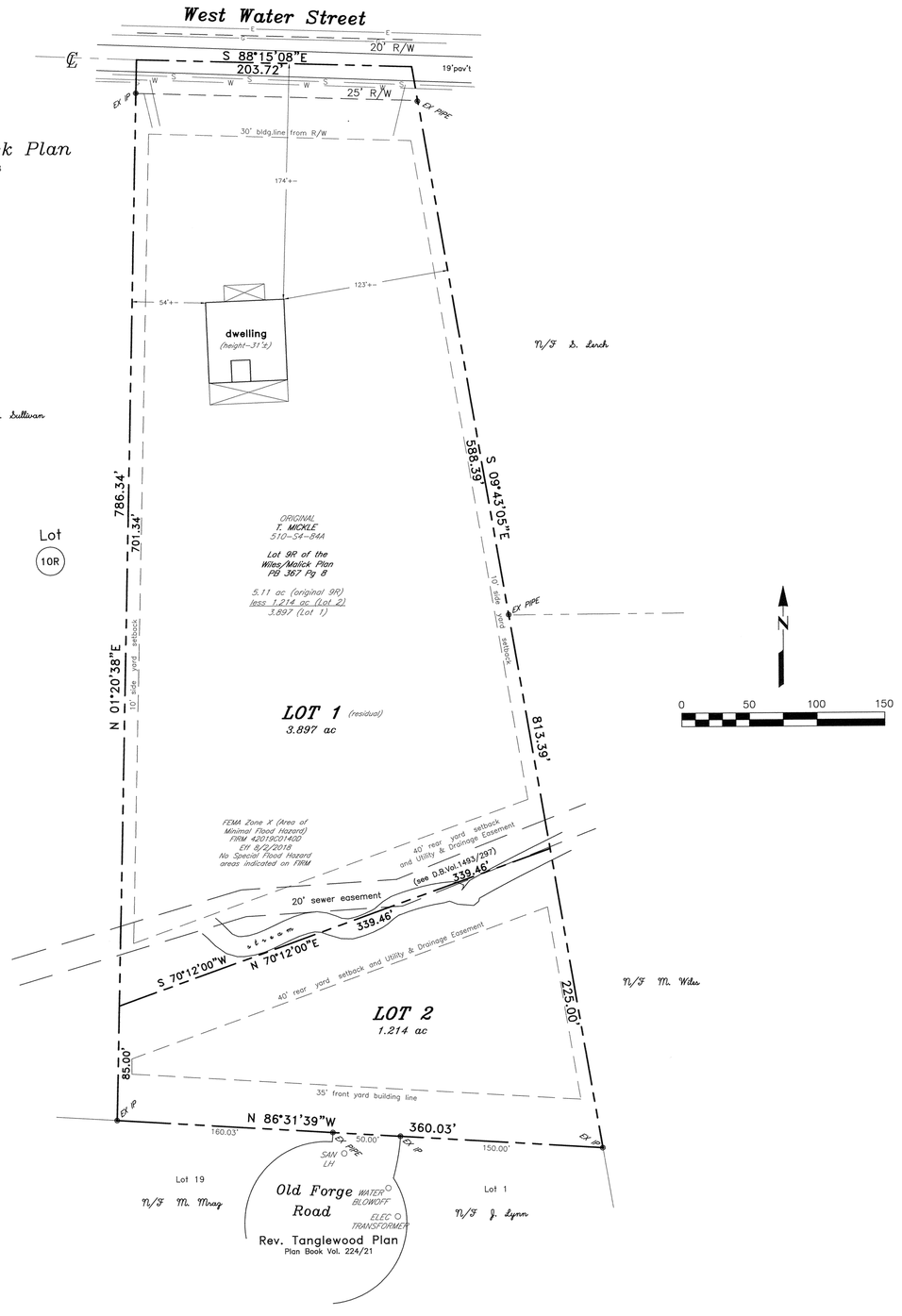
RECORDER OF DEEDS
BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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

Reference:
M. Wiles & K. Malick Plan
Plan Book Volume 367/8



T. MICKLE PLAN

Being a subdivision of lot 9R of the Wiles / Malick Plan, Plan Book 367 Pg 8, and being Butler County Tax Parcel 510-S4-84A

GENERAL NOTES:

1. OWNER: TIMOTHY AND SHARON MICKLE, 261 SWAIN HILL RD, HARMONY, PA 16037
2. TAX ID: 510-S4-84A
3. ZONING: R-1 RESIDENTIAL DISTRICT
4. MIN. SETBACKS: FRONT LINE - 30', SIDE YARD - 10', REAR YARD - 40'
5. SUBJECT TO AS-BUILT LOCATION OF EXISTING SANITARY FORCED MAIN LINE THROUGH PROPERTIES BEING THE CENTER OF A 20' SANITARY EASEMENT
6. REFERENCES
   - 6.1. CURRENT DEEDS OF RECORD
   - 6.2. PREVIOUSLY RECORDED PLANS
     - 6.2.1. WILES / MALICK SUBDIVISION PLAN BOOK 367 PG 8
     - 6.2.2. REVISED TANGLEWOOD PLAN PLAN BOOK 224 PG 21

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER BOROUGH REVIEW	SDG	6/11/19

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

PROJECT DESCRIPTION

T. MICKLE PLAN

BEING A

SUBDIVISION

FOR

TIMOTHY AND SHARON MICKLE

SITUATE

SLIPPERY ROCK BOROUGH
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
01/21/19	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-010	510-S4-84A	A

RECORDED 20
PLAN BOOK 379 PAGE 24
SHEET _____ of _____

Instr: 201907090012729
Pgs 9 F: $365.00
Michele Mustello
Butler County Recorder PA
7/9/2019 3:02 PM
T20190011825

FINAL

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR

HIDDEN ACRES

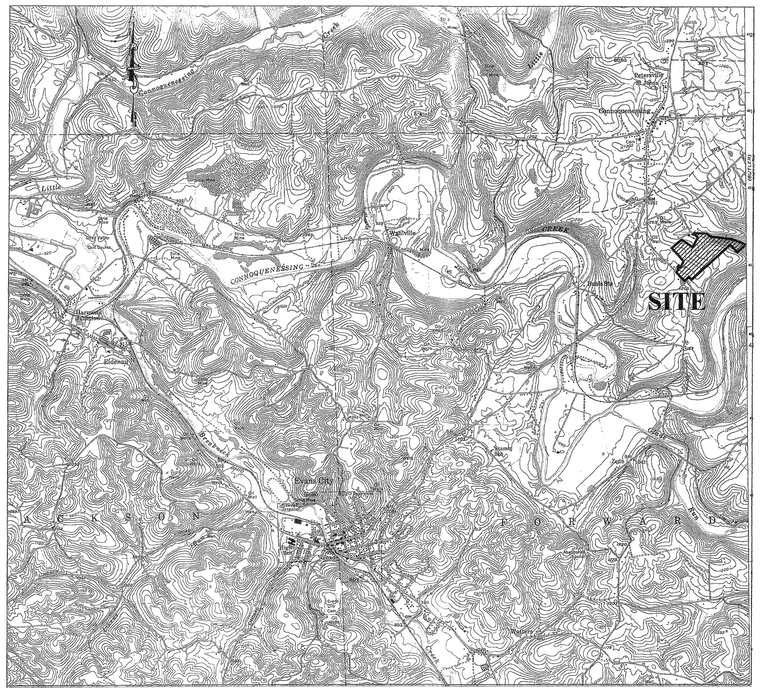
SITUATE IN

FORWARD TOWNSHIP, BUTLER COUNTY, PA

NOVEMBER, 2016
Revised: February 2017
Revised: September 2017
Revised: March 2019
Revised: May 2019

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 9th day
of JULY 20 19
to ~~HIGHWAY~~ PLAN BOOK 379 Pg 25-33
No. 201907090012729
Witness my hand and the seal of said office.
MICHELE M. MUSTELLO RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



LOCATION MAP
USGS 7.5-min Quadrangle Map: Evans City, PA
Scale: 1" = 2000'

SHEET INDEX

DWG. NO.	DESCRIPTION
PCSM-1	EXISTING CONDITIONS PLAN
PCSM-2	OVERALL POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN
PCSM-3	POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN
PCSM-4	POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN
PCSM-5	PCSM DETAILS
PCSM-6	PCSM DETAILS
PCSM-7	PCSM DETAILS
PCSM-8	PCSM DETAILS

I, _____, on this date_____ hereby certify that the Stormwater Management Plan meets all design standards and criteria of Forward Township's Stormwater Management Ordinance and Title 25, Chapter 102 of the PA Code.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS P. SILER
ENGINEER
PE063688

PLAN BOOK	PAGE
379	25

STOP – CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

Notice regarding underground utilities. No warranty is made that this plan shows all existing underground utilities or that the locations of existing utilities shown hereon are the correct locations. The depiction of utilities herein does not relieve the contractor(s) who will be performing excavations from complying with Pennsylvania law regarding excavations, said requirements can be satisfied, in part, by contacting the POCS at 1-800-242-1776

Serial No. _____

Frank L. Shipley, Owner/Developer

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

On this the 9th day of July, 2019, before me a Notary Public the undersigned officer, personally appeared *Frank L. Shipley,* known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

My Commission expires:

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathy Jo Prichard, Notary Public
Butler County
My commission expires April 11, 2023
Commission number 1132228
Member, Pennsylvania Association of Notaries

HIDDEN ACRES

SITUATE IN

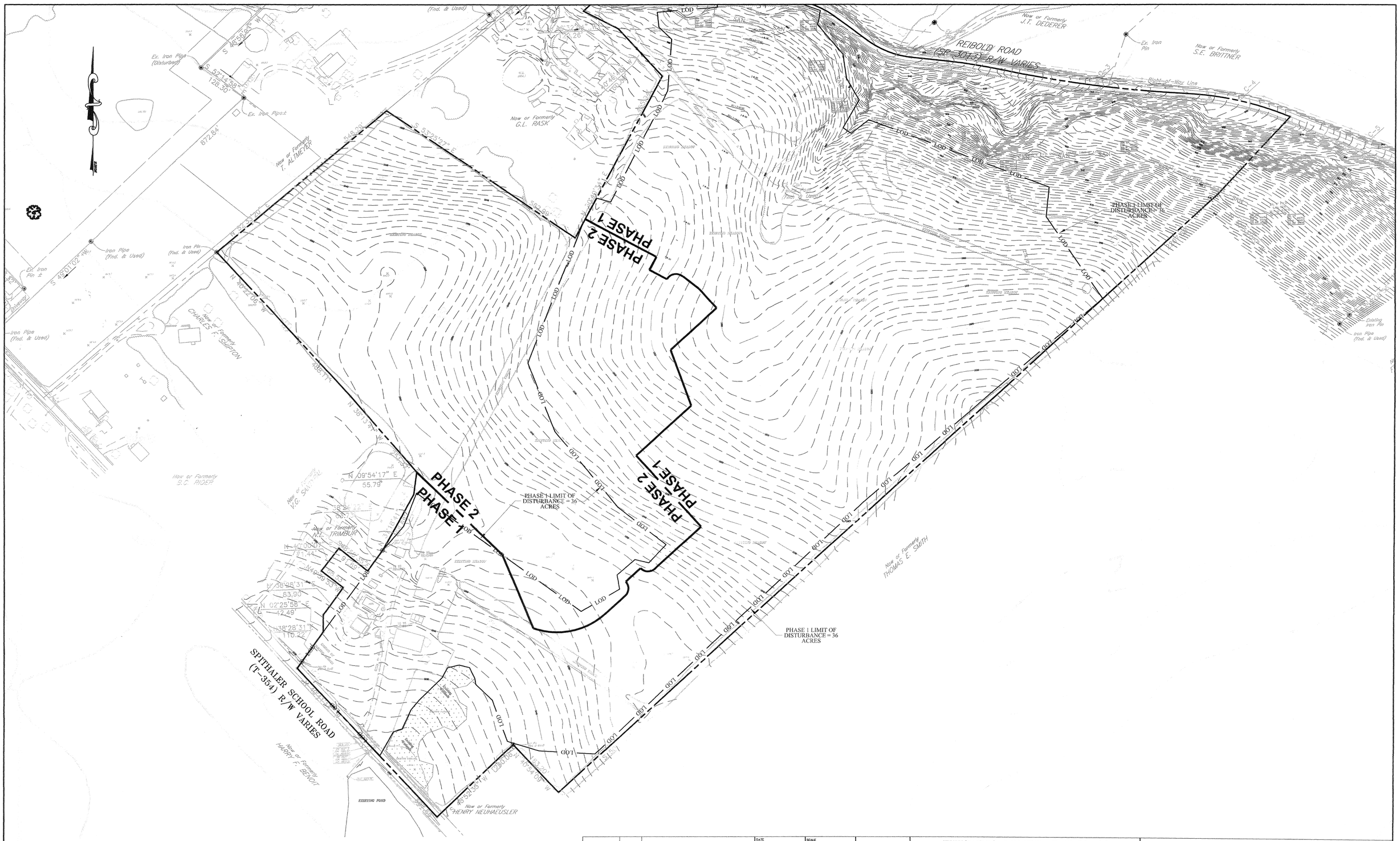
FORWARD TOWNSHIP, BUTLER CO., PA

OWNER / DEVELOPER:

FORWARD ASSOCIATES, INC.
c/o FRANK L. SHIPLEY
8037 Rowan Road
Cranberry Twp, PA 16066

SURVEYOR / ENGINEER:

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



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
379	26

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS P. SILER
ENGINEER
PE062689

DATE		REVISION
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

DATE	SCALE
11-14-2016	1" = 100'
DRAWN BY	CHECKED BY

DRAWING NO. PCSM-1

EXISTING CONDITIONS PLAN

HIDDEN ACRES

SITUATE IN

FORWARD TOWNSHIP, BUTLER COUNTY, PA

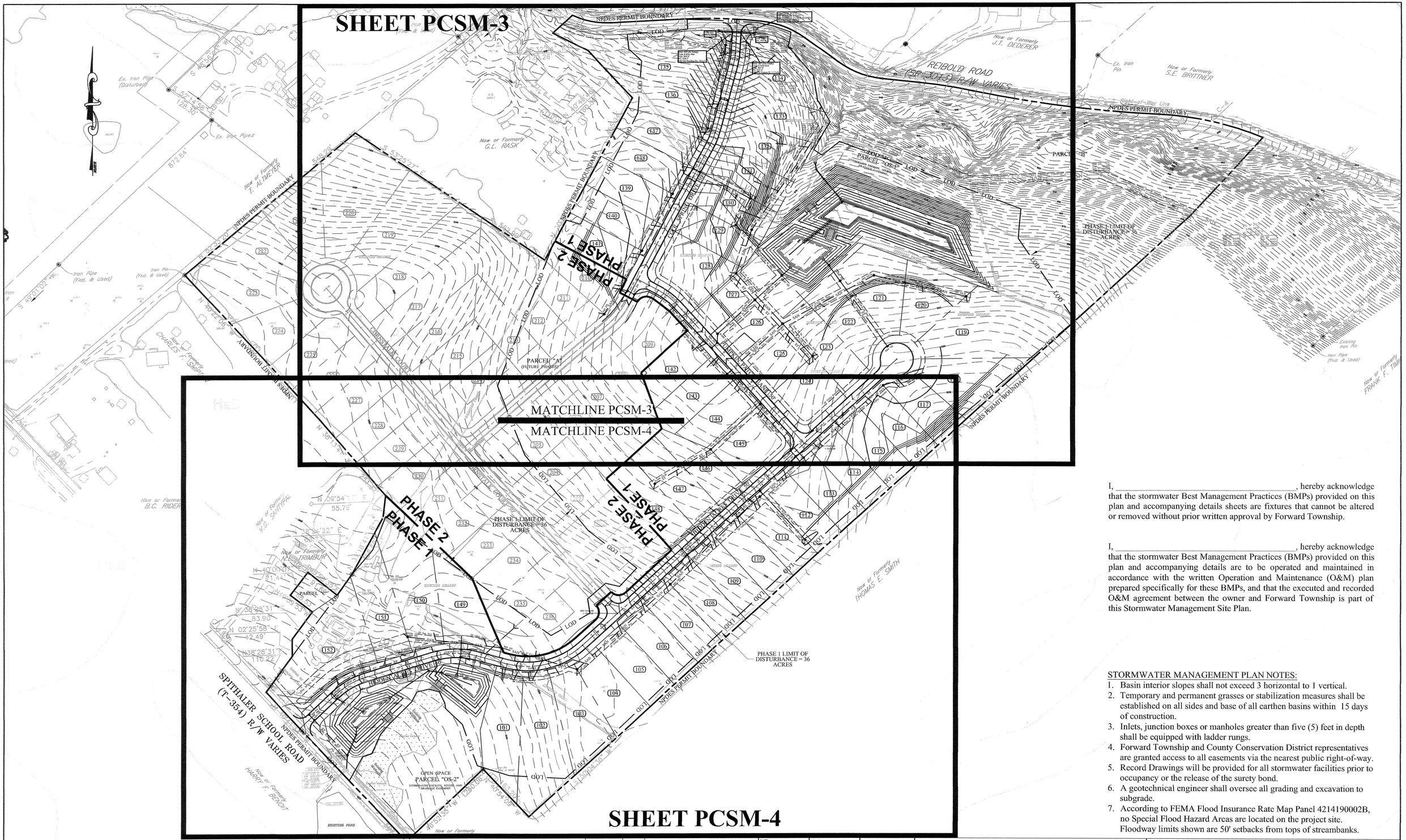
MADE FOR

FORWARD ASSOCIATES, INC.

GIBSON THOMAS ENGINEERING COMPANY

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

SHEET PCSM-3



SHEET PCSM-4

I, _____, hereby acknowledge that the stormwater Best Management Practices (BMPs) provided on this plan and accompanying details sheets are fixtures that cannot be altered or removed without prior written approval by Forward Township.

I, _____, hereby acknowledge that the stormwater Best Management Practices (BMPs) provided on this plan and accompanying details are to be operated and maintained in accordance with the written Operation and Maintenance (O&M) plan prepared specifically for these BMPs, and that the executed and recorded O&M agreement between the owner and Forward Township is part of this Stormwater Management Site Plan.

STORMWATER MANAGEMENT PLAN NOTES:

1. Basin interior slopes shall not exceed 3 horizontal to 1 vertical.
2. Temporary and permanent grasses or stabilization measures shall be established on all sides and base of all earthen basins within 15 days of construction.
3. Inlets, junction boxes or manholes greater than five (5) feet in depth shall be equipped with ladder rungs.
4. Forward Township and County Conservation District representatives are granted access to all easements via the nearest public right-of-way.
5. Record Drawings will be provided for all stormwater facilities prior to occupancy or the release of the surety bond.
6. A geotechnical engineer shall oversee all grading and excavation to subgrade.
7. According to FEMA Flood Insurance Rate Map Panel 4214190002B, no Special Flood Hazard Areas are located on the project site. Floodway limits shown are 50' setbacks from tops of streambanks.

PLAN BOOK	PAGE
379	27

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS P. SILER — ENGINEER — PE062105

DATE		REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
9-7-17	MNN	REVISED PER BCCD 8-23-17 REVIEW LETTER
3-12-19	DPS	REVISED PER BCCD 1-18-19 REVIEW LETTER
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

DATE	SCALE
11-14-2016	1" = 100'
DRAWN BY	CHECKED BY

DRAWING NO. PCSM-2

OVERALL POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN

HIDDEN ACRES

SITUATE IN

FORWARD TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

Forward Associates, Inc.

GIBSON THOMAS ENGINEERING COMPANY

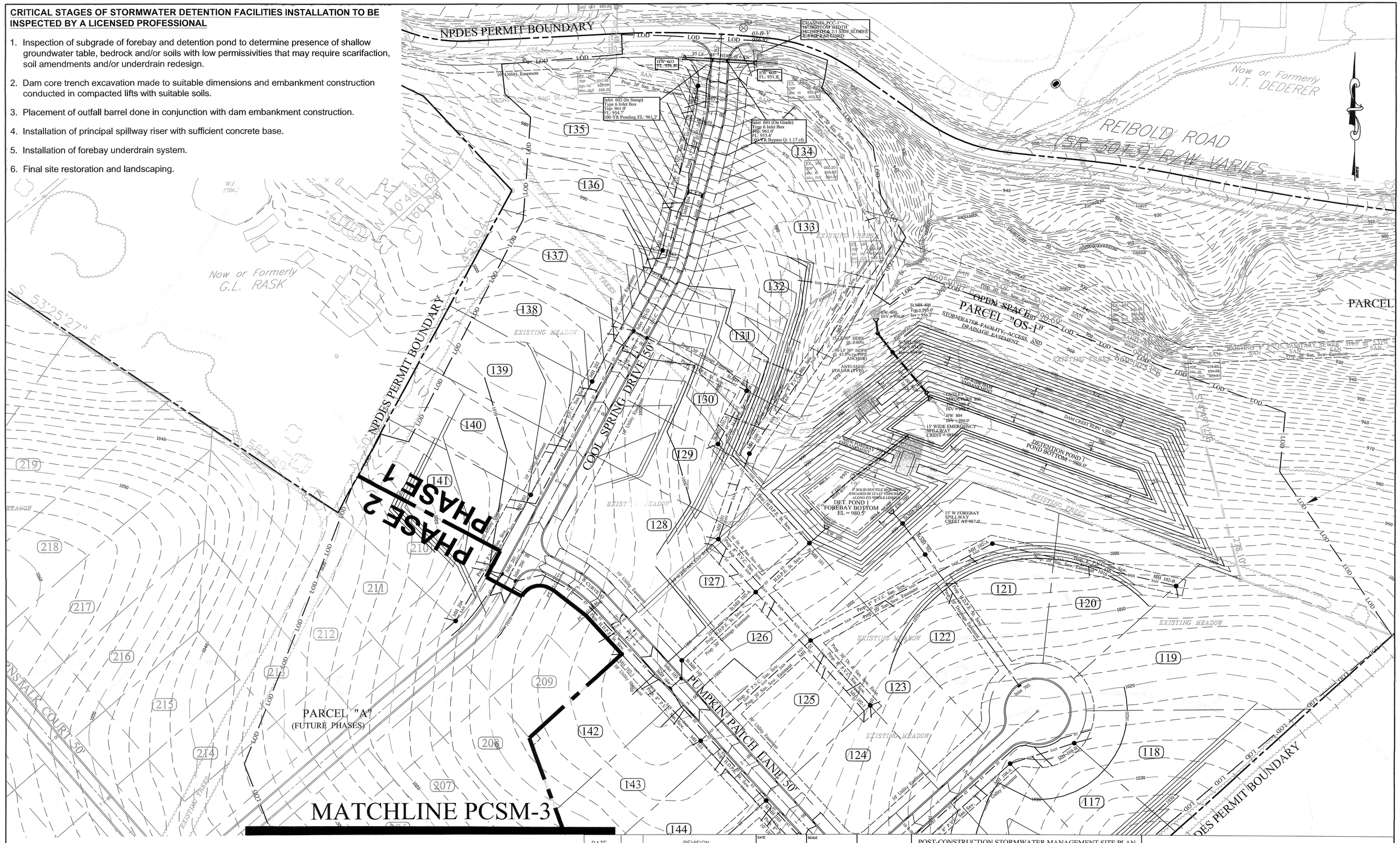
GIBSON - THOMAS ENGINEERING CO.

9951 OLD PERRY HIGHWAY WEXFORD, PA 15090

PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

CRITICAL STAGES OF STORMWATER DETENTION FACILITIES INSTALLATION TO BE INSPECTED BY A LICENSED PROFESSIONAL

1. Inspection of subgrade of forebay and detention pond to determine presence of shallow groundwater table, bedrock and/or soils with low permissivities that may require scarifaction, soil amendments and/or underdrain redesign.
2. Dam core trench excavation made to suitable dimensions and embankment construction conducted in compacted lifts with suitable soils.
3. Placement of outfall barrel done in conjunction with dam embankment construction.
4. Installation of principal spillway riser with sufficient concrete base.
5. Installation of forebay underdrain system.
6. Final site restoration and landscaping.



PLAN BOOK	PAGE
379	28

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS P. SILER
ENGINEER
PE062088

DATE		REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
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5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

DATE	SCALE
11-14-2016	1" = 30'
DRAWN BY	CHECKED BY

DRAWING NO. PCSM-3

POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN

HIDDEN ACRES

SITUATE IN

FORWARD TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

Forward Associates, Inc.

