FINAL LAND DEVELOPMENT PLANS
FOR
MEGA TRUCK STOP
AT
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

Instr: 202108110022902
Pgs: 14 F: $565.00 8/11/2021 12:32 PM
Michele Mustello T20210016531
Butler County Recorder PA

INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT Lake Arthur Estates, LLC OF THE TOWNSHIP OF MUDDY CREEK OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF/OURSELVES, MY/OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY/OUR PLAN OF LOTS OF MY/OUR PROPERTY, SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME/US, DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC 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 OR TOWNSHIP OF MUDDY CREEK, Lake Arthur Estates, LLC HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON Lake Arthur Estates, LLC /OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I/WE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 16 DAY OF June, 2021.

Lake Arthur Estates, LLC

Darlene A Beachem — NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/12/2022

Robert J Sechan — OWNER OR OWNERS
Robert J. Sechan, Partner/Manager

I/WE, Robert J. Sechan, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

Robert J Sechan — OWNER OR OWNERS Robert J. Sechan, Partner/Manager

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2022
Commission number 1039812
Member, Pennsylvania Association of Notaries

DEVELOPER'S ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT Lake Arthur Estates, LLC OF THE TOWNSHIP OF MUDDY CREEK OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS PLAN OF LOTS UNTIL SUCH TIME AS I/WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS OF MUDDY CREEK TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE I/WE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF MUDDY CREEK FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, I/WE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 16 DAY OF June, 2021.

Lake Arthur Estates, LLC

Darlene A Beachem — NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/12/2022

Robert J Sechan — OWNER OR OWNERS
Robert J. Sechan, Partner/Manager

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2022
Commission number 1039812
Member, Pennsylvania Association of Notaries

INDIVIDUAL ACKNOWLEDGMENT CERTIFICATION

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Robert J. Sechan, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE Partner/Manager OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 16 OF June, 2021.

Darlene A Beachem — NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/12/2022

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2022
Commission number 1039812
Member, Pennsylvania Association of Notaries

(SEAL)

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATION

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 16 DAY OF June, 2021.

Marissa A. Kupp — SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

Muddy Creek Township Board of Supervisors Official Seal Butler County, Pa.

(SEAL)

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

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

CHRISTOPHER R. JACKSON, P.L.S., PA LIC. No. SU075499
DATE: 06/15/21

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

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 202108110022902 BK 397 Pg 1-14

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF August, A.D. 2021.

RECORDER

Recorder of Deeds Butler County, PA

BUTLER COUNTY PLANNING COMMISSION CERTIFICATION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF AUG, 2020.

DIRECTOR SEC — CHAIR

Butler County Planning Commission

(SEAL)

CERTIFICATE OF TITLE - NO MORTGAGE:

I, Robert J. Sechan, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HERON IS IN THE NAME OF Lake Arthur Estates, LLC, AND IS RECORDED IN DEED BOOK VOLUME N/A, PAGE N/A, OR INSTRUMENT NO. 20200630001259.

I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Lake Arthur Estates, LLC

WITNESS

Robert J Sechen — OWNERS Robert J. Sechan, Partner/Manager

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6th DAY OF April, 2021.

Marnie A. Chuba — SECRETARY (recording)

Christopher D Smith — CHAIRMAN

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS WERE OBTAINED FROM:
MUDDY CREEK TOWNSHIP
420 STANFORD ROAD
PROSPECT, PA 16052
724-368-3438

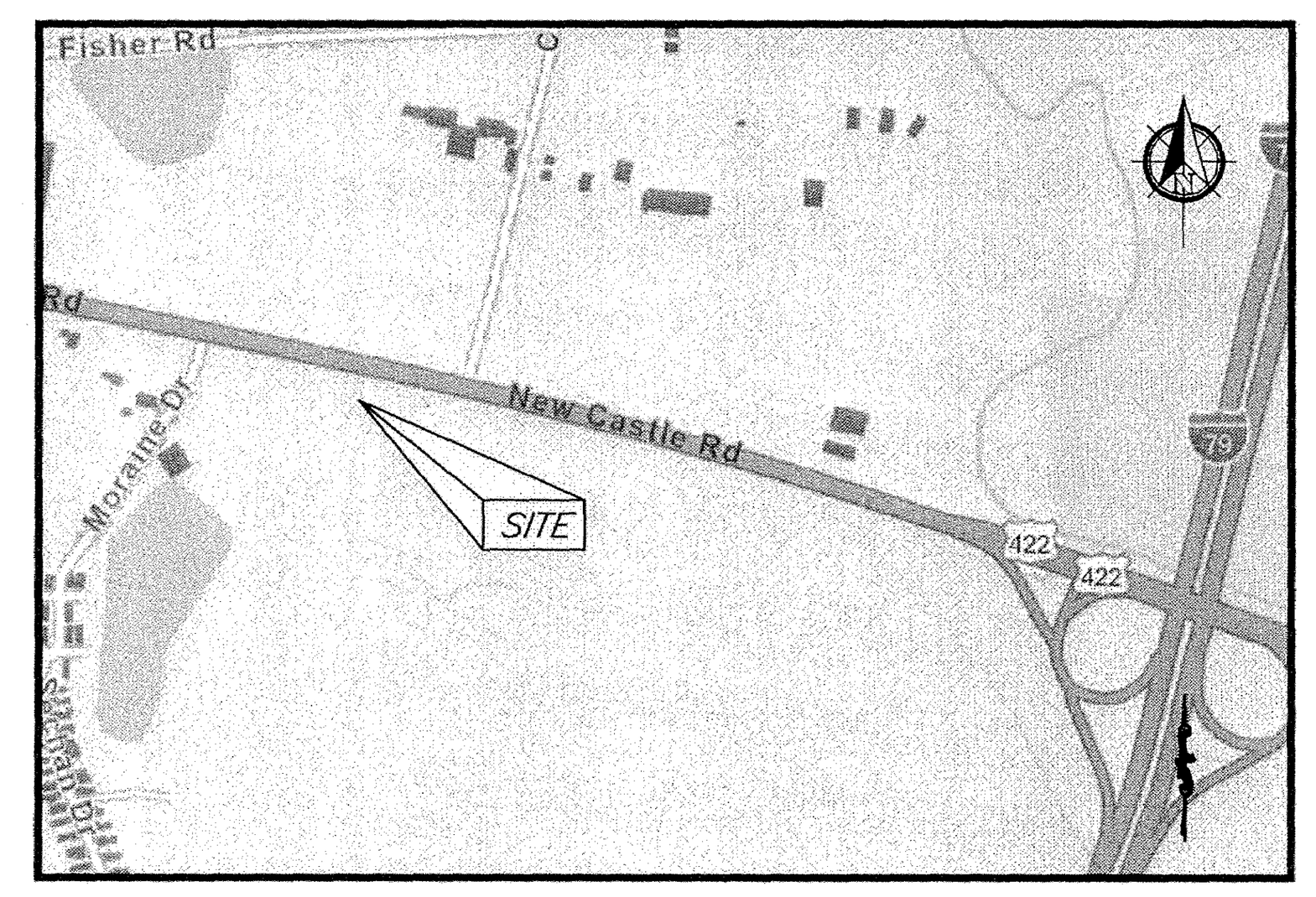
DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1½ ACRES (65,340 SF)	10.05 Ac (437,977 SF)
MINIMUM FRONTAGE	100' AT R.O.W.	560.61'
MINIMUM FRONT YARD SETBACK	75'-0"	103'-3"
MINIMUM SIDE YARD SETBACK	10'-0"	323'-2" (E) 126'-0" (W)
MINIMUM REAR YARD SETBACK	10'-0"	417'-4"

INDEX OF DRAWINGS

NUMBER	TITLE
* CS	COVER SHEET
1 of 2	EXISTING CONDITIONS SURVEY
2 of 2	EXISTING CONDITIONS SURVEY
* SP1.0	SITE PLAN
SP2.0	SITE DETAILS
SP3.0	ENHANCED SITE DETAILS
C101	GRADING PLAN
C201	EROSION & SEDIMENTATION CONTROL PLAN
C202	EROSION & SEDIMENTATION CONTROL DETAILS
C203	EROSION & SEDIMENTATION CONTROL DETAILS
C301	PHOTOMETRIC PLAN
* C401	SITE UTILITY PLAN
C402	UTILITY DETAILS
C501	LANDSCAPE PLAN
* PCSM1	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM2	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM3	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM4	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM5	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM6	POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES
PCSM7	POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES

SEE PLANS PREPARED BY WOOSTER & ASSOCIATES FOR INFORMATION REGARDING IMPROVEMENTS WITHIN PENNDOT RIGHT-OF-WAY OF S.R. 422 AND MEGA DRIVE.

* INDICATES PLANS TO BE RECORDED.



SITE LOCATION MAP
SCALE: 1"=1,000'

20192741369-000 (DESIGN)
20192741356-000 (DIG)

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

LAND OWNER:
LAKE ARTHUR ESTATES, LLC
2925 NEW CASTLE ROAD
PORTERSVILLE, PA 16051
(724) 290-9292
MR. ROBERT SWARTZ
PROJECT MANAGER

APPLICANT/DEVELOPER/LEASEE:
OM SHIVA NILU ENT., LLC
1 UKANI DRIVE
BELLE VERNON, PA 15012
(412) 225-7701
MR. DUKE UKANI

SURVEYOR/ENGINEER:
MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
CHRISTOPHER R. JACKSON, P.L.S., PA LIC. No. SU075499
ELLEN KUCHARIK, P.E., PA LIC. No. PE033335E

PETROLEUM/FUEL DESIGNER:
DIAMOND Z ENGINEERING, INC.
1260 QUEENS DRIVE
MOON TOWNSHIP, PA 15108
(412) 977-0694
MR. JEFF BAUER

ARCHITECT:
MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
DAVE KLOBCAR, PROJECT MANAGER
JEFFREY SCHRODER, RA, LIC. No. RA-11515-X

I, Robert J. Sechan, Partner/Manager, Lake Arthur Estates, LLC CERTIFY THAT NO EROSION, SEDIMENTATION, FLOODING OR OTHER HARM WILL RESULT FROM THE STORMWATER FLOW FROM THIS DEVELOPMENT.

Robert J Sechan

GENERAL NOTES

1. Bearings shown hereon are based upon the Lake Arthur Estates Lease Plan #1, by Graff Surveying LLC., being a Lease Area Plan for Lake Arthur Estates, LLC. Recorded in Plan Book Volume 385, Pages 7-8 in the records of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania.

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based upon GPS observation take 10-08-19, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).

4. There was no observed evidence of current earth moving work, building construction or building additions. However there were material stock piles on the site in October, that have been removed.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill. However there were material stock piles on the site in October, that have been removed.

7. There are no delineated wetland areas located on the subject premises.

8. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

9. Right of Way lines shown hereon are based on those of PennDOT plans known as Final Drawings for Construction and Condemnation of Right of Way Route 246 Section No. R3, dated 1948.

10. New Castle Road (Route 0422) is a Pennsylvania State Highway, therefore a highway occupancy permit is required if access is desired or altered. The Pennsylvania State Department of Transportation district 10-0 office should be contacted regarding the highway occupancy permit.

Pennsylvania D.O.T. Engineering District 10-0
2550 Oakland Avenue
Box 429
Indiana, PA 15701
Mr. Frank Mouser
(724) 357-2898

UTILITY SERVICE INFORMATION

Electric Service
West Penn Power
800 Cabin Hill Drive
Greensburg, PA 15601
800-686-0021

Cable Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website:
armstrongonewire.com

Storm Sewer
Muddy Creek Township
420 Stanford Road
Prospect, PA 16052
(724) 368-3438
Kelly Livemore
Township Secretary

Storm Sewer
Penn Dot District 10
351 New Castle Road
Butler, PA 16001
(724) 284-8800
Mike Mattis

Gas Service
Dominion
5423 Mamont Road
Murrysville, PA 15668
(724) 387-5500

Sanitary Service
Lake Arthur Estates, LLC
2925 New Castle Road
Portersville, PA 16051
(724) 290-9292
Mr. Robert Swartz,
Project Manager

Telephone Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website:
armstrongonewire.com

Water Service
Lake Arthur Estates, LLC
2925 New Castle Road
Portersville, PA 16051
(724) 290-9292
Mr. Robert Swartz,
Project Manager

STANDARD NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
14. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
15. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
18. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
19. ALL SITE COMPACTION TESTING AND CERTIFICATIONS, AS REQUIRED BY MUNICIPALITIES HAVING JURISDICTION AND/OR THIRD PARTY INSPECTION AGENCIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE ARCHITECT AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
21. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING ADDITIONS, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
22. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
23. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
24. NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
25. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
26. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY PennDOT.

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42019C0235D, Community No. 422353, bearing an effective date of 08/02/2018 and is not in a special flood hazard area.

GEOTECHNICAL NOTE

REFER TO SOIL BORINGS AND GEOTECHNICAL REPORT, AS PREPARED BY ACA ENGINEERING, PROJECT No. P20073x10, DATED APRIL 22, 2020.

ISSUE DATE: 08/07/2020

PLAN BOOK	PAGE
397	1

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/3/2020	ISSUED FOR BID	CWT
	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT
2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

COVER SHEET

SEAL
Commonwealth of Pennsylvania Registered Professional Engineer Ellen H. Kucharik PE033335E

SCALE:	
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

CS

EXISTING CONDITIONS SURVEY

PREPARED FOR

PROPOSED MEGA TRUCK STOP
NEW CASTLE ROAD AND CURRIE ROAD
MUDDY CREEK TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

GENERAL NOTES

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3. Contour Interval = 1'. Elevations shown hereon are based upon GPS observation take 10-08-19, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).

4. There was no observed evidence of current earth moving work, building construction or building additions. However there were material stock piles on the site in October, that have been removed.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill. However there were material stock piles on the site in October, that have been removed.

7. There are no delineated wetland areas located on the subject premises.

8. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

9. Right of Way lines shown hereon are based on those of PennDOT plans known as Final Drawings for Construction and Condemnation of Right of Way Route 246 Section No. R3, dated 1948.

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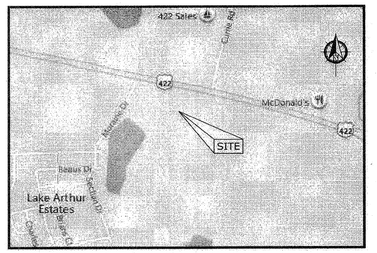
Pennsylvania D.O.T. Engineering District 10-0
2550 Oakland Avenue
Box 429
Indiana, PA 15701
Mr. Frank Mouser
(724) 357-2898

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42019C0235D, Community No. 422353, bearing an effective date of 08/02/2018 and is not in a special flood hazard area.



SITE LOCATION MAP
SCALE: 1"=1,000'

VISIBLE ENCROACHMENT

There are no noticeable encroachment at the time of the field survey.

ZONING INFORMATION

Per conversation with the Muddy Creek Township Secretary Kelly Livemore there is no zoning or zoning ordinance within Muddy Creek Township.

UTILITY SERVICE INFORMATION

Storm Sewer
Muddy Creek Township
420 Stanford Road
Prospect, PA 16052
(724) 368-3438
Kelly Livemore
Township Secretary

Storm Sewer
Penn Dot District 10
351 New Castle Road
Butler, PA 16001
(724) 284-8800
Mike Mattis

Gas Service
Dominion
5423 Mamont Road
Murrysville, PA 15668
(724) 387-5500

Electric Service
West Penn Power
800 Cabin Hill Drive
Greensburg, PA 15601
800-686-0021

Telephone Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website: armstrongonewire.com

Cable Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website: armstrongonewire.com

Note:
Per conversion with the Muddy Creek Township Secretary Kelly Livemore there is no public water or sanitary sewer inside Muddy Creek Township.

PA ONE-CALL INFORMATION

Serial Number: 20192741369-000 (Design) 20192741356-000 (Dig)
Date of Inquiry: 10/01/2019
How Contacted: Phone

	Response				
Company Name	All Clear	Has Facilities	Plans	Field Markings	No Response
Peoples Gas Company LLC			X	X	
Armstrong	X	X			
Central Electric Cooperative Inc.	X	X			
West Penn Power	X	X			
Muddy Creek Township	X				
Markwest Liberty Midstream And Resources	X				
Nation Fuel Gas Supply Corp. HNDRSN			X		
Centurylink Formerly EMBARQ			X		

SURVEYOR'S CERTIFICATION

Proposed Mega Truck Stop
New Castle Road at Currie Road
Muddy Creek Township, Butler County
Commonwealth of Pennsylvania

Certified To: Mega Truck Stop

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for Mega Truck Stop, and includes Items 2, 3, 4, 5, 6)a, 7)a, 8, 9, 11, 13 and 16-19 of Table A as specifically defined therein and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

Christopher R. Jackson
Professional Land Surveyor No. SU075499
In The Commonwealth of Pennsylvania
Date of Field Survey: October 7-8, 2019
Date of Last Revision: August 17, 2020

PLAN BOOK	PAGE
397	2

NO.	DATE	DESCRIPTION	BY
1	10/28/2019	ORIGINAL SUBMITTAL	JAL
2	04/01/2020	ADD LINES & BOREHOLES	JAL
3	05/22/2020	UPDATE TOPO & LOT BOUNDARY	JAL
4	06/19/2020	ADD INFO PER TRAFFIC ENG.	JAL
5	07/17/2020	PER TOWNSHIP COMMENTS	CWT
6	08/07/2020	UPDATE UTILITIES	JAL
7	08/17/2020	PER REVIEW COMMENTS	CRJ
8	09/10/2020	PER TOWNSHIP COMMENTS	CWT

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MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
215 Pittsburgh Street
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Proposed Mega Truck Stop
New Castle Road at Currie Road
Muddy Creek Township, Butler County
Commonwealth of Pennsylvania

EXISTING CONDITIONS SURVEY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER R. JACKSON
LAND SURVEYOR
No. SU075499

SCALE:	1" = 50'
DATE:	08/17/2020
DRAWN BY:	JAL
CHK'D BY:	CRJ

SHEET
1 of 2
Project No. 8416

NEW CASTLE ROAD 120'
(A.K.A. STATE ROUTE 422)
(PUBLIC ROAD-PAVED ASPHALT)

CURRIE ROAD 33'
(A.K.A. T.R. 318)
(PUBLIC ROAD-PAVED ASPHALT)

MORAINE DRIVE
(A.K.A. SECHAN ROAD)
(PRIVATE ROAD-PAVED ASPHALT)

MEGA DRIVE 100'
(PRIVATE ROAD-PAVED ASPHALT)

NOW OR FORMERLY
SWEET WATER DEVELOPERS LLC.
INSTRUMENT NO. 200810030022484
TAX PARCEL NO. 240-4F137-6B
PARCEL NO. 2

NOW OR FORMERLY
MATHIES & SONS INC.
DEED BOOK 1004, PAGE 0402
TAX PARCEL NO. 240-4F137-6C

NOW OR FORMERLY
MATHIES & SONS INC.
DEED BOOK 2356, PAGE 0577
TAX PARCEL NO. 240-4F137-20A

NOW OR FORMERLY
MARK W. & JANET L. MCCLYMONDS
DEED BOOK 1624, PAGE 0165
TAX PARCEL NO. 240-4F137-20CA

NOW OR FORMERLY
LAKE ARTHUR LLC
INSTRUMENT NO. 201210110029308
TAX PARCEL NO. 240-4F137-20-0000
9,520,133.68 SQUARE FEET
218.552 ACRES

LAKE ARTHUR ESTATES LEASE PLAN #1
BEING A
LEASE AREA PLAN
FOR
LAKE ARTHUR ESTATES, LLC
PLAN BOOK VOLUME 385, PAGES 7-8

S 77°00'20" E 860.11'
R=24495.35'
L=216.14'
N 13°24'45" E 28.37'
N 13°30'00" E 35.00'
R=24495.35'
L=400.36'
S 76°35'15" E 110.06'
N 77°25'00" E 303.00'
N 27°30'30" E 82.00'
R=50.00'
L=78.75'
S 14°40'15" W 269.80'
R=225.00'
L=511.19'
N 76°28'00" W 273.09'
R=625.00'
L=252.13'
S 14°40'15" W
R=175.00'
L=191.17'

POINT OF BEGINNING

OUTFALL 60" CMP CULVERT
INV.=1150.77'

OUTFALL 24" HDPE PIPE
INV.=1157.78'

STORM INLET
RIM=1173.44'
INV.=1168.57' (15" RCP-SE)
INV.=1171.58' (8" CPP-NE)
INV.=1169.25' (24" RCP-NW)
INV.=1169.94' (6" CMP-SW)

STORM INLET
RIM=1172.34'
INV.=1169.90' (6" CMP-S)
INV.=1169.53' (8"-W)
INV.=1169.49' (15" RCP-NE)

STORM INLET
RIM=1179.74'
INV.=1177.52' (12" CMP-SW)
INV.=1175.67' (18" CMP-SE)

STORM INLET
RIM=1182.09'
INV.=1178.73' (15" CMP-NE)

STORM INLET
RIM=1183.39'
INV.=1181.61' (6" PVC-NW)
INV.=1181.16' (12" CMP-NE)

STORM INLET
RIM=1165.20'
INV.=1158.73' (30" CMP-NE)
INV.=1161.22' (30" CMP-SW)
INV.=1159.86' (4" MP-SE)

STORM INLET
RIM=1165.98'
INV.=1161.48' (18"-E)

STORM INLET
RIM=1166.02'
INV.=1161.04' (12"-W)
INV.=1160.96' (30" CMP-SW)
INV.=1160.61' (30" CMP-NE)

STORM INLET
RIM=1174.30'
INV.=1155.32' (30" CMP-E)

STORM INLET
RIM=1155.40' (30" CMP-SW)
INV.=1155.32' (30" CMP-E)

STORM INLET
RIM=1180.91'
INV.=1148.31' (60" CMP-N)
INV.=1151.31' (30" CMP-W)

STORM INLET
RIM=1193.63'
INV.=1188.63' (24" HDPE-S)
INV.=1188.47' (24" HDPE-W)
INV.=1188.66' (24" HDPE-E)
INV.=1190.54' (6" CPP-N)
INV.=1191.05' (6" CPP-N)

STORM INLET
RIM=1194.54'
INV.=1190.44' (24" RCP-E)
INV.=1191.41' (6" CPP-S)
INV.=1191.37' (6" CPP-W)
INV.=1190.21' (24" HDPE-N)

STORM INLET
RIM=1196.17'
INV.=1193.39' (6" CPP-NE)
INV.=1192.72' (6" CPP-NE)
INV.=1192.12' (24" HDPE-W)

STORM INLET
RIM=1195.94'
INV.=1193.78' (6" CPP-S)
INV.=1194.08' (6" CPP-E)
INV.=1194.29' (6" CPP-N)
INV.=1192.64' (24" RCP-W)

MANHOLE
FILLED WITH DEBRIS
RIM=1167.93'
SUMP=1172.60'

SANITARY MANHOLE
RIM=1176.03'
INV.=1167.51' (8" RCP-NE)
INV.=1167.66' (8" RCP-SE)
INV.=1166.09' (8"-NW)

BENCHMARK
BENCH TIE SET
IN POWER POLE
ELEV.=1188.48

BENCHMARK
BENCH TIE SET
IN POWER POLE
ELEV.=1196.54

BENCHMARK
IRON PIN W/ CAP SET
ELEV.=1204.96

25' UTILITY AND EMERGENCY ACCESS EASEMENT
PER THE LAKE ARTHUR ESTATES LEASE PLAN #1
BEING A LEASE AREA PLAN FOR LAKE ARTHUR
ESTATES, LLC TO BE RECORDED IN
PLAN BOOK VOLUME 385, PAGES 7-8.

25' DRAINAGE EASEMENT
PER THE LAKE ARTHUR ESTATES LEASE PLAN
#1 BEING A LEASE AREA PLAN FOR LAKE
ARTHUR ESTATES, LLC TO BE RECORDED IN
PLAN BOOK VOLUME 385, PAGES 7-8.

25' DRAINAGE EASEMENT
PER THE LAKE ARTHUR ESTATES LEASE PLAN
#1 BEING A LEASE AREA PLAN FOR LAKE
ARTHUR ESTATES, LLC TO BE RECORDED IN
PLAN BOOK VOLUME 385, PAGES 7-8.

INTERSECTION SIGN
SPEED LIMIT 55 MPH SIGN
I.T.S. COMMUNICATIONS POLE AND EQUIPMENT
422 SALES SIGN W/ ELECTRIC METER
ERIE / PITTSBURGH EXIT SIGN
ROUTE 422 SIGN
MOTOR VEHICLES ONLY SIGN
MCCLYMONDS SUPPLY & TRANSIT SIGN
WEST PENN AGGREGATES SIGN
SAINT CHRISTOPHER CATHOLIC CHURCH SIGN
STOP SIGN
GAS MARKER
PEOPLES GAS LINE MARKER
WOOD POST W/ ELECTRIC METER
WIRE FENCE
GRASS AREA
GRAVEL PARKING LOT
I BEAMS
TRAILER
ASPHALT DRIVEWAY
TERMINUS UNKNOWN
ORIGIN UNKNOWN
CAPPED PIPE
SIGHT DISTANCE=3.00'S
NEAREST DRIVEWAY (NORTH)=N/A
NEAREST DRIVEWAY (SOUTH)=N/A
NEAREST INTERSECTING STREET=N/A
(MORAINE DRIVE)
SIGHT DISTANCE=1.00'S
NEAREST DRIVEWAY (NORTH)=N/A
NEAREST DRIVEWAY (SOUTH)=N/A
NEAREST INTERSECTING STREET=N/A
(CURRIE ROAD)

LEGEND OF SYMBOLS

- Contour Line — 1175
- Gas Line — G — G — G
- Overhead Electric — E — E — E
- Overhead Electric, Telephone & Cable TV Line — E/T/C
- Underground Fiber Optic Line — FO — FO — FO
- Storm Sewer
- Sanitary Sewer
- Wire Fence — x — x — x
- Guard Rail
- Tree line
- Street Light
- Sanitary Manhole (SA)
- Storm Inlet
- Sign
- Illuminated Signs
- Gas Line Marker
- Spot Elevation +1177.58
- Benchmark
- Borehole
- Corrugated Plastic Pipe CPP
- Reinforced Concrete Pipe RCP
- Polyvinyl Chloride PVC
- Corrugated Metal Pipe CMP
- Iron pin w/cap set (Unless otherwise noted)
- Iron Pin Found
- Gas Valve (GV)
- Water Valve (WV)
- Well Lid (W)
- Electric Manhole (E)
- Electric Meter
- Utility Pole
- Guy Wire
- Yard Light
- Traffic Flow Arrow
- Turn Arrows
- Asphalt
- Gravel

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

NO.	DATE	REVISIONS DESCRIPTION	BY
1	10/28/2019	ORIGINAL SUBMITTAL	JAL
2	04/01/2020	ADD INLET'S & BOREHOLES	JAL
3	04/30/2020	ADD I.T.S. COMMUNICATIONS EQUIPMENT	JAL
4	06/19/2020	ADD INFO PER TRAFFIC ENG.	CMT
5	07/17/2020	PER TOWNSHIP COMMENTS	JAL
6	08/06/2020	UPDATE UTILITIES	JAL
7	08/17/2020	PER TOWNSHIP COMMENTS	RCJ
8	09/10/2020	PER TOWNSHIP COMMENTS	CMT

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MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Proposed Mega Truck Stop
New Castle Road at Currie Road
Muddy Creek Township, Butler County
Commonwealth of Pennsylvania

EXISTING CONDITIONS SURVEY

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER R. JOHNSON
LAND SURVEYOR
No. SU075469

PLAN BOOK	PAGE
397	3

SERIAL NUMBER: 20192741369-000 (DESIGN) 20192741356-000 (DIG)

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

SCALE:	1" = 50'
DATE:	08/17/2020
DRAWN BY:	JAL
CHK'D BY:	CRJ

SHEET
2 of 2
Project No. 8416

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
14. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
15. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
18. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
19. ALL SITE COMPACTION TESTING AND CERTIFICATIONS, AS REQUIRED BY MUNICIPALITIES HAVING JURISDICTION AND/OR THIRD PARTY INSPECTION AGENCIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE ARCHITECT AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
21. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING ADDITIONS, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
22. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
23. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM, INC. WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
24. NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
25. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.

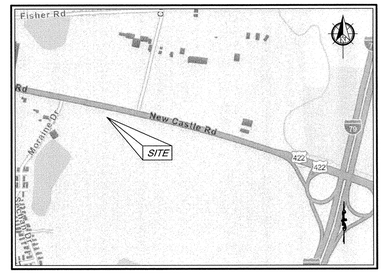
LEGEND

Gas Line	G	Iron Pin Found	
Overhead Electric Line	E	Gas Valve	GV
Overhead Electric, Telephone & Cable TV Line	E/T/C	Water Valve	WV
Underground Fiber Optic Line	FO	Well Lid	W
Underground Electric Line	UE	Electric Manhole	E
Storm Sewer		Electric Meter	
Sanitary Sewer		Utility Pole	
Wire Fence	X	Benchmark	
Guard Rail		Traffic Flow Arrow	
Tree line		Turn Arrows	
Iron pin w/cap set (Unless otherwise noted)		Asphalt	
Sanitary Manhole	SA	Gravel	
Storm Inlet			
Sign			
Illuminated Signs			
Gas Line Marker			
Yard Light			
Guy Wire			
Corrugated Plastic Pipe	CPP		
Reinforced Concrete Pipe	RCP		
Polyvinyl Chloride	PVC		
Corrugated Metal Pipe	CMP		
High Density Polyethylene	HDPE		
Metal Pipe	MP		

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS WERE OBTAINED FROM:
MUDDY CREEK TOWNSHIP
420 STANFORD ROAD
PROSPECT, PA 16052
724-368-3438

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1½ ACRES (65,340 SF)	10.05 Ac (437,977 SF)
MINIMUM FRONTAGE	100' AT R.O.W.	560.61'
MINIMUM FRONT YARD SETBACK	75'-0"	103'-3"
MINIMUM SIDE YARD SETBACK	10'-0"	323'-2" (E) 126'-0" (W)
MINIMUM REAR YARD SETBACK	10'-0"	417'-4"



SITE LOCATION MAP
SCALE: 1"=1,000'

KEYNOTES

1. 8" FULL-DEPTH CONCRETE CURB, PER PennDOT SPECIFICATIONS. SEE DETAIL ON SHEET SP2.0.
2. 6" CAST-IN-PLACE CONCRETE CURB. SEE DETAIL ON SHEET SP2.0.
3. ASPHALT WEDGE CURB. SEE DETAIL ON SHEET SP2.0.
4. ASPHALT PAVEMENT. SEE DETAIL ON SHEET SP2.0.
5. 4" THK. CONCRETE SIDEWALK FLUSH TO PAVEMENT.
6. 4" THK. MONOLITHIC CONCRETE SIDEWALK @ MAX. 5.0% RUNNING SLOPE AND MAX. 2.0% CROSS-SLOPE. SEE DETAIL ON SHEET SP2.0.
6A. 4" THK. CONCRETE PATIO @ MAXIMUM 2.0% RUNNING SLOPE AND MAXIMUM 2.0% CROSS-SLOPE.
7. ACCESSIBLE CONCRETE RAMP @ MAX. 8.33% RUNNING SLOPE AND MAX. 2.0% CROSS-SLOPE. SEE DETAILS ON SHEETS SP2.0 AND SP3.0.
8. CONCRETE WING RAMP @ MAX. 8.33% RUNNING SLOPE AND MAX. 2.0% CROSS-SLOPE.
9. 8" THK. HEAVY DUTY CONCRETE PAD. SEE DETAIL ON SHEET SP2.0.
10. 6" THK. LIGHT DUTY CONCRETE PAD. SEE DETAIL ON SHEET SP2.0.
11. NEW FIRE HYDRANT (3), PER WATER AUTHORITY REQUIREMENTS.
12. DUMPSTER ENCLOSURE. SEE DETAILS ON SHEETS SP2.0 AND SP3.0.
13. 4"ø PIPE BOLLARD. SEE DETAIL ON SHEET SP2.0
14. 6"ø PIPE BOLLARD. SEE DETAIL ON SHEET SP2.0.
15. 4" WIDE PAINTED STRIPE, WHITE (TYP.)
16. 4" WIDE PAINTED STRIPE, BLUE
17. 4" WIDE DIAGONAL STRIPES @ 2 FT. O.C., PAINTED WHITE. STRIPES AT ACCESSIBLE PARKING TO BE BLUE.
18. ACCESSIBLE PARKING SIGN. SEE DETAIL ON SHEET SP2.0.
18A. ACCESSIBLE PARKING SIGN SET INTO 6"ø PIPE BOLLARD. SEE DETAIL ON SHEET SP2.0.
19. PAINTED HANDICAP SYMBOL. SEE DETAIL ON SHEET SP2.0.
20. 12 FT. LONG ARROW, WHITE. SEE DETAIL ON SHEET SP2.0.
21. 4 FT. LONG ARROW, WHITE. SEE DETAIL ON SHEET SP2.0.
22. NEW PYLON SIGN (UNDER SEPARATE PERMIT). CONFIRM FINAL LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
23. AUTO FUELING PAD & CANOPY. SEE SHEET SP3.0 REGARDING GRADING AND ELEVATIONS.
24. TRUCK FUELING PAD & CANOPY. SEE SHEET SP3.0 REGARDING GRADING AND ELEVATIONS.
25. LOT LIGHT ON CONCRETE BASE. SEE DETAIL ON SHEET C301.
25A. TWO (2) LOT LIGHT BASES CONSTRUCTED WITHIN LIMITS OF STORMWATER MANAGEMENT SYSTEM #2 TO HAVE SPECIAL CONCRETE BASE. SEE DETAIL ON SHEET C301.
26. FUTURE TRUCK WASH.
27. LANDSCAPE AREA. SEE SHEET C501.
28. EDGE OF ASPHALT PAVEMENT.
29. TRANSITION POINT FOR CURBING.
30. TAPER CURB FLUSH TO PAVEMENT.
31. INTERNALLY-ILLUMINATED ENTRANCE/EXIT SIGNS. CONFIRM EXACT LOCATION WITH OWNER, PRIOR TO CONSTRUCTION.
32. FLAGPOLE. HEIGHT AS SELECTED BY OWNER. CONFIRM EXACT LOCATION WITH OWNER. INSTALL CONCRETE BASE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
33. ELECTRIC TRANSFORMER AND PAD WITH BOLLARDS, PER UTILITY COMPANY REQUIREMENTS.
34. SEE PLANS PREPARED BY WOOSTER AND ASSOCIATES FOR WORK WITHIN THE PennDOT RIGHT-OF-WAY AND CURRIE ROAD EXTENSION.
35. TEMPORARY 80'ø CUL-DE-SAC.
36. 14' WIDE GRAVEL ACCESS DRIVEWAY W/No. 2A SUB-BASE COURSE.

PLAN BOOK	PAGE
397	4

PARKING SUMMARY

AUTO PARKING	=	95
TRUCK PARKING	=	65
TOTAL PARKING	=	160

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

20192741369-000 (DESIGN)
20192741356-000 (DIG)

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
1	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT
2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurveyors@comcast.com
www.mdmllc.com

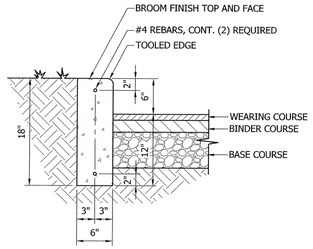
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

SITE PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033355E

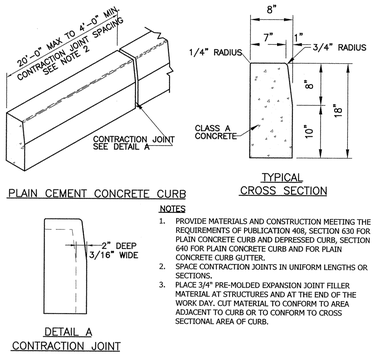
SCALE:	1" = 50'-0"
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

SP1.0



NOT TO SCALE

1 | 6" CAST-IN-PLACE CONCRETE CURB

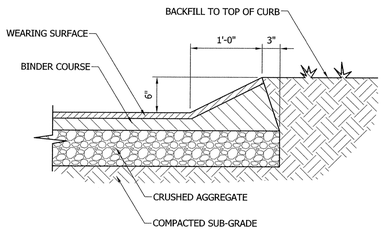


NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CONCRETE CURB AND FOR PLAIN CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" PRE-MOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

NOT TO SCALE

2 | RC-46M PennDOT CURB DETAIL



NOTE:
FOR TYP. DETAIL OF ASPHALTIC CONCRETE PAVING, SEE DETAIL - THIS SHEET.

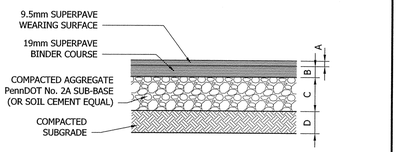
NOT TO SCALE

3 | ASPHALT WEDGE CURB

DIMENSION & TYPE

ASPHALT SECTION	A	B	C	D
TRUCK PARKING AREA	1.5"	4"	10"	SEE NOTE
AUTO PARKING AREA	1.5"	2.5"	6"	SEE NOTE
MEGA DRIVE	1.5"	4"	10"	SEE NOTE

NOTE: COMPACTED SUB-GRADE SHOULD BE AS SPECIFIED IN SOIL REPORT.



NOTE: SEE GEOTECHNICAL REPORT PREPARED BY ACA ENGINEERING, INC., DATED APRIL 22, 2020, FOR RECOMMENDATIONS REGARDING STABILIZATION OF PAVEMENT SUB-GRADE.

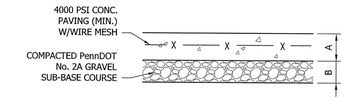
NOT TO SCALE

4 | ASPHALT PAVING SECTION

DIMENSION & TYPE

CONCRETE SECTION	A	B
AUTO FUELING PAD/ UNDERGROUND STORAGE TANKS	6"	6"
TRUCK FUELING PAD/TRASH CORRAL	8"	10"

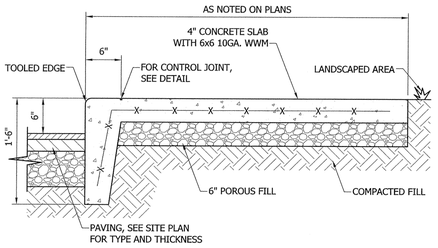
NOTE: COMPACTED SUB-GRADE SHOULD BE AS SPECIFIED IN SOIL REPORT.



NOTE: SEE GEOTECHNICAL REPORT PREPARED BY ACA ENGINEERING, INC., DATED APRIL 22, 2020, FOR RECOMMENDATIONS REGARDING STABILIZATION OF PAVEMENT SUB-GRADE.

NOT TO SCALE

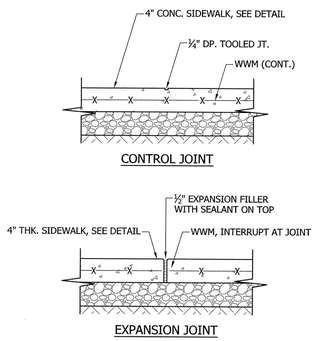
5 | CONCRETE PAVING SECTION



NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH AT 1.0% (MIN.) - 2.0% (MAX.)

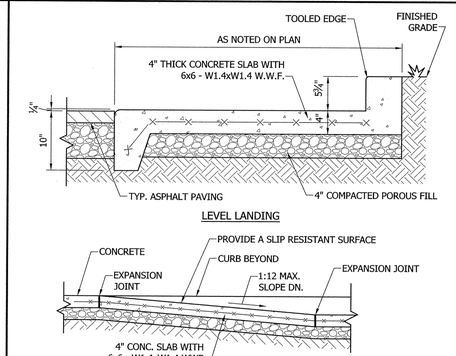
NOT TO SCALE

6 | MONOLITHIC CONCRETE SIDEWALK



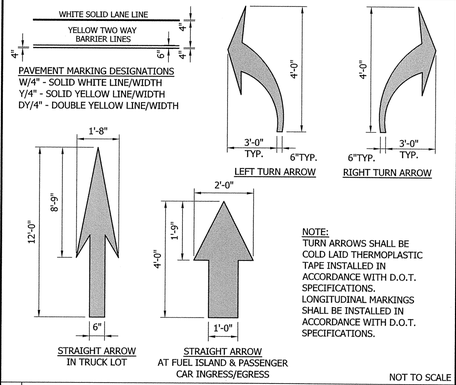
NOT TO SCALE

7 | EXPANSION AND CONTROL JOINTS



NOT TO SCALE

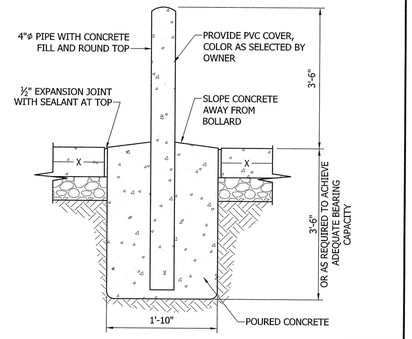
8 | ACCESSIBLE RAMP SECTIONS



NOTE:
TURN ARROWS SHALL BE COLD LAID THERMOPLASTIC TAPE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS. LONGITUDINAL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.

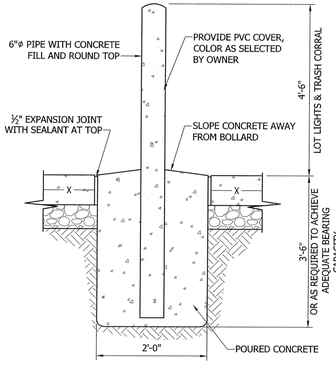
NOT TO SCALE

9 | PAVEMENT MARKINGS



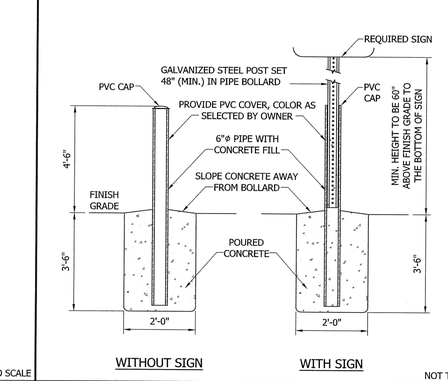
NOT TO SCALE

10 | 4"ϕ PIPE BOLLARD WITH CONCRETE BASE



NOT TO SCALE

11 | 6"ϕ PIPE BOLLARD WITH CONCRETE BASE

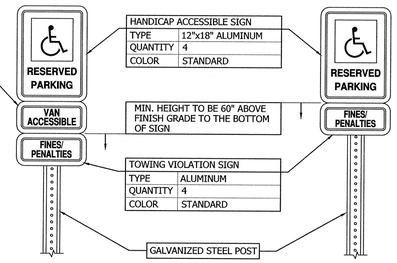


NOT TO SCALE

12 | GUARD POSTS

VAN ACCESSIBLE SIGN	
TYPE	ALUMINUM
QUANTITY	2
COLOR	STANDARD

NOTE:
SIGNS TO BE LOCATED AT ANY 8' (MIN.) HANDICAP PARKING STALL WHERE THE 8' (MIN.) ACCESS AISLE IS LOCATED AT THE PASSENGER SIDE OF THE VAN



NOTES:
SIGNS ARE TO BE MOUNTED TO A GALVANIZED STEEL POST SET 48"(MIN.) INTO CONCRETE PIPE BOLLARD. SEE DETAIL 12/SP2.0.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL.