GIBSON THOMAS ENGINEERING COMPANY

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

MATCHLINE PCSM-3

MATCHLINE PCSM-4

PHASE 2 - PHASE 1

PHASE 2 - PHASE 1

PHASE 1 LIMIT OF DISTURBANCE = 36 ACRES

PHASE 1 LIMIT OF DISTURBANCE = 36 ACRES

HIDDEN ACRES DRIVE 50'

CORNSTALK COURT 50'

NPDES PERMIT BOUNDARY

NPDES PERMIT BOUNDARY

PARCEL "C"

OPEN SPACE PARCEL "OS-2"
STORMWATER FACILITY, ACCESS, AND DRAINAGE EASEMENT

Now or Formerly V.G. SANTYPAL

Now or Formerly N.L. TRIMBUR

Now or Formerly HARRY F. BENOIT

Now or Formerly THOMAS E. SMITH

(354) R/W VARIES

CRITICAL STAGES OF STORMWATER DETENTION FACILITIES INSTALLATION TO BE INSPECTED BY A LICENSED PROFESSIONAL

1. Inspection of subgrade of forebay and detention pond to determine presence of shallow groundwater table, bedrock and/or soils with low permissivities that may require scarifaction, soil amendments and/or underdrain redesign.
2. Dam core trench excavation made to suitable dimensions and embankment construction conducted in compacted lifts with suitable soils.
3. Placement of outfall barrel done in conjunction with dam embankment construction.
4. Installation of principal spillway riser with sufficient concrete base.
5. Installation of forebay underdrain system.
6. final site restoration and landscaping.

PLAN BOOK	PAGE
379	29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS P. SILER
PE062088

DATE		REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
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5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

DATE	SCALE
11-14-2016	1" = 30'
DRAWN BY	CHECKED BY

DRAWING NO. PCSM-4

POST-CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN

HIDDEN ACRES

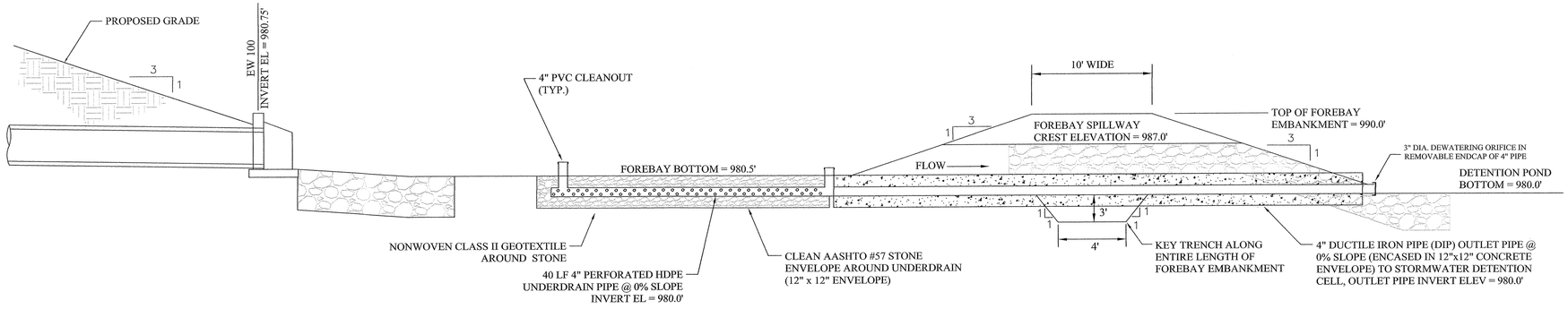
SITUATE IN

FORWARD TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

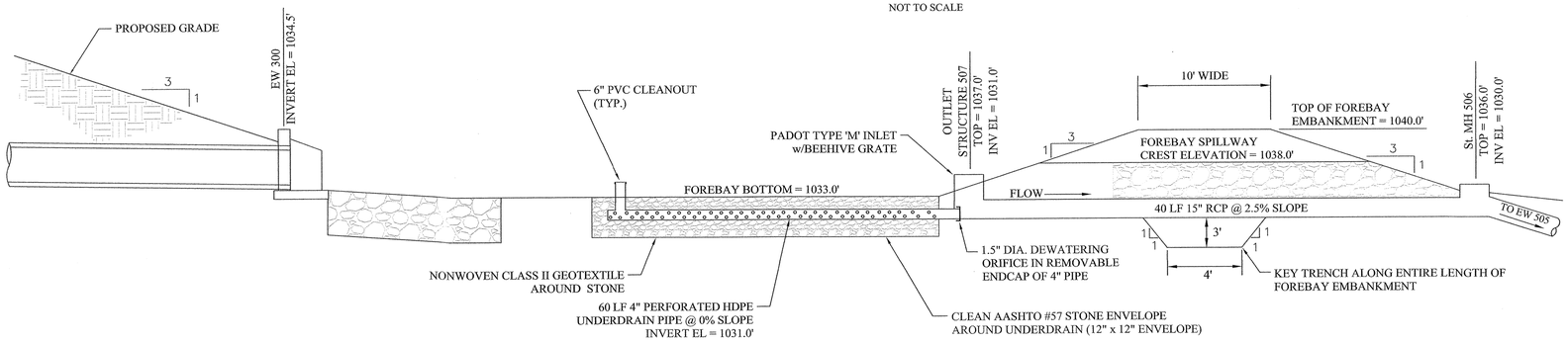
Forward Associates, Inc.

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



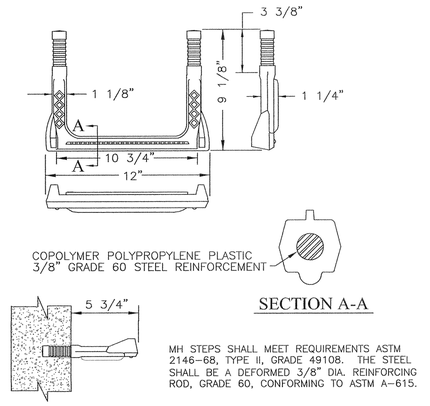
STORMWATER DETENTION POND 1 FOREBAY

NOT TO SCALE



STORMWATER DETENTION POND 2 FOREBAY

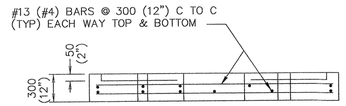
NOT TO SCALE



MH STEPS SHALL MEET REQUIREMENTS ASTM 2146-68, TYPE II, GRADE 49108. THE STEEL SHALL BE A DEFORMED 3/8" DIA. REINFORCING ROD, GRADE 60, CONFORMING TO ASTM A-615.

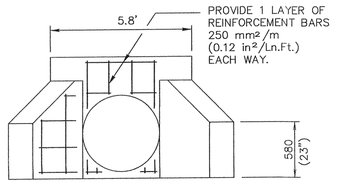
MANHOLE/INLET STEP DETAIL

NOT TO SCALE



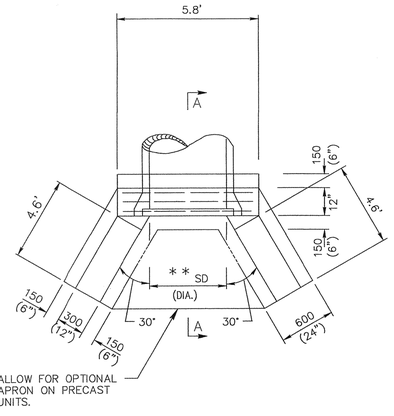
FRONT ELEVATION VIEW

BASE SECTION FOR TYPE D-W

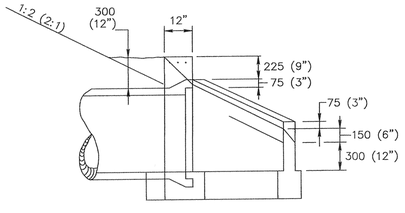


FRONT ELEVATION VIEW

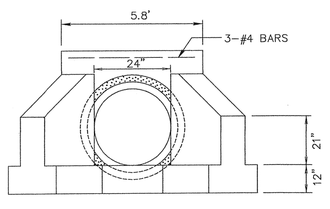
HEAD & WINGWALL SECTION FOR TYPE D-W



PLAN VIEW



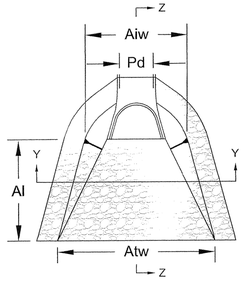
SECTION A-A



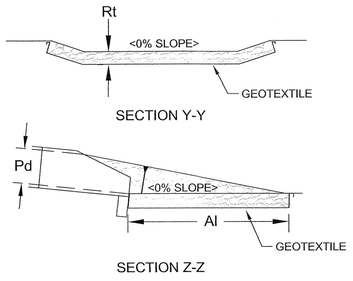
FRONT ELEVATION VIEW

MODIFIED TYPE D-W ENDWALL

NOT TO SCALE



PLAN VIEW



OUTLET NO.	PIPE DIA Pd (IN)	DESIGN FLOW RATE (CFS)	DESIGN VELOCITY (FPS)	RIPRAP		APRON		
				SIZE (R-___)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW 800	30	54	15.5	6 CHOKED w/3	36	22	8	30
EW 700	15	2.0	7.3	4	24	10	4	14
EW 600	36	110	12.7	6 CHOKED w/3	36	34	9	43
EW 505	15	9	16.2	5 CHOKED w/3	30	12	4	16
EW 400	15	9	8.7	5 CHOKED w/3	30	12	4	16
EW 300	15	3	7.8	5 CHOKED w/3	30	10	4	14
EW 100	36	81	13.7	6 CHOKED w/3	36	28	9	37

OUTFALL PROTECTION DETAIL AND SCHEDULE

NOT TO SCALE

DATE	REVISED BY	REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
3-12-19	DPS	REVISED PER BCCD 1-18-19 REVIEW LETTER
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

PLAN BOOK	PAGE
379	30

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS P. SILER
PE062688

DATE	SCALE	REVISIONS
11-14-16	N.T.S.	
	FILE	
DRAWN BY	CHECKED BY	

DRAWING NO. PCSM-5

PCSM DETAILS

HIDDEN ACRES

SITUATE IN

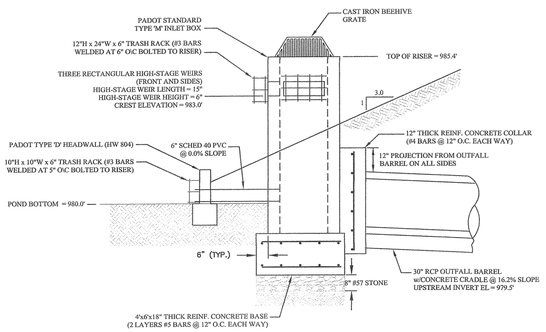
FORWARD TOWNSHIP, BUTLER CO., PA

MADE FOR

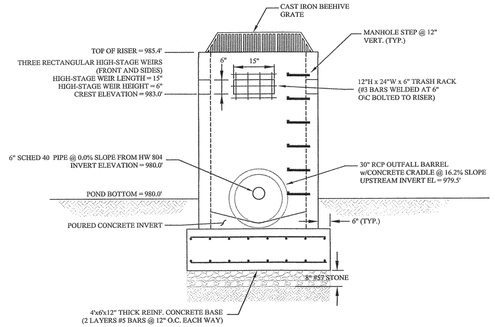
FORWARD ASSOCIATES, INC.

GIBSON THOMAS ENGINEERING COMPANY

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



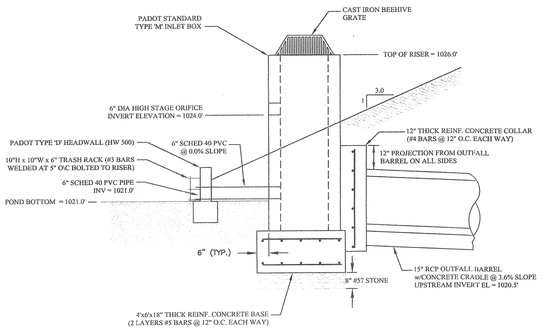
SIDE VIEW



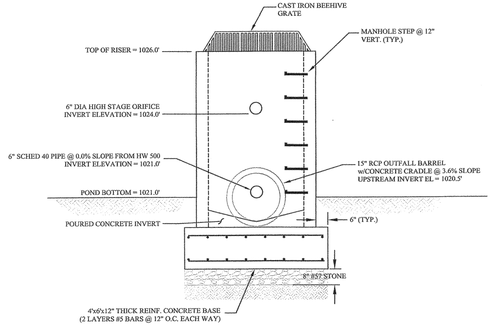
FRONT VIEW

DETENTION POND 1 OUTLET CONTROL STRUCTURE (803)

NOT TO SCALE



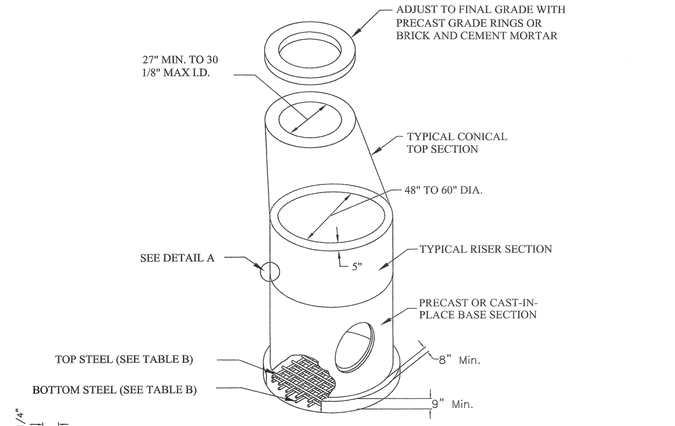
SIDE VIEW

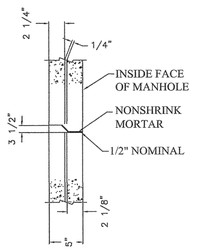


FRONT VIEW

DETENTION POND 2 OUTLET CONTROL STRUCTURE (501)

NOT TO SCALE





DETAIL A

TABLE B

PRECAST MANHOLE HEIGHT	TOP STEEL REQUIREMENTS	BOTTOM STEEL REQUIREMENTS
30'0"	#5 BARS@12" C. TO C. OR 0.18 IN /FT WWF	#4 BARS@12" C. TO C. OR 0.28 IN /FT WWF
30'0" to 60'0"	#6 BARS@12" C. TO C. OR 0.15 IN /FT WWF	#4 BARS@6" C. TO C. OR 0.24 IN /FT WWF

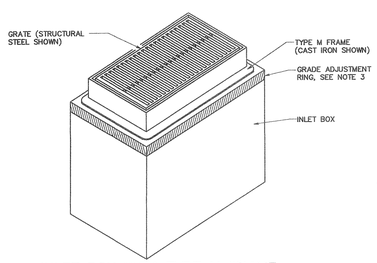
● PROVIDED WELDED WIRE FABRIC MEETING THE REQ. OF PUBLICATION 408 SPEC. SECTION 709.3.

PRECAST STORM MANHOLE

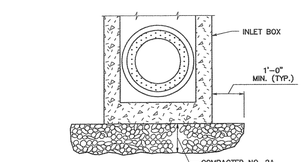
NOT TO SCALE

NOTES:

1. STANDARD INLET BOXES SHOWN, PROVIDE TOP SLABS FOR OTHER INLET BOX TYPES.
2. SEE PENNDOT RC-45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
3. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE PENNDOT RC-45M FOR DETAILS.

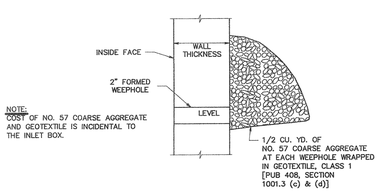


INLET BOX WITH TYPE M FRAME



NOTE:
COST OF NO. 2A COARSE AGGREGATE IS INCIDENTAL TO THE INLET BOX.

INLET BOX SUBBASE PREPARATION DETAIL

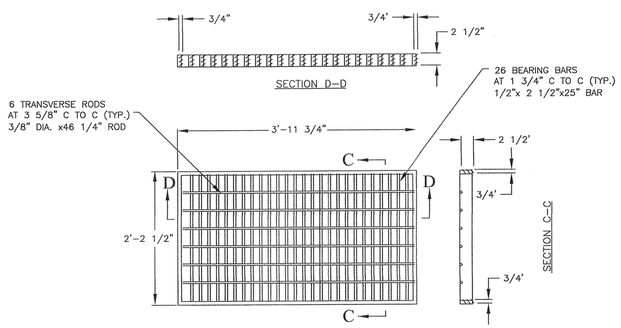


NOTE:
COST OF NO. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX.

WEEPHOLE DETAIL

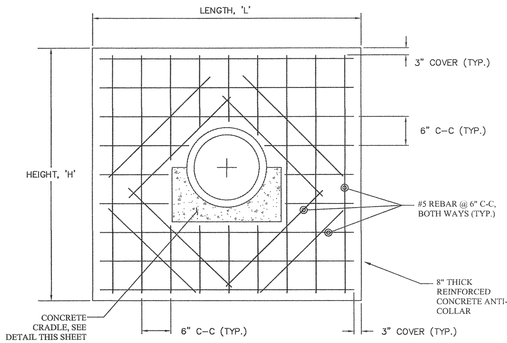
PENNDOT TYPE 'M' STORM CATCH BASIN

NOT TO SCALE

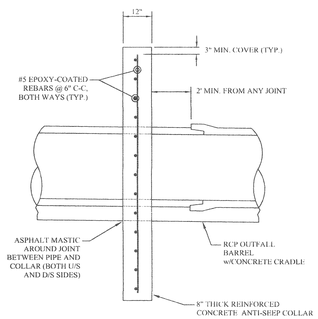


STRUCTURAL STEEL GRATE

BICYCLE SAFE



FRONT VIEW



SECTION VIEW

ANTI-SEEP COLLAR SCHEDULE

FACILITY	PIPE DIA. (IN)	'H' (FT)	'L' (FT)	NO. COLLARS	MIN. COLLAR SPACING (FT)	MAX. COLLAR SPACING (FT)
DETENTION POND 1	30	8.0	8.5	2	16.25	45.5
DETENTION POND 2	15	7.5	8.0	1	N/A	N/A
DET. POND 2 FOREBAY	15	7.5	8.0	1	N/A	N/A

ANTI-SEEP COLLAR DETAIL

NOT TO SCALE

PLAN BOOK	PAGE
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DATE	REVISED BY	REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
3-12-19	DPS	REVISED PER BCCD 1-18-19 REVIEW LETTER
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — DOUGLAS P. SILER — PE036388

DATE	SCALE	REVISIONS
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GIBSON THOMAS ENGINEERING COMPANY

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

CONSTRUCTION SPECIFICATIONS FOR STORMWATER DETENTION POND

These specifications are generally appropriate to all earthen ponds. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the embankment.
Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.
All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative.
When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill
Material – The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the outer embankment shell, core embankment, and core trench shall conform to Unified Soil Classification GC, SC, CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.
Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.
Placement – Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.
Compaction – The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.
When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within 2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).
Earth Dam Key – The earth dam key shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the key shall be governed by the equipment used for excavation, with the minimum width being eight (8) feet. The depth shall be at least five (5) feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.
Core Embankment – The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 10 year water elevation or as shown on the plans. The side slopes shall be 1 to 1 or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

Structure Backfill
Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.
Structure backfill may be flowable fill meeting the requirements of the Pennsylvania Department of Transportation. The mixture shall have a 100-200 psi; 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

Pipe Conduits
All pipes shall be circular in cross section.
Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material and coatings as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.
Connections – All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

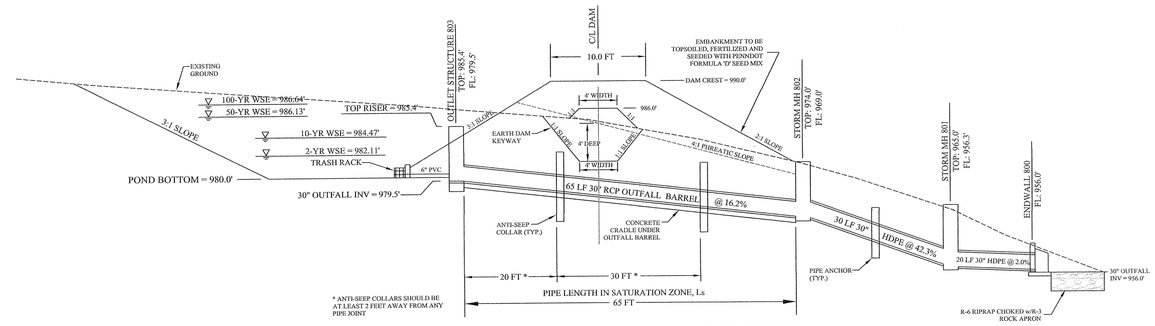
All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24 inches in diameter: flanges on both ends of the pipe with a circular 3/8 inch closed cell neoprene gasket, pre-punched to the flange bolt circle, sandwiched between adjacent flanges; a 12-inch wide standard lap type band with 12-inch wide by 3/8-inch thick closed cell circular neoprene gasket; and a 12-inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long annular corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/8 inch closed cell gaskets the full width of the flange is also acceptable.
Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.
Bedding – The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
Backfilling shall conform to "Structure Backfill".
Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.
Reinforced Concrete Pipe – All of the following criteria shall apply for reinforced concrete pipe:
Materials – Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.
Bedding – Reinforced concrete pipe conduits shall be laid in a concrete bedding / cradle for their entire length through the pond dam. This bedding / cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.
Laying pipe – Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.
Backfilling shall conform to "Structure Backfill".
Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.
Plastic Pipe – The following criteria shall apply for plastic pipe:
Materials – PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4" – 10" inch pipe shall meet the requirements of AASHTO M252 Type S, and 12" through 24" inch shall meet the requirements of AASHTO M294 Type S.
Joints and connections to anti-seep collars shall be completely watertight.
Bedding –The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
Backfilling shall conform to "Structure Backfill".
Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Concrete
Concrete shall meet the requirements of the Pennsylvania Department of Transportation Standard Specifications for Construction and Materials.

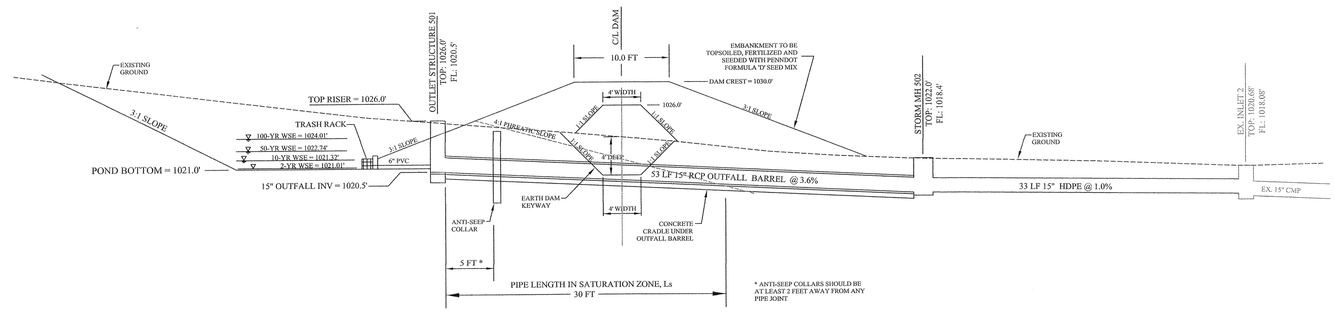
Rock Riprap
Rock riprap shall meet the requirements of the Pennsylvania Department of Transportation or State Materials Testing Agency. Class II geotextile shall be placed under all riprap and shall meet the requirements of the local Department of Transportation.

Care of Water during Construction
All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

Stabilization
All borrow areas shall be graded to provide proper drainage and left in a sightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with PA DEP Standards and Specifications for erosion and sedimentation control.



STORMWATER DETENTION POND 1 PRINCIPAL SPILLWAY PROFILE
NOT TO SCALE



STORMWATER DETENTION POND 2 PRINCIPAL SPILLWAY PROFILE
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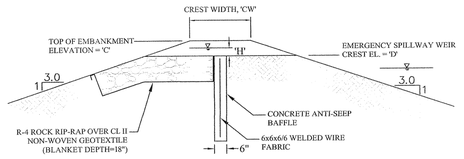
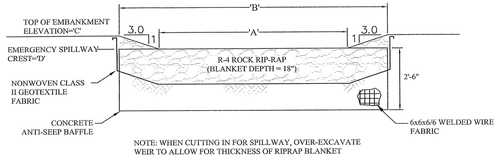


SECTION VIEW

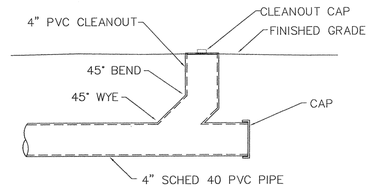


NOTE: WHEN CUTTING IN FOR SPILLWAY, OVER-EXCAVATE WEIR TO ALLOW FOR THICKNESS OF RIPRAP BLANKET

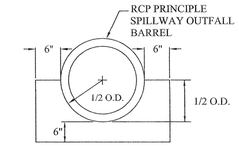
FRONT VIEW

EARTHEN SPILLWAY SCHEDULE									
FACILITY	'A' (FT)	'B' (FT)	'C' (FT)	'D'	'CW' (FT)	Q100 (CFS)	'H' (FT)	Z1	Z2
POND 1 EMERGENCY SPILLWAY	15	33	990.0	987.0	10	106	1.95	2	3
FOREBAY 1 SPILLWAY	15	33	990.0	987.0	10	106	1.95	3	3
POND 2 EMERGENCY SPILLWAY	16	28	1030.0	1028.0	10	14	0.75	3	3
FOREBAY 2 SPILLWAY	14	26	1040.0	1038.0	10	14	0.75	3	3

EARTHEN SPILLWAY DETAIL AND SCHEDULE
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTE: CRADLE TO BE POURED UNDER OUTFALL BARREL ALONG ENTIRE LENGTH OF BARREL

CONCRETE CRADLE DETAIL
NOT TO SCALE

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DATE	REVISED BY	REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
3-12-19	DPS	REVISED PER BCCD 1-18-19 REVIEW LETTER
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER PEG26388
DOUGLAS P. SILER

DATE: 11-14-16
SCALE: N.T.S.
REVISIONS
FILE
DRAWN BY
CHECKED BY
DRAWING NO. PCSM-7

PCSM DETAILS
HIDDEN ACRES
SITUATE IN
FORWARD TOWNSHIP, BUTLER CO., PA
MADE FOR
FORWARD ASSOCIATES, INC.

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

PERMANENT EROSION CONTROLS

A stormwater facility, located in the east portion of the site and a stormwater facility, located in the southwest portion of the site, will control post-development runoff from this development. To provide permanent erosion control for the Hidden Acres property, all disturbed areas that are not paved shall be fully landscaped or lawn.

OVERALL CONSTRUCTION SEQUENCE AND PCSM BMP INSTALLATION

1) Install rock construction entrances along Spithaler School Road and Reibold Road, as shown on plan as per detail. Install orange construction fence around the existing wetland along Spithaler School Road.
2) Install storm sewer along Reibold Road, from EW 600 to LD 603 only. Construction of the sewer should occur at low flow stream conditions and during dry weather. Stream crossing is also subject to all conditions of BDWM GP-5. This system is designed to convey upland runoff from off-site areas through the site area at the new roadway entrance from Reibold Road.
3) Install compost filter socks where shown on the E&SC plan, from the downstream ends up. See E&SC details sheets for the required size of each compost filter sock.
4) Install the rock filter where shown on the E&SC plan and sized as per the E&SC details.
5) Install the temporary diversion channel, TD-1 and install the temporary collection channel, TC-1, from the downstream ends up as shown on the E&SC plans.
6) Install Sediment Basin 1 (Stormwater Detention Pond 1 main basin and forebay) in accordance to its specific construction sequence on this sheet. A licensed professional or designee shall be present on the project site during this stage of development in accordance with the "Critical Steps of Construction" listed below.
7) In Sediment Basin 1, block off the 6" diameter hole and the 6" by 12" rectangular holes in the permanent riser. Install the temporary riser with stub and drill the temporary 1" holes as per the detail with two holes every 1'. Install clean out stake with clean out elevation 981.4' clearly marked.
8) Install Sediment Trap 1 (Stormwater Detention Pond 2 main basin and forebay) in accordance to its specific construction sequence on this sheet. A licensed professional or designee shall be present on the project site during this stage of development in accordance with the forthcoming "Critical Steps of Construction" listed below.
9) It should be mentioned that for the installation of the aforementioned controls, minimal land clearing is necessary. Mowing and tree clearing for remaining development work can take place once all E&S controls are in place and functional.
10) Grading activity may commence for the project site.
11) Remove on-site topsoil from areas to be graded and haul to topsoil and spoils stockpile area.
12) Grade the site according to the construction plans. Upon reaching final grade, all cut or fill slopes in excess of 10' high shall be immediately seeded and protected with curlex blanket in 15' vertical intervals.
13) Install all of the remaining sanitary sewers, storm sewers and utilities. Also install inlet protection in all new inlets.
14) Fine grade and pave the roadways.
15) Replace topsoil (4 - 6 inches) and seed disturbed areas in accordance with the following:
    a. PennDOT Formula W for steep slope areas (All slopes > 3:1 (H:V)).
    b. PennDOT Formula B for permanent lawn areas.
    c. PennDOT Formula E for temporary seeding.
    d. See "Seeding Specification" table in E&SC plans for specific seeding information including the rate of application, % purity and germination for each type of seed. Install erosion control blanketing where shown on areas with slopes at 3:1 or greater.
16) Upon roadway paving and establishment of a uniform 70%, perennial vegetative cover over the disturbed areas, convert sediment basin 1 and sediment trap 1 to Stormwater Detention Ponds 1 and 2, respectively, as directed below.
17) Channels TC-1 and TD-1 and temporary pipes as shown on the E&SC plans may be removed. After removal of temporary channels TC-1 and TD-1, seed and mulch areas disturbed with Formula B. Seed any remaining disturbed areas as directed in step 15 above.
18) All lots shall require on-lot controls during building construction in accordance with the "On-Lot Sedimentation Control Construction Sequence" portion of the E&SC plan.
19) Remove temporary controls (inlet protection and compost socks). Compost filter socks may be cut open, the compost spread on site and socks disposed of properly. Storm drains may need flushed if sediments have accumulated in them. Any areas disturbed during removal of the facilities shall be stabilized per the permanent seeding specifications. A licensed professional or designee shall be present on the project site during this stage of development in accordance with the forthcoming "Critical Steps" portion of this report.

Clean Fill Note:

The owner and contractor must use environmental due diligence to ensure that the fill material associated with this project qualifies as Clean Fill. Definitions of Clean Fill and Environmental Due Diligence are provided below. All fill material must be used in accordance with Pennsylvania Department of Environmental Protection ("the department") policy "Management of Fill," document number 258-2182-773.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term 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. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the department's policy "Management of Fill."

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the department's municipal or residual waste regulations based on 25 PA. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable.

LAND USE

Existing land use where development is proposed is primarily agriculture and forest. Previously, the site was primarily vacant fields with wooded areas in the northeastern portion of the site. The land use for the 40 years prior was primarily farmland.

Geologic Formations or Soil Conditions with Potential to Cause Pollution

No geologic formations or soil conditions having a potential to cause pollution to surface waters are known to exist in the project area. If any unknown source of pollution is encountered, work will immediately stop in that area, and the Owner's engineers will be consulted for instruction on soil sampling, sampling locations and material handling/disposal. Locations of any such material found will be added to the plans along with details for proper handling/disposal.

Thermal Impacts Associated with Land Development

Thermal impacts are changes in the temperature of a water body water due to changes within the tributary watershed. Thermal impacts may be caused by removal of vegetation resulting in more sunlight reaching a water body or by changing the type of cover in an area. Thermal impacts may be avoided by leaving vegetation intact and causing no alteration of cover material. Thermal impacts may be minimized by reducing the amount and duration of disturbance and by revegetating immediately after earth disturbance is complete. Thermal impacts may be mitigated by increasing the amount of vegetative cover, such as planting a forested riparian buffer. For this project, potential thermal impacts will be avoided by limiting the extent and duration of exposed soils and will be minimized by revegetating soon after cessation or completion as per the temporary or permanent seeding specifications. Minimal disturbance is proposed within the existing waterway. Thermal impacts will be mitigated through the use of the two stormwater surface detention ponds and by retaining the existing wetland.

CRITICAL STAGES OF CONSTRUCTION

The following stages of construction for each facility shall be inspected and documented by a licensed professional or designee:

1) Inspection of stormwater management facilities subgrade to determine presence of shallow groundwater table, bedrock and/or soils with low permissivities that may require scarifaction, soil amendments and/or underdrain redesign.
2) Dam embankments construction conducted in compacted lifts with suitable soils to be overseen by geotechnical engineer.
3) Placement of outfall barrel along with concrete cradle done in conjunction with dam embankment construction.
4) Installation of principal spillway risers with sufficient concrete base.
5) Construction of Basin 1 forebay embankment upon conversion of basin to stormwater pond.
6) Installation of the forebay underdrain systems in Stormwater Pond 1 and Stormwater Pond 2 forebay (Sediment Trap 2).
7) Final site restoration and landscaping.

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STORMWATER DETENTION POND 1 MAIN BASIN AND FOREBAY CONSTRUCTION SEQUENCE

1. Install compost filter socks along outside perimeter of detention pond on downgradient side of pond.
2. Strip topsoil in area of detention pond. Excavate the area of the detention pond to its bottom elevation.
3. Inspect excavated areas to determine presence of shallow groundwater table, bedrock and/or soils with low permissivities and perform leachate tests on subgrade soils to determine presence of high acidity (ph<6.0). Perform any scarifaction, soil amendments, augmentation, replacement and/or underdrain redesign as required or directed by licensed professional. **A licensed professional or designee shall be present on the project site during this stage of construction.**
4. Install Endwall 800, Manhole 801, and outfall barrel with concrete cradle and anti-seep collars. Construct rock apron at downstream end of Endwall 800.
5. Excavate and construct keyway trench and pond dam embankment. Dam embankment and keyway shall be constructed in compacted lifts in accordance with the accompanying stormwater detention pond construction specifications. **A licensed professional or designee shall be present on the project site during this stage of construction.**
6. Seed and stabilize dam embankment immediately after its construction is completed.
7. Excavate emergency spillway on dam embankment where indicated. Over-excavation should be provided to allow for the thickness of the rock lining of the spillway crest and sides where the rock is shown on the plans. Construct emergency spillway anti-seep baffle. Place rock lining where shown on the plans.
8. Install principal spillway Outlet Control Structure 803.
9. Install temporary sediment basin dewatering riser, baffle and dewatering facility as shown and detailed on the E&SC plans. **A licensed professional or designee shall be present on the project site during this stage of construction.**
10. Install storm sewer outfalls (EW 100 and EW 700) and associated storm pipes along with rock aprons into the detention pond.
11. Upon conversion of Pond from sediment basin to detention pond, excavate forebay keyway, install pond forebay underdrain, and construct forebay embankment and forebay spillway into main detention basin. Remove accumulated sediments in pond and remove temporary sediment basin dewatering riser, baffle and dewatering facility.
12. Install Headwall 804 and 6" PVC connector pipe from Outlet Structure 803. **A licensed professional or designee shall be present on the project site during this stage of construction.**
13. Seed and stabilize remaining areas of the detention pond.
14. Once pond conversion is complete and the site is stabilized (min. 70% vegetative cover), remove compost filter socks. **A licensed professional or designee shall be present on the project site during this stage of construction.**

STORMWATER DETENTION POND 2 MAIN BASIN AND FOREBAY CONSTRUCTION SEQUENCE

1. Install compost filter socks along outside perimeter of detention pond and perimeter of forebay basin on downgradient side of pond and basin.
2. Strip topsoil in areas of detention pond and forebay basin. Excavate these areas to their bottom elevations.
3. Inspect excavated areas to determine presence of shallow groundwater table, bedrock and/or soils with low permissivities and perform leachate tests on subgrade soils to determine presence of high acidity (ph<6.0). Perform any scarifaction, soil amendments, augmentation, replacement and/or underdrain redesign as required or directed by licensed professional. **A licensed professional or designee shall be present on the project site during this stage of construction.**
4. Install new pipe into existing Inlet 102 along Spithaler Hollow Road, new Manhole 502, and outfall barrel with concrete cradle and anti-seep collars.
5. Excavate and construct pond keyway trench and pond dam embankment. Dam embankment and keyway shall be constructed in compacted lifts in accordance with the accompanying stormwater detention pond construction specifications. **A licensed professional or designee shall be present on the project site during this stage of construction.**
6. Seed and stabilize dam embankment immediately after its construction is completed.
7. Excavate emergency spillway on dam embankment where indicated. Over-excavation should be provided to allow for the thickness of the rock lining of the spillway crest and sides where the rock is shown on the plans. Construct emergency spillway anti-seep baffle. Place rock lining where shown on the plans.
8. Install principal spillway Outlet Control Structure 501, Headwall 500 and 6" PVC connector pipe on upstream end of outfall barrel. **A licensed professional or designee shall be present on the project site during this stage of construction.**
9. Install Endwall 505 and its rock apron, Manhole 506 and Outlet Structure 507 in forebay basin along with concrete cradle and anti-seep collars for outfall barrel between 506 and 507.
10. Construct forebay dam embankment and forebay emergency spillway.
11. Seed and stabilize remaining areas of the detention pond and forebay basin.
12. Install storm sewer outfalls (EW 300 and EW 400) and associated storm pipes along with rock aprons into the detention pond and forebay.
13. Install all temporary E&SC measures for this pond to serve as a sediment basin as shown and detailed on the E&SC plans.
14. After site construction is complete and the pond is to be converted for use as a detention pond, remove accumulated sediments in the pond and forebay, remove temporary E&SC measures within pond and install forebay underdrain system. **A licensed professional or designee shall be present on the project site during this stage of construction.**
15. Once construction site is stabilized (min. 70% vegetative cover), remove compost filter socks from pond and forebay site. **A licensed professional or designee shall be present on the project site during this stage of construction.**

RECYCLING AND DISPOSAL OF MATERIALS

Silt removed from control facilities (silt fences, etc.) will be mixed with topsoil to dress up the disturbed areas. If the silt must be stored for any length of time, it will be stockpiled with the topsoil away from the work area and covered with a plastic membrane to minimize washing away.

No organic material is to be buried on site. All excavated material not utilized as backfill shall immediately be disposed of outside of all wetland or floodplain areas. It shall be the Contractor's responsibility to find a suitable disposal location; however, any proposed disposal area must receive the prior approval of the County Conservation District.

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.

Contractor is responsible for any fill material. Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the department's municipal or residual waste regulations.

Clean Fill: Clean Fill is defined as uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term 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. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Excess Excavated Material: The earthwork for this site will be long on cut. Any excess excavated material not used on the site shall be hauled to a clean fill waste area approved and permitted by the Township and the County Conservation District for disposal in accordance with an approved grading plan for the waste site. The Contractor is responsible for locating the waste site, preparing the waste site grading and E&SC plans and obtaining all approvals, permits and necessary bonds for the designated waste site prior to hauling any material to said site.

STORMWATER BMP FACILITY OPERATION AND MAINTENANCE PROGRAM

The proposed stormwater management facilities are designed to operate passively for controlling stormwater runoff from the site. However, in order to ensure that these facilities operate effectively and as intended during wet weather periods, some routine inspection and maintenance is required.

This O&M program applies to the following stormwater facilities:

1. Stormwater detention ponds 1 and 2
2. Storm collection system to the stormwater facilities

No alterations or modifications of any of the above stormwater facilities shall be conducted by the owner without prior written approval by Forwad Township.

The proposed stormwater detention facilities, collection system and all related appurtenances are to be owned, constructed, operated and maintained by:

Frank L. Shipley, 8037 Rowan Road, Cranberry Township, PA 16066

These facilities shall remain under the above party's ownership unless conveyed to other parties under recorded deed or other legal instrument. All obligations regarding operation, maintenance or repair of these facilities shall be the responsibility of the current owner.

In the event that the current owner fails to properly operate and maintain the stormwater facilities, Forward Township shall have the legal ability to take corrective measures to correct any impairments to the stormwater facility and collection. The Township shall seek compensation for any and all expenses it has incurred in undertaking these corrective measures.

The stormwater detention facilities and their outlet structures shall be inspected at a minimum of twice per year and after every heavy rain event for signs of structural distress and to maintain the facilities free of debris and sediments. Any debris and sediments found in the outlet structures shall be promptly removed and properly disposed. Sediments accumulated on the bottom of the stormwater facilities shall be removed from the facilities whenever these sediments reach a depth that interferes or obstructs the low-flow orifice of the principle spillway outlet structure. These sediments shall be properly disposed without risk of erosion and contamination of surface waters.

Any eroded areas in the stormwater pond and its embankments, particularly the upstream and downstream faces of the dam embankment, shall be promptly repaired and stabilized. The dam embankment shall be kept free of any trees and other woody vegetation as well as animal burrows that may lead to destabilization of the compacted fill in the embankment. The stormwater pond shall be mowed at a minimum of twice per year. The dam embankment shall be inspected for signs of erosion, settlement, slumping, seepage, piping, ground-dwelling animal burrows or other signs that may indicate the compromise of the embankment's structural integrity.

No dumping of any yard waste, tree and bush trimmings, grass clippings, leaves, litter, junk, garbage or any other debris is allowed within the stormwater facilities and storm collection system. Any dumped material shall be removed from the stormwater facilities as soon as practicably possible and properly disposed.

Vegetation within the stormwater detention pond shall be maintained at a proper density so that the structures do not become too overgrown or devoid of vegetation. Dead vegetation shall be removed from these structures and replaced in kind as needed.

The pond outfall shall be inspected for signs of scour and erosion as well as kept clear of debris, excessive vegetative overgrowth, litter, sediment and any other material. Any evidence of such shall be repaired in a timely manner.

The detention pond principal spillway outlet structures shall be checked for signs of settlement, shifting, cracking, watertightness of joints, debris accumulation, corrosion, or any other signs of loss of physical integrity.

Anticipated annual inspection and maintenance costs for the proposed stormwater facilities are estimated as follows:

1.	Inspection by a qualified engineer: 2 @ $1,000.00/inspection =	$1,000.00
2.	Mowing of detention pond embankments: 100 man-hrs @ $25.00/man-hr =	$2,500.00
3.	Debris removal from stormwater facilities: 40 man-hrs @ $25.00/man-hr =	$1,000.00
4.	Miscellaneous repairs:	$1,000.00

Total annual Inspection and maintenance cost: $5,500.00

The owner shall maintain records of all inspections, operation and maintenance work performed on the stormwater facilities and shall furnish copies of these records to the Township at the Township's request.

RECYCLING AND DISPOSAL OF MATERIALS (CONTINUED)

Anticipated construction wastes include soil, rock, silt, compost-filter socks, wooden stakes, asphalt, concrete and PVC pipe.

Handling and Disposal of Acid Rock: In the event that acid rock (i.e. rock containing iron sulfide and/or aluminum sulfide minerals) is encountered during the site excavation process, measures should be taken to avoid or minimize the disturbance to this rock and also to minimize its contact with stormwater. Any disposal of the rock should be in locations above the normal groundwater table for those areas and out of the direct path of stormwater runoff. Blending of the acid rock with crushed limestone or other alkaline material may be necessary to maintain the pH at near-neutral levels. Any exposed acid rock should be covered with compacted clay soil or an impermeable barrier to limit water infiltration into the acid rock.

Environmental due diligence is defined as investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.

DATE	REVISED BY	REVISION
2-23-17	DPS	REVISED PER BCCD 12-12-16 REVIEW LETTER
9-7-17	MNN	REVISED PER BCCD 8-23-17 REVIEW LETTER
3-12-19	DPS	REVISED PER BCCD 1-18-19 REVIEW LETTER
5-24-19	DPS	REVISED PER BCCD 5-10-19 REVIEW LETTER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS P. SILER — ENGINEER — PENSNER

DATE	SCALE	REVISIONS
11-14-16	N.T.S.	
	FILE	
DRAWN BY	CHECKED BY	

DRAWING NO. PCSM-8

PCSM DETAILS

HIDDEN ACRES

SITUATE IN

FORWARD TOWNSHIP, BUTLER CO., PA

MADE FOR

FORWARD ASSOCIATES, INC.

GIBSON THOMAS ENGINEERING COMPANY

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

Instr: 201907090012732
Pgs: 2 F: $85.00 7/9/2019 3:16 PM
Michele Mustello T2019081027
Butler County Recorder PA

N/F B. COVERT

N/F B. COVERT

N/F B. MOTTERN

N/F K. LORDO & R. BRIM

I.P. SET

S 87°35'50" E

2,052.98'

15' BUILDING LINE (SIDE YARD)

288.50'

N 01°38'40" E

EX. I.P.

N/F J. CAMPBELL

N/F J. GROHMANN

N/F M. KARNES

N 02°59'32" E
85.44'

EX. I.P.

S 88°30'47" E

777.84'

EX. I.P.

I.P. SET

ET3

ET2

ET1

WETLANDS

POND

251.31'

S 03°59'10" W

S 76°54'00" E
60.00'

2 STORY FRAME DWELLING

FRAME GARAGE

I.P. SET

EX. I.P.

S 03°59'10" W
109.97'

WELL

CO

CO

S 67°54'00" E
54.55'

I.P. SET

180.65' E

S 76°54'00" E

RR SPIKE SET

RR SPIKE SET

N 78°10'00" E
62.38'

SILO

BARN

CONCRETE BLOCK GARAGE

GRAVEL DRIVE

CO

EX. GRAVEL DRIVE

APPROX LOCATION SEPTIC FIELD

S 27°45'00" E
46.75'

I.P. SET

I.P. SET

S 08°24'00" W
27.65'

S 32°39'30" W
123.33'

N 43°33'48" W
42.38'

EX. I.P.

I.P. SET

N/F J. BEATTY

1,621.51'

15' BUILDING LINE (REAR YARD)

346.23'

250-2F20-15
N/F CODY G. & JENNIFER M. FILGES &
COLT A. & SARAH M. FILGES
118.40 ACRES
– 59.20 ACRES LOT 2
59.20 ACRES TOTAL AFTER CONVEYANCE
LOT 1

CT4

CT3

WETLANDS

CT2

CT1

GAS METER

GAS MARKER

S 33°55'32" W
103.18'

S 32°28'20" W
86.25'

S 32°52'14" W
97.34'

S 32°21'59" W
94.47'

S 30°04'37" W
96.86'

S 25°45'38" W
94.82'

60' BUILDING LINE

N 87°22'43" W 450.00'

183.00'

N 04°13'10" E

N 87°22'43" W

15' BUILDING LINE (SIDE YARD)

1,933.50'

15' BUILDING LINE (SIDE YARD)

BT3

WETLANDS

BT2

BT1

POND

N 22°15'43" W
241.45'

AT3

AT2

WETLANDS

AT1

S 84°17'02" W
337.53'

44.21'

176.51'

S 23°52'24" W
220.72'

℄ CENTER DRIVE S.R.1011
33' R/W (Paved 21.6')

S 22°59'44" W
191.88'

N/F WESTERN PENNA. WATER CO.

N 04°13'10" E

1,275.28'

15' BUILDING LINE (REAR YARD)

APPROXIMATE LOCATION
PROPOSED DWELLING

LOT 2
59.20 ACRES

TP#2

TP#1 ±0.3%

TP#3

PIT & PERC TESTS
Z042317

EX. GRAVEL DRIVE

60' BUILDING LINE

EX. I.P.

EX. I.P.

N 78°22'08" W
223.32'

N/F R. YOKEL

225.00'

S 23°14'27" W

N/F D. DARNEY

N 78°22'08" W
70.00'

DT3

DT2

DT1

I.P. SET

EX. I.P.

201.64'

S 24°19'28" W

N/F P. MEEDER

WETLANDS

METAL POST

EX. I.P.

I.P. SET

N/F D. FILGES TRS.

S 55°14'41" W
71.10'

N 06°27'19" W
88.91'

I.P. SET

EX. I.P.

EX. I.P.

15' BUILDING LINE (SIDE YARD)

2,221.18'

S 85°38'21" W

N/F D. FILGES

N/F WESTERN PENNA. WATER CO.

0 100 200 300

PLAN BOOK	PAGE
379	34

Sheet 1 of 2

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: CODY G. & JENNIFER M. FILGES
and
COLT A. & SARAH M. FILGES
SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 05/20/19	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 250-2F20-15		Instrument # 201907060013513	Service No. 19-002
Address 276 CENTER DRIVE			

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13

day of June, 20 19.

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 Cody G. and Jennifer M. Filges, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of June,

20 19.

My Commission expires the 04 day of June, 20 22.

SEAL

NOTARY PUBLIC

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

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13

day of June, 20 19.

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 Colt A. and Sarah M. Filges, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of June,

20 19.

My Commission expires the 04 day of June, 20 22.

SEAL

NOTARY PUBLIC

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

NOTES:

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

REF: COVERT SUBDIVISION, P.B. 307 PG. 27

REF: CAMPBELL SUBDIVISION, P.B. 259 PG. 9

REF: SCARNATO PROPERTY SUBDIVISION, P.B. 133 PG. 45

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

PROPERTY OWNERS: CODY G. & JENNIFER M. FILGES
COLT A. & SARAH M. FILGES
276 CENTER DRIVE
CHICORA, PA 16025

PROPOSED WATER WELL TO SERVE LOT 2 IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

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

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

I, Cheryl A. Hughes, a Registered 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 May 20, 2019 SEAL REG. NO. SU-32490-E

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

OAKLAND TOWNSHIP BUTLER COUNTY SEAL PENNSYLVANIA SUPERVISORS

Approved by the Supervisors of the Township of Oakland this 3rd day of July, 20 19.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Oakland Township Planning Commission this 26th day of 6-26, 20 19

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 17TH day of JUNE, 20 19.

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 379 page 34+35.