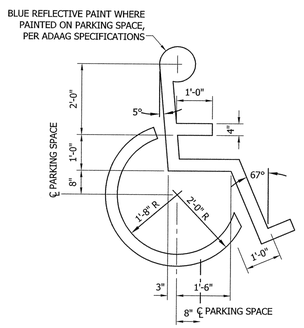
DETAIL "A" WITH "VAN ACCESSIBLE" SIGN

DETAIL "B" WITHOUT "VAN ACCESSIBLE" SIGN

CONTRACTOR TO VERIFY ACCESSIBLE PARKING SIGN REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO ORDERING OR INSTALLING ANY SIGNAGE.

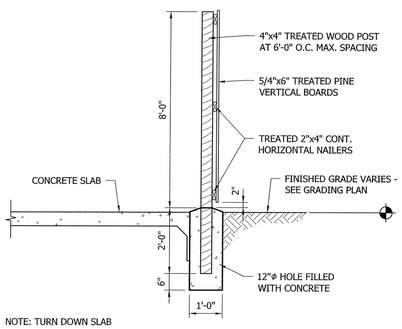
NOT TO SCALE

13 | ACCESSIBLE PARKING SIGNS



NOT TO SCALE

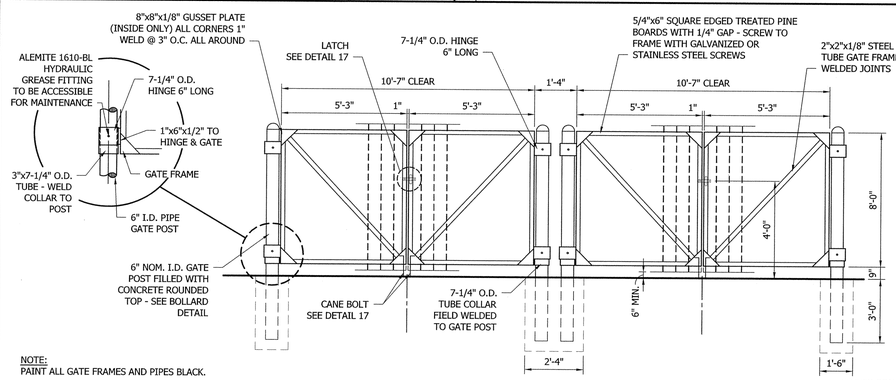
14 | PAINTED HANDICAP SYMBOL



NOTE: TURN DOWN SLAB BETWEEN WOOD POSTS.

NOT TO SCALE

15 | WOOD DUMPSTER SECTION

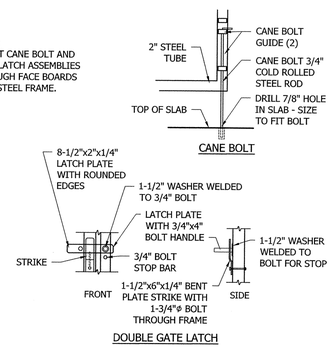


NOTE:
PAINT ALL GATE FRAMES AND PIPES BLACK.

NOT TO SCALE

16 | GATE DETAIL FOR DUMPSTER ENCLOSURE

NOTE:
MOUNT CANE BOLT AND GATE LATCH ASSEMBLIES THROUGH FACE BOARDS INTO STEEL FRAME.



NOT TO SCALE

17 | GATE LATCH/BOLT DETAILS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
376 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

SITE DETAILS

SEAL

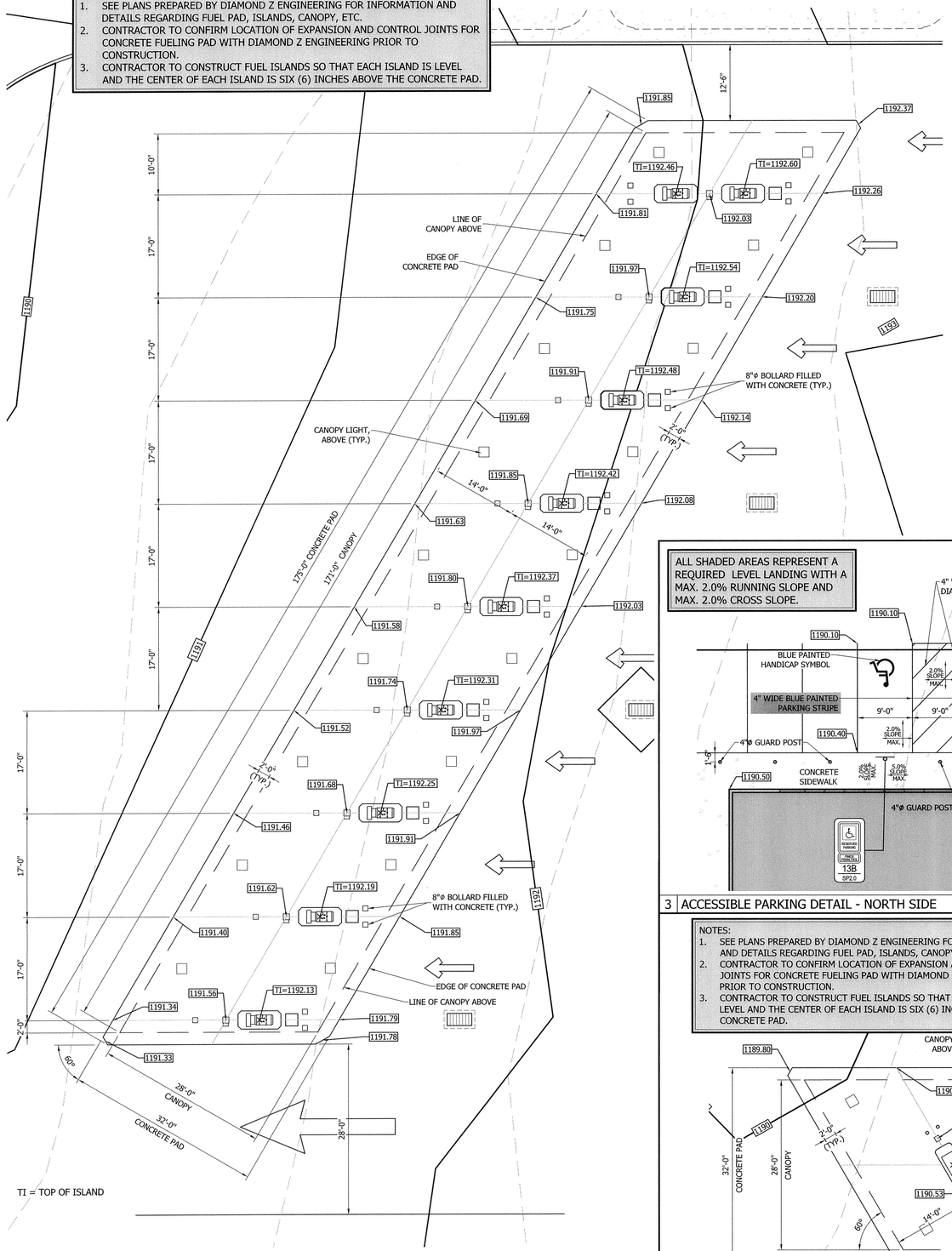
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033358E

SCALE:	
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PLAN BOOK	PAGE
397	5

SP2.0

NOTES:
1. SEE PLANS PREPARED BY DIAMOND Z ENGINEERING FOR INFORMATION AND DETAILS REGARDING FUEL PAD, ISLANDS, CANOPY, ETC.
2. CONTRACTOR TO CONFIRM LOCATION OF EXPANSION AND CONTROL JOINTS FOR CONCRETE FUELING PAD WITH DIAMOND Z ENGINEERING PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONSTRUCT FUEL ISLANDS SO THAT EACH ISLAND IS LEVEL AND THE CENTER OF EACH ISLAND IS SIX (6) INCHES ABOVE THE CONCRETE PAD.

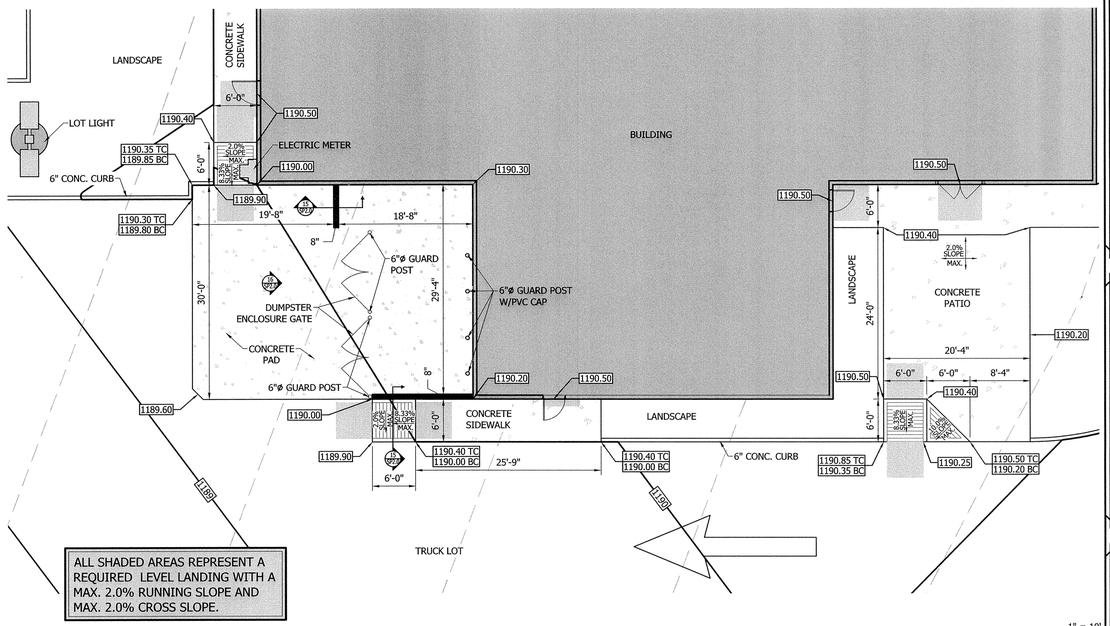


PLAN BOOK	PAGE
397	6

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

1" = 10'

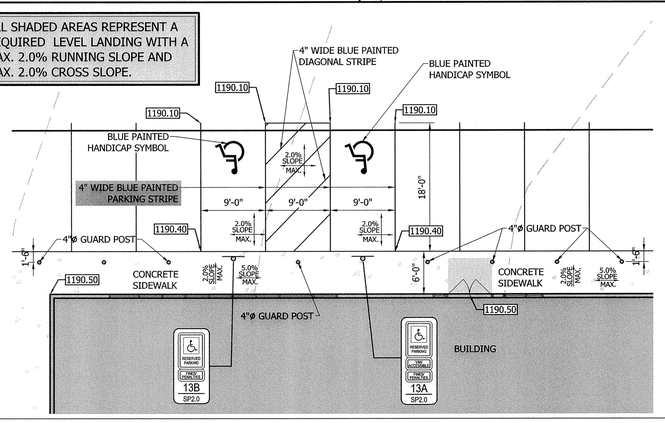
1 TRUCK FUELING PAD WITH 28'-0" x 171'-0" CANOPY DETAIL



ALL SHADED AREAS REPRESENT A REQUIRED LEVEL LANDING WITH A MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE.

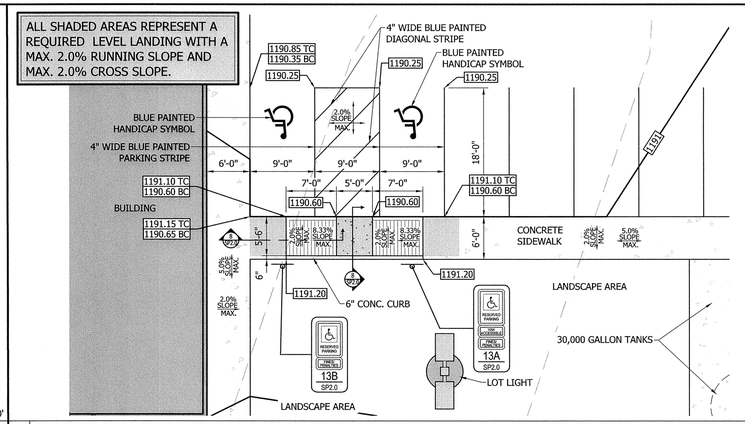
2 TRASH ENCLOSURE DETAIL

ALL SHADED AREAS REPRESENT A REQUIRED LEVEL LANDING WITH A MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE.



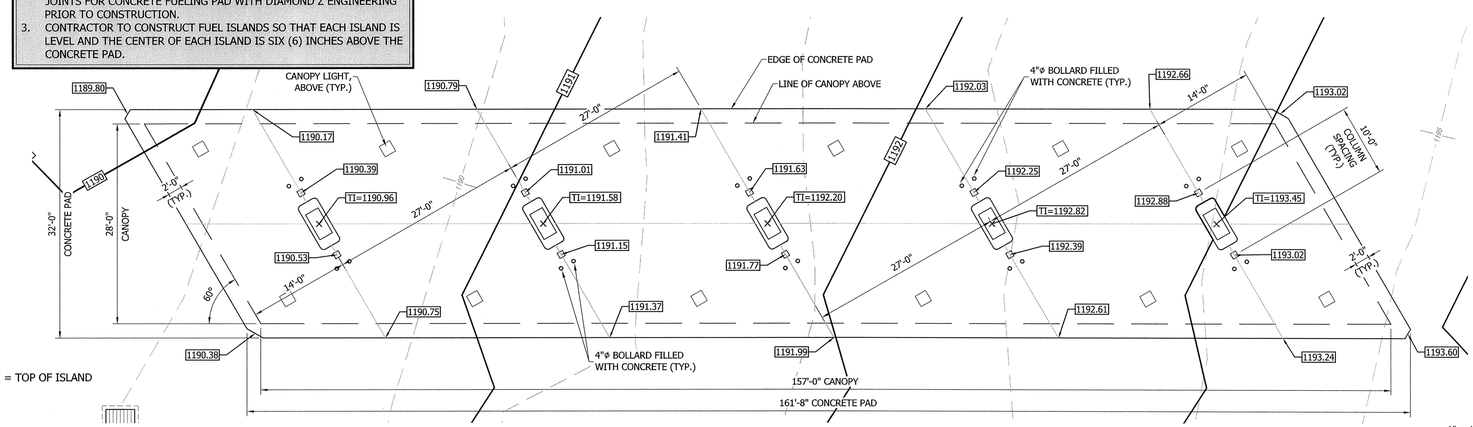
3 ACCESSIBLE PARKING DETAIL - NORTH SIDE

ALL SHADED AREAS REPRESENT A REQUIRED LEVEL LANDING WITH A MAX. 2.0% RUNNING SLOPE AND MAX. 2.0% CROSS SLOPE.



4 ACCESSIBLE PARKING DETAIL - EAST SIDE

NOTES:
1. SEE PLANS PREPARED BY DIAMOND Z ENGINEERING FOR INFORMATION AND DETAILS REGARDING FUEL PAD, ISLANDS, CANOPY, ETC.
2. CONTRACTOR TO CONFIRM LOCATION OF EXPANSION AND CONTROL JOINTS FOR CONCRETE FUELING PAD WITH DIAMOND Z ENGINEERING PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONSTRUCT FUEL ISLANDS SO THAT EACH ISLAND IS LEVEL AND THE CENTER OF EACH ISLAND IS SIX (6) INCHES ABOVE THE CONCRETE PAD.



1" = 10'

5 AUTO FUELING PAD WITH 28'-0" x 157'-0" CANOPY DETAIL

NO.	DATE	REVISIONS DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

MDM
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Surveyors • Engineers • Site Planners
375 Northgate Drive
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mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

ENHANCED SITE DETAILS

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033355

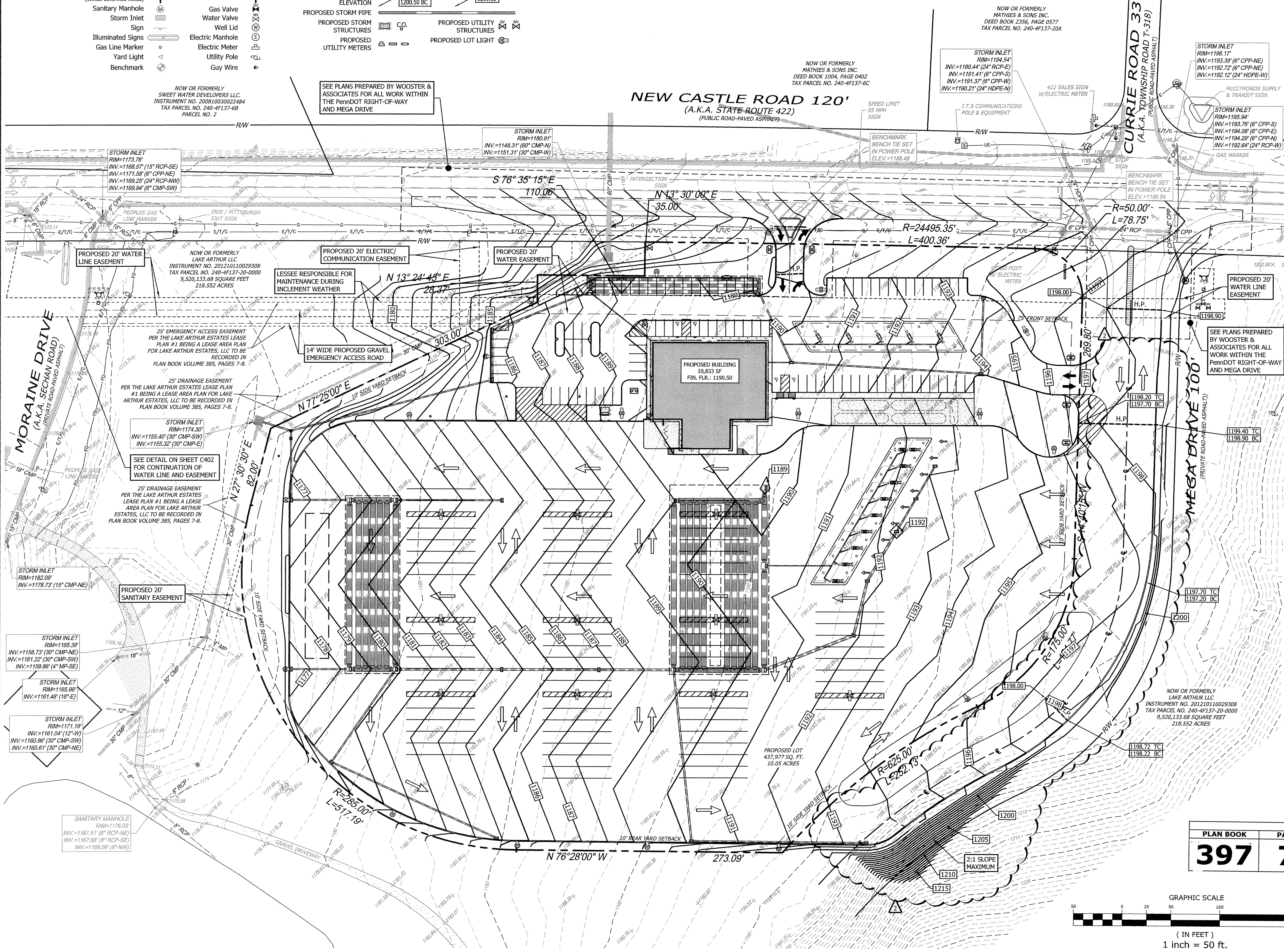
SCALE:	1" = 10'-0"
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

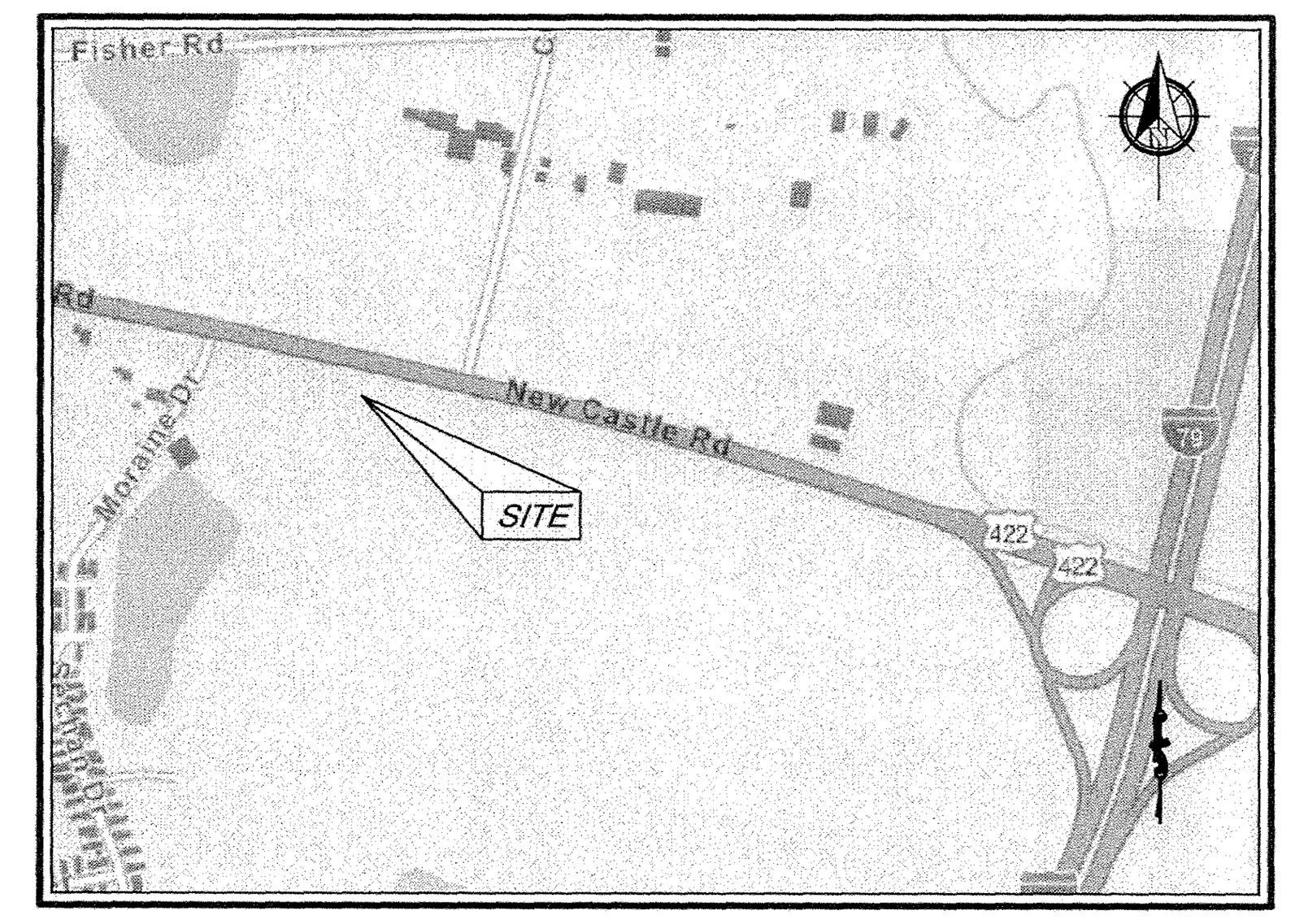
SP3.0

LEGEND

Contour Line	— 1175 —	Spot Elevation	+1177.66
Gas Line	—G—	Corrugated Plastic Pipe	CPP
Overhead Electric, Telephone & Cable Line	—E/T/C—	Reinforced Concrete Pipe	RCP
Underground Fiber Optic Line	—FO—	Polyvinyl Chloride	PVC
Underground Electric Line	—UE—	Corrugated Metal Pipe	CMP
Storm Sewer		High Density Polyethylene	HDPE
Sanitary Sewer		Metal Pipe	MP
Wire Fence	—x—	Traffic Flow Arrow	
Guard Rail		Turn Arrows	
Tree Line		Asphalt	
Iron pin w/cap set (Unless otherwise noted)		Gravel	
Iron Pin Found		PROPOSED CONTOUR LINE	1200
Sanitary Manhole	SA	PROPOSED HIGH POINT	H.P.
Gas Valve	GV	PROPOSED SPOT ELEVATION	1200.00 TC / 1200.50 BC; 1200.85
Storm Inlet		PROPOSED STORM PIPE	
Water Valve	WV	PROPOSED STORM STRUCTURES	C.O.
Sign		PROPOSED UTILITY STRUCTURES	GV WV
Well Lid	W	PROPOSED UTILITY METERS	
Illuminated Signs		PROPOSED LOT LIGHT	
Electric Manhole	E		
Gas Line Marker			
Electric Meter			
Yard Light			
Utility Pole			
Benchmark			
Guy Wire			

TOP OF TANKS ELEVATION: (4) 30,000 GALLON TANKS AND (1) 8,000 GALLON DEF TANK: 1186.00
BOTTOM OF TANKS ELEVATION: (4) 10' DIAMETER 30,000 GALLON TANKS: 1176.00
BOTTOM OF TANKS ELEVATION: (1) 8' DIAMETER 8,000 GALLON DEF TANK: 1178.00





SITE LOCATION MAP
SCALE: 1"=1,000'

GRADING & DRAINAGE NOTES

1. SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"± DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS-SLOPE OF 2%, AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC., OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
24. ALL INLETS EXCEEDING FIVE FEET IN DEPTH TO BE FURNISHED WITH LADDER RUNGS, PER PENNDOT RC-39, LATEST EDITION.

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

20192741369-000 (DESIGN)
20192741356-000 (DIG)

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
1	3/3/2021	PER CLIENT/NPDES COMMENTS	CWT
2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

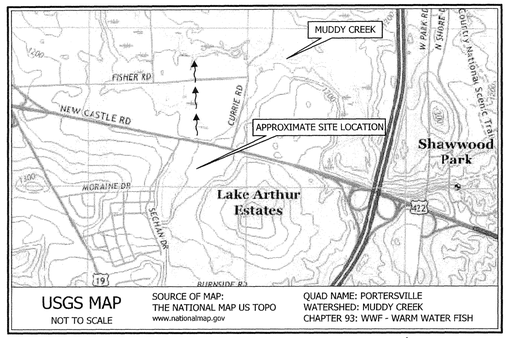
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

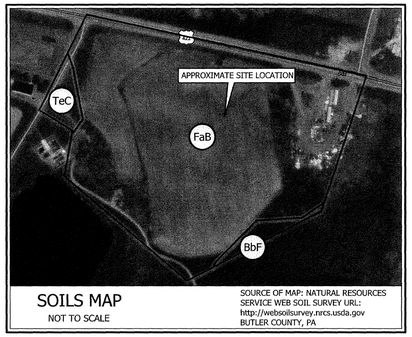
GRADING PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ELLEN H. KUCHARIK ENGINEER PE083335E

SCALE:	
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C101





EROSION CONTROL BLANKETS

LOCATION	SLOPE AREAS (S.F.)	LONGEST RUN (FT.)	SLOPE	NA GREEN OR EQUIVALENT MATERIAL	STAPLE PATTERN
ECB1	8,150	33	3:1	S150	'B'
ECB2	6,588	50	2:1	S150	'B'

NOTE:
BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OF THE DEP, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS. THE OPERATOR SHALL ALSO NOTIFY THE LOCAL CONSERVATION DISTRICT IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.

20192741369-000 (DESIGN)
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GRAPHIC SCALE
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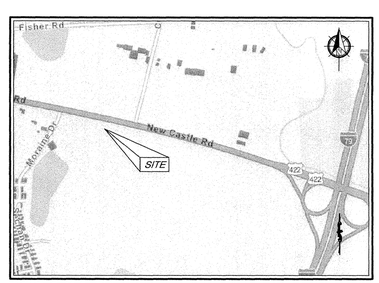
(IN FEET)
1 inch = 50 ft.



SITE LOCATION MAP
SCALE: 1"=1,000'

NOTES:
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF EROSION AND SEDIMENTATION CONTROL BMP'S ONLY.

TOTAL LEASE AREA: 473,977 Sq.Ft. = 10.054 ACRES
LIMITS OF DISTURBANCE: 637,843 Sq.Ft. = 14.643 ACRES
NPDES PERMIT BOUNDARY: 668,048 Sq.Ft. = 15.336 ACRES

E & S LEGEND

- PROPOSED CONTOUR (1185)
- EXISTING CONTOUR (1180)
- LIMIT OF DISTURBED AREA
- NPDES PERMIT BOUNDARY
- SOIL BOUNDARY
- COMPOST FILTER SILTSOXX™, SEE DETAIL ON SHEET C203
- FILTREXX® RUNOFF DIVERSION, SEE DETAIL ON SHEET C203
- ROCK CONSTRUCTION ENTRANCE, SEE DETAIL ON SHEET C203
- EROSION CONTROL BLANKET, SEE DETAIL ON SHEET C203
- SILT SACK INLET PROTECTION, SEE DETAIL ON SHEET C203
- STONE AND CONCRETE BLOCK INLET PROTECTION, SEE DETAIL ON SHEET C203
- SS — SPOIL STOCKPILE
- TSP — TOPSOIL STOCKPILE
- CW — CONCRETE WASHOUT, SEE DETAIL ON SHEET C203
- BbF — BETHESDA AND FAIRPOINT CHANNERY SILT LOAMS, 25 TO 70 PERCENT SLOPES
- FaB — FAIRPOINT CHANNERY SILT LOAM, 0 TO 8 PERCENT SLOPES
- TeC — TITUSVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES

LEGEND

Contour Line; Gas Line; Overhead Electric Line; Overhead Electric, Telephone & Cable TV Line; Underground Fiber Optic Line; Underground Electric Line; Storm Sewer; Sanitary Sewer; Wire Fence; Guard Rail; Tree line; Iron pin w/cap set (Unless otherwise noted); Sanitary Manhole; Storm Inlet; Sign; Illuminated Signs; Gas Line Marker; Yard Light; Guy Wire; Spot Elevation; Corrugated Plastic Pipe; Reinforced Concrete Pipe; Polyvinyl Chloride; Corrugated Metal Pipe; High Density Polyethylene; Metal Pipe; Iron Pin Found; Gas Valve; Water Valve; Well Lid; Electric Meter; Electric Manhole; Utility Pole; Benchmark; Traffic Flow Arrow; Turn Arrows; Asphalt; Gravel

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PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENTATION CONTROL PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ELLEN H. KUCHARIK
PE033032E

SCALE:	1" = 50'-0"
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C201

PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING/SEQUENCE

THE OVERALL SITE-WORK GENERALLY CONSISTS OF EARTHMOVING ACTIVITIES AND CONSTRUCTION OF A RESTAURANT BUILDING, FUELING AREAS, AND PARKING AREAS FOR APPROXIMATELY 14.643± ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO APPROXIMATELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE:

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE BUTLER COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. STAKE OUT THE LIMIT OF DISTURBANCE FOR THE ACTIVE PORTION OF THE PROJECT.
4. CLEAR AREA FOR ROCK CONSTRUCTION ENTRANCE AND CONSTRUCT TEMPORARY ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
5. INSTALL COMPOST FILTER SOCKS PERIMETER PROTECTION AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL DRAWING. 1
6. INSTALL FILTREXX® TEMPORARY RUNOFF DIVERSION CHANNEL AS SHOWN ON THE EROSION & SEDIMENTATION CONTROL SHEET (C201). 1
7. CLEAR AND GRUB WORK AREA WITHIN IDENTIFIED LIMITS OF DISTURBANCE.
8. PROCEED WITH DEMOLITION OF SITE IMPROVEMENTS NOT TO REMAIN FOR THE ACTIVE PORTION OF THE PROJECT.
9. STRIP TOPSOIL FROM THE AREA OF THE IMPROVEMENTS AND STOCKPILE TOPSOIL MATERIAL IN THE LOCATION IDENTIFIED ON THE EROSION & SEDIMENTATION CONTROL PLAN. PLACE PERIMETER PROTECTION ON DOWNSLOPE SIDE OF THE TOPSOIL STOCKPILE AND COMPLETE PLACEMENT OF COMPOST FILTER SOCKS (SILTSOXX™) PROTECTING THE STOCKPILE AREA IMMEDIATELY AFTER STOCKPILING MATERIAL. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROLS AS NEEDED.
10. PROCEED WITH GRADING OPERATIONS. GRADED SLOPES SHOULD BE SEEDED AND MULCHED, AS SOON AS PRACTICAL. IN REGULAR, 10-FOOT VERTICAL INCREMENTS. EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES AS SOON AS THE SLOPE IS AT GRADE. SEE SHEETS SP 3.0 AND SP-3.1 FOR LOCATIONS. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES STABILIZATION. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 S.F., WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.
11. UTILITIES SERVICING THE SITE THAT ARE WITHIN THE DEVELOPMENT AREA CAN BE CONSTRUCTED WITHIN THE LOCATION THEY ARE TO BE INSTALLED. COMPOST FILTER SOCKS TO BE SHIFTED AS REQUIRED FOR UTILITY INSTALLATION.
12. UPON REACHING PAD ELEVATIONS FOR THE BUILDING AREAS, STABILIZE THESE AREAS WITH STONE AND INSTALL ECB'S WHERE SHOWN.
13. RESTAURANT CONSTRUCTION MAY COMMENCE AFTER AREAS REACH FINAL GRADE ELEVATION.
14. BRING SITE TO FINAL GRADE WHERE POSSIBLE. ALL AREAS AT FINAL GRADE SHALL RECEIVE PERMANENT SEEDING OR LANDSCAPING IMPROVEMENTS.
15. FOR THE STORMWATER DETENTION AREAS STRIP AND STOCKPILE TOPSOIL MATERIAL AT TOPSOIL STOCKPILE IN LOCATION IDENTIFIED ON THE EROSION & SEDIMENTATION CONTROL PLAN. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL AS NEEDED.
16. INSTALL THE STORMWATER DETENTION SYSTEMS AND OUTLET CONTROL STRUCTURES AND EXCAVATE AND INSTALL STORMWATER DETENTION SYSTEMS #1, #2 AND #3 WITH ASSOCIATED STORM SEWER LATERALS. **INSTALLATION OF THIS ELEMENT IS A CRITICAL STAGE. A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE THE INSTALLATION OF THIS ELEMENTS.**
17. CONSTRUCT STORMWATER MANAGEMENT AND CONVEYANCE SYSTEMS INCLUDING INLET WATER QUALITY UNITS. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES AND SWALES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED. **INSTALLATION OF THE WATER QUALITY UNITS IS A CRITICAL STAGE. A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE THE INSTALLATION OF THIS ELEMENT.**
18. PLACE INLET PROTECTION ON ALL INLETS WITHIN THE WORK LIMITS AS SHOWN ON THE PLAN DRAWING. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
19. PLACE STONE SUBBASE FOR AREAS TO BE PAVED.
20. INSTALL REMAINING STORM SEWER SYSTEMS.
21. BRING SITE TO FINAL GRADE WHERE POSSIBLE. ALL AREAS AT FINAL GRADE SHALL RECEIVE PERMANENT SEEDING OR LANDSCAPING IMPROVEMENTS OR STONE AND PAVEMENT.
22. ONCE REMAINDER OF SITE HAS ACHIEVED MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE OR PAVED COVER AND PRIOR TO REMOVING ANY REMAINING TEMPORARY BMPS, CONTACT BUTLER COUNTY CONSERVATION DISTRICT FOR AN INSPECTION.
23. ONCE REMAINDER OF SITE HAS ACHIEVED 70% PERMANENT VEGETATIVE COVER AND FOLLOWING BUTLER COUNTY CONSERVATION DISTRICT CONSENT, REMOVE ANY REMAINING TEMPORARY BMPS (REMAINING COMPOST FILTER SOCKS, INLET PROTECTION, ETC.) AND ACCUMULATED SEDIMENT. AREAS DISTURBED DURING THE REMOVAL OF CONTROLS MUST BE IMMEDIATELY STABILIZED. THIS INCLUDES INSTALLATION OF AMENDED SOILS THROUGH ANY REMAINING UNSEEDED AREAS. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES ON ALL CONTRIBUTORY DRAINAGE AREAS.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY E&S BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL SHOULD ONLY BE DONE DURING THE GERMINATING SEASON. BUTLER COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO REMOVAL OF PRIMARY E&S BMPS AND MAY REQUIRE A SITE INSPECTION.

CONSTRUCTION SEQUENCE NOTES:

1. IN ADDITION TO THE PERMIT APPLICANT, ANYONE PERFORMING ACTIVITIES RESULTING IN ANY EARTH DISTURBANCE IS REQUIRED TO BE ADDED TO THE NPDES PERMIT AS A CO-PERMITTEE.
2. ALL PARTIES RESPONSIBLE FOR THE EXCAVATION OF SITE MATERIALS OR THE IMPORT OF FILL MATERIALS ARE RESPONSIBLE TO ENSURE THAT "ENVIRONMENTAL DUE DILIGENCE" IN THE DETERMINATION OF CLEAN FILL MATERIAL IS EITHER REMOVED FROM THE SITE OR USED AS FILL FOR THE SITE. ANY MATERIAL IDENTIFIED AS HAZARDOUS MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL GUIDELINES AND REGULATIONS.
   A. ENVIRONMENTAL DUE DILIGENCE - INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
3. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE. THE FOLLOWING DEFINE WHAT SHOULD BE CONSIDERED "CONSTRUCTION WASTE" AND "CLEAN FILL":
   A. CONSTRUCTION WASTE - INCLUDES BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
   B. CLEAN FILL - UNCONTAMINATED, NON-WATER-SOLUBLE, NON-DECOMPOSABLE, INERT SOIL OR ROCK, SUCH AS SOIL, ROCK, STONE DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. IT DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE SURFACE WATERS UNLESS OTHERWISE AUTHORIZED, MILLED ASPHALT, OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.
4. COMPOST FILTER SOCKS (FILTREXX SILTSOXX™) AND ANY OTHER FILTREXX BMPS EMPLOYED AS PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT MUST FOLLOW THE MANUFACTURER'S DISPOSAL/RECYCLING INSTRUCTIONS FOR EACH SPECIFIC BMP UTILIZED THROUGHOUT THE PROJECT'S CONSTRUCTION AND EARTHMOVING OPERATIONS.
5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE CONTRIBUTORY DRAINAGE AREAS OF THOSE CONTROLS.
6. AFTER FINAL SITE STABILIZATION IS ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED ON ALL CONTRIBUTORY DRAINAGE AREAS.
7. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE TEMPORARILY STABILIZED. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE, OR ANY GRADED AREA OF 15,000 FT² OR MORE REACHES FINAL GRADE, OR WILL NOT BE DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.

PA DEP STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. THE INSPECTIONS AND MAINTENANCE DATA SHALL BE LOGGED ONTO THE DEPARTMENT FORM 3150-FM-BWEW0083 (MOST CURRENT VERSION TO BE USED).
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE AREA OR SUBAREA SHALL BE PERMANENTLY STABILIZED. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
28. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND OR/CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

ADDITIONAL NOTES:

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
2. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
3. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 6-INCH LAYERED LIFTS AT 95% DENSITY.

GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, LIMING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS. SPECIFICATIONS FOR THESE ITEMS MAY ALSO BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 804 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT.

VEGETATED AREAS WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE ("BMP") WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO-INCHES.

LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHOROUS (P_2O_5), AND 166.67 POUNDS POTASSIUM (K_2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.1 AND 11.4.

SEED: ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE PROPORTIONED BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE)
SPRING—SUMMER				
SPRING OATS, OR	98	85	85	64
ANNUAL RYEGRASS	95	85	85	10
SUMMER—FALL				
ANNUAL RYEGRASS, OR	95	85	85	10
WINTER RYE, OR	98	85	85	56
WINTER WHEAT	98	85	85	90

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

2- USE KENTUCKY 31 TALL FESCUE FOR LOW MAINTENANCE SITES OR TURF-TYPE TALL FESCUE FOR HIGH MAINTENANCE SITES.

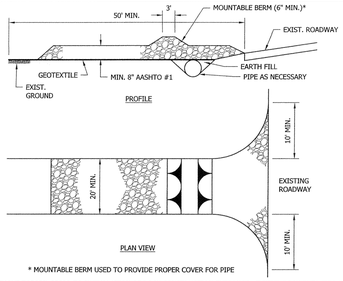
MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1947.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (I.E., 8 INCHES FOR BASIN EMBANKMENTS WHEN APPLICABLE). PLACE TOPSOIL OVER SPECIFIED AREAS. TOPSOIL SHOULD BE AT A GREATER THICKNESS (I.E., GENERALLY 6 TO 8 INCHES) THAN THE FINISHED GRADE TO ALLOW FOR SETTLEMENT AND LIGHT ROLLING. THE FINAL COVER MUST CONFORM TO THE PROPOSED LINES, GRADES AND ELEVATIONS.

LIME AND FERTILIZER: APPLY AGRICULTURAL-GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TONS PER ACRE, AND APPLY 1,000 POUNDS OF 10-20-20 FERTILIZER (E.G., 200 POUNDS NITROGEN (N), 400 POUNDS PHOSPHORUS (P_2O_5), AND 400 POUNDS POTASSIUM (K_2O) PER ACRE.) WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2. NOTE: A COMPOST BLANKET MEETS THE STANDARDS OF CHAPTER 11 OF THE *PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012* (BMP MANUAL) MAY BE SUBST



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

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

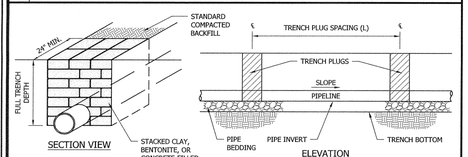
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

NOT TO SCALE

1 ROCK CONSTRUCTION ENTRANCE



MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

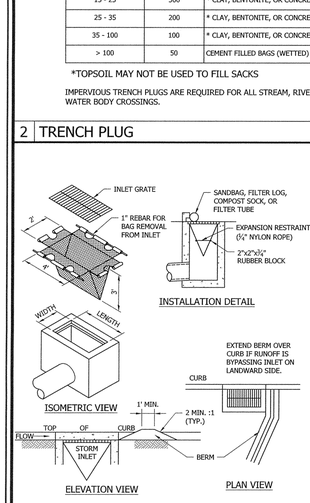
TRENCH SLOPE (%)	SPACING L (FT)	PLUG MATERIAL
< 5	1,000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 - 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 - 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 - 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 - 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT FILLED BAGS (WETTED) OR MORTARED STONE

*TOPSOIL MAY NOT BE USED TO FILL SACKS

IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

NOT TO SCALE

2 TRENCH PLUG



LOW FLOW FILTER BAGS MUST BE USED.

MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

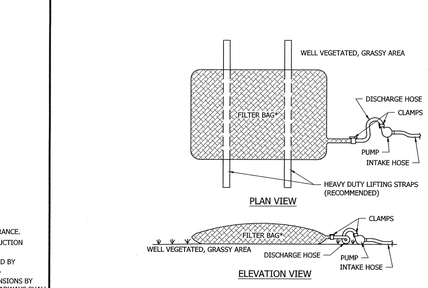
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A No. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN 1/2 FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

NOT TO SCALE

6 SILT SACK INLET PROTECTION - TYPE 'C' INLET



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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D4884	60LB/IN
GRAB TENSILE	ASTM D4632	205 LB
PUNCTURE	ASTM D4833	110 LB
MULLEN BURST	ASTM D3786	350 PSI
UV RESISTANCE	ASTM D4355	70 %
AOS % RETAINED	ASTM D4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

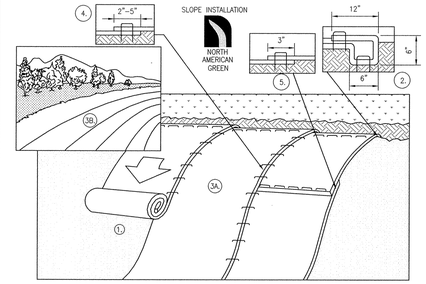
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

NOT TO SCALE

3 PUMPED WATER FILTER BAG



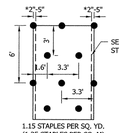
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "S75" USE STAPLE PATTERN 'C'.)

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

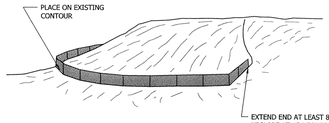


1.15 STAPLES PER SQ. YD.
(1.35 STAPLES PER SQ. M)
For blankets with the optional North American Green DOT System™ place staples/stakes through each of the RED colored dots.

STAPLE PATTERN 'B'

NOT TO SCALE

4 EROSION CONTROL BLANKET (SLOPE)



ILLUSTRATION

SEDIMENT BARRIER ALIGNMENT

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

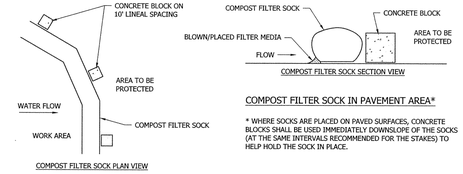
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

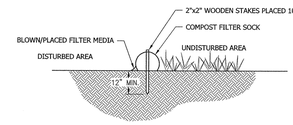
MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18"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

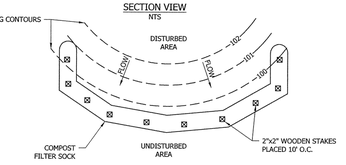
FILTREXX & JMD



COMPOST FILTER SOCK IN PAVEMENT AREA*

* WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHALL BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.





COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PennDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.

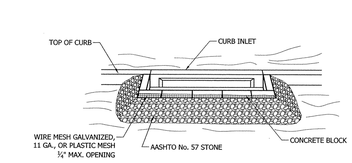
TABLE 4.2 COMPOST STANDARDS

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

FILTREXX

NOT TO SCALE

5 COMPOST FILTER SOCK

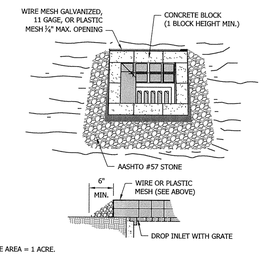


NOTES:

1. MAXIMUM DRAINAGE AREA = 1 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUB-BASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
5. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOT TO SCALE

8 STONE AND CONCRETE BLOCK INLET PROTECTION - TYPE 'C' INLET



MAXIMUM DRAINAGE AREA = 1 ACRE.

INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY TO BE PROVIDED AND MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED IMMEDIATELY DOWN GRADIENT OF PROTECTED INLET UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

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

NOT TO SCALE

9 STONE AND CONCRETE BLOCK INLET PROTECTION

NOTES:

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18"ø FILTER SOCK MAY BE STACKED ONTO DOUBLE 24"ø SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. NO WASH WATER FROM VEHICLES IS ALLOWED TO ENTER ANY SURFACE WATER.
5. WASHOUT SHOULD NOT BE PLACED WITHIN 50 FT. OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.

NOT TO SCALE

10 COMPOST SOCK CONCRETE WASHOUT

NOTES:

1. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SOXX™ WHEN ACCUMULATION HAS REACHED ½ OF EFFECTIVE HEIGHT OF SOXX™.
2. SLOPES GREATER THAN 5% MAY REQUIRE ADDITIONAL STABILIZATION PRACTICES.
3. SOXX™ MAY BE SEEDED AT THE TIME OF INSTALLATION.

NOT TO SCALE

11 FILTREXX® RUNOFF DIVERSION

NO.	DATE	REVISIONS DESCRIPTION	BY
1	11/3/2020 3/3/2021	ISSUED FOR BID PER CLIENT/NPDES COMMENTS	CWT CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENTATION CONTROL DETAILS

SEAL



SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

PLAN BOOK	PAGE
397	10

C203



Catalog #: Project:
Prepared By: Date:

Slice Medium - SLM
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · Wireless Controls · Bluetooth · IP66 · ARRA Funding Compliant · cULus Listed · RoHS Compliant · Title 24 · ida · DLC · DLC Premium

Product Dimensions
15" (407mm) · 4 15/16" (126mm) · 28-11/16" (729mm) · 0.88" (22mm) · 1.2" (30mm) · 2.4" (61mm) · B3 Pole Drill Pattern · Control Receptacle · 13-3/8" (340mm) · IMSBT Motion Photocell Sensor · Bottom View · Top View

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved 03/17/20

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	30	A	SINGLE	SCS-LED-15L-SC-50 MTD @ 15'GAS,18'DIESEL	1.000	1.000	1.000	15992	116.5
	15	B	D180	SLM-LED-36L-SIL-FT-50-70CRI-D180-27'POLE+3'BASE	1.000	1.000	1.000	75630	635.6
	12	C	SINGLE	SLM-LED-36L-SIL-FT-50-70CRI-SINGLE-27'POLE+3'BASE	1.000	1.000	1.000	37815	317.8
	2	D	SINGLE	XWM-FT-LED-06L-50 MTD @ 12'	1.000	1.000	1.000	5936	44.7

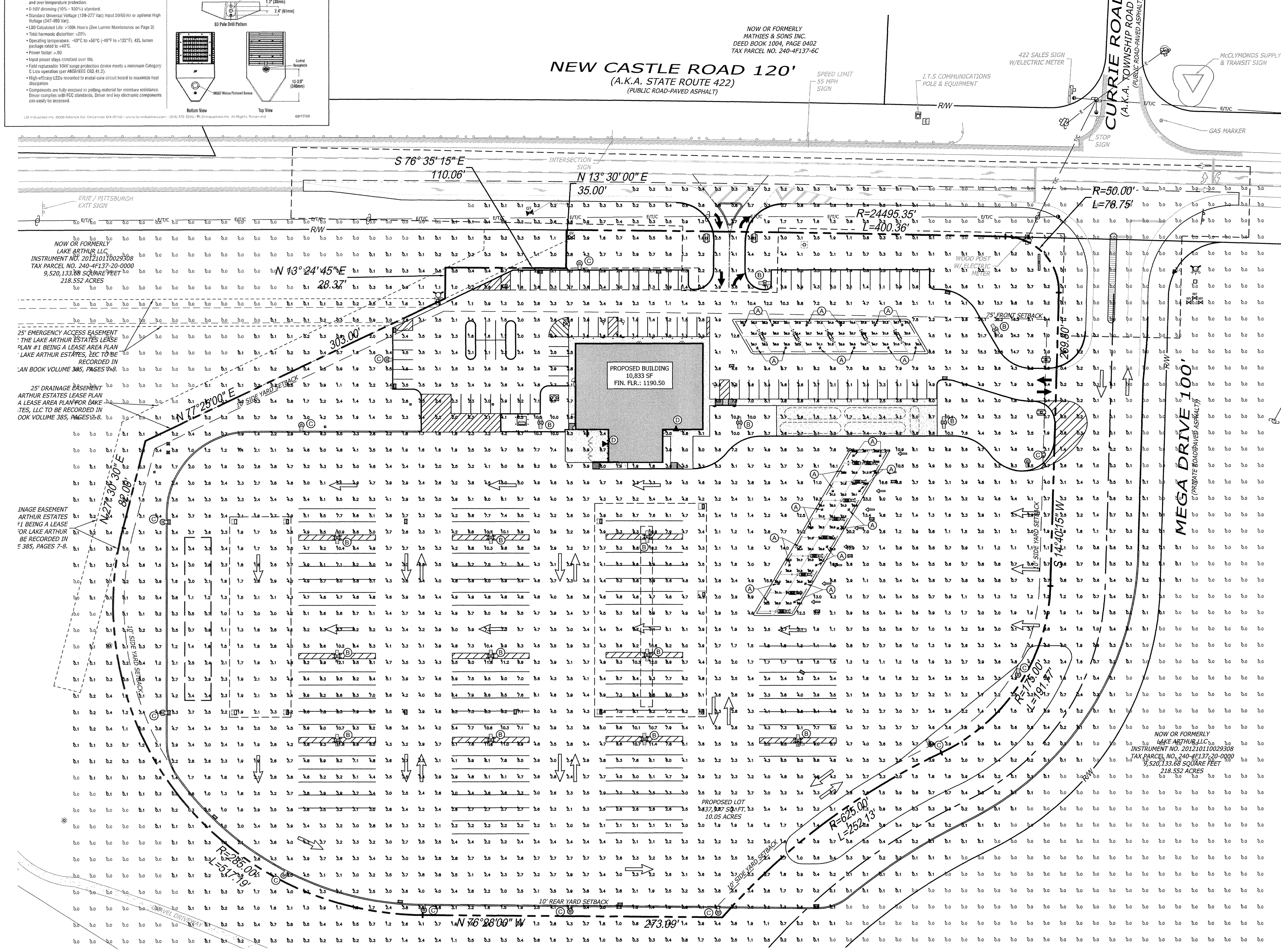
Calculation Summary

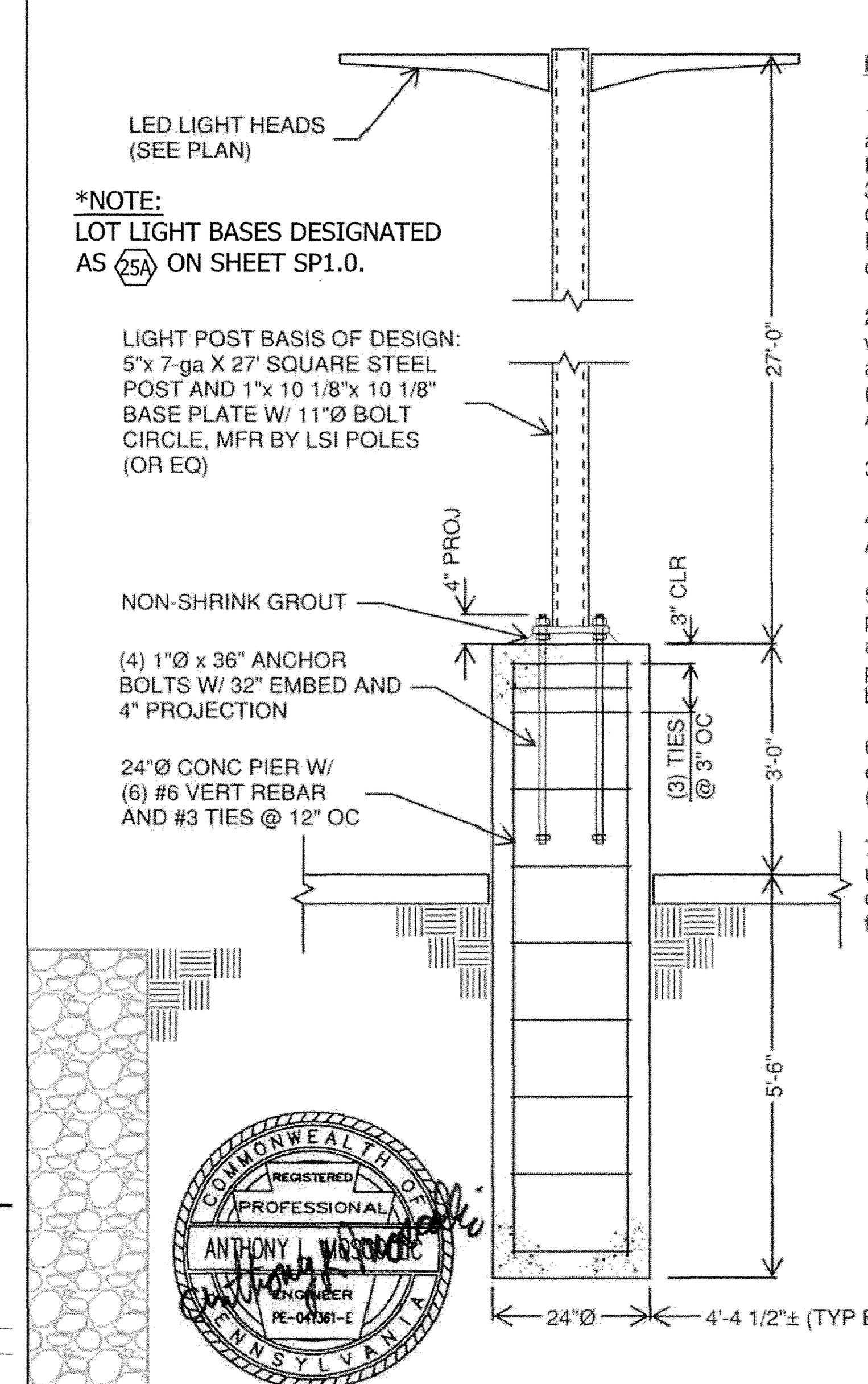
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.30	61.0	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	24.67	32.7	1.6	15.42	20.44
GAS CANOPY	Illuminance	Fc	24.21	33.2	0.0	N.A.	N.A.
INSIDE CURB CAR AREA	Illuminance	Fc	4.30	61.0	0.4	10.75	152.50
INSIDE CURB TRUCK AREA	Illuminance	Fc	4.07	28.1	0.3	13.57	93.67

PHOTOMETRIC LEVELS SHOWN HEREIN PROVIDED BY LSI, BASED ON POLE LOCATIONS PROVIDED BY PETROLEUM APPS OF LSI. CHANGES TO POLE LOCATIONS, FIXTURES, WATTAGE, ETC. WILL AFFECT FINAL RESULTS.

20192741369-000 (DESIGN)
20192741356-000 (DIG)

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





*NOTE:
LOT LIGHT BASES DESIGNATED AS (25A) ON SHEET SP1.0.

FOUNDATION NOTES:

1. Reinforced concrete work shall be in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318) and the Specifications for Structural Concrete (ACI 301) of the American Concrete Institute (editions as required by governing code).
2. Concrete shall be normal weight (144 pcf) with cement conforming to ASTM C150, Type I and a minimum 28 day Compressive Strength (f'c) of 3000 psi. Aggregate shall conform to ASTM C33.
3. Air entrainment shall be 6% (+/-1.5%).
4. Deformed bar reinforcement shall be ASTM A615, Grade 60.
5. Reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups, or chairs shall be provided by the contractor to furnish support for bars.
6. Reinforcing bars in concrete cast against earth shall have a minimum concrete cover of 3" (clear).
7. Soil between drainage fields to be undisturbed residual soil or shall be properly compacted prior to installation of pier foundations.

COMMONWEALTH OF PENNSYLVANIA · REGISTERED PROFESSIONAL ENGINEER · ANTHONY L. MOSCOVIC · PE-041361-E

Keystone Structural Solutions — Consulting Engineers, 8150 Perry Highway, Suite 302, Pittsburgh, PA 15237. Phone: 412.369.9020 Fax: 412.369.9021 www.kss-eng.com

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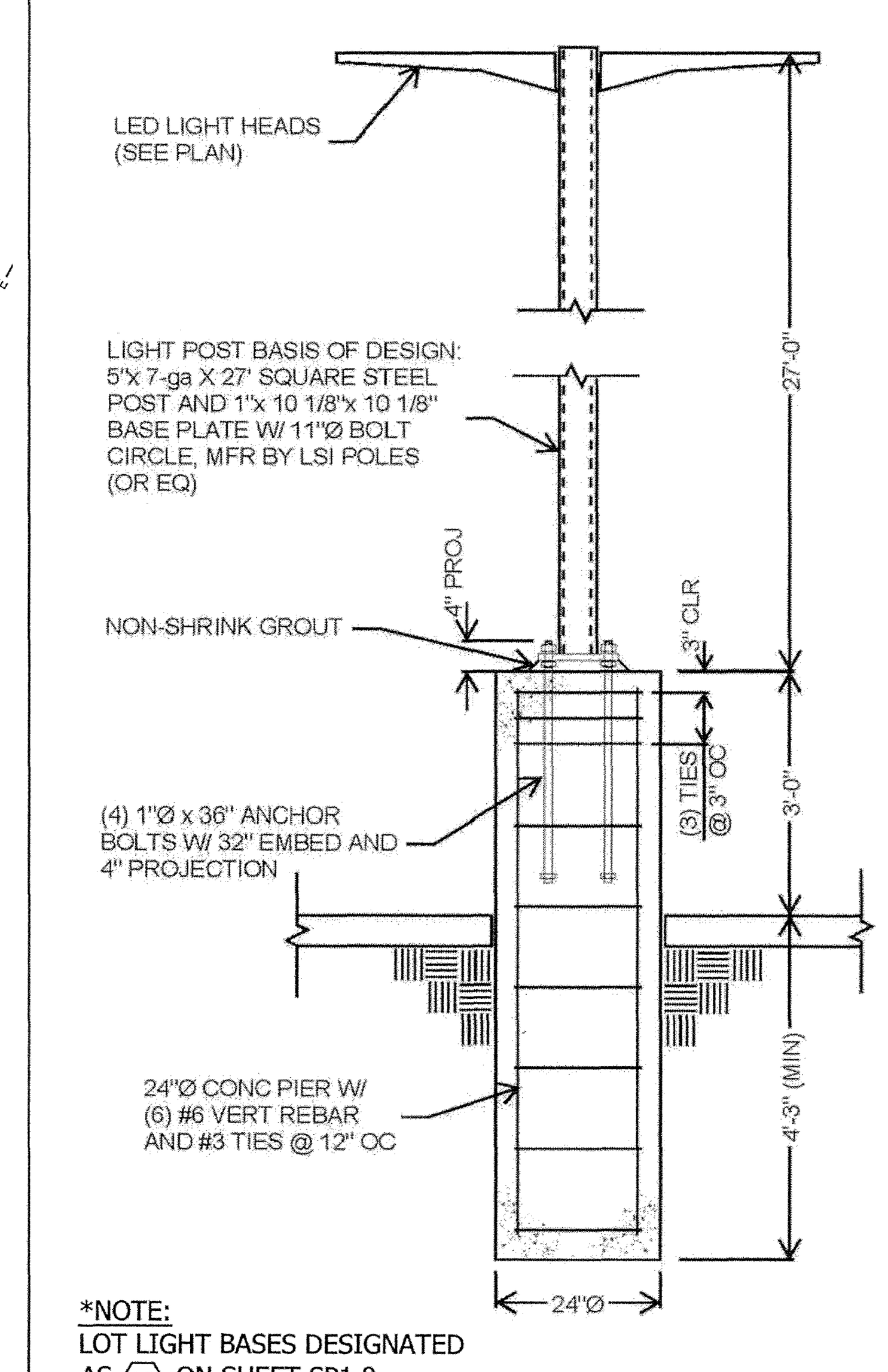
MEGA TRUCK STOP
ROUTE 422, MUDDY CREEK TWP, PA
SITE LIGHTING FOUNDATION ADJACENT TO DRAINAGE BEDS

DRAWN BY	PROJECT NO.	DRAWING NO.
SPG	20138.1	SSK-02
CHECKED BY:	DATE: 08-06-2020	



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COMMONWEALTH OF PENNSYLVANIA · REGISTERED PROFESSIONAL ENGINEER · ANTHONY L. MOSCOVIC · PE-041361-E

*NOTE:
LOT LIGHT BASES DESIGNATED AS (25) ON SHEET SP1.0.

Keystone Structural Solutions — Consulting Engineers, 8150 Perry Highway, Suite 302, Pittsburgh, PA 15237. Phone: 412.369.9020 Fax: 412.369.9021 www.kss-eng.com

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MEGA TRUCK STOP
ROUTE 422, MUDDY CREEK TWP, PA
SITE LIGHTING FOUNDATION

DRAWN BY	PROJECT NO.	DRAWING NO.
SPG	20138.1	SSK-01
CHECKED BY:	DATE: 05-14-2020	

PLAN BOOK	PAGE
397	11

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
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Ph: (724) 934-2810 Fax: (724) 934-2811
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www.mdmllc.com

PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

PHOTOMETRIC PLAN

SEAL

SCALE:	1" = 50'-0"
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C301

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, TO COORDINATE REQUIREMENTS TO ENSURE TIMELY SERVICE INSTALLATION.
2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE OWNER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
5. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
6. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
7. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
8. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
9. TEST PITS SHALL BE SHOWN AT ALL UTILITY CROSSINGS AND AT THE POINTS OF CONNECTION TO EXISTING WATER MAINS. AT LEAST 10 DAYS PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR MUST OBTAIN THE TEST PIT DATA AND COORDINATE WITH THE INSPECTOR. IF THE TEST RESULTS SHOW A POTENTIAL CONFLICT OR NON-COMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO THE PLANS MUST BE SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
14. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
16. MANHOLE RIMS AND STORM INLETS SHALL BE SET TO ELEVATIONS SHOWN. ADJUST ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
17. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
18. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL SANITARY SEWER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS ASTM D3034, TYPE PSM WITH A MAXIMUM SDR OF 35, WITH FLEXIBLE ELASTOMERIC SEAL JOINTS, ASTM D3212.
19. ALL SANITARY SEWER PIPING SHALL HAVE A MINIMUM OF 6" OF COARSE AGGREGATE BEDDING.
20. THE CONTRACTOR SHALL CONTACT THE LOCAL COUNTY HEALTH DEPARTMENT AND FILE AND OBTAIN A PLUMBING PERMIT FOR THE WORK INDICATED HEREON AND COMPLIANCE WITH THE LOCAL COUNTY PLUMBING CODE.
21. OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT AND PAY ALL CONNECTION AND TAPPING FEES BEFORE CONNECTING ANY NEW SEWER LINE TO THE AUTHORITY'S SEWER LINES (FEES TO BE PAID BY OWNER).
22. WATER LINE AFTER WATER METER SHALL BE ENCASED IN 4" SCH. 40 PVC CONDUIT UNDER ALL CONCRETE OR ASPHALT SURFACES AND TO 1" ABOVE FINISHED FLOOR.
23. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
24. COORDINATE INSTALLATION OF LOT LIGHTS, TREES, SIGNS, ETC., WITH PROPOSED UNDERGROUND UTILITIES. CONTACT OWNER IF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

UTILITY SERVICE INFORMATION

(A) SANITARY SEWER
CONTRACTOR TO TRENCH, BACKFILL, PROVIDE AND INSTALL NEW 6"φ SDR 35 PVC SEWER LATERAL FROM BUILDING TO NEW SANITARY MANHOLE, AT 1.0% SLOPE MINIMUM.

(B) SANITARY SEWER
CONTRACTOR TO TRENCH, BACKFILL, PROVIDE AND INSTALL NEW 8"φ SDR 35 PVC SEWER LATERAL FROM NEW SANITARY MANHOLE TO EXISTING SANITARY MANHOLE, AT 1.0% SLOPE MINIMUM.

(C) WATER SERVICE
CONTRACTOR TO PROVIDE AND INSTALL 8"φ C900 WATER MAIN EXTENSION FROM EXISTING 8"φ PRIVATE WATER MAIN TO EAST SIDE OF MEGA DRIVE. FURNISH AND INSTALL COPPER TRACER WIRE AND WARNING IDENTIFICATION TAPE.

(C1) WATER SERVICE
CONTRACTOR TO PROVIDE AND INSTALL 4"φ C900 WATER SERVICE LINE AT 65 psi FROM 8"φ WATER MAIN TO BUILDING. FURNISH AND INSTALL COPPER TRACER WIRE AND WARNING IDENTIFICATION TAPE.

(C2) WATER SERVICE
CONTRACTOR TO PROVIDE AND INSTALL 3"φ C900 WATER SERVICE LINE FOR FUTURE TRUCK WASH. CAP AND MARK TERMINUS LOCATION. FURNISH AND INSTALL COPPER TRACER WIRE AND WARNING IDENTIFICATION TAPE.

(D) GAS SERVICE
GAS COMPANY TO TRENCH, BACKFILL, PROVIDE AND INSTALL NEW GAS SERVICE LINE FROM EXISTING GAS MAIN TO BUILDING AT GAS METER.

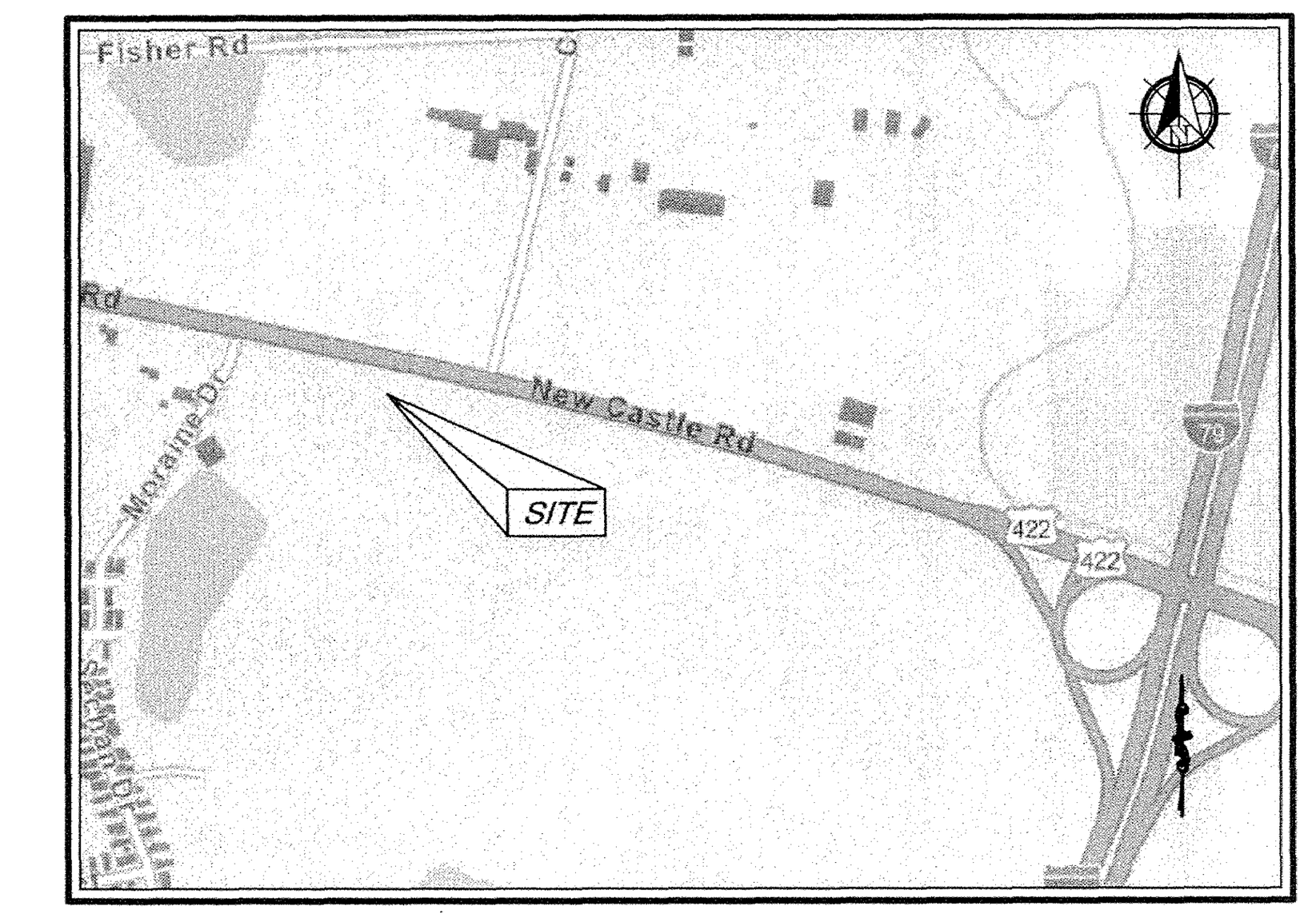
(E) TELEPHONE/CABLE SERVICE
CONTRACTOR TO TRENCH, BACKFILL, PROVIDE AND INSTALL ONE (1) 3" PVC CONDUIT WITH PULL ROPE FROM EXISTING UTILITY POLE TO BUILDING, PER TELEPHONE COMPANY REQUIREMENTS.

(F) PRIMARY ELECTRIC SERVICE
CONTRACTOR TO TRENCH, BACKFILL, PROVIDE AND INSTALL TWO (2) 5" SCH. 80 PVC CONDUITS WITH PULL ROPE FROM EXISTING UTILITY POLE TO NEW TRANSFORMER PAD, PER POWER COMPANY REQUIREMENTS.
CONTRACTOR TO PROVIDE/INSTALL NEW TRANSFORMER PAD PER POWER COMPANY REQUIREMENTS.
POWER COMPANY TO PROVIDE AND INSTALL NEW TRANSFORMER ON TRANSFORMER PAD.

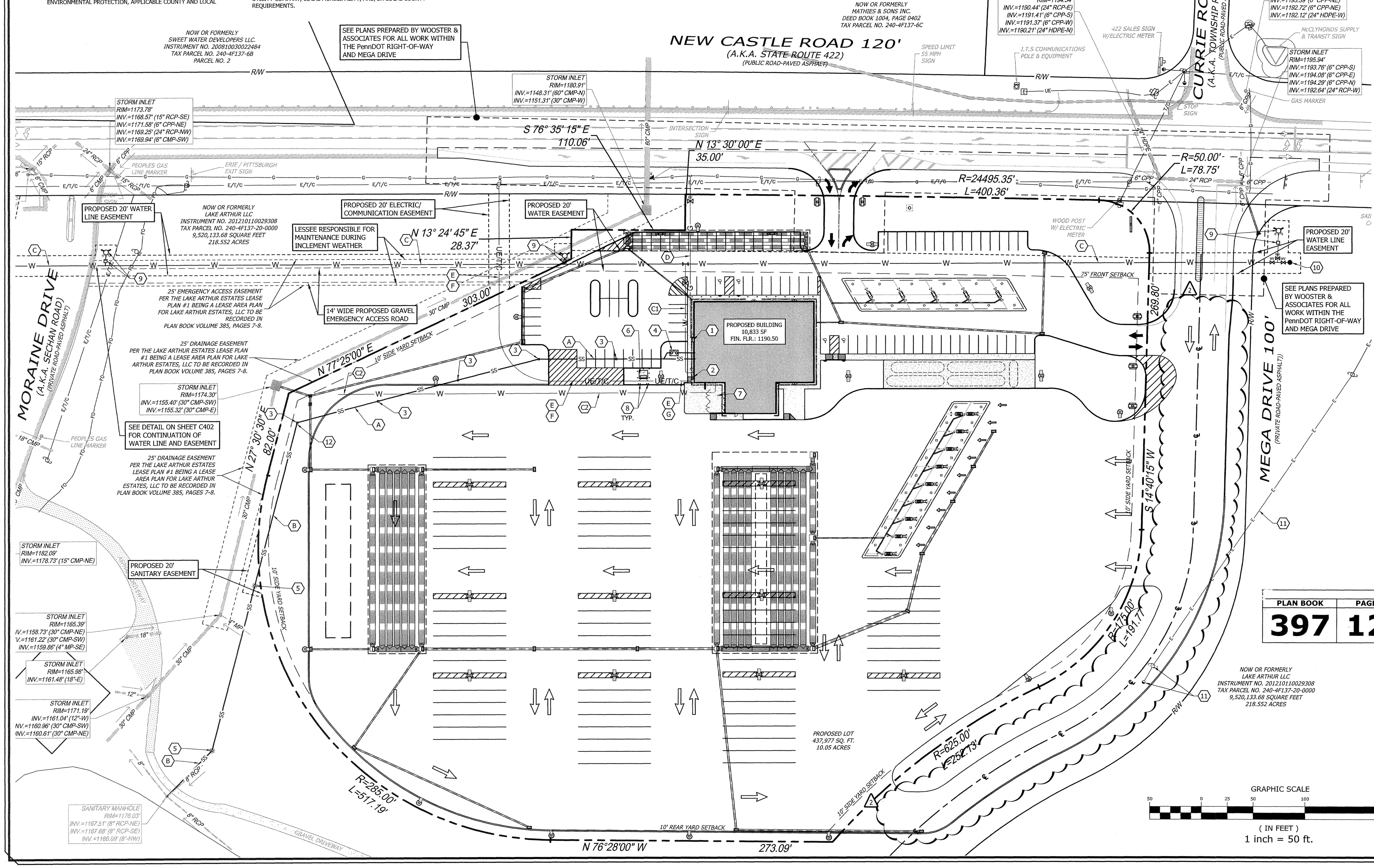
(G) SECONDARY ELECTRIC SERVICE
CONTRACTOR TO TRENCH, BACKFILL, PROVIDE AND INSTALL NEW SECONDARY ELECTRIC SERVICE FROM NEW TRANSFORMER PAD TO BUILDING, PER POWER COMPANY REQUIREMENTS. SEE ELECTRICAL PLANS FOR DETAILS.

UTILITY KEYNOTES

1. GAS METER
2. ELECTRIC METER & CT CABINET
3. SANITARY CLEANOUT, SEE DETAIL ON SHEET C402.
4. GREASE TRAP, SEE DETAIL ON SHEET C402.
5. SANITARY MANHOLE, SEE DETAIL ON SHEET C402.
6. TRANSFORMER PAD, SEE DETAIL ON SHEET C402.
7. SEE PLUMBING AND ELECTRICAL PLANS FOR WATER AND ELECTRICAL SERVICE TO TRASH CORRAL.
8. 4"φ CONCRETE BOLLARDS (TYP.), PER POWER COMPANY REQUIREMENTS.
9. NEW FIRE HYDRANT (3) WITH CURB BOX, PER FIRE DEPARTMENT REQUIREMENTS. SEE DETAIL ON SHEET C402.
10. 2"φ BLOW-OFF ASSEMBLY. SEE DETAIL ON SHEET C402.
11. EXISTING UTILITY POLE, GUY WIRE AND OVERHEAD ELECTRIC LINE TO BE REMOVED/REPLACED BY POWER COMPANY.
12. 6" x 8" COUPLING



SITE LOCATION MAP
SCALE: 1"=1,000'



PLAN BOOK	PAGE
397	12

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

UTILITY CONTACT INFORMATION

Electric Service
West Penn Power
800 Cabin Hill Drive
Greensburg, PA 15601
800-686-0021

Gas Service
Dominion
5423 Mamont Road
Murrysville, PA 15668
(724) 387-5500

Cable Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website:
armstrongonewire.com

Sanitary Service
Lake Arthur Estates, LLC
2925 New Castle Road
Portersville, PA 16051
(724) 290-9292
Mr. Robert Swartz,
Project Manager

Storm Sewer
Muddy Creek Township
420 Stanford Road
Prospect, PA 16052
(724) 368-3438
Kelly Livemore,
Township Secretary

Storm Sewer
PennDOT District 10
351 New Castle Road
Butler, PA 16001
(724) 284-8800
Mike Mattis

Telephone Service
Armstrong
660 South Benbrook Road
Butler, PA 16001
(724) 482-4480
Website:
armstrongonewire.com

Water Service
Lake Arthur Estates, LLC
2925 New Castle Road
Portersville, PA 16051
(724) 290-9292
Mr. Robert Swartz,
Project Manager

LEGEND

- Proposed Gas Line — G —
- Proposed Water Line — W —
- Proposed Underground Electric, Telephone & Cable Lines — UE/T/C —
- Proposed Storm Pipe
- Proposed Sanitary Sewer — SS —
- Proposed Sanitary Grease Trap (GT)
- Proposed Electric Meter
- Proposed Lot Light
- Proposed Sanitary Manhole
- Proposed Gas Meter
- Proposed Sanitary Cleanout
- Proposed Gas Valve (GV)
- Proposed Storm Inlets
- Proposed Water Valve (WV)
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- Underground Electric Line — UE —
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- Tree line
- Iron pin w/cap set (Unless otherwise noted)
- Iron Pin Found
- Sanitary Manhole (SA)
- Gas Valve (GV)
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- Electric Manhole (E)
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- Electric Meter
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- Utility Pole
- Benchmark
- Guy Wire
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- Reinforced Concrete Pipe — RCP
- Polyvinyl Chloride — PVC
- Corrugated Metal Pipe — CMP
- High Density Polyethylene — HDPE
- Metal Pipe — MP
- Traffic Flow Arrow
- Turn Arrows
- Asphalt
- Gravel

20192741369-000 (DESIGN)
20192741356-000 (DIG)

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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

REVISIONS

NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT
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2	3/25/2021	PER PROP. OWNER COMMENTS	CWT

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Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

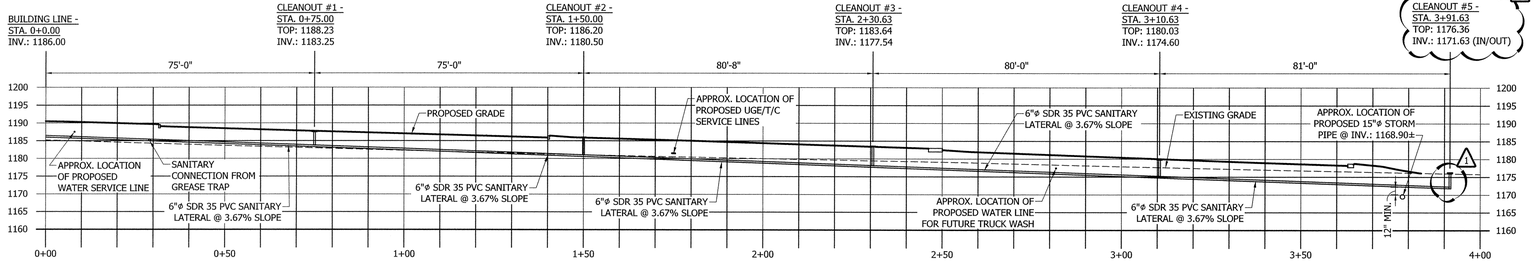
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

SITE UTILITY PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER
PE033305E

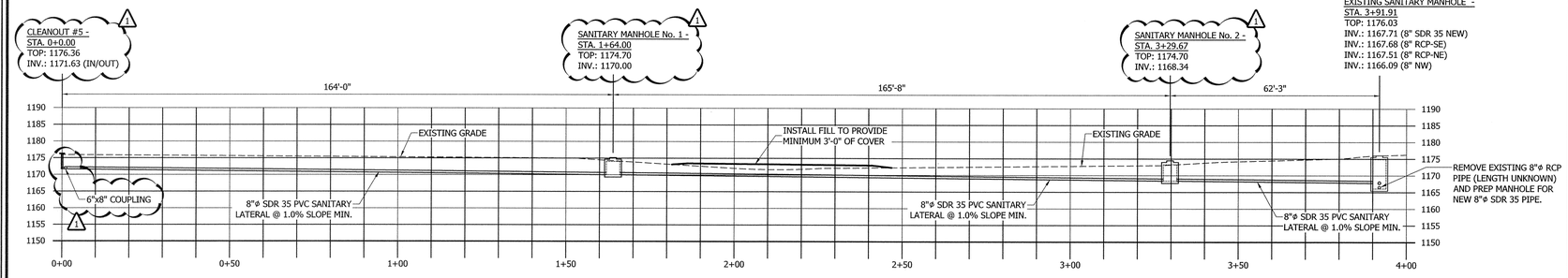
SCALE:	
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C401



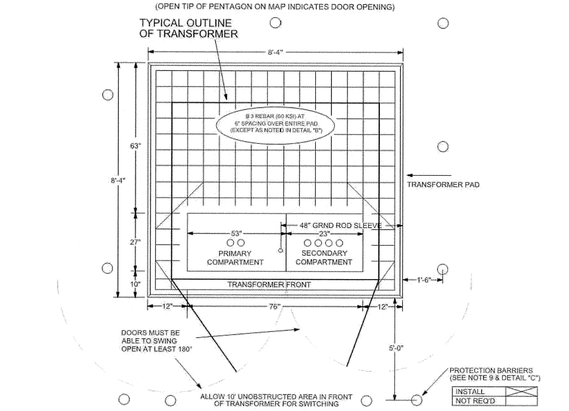
SCALE: 1"=20'-0"

1 | SANITARY PROFILE - BUILDING LINE TO CLEANOUT #5



SCALE: 1"=20'-0"

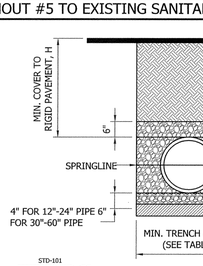
2 | SANITARY PROFILE - CLEANOUT #5 TO EXISTING SANITARY MANHOLE



NOT TO SCALE

3 | TRANSFORMER PAD DETAIL

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



STD-101
ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD.
HILLIARD, OHIO 43026

RECOMMENDED MIN. TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

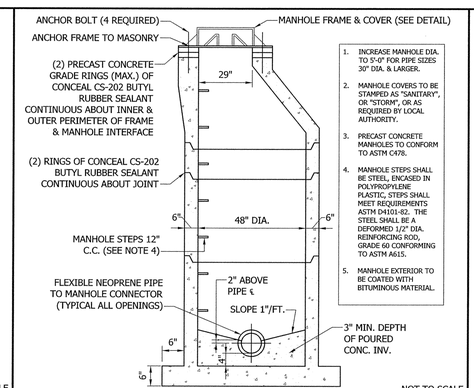
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

NOT TO SCALE

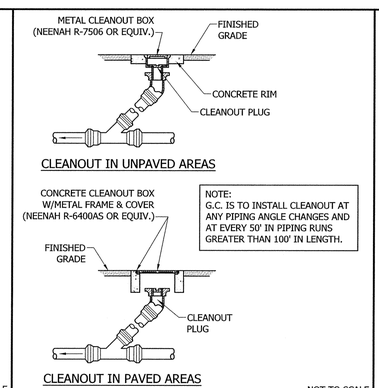
4 | TYPICAL TRENCH DETAIL



1. INCREASE MANHOLE DIA. TO 5'-0" FOR PIPE SIZES 30" DIA. & LARGER.
2. MANHOLE COVERS TO BE STAMPED AS "SANITARY", OR "STORM", OR AS REQUIRED BY LOCAL AUTHORITY.
3. PRECAST CONCRETE MANHOLES TO CONFORM TO ASTM C478.
4. MANHOLE STEPS SHALL BE STEEL, ENCASED IN POLYPROPYLENE PLASTIC. STEPS SHALL MEET REQUIREMENTS ASTM D4101-82. THE STEEL SHALL BE A DEFORMED 1/2" DIA. REINFORCING ROD, GRADE 60 CONFORMING TO ASTM A615.
5. MANHOLE EXTERIOR TO BE COATED WITH BITUMINOUS MATERIAL.