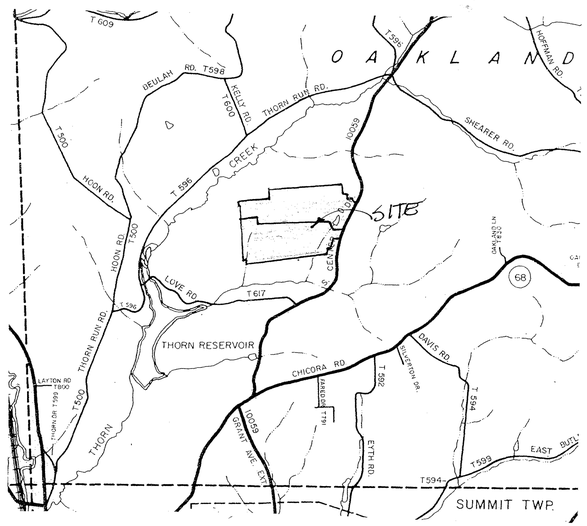
Given under my hand and seal this 9th day of July, 20 19.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA



VICINITY MAP Scale: 1" = 2000'

Sheet 2 of 2

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: CODY G. & JENNIFER M. FILGES
and
COLT A. & SARAH M. FILGES
SITUATE: OAKLAND TWP., BUTLER CO., PA

PLAN BOOK	PAGE
379	35

Date 05/20/19	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 250-2F20-15		Instrument # 201807060013513	Service No. 19-002
Address 276 CENTER DRIVE			

Surveyor

Cranberry Township

Cranberry Township Engineer

Butler County Planning Commission

Butler County Recorder of Deeds

Instr: 201907100012786
Pgs: 1 Ts: $40.00
Michele Mustello
Butler County Recorder PA
7/10/2019 10:17 AM
T20190011055

By the Township Manager.

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2018-93 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

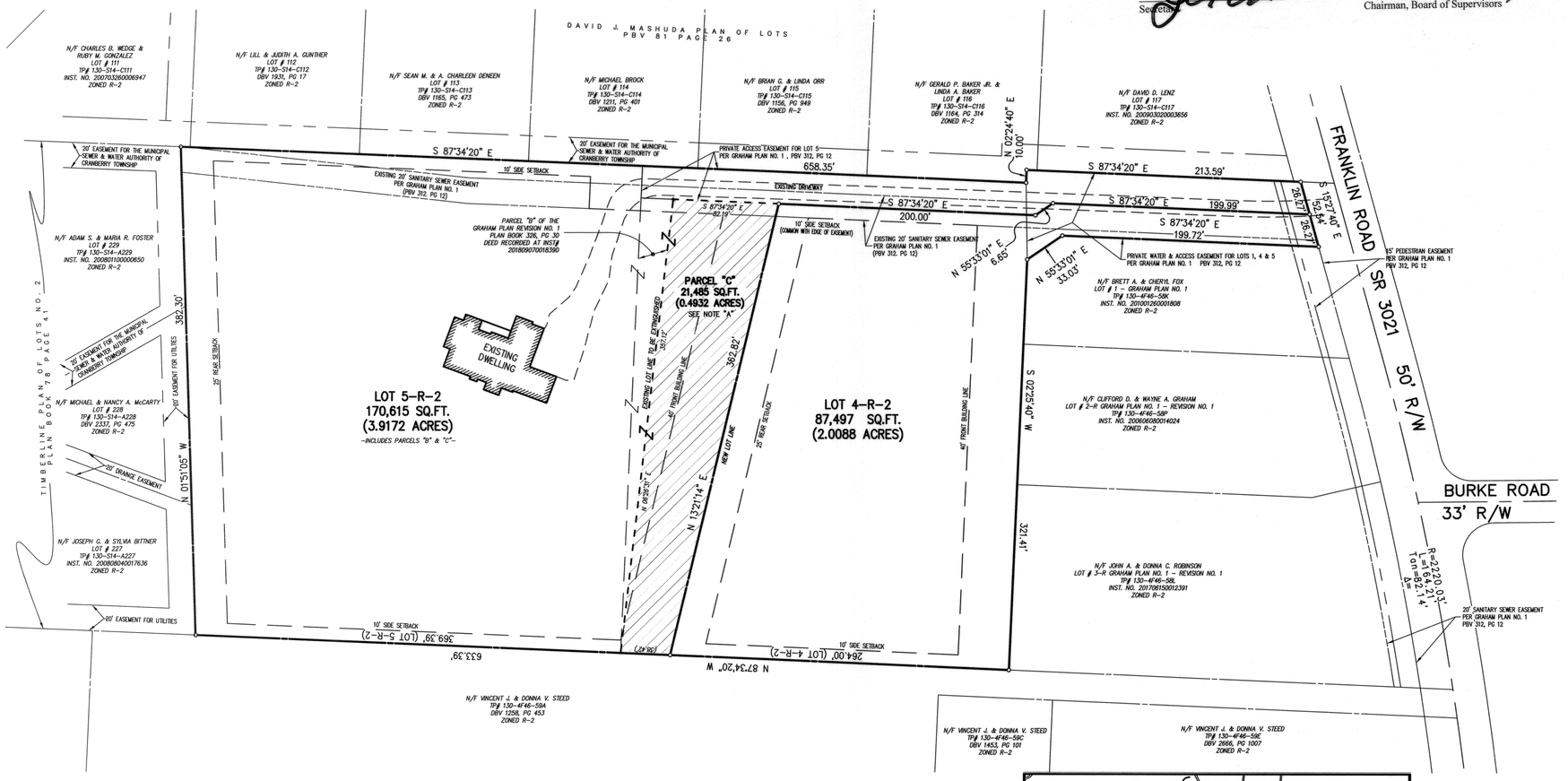
Jerry A. Andree, Township Manager

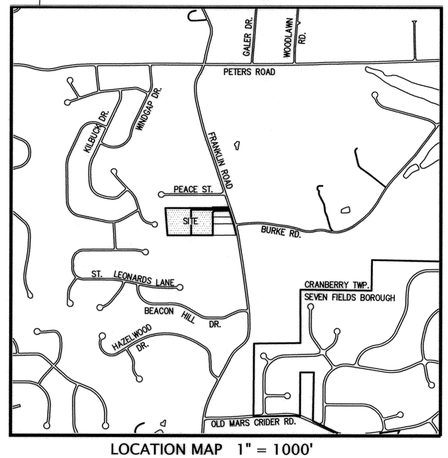
Required Municipal review and approval statements.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2018-93 effective this 20th day of March 2019.

Secretary

Chairman, Board of Supervisors





LOCATION MAP 1" = 1000'

PROPERTY OWNERS REFERENCE:

EXISTING LOT 4-R

RICHARD W. & BARBARA E. HARTMAN
7259 FRANKLIN ROAD
CRANBERRY TOWNSHIP, PA 16066

TAX PARCEL 130-4F46-70A

INSTRUMENT NO. 201802020002218

EXISTING LOT 5-R

RICHARD W. & BARBARA E. HARTMAN
7259 FRANKLIN ROAD
CRANBERRY TOWNSHIP, PA 16066

TAX PARCEL 130-4F46-70

INSTRUMENT NO. 201809070018390

PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE EXISTING LOT LINE BETWEEN LOTS IN A PREVIOUSLY APPROVED SUBDIVISION. NO ADDITIONAL BUILDING LOTS ARE BEING PROPOSED.
2. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO A STATE ROAD US PERMITTED.
3. OWNERS OF LOTS SHOWN SHALL BE RESPONSIBLE FOR CONTROLLING STORMWATER RUNOFF FROM THEIR RESPECTIVE LOT IN COMPLIANCE WITH THE CRANBERRY TOWNSHIP PUBLIC & PRIVATE IMPROVEMENT CODE. ALL PROPOSED DETAILS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. THE FOLLOWING WAIVERS WERE GRANTED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS AS PART OF THE APPROVAL OF THE PRIOR GRAHAM PLAN NO. 1 AS RECORDED IN PLAN BOOK 312, PAGE 12.
5. RECORDING OF THIS PLAN DOES NOT CONVEY PROPERTY BETWEEN TWO PARTIES. ANY CONVEYANCE OF LAND MUST BE DONE BY DEED AFTER THIS PLAN HAS BEEN RECORDED.

PLAN NOTES (CONT'D)

A. PARCEL "C" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJOINING LOT 5-R CREATING LOT 5-R-2. PARCEL "C" IS NOT BE CONSIDERED A SEPARATE PARCEL.

GRAPHIC SCALE

25 0 50 200 50 100

(IN FEET)
1 inch = 50 ft.

ZONING DATA (R-2 SINGLE FAMILY RESIDENTIAL)

PROPOSED USE:	RESIDENTIAL
MINIMUM LOT AREA:	0.75 ACRES or 32,670 SQ.FT.
MINIMUM LOT WITH:	85.00 FEET AT BUILDING LINE
MINIMUM FRONT SETBACK:	40.00 FEET
MINIMUM SIDE SETBACK:	10.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET
MAXIMUM LOT COVERAGE:	15%
MAXIMUM BUILDING HEIGHT:	35.00 FEET

	ORIGINAL LOT 4-R (NOW LOT 4-R-2)	ORIGINAL LOT 5-R (NOW LOT 5-R-2)
ORIGINAL LOT AREA	108,982 SQ.FT. (2.502 ACRES)	149,130 SQ.FT. (3.4240 ACRES)
PARCEL "C"	-21,485 SQ.FT. (-0.4932 ACRES)	+21,485 SQ.FT. (+0.4932 ACRES)
REVISED LOT AREA:	87,497 SQ.FT. (2.0088 ACRES)	170,615 SQ.FT. (3.9172 ACRES)

OWNER'S ADOPTION

We RICHARD W. & BARBARA E. HARTMAN owners of the land shown on the GRAHAM PLAN OF LOTS NO. 1, REVISION NO. 2 hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified 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 Cranberry, 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 Cranberry, 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.

Witness: RICHARD W. HARTMAN

Witness: BARBARA E. HARTMAN

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named RICHARD W. & BARBARA E. HARTMAN 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 21st day of FEBRUARY, 2019.

My commission expires the 17th day of DECEMBER, 2020.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Amanda S. Hall, Notary Public
Butler County
My commission expires December 17, 2022
Commission number 1344056
Member, Pennsylvania Association of Notaries

We hereby certify that the title to the property shown hereon is in the name of RICHARD W. & BARBARA E. HARTMAN and is recorded at Instrument number 201802020002218 & 201809070018390 at the recorders office of Butler County. I further certify that there is no mortgage, lien or encumbrance agaist the property shown hereon.

Witness: RICHARD W. HARTMAN

Witness: BARBARA E. HARTMAN

MUNICIPAL DECLARATIONS

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

Secretary Chairman, Board of Supervisors

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2018-93 effective this 20th day of MARCH, 2019.

Secretary Chairman, Board of Supervisors

Planning Commission.

Approved by the Cranberry Township Planning Commission this_____day of_____,20_____.

Secretary Chairman, Planning Commission

Municipal Engineer.

I, Jason Kirsten, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

6/10/19 Date — PE071353 Registration Number — Signature

SURVEYOR'S 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.

3/19/19 Date — James A. Sperdute, PLS # 24457-E

(Seal)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

Reviewed by the Butler County Planning Commission on this 18TH day of Nov, 2019

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 379, Page(s) 36.

Given under my hand and seal this 10 day of JULY, 2019

(Seal)

PLAN BOOK	PAGE
379	36

MICHELE M. MUSTELLO
RECORDER OF DEEDS

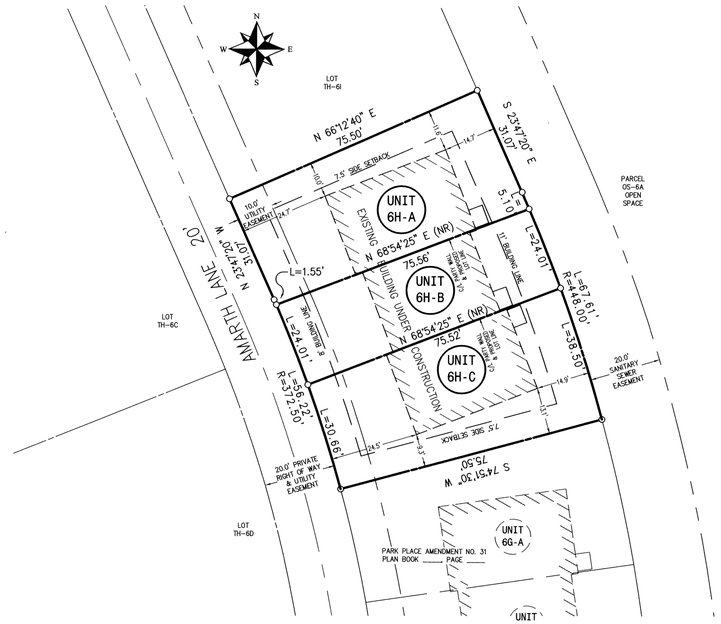
DRAWING NUMBER:	1004-1819526
DRAWING SCALE:	1"=20'
DATE:	NOVEMBER 6, 2018
DRAWN BY:	
REVISIONS:	
12.13.2018...per township review	

GRAHAM PLAN OF LOTS NO. 1 REVISION NO. 2

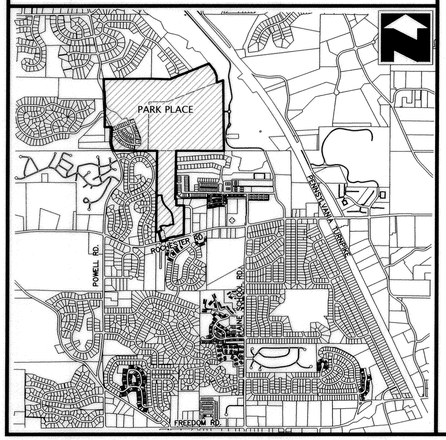
BEING A REVISION TO LOTS 4-R & 5-R OF THE GRAHAM PLAN NO. 1 - REVISION NO. 1 RECORDED IN PBV 326 PAGE 30
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr: 201907100012787
Pgs: 1 F: $45.00 7/10/2019 10:28 AM
Michele Mustello T20190011066
Butler County Recorder PA



LOCATION MAP 1" = 2000'



TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

LOT AREAS:

UNIT	SQUARE FEET	ACRES
6H-A	2,596.943	0.0596
6H-B	1,812.434	0.0416
6H-C	2,611.003	0.0599
TOTAL:	7,020.38	0.1611

GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-6H OF THE PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

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

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

ZONING INFORMATION :

AFFECTED ZONING CLASSIFICATION:	CCD-2
PROPOSED USE	CCD-2
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

OWNERSHIP REFERENCE

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

TAX PARCEL: LOT TH-6G
TAX PARCEL 130-S31-D6H
INST. # 201904030005840

BY RESOLUTION APPROVED ON THE 2nd DAY OF July, 19, THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 32 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

SIGNATURE AND TITLE OF OFFICER WITNESSING — NVR, INC. — VP

SIGNATURE AND TITLE OF AUTHORIZED OFFICER
PETE ROBERTSON

DATE 7/2/19

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF July 2019

(SEAL)

Briana Allender
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Briana Allender, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1343479

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 32 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201904030005840. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

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

DATE 7/2/2019

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

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

DATE 7/9/19

SIGNATURE
REGISTRATION NO. PE071373

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2019-43 EFFECTIVE THIS 2ND DAY OF JULY 20 19.

SECRETARY — CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2019-43 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9TH DAY OF MAY 20 19

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 379 PAGE 37

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF JULY 20 19

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
379	37

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

DRAWING NUMBER:	1004-1920222
DRAWING SCALE:	1"=20'
DATE:	MAY 6, 2019
DRAWN BY:	JSS
REVISIONS:	

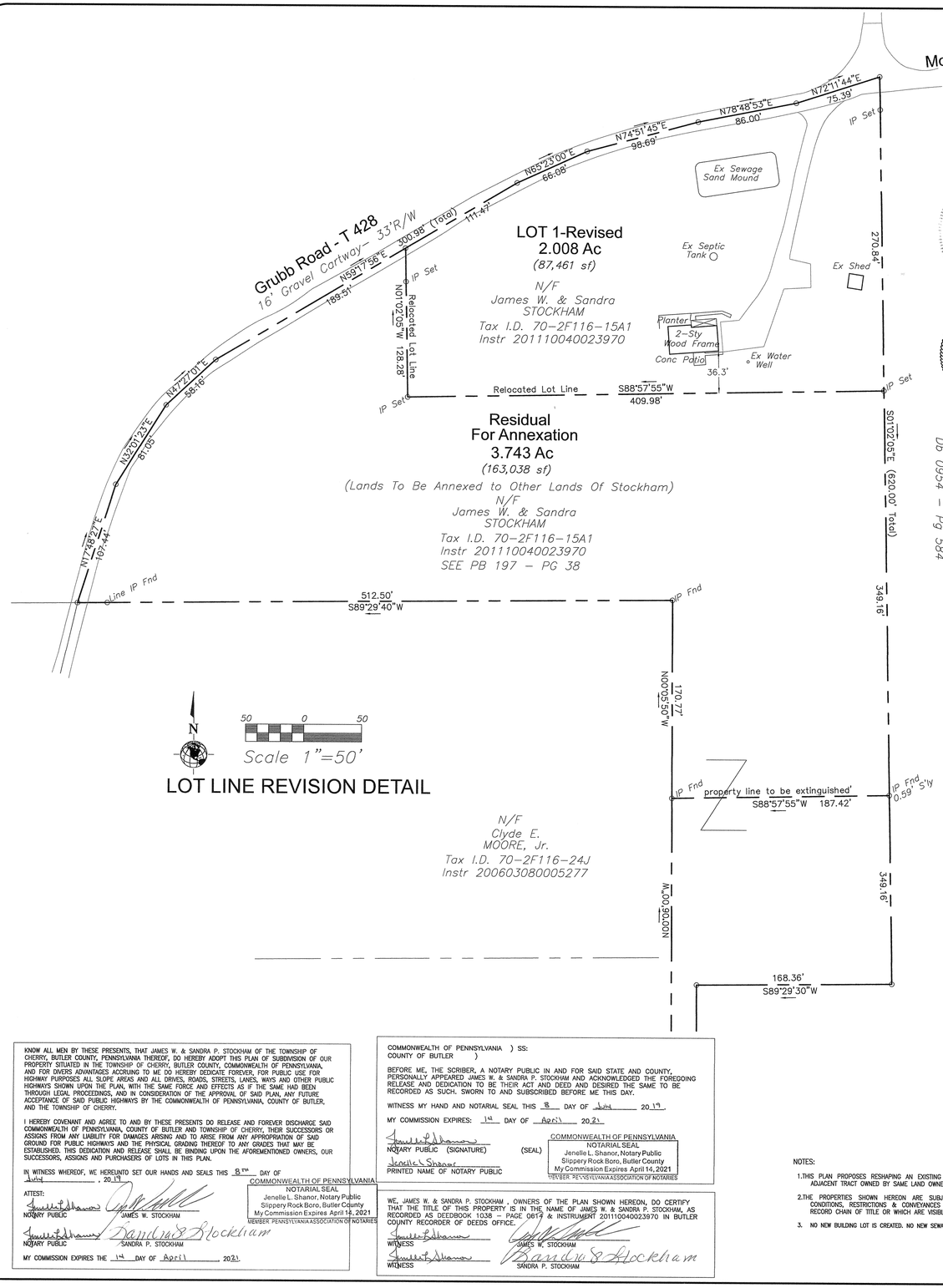
PARK PLACE AMENDMENT NO. 32

BEING A RE-SUBDIVISION OF PARCEL TH-6H
PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6
AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

Instr: 201907100012849
Pgs: 1 T: $45.00
Michele Mustello
Butler County Recorder PA
7/10/2019 2:15 PM
T2019070111119



LOT LINE REVISION DETAIL

THE TOWNSHIP OF CHERRY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF CHERRY BOARD OF SUPERVISORS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE 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 TOWNSHIP OF CHERRY BOARD OF SUPERVISORS BUTLER COUNTY, PENNSYLVANIA, ON THIS 2ND DAY OF JULY, 20 19

ATTEST: Carolyn L. Yaeger (SECRETARY) Frank W. Smith (CHAIRMAN) (SEAL)

~~REVIEWED~~ / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF JULY 2019

Carolyn L. Yaeger (SECRETARY) Frank W. Smith (CHAIRMAN)

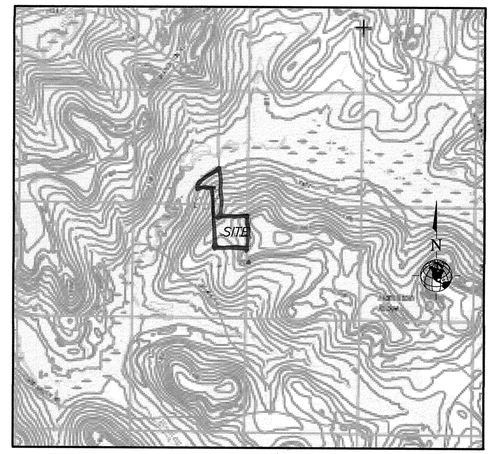
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19127

I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR 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.

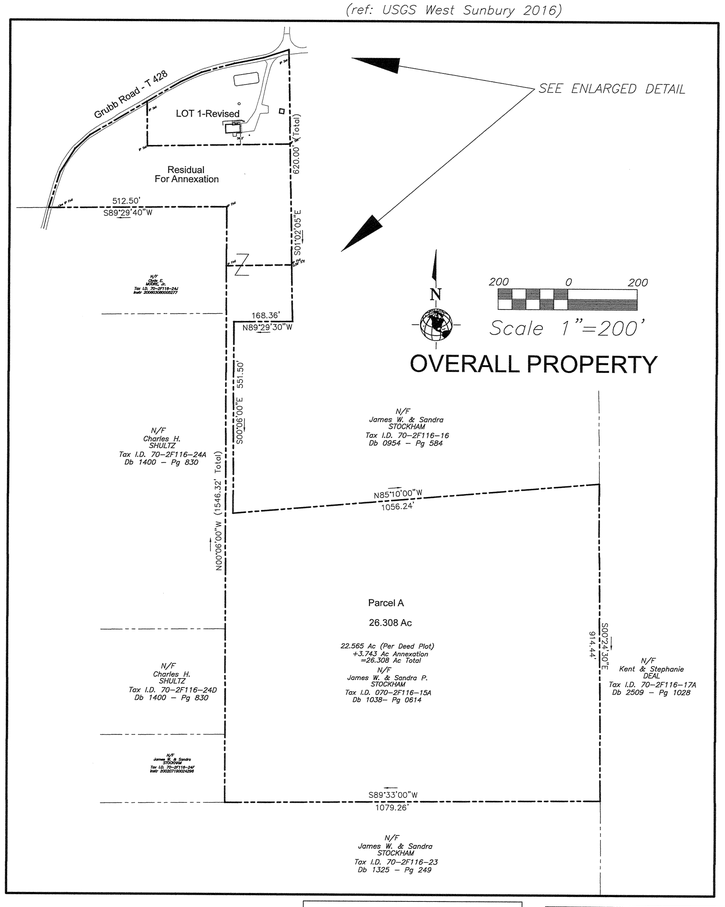
07-01-2019 (DATE) James A. Day (REGISTRATION NO. SU-039394-E)

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 379 PAGE 38
GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF JULY 20 19
(SEAL) RECORDER Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2020



VICINITY MAP
1"=2000
(ref: USGS West Sunbury 2016)



OVERALL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES W. & SANDRA P. STOCKHAM OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF CHERRY, 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 CHERRY.

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 CHERRY, 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 THE AFOREMENTIONED OWNERS, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 8TH DAY OF JULY, 20 19

ATTEST: Jenelle L. Shanor (NOTARY PUBLIC) James W. Stockham (JAMES W. STOCKHAM)
Jenelle L. Shanor (NOTARY PUBLIC) Sandra P. Stockham (SANDRA P. STOCKHAM)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jenelle L. Shanor, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires April 14, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 14 DAY OF April, 2021

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES W. & SANDRA P. STOCKHAM AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 8 DAY OF JULY 20 19.

MY COMMISSION EXPIRES: 14 DAY OF April 20 21

Jenelle L. Shanor (NOTARY PUBLIC (SIGNATURE)) (SEAL)
Jenelle L. Shanor (PRINTED NAME OF NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jenelle L. Shanor, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires April 14, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, JAMES W. & SANDRA P. STOCKHAM , OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JAMES W. & SANDRA P. STOCKHAM, AS RECORDED AS DEEDBOOK 1038 - PAGE 0614 & INSTRUMENT 201110040023970 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Jenelle L. Shanor (WITNESS) James W. Stockham (JAMES W. STOCKHAM)
Jenelle L. Shanor (WITNESS) Sandra P. Stockham (SANDRA P. STOCKHAM)

NOTES:

1. THIS PLAN PROPOSES RESHAPING AN EXISTING BUILDING LOT AND ADDING ITS RESIDUAL LAND TO AN ADJACENT TRACT OWNED BY SAME LAND OWNER.
2. THE PROPERTIES SHOWN HEREON ARE 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. NO NEW BUILDING LOT IS CREATED. NO NEW SEWAGE IS GENERATED BY THIS PLAN.

SUBDIVISION OWNERS:

Tax I.D. 310-1F118-A3B
JAMES W. & SANDRA P. STOCKHAM
284 MONITEAU ROAD
BOYERS, PA 16020

RECORDED
PLAN BOOK 379
PAGE 38

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

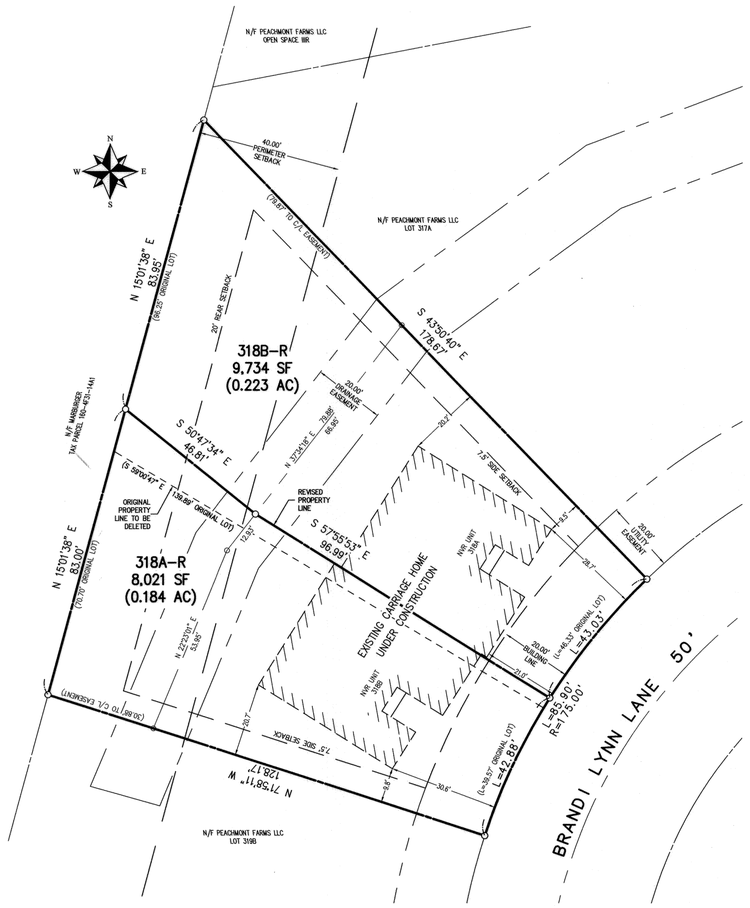
Situated at:
201 GRUBB ROAD
TOWNSHIP OF CHERRY
BUTLER COUNTY, PA

LOT LINE REVISION PLAN
LANDS OF
JAMES W. & SANDRA P. STOCKHAM

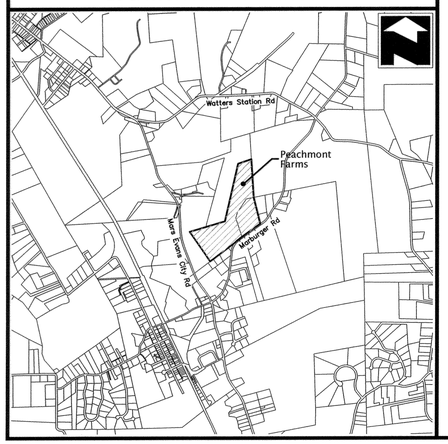
JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3367
email: jadmep@msn.com

DATE: 07-02-2019
SCALE: AS SHOWN

Instr: 201907110012879
Pge: 1 Ft: $45.00
Michele Mustello
Butler County Recorder PA
7/11/2019 9:33 AM
T20190011147



LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES:

- THIS PLAN IS A REVISION TO LOTS 318A & 318B OF THE PEACHMONT FARMS – PHASE III (REVISION 1) AS RECORDED IN PLAN BOOK 372, PAGES 31–33.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE PARTY WALL LOT LINE BETWEEN LOTS 318A & 318B TO COINCIDE WITH THE AS–BUILT LOCATION OF THE WALL.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN(S).
- PROPOSED WATER : MUNICIPAL WATER AUTHORITY OF FORWARD TOWNSHIP
- PROPOSED SEWER : BREAKNECK CREEK REGIONAL AUTHORITY

RESIDENTIAL DEVELOPMENT CHART (ONLY CARRIAGE HOME REQUIREMENTS SHOWN)

MINIMUM LOT AREA	8,000 SF
MINIMUM LOT WIDTH AT BUILDING LINE	50.00'
MINIMUM FRONT SETBACK	20.00'
MINIMUM SIDE SETBACK	7.50'
MINIMUM REAR SETBACK	20.00'
PERIMETER SETBACK	40.00'
MAX BUILDING HEIGHT	35.00'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNERSHIP REFERENCE

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

TAX PARCEL: LOT 318A
TAX PARCEL 160–S7–B318A
INST. # 201904030005839

LOT 318B
TAX PARCEL 160–S7–B318B
INST. # 201904030005839

BY RESOLUTION APPROVED ON THE 2ND DAY OF July, 19, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PEACHMONT FARMS AMENDMENT NO, 1 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER – VP

DATE 7/2/19

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF July 2019

(SEAL)

Briana Allender
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Briana Allender, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1343479

I, PETE ROBERSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PEACHMONT FARMS AMENDMENT NO. 1 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201904030005839. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER – VP

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

DATE 7/2/2019 — JAMES A. SPERDUTE, R.S. # 24457–E

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

DATE _____ SIGNATURE _____
REGISTRATION NO. _____

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 25 DAY OF June, 2019

SECRETARY — CHAIRPERSON

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 9 DAY OF July, 2019

SECRETARY — SUPERVISOR

SUPERVISOR — SUPERVISOR

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10TH DAY OF JUNE, 2019
#19110

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 379 PAGE 39.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF July, 2019

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PLAN BOOK	PAGE
379	39

TOWNSHIP ENGINEER

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

FORWARD TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY, PA.

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

DRAWING NUMBER:	1006–1920327
DRAWING SCALE:	1"=20'
DATE:	JUNE 4, 2019
DRAWN BY:	JSS
REVISIONS:	

PEACHMONT FARMS AMENDMENT NO. 1

BEING A REVISION TO LOTS 318A & 318B OF THE PEACHMONT FARMS – PHASE III – REVISION NO. 1 AS RECORDED IN PLAN BOOK 372, PAGES 31–33

FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC SURVEYS
SUBDIVISION & LAND DEVELOPMENT PLANS

ZONING REQUIREMENTS		
SITE ZONING: GENERAL INDUSTRIAL (I) USE: DISTRIBUTION CENTER (CONDITIONAL USE, SECTION 306.C USES NOT LISTED)		
TOWNSHIP STANDARD	REQUIRED	PROVIDED
MINIMUM LOT AREA	43,560 SF	162,829 SF
MINIMUM LOT WIDTH	100'	383'
MAXIMUM LOT COVERAGE	45%	43.0%
SETBACKS		
FRONT YARD	50'	51.2'
REAR YARD	50'	160.2'
SIDE YARD	30'	69.5'
MAXIMUM BUILDING HEIGHT		
PRINCIPAL	60'	< 60'
PARKING (STORAGE YARD: 1 SPACE PER EMPLOYEE)		
TOTAL	2 EMPLOYEES = 2 SPACES TOTAL = 2 SPACES	TOTAL = 14 SPACES
ADA ACCESSIBLE	1 SPACE	1
SHEETZ PROPERTY IS COMPRISED OF: LOT 1A ARMSTRONG SUBDIVISION #2 P.B.VOL. 216, PG 43		

DESCRIPTION FROM TITLE COMMITMENT

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO. 1A IN THE ARMSTRONG SUBDIVISION #2 FOR PETER ARMSTRONG PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUTLER COUNTY, PENNSYLVANIA, AT PLAN BOOK VOLUME 216, PAGE 43.

DESIGNATED AS TAX MAP AND PARCEL NUMBER 170-4F21-9DA.

REPLIES TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. SHEETZPROJECT, DATED AUGUST 3, 2018
SCHEDULE B, SECTION II

ITEM NUMBERS 1 THROUGH 10 HAVE INTENTIONALLY BEEN OMITTED.

ITEM 11 ALL MATTERS SHOWN ON THE ARMSTRONG SUBDIVISION #2 FOR PETER ARMSTRONG PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 216, PAGE 43.

RESPONSE: ALL APPLICABLE MATTERS HAVE BEEN SHOWN ON THE PLAN.

ITEM 12 RIGHT OF WAY, DATED SEPTEMBER 13, 1990, FROM PETER E. ARMSTRONG TO T.W. PHILLIPS GAS AND OIL CO., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1670, PAGE 113.

RESPONSE: MAY AFFECT THE SUBJECT PROPERTY, HOWEVER, THE EXACT LOCATION IS UNKNOWN. NO UNDERGROUND UTILITY INFORMATION WAS PROVIDED FROM T.W. PHILLIPS SHOWING THE LOCATION OF THEIR LINES.

ITEM 13 HIGHWAY OCCUPANCY PERMIT NAMING PETER E. ARMSTRONG AS PERMITTEE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1955, PAGE 28.

RESPONSE: AFFECTS THE SUBJECT PROPERTY ALONG STATE ROUTE NO. 0422.

ITEM 14 GRANT OF PERPETUAL RIGHT OF WAY, DATED JANUARY 25, 1993, FROM PETER E. ARMSTRONG TO THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2508, PAGE 526.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN. NO EASEMENT WIDTH HAS BEEN PROVIDED BY UNITED TELEPHONE COMPANY OF PENNSYLVANIA.

ITEM 15 MEMORANDUM OF LEASE, DATED OCTOBER 7, 2010, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, AT INSTRUMENT NUMBER 201104120008982, FOR THAT CERTAIN OIL AND GAS LEASE, DATED OCTOBER 7, 2010, FROM THE PETER E. ARMSTRONG, SR., REVOCABLE TRUST U/A/D JANUARY 27, 2009, BY PETER E. ARMSTRONG, SR., TRUSTEE, TO R.E. GAS DEVELOPMENT, LLC. SUBJECT TO THE FOLLOWING ASSIGNMENTS: (1) ASSIGNMENT AND ASSUMPTION, EFFECTIVE FEBRUARY 1, 2011, FROM R.E. GAS DEVELOPMENT, LLC TO SUMMIT DISCOVERY RESOURCES II, LLC AND R.E. GAS DEVELOPMENT, LLC, RECORDED AT INSTRUMENT NUMBER 201108110019056;(2) ASSIGNMENT OF OIL AND GAS LEASES, DATED MAY 30, 2012, FROM SUMMIT DISCOVERY RESOURCES II, LLC AND R.E. GAS DEVELOPMENT, LLC TO SWEPI LP, RECORDED AT INSTRUMENT NUMBER 201207110019601; AND, (3) ASSIGNMENT OF OIL AND GAS LEASES, DATED SEPTEMBER 24, 2015, FROM R.E. GAS DEVELOPMENT, LLC TO XTO ENERGY INC., RECORDED AT INSTRUMENT NUMBER 201510280023885.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. THERE ARE NO PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY, LOT 1A IN THE ARMSTRONG SUBDIVISION #2 FOR PETER ARMSTRONG AS RECORDED IN P.B.VOL. 216, PG 43, IS PART OF LOT 1 IN THE ARMSTRONG SUBDIVISION NO. 1, AS PREVIOUSLY RECORDED IN P.B.VOL. 135, PAGE 48, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY.
4. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON THE PENNSYLVANIA STATE PLANE SOUTH COORDINATE SYSTEM.

TO: SHEETZ, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 4, 5, 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2018.

May 22, 2019
DATE

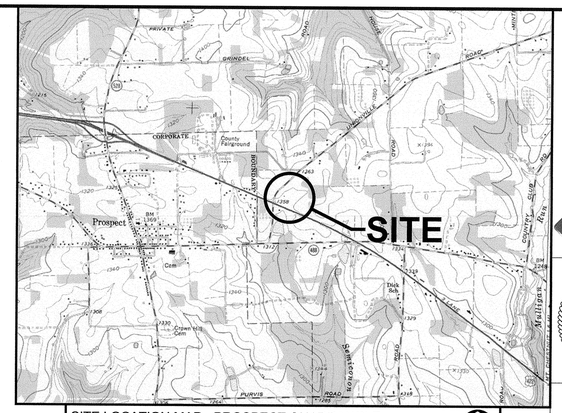
KEVIN P. HANNEGAN, P.L.S.
REG. No. SU-048536-E
THE GATEWAY ENGINEERS, INC.
100 MORRIS ROAD
PITTSBURGH, PA 15205

(See Attached Plat Survey)

PROPERTY OWNER
PETER E. ARMSTRONG
1001 NEW CASTLE ROAD
PROSPECT, PA 16052

PLAN BOOK	PAGE
379	40

Instr: 201907110012939
Page: 1 Pf: 545.00
Michele Mustello
Butler County Recorder PA
7/11/2019 3:45 PM
T20190011185



KNOW ALL MEN BY THESE PRESENTS That We, Daniel W. & Molly A. Raabe and Mitchel A. Olszak, Lydia P. Olszak and Tina M. Olszak of the Township of Clearfield, 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 Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Clearfield, 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 Clearfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 3rd day of May 2019.

Daniel W. Raabe

Molly A. Raabe

Mitchel A. Olszak

Lydia P. Olszak

Tina M. Olszak

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Daniel W. & Molly A. Raabe and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of May 2019.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tonya A. Callihan, Notary Public
Chicora Boro, Butler County
My Commission Expires Oct. 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

2 APRIL '19
Date

Seal

P. L. S. # 30161-E

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

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

Approved by the Supervisors of the Township of Clearfield this 8th day of July 2019.

Secretary

Seal

Chairman

Approved by the Clearfield Township Planning Commission this 8th day of July 2019.

Secretary

Chairman

Reviewed by the Butler County Planning Commission this 3RD day of APRIL 2019. 19074

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 379 Page 41.

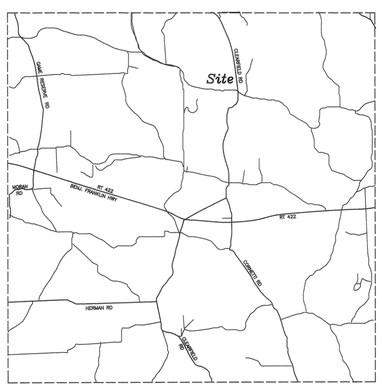
Given under my hand and seal this 11th day of July 2019.

Recorder

Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
BUTLER COUNTY, PA



Vicinity Map

PLAN BOOK	PAGE
379	41

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Mitchel A. Olszak and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of May 2019.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tonya A. Callihan, Notary Public
Chicora Boro, Butler County
My Commission Expires Oct. 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Lydia P. Olszak and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of May 2019.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tonya A. Callihan, Notary Public
Chicora Boro, Butler County
My Commission Expires Oct. 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

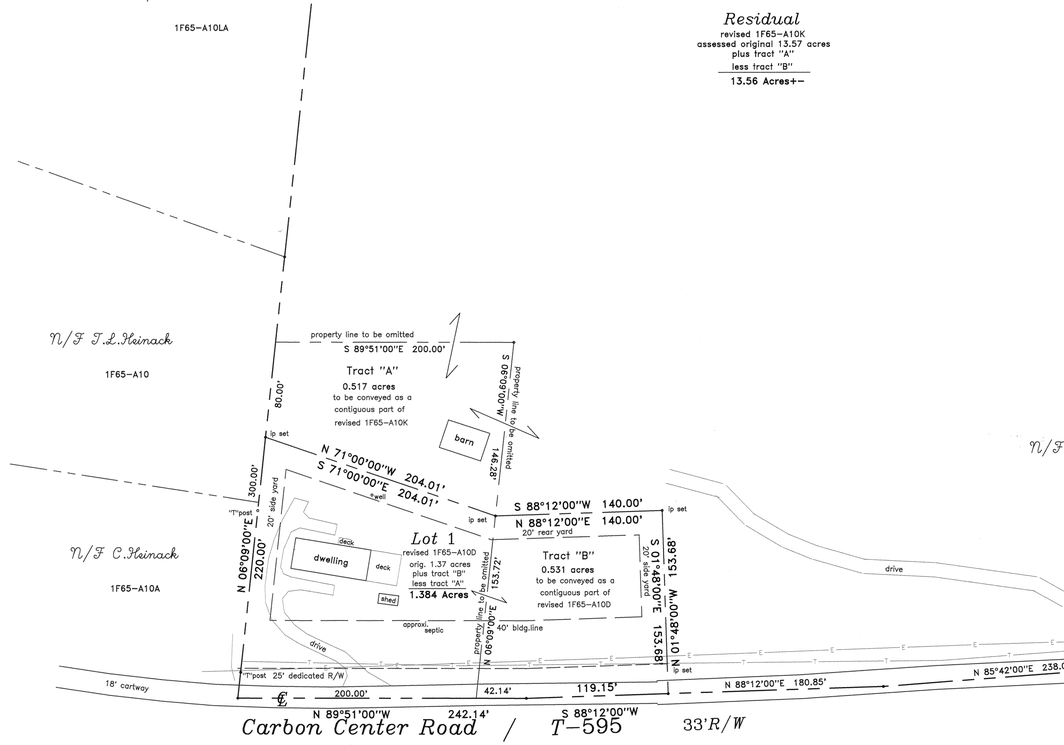
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Tina M. Olszak and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of JUNE 2019.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tonya A. Callihan, Notary Public
Chicora Boro, Butler County
My Commission Expires Oct. 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Instr: 201907110012941
Pge 1 P: 540.00
Michele Mustello
Butler County Recorder PA
7/11/2019 3:53 PM
T20190011190

Owners:

Original-1F65-A10K
revised (proposed aka Residual)
Molly A. & Daniel W. Raabe
Instrument #201207250021223

Original Lot 1-1F65-A10D
revised (proposed aka Lot 1)
Mitchel A. Olszak, Lydia P. Olszak, Tina M. Olszak and Molly A. Raabe
Instrument #201207250021224

NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

PA One Call
Serial #20190811160
Residual Not field verified

Calls rotated to azimuth of "83 NAV State Plane Grid System

Subject to Township driveway cut permit.

GRAFF SURVEYING LLC
P.O.Box 521 Saxonburg, PA 16056
330 Fisher Road Cabot, PA 16023
info@graffsurveying.com
724.352.3811 fax 724.352.1059

LOT LINE REVISION SURVEY for Daniel W. & Molly A. Raabe and Mitchel A. Olszak, Lydia P. Olszak & Tina M. Olszak

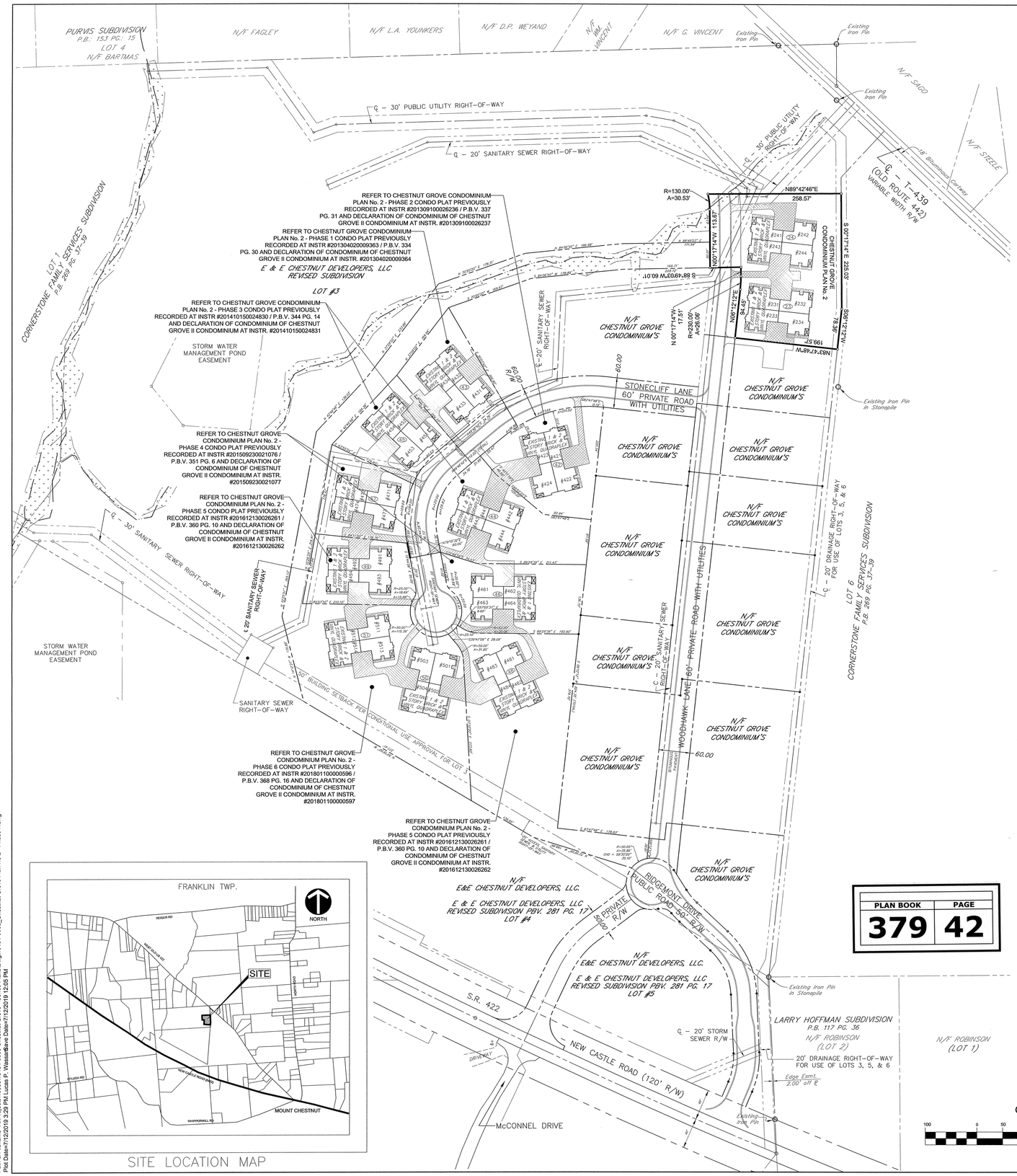
PROJECT No: 19027 SITUATE: CLEARFIELD TOWNSHIP, BUTLER COUNTY, PA Co. TAX No: 090-1F65-A10D&A10K

DATE: 3/21/19 REV: DWN.By: Sdg CHK.By:

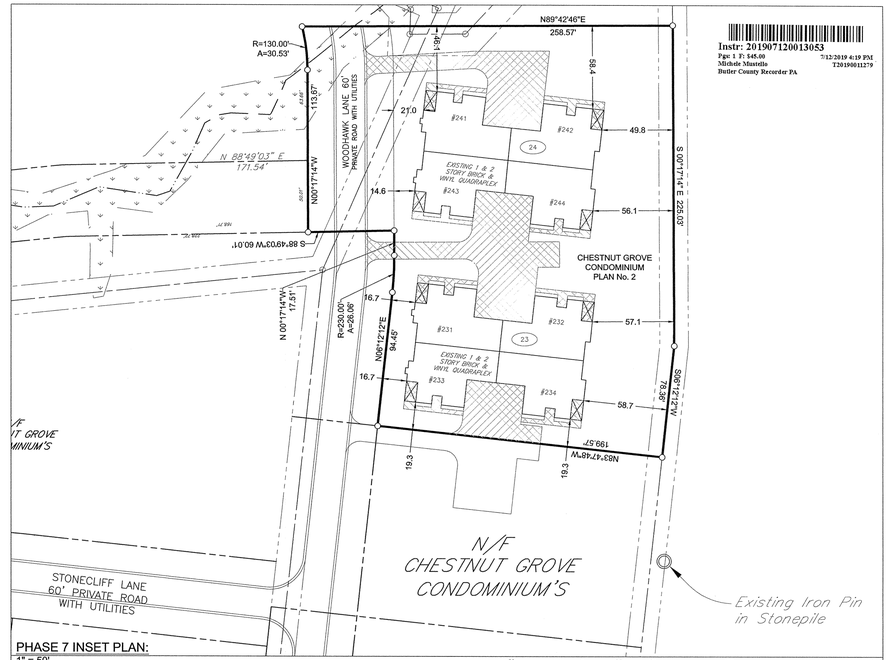
Raabe / Olszak Plan

being a Lot Line Revision of
Tax Parcels 90-1F65-A10D & A10K

RECORDED 20	
PLAN BOOK	PAGE
SHEET of	



SITE LOCATION MAP



PHASE 7 INSET PLAN:

1" = 50'

BUILDINGS #23 & #24 LOT AREA:	66,050 SQ. FT. OR 1.516 ACRES
REMAINING CONVERTIBLE / WITHDRAWABLE REAL ESTATE AREA:	0 SQ. FT. OR 0 ACRES
TOTAL AREA OF RECORDING:	66,050 SQ. FT. OR 1.516 ACRES

NORTH

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

BY RESOLUTION APPROVED ON THE 12 DAY OF July 2019 THE BOARD OF DIRECTORS OF THE E & E CHESTNUT DEVELOPERS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 7 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. E & E CHESTNUT DEVELOPERS, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FRANKLIN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE 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 THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

WITNESS

CORPORATE OFFICER

THIS RECORD WAS ACKNOWLEDGE BEFORE ME ON 7/12/19 BY EDWARD J. ETZEL, PRESIDENT WHO REPRESENT THAT HE IS AUTHORIZED TO ACT ON BEHALF OF WHOM THE RECORD WAS EXECUTED."