NOT TO SCALE

5 | TYPICAL 48" REINFORCED CONC. PRE-CAST MANHOLE



NOTE:
G.C. IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGES AND AT EVERY 50' IN PIPING RUNS GREATER THAN 100' IN LENGTH.

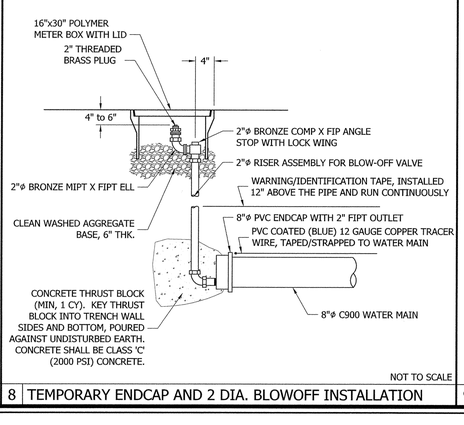
NOT TO SCALE

6 | EXTERIOR CLEANOUT

NOTES:
1. ALL JOINTS SHALL BE MECH. JOINTS.
2. THRUST BLOCK SHALL BE PLACED AT ALL BENDS.
3. ORDER HYDRANT PER MUNICIPALITY STANDARDS.

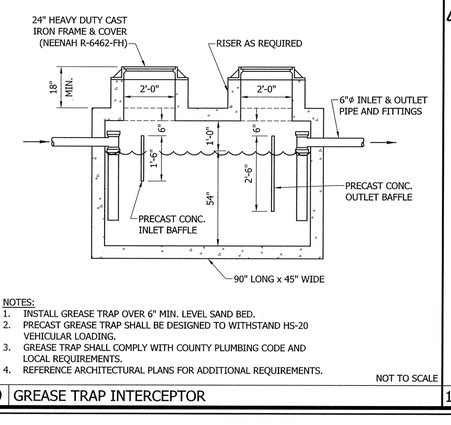
NOT TO SCALE

7 | FIRE HYDRANT DETAIL



NOT TO SCALE

8 | TEMPORARY ENDCAP AND 2 DIA. BLOWOFF INSTALLATION



NOTES:
1. INSTALL GREASE TRAP OVER 6" MIN. LEVEL SAND BED.
2. PRECAST GREASE TRAP SHALL BE DESIGNED TO WITHSTAND HS-20 VEHICULAR LOADING.
3. GREASE TRAP SHALL COMPLY WITH COUNTY PLUMBING CODE AND LOCAL REQUIREMENTS.
4. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

9 | GREASE TRAP INTERCEPTOR

SCALE: 1"=30'-0"

10 | WATER LINE EXTENSION DETAIL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	11/3/2020	ISSUED FOR BID	CWT

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SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
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PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

UTILITY DETAILS

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ELLEN H. KUCHARIK
PE033335E

SCALE:	AS NOTED
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C402

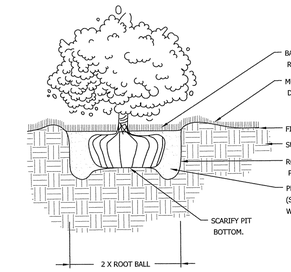
LEGEND

- SEED — SEE SPECIFICATIONS
- MULCHED AREAS — SEE SPECIFICATIONS
- No. 3 RIVER ROCK
- QUANTITY / TYPE (1 / A)

PLANT SCHEDULE

SHRUBS - EVERGREEN

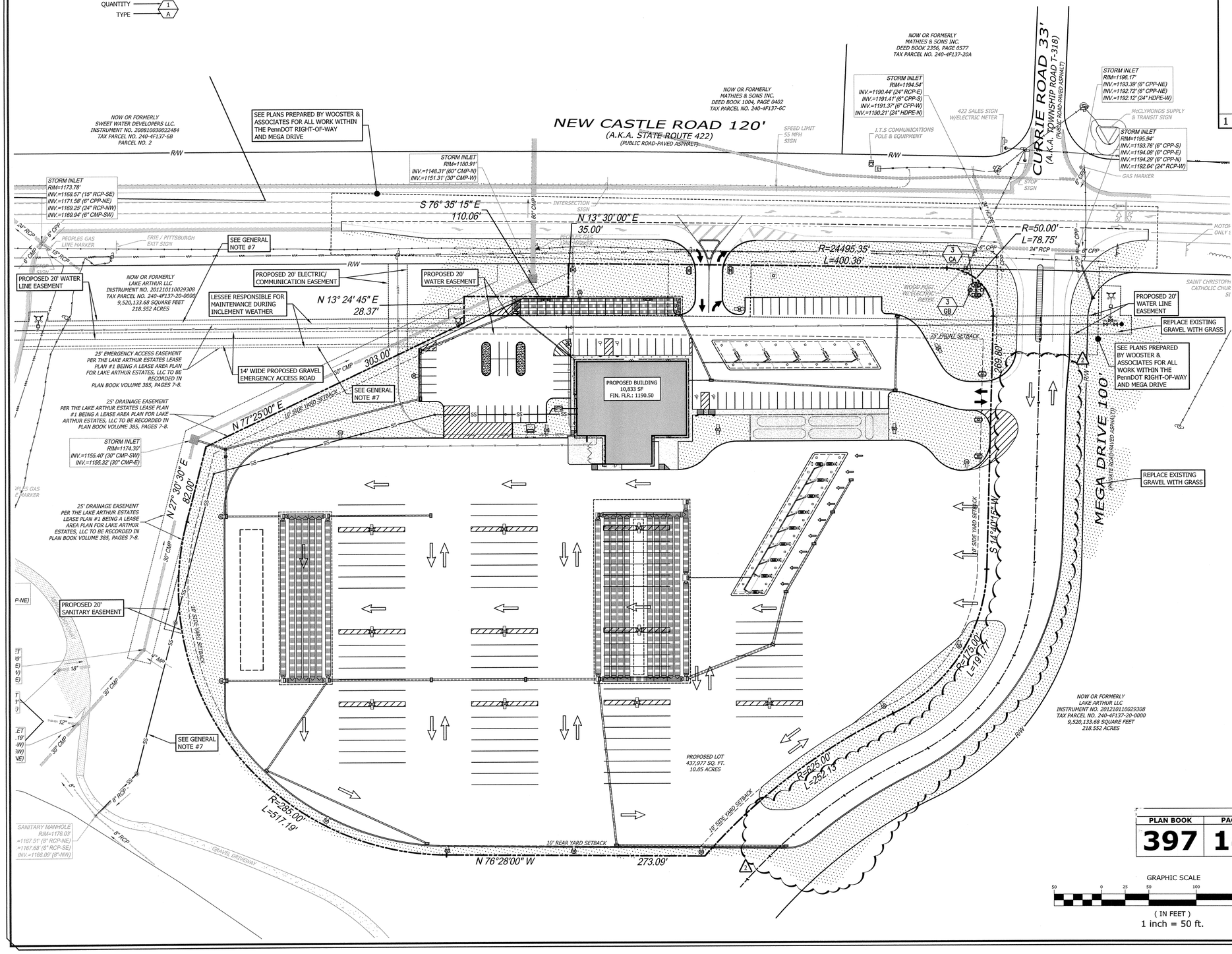
QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANTING HEIGHT	MATURE HEIGHT	ROOT TYPE	COMMENTS
3	CA	AZALEA x 'GIRARD'S CRIMSON'	GIRARD'S CRIMSON EVERGREEN AZALEA	–	36 IN. (MIN.)	2' - 3'	#2 CONT.	AROUND POLE SIGN
3	GB	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	–	36 IN. (MIN.)	4'	#3 CONT.	AROUND POLE SIGN



NOTES:
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM SHRUB ROOT BALLS.

NOT TO SCALE

1 SHRUB PLANTING DETAIL



LEGEND

- Gas Line
- Overhead Electric Line
- Overhead Electric, Telephone & Cable TV Line
- Underground Fiber Optic Line
- Underground Electric Line
- Storm Sewer
- Sanitary Sewer
- Wire Fence
- Guard Rail
- Tree line
- Iron pin w/cap set (Unless otherwise noted)
- Sanitary Manhole (SA)
- Storm Inlet
- Sign
- Illuminated Signs
- Gas Line Marker
- Yard Light
- Guy Wire
- Corrugated Plastic Pipe — CPP
- Reinforced Concrete Pipe — RCP
- Polyvinyl Chloride — PVC
- Corrugated Metal Pipe — CMP
- High Density Polyethylene — HDPE
- Metal Pipe — MP
- Iron Pin Found
- Gas Valve (GV)
- Water Valve (WV)
- Well Lid (W)
- Electric Manhole (E)
- Electric Meter
- Utility Pole
- Benchmark
- Traffic Flow Arrow
- Turn Arrows
- Asphalt
- Gravel

UTILITY LEGEND

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- Proposed Sanitary Manhole
- Proposed Sanitary Cleanout
- Proposed Storm Inlets
- Proposed Electric Meter
- Proposed Lot Light
- Proposed Gas Meter

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
4. FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
5. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
6. FOR ANY TREE LOCATED NEAR A DRIVEWAY/DRIVE AISLE, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 6'-0" HIGH CLEAR SIGHT LINE FROM GRADE.
7. SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED FOR UNDERGROUND UTILITY INSTALLATIONS.

PLAN BOOK	PAGE
397	14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

20192741369-000 (DESIGN)
20192741356-000 (DIG)

CALL BEFORE YOU DIG !
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1-800-242-1776

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www.mdmllc.com

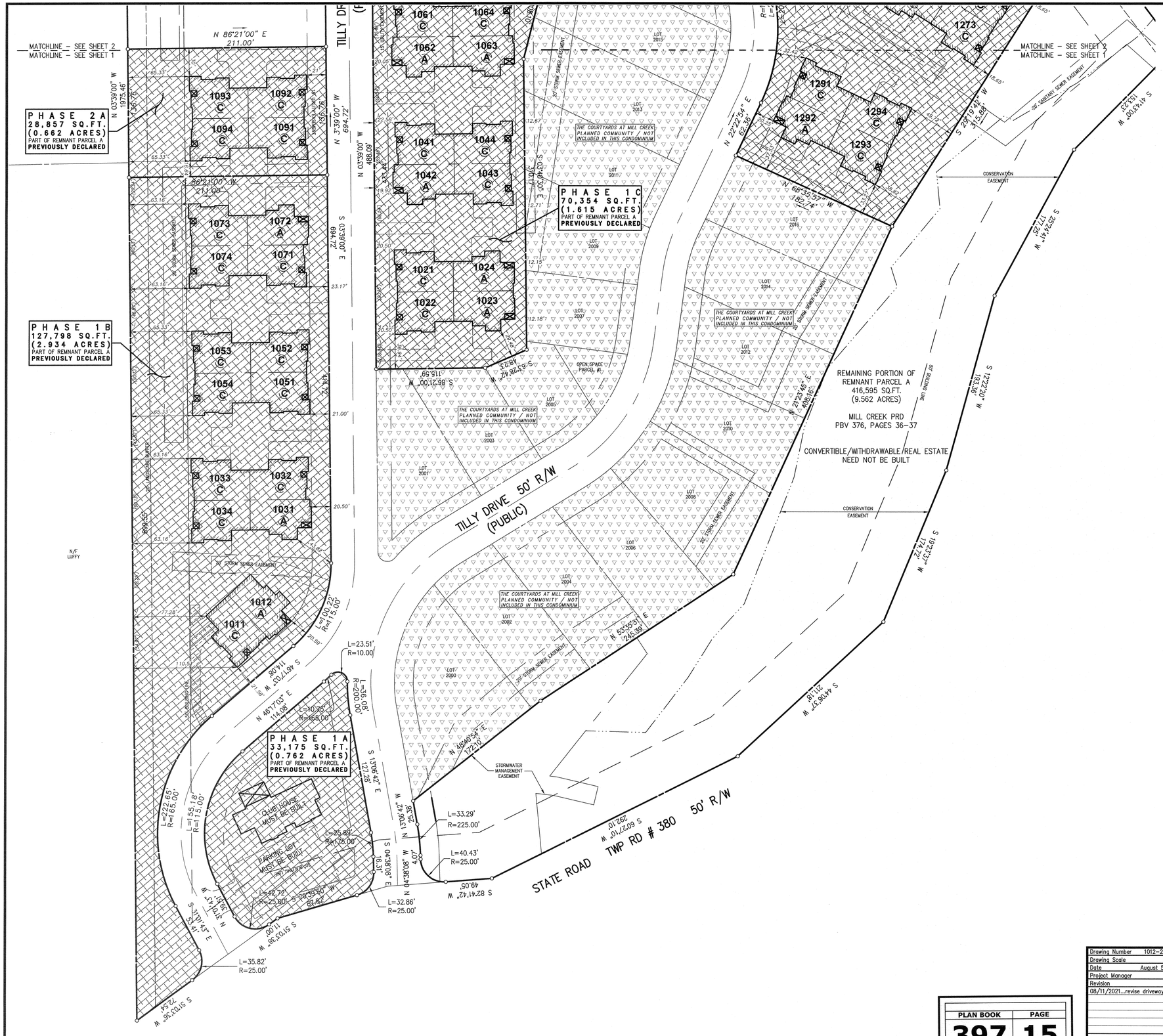
PROPOSED MEGA TRUCK STOP
2019 NEW CASTLE ROAD
TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER
COMMONWEALTH OF PENNSYLVANIA

LANDSCAPE PLAN

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ELLEN H. KUCHARIK
ENGINEER

SCALE:	
DATE:	05/25/2020
DRAWN BY:	CWT
CHK'D BY:	CAD

C501



LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS)

AREA NOT INCLUDED IN THIS CONDOMINIUM

UNIT TYPES

(A) ABBEY

(C) CANTERBURY



Instr: 202108120022989
Pgs: 3 F: $125.00
Michele Mustello
Butler County Recorder PA
8/12/2021 9:49 AM
T20210918599

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

NOTES:

PREPARED FOR: MILL CREEK PARTNERS 2, LP
P.O. BOX 449
MARS, PA 16046

1. ALL PORCHES, PATIOS AND UNIT SIDEWALKS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
2. ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
3. SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
4. REFER TO RECORDED PLAN REFERENCED BELOW FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD.
5. THE ABOVE NOTES ONLY APPLY TO THE CONDOMINIUM PORTION OF THIS DEVELOPMENT AND DO NOT AFFECT THE COURTYARDS AT MILL CREEK PLANNED COMMUNITY.

PLAN REFERENCE : MILL CREEK PRD
PLAN BOOK 376, PAGES 36–37

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE VILLAS AT MILLCREEK, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 3 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE 8/11/21

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 11 DAY OF August 2021, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

Jennifer Lyn Sperdute
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2023

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 397 PAGES 15-17 GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF August 2021

RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
No. 24457 E
SURVEYOR

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

GRAPHIC SCALE

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

AREA TABULATION	REMNANT PARCEL A	
	SQ.FT.	ACRES
ORIGINAL TRACT:	970,370	22.275
CONDO PLAN NO. 1 PHASE 1 – PHASE 1A	33,175	0.762
CONDO PLAN NO. 1 PHASE 1 – PHASE 1B	127,798	2.934
CONDO PLAN NO. 1 PHASE 1 – PHASE 1C	70,354	1.615
CONDO PLAN NO. 2 PHASE 2 – PHASE 2A	28,857	0.662
CONDO PLAN NO. 2 PHASE 2 – PHASE 2B	30,861	0.708
CONDO PLAN NO. 2 PHASE 2 – PHASE 2C	97,777	2.245
CONDO PLAN NO. 3	164,953	3.787
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	416,595	9.562

PLAN BOOK	PAGE
397	15

Drawing Number	1012–2123221
Drawing Scale	1"=50'
Date	August 5, 2021
Project Manager	JSS
Revision	
08/11/2021...revise driveways	

Sheet 1 of 3

The Villas at Mill Creek Condo Plan No. 3

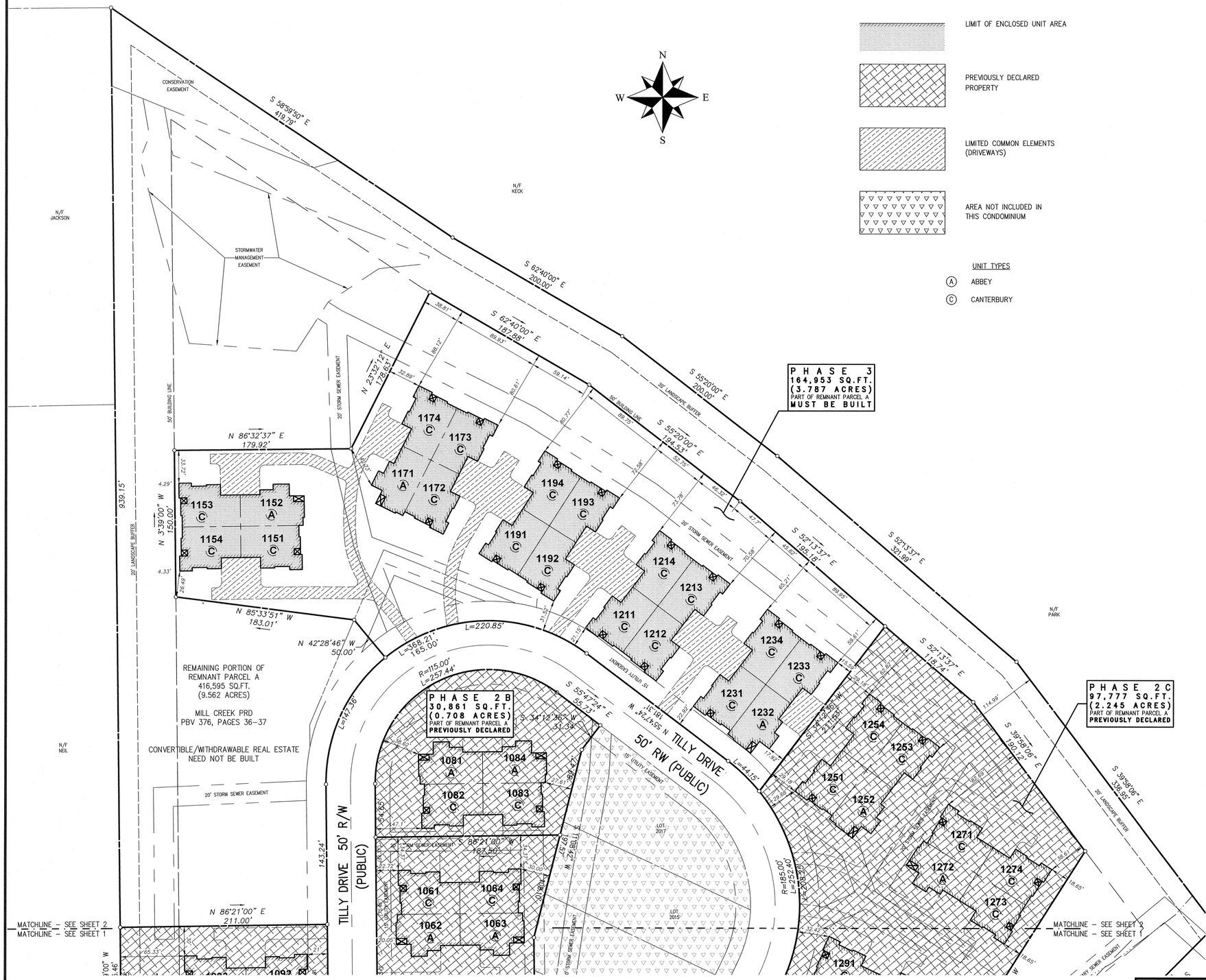
Prepared for Mill Creek Partners 2, LP
P.O. Box 449 Mars, PA 16046
Middlesex Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



PLAN BOOK	PAGE
397	16

Drawing Number	1012-2123221
Drawing Scale	1"=50'
Date	August 5, 2021
Project Manager	JSS
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Sheet 2 of 3

The Villas at Mill Creek Condo Plan No. 3

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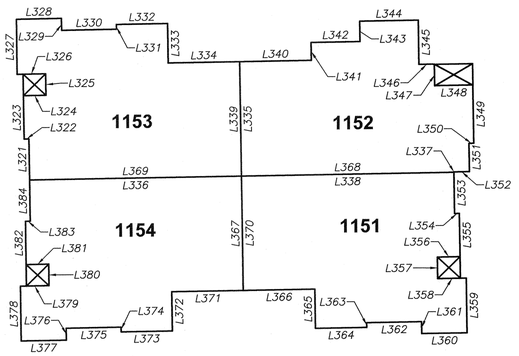
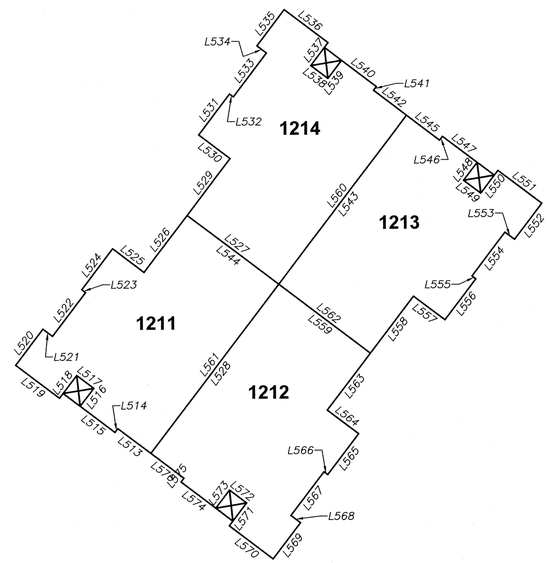


Line Table		
Line #	Length	Direction
L321	11.56	N00° 41' 51.31"W
L322	1.33	S89° 18' 08.69"W
L323	12.17	N00° 41' 51.31"W
L324	6.33	N89° 18' 08.69"E
L325	6.00	N00° 41' 51.31"W
L326	8.00	S89° 18' 08.69"W
L327	15.33	N00° 41' 51.31"W
L328	12.67	N89° 18' 08.69"E
L329	3.33	S00° 41' 51.31"E
L330	15.33	N89° 18' 08.69"E
L331	1.33	N00° 41' 51.31"W
L332	14.33	N89° 18' 08.69"E
L333	11.00	S00° 41' 51.31"E
L334	20.00	N89° 18' 08.69"E
L335	32.06	S00° 41' 51.31"E
L336	59.33	S89° 18' 08.69"W
L337	0.10	S00° 40' 06.25"E
L338	59.33	S89° 18' 08.69"W
L339	32.06	N00° 41' 51.31"W
L340	20.02	N89° 14' 42.28"E
L341	5.00	N00° 40' 06.25"W
L342	13.67	N89° 19' 53.75"E

Line Table		
Line #	Length	Direction
L343	5.67	N00° 40' 06.25"W
L344	16.33	N89° 19' 53.75"E
L345	12.33	S00° 40' 06.25"E
L346	4.33	N89° 19' 53.75"E
L347	6.00	S00° 40' 06.25"E
L348	10.67	N89° 19' 53.75"E
L349	16.33	S00° 40' 06.25"E
L350	1.33	S89° 19' 53.75"W
L351	7.96	S00° 40' 06.25"E
L352	4.33	S89° 19' 53.75"W
L353	11.56	S00° 41' 51.31"E
L354	1.33	N89° 18' 08.69"E
L355	12.17	S00° 41' 51.31"E
L356	6.33	S89° 18' 08.69"W
L357	6.00	S00° 41' 51.31"E
L358	8.00	N89° 18' 08.69"E
L359	15.33	S00° 41' 51.31"E
L360	12.67	S89° 18' 08.69"W
L361	3.33	N00° 41' 51.31"W
L362	15.33	S89° 18' 08.69"W
L363	1.33	S00° 41' 51.31"E
L364	14.33	S89° 18' 08.69"W

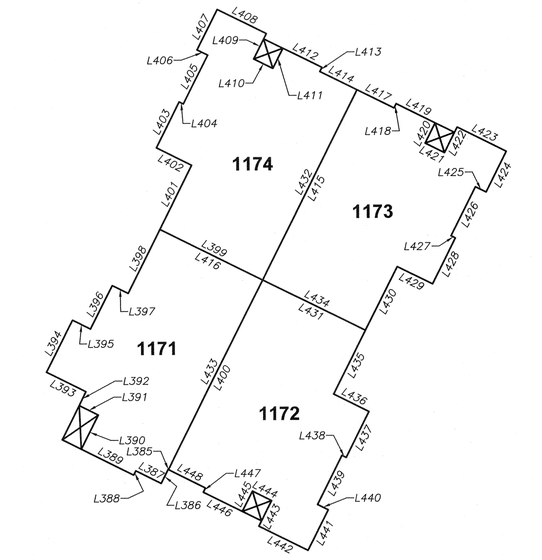
Line Table		
Line #	Length	Direction
L365	11.00	N00° 41' 51.31"W
L366	20.00	S89° 18' 08.69"W
L367	32.06	N00° 41' 51.31"W
L368	59.33	N89° 18' 08.69"E
L369	59.33	N89° 18' 08.69"E
L370	32.06	S00° 41' 51.31"E
L371	20.00	S89° 18' 08.69"W
L372	11.00	S00° 41' 51.31"E
L373	14.33	S89° 18' 08.69"W
L374	1.33	N00° 41' 51.31"W
L375	15.33	S89° 18' 08.69"W
L376	3.33	S00° 41' 51.31"E
L377	12.67	S89° 18' 08.69"W
L378	15.33	N00° 41' 51.31"W
L379	8.00	N89° 18' 08.69"E
L380	6.00	N00° 41' 51.31"W
L381	6.33	S89° 18' 08.69"W
L382	12.17	N00° 41' 51.31"W
L383	1.33	N89° 18' 08.69"E
L384	11.56	N00° 41' 51.31"W



Line Table		
Line #	Length	Direction
L513	11.56	N52° 48' 29.93"W
L514	1.33	S37° 11' 30.07"W
L515	12.17	N52° 48' 29.93"W
L516	6.33	N37° 11' 30.07"E
L517	6.00	N52° 48' 29.93"W
L518	8.00	S37° 11' 30.07"W
L519	15.33	N52° 48' 29.93"W
L520	12.67	N37° 11' 30.07"E
L521	3.33	S52° 48' 29.93"E
L522	15.33	N37° 11' 30.07"E
L523	1.33	N52° 48' 29.93"W
L524	14.33	N37° 11' 30.07"E
L525	11.00	S52° 48' 29.93"E
L526	20.00	N37° 11' 30.07"E
L527	32.06	S52° 48' 29.93"E
L528	59.33	S37° 11' 30.07"W
L529	20.00	N37° 11' 30.07"E
L530	11.00	N52° 48' 29.93"W
L531	14.33	N37° 11' 30.07"E
L532	1.33	S52° 48' 29.93"E
L533	15.33	N37° 11' 30.07"E
L534	3.33	N52° 48' 29.93"W

Line Table		
Line #	Length	Direction
L535	12.67	N37° 11' 30.07"E
L536	15.33	S52° 48' 29.93"E
L537	8.00	S37° 11' 30.07"W
L538	6.00	S52° 48' 29.93"E
L539	6.33	N37° 11' 30.07"E
L540	12.17	S52° 48' 29.93"E
L541	1.33	S37° 11' 30.07"W
L542	11.56	S52° 48' 29.93"E
L543	59.33	S37° 11' 30.07"W
L544	32.06	N52° 48' 29.93"W
L545	11.56	S52° 48' 29.93"E
L546	1.33	N37° 11' 30.07"E
L547	12.17	S52° 48' 29.93"E
L548	6.33	S37° 11' 30.07"W
L549	6.00	S52° 48' 29.93"E
L550	8.00	N37° 11' 30.07"E
L551	15.33	S52° 48' 29.93"E
L552	12.67	S37° 11' 30.07"W
L553	3.33	N52° 48' 29.93"W
L554	15.33	S37° 11' 30.07"W
L555	1.33	S52° 48' 29.93"E
L556	14.33	S37° 11' 30.07"W

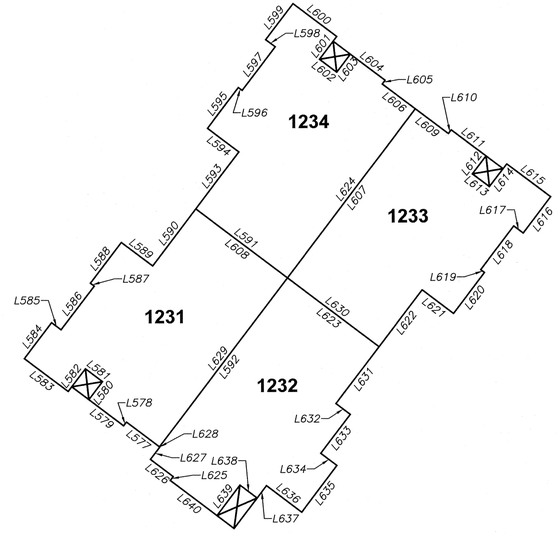
Line Table		
Line #	Length	Direction
L557	11.00	N52° 48' 29.93"W
L558	20.00	S37° 11' 30.07"W
L559	32.06	N52° 48' 29.93"W
L560	59.33	N37° 11' 30.07"E
L561	59.33	N37° 11' 30.07"E
L562	32.06	S52° 48' 29.93"E
L563	20.00	S37° 11' 30.07"W
L564	11.00	N52° 48' 29.93"W
L565	14.33	S37° 11' 30.07"W
L566	1.33	N52° 48' 29.93"W
L567	15.33	S37° 11' 30.07"W
L568	3.33	S52° 48' 29.93"E
L569	12.67	S37° 11' 30.07"W
L570	15.33	N52° 48' 29.93"W
L571	8.00	N37° 11' 30.07"E
L572	6.00	N52° 48' 29.93"W
L573	6.33	S37° 11' 30.07"W
L574	12.17	N52° 48' 29.93"W
L575	1.33	N37° 11' 30.07"E
L576	11.56	N52° 48' 29.93"W



Line Table		
Line #	Length	Direction
L385	0.10	N63° 28' 54.20"W
L386	4.33	S26° 31' 05.80"W
L387	7.96	N63° 28' 54.20"W
L388	1.33	S26° 31' 05.80"W
L389	16.33	N63° 28' 54.20"W
L390	10.67	N26° 31' 05.80"E
L391	6.00	N63° 28' 54.20"W
L392	4.33	N26° 31' 05.80"E
L393	12.33	N63° 28' 54.20"W
L394	16.33	N26° 31' 05.80"E
L395	5.67	S63° 28' 54.20"E
L396	13.67	N26° 31' 05.80"E
L397	5.00	S63° 28' 54.20"E
L398	20.00	N26° 31' 05.80"E
L399	32.06	S63° 28' 54.20"E
L400	59.33	S26° 31' 05.80"W
L401	20.00	N26° 31' 05.80"E
L402	11.00	N63° 28' 54.20"W
L403	14.33	N26° 31' 05.80"E
L404	1.33	S63° 28' 54.20"E
L405	15.33	N26° 31' 05.80"E
L406	3.33	N63° 28' 54.20"W

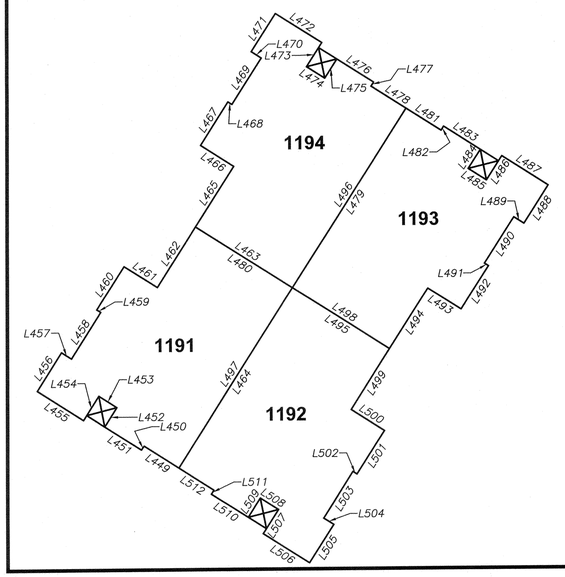
Line Table		
Line #	Length	Direction
L407	12.67	N26° 31' 05.80"E
L408	15.33	S63° 28' 54.20"E
L409	8.00	S26° 31' 05.80"W
L410	6.00	S63° 28' 54.20"E
L411	6.33	N26° 31' 05.80"E
L412	12.17	S63° 28' 54.20"E
L413	1.33	S26° 31' 05.80"W
L414	11.56	S63° 28' 54.20"E
L415	59.33	S26° 31' 05.80"W
L416	32.06	N63° 28' 54.20"W
L417	11.56	S63° 28' 54.20"E
L418	1.33	N26° 31' 05.80"E
L419	12.17	S63° 28' 54.20"E
L420	6.33	S26° 31' 05.80"W
L421	6.00	S63° 28' 54.20"E
L422	8.00	N26° 31' 05.80"E
L423	15.33	S63° 28' 54.20"E
L424	12.67	S26° 31' 05.80"W
L425	3.33	N63° 28' 54.20"W
L426	15.33	S26° 31' 05.80"W
L427	1.33	S63° 28' 54.20"E
L428	14.33	S26° 31' 05.80"W

Line Table		
Line #	Length	Direction
L429	11.00	N63° 28' 54.20"W
L430	20.00	S26° 31' 05.80"W
L431	32.06	N63° 28' 54.20"W
L432	59.33	N26° 31' 05.80"E
L433	59.33	N26° 31' 05.80"E
L434	32.06	S63° 28' 54.20"E
L435	20.00	S26° 31' 05.80"W
L436	11.00	S63° 28' 54.20"E
L437	14.33	S26° 31' 05.80"W
L438	1.33	N63° 28' 54.20"W
L439	15.33	S26° 31' 05.80"W
L440	3.33	S63° 28' 54.20"E
L441	12.67	S26° 31' 05.80"W
L442	15.33	N63° 28' 54.20"W
L443	8.00	N26° 31' 05.80"E
L444	6.00	N63° 28' 54.20"W
L445	6.33	S26° 31' 05.80"W
L446	12.17	N63° 28' 54.20"W
L447	1.33	N26° 31' 05.80"E
L448	11.56	N63° 28' 54.20"W



Line Table		
Line #	Length	Direction
L577	11.56	N52° 48' 29.93"W
L578	1.33	S37° 11' 30.07"W
L579	12.17	N52° 48' 29.93"W
L580	6.33	N37° 11' 30.07"E
L581	6.00	N52° 48' 29.93"W
L582	8.00	S37° 11' 30.07"W
L583	15.33	N52° 48' 29.93"W
L584	12.67	N37° 11' 30.07"E
L585	3.33	S52° 48' 29.93"E
L586	15.33	N37° 11' 30.07"E
L587	1.33	N52° 48' 29.93"W
L588	14.33	N37° 11' 30.07"E
L589	11.00	S52° 48' 29.93"E
L590	20.00	N37° 11' 30.07"E
L591	32.06	S52° 48' 29.93"E
L592	59.33	S37° 11' 30.07"W
L593	20.00	N37° 11' 30.07"E
L594	11.00	N52° 48' 29.93"W
L595	14.33	N37° 11' 30.07"E
L596	1.33	S52° 48' 29.93"E
L597	15.33	N37° 11' 30.07"E
L598	3.33	N52° 48' 29.93"W

Line Table		
Line #	Length	Direction
L599	12.67	N37° 11' 30.07"E
L600	15.33	S52° 48' 29.93"E
L601	8.00	S37° 11' 30.07"W
L602	6.00	S52° 48' 29.93"E
L603	6.33	N37° 11' 30.07"E
L604	12.17	S52° 48' 29.93"E
L605	1.33	S37° 11' 30.07"W
L606	11.56	S52° 48' 29.93"E
L607	59.33	S37° 11' 30.07"W
L608	32.06	N52° 48' 29.93"W
L609	11.56	S52° 48' 29.93"E
L610	1.33	N37° 11' 30.07"E
L611	12.17	S52° 48' 29.93"E
L612	6.33	S37° 11' 30.07"W
L613	6.00	S52° 48' 29.93"E
L614	8.00	N37° 11' 30.07"E
L615	15.33	S52° 48' 29.93"E
L616	12.67	S37° 11' 30.07"W
L617	3.33	N52° 48' 29.93"W
L618	15.33	S37° 11' 30.07"W
L619	1.33	S52° 48' 29.93"E
L620	14.33	S37° 11' 30.07"W



Line Table		
Line #	Length	Direction
L449	11.56	N57° 33' 42.66"W
L450	1.33	S32° 26' 17.34"W
L451	12.17	N57° 33' 42.66"W
L452	6.33	N32° 26' 17.34"E
L453	6.00	N57° 33' 42.66"W
L454	8.00	S32° 26' 17.34"W
L455	15.33	N57° 33' 42.66"W
L456	12.67	N32° 26' 17.34"E
L457	3.33	S57° 33' 42.66"E
L458	15.33	N32° 26' 17.34"E
L459	1.33	N57° 33' 42.66"W
L460	14.33	N32° 26' 17.34"E
L461	11.00	S57° 33' 42.66"E
L462	20.00	N32° 26' 17.34"E
L463	32.06	S57° 33' 42.66"E
L464	59.33	S32° 26' 17.34"W
L465	20.00	N32° 26' 17.34"E
L466	11.00	N57° 33' 42.66"W
L467	14.33	N32° 26' 17.34"E
L468	1.33	S57° 33' 42.66"E
L469	15.33	N32° 26' 17.34"E
L470	3.33	N57° 33' 42.66"W

Line Table		
Line #	Length	Direction
L471	12.67	N32° 26' 17.34"E
L472	15.33	S57° 33' 42.66"E
L473	8.00	S32° 26' 17.34"W
L474	6.00	S57° 33' 42.66"E
L475	6.33	N32° 26' 17.34"E
L476	12.17	S57° 33' 42.66"E
L477	1.33	S32° 26' 17.34"W
L478	11.56	S57° 33' 42.66"E
L479	59.33	S32° 26' 17.34"W
L480	32.06	N57° 33' 42.66"W
L481	11.56	S57° 33' 42.66"E
L482	1.33	N32° 26' 17.34"E
L483	12.17	S57° 33' 42.66"E
L484	6.33	S32° 26' 17.34"W
L485	6.00	S57° 33' 42.66"E
L486	8.00	N32° 26' 17.34"E
L487	15.33	S57° 33' 42.66"E
L488	12.67	S32° 26' 17.34"W
L489	3.33	N57° 33' 42.66"W
L490	15.33	S32° 26' 17.34"W
L491	1.33	S57° 33' 42.66"E
L492	14.33	S32° 26' 17.34"W

Line Table		
Line #	Length	Direction
L493	11.00	N57° 33' 42.66"W
L494	20.00	S32° 26' 17.34"W
L495	32.06	N57° 33' 42.66"W
L496	59.33	N32° 26' 17.34"E
L497	59.33	N32° 26' 17.34"E
L498	32.06	S57° 33' 42.66"E
L499	20.00	S32° 26' 17.34"W
L500	11.00	S57° 33' 42.66"E
L501	14.33	S32° 26' 17.34"W
L502	1.33	N57° 33' 42.66"W
L503	15.33	S32° 26' 17.34"W
L504	3.33	S57° 33' 42.66"E
L505	12.67	S32° 26' 17.34"W
L506	15.33	N57° 33' 42.66"W
L507	8.00	N32° 26' 17.34"E
L508	6.00	N57° 33' 42.66"W
L509	6.33	S32° 26' 17.34"W
L510	12.17	N57° 33' 42.66"W
L511	1.33	N32° 26' 17.34"E
L512	11.56	N57° 33' 42.66"W

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
397	17

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Sheet 3 of 3

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Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

KNOW ALL MEN BY THESE PRESENTS; THAT JOHN & SUSAN BOWSER, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, JOHN & SUSAN BOWSER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, 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 JOHN & SUSAN BOWSER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 27TH DAY OF July 20 20.

ATTEST:

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JOHN & SUSAN BOWSER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 27 DAY OF July 20 20.

MY COMMISSION EXPIRES THE 10 DAY OF Dec. 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
BETHANY S ROUILLARD - Notary Public
Mercer County
My Commission Expires Dec 10, 2023
Commission Number 1295109

KNOW ALL MEN BY THESE PRESENTS; THAT JEFFREY & TRACEY KNOX, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, JEFFREY & TRACEY KNOX, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, 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 JEFFREY & TRACEY KNOX, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 24TH DAY OF July 20 20.

ATTEST:

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JEFFREY & TRACEY KNOX AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 24 DAY OF July 20 20.

MY COMMISSION EXPIRES THE 10 DAY OF Dec. 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
BETHANY S ROUILLARD - Notary Public
Mercer County
My Commission Expires Dec 10, 2023
Commission Number 1295109

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

REVIEWED/APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MERCER, THIS 17TH DAY OF August, 20 21.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

7/22/2020
DATE

REG. NO. SU075509

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Aug. 2021.

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 397 PAGE 18.

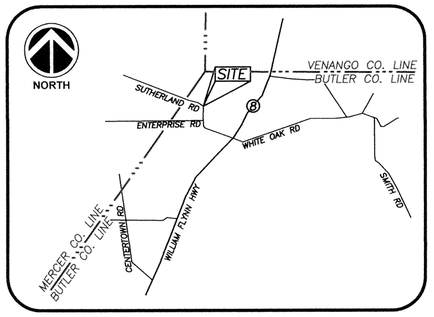
GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF August 2021.