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF July, 2019

MY COMMISSION EXPIRES THE 12 DAY OF March, 2022

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Elena H. Gomola, Notary Public
Butler County
My commission expires March 12, 2022
Commission number 1281576
Member, Pennsylvania Association of Notaries

NOTARY SEAL

SURVEYOR'S CERTIFICATION:

I, MICHAEL ALLEN OGIN, 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.

7-12-19
DATE

MICHAEL ALLEN OGIN, PLS
REG. No. SU-075288

PROOF OR RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 379, PAGE 42, GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF July 2019

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PLAN BOOK	PAGE
379	42

NOTES:
1.) PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DENOTES LIMITED COMMON ELEMENTS

DENOTES UNITS / COMMON ELEMENTS

NORTH

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

RECORDED	
PLAN BOOK	PAGE

SURVEYOR

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

SURVEYOR

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA.

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

TOTAL PLAN AREA = 66,050 SQ. FT. OR 1.516 ACRES

GATEWAY
On Call. On Time. On Target.
Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com

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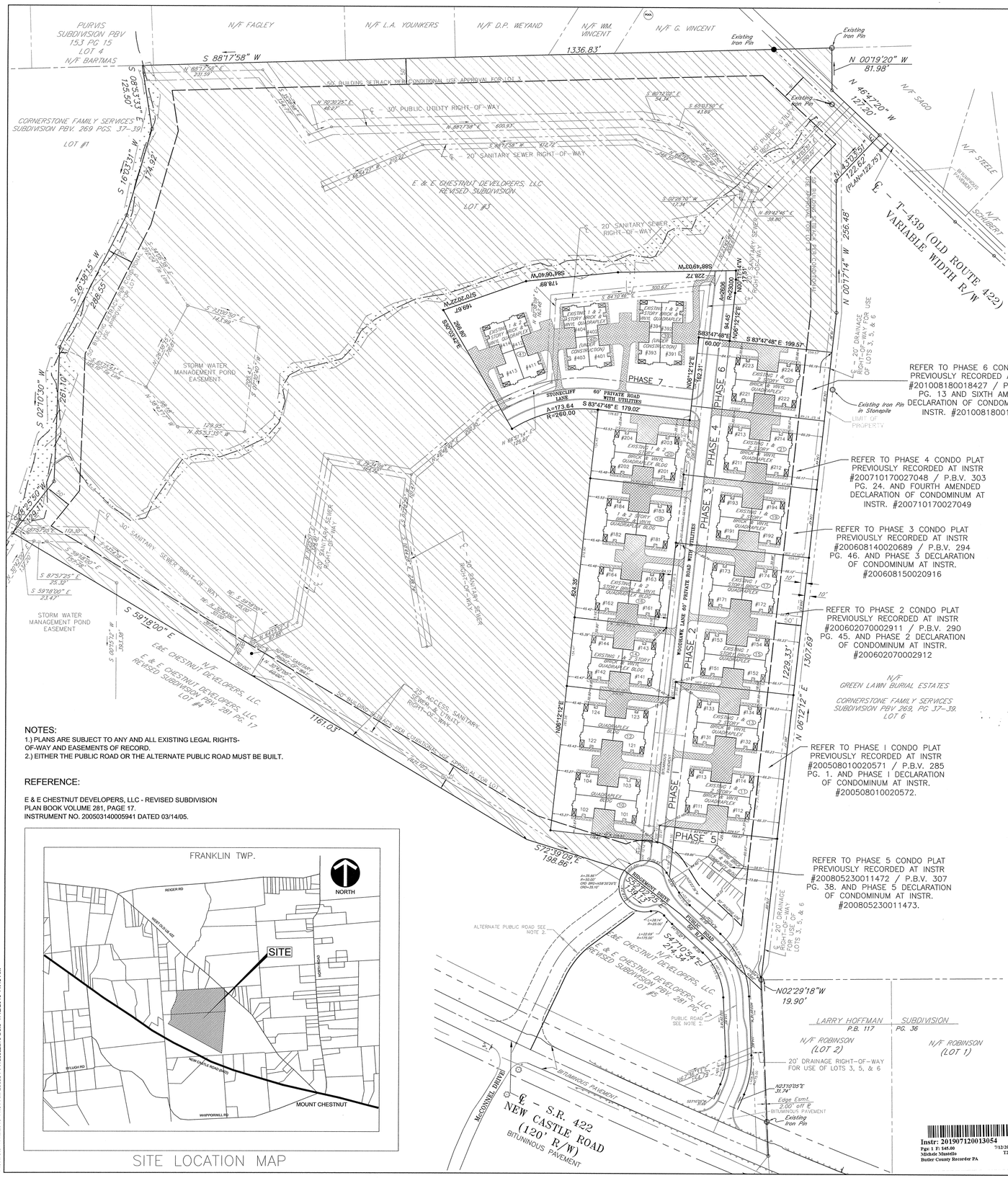
CHESTNUT GROVE CONDOMINIUM PLAN No. 2 - PHASE 7

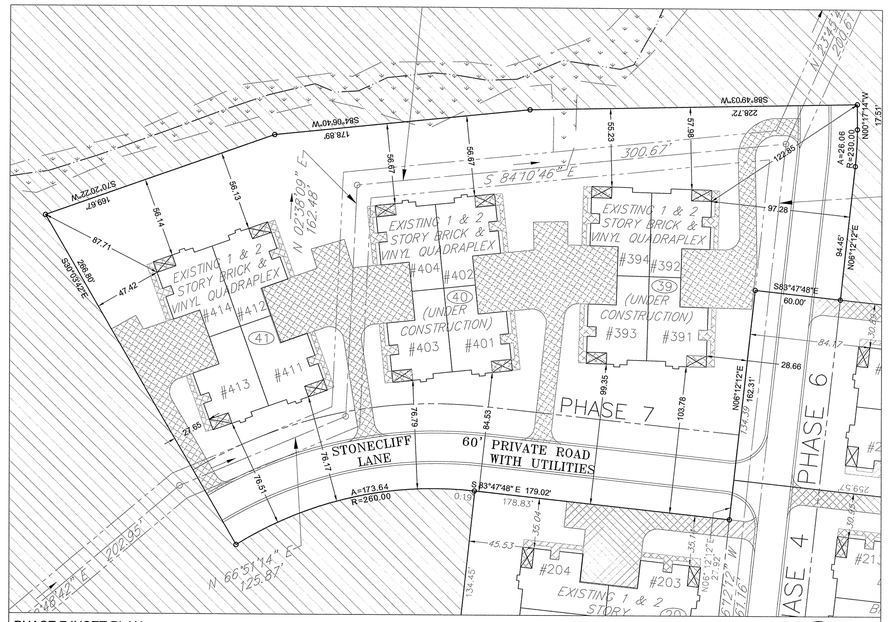
SITUATE IN
FRANKLIN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR

E & E CHESTNUT DEVELOPERS, LLC
198 SAXONBURG ROAD
BUTLER, PA 16002

PM: MAO	DB: LPW	CB: MAO	SCALE: AS NOTED	Date: 2019-07-12 Job Number: C-16404-0008 Dwg No: 402,497

Path & Filename=R:\Projects\16000\16404-0008 Chestnut Grove - Condo Plans\Dwgs\16404-0008_Chestnut Grove Plan No 2 - Phase 7.dwg
Plot Date=7/12/2019 3:29 PM Lucas P. - WassatSave Date=7/12/2019 12:55 PM





PHASE 7 INSET PLAN
1" = 50'

PHASE 7 AREA: 124,728 SQ. FT. OR 2.863 ACRES.

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

NORTH

BY RESOLUTION APPROVED ON THE 12 DAY OF July 2019 THE BOARD OF DIRECTORS OF THE E & E CHESTNUT DEVELOPERS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE CHESTNUT GROVE CONDOMINIUM PLAT - PHASE 7 - REVISED ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. E & E CHESTNUT DEVELOPERS, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FRANKLIN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE 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 THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

WITNESS

CORPORATE OFFICER

THIS RECORD WAS ACKNOWLEDGE BEFORE ME ON 7/12/19 BY EDWARD J. ETZEL, PRESIDENT WHO REPRESENT THAT HE IS AUTHORIZED TO ACT ON BEHALF OF WHOM THE RECORD WAS EXECUTED."

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF July 2019

MY COMMISSION EXPIRES THE 12 DAY OF July 2019

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Elena H. Gomola, Notary Public
Butler County
My commission expires March 12, 2022
Commission number 1281576
Member, Pennsylvania Association of Notaries

NOTARY SEAL

PLAN BOOK	PAGE
379	43

SURVEYOR'S CERTIFICATION:

I, MICHAEL ALLEN OGIN, 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.

7-12-19
DATE

MICHAEL ALLEN OGIN, PLS
REG. No. SU-075288

PROOF OR RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 379, PAGE 43 GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF July 2019

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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

SURVEYOR

RECORDER
RECORDER OF DEEDS
BUTLER COUNTY, PA

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

TOTAL PLAN AREA = 45.815 ACRES

DENOTES REAL ESTATE TO BE WITHDRAWN
DENOTES LIMITED COMMON ELEMENTS
DENOTES UNITS / COMMON ELEMENTS

NORTH

RECORDED	
PLAN BOOK	PAGE

NOTES:
PHASE 1 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 2 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 3 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 4 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 5 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 6 IS REAL PROPERTY PREVIOUSLY CONVERTED.
PHASE 7 IS REAL PROPERTY NOW CONVERTED.

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

Instr: 201907120013054
Pgs: 1 Fi: $45.00
Michele Mustello
Butler County Recorder PA
7/12/2019 4:19 PM
T20190011279

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Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com
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CHESTNUT GROVE CONDOMINIUM PLAT - PHASE 7 - REVISED

SITUATE IN
FRANKLIN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
E & E CHESTNUT DEVELOPERS, LLC
198 SAXONBURG ROAD
BUTLER, PA 16002

PM: MAO DB: LPW CB: MAO
SCALE: AS NOTED
Date: 2019-07-12
Job Number. C-16404-0008
Dwg No: 402.340

Path & Filename=R:\Projects\16000\16404-0008 Chestnut Grove - Condo Plans\Dwg\16404-0008_CONDO - 7 - REVISED.dwg
Plot Date=7/12/2019 11:51 AM Lucas P. Wassel Save Date=7/12/2019 11:49 AM

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JODY CLARENCE GILLILAND (AKA JODY C. GILLILAND) AND THELMA IRENE GILLILAND (AKA THELMA I. GILLILAND), OF THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FRANKLIN, 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 FRANKLIN, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 11th DAY OF July, 2019.

x Jody Clarence Gilliland
JODY CLARENCE GILLILAND
AKA JODY C. GILLILAND

x Thelma Irene Gilliland
THELMA IRENE GILLILAND
AKA THELMA I. GILLILAND

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JODY CLARENCE GILLILAND (AKA JODY C. GILLILAND) AND THELMA IRENE GILLILAND (AKA THELMA I. GILLILAND), 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 11th DAY OF July, 2019.

MY COMMISSION EXPIRES THE 22nd DAY OF November 2020

x Shauna Holl Pearcy
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shauna Holl Pearcy, Notary Public
Franklin Twp., Butler County
My Commission Expires Nov. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYOR'S CERTIFICATION

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

8 July '19
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN THIS 15th DAY OF July, 2019.

x
SECRETARY

x Thomas M. Bauer Jr.
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FRANKLIN THIS 9th DAY OF July, 2019.

x Roderick M. Rackovan
SECRETARY

x Robert L. Thompson
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10TH DAY OF JULY, 2019.

x
SECRETARY

x F. Eldon Kelly
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

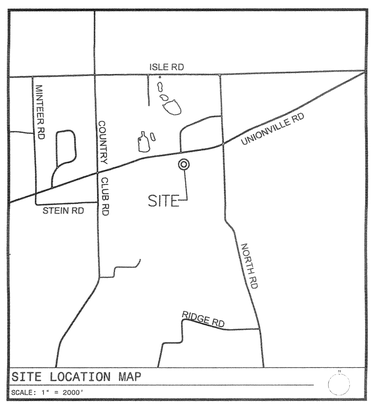
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 379, PAGE(S) 44

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF July, 2019.

x Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA

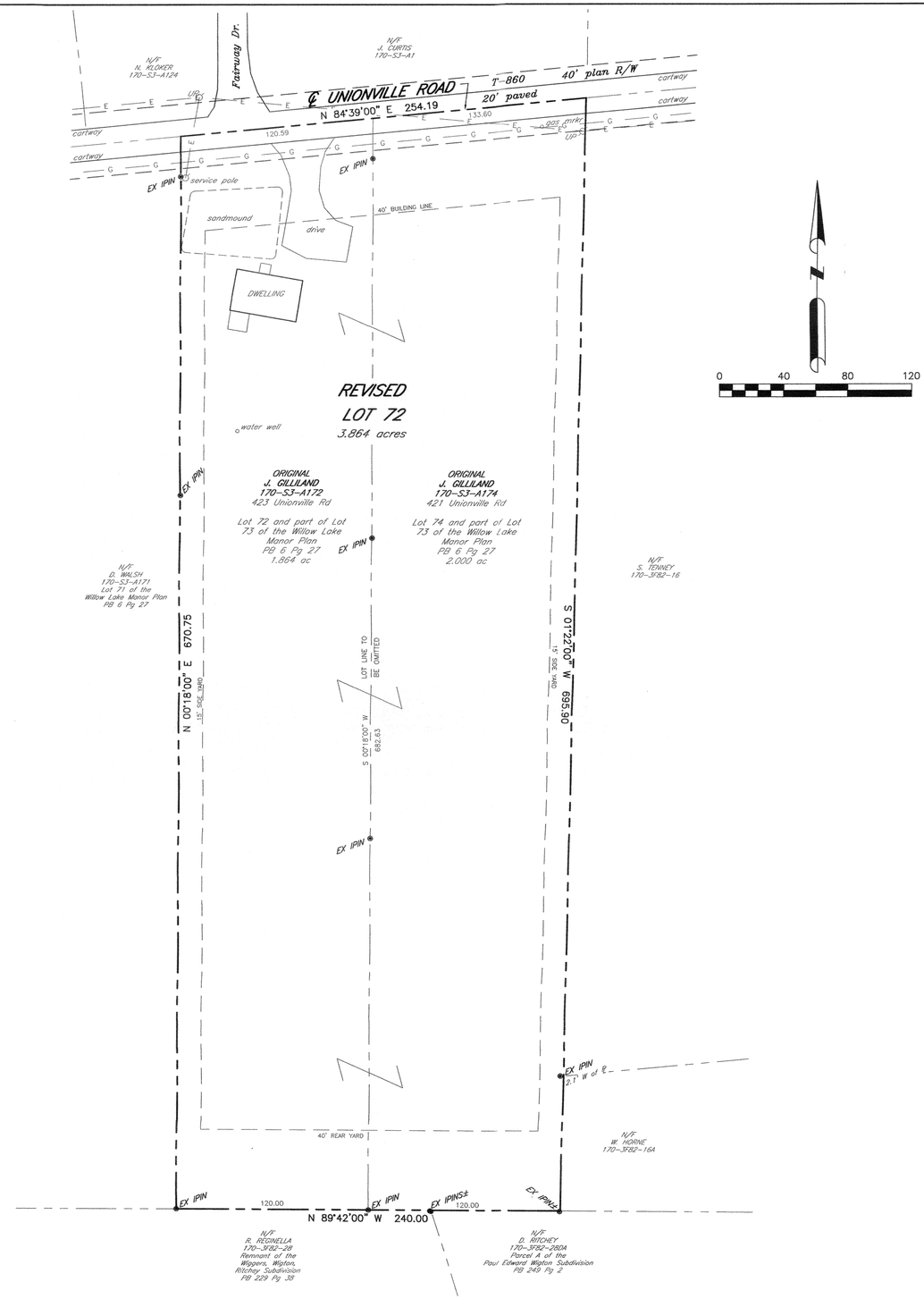


SITE LOCATION MAP
SCALE: 1" = 2000'

FRANKLIN TOWNSHIP R-1 RURAL RESIDENTIAL DISTRICT	
Dimension	Single Family Dwelling
Min. Lot Area	43,560 sq ft (w/o sewer)
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	15 feet
Min. Rear Yard Depth	50 feet
Min. Side Yard (accessory)	15 feet
Min. Rear Yard (accessory)	10 feet

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

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



PROPERTY AREAS:	
EXISTING TOTALS	
170-S3-A172	1.864 AC
+ 170-S3-A174	2.000 AC
EXISTING TOTAL	3.864 AC
REVISED TOTALS	
REV LOT 72	3.864 AC

GENERAL NOTES:

1. OWNERS: 170-S3-A172 - JODY C. AND THELMA I. GILLILAND
   170-S3-A174 - JODY CLARENCE AND THELMA IRENE GILLILAND
2. ZONING: R-1 RURAL RESIDENTIAL
3. SETBACKS: SEE TABLE
4. FEMA MAPPING: ZONE X - AREA OF MINIMAL FLOOD HAZARD
   FIRM PANEL 42019C0290D
   EFFECTIVE DATE 8/2/2018
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. WILLOW LAKE MANOR PLAN
   RACK FILE 6 PG 27
   5.2.2. 1998 SD GRAFF SURVEY FOR EDWARD KELLY
   PROJECT #98238 DATED 1/5/99

J. GILLILAND PLAN

Being a consolidation of Lots 72, 73 and 74 of the Willow Lake Manor Plan, Plan Book 6 Pg 27, and being Butler County Tax Parcels 170-S3-A172 (Lot 72 and part of Lot 73) and 170-S3-A174 (Lot 74 and part of Lot 73)

RECORDED _____ 20__	
PLAN BOOK	PAGE
379	44
SHEET _____ of _____	

Instr: 201907170013422
Pgs: 1 T: 545.00
Michele Mustello
Butler County Recorder PA
7/17/2019 2:17 PM
T20190013514

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP REVIEW	SDG	7/5/19

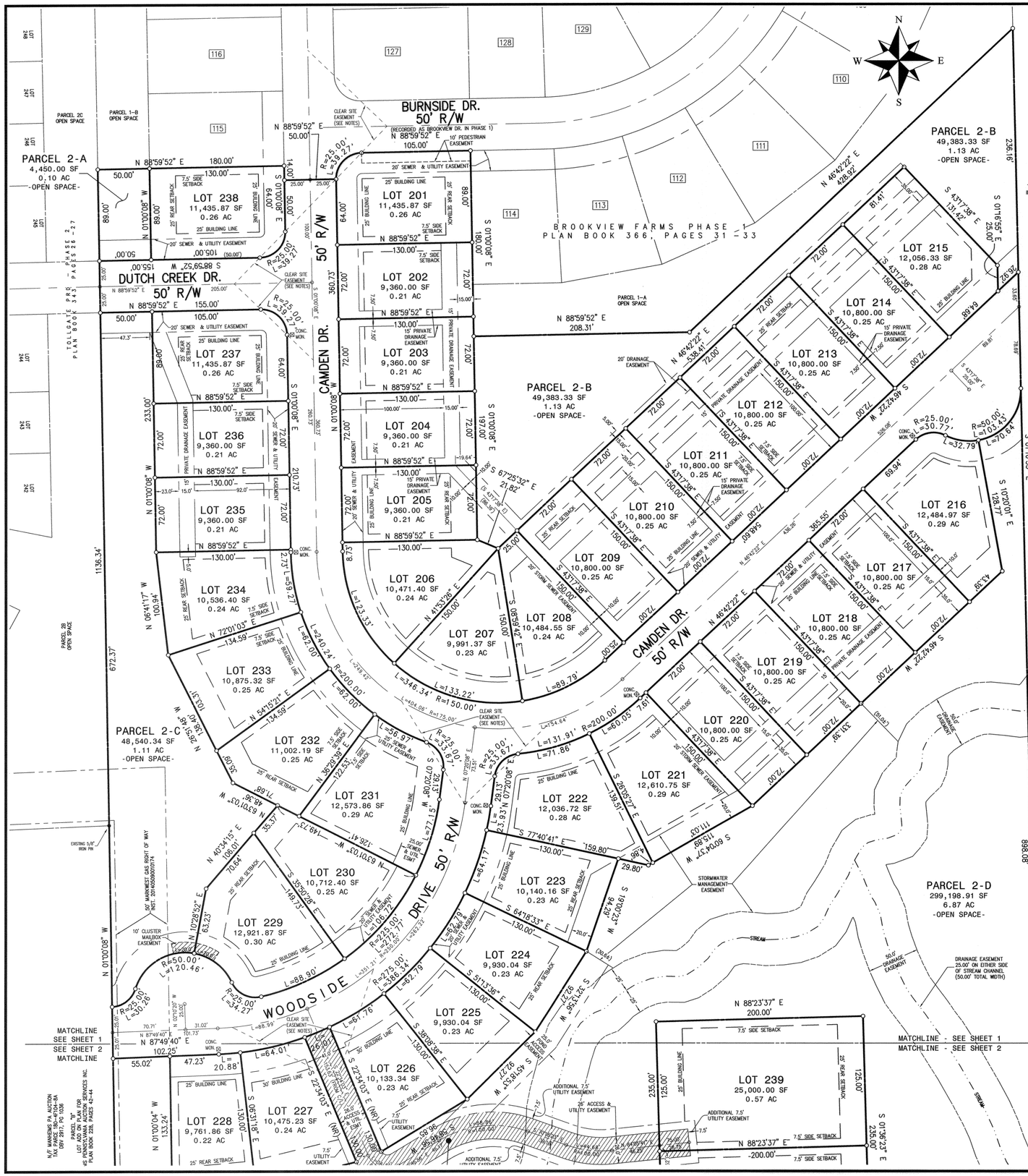
GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
J. GILLILAND PLAN
BEING A
CONSOLIDATION
FOR
JODY AND THELMA GILLILAND

SITUATE
FRANKLIN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/10/19	SDG	Sdg	1" = 40'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-133	170-S3-A172 & A174	A



BROOKVIEW FARMS DEVELOPMENT, LP, OWNER OF THE LAND SHOWN ON THE BROOKVIEW FARMS PHASE 2 PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF JACKSON. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP, ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SENT MY HAND AND SEAL THIS 10 DAY OF June, 2019.

ATTEST:

Paula K. Ronda
NOTARY PUBLIC

SIGNATURE OF GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, A PARTNER IN THE FIRM OF BROOKVIEW FARMS DEVELOPMENT, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 2019.

MY COMMISSION EXPIRES THE 15 DAY OF August 2021.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Paula K. Ronda
NOTARY PUBLIC

I, CHRISTOPHER J. KACLIK, HEREBY CERTIFY THAT THE PROPERTY CONTAINED IN THE BROOKVIEW FARMS PHASE 2 PHASE 2 PLAN IS IN THE NAME OF BROOKVIEW FARMS DEVELOPMENT, LP AND IS RECORDED AT INSTRUMENT NO. 201509210020766.

Paula K. Ronda
WITNESS

CHRISTOPHER J. KACLIK

NVR, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE BROOKVIEW FARMS PHASE 2 PLAN OF LOTS CONSENTSTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

AUTHORIZED REPRESENTATIVE
Tete Robertson - VP
PRINTED NAME & TITLE

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

6/6/19
DATE

JAMES A. SPERDUTE, RS # 24457-E

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

6/6/19
DATE

ENGINEER SIGNATURE / REG #

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

6/6/19
DATE

ENGINEER SIGNATURE / REG #

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

7-10-19
DATE

Benjamin L Gilbert PE 077457
TOWNSHIP ENGINEER / REG #

Instr: 201907170013449
Pgs: 2 T: $85.00
Michele Mustello
Butler County Recorder PA
7/17/2019 3:24 PM
T2019011553

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

July 3, 2019
DATE

TOWNSHIP MANAGER/SECRETARY

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 1st DAY OF August 2019.

SECRETARY

CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON ON THE 16th DAY OF August 2019, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED August 29, 2018. 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.

SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO BROOKVIEW FARMS DEVELOPMENT, LP BY JACKSON TOWNSHIP ON THE 17th DAY OF July 2019.

TOWNSHIP MANAGER/SECRETARY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 18TH DAY OF July 2019.