RECORDER

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

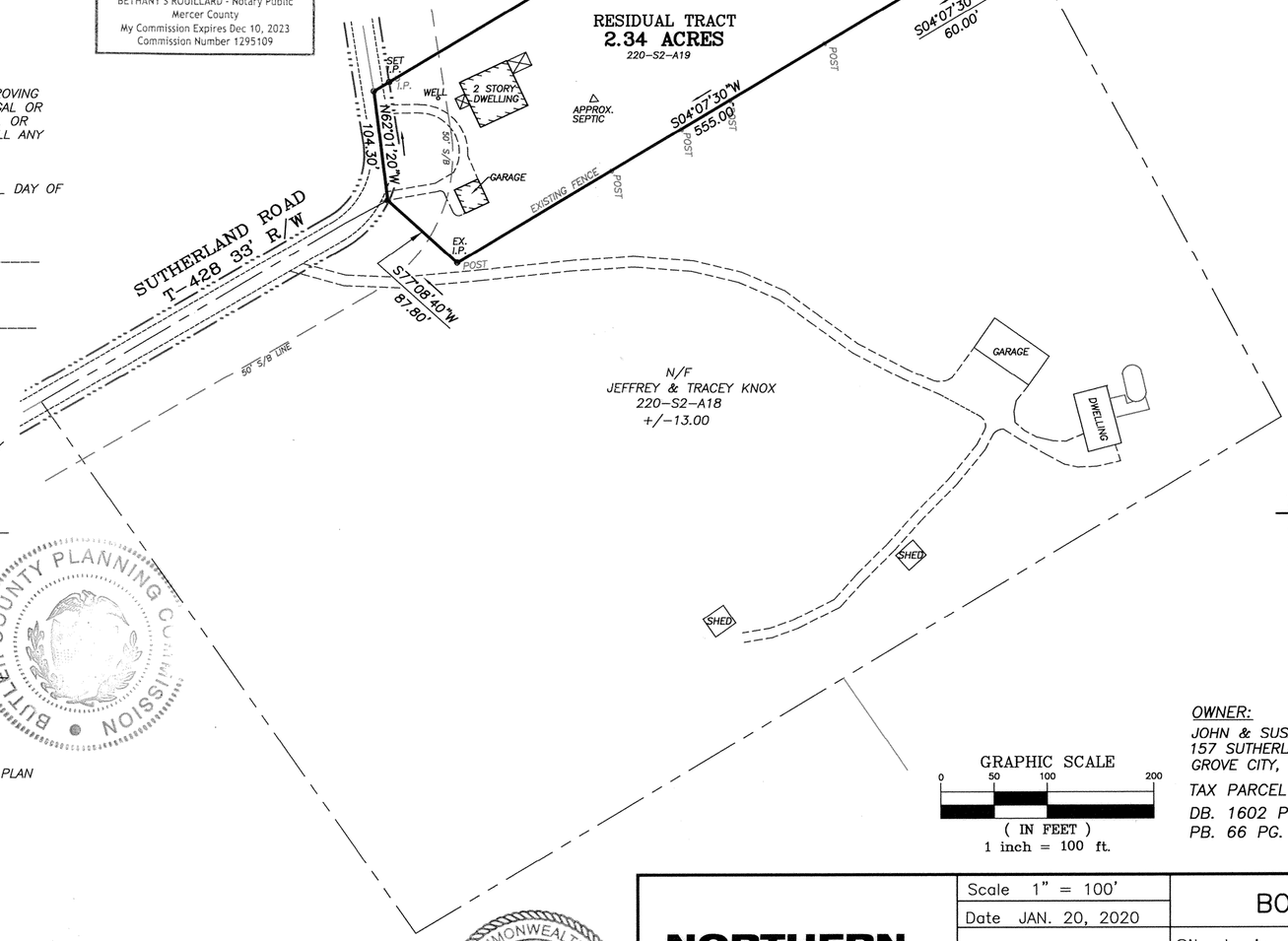
RECORDER OF DEEDS
BUTLER COUNTY, PA

PLAN BOOK	PAGE
397	18



VICINITY MAP

NOT TO SCALE



Instr: 202108190023806
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
8/19/2021 1:16 PM
T202100171140

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 220-S2-A19 (N/F BOWSER) AND BECOME PART OF ADJOINING PARCEL 220-S2-A18 (N/F KNOX)

TOTAL PLAN AREA =	+/-17.34 ACRES
RESIDUAL TRACT	2.34 ACRES
PARCEL "A"	2.00 ACRES
KNOX (220-S2-A18)	+/-13.00 ACRES

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

OWNER:
JOHN & SUSAN BOWSER
157 SUTHERLAND RD.
GROVE CITY, PA 16127
TAX PARCEL #220-S2-A19
DB. 1602 PG. 134
PB. 66 PG. 6

OWNER:
JEFFREY & TRACEY KNOX
155 SUTHERLAND RD.
GROVE CITY, PA 16127
TAX PARCEL #220-S2-A18
DB. 1602 PG. 134
PB. 66 PG. 6

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

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 100'
Date JAN. 20, 2020
Job No. 3039

BOWSER SUBDIVISION

Situate in Mercer Township
Butler County, Pa.

Prepared For
JOHN BOWSER

Sheet No. 1 of 1

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PROPERTY OF JAMES A. BARTOS (PARCEL ID NO. 180-4F104-2J-0000), PROPERTY OF NEWMAN PROPERTIES, LLC (PARCEL ID NO. 180-4F104-1C-0000) AND TWO (2) PROPERTIES OF MICHAEL NEWMAN (180-4F102-24AA-0000) & (180-4F102-24H-0000) INTO ONE TRACT OF LAND, PARCEL 1.

2. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD AND HIGHWAY PLANS OF RECORD.

3. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

4. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83.

5. CONTOURS SHOWN HEREON ARE TAKEN FROM LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE. VERTICAL CONTROL IS NAVD 88.

6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0370D, BEARING AN EFFECTIVE DATE OF 08/02/2018. ZONE X, OTHER AREAS DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THE RIGHT-OF-WAY LINES SHOWN HEREON FOR PENNSYLVANIA STATE ROUTES 0019 AND 0079 ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 11-0 OFFICE FOR ROUTE 1021, SECTION NO. 1, PAGES 1, 2, 14, 15, 21, & 23 OF 70.

8. BUTLER COUNTY BLOCK & LOT NO. 180-4F104-2J-0000 IS COMPRISED OF MULTIPLE REMNANT TRACTS OF LAND PER THE CONSTRUCTION OF INTERSTATE 0079. NOT ALL OF THESE TRACTS ARE BEING CONSOLIDATED HEREON. OTHER SLIVER TRACTS OF THIS PARCEL REMAIN AND ARE NOT A PART OF THIS CONSOLIDATION PLAN AS SHOWN ON THE SITE INDEX MAP.

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE MU ZONING DISTRICT

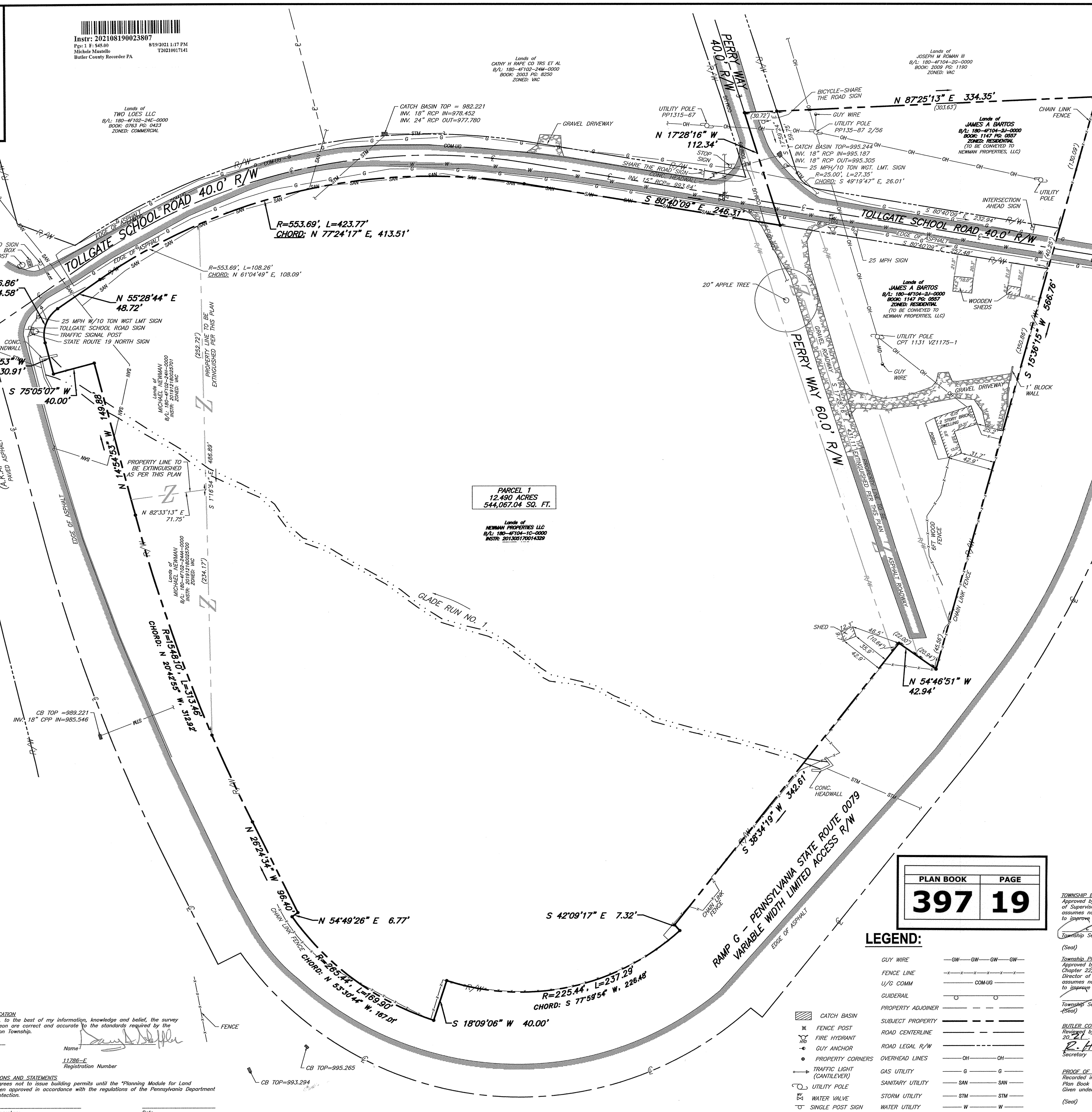
ZONING DISTRICT:	(MU, MIXED USE)
MAX. BUILDING HEIGHT:	35 FEET - (OR 2 1/2 STORIES)
MIN. LOT AREA:	65,340 SQUARE FEET
MAX. LOT COVERAGE	50%
MIN. LOT WIDTH:	250 FEET
MIN. FRONT YARD:	40 FEET, AND 15 FEET FROM COMMERCIAL SERVICE STREETS
MIN. SIDE YARD:	30 FEET; ACCESSORY: 15 FEET
MIN. REAR YARD:	50 FEET; ACCESSORY 15 FEET

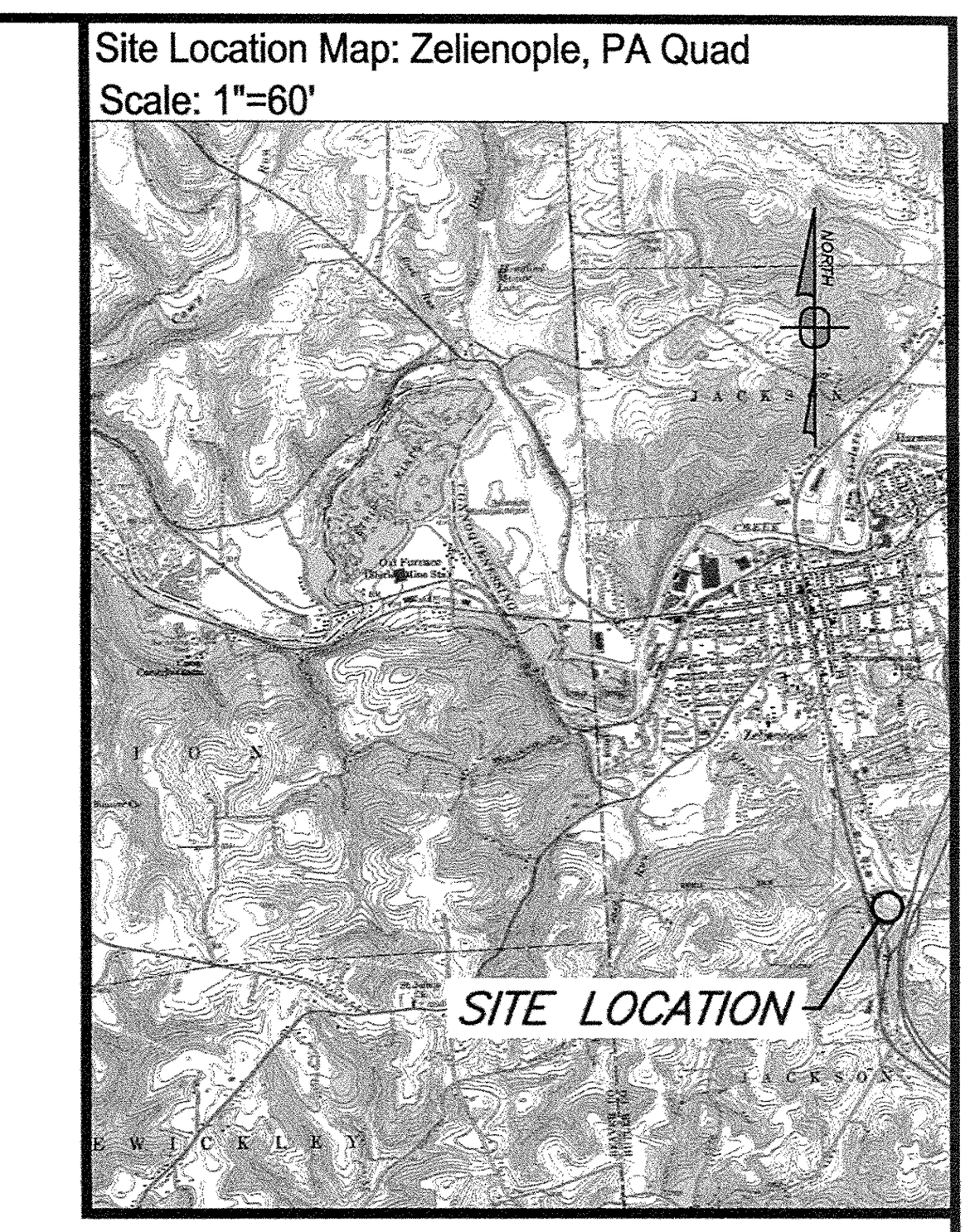
Instr: 202108190023807
Pgs: 1 F: $45.00 8/19/2021 1:17 PM
Michele Mustello T20210017141
Butler County Recorder PA

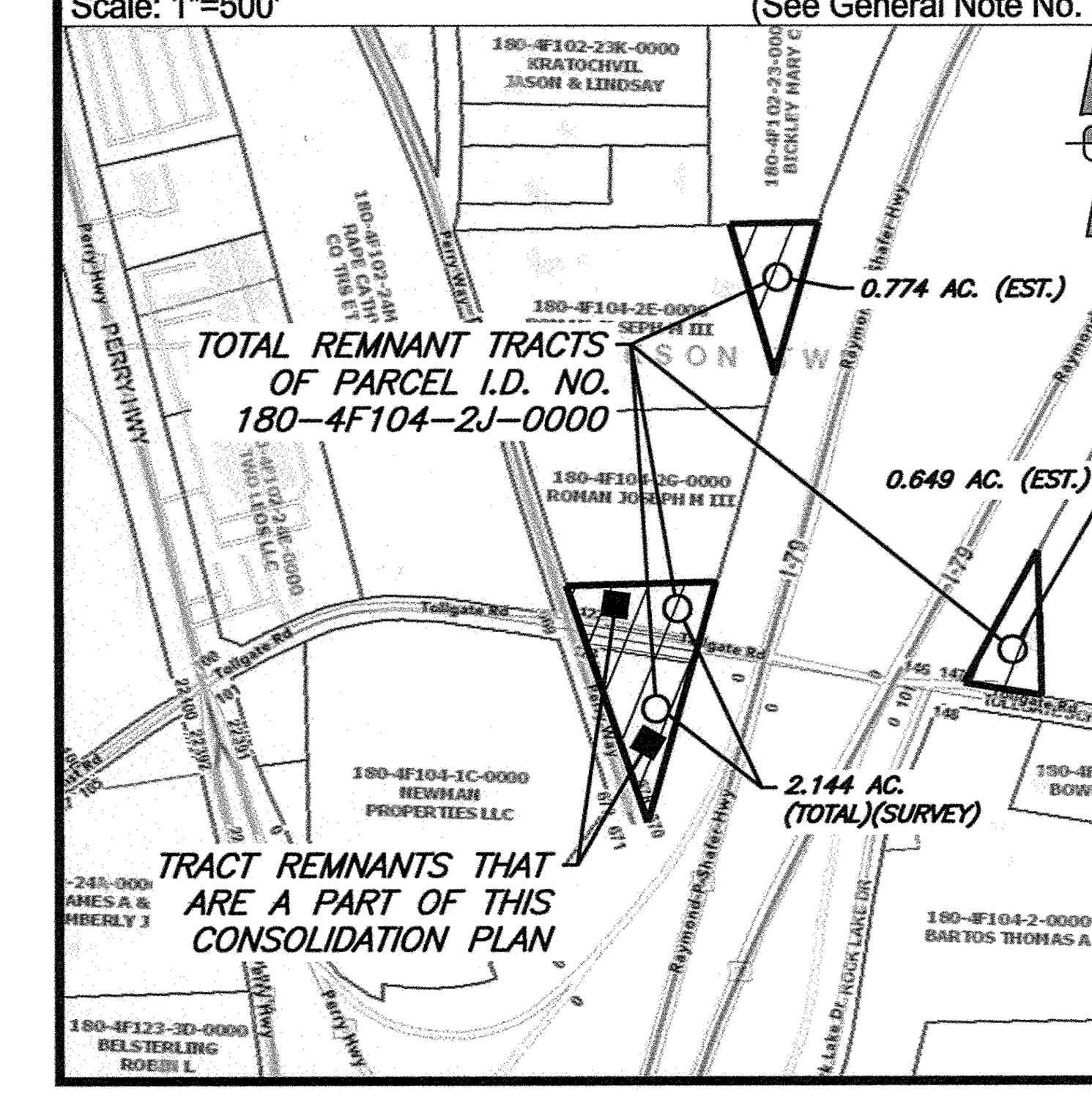
AREA TABULATION:

TOTAL EXISTING AREA:

ORIGINAL PROPERTY PARCEL I.D. NO. 180-4F104-2J-0000	2.144 ACRES - (93,396.90 SQ. FT.)
180-4F102-24H-0000	0.569 ACRES - (24,765.06 SQ FT.)
180-4F102-24AA-0000	0.208 ACRES - (9,065.60 SQ FT.)
180-4F104-1C-0000	9.569 ACRES - (416839.48 SQ FT.)
PORTION OF PROPERTY WITHIN THE RIGHT-OF-WAY OF PERRY WAY RD. & TOLLGATE SCHOOL RD.	0.298 ACRES - (12,967.86 SQ FT.)
PROPOSED PARCELS:	
LOT NO. 1	12.490 ACRES - (544,067.04 SQ. FT.)
TOTAL PROPOSED AREA:	12.490 ACRES - (544,067.04 SQ. FT.)







OWNER'S ADOPTION AND DEDICATION – (JAMES A. BARTOS)
I, James A. Bartos, owner of the land shown on the Newman – Bartos Plan of Consolidation No. 1 hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors, and assigns. IN WITNESS OF WHICH, to this I set my hand and seal this 4th day of August, 2021
ATTEST: Brenda K. Jewell — Notary Public; James A. Bartos — Signature of owner(s)

ACKNOWLEDGMENT OF NOTARY PUBLIC – (JAMES A. BARTOS)
Acknowledgment of individual owner's adoption and dedication.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above–named James A. Bartos, and acknowledged the foregoing adoption and dedication to be his act. Witness my hand and notarial seal this 4th day of August, 2021.
My commission expires the 25th day of March, 2025.
(Seal) Brenda K. Jewell — Notary Public

Commonwealth of Pennsylvania - Notary Seal
Brenda K. Jewell, Notary Public
Butler County
My commission expires March 25, 2025
Commission number 1275609
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND NO MORTGAGE – (JAMES A. BARTOS)
I hereby certify that the title to the property contained in the (Newman – Bartos Plan of Consolidation No.1) is in the name of ______ and is recorded in the deed book volume ______, page ______. I further certify that there is no mortgage, lien, or other encumbrance against this property.
Witness; James A. Bartos — Owner

OWNERS ADOPTION FOR CORPORATION – (NEWMAN PROPERTIES, LLC)
KNOW ALL MEN BY THESE PRESENTS: That NEWMAN PROPERTIES, LLC by virtue of a Resolution of Its Board of Directors, does hereby adopt this Newman – Bartos Plan of Consolidation No. 1 of its property, situated in the Township of Jackson, County of Butler Commonwealth of Pennsylvania, and for diver advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights–of–way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights–of–way and easements by the Township of Jackson, of County of Butler, NEWMAN PROPERTIES, LLC. hereby covenants and agrees to and by these presents do release and forever discharge the Township of Jackson of County of Butler, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon NEWMAN PROPERTIES, LLC. Its successors and assigns end purchasers of lots in this plan.
IN WITNESS WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to attested
Secretary, this ___ day of ___, A.D. 20__
ATTEST: Secretary; President

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION – (NEWMAN PROPERTIES, LLC)
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Michael Newman President (name and title of officer), of the NEWMAN PROPERTIES, LLC, who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.
Witness my hand and notarial seal this 4th day of August, 2021.
My commission expires the 25th day of March, 2025.
(Seal) Brenda K. Jewell — Notary Public

Commonwealth of Pennsylvania - Notary Seal
Brenda K. Jewell, Notary Public
Butler County
My commission expires March 25, 2025
Commission number 1275609
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND NO MORTGAGE – (NEWMAN PROPERTIES, LLC)
I hereby certify that the title to the property contained in the (Newman – Bartos Plan of Consolidation No.1) is in the name of ______ and is recorded in the deed book volume ______, page ______. I further certify that there is no mortgage, lien, or other encumbrance against this property.
Witness; Owner

OWNER'S ADOPTION AND DEDICATION – (MICHAEL NEWMAN)
I, Michael Newman, owner of the land shown on the Newman – Bartos Plan of Consolidation No. 1 hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors, and assigns. IN WITNESS OF WHICH, to this I set my hand and seal this 4th day of August, 2021
ATTEST: Brenda K. Jewell — Notary Public; Signature of owner(s)

ACKNOWLEDGMENT OF NOTARY PUBLIC – (MICHAEL NEWMAN)
Acknowledgment of individual owner's adoption and dedication.
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above–named Michael Newman, and acknowledged the foregoing adoption and dedication to be his act. Witness my hand and notarial seal this 4th day of August, 2021.
My commission expires the 25th day of March, 2025.
(Seal) Brenda K. Jewell — Notary Public

Commonwealth of Pennsylvania - Notary Seal
Brenda K. Jewell, Notary Public
Butler County
My commission expires March 25, 2025
Commission number 1275609
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND NO MORTGAGE – (MICHAEL NEWMAN)
I hereby certify that the title to the property contained in the (Newman – Bartos Plan of Consolidation No.1) is in the name of ______ and is recorded in the deed book volume ______, page ______. I further certify that there is no mortgage, lien, or other encumbrance against this property.
Witness; Owner

SURVEYOR'S CERTIFICATION
I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.
06/30/2021 — Date; Name
(Seal)
11786–E — Registration Number

REQUIRED DECLARATIONS AND STATEMENTS
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.
Township Manager/Secretary; Date

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LEGEND:

CATCH BASIN	
FENCE POST	
FIRE HYDRANT	
GUY ANCHOR	
PROPERTY CORNERS	
TRAFFIC LIGHT (CANTILEVER)	
UTILITY POLE	
WATER VALVE	
SINGLE POST SIGN	
GUY WIRE	—GW—GW—GW—GW—
FENCE LINE	—x—x—x—x—x—x—
U/G COMM	COM-UG
GUIDERAIL	
PROPERTY ADJOINER	
SUBJECT PROPERTY	
ROAD CENTERLINE	
ROAD LEGAL R/W	
OVERHEAD LINES	—OH—OH—
GAS UTILITY	—G—G—
SANITARY UTILITY	—SAN—SAN—
STORM UTILITY	—STM—STM—
WATER UTILITY	—W—W—

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
Approved by the Board of Supervisors of Jackson Township this 23rd day of July 2021. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
Township Secretary; Chairperson
(Seal)

Township Planning Director approval certificate
Approved by the Planning Director of Jackson Township this 23rd day of July, 2021, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
Township Secretary; Planning Director — Nikki Colton
(Seal)

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
Reviewed by the Butler County Planning Commission on this 18TH day of AUG. 2021.
Secretary; Chairperson

PROOF OF RECORDING
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 397, page(s) 19. Given under my hand and seal this 19th day of August, 2021
(Seal) Recorder of Deeds
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

JACKSON TOWNSHIP PLANNING COMMISSION — JACKSON TOWNSHIP BUTLER COUNTY, PA

JACKSON TOWNSHIP BOARD OF SUPERVISORS — JACKSON TOWNSHIP BUTLER COUNTY, PA

NOTARY PUBLIC — RECORDER OF DEEDS BUTLER COUNTY, PA

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

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

NORTH

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

Date:	Revision Description:	By:
--	--	--

Professional Seal

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

120 Tollgate School Rd & 674 Perry Way

Prepared For:
Newman Properties, LLC

Situate In:
Jackson Township, Butler, PA

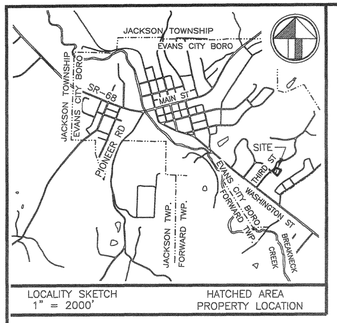
NEWMAN - BARTOS PLAN OF CONSOLIDATION NO. 1

DRAWING SCALE: 1'=50"	DESIGNED BY: AMS
DATE ISSUED: 6-25-2021	REVIEWED BY: GAS
PROJECT JOB#: 4200 Tollgate	FIELD BOOK #: 4200 Tollgate
CADD#: 4200-Newman-Tollgate.dwg	

Newman Properties, LLC
Attn: Mike Newman
308 W. Soloman Ct.
Zelienople, PA 16063
Phone: 724-473-0178

Sheet No.
1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

Instr: 202108200023885
8/20/2021 11:46 AM
Pgs: 1 Fl: $45.00
Michele Mustello
T20210917204
Butler County Recorder PA

EVANS CITY BOROUGH SEAL

BUTLER COUNTY PLANNING COMMISSION SEAL

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

(SECRETARY) (CHAIRMAN)

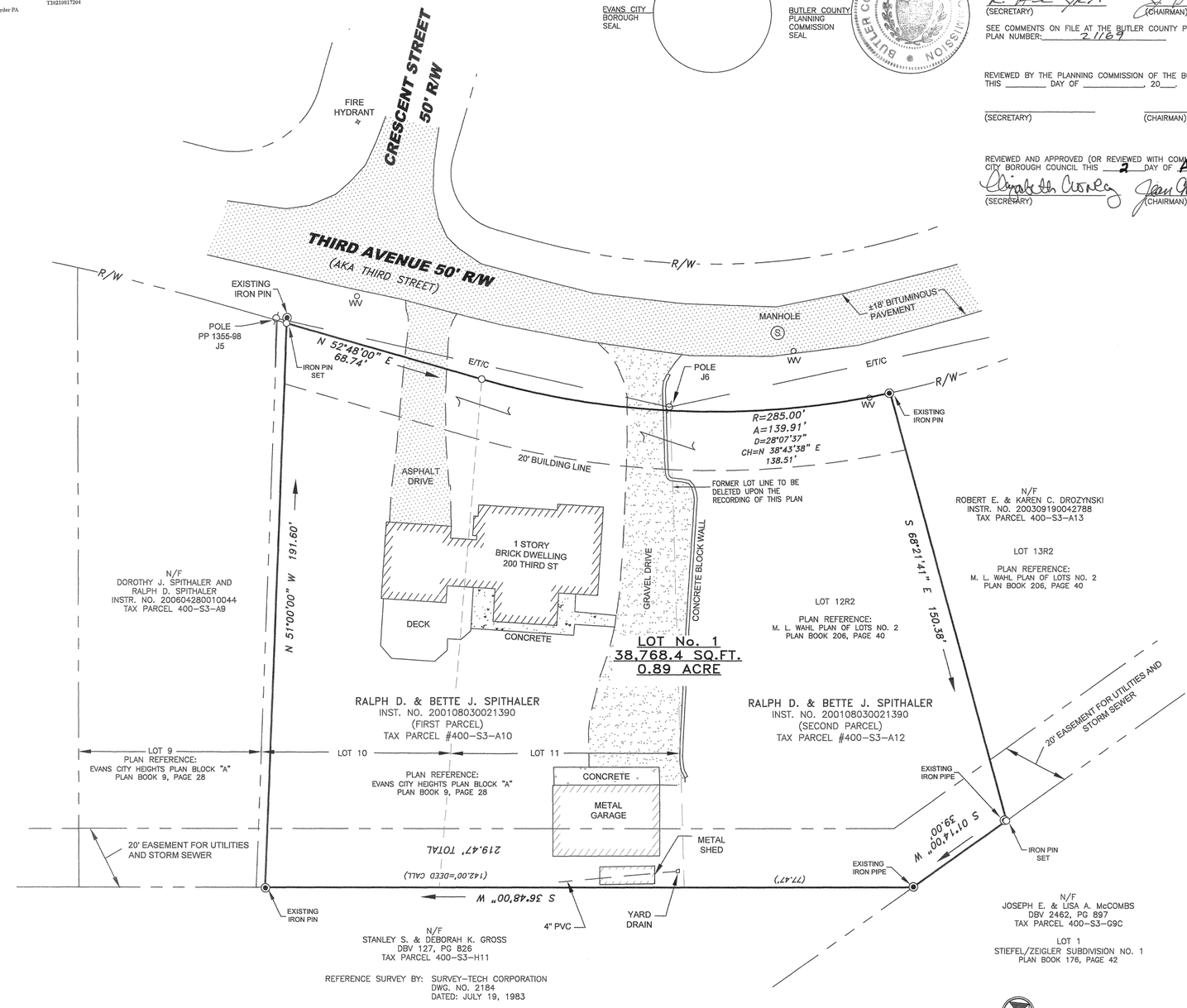
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 2187

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF EVANS CITY THIS _____ DAY OF _____, 20__.

(SECRETARY) (CHAIRMAN)

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE EVANS CITY BOROUGH COUNCIL THIS 2 DAY OF August 2021

(SECRETARY) (CHAIRMAN)



REFERENCE SURVEY BY: SURVEY-TECH CORPORATION
DWG. NO. 2184
DATED: JULY 19, 1983

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RALPH D. & BETTE J. SPITHALER, OF EVANS CITY BOROUGH, 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 EVANS CITY BOROUGH, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND EVANS CITY BOROUGH, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND EVANS CITY BOROUGH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RALPH D. & BETTE J. SPITHALER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 19 DAY OF AUGUST, 2021.

ATTEST:
Lindsey Everett
NOTARY PUBLIC

Ralph D. Spithaler
RALPH D. SPITHALER

Bette J. Spithaler
BETTE J. SPITHALER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RALPH D. & BETTE J. SPITHALER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF August 2021.

MY COMMISSION EXPIRES THE 29 DAY OF June 2023

Lindsey Everett
NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Lindsey Everett, Notary Public
Butler County
My commission expires June 29, 2023
Commission number 1291688
Member, Pennsylvania Association of Notaries

WE, RALPH D. & BETTE J. SPITHALER, OWNERS OF THE RALPH D. SPITHALER CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RALPH D. & BETTE J. SPITHALER, AS RECORDED IN INSTRUMENT NO. 200108030021390, RECORDER OF DEEDS OFFICE.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Lindsey Everett
NOTARY PUBLIC

Ralph D. Spithaler
RALPH D. SPITHALER

Bette J. Spithaler
BETTE J. SPITHALER

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 397 PAGE 20

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF August 2021

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

SEAL:

RECORDER Michele M. Mustello

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PRESENT ZONING REQUIREMENTS

EVANS CITY BOROUGH ZONING ORDINANCE
CHAPTER 195 OF THE EVANS CITY BOROUGH CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT: "R-1" RESIDENTIAL DISTRICT	REQUIRED
MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT YARD:	20 FEET
MINIMUM SIDE YARD:	10 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM LOT COVERAGE:	25%
MAXIMUM HEIGHT:	35 FEET

OFF-STREET PARKING REQUIRED IN ACCORDANCE WITH ARTICLE IX.

NOTES:

(A) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCEL NO. 400-S3-A10 and TAX PARCEL NO. 400-S3-A12 INTO ONE LOT KNOWN AS LOT NO. 1

(B) THESE PROPERTIES ARE PRESENTLY SERVICED BY A PUBLIC WATER SYSTEM AND A PUBLIC SANITARY SEWER SYSTEM OF THE EVANS CITY WATER & SEWER AUTHORITY.

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

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

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

NORTH
0' 20' 40' 60'
SCALE: 1" = 20'

0.89 ACRE = TOTAL ACREAGE
R-1 RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 200 THIRD STREET, EVANS CITY, PA 16033
OWNERS: RALPH D. & BETTE J. SPITHALER, 200 THIRD STREET, EVANS CITY, PA 16033
DEED REFERENCE: INSTR #200108030021390
TAX PARCELS: 400-S3-A10, 400-S3-A12

LOT NO. 1

RALPH D. SPITHALER CONSOLIDATION PLAN

(CONSOLIDATION OF TAX PARCEL NO. 400-S3-A10 and TAX PARCEL NO. 400-S3-A12)

SITUATE: EVANS CITY BOROUGH, BUTLER COUNTY, PA.

DATE: JULY 14, 2021 SCALE: 1" = 20'

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

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU051843-E

REGISTRATION NO. SU-051843-E

REVISIONS:

DRAWN BY: S.M./T.R. CHECKED BY: T.R.

DWG. NO: 5605-2021-SUB

G:\Spithaler-5605-2021\Spithaler-5605-2021-state.DWG – Aug 03, 2021 @ 5:26pm (Lot Line Revision) SPITHALER-5605-2021.CRD

CORPORATE ADOPTION (ADAMS TOWNSHIP)

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

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 8 DAY OF June, 20 21.

GABRIEL'S CREST DEVELOPMENT, LLC.

ATTEST:

Paula K. Rouda — SECRETARY; [signature] (PRESIDENT)

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

GABRIEL'S CREST DEVELOPMENT, LLC.

[signature] (PRESIDENT)

CORPORATION ACKNOWLEDGMENT (ADAMS TOWNSHIP)

ON THIS 8 DAY OF June, 20 21 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY (Butler) AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED (Christopher Kaclik) PRESIDENT OF GABRIEL'S CREST DEVELOPMENT, LLC., WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATIONS AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID GABRIEL'S CREST DEVELOPMENT, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF GABRIEL'S CREST DEVELOPMENT, LLC., IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING .

GABRIEL'S CREST DEVELOPMENT, LLC.

[signature] (PRESIDENT)

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF June, 20 21.

Paula K. Rouda — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 8 DAY OF June, 20 21

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

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GABRIEL'S CREST SUBDIVISION PLAN IS IN THE NAME OF THE GABRIEL'S CREST DEVELOPMENT, LLC. AND IS RECORDED IN INSTRUMENT 202004210007631

Paula K Rouda — WITNESS; [signature] — PRESIDENT

Community Bank MORTGAGEE OF THE PROPERTY CONTAINED IN THE GABRIEL'S CREST RESIDENTIAL SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature] — WITNESS; [signature] Steven W. Diffenderfer, VP Community Bank — NAME, TITLE AND MORTGAGEE

OWNERS ADOPTION (ADAMS TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GREGORY HULL AND SUZANNE HULL, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY, PURPOSES, ALL DRIVES, ROADS , LANDS, RIGHT-OF-WAY. EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, GREGORY HULL AND SUZANNE HULL, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID FROM FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GREGORY HULL AND SUZANNE HULL, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10 DAY OF June, 20 21

ATTEST:

[signature] — WITNESS; [signature] — GREGORY HULL

As to both — WITNESS; [signature] — SUZANNE HULL

[signature] — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David E. McMaster, Notary Public
Butler County
My commission expires February 4, 2025
Commission number 1108884
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 4 DAY OF February, 20 25

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY GREGORY HULL AND SUZANNE HULL

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

[signature] — GREGORY HULL; [signature] — SUZANNE HULL

INDIVIDUAL ACKNOWLEDGEMENT

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 GREGORY HULL AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 20 21

SEAL

[signature] — NOTARY PUBLIC

MY COMMISSION EXPIRES THE 4 DAY OF February, 20 25.

Commonwealth of Pennsylvania - Notary Seal
David E. McMaster, Notary Public
Butler County
My commission expires February 4, 2025
Commission number 1108884
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GREGORY HULL PLAN OF LOTS IS IN THE NAME OF THE GREGORY HULL AND SUZANNE HULL AND IS RECORDED IN INSTRUMENT 201601050000195.

[signature] — SUZANNE HULL; [signature] — GREGORY HULL

Mortgage Electronic Registration Systems Inc., as mortgagee, as nominee for Plaza Home Mortgage Inc., its successors and assigns MORTGAGEE OF THE PROPERTY CONTAINED IN THE GREGORY HULL PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature] — WITNESS — Ivette Napoles; [signature] — NAME, TITLE AND MORTGAGEE — Christina Nuno, Vice President

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND SIGNED ON THIS 23 DAY OF August, 20 21.

[signature] — TOWNSHIP SECRETARY; [signature] — CHAIRPERSON

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVSORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA , AND SIGNED ON THIS 23 DAY OF August, 20 21

[signature] — TOWNSHIP SECRETARY; [signature] — CHAIRPERSON; [signature] — SUPERVISOR; Darryl Brandon — SUPERVISOR

[signature] — SUPERVISOR; SUPERVISOR

RE-APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION RE-APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVSORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, AND SIGNED ON THIS 23 DAY OF August, 20 21.

[signature] — TOWNSHIP SECRETARY; CHAIRPERSON; [signatures]

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

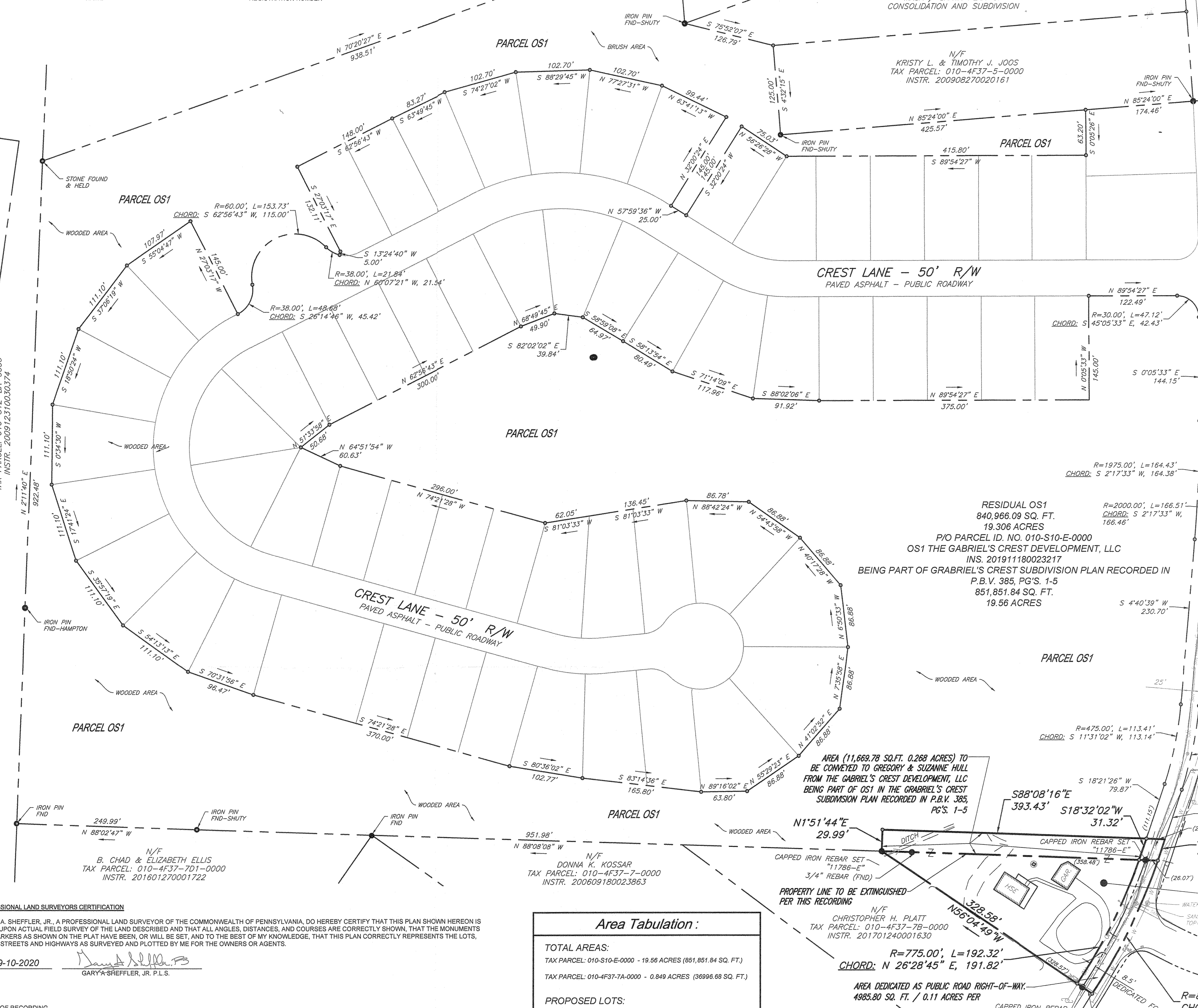
REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 21st DAY OF OCT, A.D. 20 20. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 10/21, A.D. 20 20.

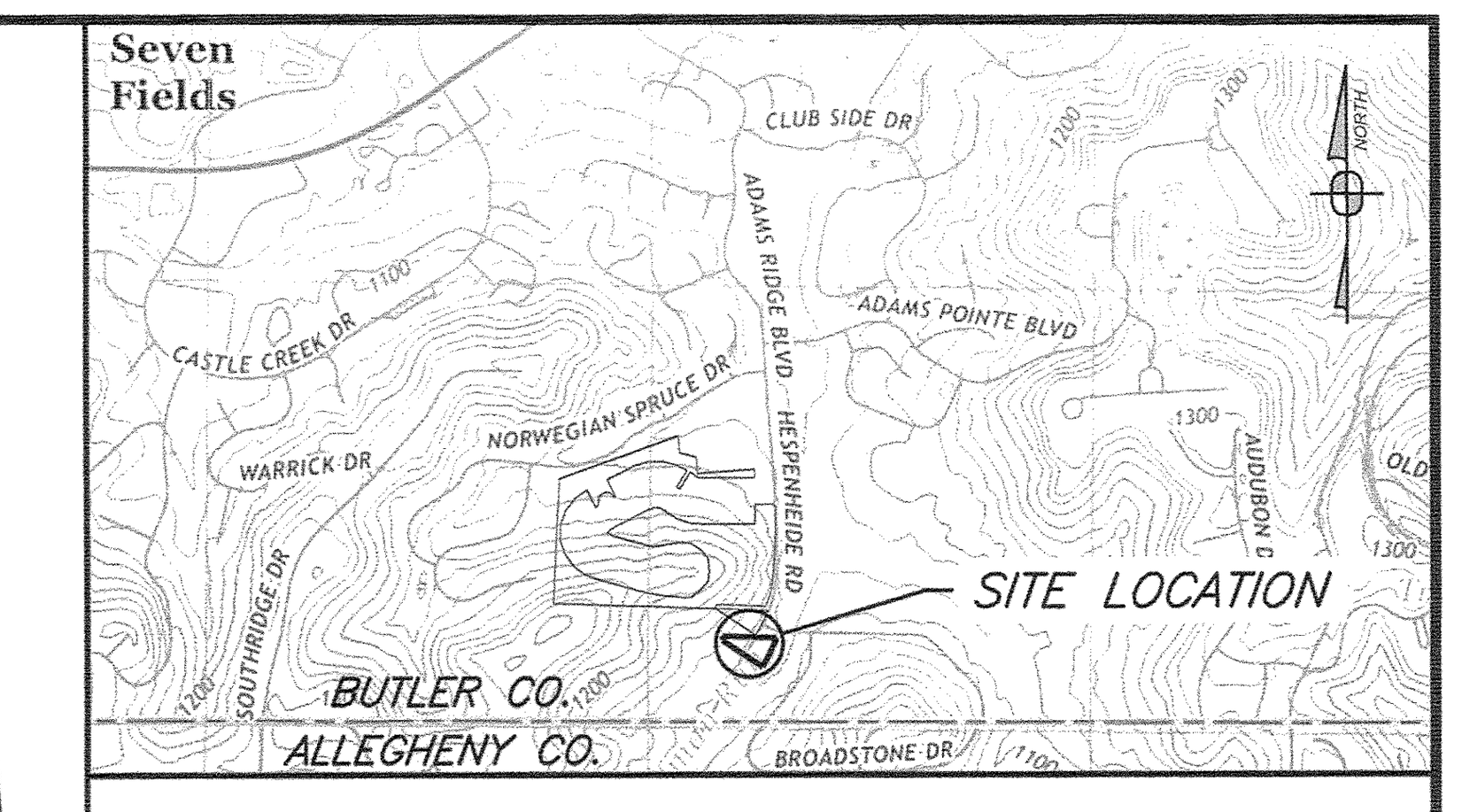
[signature] ~~DIRECTOR~~ SEC.; [signature] — CHAIRPERSON

TOWNSHIP ENGINEER'S CERTIFICATION

I, Ron Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY

08/23/2021 — DATE; [signature] — NAME; 26400 E — REGISTRATION NUMBER





USGS Mapping
Mars, PA Quadrangle

SCALE: 1"= 2000'

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE R3 ZONING DISTRICT (R-3 MULTIFAMILY RESIDENTIAL DISTRICT).

ZONING DISTRICT: R-3 MULTIFAMILY RESIDENTIAL

SINGLE FAMILY DETACHED	SIZE OF LOTS (IN SQ. FT.)			SEPARATE LOTS
	15,000	10,000	6,000	43,560
MIN. LOT WIDTH:	80 FT	60 FT	60 FT	125 FT
MIN. FRONT YARD:	40 FT	20 FT	20 FT	50 FT
MIN. SIDE YARD:	10 FT	10 FT	10 FT	15 FT
MIN. REAR YARD:	25 FT	25 FT	25FT	25 FT

DOUBLE DWELLING LOTS
MIN. LOT AREA: 12,000 SQ. FT
MIN. LOT WIDTH: 60 FT
MIN. FRONT YARD: 20 FT
MIN. SIDE YARD: 10 FT 25 FT (ADJACENT TO STREET)
MIN. REAR YARD: 25 FT

MULTI-FAMILY DWELLING LOTS
MIN. LOT AREA: 40,000 SQ. FT
MIN. LOT WIDTH: 100 FT
PERIMETER BOUNDARY SETBACK: 125 FT
MIN. FRONT YARD: 20 FT
MIN. SIDE YARD: 15 FT 20 FT (ADJACENT TO STREET)

ZONING INFORMATION WAS OBTAINED FROM:

ADAMS TOWNSHIP
ORDINANCE INFO: CHAPTER 192
ZONING, §192-20 R-3M
ZONING MAP: REV. 2-12-18

ZONING OFFICER
ZONING HEARING BOARD
690 VALENCIA ROAD
MARS, PA 16046
PHONE: (724) 625-1827

UTILITY SERVICE INFORMATION:

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA. 15044
CONTACT: GABE WHITE

WATER:
ADAMS TOWNSHIP MUNICIPAL WATER AUTH
690 VALENCIA RD
PO BOX 807
MARS, PA. 16046
CONTACT: MATTHEW CRANMER
EMAIL: mwaat@consolidated.net

ELECTRIC COMPANY:
PENNSYLVANIA POWER CO
730 SOUTH AVE
YOUNGSTOWN, OH. 44502
CONTACT: ERIC POWELL
EMAIL: epowell@firstenergycorp.com

CABLE:
ARMSTRONG
531 PERRY WAY
ZELIENOPLE, PA. 16063
CONTACT: MICHAEL CRATTY
EMAIL: MCratty@agoc.com

GAS:
PEOPLES GAS COMPANY LLC
375 NORTH SHORE DRIVE
PITTSBURGH, PA. 15212
CONTACT: BETH REICHERTER
PHONE: 412-258-4479
EMAIL: Beth.Reicherter@peoples-gas.com

SANITARY SEWER:
BREAKNECK CREEK REGIONAL AUTHORITY
1166 MARS EVANS CITY ROAD
PO BOX 1180
MARS, PA. 16046
CONTACT: MICHAEL DAVIDSON
EMAIL:bcra01@gmail.com

STORM SEWER:
ADAMS TOWNSHIP
690 VALENCIA RD
MARS, PA. 16046
CONTACT: JOHN HOCK
EMAIL: cmathews@adamstwp.org

Instr: 202108240024256
Pgs: 1 F: $45.00 8/24/2021 11:51 AM
Michele Mustello T20210017426
Butler County Recorder PA

PROFESSIONAL LAND SURVEYORS CERTIFICATION

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

9-10-2020 — DATE; [signature] — GARY A. SHEFFLER, JR. P.L.S.

Area Tabulation :

TOTAL AREAS:
TAX PARCEL: 010-S10-E-0000 - 19.56 ACRES (851,851.84 SQ. FT.)
TAX PARCEL: 010-4F37-7A-0000 - 0.849 ACRES (36996.68 SQ. FT.)

PROPOSED LOTS:
RESIDUAL OS1 - 19.306 ACRES (840,966.09 SQ. FT.)
LOT 1 - 1.117 ACRES (48,666.464 SQ. FT.)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 397, PAGE(S) 21
GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF August, 20 21.

[signature] — RECORDER OF DEEDS

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

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

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

RECORDER OF DEEDS — BUTLER COUNTY, PA

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General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 0.268 ACRES FROM THE 19.56 ACRE OPEN SPACE TAX MAP PARCEL NO. 010-S10-E-000 OWNED BY GABRIEL'S CREST DEVELOPMENT, LLC AND CONVEY THIS TO GREGORY & SUZANNE HULL WHO WILL CONSOLIDATE THIS WITH OTHER ADJACENT LANDS OF GREGORY & SUZANNE HULL LOCATED ADJACENT TO CREATE PROPOSED LOT 1 HAVING AN AREA OF 1,117 ACRES.

2. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

3. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

4. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.

5. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 421415 0005 B, BEARING AN EFFECTIVE DATE OF 04/17/1989. ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

LEGEND:

PROPERTY ADJOINER; SUBJECT PROPERTY; PROPERTY EASEMENT; ROAD CENTERLINE; ROAD LEGAL R/W; OVERHEAD LINES; GAS UTILITY; SANITARY UTILITY; STORM UTILITY

CATCH BASIN; FIRE HYDRANT; GAS MARKER; GAS METER; GAS VALVE; GUY ANCHOR; UTILITY POLE

IRON PIN-PIPE; MONUMENT; SANITARY CLEAN OUT; SANITARY MANHOLE; SINGLE POST SIGN; WATER MANHOLE; WATER VALVE

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

POCS SER. #: DESIGN -
DIG -

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

NORTH

Horizontal Scale
0 — 90' — 180'
(Feet)
1 inch = 90 ft.

Date:	Revision Description:	By:
10-05-2020	REVISED PER TWP COMMENTS	DBM

Professional Seal

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

Gregory Hull Plan of Lots

Prepared For:
Gregory & Suzanne Hull

Situate In:
Adams Township, Butler County, PA

Being a Subdivision of consolidated parcel "a", in the masa / santa plan of consolidation / subdivision, recorded in plan book 382, page no. 38.

Gregory Hull
218 Hespenheide Road
Mars, PA 16046
724-487-5297

DRAWING SCALE: AS SHOWN	DESIGNED BY: DBM	Sheet No.
DATE ISSUED: SEPT. 10th, 2020	REVIEWED BY: GAS	1 of 1
PROJECT JOB#: 4081	FIELD BOOK #: 4081	
CADD#: AS SHOWN		

Zoning Information

Current Zoning - C - Commercial, RAL - Residential Agricultural Low Density, with 228 Transition Overlay

Proposed Road ROW Phase 1	3.1383 Acres
Phase 1 Parcel Area	3.5493 Acres
Open Space Area	5.6165 Acres
Future R.O.W.	0.6454 Acres
Future Phase Area	42.5700 Acres
Total Property Area	55.5195 Acres

Existing Zoning

C (Commercial District)

Min Lot Size	21,780 sf
Min Lot Width	100 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	15 feet
Yard Depth Adjacent to Public Road	50 feet

RAL (Residential Agricultural Low Density)

Min Lot Size	43,560 sf
Min Lot Width	100 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	15 feet
Yard Depth Adjacent to Public Road	50 feet

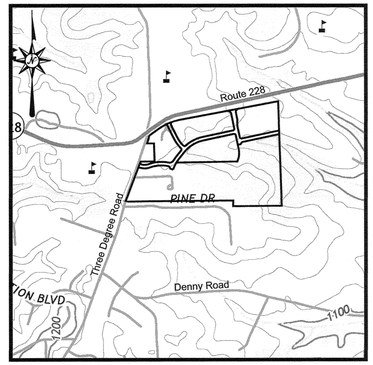
RT 228 - TRANSITION OVERLAY

Min Lot Size	no minimum
Min Lot Width	no minimum

Min Building Setbacks

Building setback from property line parallel with Route 228 right-of-way or arterial connection (feet)	10 feet
Side Yard	20 feet
Rear Setback from access right-of-way	25 feet
Rear Setback from rear Property line	15 feet
Edge of Paved surface to Property line (side and rear)	10 feet
Min. right-of-way with bufferyard (no access road)	40 feet
Maximum Impervisous Coverage	70%

Instr: 202108260024530
Pgs: 3 F: $85.00
Mickele Mustello
Butler County Recorder PA
8/26/2021 1:04 PM
T20210017624



USGS Map
Velencia, Pa.
Scale - 1" = 1000'

GENERAL NOTES:

1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
2. THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
4. THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER #21415 0006 B. EFFECTIVE DATE: APRIL 17, 1989. DESIGNATED ZONE "X" AND EXPLAINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".

Adams Township Board of Supervisors | Adams Township Municipal Engineer | Butler County Planning Commission | Butler County Recorder of Deeds Office

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS CORNERS, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, ADAMS CORNERS, LLC, HEREBY COVENANTS AND AGREE TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIONS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ADAMS CORNERS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.
HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 4 DAY OF August, 2021.

ADAMS CORNERS, LLC

ATTEST: SECRETARY VP — PRESIDENT

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

ADAMS CORNERS, LLC

PRESIDENT

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF Butler }

ON THIS 4 DAY OF August A.D., 2021 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Seth + Robert C Geyer OF ADAMS CORNERS, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID ADAMS CORNERS, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS President + Vice President OF ADAMS CORNERS, LLC, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN, AND PROPER AND RESPECTIVE HANDWRITING.

SECRETARY VP — PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 4 DAY OF August, 2021.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 10 DAY OF June, 2023.

CERTIFICATION OF TITLE

WE, ADAMS CORNERS, LLC OWNERS OF THE ADAMS CORNERS – PHASE 1 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ADAMS CORNERS, LLC, AS RECORDED IN INSTRUMENT #'s 201806290013002, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — PRESIDENT

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 7th DAY July, 2021.

ATTEST: SECRETARY — CHAIRMAN

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 26th DAY OF July, 20 21.

ATTEST: SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE — 26400 E REGISTRATION NUMBER

8/16/2021
DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE — SU-036950-E REGISTRATION NUMBER

7-28-2021
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 18TH DAY OF DEC, 20 18. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 12-19, 20 18.

SECRETARY — CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 397 PAGE(S) 22-23.

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF August, 20 21.

RECORDER OF DEEDS — RECORDER OF DEEDS

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

PLAN BOOK	PAGE
397	22

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

X

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

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Etna Technical Center
35 Wilson Street, Suite 201
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FAX: (412) 781-5904

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

DATE ISSUED	PROJECT STATUS	NO.	DESCRIPTION	DATE
May15, 2021	Not for Construction	REVISIONS 1	Address Municipal Comments	June 28, 2021

DRAWING ORIENTATION

PROJECT TITLE: **Adams Corners - Phase 1**
Plan for Recording

CLIENT ADDRESS: Adams Corners, LLC, 451 Denny Road, Valencia, Pa. 16059

PROJECT LOCATION: Adams Township, Butler County, Pennsylvania

DRAWN BY:	CHECKED BY:
Mal	

CAD FILE: 8512 Phase 1 Rec Plan.dwg

HORZ. SCALE:	VERT. SCALE:
1" = 60'	-

SHEET: 1 OF 2
REC1
PROJECT #: 8512

Match to Sheet REC.1

Match to Sheet REC.1

Parcel B
Geyer
Subdivision No.
1

N/F
Seth W Geyer,
Trustee of
the RKSH
Family Trust
Tax Parcel
#010-3F57-A20B

1125.96'

S89°32'26"W

50' Building Setback

Monument
to be
Set

N0°56'35"W
80.00'

Monument
to be
Set

Parcel C
(Future Phase)
1,355,410 Sq.ft.
31.1159 Acre

Approximate Location R.E. Gas Development, LLC
Road Easement and Right of Way Instrument
#'s 201502090002756 & 201703100005216

N89°03'25"E

856.17'

Detention, Drainage
and Storm Sewer
Easement

Drainage, Wetland
and Conservation
Easement

Parcel OS-1
244,654 Sq.ft.
5.6165 Acre

Detention, Drainage
and Storm Sewer
Easement

Drainage, Wetland
and Conservation
Easement

Wetland
Easement

Holden Drive 50' ROW

10' Utility Easement

25' Building Setback

50' Building Setback

Parcel D
(Future Phase)
254,737 Sq.ft.
5.8480 Acre

N77°56'13"E

434.13'

434.17'

R=25.00'
L=39.26'

Robert William Dr. 50' ROW

N12°02'29"W

213.31'

311.48'

498.37'

R=25.00'
L=39.28'

136.87'

R=44.00'
L=70.19'

88.10'

73.80'

R=30.00'
L=27.32'

N/F
Tammy A Braun
& Sally A Holes
Tax Parcel
#010-3F57-A13/4

N/F
William A &
Margareta
Seebacher
Tax Parcel
#010-3F57-A13

N/F
William A &
Margareta
Seebacher
Tax Parcel
#010-3F57-A13/7

N/F
William A &
Margareta
Seebacher
Tax Parcel
#010-3F57-A13/8

Existing
I Pin

State Route 228 Variable Width R/W

N77°21'15"E

681.72'

N24°13'18"E
6.40'

R=275.00'
L=174.05'

N12°02'29"W
60.41'

Drainage
Easement

N77°57'31"E

R=25.00'
L=39.27'

N12°02'29"W
100.00'

N1°50'15"W
101.61'

N12°02'29"W
95.99'

156.25'
10' Utility Easement
256.25'

25' Building Setback

Zoning "RC"
Rural
Conservation

N/F
Laverne E &
Eva R Cole
Tax Parcel
#010-3F57-A13A

N/F
Charles C &
Mary Beth
Smeton
Tax Parcel
#010-3F57-A13B

N/F
Michael &
Jenifer Fleming
Tax Parcel
#010-3F57-A13B1

Route 228 Transition Overlay

Future ROW
28,113 Sq.ft.
0.6454 Acre

Parcel E
(Future Phase)
244,188 Sq.ft.
5.6058 Acre

N77°57'31"E

527.47'

10' Utility Easement

350.32'

570.48'

1394.59'

682.93'

S89°32'26"W

Lot 3-R
Geyer
Subdivision No.
1

N/F
Seth W Geyer,
Trustee of
the RKSH
Family Trust
Tax Parcel
#010-3F57-A20B

50' Building Setback

50' Building Setback

50' Building Setback

1013.37'

N2°00'31"W

50.78'

413.65'

1477.80'

Monument
to be
Set

Existing
I Pin

Existing
I Pin

Existing
I Pin

Existing
I Pin

N/F
Charles &
Roberta Sciulli
Tax Parcel
#10-3F57-A19E

N/F
Brickyard Park
Holdings, LLC
Tax Parcel
#010-3F57-A19F

N/F
St Barnabas
Land Trust
Tax Parcel
#010-S16-CA

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B SCHMIDT
SURVEYOR
No. SU-049599-E

X

HAMPTON TECHNICAL ASSOCIATES

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Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

REVISIONS NO.	DESCRIPTION	DATE

DATE ISSUED: May 15, 2021

PROJECT STATUS: Not for Construction

DRAWING ORIENTATION

PROJECT TITLE: **Adams Corners - Phase 1**

Plan for Recording

PROJECT LOCATION: Adams Township Butler County, Pennsylvania

CLIENT ADDRESS: Adams Corners, LLC 451 Denny Road Valencia, Pa. 16059

DRAWN BY:	CHECKED BY:
Mal	Mal

CAD FILE: 8512 Phase 1 Rec Plan.dwg

HORZ. SCALE:	VERT. SCALE:
1" = 60'	

SHEET: 2 OF 2

REC.2

PROJECT #: 8512

LIMITED PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE VILLAS AT FOREST OAKS, L.P. DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CENTER AND TOWNSHIP OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHT–OF–WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT–OF–WAY AND EASEMENTS BY THE TOWNSHIPS OF CENTER AND TOWNSHIP OF BUTLER, THE VILLAS AT FOREST OAKS, L.P. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIPS OF CENTER AND TOWNSHIP OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE VILLAS AT FOREST OAKS, L.P. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF June, 20 21.

ATTEST: THE VILLAS AT FOREST OAKS, L.P.

By: William J. Weaver

By: _____

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY THE VILLAS AT FOREST OAKS, L.P. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, AND TOWNSHIP OF BUTLER IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

William J. Weaver
Manager

LIMITED PARTNERSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED William J. Weaver, AS MANAGER OF THE VILLAS AT FOREST OAKS, L.P., WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF June, 20 21.

Jennifer L. Mion
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
NOTARY STAMP
My commission expires October 1, 2022
Commission number 1341482
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 1st DAY OF October, 20 21.

TITLE CLAUSE

WE, THE VILLAS AT FOREST OAKS, L.P., OWNERS OF THE VILLAS AT FOREST OAKS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE VILLAS AT FOREST OAKS, L.P., AS RECORDED IN INSTRUMENT NUMBER 202106030015910 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

William J. Weaver
GENERAL PARTNER

WE, Washington Financial Bank MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OF SUBDIVISION, THE VILLAS AT FOREST OAKS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HEREON.

WITNESS

MORTGAGEE

CENTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 25th DAY February, 2021.

ATTEST:

SECRETARY

CHAIRMAN

APPROVAL BY TOWNSHIP OF CENTER

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA ON THIS 17th DAY OF August, 2021.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

SUPERVISOR

SUPERVISOR

SUPERVISOR

CENTER TOWNSHIP ENGINEER'S APPROVAL

I, David M. Hearn, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF CENTER, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE CENTER TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

SIGNATURE

PE085175
REGISTRATION NUMBER

8/25/2021
DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

SIGNATURE

SU-036950-E
REGISTRATION NUMBER

5-11-2021
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULTI–LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 20TH DAY OF JAN, 20 21. LETTER TO CENTER TOWNSHIP BOARD OF SUPERVISORS DATED 1-22, 20 21.

SECRETARY

CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 397 PAGE(S) 24-25.

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF August, 20 21

RECORDER OF DEEDS

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

Center Township Board of Supervisors	Center Township Municipal Engineer	Butler Township Board of Supervisors	Butler Township Municipal Engineer	Butler County Planning Commission	Butler County Recorder of Deeds Office

BUTLER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 2nd DAY March, 20 21.

ATTEST:

SECRETARY

CHAIRMAN

APPROVAL BY TOWNSHIP OF BUTLER

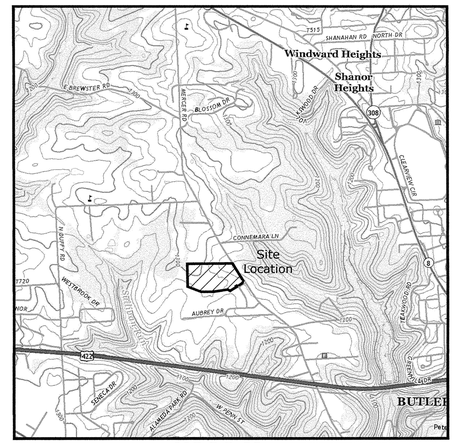
THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF BUTLER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS,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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA ON THIS 23 DAY OF AUGUST, 20 21.

ATTEST:

SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS



Instr: 202108260024555
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Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
T20210017636

Zoning Information

	Center Township R-2/RRO	Butler Township R-2	Proposed Use Condominium
Permitted Use	Multi-Family	Multi-Family	84 Multi-Family Units
Min. Lot Area	0.5 acres	20,000 sq.ft.	N/A
Min. Front Yard Setback	35' FT	25'	35' FT (Center Twp.) 25' FT (Butler Twp.)
Min. Side Yard Setback	15' FT	20' FT	20' FT
Min. Rear Yard Setback	35' FT	25' FT	35' FT
Min. Lot Frontage	80' FT	100' FT	N/A
Unit Density	8 unit/Acre	1 unit / 4,000 sq.ft.	3.5 units / Acre
Max. Lot Coverage	30%	25%	Lot Coverage 5.37 acres = (22.5%)
Existing Slopes above 10%		(17.3 acres) 28.5%	

Zoning Information

Center Township - R-2 Multi-Family Residential District

Butler Township - R-2 Multi-Family Residential District

Parcel A	=	8.4091 Acres
Parcel B	=	5.4751 Acres
Parcel C	=	6.7225 Acres
Proposed ROW	=	3.2990 Acres
Ex. Road ROW	=	0.3282 Acres
Total Property Area	=	24.2339 Acres

Proposed Units

Center Twp.	52 Units
Butler Twp.	32 Units
	Total 84 Units

Owner/Developer

Villas at Forest Oaks, LP
361 Mars Valencia Road
P.O. Box 449
Mars, Pennsylvania 16046
(724) 609-5261

PLAN BOOK	PAGE
397	24

General Notes

1. All construction shall be in accordance with the Center Township Municipal Standards, Butler County Conservation District, Pennsylvania Department of Environmental Protection and all other applicable ordinances, rules and regulations.
2. This development is to be connected to Butler Area Sewer Authority for sanitary sewers service.
3. This development is to be connected to Penn American for water service.
4. All Conservation, Drainage and Private Storm Sewer Easements will be maintained by the Homeowners Association.
5. All Open Space Areas shall be owned and maintained by the Condominuim Association.
6. Plans are subject to any and all existing legal right–of–ways and easements of record.
7. All deeds or plan bearings and coordinates have been rotated and converted to PA State Plane Coordinate System South Zone, North American Datum of 1983.
8. Topographic mapping is based on GIS topographic mapping from the Pennsylvania Spatial Data Access (PASDA) Website. The vertical datum is North American Vertical Datum of 1988 (NAVD88).
9. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
10. This site is not within a designated floodplain as determined from the flood insurance study for the Township of Center, Butler County, Pennsylvania. see F.E.M.A. Flood Insurance Rate Map Community Panel Number 421417 0295 D. effective date: Aug. 2, 2018.
11. This site is not within a designated floodplain as determined from the flood insurance study for the Township of Butler, Butler County, Pennsylvania. see F.E.M.A. Flood Insurance Rate Map Community Panel Number 421138 0295 D. effective date: Aug. 2, 2018.

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

X

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

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

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

DATE ISSUED: January 13, 2021
PROJECT STATUS: FOR CONSTRUCTION
REVISIONS:

NO.	DESCRIPTION	DATE
1	Address Municipal Comments	Feb. 5, 2021
2	Address B.A.S.A. Comments	March 1, 2021
3	Address Municipal Comments	March 5, 2021
4	Address B.A.S.A. Comments	April 5, 2021
5	Address B.A.S.A. Comments	April 21, 2021
6	Address B.A.S.A. Comments	May 6, 2021
7	Adjust Inm Basement Elevations	May 11, 2021

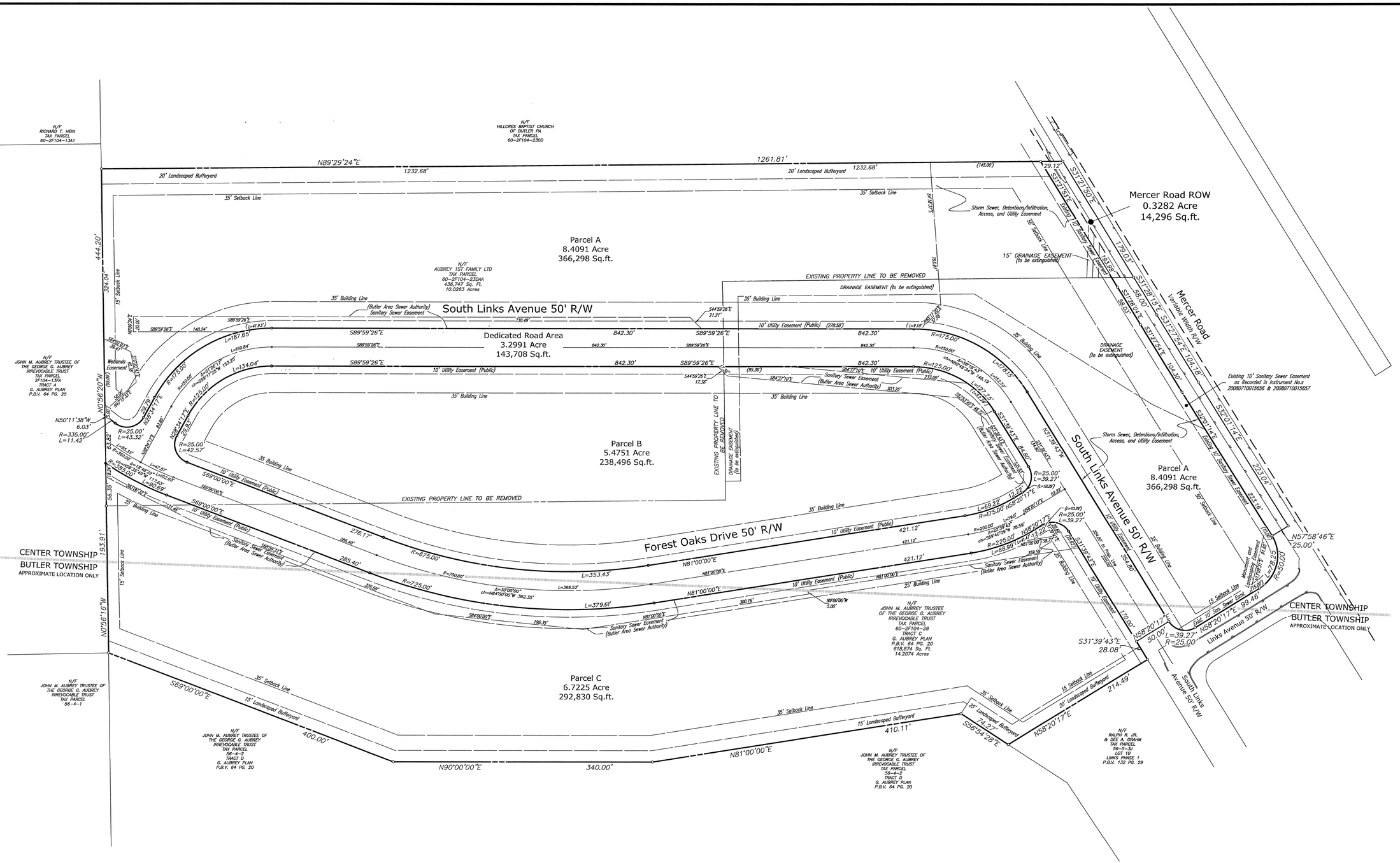
DRAWING ORIENTATION

CLIENT / ADDRESS:
The Villas at Forest Oaks, LP
361 Mars Valencia Road, P.O. Box 449 Mars, Pa. 16046

PROJECT TITLE:
The Villas at Forest Oaks
Plan for Recording

PROJECT LOCATION:
Center Township & Butler Township
Butler County, Pennsylvania

DRAWN BY:	CHECKED BY:
Mal	
CAD FILE: 13504 Const.dwg	
HORZ. SCALE:	VERT. SCALE:
SHEET: — OF	
REC.1	
PROJECT #: 13504	



PLAN BOOK	PAGE
397	25

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF PENNSYLVANIA
Registered PROFESSIONAL
MARK B SCHMIDT
LAND SURVEYOR

X

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

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35 Wilson Street, Suite 201
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PHONE: (412) 781-9660
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☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED: January 13, 2021
PROJECT STATUS: FOR CONSTRUCTION
REVISIONS:

NO.	DESCRIPTION	DATE
1	Address Municipal Comments	Feb. 10, 2021
2	Address Municipal Comments	March 1, 2021
3	Address Municipal Comments	March 5, 2021
4	Address B.A.S.A. Comments	April 5, 2021
5	Address B.A.S.A. Comments	April 21, 2021
6	Address B.A.S.A. Comments	May 3, 2021
7	Adjust min Basement Elevations	May 11, 2021

DRAWING ORIENTATION

PROJECT TITLE:
The Villas at Forest Oaks
Overall Plan for Recording

PROJECT LOCATION:
Center Township & Butler Township
Butler County, Pennsylvania

CLIENT ADDRESS:
The Villas at Forest Oaks, LP
381 Mars Valencia Road, P.O. Box 449 Mars, Pa. 16046

DRAWN BY:	CHECKED BY:
Mal	
CAD FILE:	13504 Const.dwg
HORZ. SCALE:	VERT. SCALE:
1" = 60'	
SHEET:	— OF
REC.2	
PROJECT #:	13504

Instr: 202108260024584
Pgs: 1 $: 545.00 8/26/2021 4:19 PM
Michele Mustello T20210017664
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT WE JOHN E. & TIFFANY L. EPPINGER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HERBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC 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 OR TOWNSHIP OF MUDDY CREEK, WE JOHN E. & TIFFANY L. EPPINGER HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JOHN E. & TIFFANY L. EPPINGER MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF August, 2021.

ATTEST:

Stephanie VanTine — John E. Eppinger
NOTARY PUBLIC — OWNER
MY COMMISION EXPIRES:

Tiffany L. Eppinger
OWNER

Commonwealth of Pennsylvania - Notary Seal
Stephanie VanTine, Notary Public
Butler County
My commission expires March 3, 2024
Commission number 1296157
Member, Pennsylvania Association of Notaries

WE, JOHN E. & TIFFANY L. EPPINGER, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOILD UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY , COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

John E. Eppinger
OWNER

Tiffany L. Eppinger
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JOHN E. & TIFFANY L. EPPINGER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 24th OF August, 2021.

Stephanie VanTine
NOTARY PUBLIC

MY COMMISION EXPIRES:
SEAL

Commonwealth of Pennsylvania - Notary Seal
Stephanie VanTine, Notary Public
Butler County
My commission expires March 3, 2024
Commission number 1296157
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE–NO MORTGAGE

WE, JOHN E. & TIFFANY L. EPPINGER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF JOHN E. & TIFFANY L. EPPINGER AND ARE RECORDED IN INSTRUMENT NO. 201104190009569
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — John E. Eppinger, OWNER — Tiffany L. Eppinger, OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT WE KEITH E. & HALLIE M. MIKES OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HERBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC 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 OR TOWNSHIP OF MUDDY CREEK, WE KEITH E. & HALLIE M. MIKES HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON KEITH E. & HALLIE M. MIKES MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF August, 2021.

ATTEST:

Stephanie VanTine — Hallie M. Mikes, OWNER
NOTARY PUBLIC — Keith E. Mikes, OWNER
MY COMMISION EXPIRES:

Commonwealth of Pennsylvania - Notary Seal
Stephanie VanTine, Notary Public
Butler County
My commission expires March 3, 2024
Commission number 1296157
Member, Pennsylvania Association of Notaries

WE, KEITH E. & HALLIE M. MIKES FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOILD UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY , COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

Hallie M. Mikes, OWNER
Keith E. Mikes, OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED KEITH E. & HALLIE M. MIKES, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 24th OF August, 2021.

Stephanie VanTine
NOTARY PUBLIC

MY COMMISION EXPIRES:
SEAL

Commonwealth of Pennsylvania - Notary Seal
Stephanie VanTine, Notary Public
Butler County
My commission expires March 3, 2024
Commission number 1296157
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE–NO MORTGAGE

WE, KEITH E. & HALLIE M. MIKES, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF KEITH E. & HALLIE M. MIKES AND ARE RECORDED IN INSTRUMENT NO. 201812260025988
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — Hallie M. Mikes, OWNER — Keith E. Mikes, OWNER

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 10th DAY OF December, 2020.

ATTEST:

SECRETARY — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 26 DAY OF Aug., 2021

ATTEST:

SECRETARY, BOARD OF SUPERVISORS — CHAIRMAN, BOARD OF SUPERVISORS

Creek Township Board of Supervisors Official Seal Butler County, PA

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

SEAL

8/23/21
DATE

JEFFREY A. SHUTY
REG. NO. SU075509

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF JAN. 20 21

SEC. — DIRECTOR CHAIRMAN

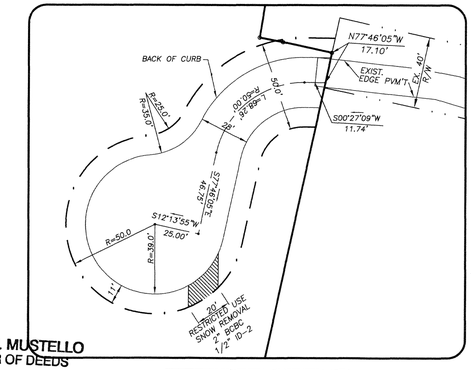
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 202108260024584 Plan Book 397 Pg 26

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF August, A.D. 20 21

RECORDER

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



CUL-DE-SAC DETAIL
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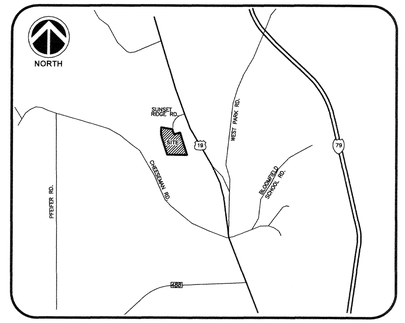
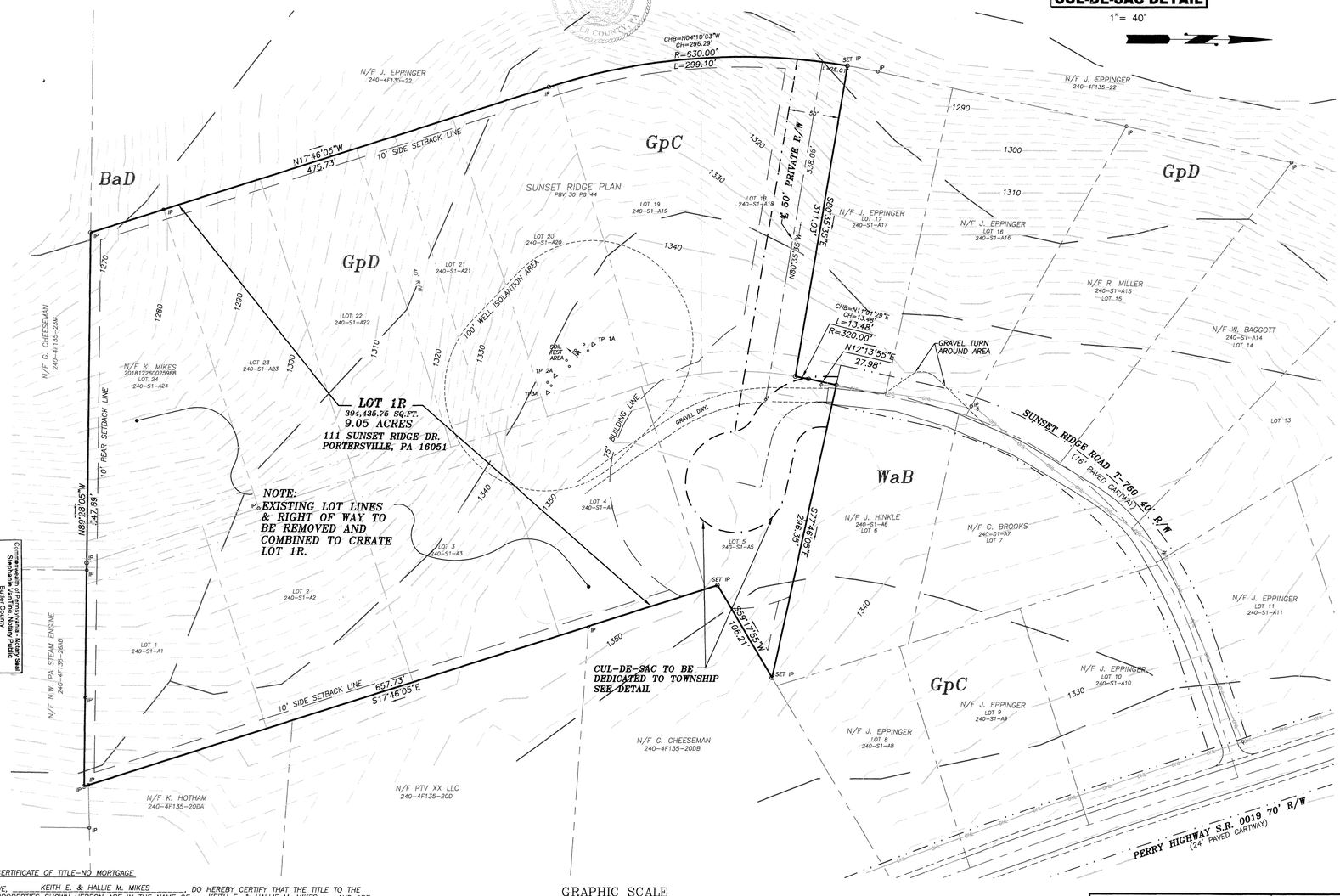


VICINITY MAP
1"= 2000'



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

TOTAL PLAN AREA 9.05 ACRES
LOT 1R 9.05 ACRES

NOTES:
1. THIS PLAN IS A LOT CONSOLIDATION PLAN OF PARCEL 240–S1–A24 (K. MIKES) AND PARCELS 240–S1–A1, A2, A3, A4, A5 A18, A19, A20, A21, A22, AND A23 (J. EPPINGER) AS RECORDED IN THE SUNSET RIDGE PLAN IN PLAN BOOK 30, PAGE 44. THE LOTS ARE TO BE COMBINED TO CREATE LOT 1R AS SHOWN ON THE PLAN.
2. THE ADDRESS FOR LOT 1R WILL BE 111 SUNSET RIDGE DR., PORTERSVILLE, PA 16051.

PRIVATE ROAD NOTICE

THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN IS NOT INTENDED AS A PUBLIC ROAD/STREET/DRIVE/LANE/AVENUE, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET/DRIVE/AVENUE BY ANY STATE, COUNTY, BOROUGH OR MUNICIPAL AUTHORITY.

THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR, PEDESTRIAN AND/OR UTILITY INGRESS, EGRESS AND REGRESS TO AND FROM PARCEL 240–4F135–22.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, SNOW REMOVAL AND/OR GRADING OF THE PRIVATE DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PARCEL 240–4F135–22.

FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE MUDDY CREEK TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE LANE HEREBY ESTABLISHED.