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 379 PAGES 45-46

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF July 2019.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PHASE 2 DEVELOPMENT AREAS	
PHASE 1	21.41 ACRES
PHASE 2 LOTS	10.44 ACRES
OPEN SPACE 2-A	0.10 ACRES
OPEN SPACE 2-B	1.13 ACRES
OPEN SPACE 2-C	1.11 ACRES
OPEN SPACE 2-D	6.87 ACRES
TOTAL OPEN SPACE	9.22 ACRES
PHASE 2 R/W AREA	2.47 ACRES
TOTAL ORIGINAL TRACT	43.53 ACRES
PHASING DETAILS	
PHASE 1	38 LOTS
PHASE 2	40 LOTS
TOTAL:	78 LOTS

GENERAL PLAN NOTES:

PROPERTY OWNER: BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033
724-432-3101

OWNERSHIP REFERENCE: TAX PARCEL 180-4F104-3B
INSTRUMENT NO. 201509210020766
BEING A RE-SUBDIVISION OF PARCEL 2 OF THE BROOKVIEW FARMS PHASE 1 PLAN OF LOTS AS RECORDED IN PLAN BOOK 366, PAGES 31-33

THIS PROPERTY IS BEING DEVELOPED UTILIZING CLUSTER REGULATIONS AND THE FOLLOWING APPLY:

- MINIMUM LOT AREA: 7,200 SQ.FT.
- MINIMUM LOT FRONTAGE: 60.00 AT BUILDING SETBACK
- MINIMUM FRONT SETBACK: 25.00 FEET (UNLESS SHOWN OTHERWISE)
- MINIMUM SIDE SETBACK: 7.5 FEET
- MINIMUM REAR SETBACK: 25.00 FEET *
- MAXIMUM BUILDING COVERAGE: 50%
- MAXIMUM BUILDING HEIGHT: 35.00 FEET
- MAXIMUM GROSS DENSITY: 1 UNIT/ACRE
- MAXIMUM MODIFIED DENSITY: 2 UNITS/ACRE
- MINIMUM COMMON OPEN SPACE: 35% OR 15.237 ACRES
- PROPOSED MODIFIED DENSITY: 1.9 UNITS/ACRE
- PROPOSED COMMON OPEN SPACE: ±20.0 ACRES

*EASEMENTS IN THE REAR OF PROPOSED LOTS MAY EXCEED THE MINIMUM 25.00 FOOT REAR SETBACK. WHERE THIS OCCURS, THE EASEMENT SHALL SUPERCEDE ANY REAR SETBACK LINE.

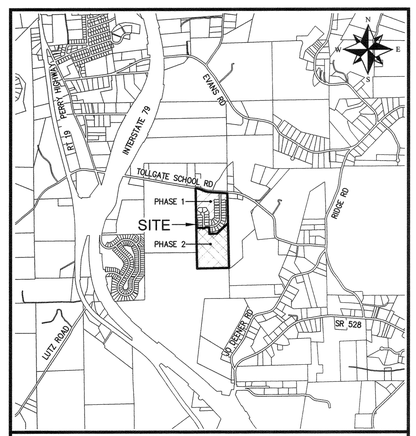
SEE SHEET 2 FOR A LIST OF GENERAL NOTES AND APPROVED WAIVERS

PLAN BOOK	PAGE
379	45

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



LOCATION MAP 1" = 2000'

DRAWING NUMBER:	1009-1615827
DRAWING SCALE:	1"=50'
DATE:	JUNE 10, 2018
DRAWN BY:	JSS
REVISIONS:	
08.08.2018...PER REVIEW	
09.26.18...REVISE NOTES (SHEET 2)	
06.06.19...REVISE EASEMENTS	

SHEET 1 OF 2

BROOKVIEW FARMS PHASE 2

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR
BROOKVIEW FARMS DEVELOPMENT, LP
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4352
SLS1@zoomthernet.net

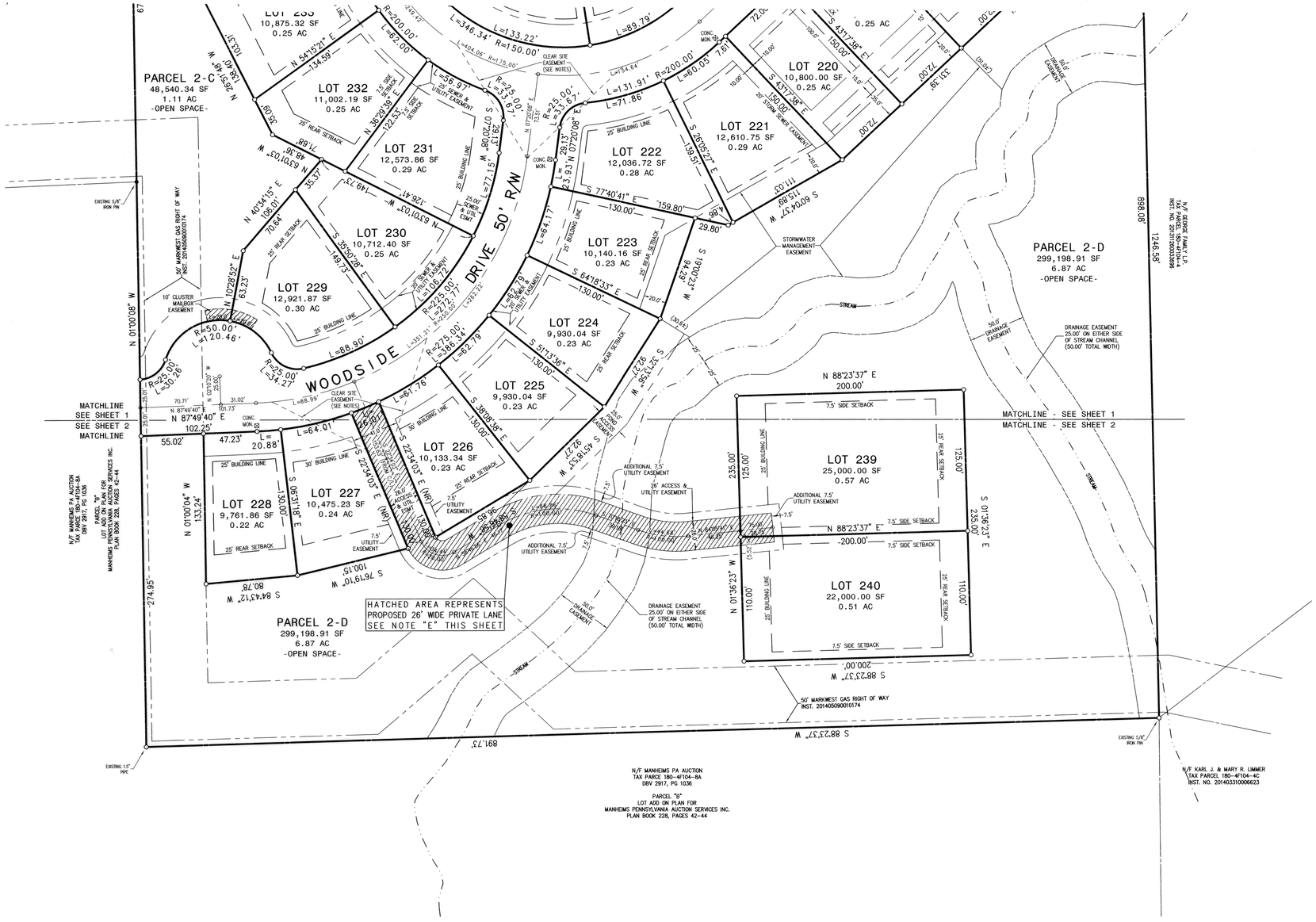
SURVEYOR

ENGINEER

JACKSON TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS


PARCEL 2-C
48,540.34 SF
1.11 AC
-OPEN SPACE-
LOT 232
11,002.19 SF
0.25 AC
LOT 231
12,573.86 SF
0.29 AC
LOT 230
10,712.40 SF
0.25 AC
LOT 229
12,921.87 SF
0.30 AC
LOT 228
9,761.86 SF
0.22 AC
LOT 227
10,475.23 SF
0.24 AC
LOT 226
10,133.34 SF
0.23 AC
LOT 225
9,930.04 SF
0.23 AC
LOT 224
9,930.04 SF
0.23 AC
LOT 223
10,140.16 SF
0.23 AC
LOT 222
12,036.72 SF
0.28 AC
LOT 221
12,610.75 SF
0.29 AC
LOT 220
10,800.00 SF
0.25 AC
LOT 239
25,000.00 SF
0.57 AC
LOT 240
22,000.00 SF
0.51 AC
PARCEL 2-D
299,198.91 SF
6.87 AC
-OPEN SPACE-
WOODSIDE DRIVE 50' R/W
HATCHED AREA REPRESENTS
PROPOSED 26' WIDE PRIVATE LANE
SEE NOTE "E" THIS SHEET
MATCHLINE
SEE SHEET 1
SEE SHEET 2
MATCHLINE
MATCHLINE - SEE SHEET 1
MATCHLINE - SEE SHEET 2
STREAM
50' MARKWEST GAS RIGHT OF WAY
INST. 201405090010174
N/F GEORGE FAMILY L.P.
TAX PARCEL 180-4F104-4
INST. NO. 201403310006624
N/F KARL J. & MARY R. LIMMER
TAX PARCEL 180-4F104-4C
INST. NO. 201403310006623
N/F MANHEIMS PA AUCTION
TAX PARCE 180-4F104-8A
DBV 2917, PG 1036
PARCEL "B"
LOT ADD ON PLAN FOR
MANHEIMS PENNSYLVANIA AUCTION SERVICES INC.
PLAN BOOK 228, PAGES 42-44
EXISTING 5/8" IRON PIN
EXISTING 1.5" PIPE
EXISTING 5/8" IRON PIN
CLEAR SITE EASEMENT (SEE NOTES)
STORMWATER MANAGEMENT EASEMENT
DRAINAGE EASEMENT 25.00' ON EITHER SIDE OF STREAM CHANNEL (50.00' TOTAL WIDTH)
50.0' DRAINAGE EASEMENT
10' CLUSTER MAILBOX EASEMENT
ADDITIONAL 7.5' UTILITY EASEMENT
26' ACCESS & UTILITY EASEMENT
25' BUILDING LINE
25' REAR SETBACK
7.5' SIDE SETBACK
N 01°00'08" W
N 88°23'37" E 200.00'
S 01°36'23" E 235.00'
N 01°36'23" W 110.00'
S 88°23'37" W 200.00'
S 88°23'37" W 891.73'
N 01°00'08" W 1246.58'
N 01°00'08" W 274.95'
N 01°00'08" W 133.24'
N 87°49'40" E 102.25'
S 22°34'03" E (NR)
S 22°34'03" E (MR)
S 76°19'10" W 100.15'
S 84°43'12" W 80.78'
S 45°18'57" W 92.27'
S 19°00'23" W 94.28'
S 25°05'27" E 159.51'
S 43°17'38" E 150.00'
S 60°04'37" W 115.89'
N 36°29'39" E 122.33'
N 54°15'21" E 134.59'
N 40°34'15" E 106.01'
N 63°10'03" W 149.73'
N 10°29'52" E 63.23'
S 35°50'28" E 145.73'
S 63°10'03" E 126.41'
S 07°20'08" E 29.13'
N 07°20'08" W 29.13'
S 77°40'41" E 159.80'
S 64°18'33" E 130.00'
S 51°13'38" E 130.00'
S 38°08'38" E 130.00'
S 25°03'43" E 130.00'
S 12°58'48" E 130.00'
S 00°53'48" E 103.37'
S 18°13'30" E 100.00'
S 45°18'57" W 92.27'
S 45°18'57" W 92.27'
S 88°23'37" W 200.00'
S 01°36'23" E 235.00'
N 01°36'23" W 110.00'
R=450.00' L=120.46'
R=25.00' L=30.26'
R=25.00' L=34.27'
R=275.00' L=386.44'
R=275.00' L=331.21'
R=225.00' L=271.01'
R=225.00' L=56.97'
R=200.00' L=42.00'
R=200.00' L=133.22'
R=150.00' L=346.34'
R=75.00' L=404.06'
R=275.00' L=106.72'
R=275.00' L=62.79'
R=275.00' L=62.79'
R=275.00' L=61.76'
R=225.00' L=64.01'
R=225.00' L=88.99'
R=200.00' L=131.91'
R=200.00' L=60.05'
R=225.00' L=53.67'
R=225.00' L=53.67'
R=225.00' L=77.15'
R=225.00' L=64.77'
R=225.00' L=64.77'
R=225.00' L=64.77

Instr: 201907170013459
Pgs: 1 F: 545.00 7/17/2019 3:52 PM
Michele Mustello T20190011538
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS; THAT DARYL B. & JONI R. PHIPPS, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, DARYL B. & JONI R. PHIPPS, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DARYL B. & JONI R. PHIPPS, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF June 20 19.

ATTEST:

D B Phipps — OWNER

Jon Shaffner-Phipps — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Venango)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED DARYL B. & JONI R. PHIPPS AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. CLL

WITNESS MY HAND AND SEAL THIS 26 22 DAY OF June 20 19.
MY COMMISSION EXPIRES THE 5 DAY OF May 2023

Coya L. Lam — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Coya L. Lam, Notary Public
Venango County
My commission expires May 11, 2023
Commission number 1262436
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 8th DAY OF July, 20 19.

Vonnie J. Hogg — SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 8th DAY OF July, 20 19.

Karen M Cornell — SECRETARY

Paul A Dinn — CHAIRMAN, BOARD OF SUPERVISORS

Terry L. Doerr — SUPERVISOR

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

6/11/19 — DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3RD DAY OF JUNE 20 19.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION © NOISSIM

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 379 PAGE 47.

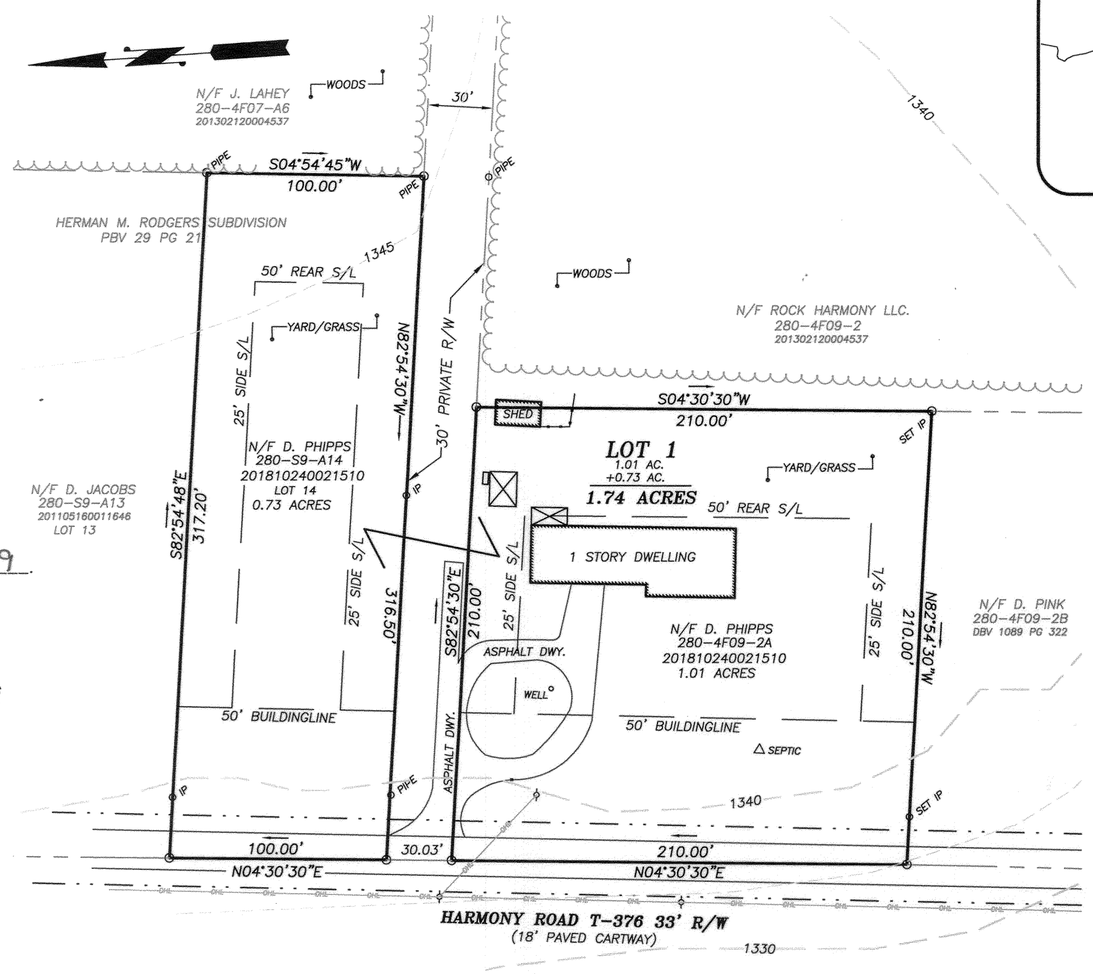
GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF July 20 19.

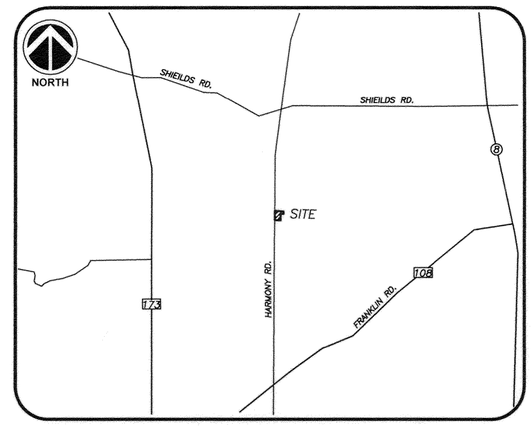
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

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





VICINITY MAP
NOT TO SCALE

PLAN BOOK	PAGE
379	47

NOTES:
1. PARCEL 280-4F09-2A (PHIPPS) AND PARCEL 280-S9-A14 (PHIPPS) TO BE CONSOLIDATED TO CREATE LOT 1.
2. EXISTING 30' PRIVATE RIGHT OF WAY ON PARCEL 280-4F07-A6 (LAHEY) LOCATED BETWEEN THE PARCELS BEING CONSOLIDATED.
3. EXISTING WELL AND SEPTIC SYSTEMS LOCATED ON LOT 1.
4. 25' SIDE YARD SETBACKS ALONG PRIVATE 30' R/W TO BE EXTINGUISHED WITH CONSOLIDATION OF LOTS.

TOTAL PLAN AREA 1.74 ACRES

280-4F09-2A	1.01 AC.
280-S9-A14	0.73 AC.
LOT 1	1.74 AC.

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

OWNER:
DARYL B. & JONI R. PHIPPS
577 HARMONY ROAD
SLIPPERY ROCK, PA 16057
412-715-9666
PARCEL ID: 280-4F09-2A
DEED REF: 201810240021510
PARCEL ID: 280-S9-A14
DEED REF: 201810240021510

ZONING - RC-1 RURAL CONSERVATION

MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	150'
SETBACKS:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. BLDG. HT.	35'
MAX. COVERAGE	15%

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

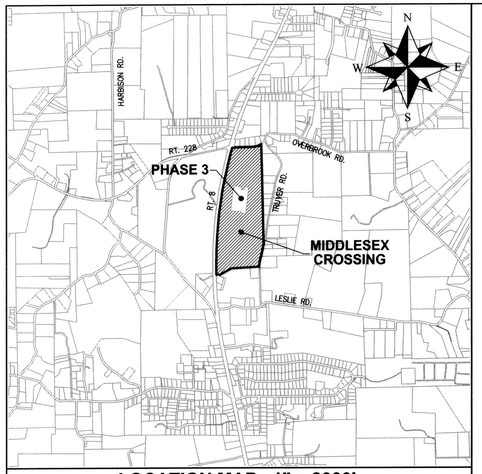
Scale 1" = 50'
Date May 22, 2019
Job No. 3138

Phipps Lot Consolidation

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
Daryl Phipps

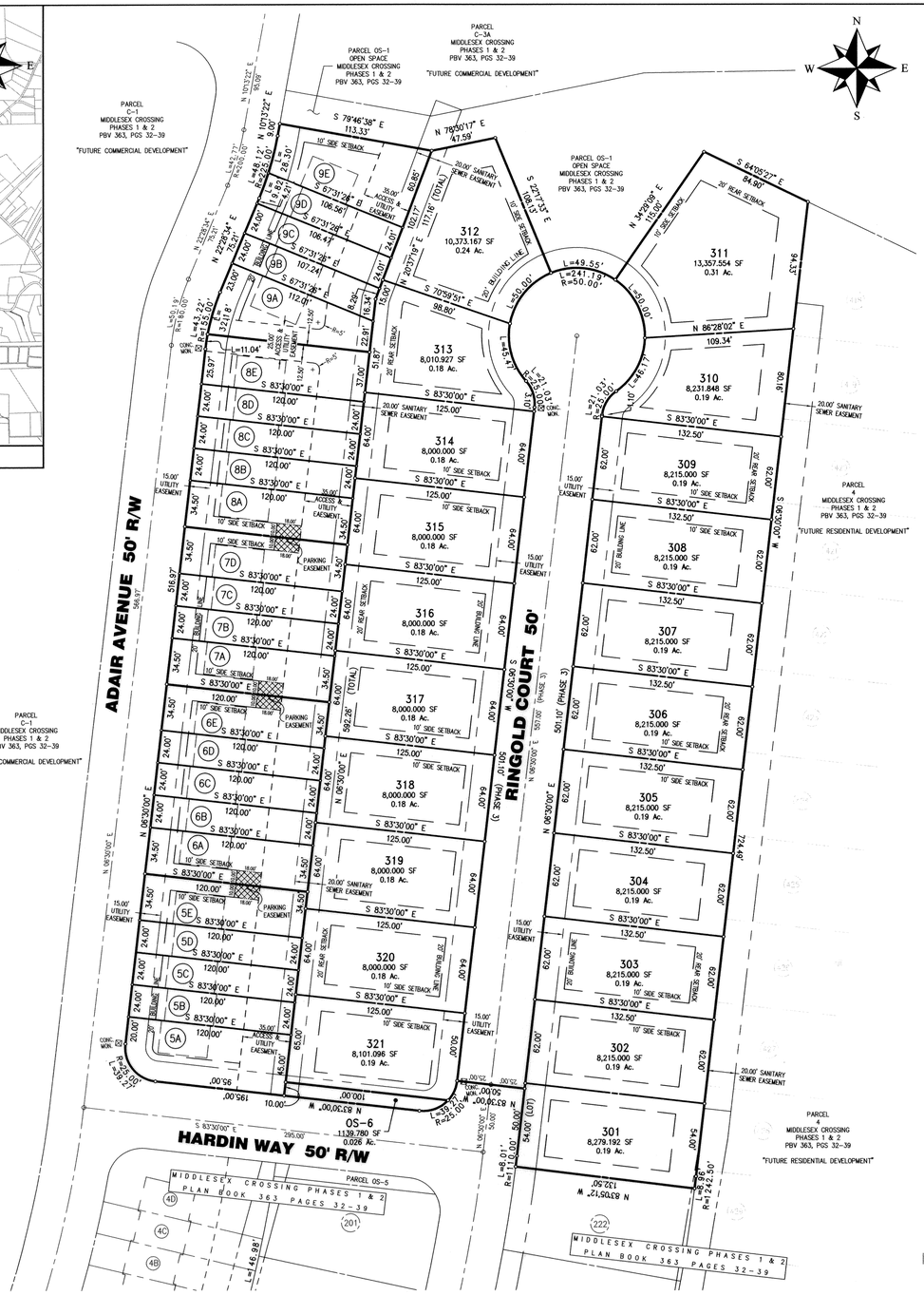
Sheet No. 1 of 1



LOCATION MAP 1" = 2000'

TOWNHOME LOT AREAS

UNIT	SQ.FT.	ACREAGE
UNIT 5A	5,265.874	0.12
UNIT 5B	2,880.000	0.07
UNIT 5C	2,880.000	0.07
UNIT 5D	2,880.000	0.07
UNIT 5E	4,140.000	0.10
UNIT 6A	4,140.000	0.10
UNIT 6B	2,880.000	0.07
UNIT 6C	2,880.000	0.07
UNIT 6D	2,880.000	0.07
UNIT 6E	4,140.000	0.10
UNIT 7A	4,140.000	0.10
UNIT 7B	2,880.000	0.07
UNIT 7C	2,880.000	0.07
UNIT 7D	4,140.000	0.10
UNIT 8A	4,140.000	0.10
UNIT 8B	2,880.000	0.07
UNIT 8C	2,880.000	0.07
UNIT 8D	2,880.000	0.07
UNIT 8E	4,438.557	0.10
UNIT 9A	4,503.777	0.10
UNIT 9B	2,614.516	0.06
UNIT 9C	2,564.522	0.06
UNIT 9D	2,551.622	0.06
UNIT 9E	5,333.569	0.12