OWNER:
KEITH E. & HALLIE M. MIKES
1641 PERRY HWY.
PORTERSVILLE, PA 16051
412–216–9247
PARCEL ID: 240–S1–A24
DEED REF: 201812260025988
PBV 30 PG 44

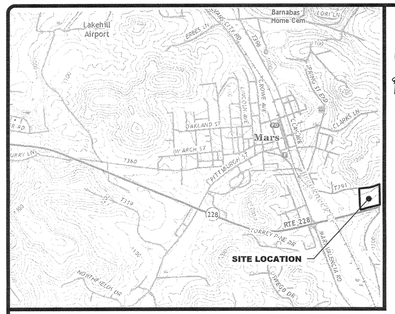
OWNER:
JOHN E. & TIFFANY L. EPPINGER
188 MT. UNION ROAD
PORTERSVILLE, PA 16051
724–368–8318
PARCEL ID: 240–S1–A1, 240–S1–A2
240–S1–A3, 240–S1–A4, 240–S1–A5,
240–S1–A18, 240–S1–A19, 240–S1–A20
240–S1–A21, 240–S1–A22, 240–S1–A23
DEED REF: 201104190009569
PBV 30 PG 44

PLAN BOOK	PAGE
397	26

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530–6889

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

Scale 1" = 60'	Eppinger Lot Consolidation Plan
Date Oct. 30, 2020	Situate in Muddy Creek Township Butler County, Pa.
Job No. 2968	Prepared For Keith & Hallie Mikes
	Sheet No. 1 of 1



Site Location Map

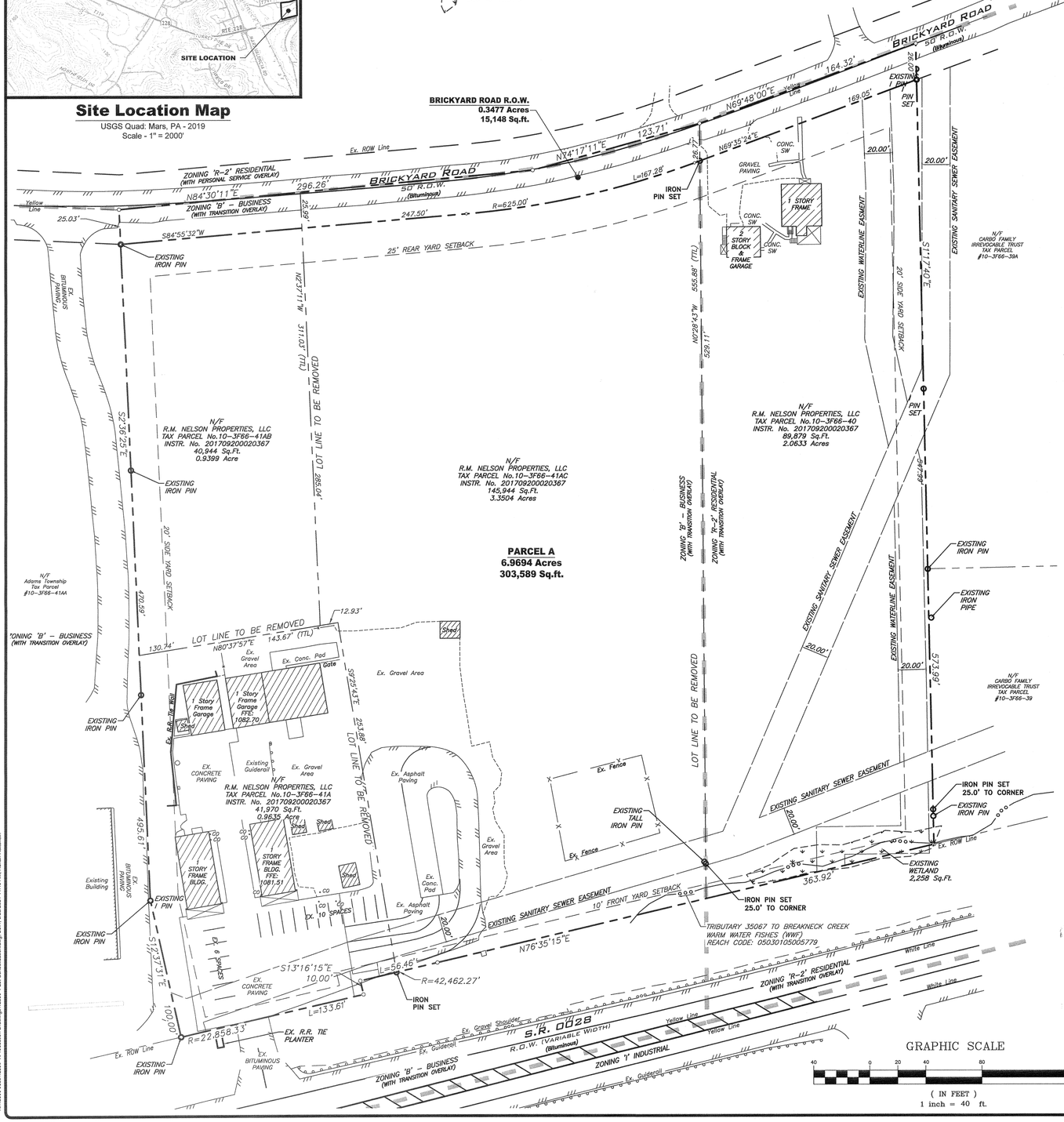
USGS Quad: Mars, PA - 2019
Scale - 1" = 2000'

EXISTING LEGEND

- PROPERTY LINE (PARCEL)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (ADJOINER)
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GUIDERAIL
- STREAM
- ZONING DISTRICT LINE
- EXISTING WETLAND

SURVEY NOTES

1. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. NOT ALL UTILITIES WERE LOCATED FOR THIS SURVEY. HAMPTON TECHNICAL ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN OR NOT SHOWN
4. 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 HIGHWAY IS PERMITTED.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

R.M NELSON PROPERTIES LLC

LIMITED LIABILITY COMPANY ADOPTION

BY RESOLUTION APPROVED ON THE 29 DAY OF July, 20 21, R.M. NELSON PROPERTIES LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE R.M. NELSON LOT CONSOLIDATION, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST: R.M. NELSON PROPERTIES LLC

WITNESS — RAY M. NELSON – MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RAY M. NELSON OF R.M. NELSON PROPERTIES LLC, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF July 20 21

NOTARY PUBLIC — SEAL

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292696
Member, Pennsylvania Association of Notaries

TITLE CLAUSE

WE, R.M. NELSON PROPERTIES, LLC, OWNER OF THE R.M. NELSON LOT LINE REVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF R.M. NELSON PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER _____ IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

RAY M. NELSON,
MANAGING MEMBER OF R.M. NELSON PROPERTIES, LLC,

WE, FNB BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OF SUBDIVISION, R.M. NELSON PROPERTIES, LLC, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HEREON.

WITNESS — FNB BANK MORTGAGEE

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 7th DAY OF July, 20 21

SECRETARY — CHAIRMAN

ADAMS TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ADAMS ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS. APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 7th DAY OF July, 20 21

SECRETARY — CHAIRMAN

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

ADAMS TOWNSHIP MUNICIPAL ENGINEER

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF ADAMS, 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 APPROVING AUTHORITY.

SIGNATURE — 8/4/21 DATE — 24400 E REGISTRATION NO.

SURVEYOR

I, MARK B. SCHMIDT, 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.

MARK B. SCHMIDT — 8-3-2021 DATE — SU 36950-E REGISTRATION NO.

BUTLER COUNTY PLANNING #22163

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF July, 20 21

CHAIRMAN — Jesse Hines SK — SECRETARY — Ron Henshaw SK

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA]
SS: COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 397, PAGE(S) 27

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF August, 20 21

(SEAL)
RECORDER OF DEEDS

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

ZONING DATA

SITE AREA		TOTAL
B (BUSINESS DISTRICT) R-2 (RESIDENTIAL DISTRICT) ROUTE 228 OVERLAY DISTRICT (TRANSITION)		7.32 Acres
ZONING INFORMATION (ADAMS TOWNSHIP)		
B and R-2 WITH ROUTE 228 OVERLAY (TRANSITION) MIXED USE - PERMITTED		
FLOOD ZONE CLASSIFICATION		
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN		
	REQUIRED	PROVIDED
PRIMARY ACCESS	PUBLIC ACCESS ROAD	S.R. 228
MINIMUM LOT AREA	NO MINIMUM	7.32 Acres
MINIMUM LOT WIDTH	NO MINIMUM	432 Feet
MINIMUM R.O.W. DEDICATION	40 FEET ALONG	* Waiver Requested
MAXIMUM IMPERVIOUS COVERAGE	70%	47.95%
INTERIOR LANDSCAPING (PERIMETER OF PARKING)	1 TREE/10 SPACES	1 TREE/10 SPACES
BUILDING APPEARANCE (BUILDING HEIGHT)	5 STORIES	< 5 STORIES
BUFFER LANDSCAPING		
ABUTTING ROUTE 228 (BUFFERYARD F) (FEET)	25' PLANTED AREA; 15' WITHIN 40' OF R.O.W.	* Waiver Requested
ABUTTING REAR AND SIDE PROPERTY LINE (BUFFERYARD G) (FEET)	15' PLANTED AREA	15'
MINIMUM BUILDING SETBACKS		
BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH Rte.228 R.O.W. OR ARTERIAL CONNECTION	10 Feet	76 Feet
SIDE YARD	20 Feet	20 Feet
REAR SETBACK FROM ACCESS R.O.W.	25 Feet	25 Feet
REAR SETBACK FROM REAR PROPERTY LINE	15 Feet	15 Feet
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARD)	10 Feet	28.8 Feet

Instr: 202108300024742
Pgs: 1 F: $45.00 — 8/30/2021 10:00 AM
Michele Mustello — T20210917794
Butler County Recorder PA

AREA TABULATION

PARCEL ID	SQUARE FEET	ACRES
	EXISTING	
010-3F66-41AB	40944	0.9399
010-3F66-41A	41970	0.9635
010-3F66-41AC	145944	3.3504
010-3F66-40	89879	2.0633
TOTAL	318737	7.3171
	PROPOSED	
PARCEL A	303589	6.9694
BRICKYARD ROAD R.O.W.	15148	0.3477
TOTAL	318737	7.3171

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

Adams Township

Adams Township Engineer

Butler County Planning Commission — BUTLER COUNTY PLANNING

Butler County Recorder — RECORDER OF DEEDS BUTLER COUNTY, PA

X

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

Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-0660
FAX: (412) 781-5904

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

DATE ISSUED: June 2021
REVISIONS: NO. | DESCRIPTION | DATE

PROJECT STATUS: Preliminary

PROJECT TITLE: **R.M. Nelson Lot Consolidation**
Lot Consolidation Plan

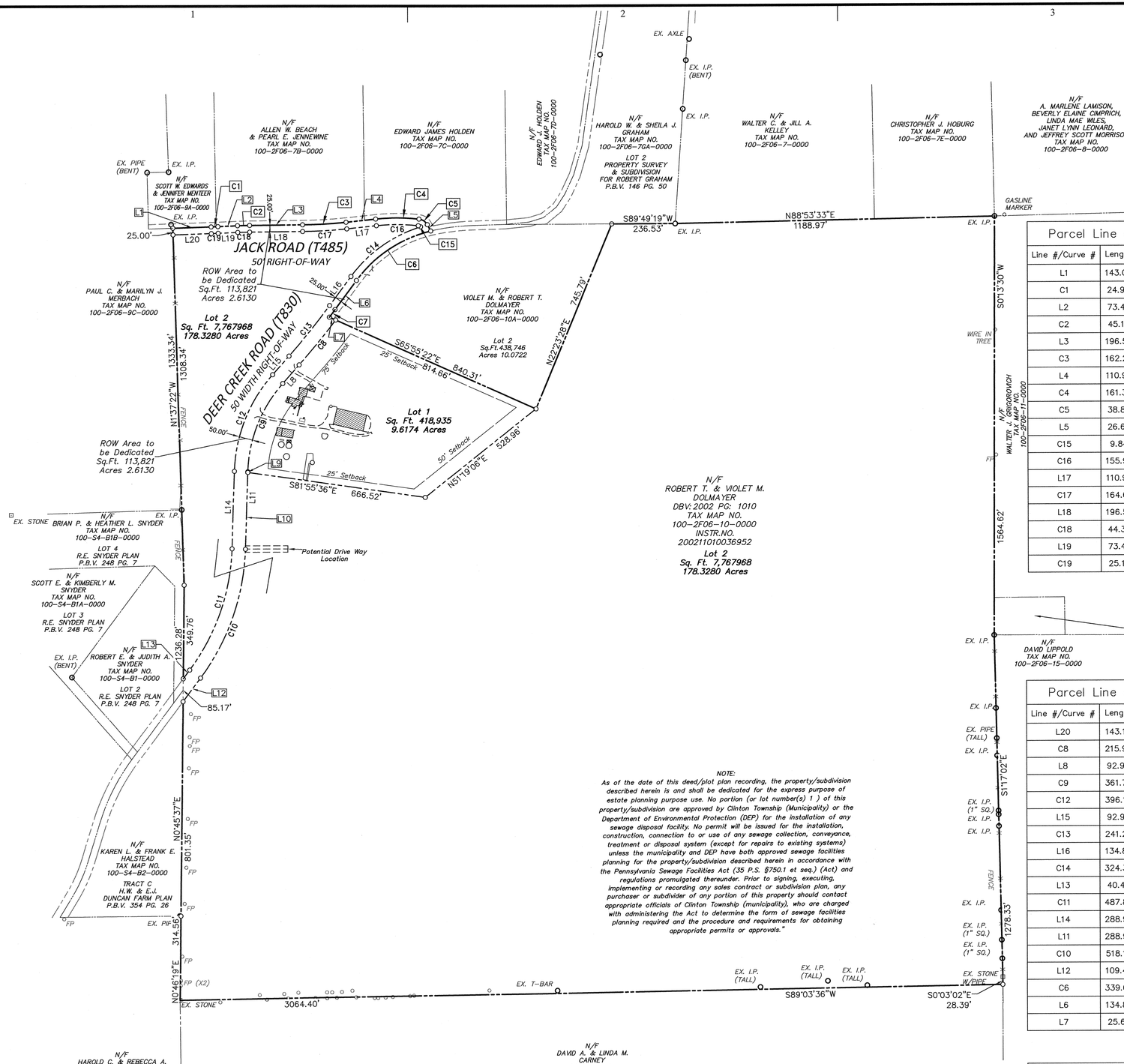
CLIENT ADDRESS: R.M. Nelson Properties, LLC, 637 Route 228, Mars, PA 16046

PROJECT LOCATION: 637 Route 228, Mars, PA 16046

DRAWING ORIENTATION

DRAWN BY:	CHECKED BY:
CAD FILE: 12850-1 Lot Consolidation.dwg	
HORZ. SCALE: 1"=40'	VERT. SCALE: -
SHEET: 1 OF 1	
PROJECT #: 12850-1	LC.1

X:\12800 Jobs\12850-1 Production Drawings\12850-1 Lot Consolidation.dwg, LC.1, 8/2/2021 11:48 AM, Adrian Hallstein



Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L1	143.04	N88°03'28"E	
C1	24.94	N87°48'20"E	2,832.00
L2	73.49	N87°33'12"E	
C2	45.19	N88°29'27"E	1,381.00
L3	196.58	N89°25'41"E	
C3	162.26	N86°38'53"E	1,672.00
L4	110.95	N83°52'04"E	
C4	161.34	S89°55'42"E	745.00
C5	38.87	S55°52'59"E	40.00
L5	26.60	S28°02'31"E	
C15	9.84	S64°56'24"E	15.00
C16	155.92	S89°55'42"E	720.00
L17	110.95	N83°52'04"E	
C17	164.69	N86°38'53"E	1,697.00
L18	196.58	N89°25'41"E	
C18	44.37	N88°29'27"E	1,356.00
L19	73.49	N87°33'12"E	
C19	25.16	N87°48'20"E	2,857.00

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L20	143.18	N88°03'28"E	
C8	215.99	S39°10'38"W	2,788.00
L8	92.92	S41°23'48"W	
C9	361.79	S21°41'31"W	526.00
C12	396.18	S21°41'31"W	576.00
L15	92.92	S41°23'48"W	
C13	241.26	S38°52'20"W	2,738.00
L16	134.80	S36°20'53"W	
C14	324.35	S54°27'39"W	513.00
L13	40.48	S36°42'32"W	
C11	487.83	S19°20'53"W	805.00
L14	288.90	S1°59'15"W	
L11	288.90	S1°59'15"W	
C10	518.13	S19°20'53"W	855.00
L12	109.43	S36°42'32"W	
C6	339.63	S56°17'09"W	488.00
L6	134.80	S36°20'53"W	
L7	25.65	S65°55'22"E	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C7	35.13	S36°42'44"W	2,763.00
L9	2.67	S1°59'15"W	
L10	286.23	S1°59'15"W	

Instr: 202108300024747
Pgs: 1 F: $45.00 8/30/2021 10:05 AM
Michele Mustello T20210017798
Butler County Recorder PA

DEDICATION FOR PUBLIC USE:

Know All Men By These Presents That We ROBERT T. & VIOLET M. DOLMAYER , County of Butler and State of Pennsylvania for ourselves, heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Clinton, County of Butler and State of Pennsylvania, and do hereby dedicate forever, for public use for highway and utility purposes, all drives, roads, lanes, rights-of-way, ways, and other public highways shown upon the plan, and We hereby release and forever discharge the Township of Clinton, its successor or assigns, from any liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and sealss this 23 day of August, 2021

DECEASED Owner (ROBERT T DOLMAYER)

Owner (VIOLET M. DOLMAYER)

COMMONWEALTH OF PENNSYLVANIA :

: ss.

County of Butler :

Before me, the subscriber, a Notary Public in and for said State and County, personally came VIOLET M. DOLMAYER 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 23 day of August, 2021

My commission expires the 10 day of June, 2023

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

Notary Public

TITLE CLAUSE WITHOUT MORTGAGE:

We, ROBERT T. & VIOLET M. DOLMAYER owners of the DOLMAYER PLAN OF LOTS (Name of Plan), do hereby certify that the title of this property is in the name of ROBERT T. & VIOLET M. DOLMAYER as recorded in Deed Book Volume 2002 Page 1010. Recorder of Deeds Office. (We) further certify that there is no mortgage, lien or encumbrance against this property.

Witness

DECEASED Owner (ROBERT T DOLMAYER)

Owner (VIOLET M. DOLMAYER)

SURVEYOR'S CERTIFICATION:

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

(SEAL)

Signature of Surveyor

Registration Number *REG # SU-36950-E, PLS*

LOCAL AUTHORITY STIPULATION:

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

CLINTON TOWNSHIP OFFICIAL SEAL 1854 BUTLER COUNTY PA

(SEAL)

Secretary

Chairman of the Board

PLANNING COMMISSION APPROVAL:

Reviewed by the Clinton Township Planning Commission this 26 day of July, 2021.

(SEAL)

Secretary

Chairman of the Board

BOARD OF SUPERVISORS APPROVAL:

Approved by the Clinton Township Board of Supervisors this 12th day of July 2021.

(SEAL)

Chairman of the Board

COUNTY PLANNING COMMISSION REVIEW:

Reviewed by the Butler County Planning Commission this 26TH day of Aug., 21.

(SEAL)

Secretary

Chairman of the Board

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA :

: ss

County of Butler :

Recorded in the Recorder Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 397 page 28.

Given under my hand and seal this 30th day of August, 2021

(SEAL)

Recorder

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

Clinton Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds Office

AGRICULTURAL CONSERVATION DISTRICT

MINIMUM LOT AREA	*5 ACRES
MINIMUM LOT WIDTH	125 FEET
MINIMUM FRONT YARD	75 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM COVERAGE	15 %

AGRICULTURAL CONSERVATION DISTRICT

*In this option, new lots of two acres or more may be created, but the number of new lots is limited by Table 185-52A. The following limits shall apply in the creation of new lots from parent tracts within the district as of Ordinance No. 2009-01. The number of new lots created within any parent tract existing in separate ownership on the date of adoption of this chapter shall not exceed the number in Table 185-52A. Separate ownership shall be determined according to the Butler County assessment office lot and block records. Regardless of actual party of ownership, a property shall be regarded as existing in separate ownership on the date of adoption if it has a separate deed or tax parcel number. Subsequent or additional subdivisions of lots previously subdivided shall also be limited in the future, based upon the original parcel size in separate ownership at the time of adoption of Ordinance No. 2009-01.

*125 acres or greater 9 lots

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

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

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

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Planning Commision Revisions	07-07-2021

DATE ISSUED: 5-18-2021

PROJECT STATUS:

DRAWING ORIENTATION

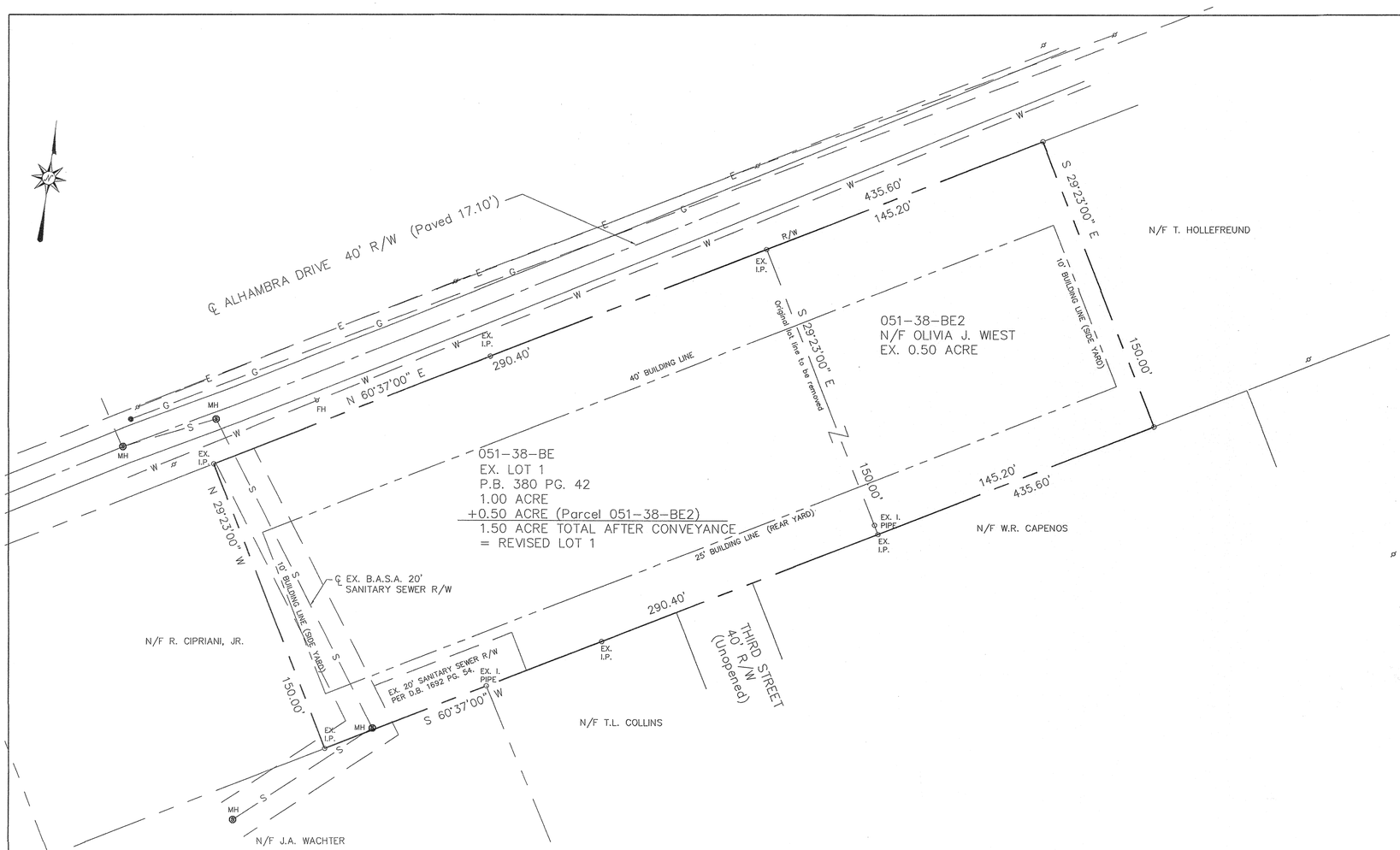
PROJECT TITLE:
DOLMAYER PLAN OF LOTS
PLAN OF SUBDIVISION
Subdivision Plan

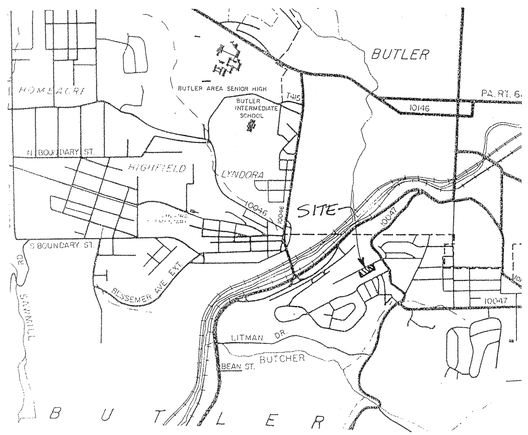
CLIENT NAME & ADDRESS:
VIOLET DOLMAYER
406 DEER CREEK ROAD, SAXONBURG, PA 16056

PROJECT LOCATION:
CLINTON TOWNSHIP
BUTLER COUNTY, PA

DRAWN BY:	CHECKED BY:
TJS	CMS
CAD FILE:	20-13535_DWG
HORZ. SCALE: 1" = 200'	VERT. SCALE: -
SHEET:	1 OF 1
SUBD-01	
PROJECT #:	13535

Z:\PROJECTS\13500 Jobs\13535\04_Dwg\03_Production\20-13535_dwg_SUBD-01, 7/26/2021 11:04 AM, Tom Sheppard





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

REF: SURVEY FOR JOHN WACHTER BY LAND SURVEYORS, INC., #92-141.

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

PROPERTY OWNER: OLIVIA J. WIEST
101 MOUNTAIN VIEW LANE
BUTLER, PA 16001

ZONING: R-1; SINGLE FAMILY RESIDENTIAL
40' BUILDING LINE FRONT YARD
10' BUILDING LINE SIDE YARD
25' BUILDING LINE REAR YARD
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 15,000 S.F.

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO REVISED LOT 1.

REF: LOT LINE REVISION FOR SEAN P. MARTIN BY LAND SURVEYORS, INC., 06/07/19, #19-071, P.B. 380 PG. 42.

0 30 60 90

Instr: 202108310024859
Pgs: 1 F: 545.00 8/31/2021 10:27 AM
Michele Mustello T20210017881
Butler County Recorder PA

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

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

In Witness Whereof, I hereunto set my hand and seal this 26 day of Aug 2021

NOTARY PUBLIC — Olivia J. Wiest OWNER

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

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 Olivia J. Wiest, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26 day of Aug, 20 21.

My Commission Expires the 12 day of Sept, 20 22.

SEAL

NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)
I, Olivia J. Wiest, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Sean P. Martin as recorded in Instrument #202102190004930 and Instrument #202105130013705, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — Olivia J. Wiest OWNER

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

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

DATE July 27, 2021 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY Theresa Greeley SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 23rd day of August, 20 21.

SECRETARY Theresa Greeley SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 3rd day of August, 20 21.

SECRETARY Ernest R. Osterling SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of JULY, 20 21.

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 397 page 29.

Given under my hand and seal this 31st day of August, 20 21.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

REVISED 07/27/2021; TWP. ENGINEER REVIEW COMMENTS

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

LOT LINE REVISION

FOR: OLIVIA J. WIEST

SITUATE: BUTLER TWP., BUTLER CO., PA

PLAN BOOK	PAGE
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Date 06/29/2021	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 051-38-BE, BE2		Inst. # 202102190004930 202105130013705	Service No. 21-106
Address ALHAMBRA DRIVE			

Instr: 202109010024960
Pgs: 1 F: $45.00 9/1/2021 11:22 AM
Michele Mustello T20210017956
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS; THAT RUSSELL & REBECCA BARKEY, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, RUSSELL & REBECCA BARKEY, 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 RUSSELL & REBECCA BARKEY, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25 DAY OF August 2021.

ATTEST:

Russell Barkey
OWNER

Rebecca Barkey
OWNER

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED RUSSELL & REBECCA BARKEY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 25 DAY OF August 2021.
MY COMMISSION EXPIRES THE 20 DAY OF October 2022.

Commonwealth of Pennsylvania - Notary Seal
Melissa S. Krenzer, Notary Public
Mercer County
My commission expires October 20, 2022
Commission number 1228203
Member, Pennsylvania Association of Notaries

Melissa S. Krenzer
NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 31st DAY OF August, 2021.

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 31st DAY OF August, 2021.

Karen M. Connell
SECRETARY

Paul A. Lisko
CHAIRMAN, BOARD OF SUPERVISORS

Timothy L. Dawson
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.

8/10/21
DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18TH DAY OF AUG. 2021.

R. Hanson JRM
SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 397 PAGE 30.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF September 2021.

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
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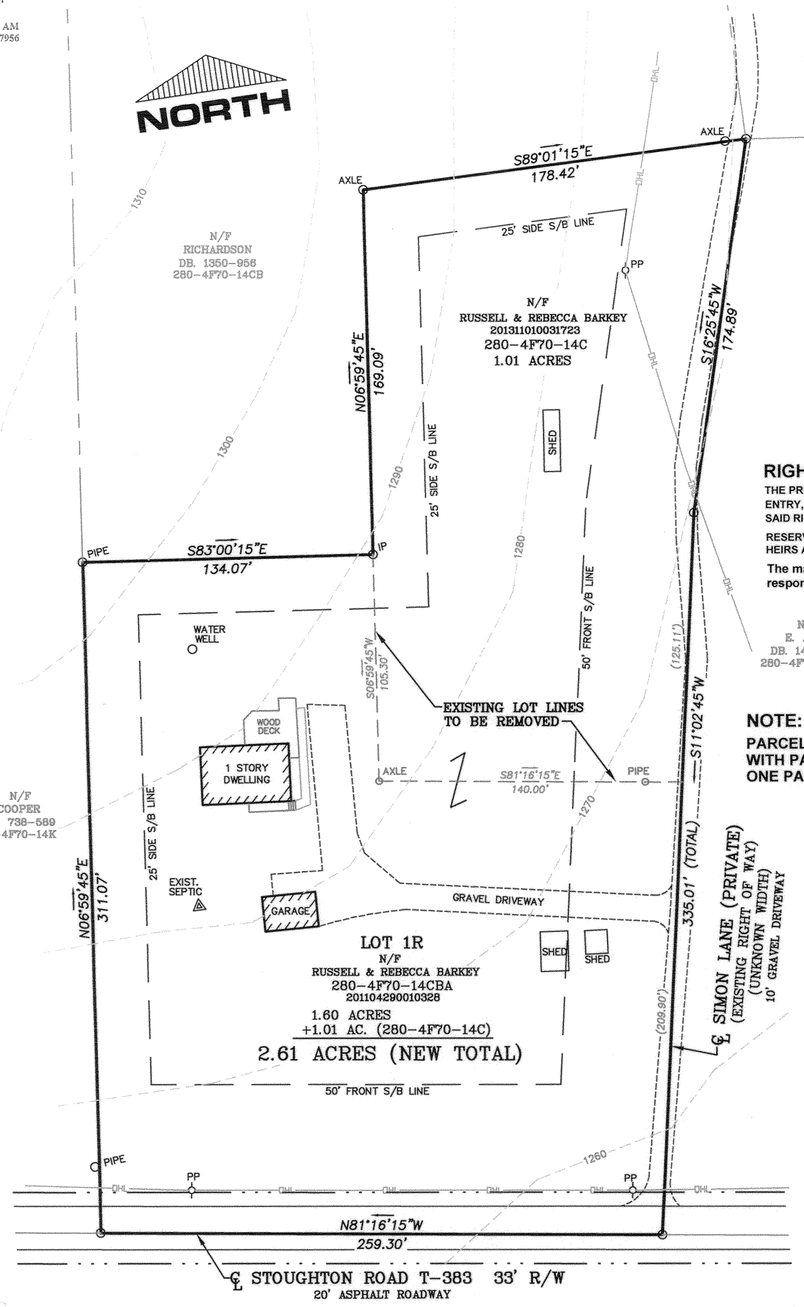
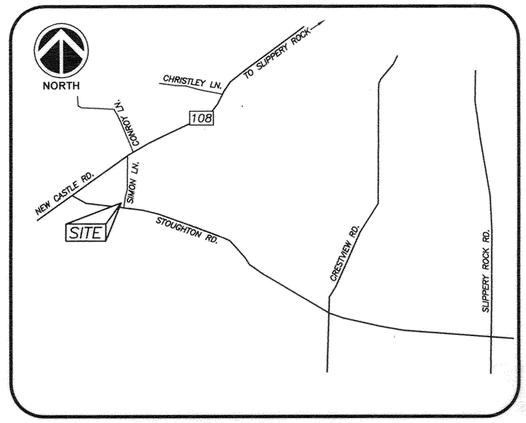




VICINITY MAP

NOT TO SCALE

RIGHT-OF-WAY NOTE:

THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM ALL LOTS WITH OWNERSHIP RIGHTS, AS PREVIOUSLY RECORDED, INCLUSIVE. SAID RIGHT-OF-WAY WILL NOT BE BLOCKED OR REMOVED.

RESERVING UNTO THE GRANTOR THEIR HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS.

The maintenance and/or repair of nonpublic streets shall be the full and sole responsibility of the owners of with access rights as previously recorded.

NOTE:

PARCEL 280-4F70-14C (N/F BARKEY) IS TO BE ADJOINED WITH PARCEL 280-4F70-14CBA (N/F BARKEY) AND BECOME ONE PARCEL SHOWN AS LOT 1R HEREON.

ZONING: RC-1 RURAL CONSERVATION	
SINGLE FAMILY RESIDENTIAL	
MIN. LOT AREA	1 ACRES
MIN. LOT WIDTH	150'
BUILDING SET BACKLINES:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. HEIGHT	35'
MAX. COVERAGE	15%

TOTAL PLAN AREA	2.61 ACRES
280-4F70-14CBA	1.60 ACRES
280-4F70-14C	1.01 ACRES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER:
RUSSELL & REBECCA BARKEY
124 SIMON LN.
SLIPPERY ROCK, PA 16057
412-478-0104

TAX PARCEL #280-4F70-14CBA
DEED REF: 201104290010328
PBV 148 PG. 19

TAX PARCEL #280-4F70-14C
DEED REF: 201311010031723

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

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date JULY 21, 2021
AUG. 3, 2021

Job No. 3421

BARKEY - LOT CONSOLIDATION PLAN

Situate in Slippery Rock Township
Butler County, Pa.

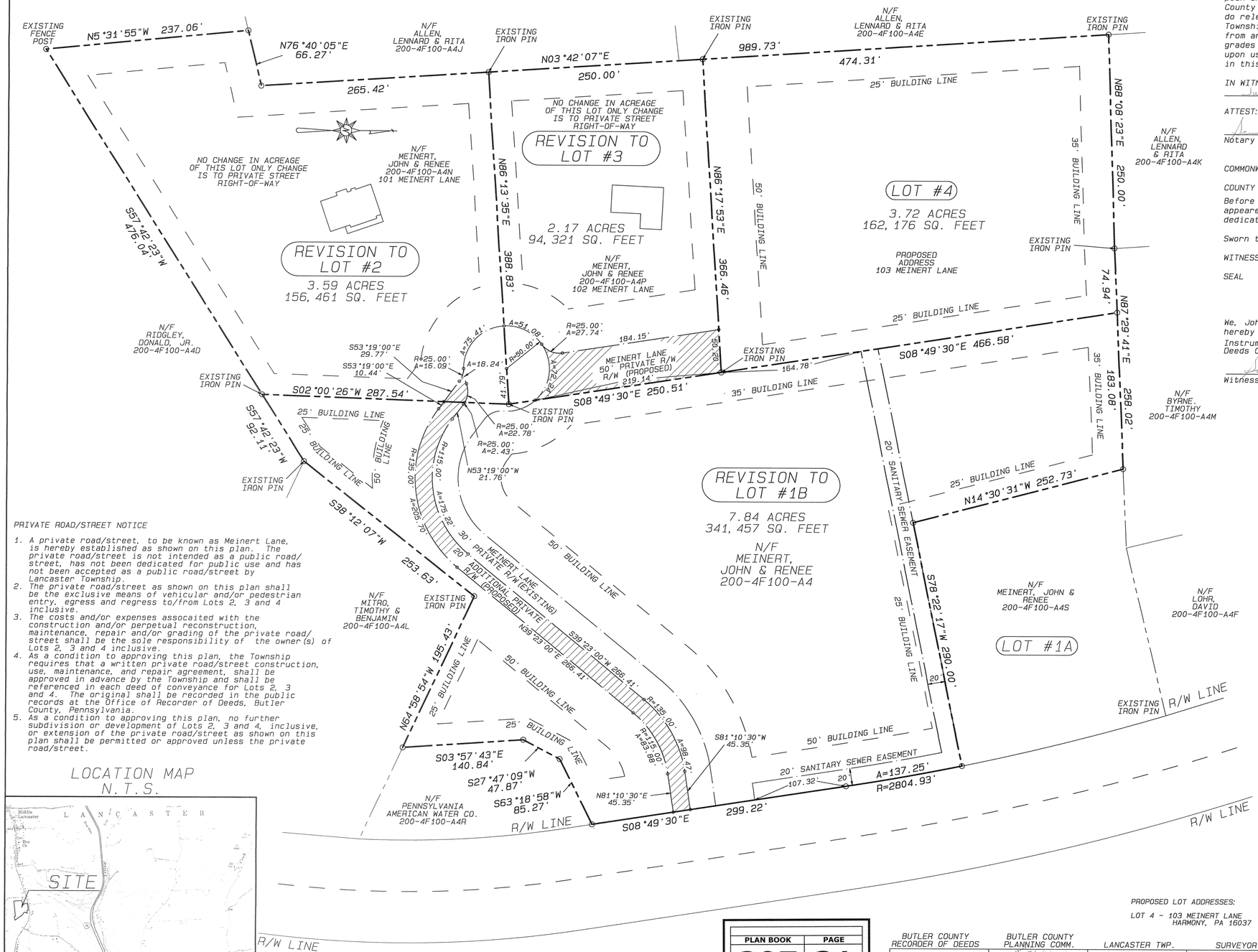
Prepared For
RUSSELL & REBECCA BARKEY

Sheet No. 1 of 1

Instr: 202109020025168
Pgs: 1 F: 545.00 9/2/2021 12:45 PM
Michele Mustello T20210018113
Butler County Recorder PA

NOTES:

1. A minimum of three parking spaces for each dwelling is required to be provided pursuant to Lancaster Township Zoning Ordinance Section 502.C.1.f
2. No building or other obstruction that would obscure the vision of a motorist shall be permitted to be located within the clear site triangle shown at the intersection of S.R. 0019 and Meinert Lane.



PRIVATE ROAD/STREET NOTICE

1. A private road/street, to be known as Meinert Lane, is hereby established as shown on this plan. The private road/street is not intended as a public road/street, has not been dedicated for public use and has not been accepted as a public road/street by Lancaster Township.
2. The private road/street as shown on this plan shall be the exclusive means of vehicular and/or pedestrian entry, egress and regress to/from Lots 2, 3 and 4 inclusive.
3. The costs and/or expenses assocaited with the construction and/or perpetual reconstruction, maintenance, repair and/or grading of the private road/street shall be the sole responsibility of the owner(s) of Lots 2, 3 and 4 inclusive.
4. As a condition to approving this plan, the Township requires that a written private road/street construction, use, maintenance, and repair agreement, shall be approved in advance by the Township and shall be referenced in each deed of conveyance for Lots 2, 3 and 4. The original shall be recorded in the public records at the Office of Recorder of Deeds, Butler County, Pennsylvania.
5. As a condition to approving this plan, no further subdivision or development of Lots 2, 3 and 4, inclusive, or extension of the private road/street as shown on this plan shall be permitted or approved unless the private road/street.

LOCATION MAP
N.T.S.

GRAPHIC SCALE 1"=60'
0 60 120 180

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HIGHWAY OCCUPANCY NOTE:

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 is permitted.

PUBLIC SEWAGE NOTE:

LOTS 1B & 4 SHALL BE SERVICED BY PUBIC SANITARY SEWER SERVICE FROM THE WESTERN BUTLER COUNTY SEWER AUTHORITY.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, John and Renee Meinert, of the Township of Lancaster, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property situate in Lancaster 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 Lancaster, We hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, their successors or assigns, from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon us, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 7 day of June, 20 21.

ATTEST:

Notary Public

John Meinert

Renee Meinert

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF Beaver :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John and Renee Meinert 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 7 day of June, 20 21.

SEAL

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Sandra S Nelko, Notary Public
Beaver County
My commission expires December 24, 2021
Commission number 1119737

We, John and Renee Meinert, owner of all of the property encompassed in this plan, do hereby certify that the title of this property is in the name of John and Renee Meinert as recorded in Instrument #200802250003648 (Lot 1B), #200802250003649 (Lot 2), #200802250003650 (Lot 3) Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness

JOHN MEINERT

RENEE MEINERT

I, Richard N. Shoup, a Registered Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

I further certify that this plan meets with the requirements of all ordinances including zoning existent under the laws of the Township of Lancaster.

05-24-21 — Date

037558E — Registration Number

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

Secretary — Approved June 21, 2021 — Chairman

This plan was reviewed by the Township Engineer for conformance with the Lancaster Township Subdivision and Land Development Ordinance and other applicable Township ordinances.

6/17/2021 — Date

Thomas L. Thomas — Name

043880E — Registration Number

Approved by the Planning Director of Lancaster Township this 30th day of June 2021, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Lancaster Township, as amended. The Planning Director of Lancaster Township gives notice that in approving this plan for recording Lancaster Township assumes no obligation to accept the dedication of any streets, land or public facilities and have no obligation to improve or maintain such streets, land or facilities.

Township Planning Director

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

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County, in Instrument # 202109020025168.

Given under my hand and seal this 2nd day of September, 20 21.

Recorder

Reviewed by the Butler County Planning Commission this 21st day of APRIL, 20 21.

Secretary — #21099 — Chairman

PROPOSED LOT ADDRESSES:

LOT 4 - 103 MEINERT LANE
HARMONY, PA 16037

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMM.

LANCASTER TWP.

SURVEYOR

RECORDING PLAN

OWNERS: JOHN AND RENEE MEINERT
101 MEINERT LANE
HARMONY PA 16037
200-4F100-A4 (LOT 1B)
200-4F100-A4N (LOT 2)
200-4F100-A4P (LOT 3)

INSTRUMENT #200802250003648 (LOT 1B)
#200802250003649 (LOT 2)
#200802250003650 (LOT 3)

ZONING DISTRICT MU
TOTAL PLAN ACREAGE - 17.32

REV: 05/13/21 ENG COMMENTS

REF: JOHN & RENEE MEINERT PLAN OF LOTS P.B.V. 248 P. 42 (LOTS 2 & 3)
JOHN & RENEE MEINERT PLAN OF LOTS #2 P.B.V. 369, P. 27 (LOT 1B)

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005

JOHN & RENEE MEINERT
PLAN OF LOTS #3

SITUATE: LANCASTER TWP., BUTLER COUNTY, PA

DATE: 03/29/21	SCALE: 1"=60'	SHEET 1 OF 1
DWN BY: SSN	CKD BY: RNS	SERVICE #6347

OWNERS ADOPTION (BUTLER TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT WINMER PROPERTIES, LP, A PARTNERSHIP DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF EVANS CITY BOUROUGH, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY. WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND, WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS

13 DAY OF August 20 21

ATTEST:

WINMER PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY: WINMER HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

BY: BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

WITNESS

BY: ROBERT A. BRENNAN, MANAGER

PARTNERSHIP ACKNOWLEDGEMENT (BUTLER TOWNSHIP)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED ROBERT A. BRENNAN, MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF WINMER HOLDINGS, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WINMER PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID WINMER PROPERTIES, LP, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID PARTNERSHIP. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF August 20 21

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Pamela A. Fanto-Damico, Notary Public
Butler County
My commission expires July 2, 2023
Commission number 1353821
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 2 DAY OF July 20 23

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

WE, WINMER PROPERTIES, LP, OWNER OF A PARCEL IN AUTUMN WOODS PLAN OF SUBDIVISION PLAN 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WINMER PROPERTIES, LP, AS RECORDED IN INSTRUMENT 202012310003500, 202103020005971 AND 202103020005972, RECORDER OF DEEDS OFFICE.