LIST OF ZONING MODIFICATIONS APPROVED MAY 18TH 2016

SECTION	DESCRIPTION	REQUIRED	PROPOSED	NOTES
175-211.A	MINIMUM LOT SIZE	8,000 SQ.FT.	2,000.00 SQ.FT.	FOR TOWNHOME UNITS
175-211.B	MINIMUM LOT WIDTH	80.00 FEET	62 FT / 20 FT	SINGLE FAMILY / TOWNHOME UNITS
175-211.D.2	MAXIMUM FRONT SETBACK	80.00 FEET	ONLY RESIDENTIAL	NO MAX LOTS C-1, C-2, C-2A, C-3 & C-3A
175-211.D.3	DOUBLE FRONTAGE	NOT PERMITTED	PERMITTED	FOR LOTS C-1, C-2, C-2A
175-211.F.2	MINIMUM SIDE SETBACK	10.00 FEET	0.00 FEET	FOR COMMERCIAL & TOWNHOME PARTY WALLS
175-156.A.8.b	PARKING SETBACK	10.00 FEET	5 FT / 0 FT	5 FT PER 175-219.I.5 / 0 FT COMMERCIAL SHARED PARKING
175-219.K	SERVICE/LOADING	REAR	NO RESTRICTION	FOR LOTS C-1, C-2 & C-2A
175-219.H	SIDEWALK	5 FT / BOTH SIDES	4 FT/SINGLE SIDE	4 FT IN RESIDENTIAL SECTION & ONLY ONE SIDE OF ADAIR AVENUE PER APPROVED MASTER PLAN.
175-151.A.1	GRADING SETBACK	5.00 FEET	0.00 FEET	ONLY ALONG STREET RIGHT OF WAY LINES
175-154.B.2	ROUTE 8 SIDEWALK	REQUIRED	NOT REQUIRED	EAST SIDE OF ROUTE 8
150-34.B	% OF UNITS PER PHASE	MIN 25%	21.6%	PHASE 1 = 21.6 / PHASE 2 = 22.3%
150-35.B.4.d.2	CUL-DE-SAC LENGTH # UNITS ON CUL-DE-SAC	600.00 FT MAX 16 MAX	1080.00 FT 33	FOR STREETS A & B

TOWN CENTER ZONING SUMMARY

DESCRIPTION	REQUIRED	SINGLE FAMILY	PROVIDED TOWNHOMES	COMMERCIAL
MINIMUM LOT SIZE (SQ.FT.)	8,000 SQ.FT.	8,000 SQ.FT.	2,400 SQ.FT.	8,000 SQ.FT.
MINIMUM LOT WIDTH	80.00 FEET	62.00 FEET	24.00 FEET	32.00 FEET
MAXIMUM LOT COVERAGE	75%	75%	75%	75%
FRONT YARD SETBACK (ARTERIAL)	35.00 FEET	N/A	N/A	35.00 FEET
FRONT YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
SIDE YARD SETBACK*	10.00 FEET	10.00 FEET	0.00 FEET	0.00 FEET
BUILDING SEPARATION	N/A	20.00 FEET	20.00 FEET	20.00 FEET
REAR YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	36.00 FEET	36.00 FEET	36.00 FEET	36.00 FEET
MAXIMUM BUILDING HEIGHT (ACCESSORY)	15.00 FEET	15.00 FEET	15.00 FEET	15.00 FEET
ARTERIAL BUFFER (FOR RESIDENTIAL)	150.00 FEET	150.00 FEET	150.00 FEET	N/A
PARKING LOT SETBACK**	5.00 FEET	N/A	N/A	5.00 FEET

*0.00 FOOT SETBACK ONLY APPLIES TO TOWNHOME PARTYWALLS
**5.00 FOOT WILL BE FOR PERIMETER BOUNDARY AND 0.00 FEET FOR SHARED PARKING

NWPA DEVELOPMENT, LP, BY NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER, OWNER OF THE LAND SHOWN ON THE MIDDLESEX CROSSING PHASE 3, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

NWPA DEVELOPMENT, LP
BY: NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER
CHARLES TURNBLACER, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT, LLC A GENERAL PARTNER IN THE FIRM OF NWPA DEVELOPMENT, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June 2019

MY COMMISSION EXPIRES THE 15 DAY OF August 2021

Paula K Rounda
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula K. Rounda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT LLC, GENERAL PARTNER OF NWPA DEVELOPMENT LP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASE 3 PLAN IS IN THE NAME OF NWPA DEVELOPMENT LLC AS RECORDED AT INSTRUMENT NO. 201302280006129.

OWNER — WITNESS: Paula K Rounda

NVR, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASE 3 PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME & TITLE OF AUTHORIZED OFFICER: VP

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

JAMES A. SPERDUTE, RS # 24457-E — DATE: 6/6/19

I, Jeffrey Mikesic REGISTERED PROFESSIONAL ENGINEEER FOR 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 THAT HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE: 7/23/19 — REG #: PE083712 — SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712 PENNSYLVANIA

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 19TH DAY OF JUNE 20 19.

SECRETARY: JRM — CHAIRPERSON: JRM

BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 379 PAGE 48.

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF July 2019.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201907250014082
Pgs: 1 F: 545.00
7/25/2019 2:00 PM
Michele Mustello
T2019011962
Butler County Recorder PA

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, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY — CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 9 of 2019 EFFECTIVE THIS 17th DAY OF July, 2019.

SECRETARY — CHAIRPERSON

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 28th DAY OF May, 2019.

SECRETARY — CHAIRPERSON

PROPERTY OWNER:

NWPA DEVELOPMENT, LP
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

PLAN REFERENCES:

BEING A RESUBDIVISION OF PARCEL 3 OF THE MIDDLESEX CROSSING PHASES 1 & 2 PLAN PLAN BOOK 363, PAGES 32-39

TAX PARCEL:

230-S18-A10

PLAN NOTES:

1. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM , PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY
2. THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
3. CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET 5 FEET FROM R/W LINE.
4. ALL STREETS SHOWN ON THIS PLAN SHALL BE CONSIDERED PUBLIC STREETS AND OFFERED FOR DEDICATION TO MIDDLESEX TOWNSHIP.
5. THE ACCESS EASEMENTS SHOWN WITHIN THE MULTIFAMILY PORTION OF THE PLAN SHALL BE FOR THE INSTALLATION OF A PRIVATE ACCESS DRIVE AT THE REAR OF THE UNITS. ALL TOWNHOME UNITS SHALL HAVE REAR LOADED GARAGES AND VEHICULAR ACCESS TO ADAIR AVENUE FROM INDIVIDUAL UNITS IS PROHIBITED.
6. ALL SANITARY SEWER EASEMENTS ARE FOR THE BENEFIT OF THE SAXONBURG AREA AUTHORITY.
7. ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE MIDDLESEX CROSSING HOMEOWNERS ASSOCIATION.
8. NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT. ALL OPEN DRAINAGE SWALES WITHIN EASEMENTS SHALL REMAIN UN-OBSTRUCTED.
9. FOR THE PURPOSES OF MAINTENANCE TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND THROUGH ALL DRAINAGE EASEMENTS CREATED BY THIS AND ALL SUBSEQUENT PLANS AND OR REVISIONS.

LOT AREAS:

SINGLE FAMILY LOTS (LOTS 301-321)	21 TOTAL LOTS	178,073.784 SQ.FT. OR 4.088 ACRES
MULTI FAMILY LOTS (LOTS 5A - 9E)	24 TOTAL LOTS	83,792.44 SQ.FT. OR 1.924 ACRES
OPEN SPACE PARCEL (OS-6)		1,139.78 SQ.FT. OR 0.026 ACRES
RIGHT OF WAY AREA (RINGOLD COURT)		33,353.994 SQ.FT. OR 0.766 ACRES
TOTALS:	45 TOTAL LOTS	296,359.995 SQ.FT. OR 6.803 ACRES

PLAN BOOK	PAGE
379	48

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. SPERDUTE SURVEYOR No. 24457-E

SPERDUTE LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

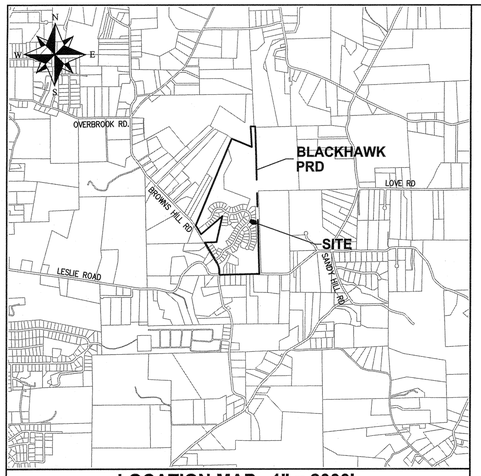
MIDDLESEX CROSSING PHASE 3

MIDDLESEX TOWNSHIP, BUTLER COUNTY PENNSYLVANIA

PREPARED FOR:
NWPA DEVELOPMENT LP
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

DRAWING NUMBER:	1012-1717177
DRAWING SCALE:	1"=50'
DATE:	FEBRUARY 18, 2017
DRAWN BY:	JSS
REVISIONS:	
3.28.17...ADD TABLE & ZONING NOTE	
4.4.17...REMOVE NOTE 5 REFERENCE	

SHEET 1 OF 1



LOCATION MAP 1" = 2000'

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, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY _____ CHAIRPERSON _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 8 of 2019 EFFECTIVE THIS 19th DAY OF June, 2019.

SECRETARY _____ CHAIRPERSON _____

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 28th DAY OF May, 2019.

SECRETARY _____ CHAIRPERSON _____

BY RESOLUTION APPROVED ON THE 21st DAY OF June, THE BOARD OF DIRECTORS OF THE NVR, INC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE BLACKHAWK PRD – LOT 126 REVISED PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. NVR, INC.HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES 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 THE 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 THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

AUTHORIZED REPRESENTATIVE _____ PRINTED NAME & TITLE Pete Robertson-VP

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF June, 2019.

MY COMMISSION EXPIRES THE 19th DAY OF June, 2021.

NOTARY PUBLIC (SEAL) _____

Commonwealth of Pennsylvania
Notarial Seal
JOHNNIE J GARRISON – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2021

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE BLACKHAWK PRD–LOT 126 REVISED PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201905070008102! FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

OWNER VP _____ WITNESS _____

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

JAMES A. SPERDUTE, RS # 24457–E _____ DATE 6/21/19

I, Jeffrey Mikesic REGISTERED PROFESSIONAL ENGINEEER FOR 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 THAT HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE 7/17/19 REG # PE083712 SIGNATURE _____

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13TH DAY OF May, 20 19.

SECRETARY _____ CHAIRPERSON _____

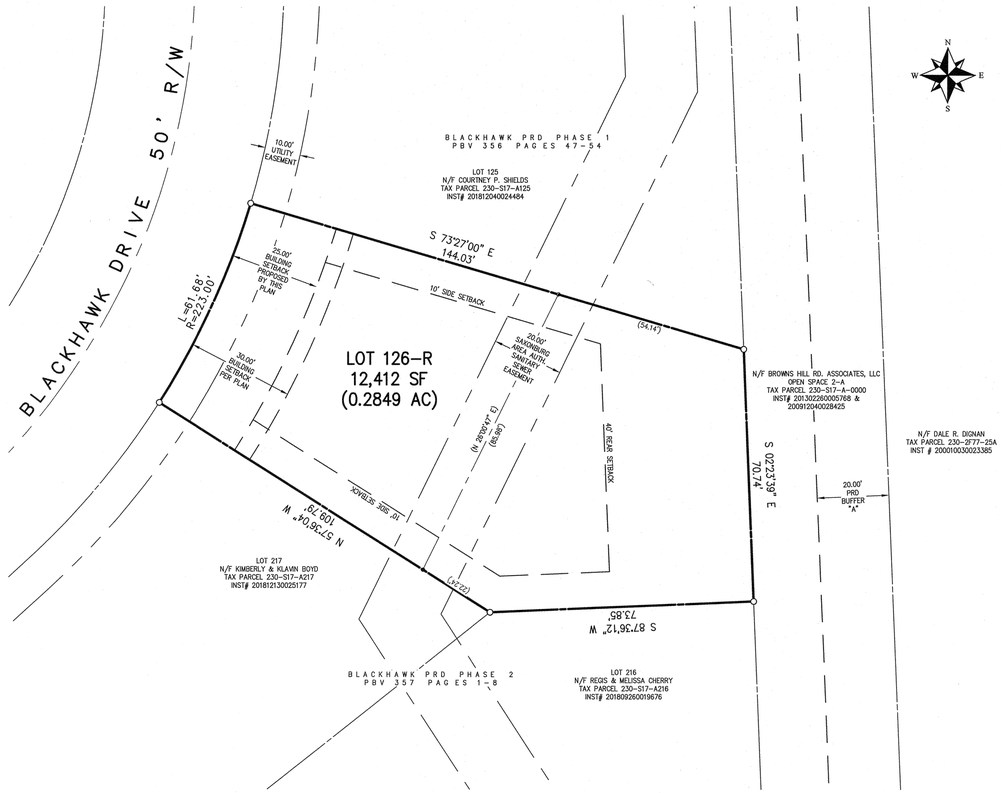
RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 379 PAGE 49.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July 2019.

RECORDER OF DEEDS _____

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Instr: 201907290014307
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/29/2019 11:21 AM
T20190012121



PROPERTY OWNER:

NVR, INC.
ONE PENN CENTER WEST
SUITE 220
PITTSBURGH, PA 15276

BEING LOT 126 OF THE BLACKHAWK PRD – PHASE 1
PLAN BOOK 356, PAGES 47–54

TAX PARCEL 230–S17–A126
INSTRUMENT NO 201905070008102

PLAN NOTES:

1. THIS PLAN IS SUBJECT TO ANY AND ALL RESTRICTIONS, AGREEMENTS AND OR MODIFICATIONS AS PER THE PREVIOUSLY RECORDED PLAN.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE FRONT SETBACK OF THE LOT AS SHOWN. NO OTHER CHANGES OR REVISIONS ARE PROPOSED.

R–AG (RESIDENTIAL AGRICULTURAL ZONING DISTRICT)

DESCRIPTION	REQUIRED BY ZONING	PER APPROVED PRD
MINIMUM LOT SIZE (SQ.FT.)	43,560 SF (1 ACRE)	7,500 SF
MINIMUM LOT WIDTH	150.00 FEET	60.00 FEET AT SETBACK
MAXIMUM LOT COVERAGE	20% OPEN SPACE	40% OPEN SPACE
FRONT YARD SETBACK	50.00 FROM FRONT LOT LINE 75.00 FROM STREET CENTERLINE (WHICHEVER IS GREATER)	25.00' PER MODIFICATION SEE NOTE 1 BELOW
REAR YARD SETBACK	75.00 FEET	60.00 FEET (PRD BOUNDARY) 40.00 FEET (INTERNAL LOTS)
SIDE YARD SETBACK	25.00 FEET EACH SIDE	10.00 FEET EACH SIDE
MAXIMUM BUILDING HEIGHT	35.00 FEET / 2.5 STORIES	35.00 FEET / 2.5 STORIES

(1) ORIGINAL APPROVED PRD STATES : 30.00 FEET FROM FRONT LOT LINE; NO MORE THAN 3 ADJACENT LOTS SHALL BE LOCATED AT THE FRONT LOT LINE. NEXT ADJACENT LOT TO HAVE A VARIABLE FRONT SETBACK OF NO LESS THAN 5 FEET BUT NOT MORE THAN 10 FEET IN VARIATION.

MODIFICATIONS/WAIVERS FROM ORIGINAL PRD PLAN

TOWNSHIP CODE SECTION	REQUESTED MODIFICATION	JUSTIFICATION
CHAPTER 175, ARTICLE X	FRONT SETBACK FROM 30.00' TO 25.00'	TO HAVE LESS IMPACT OF EXISTING TREES; REDUCING THE AMOUNT OF GRADING
CHAPTER 175, ARTICLE X	SIDE SETBACK FROM 15.00' TO 10.00'	TO HAVE LESS IMPACT OF EXISTING TREES; REDUCING THE AMOUNT OF GRADING
CHAPTER 144	REVISED TYPE "C" INLETS TO TYPE "M"	TO REPACE TYPE "C" WITH TYPE "M" INLETS FRAME AND GRATE; TO PROVIDE BEST ENGINEERING PRACTICES

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

MIDDLESEX TWP PLANNING

THE TOWNSHIP OF MIDDLESEX COMMONWEALTH OF PENNSYLVANIA BUTLER COUNTY — **MIDDLESEX SUPERVISORS**

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712 — **MIDDLESEX ENGINEER**

BUTLER COUNTY PLANNING COMMISSION — **BUTLER CO. PLANNING**

RECORDER OF DEEDS BUTLER COUNTY, PA. — **BUTLER CO. RECORDER**

PLAN BOOK	PAGE
379	49

SPERDUTE LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
SPERDUTESURVEYING.COM

BLACKHAWK PRD LOT 126 REVISED

MIDDLESEX TOWNSHIP, BUTLER COUNTY PENNSYLVANIA

PREPARED FOR:
NVR, INC
ONE PENN CENTER WEST
SUITE 220
PITTSBURGH, PA 15276

DRAWING NUMBER:	1012–1920253
DRAWING SCALE:	1"=20'
DATE:	MAY 7, 2019
DRAWN BY:	JSS
REVISIONS:	

SHEET 1 OF 1

N/F
AHT Inc
Tax I.D. 140-1F23-6CA
DB 2700-PG 0074

N/F
AHT Inc
Tax I.D. 140-1F23-12
DB 2700-PG 0074

S01°07'46"W
516.08'

624.0'

N01°07'46"E
410.58'

NEW
LOT 4
1.79 Ac.
77,857 SF

Approved Septic Site
2044551
30 min/in
24"LZ

Well location zone From Septic

Well location zone From Septic

BBB Setback Line From Septic

N/F
James L. CRESS
Was Part of Tax I.D. 140-1F23-5F
DB 2541-PG 0213

157.93'

358.74' (Total)

Curve	Radius	Arc	Chord Brg	Chord
C1	50.00'	36.14'	N22°01'17"E	35.36'
C2	50.00'	90.78'	N09°17'18"W	78.82'
C3	1405.00'	241.55'	N89°34'10"E	241.25'
C4	1405.00'	148.74'	N81°36'41"E	148.67'

N78°34'43"E 221.86'(Total)

161.60'

60.28'

N01°07'46"E 473.13'(Total)

208.00'

265.13'

IP Set

Bend Post On Line

Ex IP Fnd

S86°02'07"E

N/F
James L. CRESS
Tax I.D. 140-1F23-5F
DB 1474-PG 0706
4,2312 SF
0.971 Ac

Ex Septic

#1034
1-STY Framed

N80°45'35"E
209.00'

Old Well

Gravel Drive

Farm Field

200.81'

N/F
Erik & Brittanie WHITE
Tax I.D. 140-1F23-5
Instr 201207260021296
Cress Plan 2
Lot 1
PB 243 - Pg 43

Pond

N/F
Robert R. & James L. CRESS
Tax I.D. 140-1F23-5H
DB 2541-PG 0213
Cress Plan 2
Residual Lot
(Not Surveyed)
14.51 Ac ±
PB 243 - Pg 43

N09°24'19"W
458.59'

603.15'

N85°57'31"W
860.65'

N/F
Roslynne SNYDER
Tax I.D. 140-1F23-11A
Instr 201606260011187

BARN

208.00'

S01°09'55"W

IP Set

Ex IP Fnd

OHE

Gravel Drive

N06°18'48"E
306.50'

N15°38'38"E
193.37'

Ex Shed

Ex Shed

Ex Barn

Gravel Drive

Farm Field

N/F
Robert R. & James L. CRESS
Tax I.D. 140-1F23-5H
DB 2541-PG 0213
Cress Plan 2
Residual Lot
(Not Surveyed)
14.51 Ac ±
PB 243 - Pg 43

Ex 50' Private R/W
Cress Plan 2
PB 243 - Pg 43
Revised PB 364- Pg 50

S01°19'00"W 651.1'± To O

Ex 50' Private R/W
Cress Plan 2
PB 243 - Pg 43

Wooded

Farm Field

Kittanning Pike SR-0268
24' Bitum. Cartway - 50' R/W

Gravel Drive

Ex Axle

Pole

586.13'
N01°19'00"E

Pole

Ex IP Fnd

C1

C2

150.48'
N00°43'00"E

Ex IP

LOT 3R
N/F
SBC PROPERTIES
Tax I.D. 140-1F23-5HB
Instr 201709070019312

N/F
Brian & Steven GARING
Tax I.D. 140-1F23-5C
Instr 201005170010363

N/F
Lewis & D. Joan GARING
Tax I.D. 140-1F23-5HA
Instr 200112240037168
Cress Subd'v
Lot 2
PB 247 - Pg 18

N25°05'58"E
653.77'

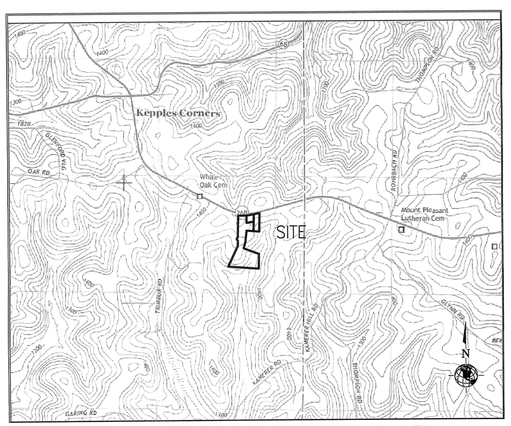
Ex IP

Wooded

N/F
Dennis & Gayle SHOOK
Tax I.D. 140-1F23-11
DB 2728 - PG 0728

257.50'

Ex IP



USGS LOCATION MAP
1"=2000' - Chicora Quad 2016

NOTES:

1. THIS PLAN PROPOSES ONE NEW BUILDING LOT. THE NEW LOT WILL BE SERVED WITH ONLOT SEWAGE AND WELL WATER.
2. THE PROPERTIES SHOWN HEREON ARE 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. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. A PADOT HIGHWAY OCCUPANCY PERMIT #100218229 WAS PREVIOUSLY ISSUED FOR THIS NEW LOT 4 AND NEEDS REAPPLIED FOR AS AN ACTIVE PERMIT AT SUCH TIME A NEW DRIVEWAY IS TO BE CONSTRUCTED.
5. THE RESIDUAL LOT OF CRESS IS AN EXISTING NON-BUILDING LOT (AGRICULTURE USE).

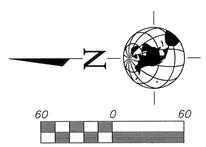
AREA TABULATIONS:

CRESS RESIDUAL LOT:
16.3 Ac (Per Tax Record)
-1.79 Ac Lot 4
14.51 Ac Remainder

PROPERTY OWNERS:

ROBERT R. CRESS
PO BOX 623
DOVER FOXCROFT, ME 04426

JAMES L. CRESS
1034 KITTANNING PIKE
CHICORA, PA 16025



Instr: 201907290014341
Pgs: 1 Fee: $45.00
Michele Mustello
Butler County Recorder PA
7/29/2019 2:17 PM
T20190012343

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT R. & JAMES L. CRESS, OF THE TOWNSHIP OF DONEGAL, BUTLER COUNTY, PENNSYLVANIA, THEREOF, DO HEREBY ADOPT THIS PLAN OF LOTS OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF DONEGAL, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO USE, 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 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. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, HIS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20 DAY OF May, 2019.

ATTEST: Robert R. Cress
NOTARY PUBLIC — ROBERT R. CRESS

Alicia M. Stone
Notary Public • State of Maine
My Commission Expires January 27, 2024

ATTEST: James L. Cress
NOTARY PUBLIC — JAMES L. CRESS

MY COMMISSION EXPIRES THE 25 DAY OF July 2022

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 ROBERT R. & JAMES L. CRESS 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 27 DAY OF July 2019. MY COMMISSION EXPIRES THE 25 DAY OF July 2022

Karen E. Allen
NOTARY PUBLIC (SIGNATURE)

Commonwealth of Pennsylvania - Notary Seal
Karen E. Allen, Notary Public
Butler County
My commission expires February 25, 2022
Commission number 1284546
Member, Pennsylvania Association of Notaries

WE, ROBERT R. & JAMES L. CRESS, OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ROBERT R. & JAMES L. CRESS, AS RECORDED AS DEED BOOK 2541, PAGE 0213, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Joann H. Robinson — WITNESS
Robert R. Cress — ROBERT R. CRESS
James A. Day — WITNESS
James L. Cress — JAMES L. CRESS

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

PRESIDENT — 5-2-19 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL THIS 2 DAY OF May 2019.

SECRETARY — (SEAL)

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20 DAY OF APRIL 2019.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 19072 (SEAL)

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 379 PAGE 50
GIVEN UNDER OUR HAND AND SEAL THIS 29 DAY OF July 2019

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2020

RECORDER (SEAL)

RECORDER OF DEEDS BUTLER COUNTY, PA

I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR 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.

05-01-2019 — DATE
James A. Day — REGISTRATION NO. SU-039394-E

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

Situated at:
SR 0268 - KITTANNING PIKE
TOWNSHIP OF DONEGAL
BUTLER COUNTY, PA

CRESS SUBDIVISION PLAN 3

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Mars, PA 16046
PH: (724) 625-1567
email: jamesday@msn.com

DATE: 04-01-2019
SCALE: 1"=60'

RECORDED	
PLAN BOOK	PAGE
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