WITNESS

ROBERT A. BRENNAN, MANAGER

WE DOLLAR BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, AUTUMN WOODS PLAN OF SUBDIVISION PLAN 1, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS

MORTGAGEE

SURVEYOR'S CERTIFICATION

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

8/16/2021

GARY A SHEFFLER PLS - REG NO. 11786-E

LOCAL AUTHORITY STIPULATION

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES 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 AND OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY

PRESIDENT

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF 9-2 20 21

SECRETARY

PRESIDENT OF BOARD

LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF July 6 20 21

SECRETARY

CHAIRMAN

COUNTY PLANNING COMMISSIONER REVIEW

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

#20088

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 397 PAGE 32-34
GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF Sept. 20 21

SEAL

RECORDER

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

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER TOWNSHIP BOARD OF SUPERVISORS

REGISTERED SURVEYOR

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

BUTLER COUNTY RECORDER OF DEEDS

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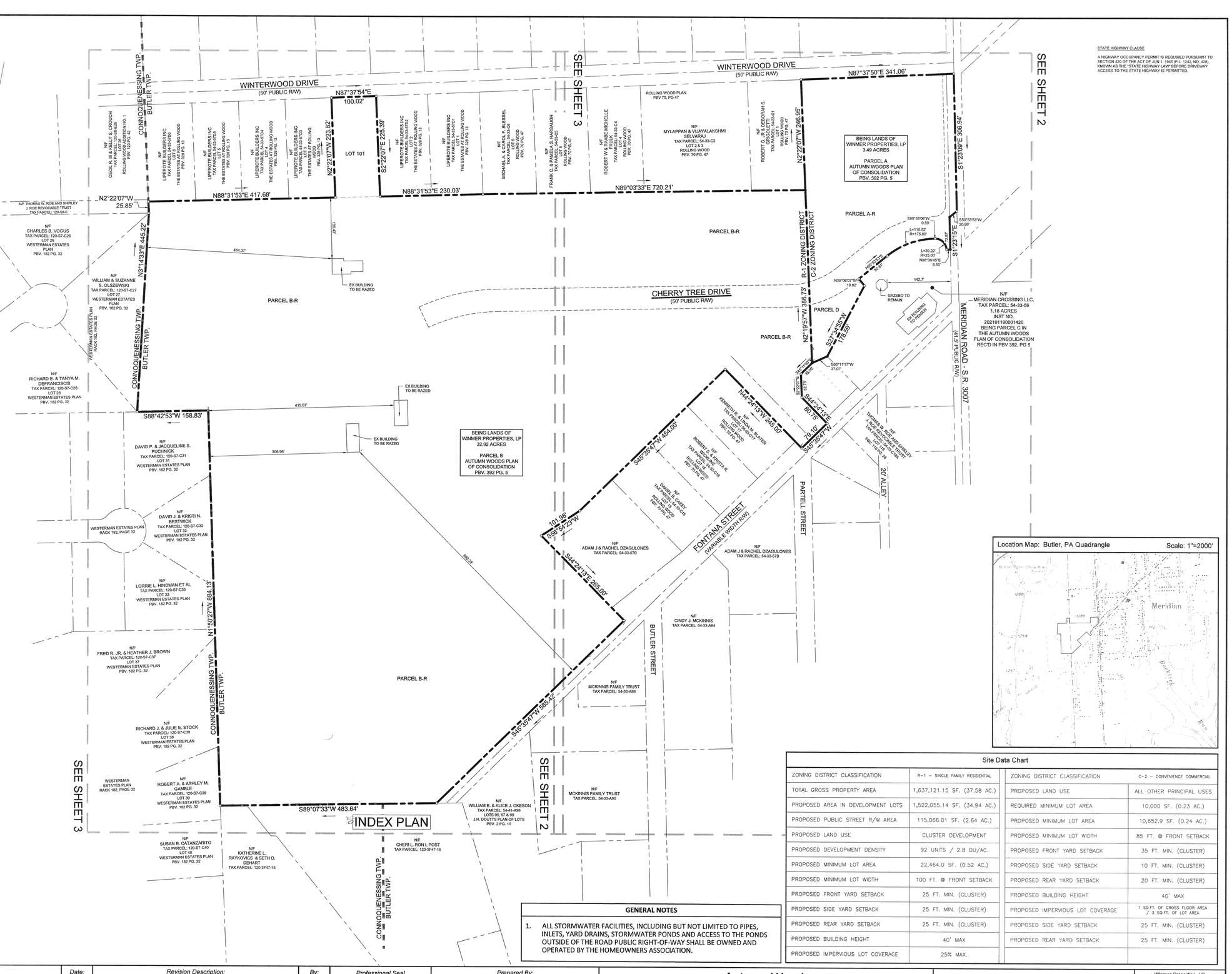
Instr: 202109030025295
Pgs: 3 # : 5128.00
Michele Mustello
Butler County Recorder PA
9/3/2021 11:22 AM
T2021101181??

STATE HIGHWAY CLAUSE

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



Location Map: Butler, PA Quadrangle — Scale: 1"=2000'

Site Data Chart			
ZONING DISTRICT CLASSIFICATION	R-1 – SINGLE FAMILY RESIDENTIAL	ZONING DISTRICT CLASSIFICATION	C-2 – CONVENIENCE COMMERCIAL
TOTAL GROSS PROPERTY AREA	1,637,121.15 SF. (37.58 AC.)	PROPOSED LAND USE	ALL OTHER PRINCIPAL USES
PROPOSED AREA IN DEVELOPMENT LOTS	1,522,055.14 SF. (34.94 AC.)	REQUIRED MINIMUM LOT AREA	10,000 SF. (0.23 AC.)
PROPOSED PUBLIC STREET R/W AREA	115,066.01 SF. (2.64 AC.)	PROPOSED MINIMUM LOT AREA	10,652.9 SF. (0.24 AC.)
PROPOSED LAND USE	CLUSTER DEVELOPMENT	PROPOSED MINIMUM LOT WIDTH	85 FT. @ FRONT SETBACK
PROPOSED DEVELOPMENT DENSITY	92 UNITS / 2.8 DU/AC.	PROPOSED FRONT YARD SETBACK	35 FT. MIN. (CLUSTER)
PROPOSED MINIMUM LOT AREA	22,464.0 SF. (0.52 AC.)	PROPOSED SIDE YARD SETBACK	10 FT. MIN. (CLUSTER)
PROPOSED MINIMUM LOT WIDTH	100 FT. @ FRONT SETBACK	PROPOSED REAR YARD SETBACK	20 FT. MIN. (CLUSTER)
PROPOSED FRONT YARD SETBACK	25 FT. MIN. (CLUSTER)	PROPOSED BUILDING HEIGHT	40' MAX
PROPOSED SIDE YARD SETBACK	25 FT. MIN. (CLUSTER)	PROPOSED IMPERVIOUS LOT COVERAGE	1 SQ.FT. OF GROSS FLOOR AREA / 3 SQ.FT. OF LOT AREA
PROPOSED REAR YARD SETBACK	25 FT. MIN. (CLUSTER)	PROPOSED SIDE YARD SETBACK	25 FT. MIN. (CLUSTER)
PROPOSED BUILDING HEIGHT	40' MAX	PROPOSED REAR YARD SETBACK	25 FT. MIN. (CLUSTER)
PROPOSED IMPERVIOUS LOT COVERAGE	25% MAX.		

GENERAL NOTES

1. ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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

NORTH

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

Date:	Revision Description:	By:
03-10-2020	TOWNSHIP SUBMISSION	GLF
04-24-2020	TOWNSHIP RE-SUBMISSION	GLF
07-07-2020	REVISIONS PER ENGINEERS COMMENTS 6-24-2020	GLF
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Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Autumn Woods
Plan of Subdivision Plan 1

Prepared For:
Winmer Properties, LP.

Situate In:
Butler Township, Butler County, Pennsylvania

Being Phase 1 of a further Subdivision of the Autumn Woods Plan of Consolidation as recorded in Plan Book Volume 392 page 5.

DRAWING SCALE:	*1" = 100'*	*DESIGNED BY:*	*AGM*
DATE ISSUED:	*03/10/2020*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3761*	*FIELD BOOK #:*	*---*
CADD#:	3761 - Meridian - REC2 - Subdivision.dwg		

Winmer Properties, LP.
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.

REC1

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PLAN BOOK	PAGE
397	33

MERIDIAN ROAD - S.R. 3007
(41.5' PUBLIC R/W)

S1°23'09"E 306.94'
S1°23'09"E 291.95'
S1°23'15"E 72.67'
N87°37'50"E 341.06'
N2°22'07"W 246.95'
N2°19'57"W 205.44' (NON-RADIAL)
N2°19'57"W 130.24' (NON-RADIAL)
N2°19'57"W
S27°34'55"W 178.59'
S44°24'13"E 80.75'
S45°35'47"W 79.10'
S52°22'07"E 52.73'
N44°24'13"W 245.00'
S44°24'13"E 265.00'
S45°35'47"W 454.00'
S66°54'23"W 101.98'
N88°10'33"E 720.21'
S88°55'53"W 654.12'
N88°55'53"E 654.12'
S69°49'30"W 145.04'
N60°53'53"E 102.30'
S69°53'53"W 107.30'
L=148.52', R=225.00'
CH=S69°49'30"W 145.04'
L=116.17', R=175.00'
CH=S69°53'53"W 107.30'
L=149.36', R=225.00'
CH=N60°53'53"E 146.68'
L=265.00'
CH=S44°24'13"E 265.00'

PARCEL A-R
115,088.0 SQ.FT.
2.64 ACRES

PARCEL D
10,652.9 SQ.FT.
0.24 ACRES

PARCEL B-R
1,368,060.5 SQ.FT.
31.41 ACRES

C-2 ZONING DISTRICT
R-1 ZONING DISTRICT

20' ALLEY
PARTELL STREET
BUTLER STREET
FONTANA STREET
(VARIABLE WIDTH R/W)
CHERRY TREE DRIVE
(50' PUBLIC R/W)
WINTERWOOD DRIVE
(50' PUBLIC R/W)

VARIABLE WIDTH SIGN EASEMENT
10' UTILITY EASEMENT
35' FRONT SETBACK
20' DRAINAGE EASEMENT
20' REAR SETBACK
10' SIDE SETBACK
25' SIDE SETBACK
EX. 20' SANITARY EASEMENT FOR EX. TAP
EX. 20' B.A.S.A. EASEMENT PER PBV 357 PG 29
20' SANITARY EASEMENT FOR TAP
20' B.A.S.A. DEDICATED SANITARY EASEMENT
EXISTING 30' PUBLIC / PRIVATE UTILITY ONLY RIGHT-OF-WAY
10' PRIVATE DRAINAGE EASEMENT
15' B.A.S.A. DEDICATED SANITARY EASEMENT
CONC MON. (TO BE SET)
PC: 0+50.41
PT: 1+92.61
PC: 2+42.01
PT: 4+17.51
PC: 4+90.00
PT: 6+26.37
PC: 7+00.00
PT: 8+00.00
204.27'
N1°04'07"W
42.00'
N39°06'07"W 19.82'
N89°43'06"E 8.50'
N89°43'06"E 8.50'
S89°43'06"W 0.32'
S88°55'53"W 1059.44'
S88°55'53"W 694.12'
S88°55'53"W 365.32'
S88°55'53"W 329.80'
S88°55'53"W 694.12'
N88°55'53"E 694.12'
THE BUFFER YARD MUST BE LEFT IN IT'S NATURAL CONDITION EXCEPT FOR REQUIRED MAINTENANCE OF UNHEALTHY TREES AND INVASIVE VEGETATION
10' BUFFER YARD
5' BUFFER FOR EXISTING SINGLE FAMILY DWELLING
10' UTILITY EASEMENT
VARIABLE WIDTH DRAINAGE & WETLAND EASEMENT. ANY DISTURBANCE OR ENCROACHMENT REQUIRES DEP CHAPTER 105 ENCROACHMENT PERMIT

N/F ROBERT G. JR & DEBORAH S. GRIGOLETTI TAX PARCEL: 54-33-C1 LOT 1 ROLLING WOOD PBV. 70 PG. 47

N/F MYLAPPAN & VIJAYALAKSHMI SELVARAJ TAX PARCEL: 54-33-C2 LOT 2 & 3 ROLLING WOOD PBV. 70 PG. 47

ROLLING WOOD PLAN PBV 70, PG 47

N/F ROBERT W & RAABE MICHELLE FAULK TAX PARCEL: 54-33-C4 LOT 4 ROLLING WOOD PBV. 70 PG. 47

N/F FRANK C. & PAMELA S. HARBAUGH TAX PARCEL: 54-33-C5 LOT 5 ROLLING WOOD PBV. 70 PG. 47

N/F KENNETH R. & LINDA M. SLATER TAX PARCEL: 54-33-C17 LOT 17 ROLLING WOOD PBV. 70 PG. 47

N/F ROBERT S. & KRISTA R. WICKLINE TAX PARCEL: 54-33-C16 LOT 16 ROLLING WOOD PBV. 70 PG. 47

N/F DANIEL B. CASEY TAX PARCEL: 54-33-C15 LOT 15 ROLLING WOOD PBV. 70 PG. 47

N/F THOMAS W. AND BARLEY J. ROE AND BARLEY TAX PARCEL: 54-33-57 PBV. 357 PG. 29

N/F ADAM J & RACHEL DZAGULONES TAX PARCEL: 54-33-57B

N/F CINDY J. MCKINNIS TAX PARCEL: 54-33-A64

N/F MCKINNIS FAMILY TRUST TAX PARCEL: 54-33-A88

N/F MCKINNIS FAMILY TRUST TAX PARCEL: 54-33-A90

SEE SHEET 3

SEE SHEET 3

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NORTH

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

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Professional Seal

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Plan of Subdivision Plan 1

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Winmer Properties, LP.

Situate In:
Butler Township, Butler County, Pennsylvania

Being Phase 1 of a further Subdivision of the Autumn Woods Plan of Consolidation as recorded in Plan Book Volume 392 page 5.

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Winmer Properties, LP.
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.

REC2

SEE SHEET 2

SEE SHEET 2

N/F
MCKINNIS FAMILY TRUST
TAX PARCEL: 54-33-490

N/F
MICHAEL A. & CAROL F. BLESSEL
TAX PARCEL: 54-33-C6
LOT 6
ROLLING WOOD
PBV. 70 PG. 47

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D1
LOT 1
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D2
LOT 2
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D3
LOT 3
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D4
LOT 4
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D5
LOT 5
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
LIPEROTE BUILDERS INC
TAX PARCEL: 54-33-57D6
LOT 6
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
CECIL R. III & KELLY S. CROUCH
TAX PARCEL: 120-5A-E26
LOT 26
ROLLING WOOD ADDITION NO. 1
PBV. 123 PG. 42

N/F
CHARLES B. VOGUS
TAX PARCEL: 120-57-C26
LOT 26
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
WILLIAM & SUZANNE S. OLSZEWSKI
TAX PARCEL: 120-57-C27
LOT 27
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
RICHARD E. & TANYA M. DEFRANCISCIS
TAX PARCEL: 120-57-C28
LOT 28
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
DAVID P. & JACQUELINE S. PUCHNICK
TAX PARCEL: 120-57-C31
LOT 31
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
DAVID J. & KRISTI N. BESTWICK
TAX PARCEL: 120-57-C32
LOT 32
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
LORRIE L. HINDMAN ET AL
TAX PARCEL: 120-57-C33
LOT 33
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
FRED R., JR. & HEATHER J. BROWN
TAX PARCEL: 120-57-C37
LOT 37
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
RICHARD J. & JULIE E. STOCK
TAX PARCEL: 120-57-C38
LOT 38
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
ROBERT A. & ASHLEY M. GAMBLE
TAX PARCEL: 120-57-C39
LOT 39
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
WILLIAM E. & ALICE J. OKESON
TAX PARCEL: 54-41-A08
LOTS 96, 97 & 98
J.H. DOUTTS PLAN OF LOTS
PBV. 2 PG. 10

N/F
CHERYL L. TOOT
TAX PARCEL: 120-3H-A18

N/F
KATHERINE L. DAVIDOVICS & SETH
TAX PARCEL: 120-3H-A15

N/F
THOMAS W. ROE AND SHIRLEY J. ROE
REVOCABLE TRUST
TAX PARCEL: 120-57-C25

WESTERMAN ESTATES PLAN
RACK 182, PAGE 32

PARCEL B-R
1,368,060.5 SQ.FT.
31.41 ACRES

LOT 101
22,464.0 SQ.FT.
0.52 ACRES

CHERRY TREE DRIVE
(50' PUBLIC R/W)

WINTERWOOD DRIVE
(50' PUBLIC R/W)

S2°22'07"E 225.39'

N2°22'07"W 223.82'

N87°17'54"E 100.02'

S88°31'53"W 100.03'

N88°31'53"E 230.03'

N88°31'53"E 417.66'

S16°32'32"W 117.57'

CURVE TABLE
CH=S16°32'32"W 117.57'
L=118.89' R=425.00'
DELTA=16°01'58" T=59.85'

CH: N76°52'24"E 156.68'
L=157.84' R=315.00'

S45°35'47"W 385.42'

N1°50'27"W 884.13'

S88°42'53"W 158.83'

N3°14'33"E 445.22'

S89°07'33"W 483.64'

25.85'
N2°22'07"W

BUTLER TWP.
CONNOQUENESSING TWP.

BUTLER TWP.
CONNOQUENESSING TWP.

40' FRONT SETBACK
10' SIDE SETBACK
25' REAR SETBACK
25' FRONT SETBACK
10' PRIVATE DRAINAGE EASEMENT
10' UTILITY EASEMENT
15' B.A.S.A DEDICATED SANITARY EASEMENT
20' B.A.S.A DEDICATED SANITARY EASEMENT
CONC MON. (TO BE SET)
PC: 10+71.64
PT: 11+90
TEMPORARY TURNAROUND EASEMENT
356.48' @ 3.81%TYP.
20' DRAINAGE EASEMENT
20' DRAINAGE / ACCESS EASEMENT
50' BUFFER FOR EXISTING SINGLE FAMILY DWELLINGS
VARIABLE WIDTH DRAINAGE & WETLAND EASEMENT, ANY DISTURBANCE OR ENCROACHMENT REQUIRES DEP CHAPTER 105 ENCROACHMENT PERMIT
VARIABLE WIDTH DRAINAGE / ACCESS EASEMENT
VARIABLE WIDTH DRAINAGE \ ACCESS EASEMENT
10' BUFFER YARD
THE BUFFER YARD MUST BE LEFT IN IT'S NATURAL CONDITION EXCEPT FOR REQUIRED MAINTENANCE OF UNHEALTHY TREES AND INVASIVE VEGETATION

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PLAN BOOK	PAGE
397	34

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Professional Seal

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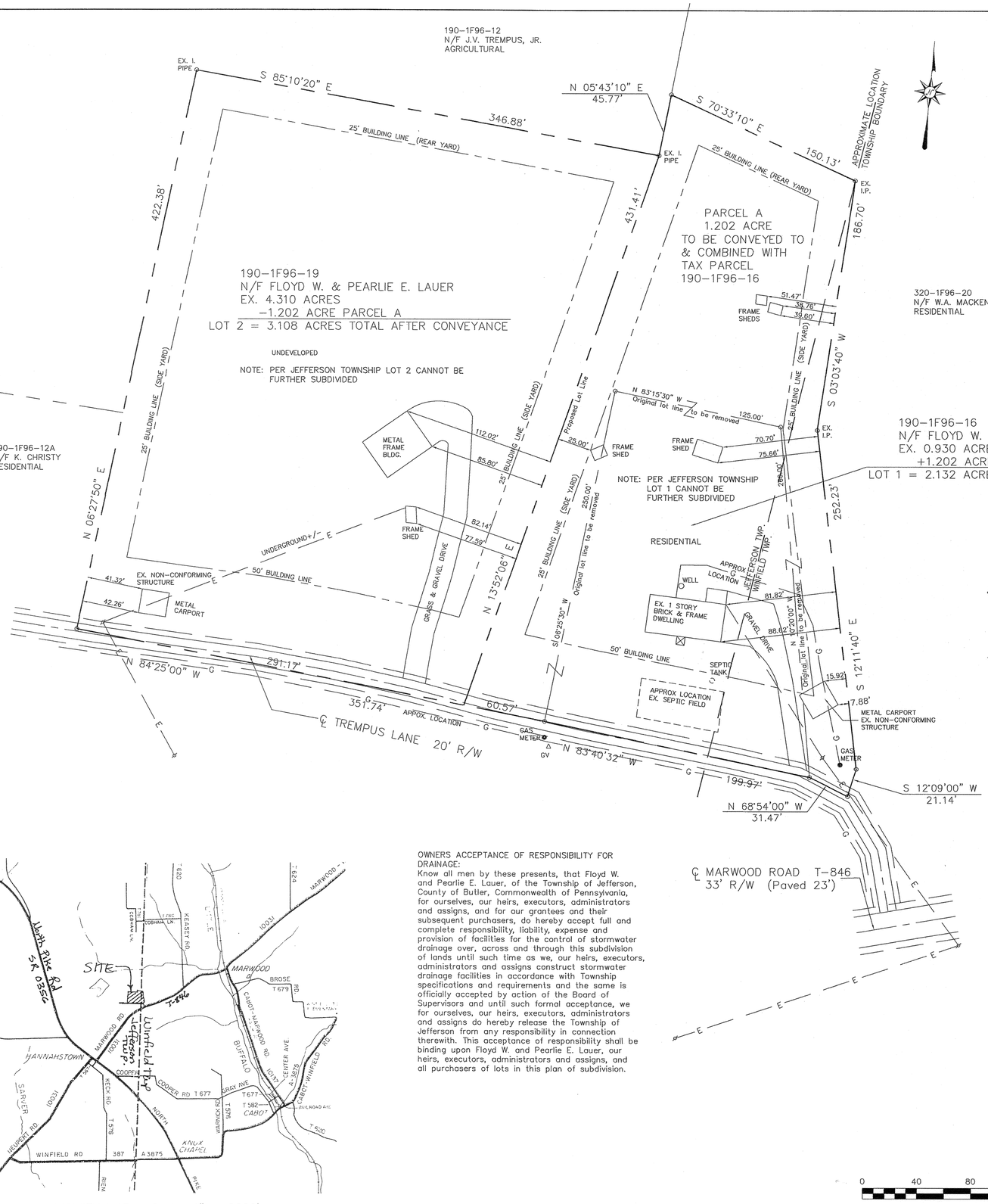
Winmer Properties, LP.
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.

REC3



VICINITY MAP Scale: 1" = 2000'

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR DRAINAGE:
Know all men by these presents, that Floyd W. and Pearlie E. Lauer, of the Township of Jefferson, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of lands until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Jefferson from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Floyd W. and Pearlie E. Lauer, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

NOTES:

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

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

PROPERTY OWNERS: FLOYD & PEARLIE LAUER
105 TREMPUS LANE
CABOT, PA 16023

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY TO ADD PARCEL A TO ADJOINING TAX PARCEL 190-1F96-16. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

0 40 80 120

PLAN BOOK	PAGE
397	35

Instr: 202109070025373
Pgs: 1 F: $45.00 9/7/2021 10:24 AM
Michele Mustello T20210018229
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we, Floyd W. and Pearlie E. Lauer, of the Townships of Jefferson and Winfield, 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 Jefferson and Winfield Townships, 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, wit 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 Townships of Jefferson and Winfield, we hereby covenant and agree to and by these presents do release and forever discharg said Commonwealth of Pennsylvania, County of Butler and Townships of Jefferson and Winfield, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Floyd W. and Pearlie E. Lauer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31 day of Aug, 2021.

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

Commonwealth of Pennsylvania - Notary Seal
Debra Painter, Notary Public
Butler County
My commission expires August 16, 2024
Commission number 1124684
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA):SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Floyd W. and Pearlie E. Lauer, 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 31 day of Aug, 2021.

My Commission expires the 16 day of Aug, 2024.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra Painter, Notary Public
Butler County
My commission expires August 16, 2024
Commission number 1124684
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-3240-E

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

DATE June 28, 2021 SEAL REG. NO. SU-3240-E

The Board of Supervisors of the Township of Winfield hereby gives public notice that in approving this plan for recording purposes only, the Township of Winfield assumes no 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

Approved by the Supervisors of the Township of Winfield this 29th day of JULY, 2021.

SECRETARY — SEAL — CHAIRMAN

Approved by the Winfield Township Planning Commission this 7th day of JULY, 2021.

SECRETARY — SEAL — Vice CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

The Board of Supervisors of the Township of Jefferson hereby gives public notice that in approving this plan for recording purposes only, the Township of Jefferson assumes no 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

Approved by the Supervisors of the Township of Jefferson this 12th day of JULY, 2021.

SECRETARY — SEAL — CHAIRMAN

Approved by the Jefferson Township Planning Commission this 21ST day of JUNE, 2021.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 16TH day of JUNE, 2021. #21125

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA):
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 397 Page 35.

Given under my hand and seal this 7th day of September, 2021.

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

REVISED: 06/28/2021; WINFIELD TWP., REVIEW COMMENTS
REVISED: 06/23/2021; JEFFERSON TWP., REVIEW COMMENTS

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

LOT LINE REVISION

FOR: FLOYD W. & PEARLIE E. LAUER

SITUATE: JEFFERSON & WINFIELD TWPS., BUTLER CO., PA

Date 05/11/2021	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 190-1F96-16 & 19		Db-Pg 882-859, 1849-271	Service No. 21-050
Address 105 TREMPUS LANE			

Instr: 202109070025433
Pgs: 1 F: $45.00 9/7/2021 12:08 PM
Michele Mustello T20210018275
Butler County Recorder PA

N
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S

Review By Twp Engineer & Planning Director

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

Thomas L Thompson 043880-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE

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

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 31st DAY OF August 2021 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 23RD DAY OF August 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 14 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.

Joshua Mowry VP
SIGNATURE AND TITLE OF OFFICER WITNESSING

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

8/23/21
DATE

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 23rd DAY OF August 2021

(SEAL)

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

Lissette Sprott
NOTARY PUBLIC

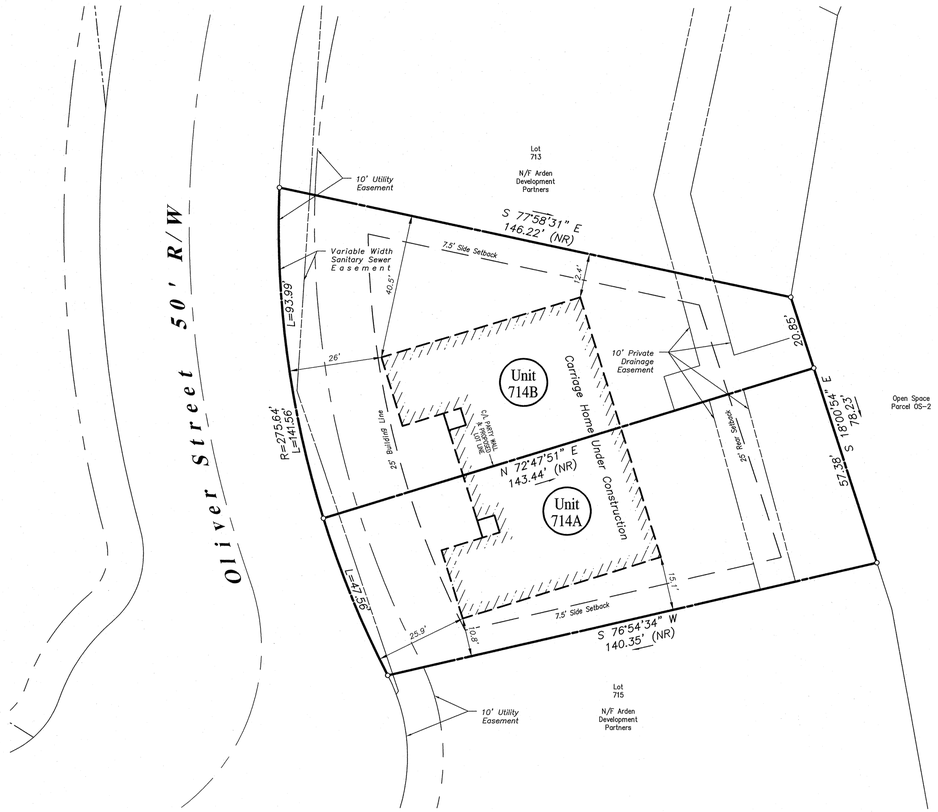
I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 14 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202105240014867. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Joshua Mowry
SIGNATURE OF WITNESS

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I, JAMES A. SPERDUTE, 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 AN 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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JAMES A. SPERDUTE, R.S. # SU457-E



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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 7th DAY OF September 2021

SECRETARY

CHAIRPERSON

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

SECRETARY

CHAIRPERSON

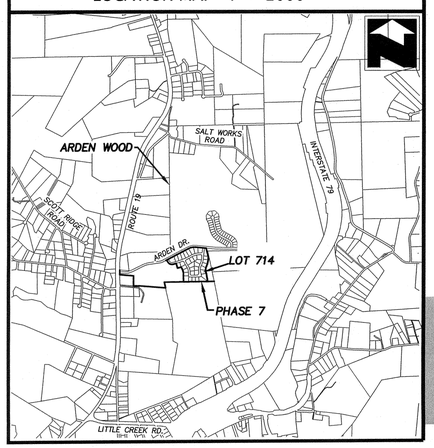
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 397 PAGE 36.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September 2021

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

RECORDER OF DEEDS

LOCATION MAP 1" = 2000'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
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REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES ANTHONY SPERDUTE — SURVEYOR — No. 2445E

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

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

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 714 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS – PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

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

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

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT
R-2 RESIDENTIAL

• MINIMUM LOT WIDTH	110.00' @ BUILDING LINE
• MINIMUM FRONT SETBACK	25.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET
• MINIMUM SIDE SETBACK	5.00 MIN/15.00 TOTAL
• MAXIMUM BUILDING HEIGHT	2.5 STORIES

*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

	714A	714B	Total
Sq. Ft.	7,437.654	8,184.281	15,621.935
Acres	0.171	0.188	0.359

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
LOT REFERENCE:
TAX PARCEL 200-S7-B714
INSTRUMENT NO. 202105240014867

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

DRAWING NUMBER:	1010-2123142
DRAWING SCALE:	1"=20'
DATE:	July 6, 2021
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 14

Being a subdivison of Lots 714 of the
Arden Woods Residential Plan of Lots Phase 7
As recorded in Plan Book 382, Page 8
Lancaster Township, Butler County, PA

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

Instr: 202109070025434
Pgs: 1 F: 545.00 9/7/2021 12:15 PM
Michele Mustello T20210018276
Butler County Recorder PA

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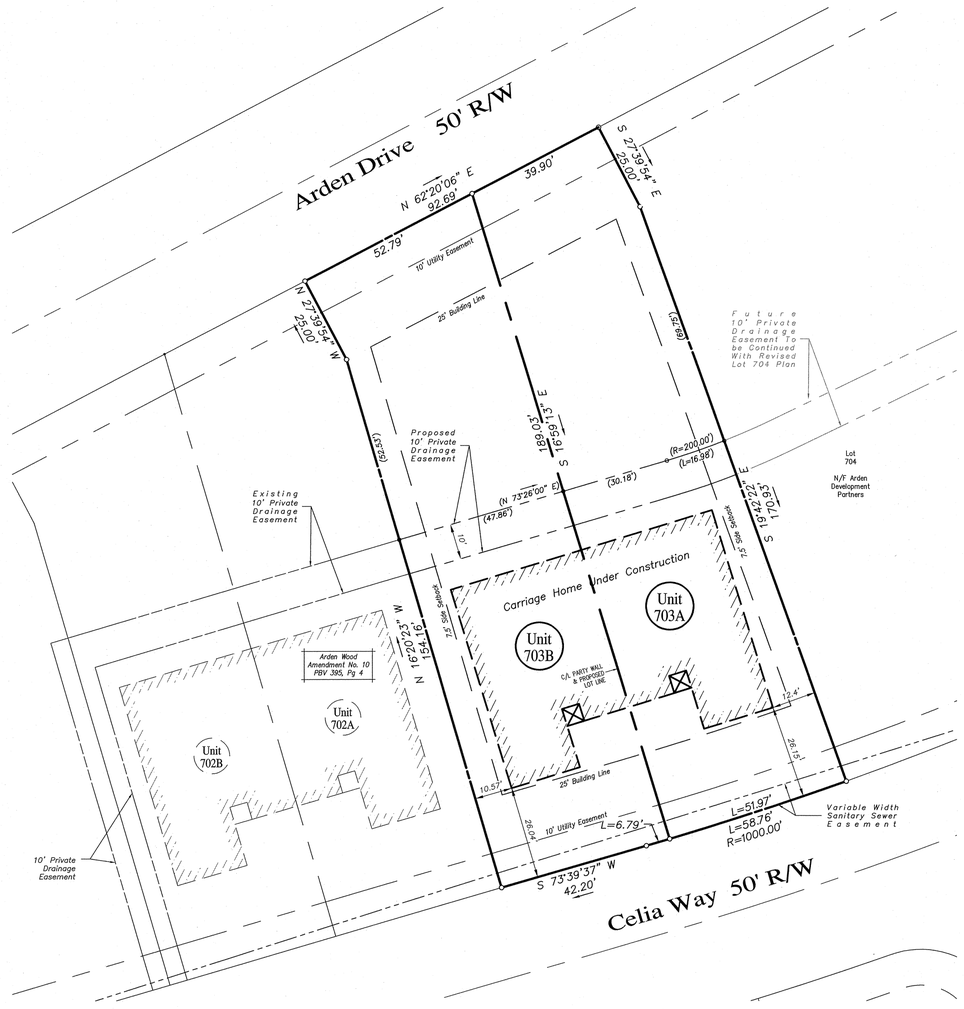
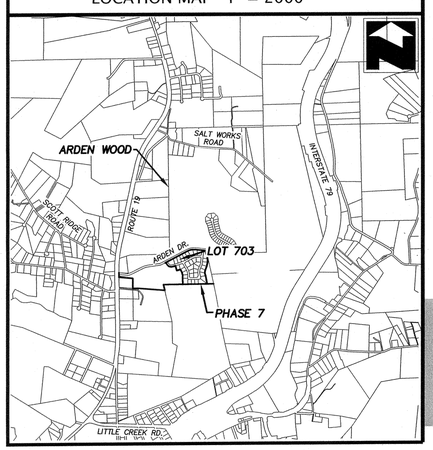


LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 703 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS – PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

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

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

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT
R-2 RESIDENTIAL

• MINIMUM LOT WIDTH	110.00' @ BUILDING LINE
• MINIMUM FRONT SETBACK	25.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET
• MINIMUM SIDE SETBACK	5.00 MIN/15.00 TOTAL
• MAXIMUM BUILDING HEIGHT	2.5 STORIES

*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

	703A	703B	Total
Sq. Ft.	9,092.711	8,901.840	17,994.551
Acres	0.209	0.204	0.413

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
LOT REFERENCE:
TAX PARCEL 200-S7-B703
INSTRUMENT NO. 202106290018506

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

DRAWING NUMBER:	1010-212.3196
DRAWING SCALE:	1"=20'
DATE:	July 28, 2021
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 15

Being a subdivison of Lots 703 of the
Arden Woods Residential Plan of Lots Phase 7
As recorded in Plan Book 382, Page 8
Lancaster Township, Butler County, PA

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

Review By Twp Engineer & Planning Director

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

Thomas L Thompson 043880-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE

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

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 31st DAY OF August 2021 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 23rd DAY OF August 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 15 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.

John Ary VP
SIGNATURE AND TITLE OF OFFICER WITNESSING

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

8/23/21
DATE

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 23rd DAY OF August 2021

(SEAL)

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

Lissette Sprott
NOTARY PUBLIC

I, PETE ROBERSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 15 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202106290018506. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John Ary
SIGNATURE OF WITNESS

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I, JAMES A. SPERDUTE, 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 AN 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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 7th DAY OF September 2021.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 18th DAY OF AUGUST 2021.

SECRETARY

CHAIRPERSON

PLAN BOOK	PAGE
397	37

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 397 PAGE 37.
GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF September 2021

(SEAL)

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

RECORDER OF DEEDS

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

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

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY PA
BUTLER COUNTY RECORDER OF DEEDS

NOTES:

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

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

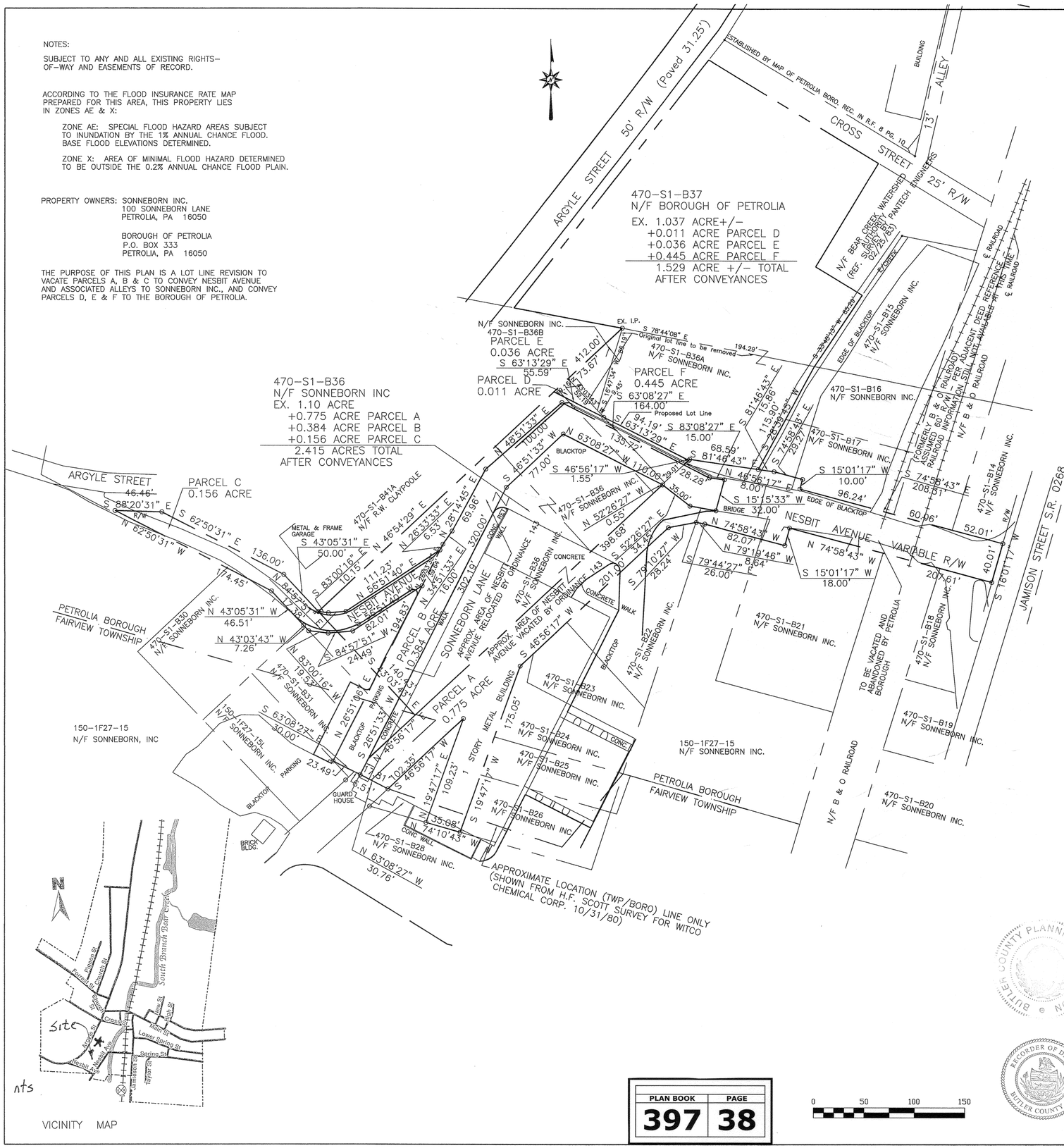
ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

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

PROPERTY OWNERS: SONNEBORN INC.
100 SONNEBORN LANE
PETROLIA, PA 16050

BOROUGH OF PETROLIA
P.O. BOX 333
PETROLIA, PA 16050

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO VACATE PARCELS A, B & C TO CONVEY NESBIT AVENUE AND ASSOCIATED ALLEYS TO SONNEBORN INC., AND CONVEY PARCELS D, E & F TO THE BOROUGH OF PETROLIA.



VICINITY MAP

PLAN BOOK	PAGE
397	38

0 50 100 150

Instr: 202109100025786
Pgs: 1 F: $45.00 9/10/2021 10:15 AM
Michele Mustello T20210918864
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS: That by Kenneth Mittereder, Engineering Manager of Sonneborn, Inc., by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property situated in the Borough of Petrolia, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Borough of Petrolia, County of Butler, Kenneth Mittereder, Engineering Manager of Sonneborn, Inc., hereby covenants and agrees to and by these presents do release and forever discharge the Borough of Petrolia, County of Butler, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Kenneth Mittereder, Engineering Manager of Sonneborn, Inc., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its Engineering Manager, this 2nd day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal
Anita Orozco, Notary Public
Butler County
My commission expires October 19, 2024
Commission number 1002530
Member, Pennsylvania Association of Notaries

SONNEBORN, INC. (SEAL)

NOTARY (SEAL) KENNETH MITTEREDER, ENGINEERING MANAGER

COMMONWEALTH OF PENNSYLVANIA}
COUNTY OF BUTLER}

On this 2nd day of August, 2021 before me, a Notary Public and for said County and Commonwealth, personally appeared Kenneth Mittereder, Engineering Manager of Sonneborn, Inc., who being duly sworn, deposes ad says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly signed and sealed by ad as for the act and deed of said Sonneborn, Inc., for the uses and purposes therein mentioned, and that the same of this deponent subscribed to the said released and dedication Kenneth Mittereder, Engineering Manager of Sonneborn, Inc., in attestation of the due execution and delivery of said release and dedication of this deponent's own and property and respective handwriting.

KENNETH MITTEREDER, ENGINEERING MANAGER

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 2nd day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal
Anita Orozco, Notary Public
Butler County
My commission expires October 19, 2024
Commission number 1002530
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC (SEAL)

My Commission Expires the 19th day of October, 2024.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th day of September, 2021.

ATTEST:

NOTARY PUBLIC PRESIDENT/CHAIRMAN SECRETARY

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 Borough of Petrolia, 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. 7th
WITNESS MY HAND AND NOTARIAL SEAL this _____ day of September, 2021.

My Commission expires the 9th day of December, 2024.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Sean M. Gallagher, Notary Public
Butler County
My commission expires December 9, 2024
Commission number 1388107
Member, Pennsylvania Association of Notaries

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

DATE July 14, 2021 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Petrolia this 7th day of September, 2021.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

APPROVED
~~Reviewed~~ by the Butler County Planning Commission this 21st day of July, 2021.

SECRETARY SEAL CHAIRMAN/PRESIDENT

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

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 397 page 38.

Given under my hand and seal this 10th day of September, 2021.

SEAL RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

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

LOT LINE REVISION
FOR: SONNEBORN INC.
and
BOROUGH OF PETROLIA
SITUATE: PETROLIA BORO., BUTLER CO., PA

Date 07/14/2021	Scale 1" = 50'	Dwn By BEC		Ckd By CAH	
Parcel #470-S1-B36, B36A, B36B, B37		Inst. # 200506290016976		Service No. 20-169	
Address		Db-Pg	754-456		

Instr: 202109130026020
Pgs: 6 F: $245.00 9/13/2021 1:39 PM
Michele Mustello T20210018740
Butler County Recorder PA

UNIONVILLE VOLUNTEER FIRE COMPANY EXPANSION

102 MAHOOD ROAD
BUTLER, PA 16001

BUSINESS: UNIONVILLE VOLUNTEER FIRE COMPANY

OWNER: UNIONVILLE VOLUNTEER FIRE COMPANY
LOT: 060 - S6 - AA - 000
ADDRESS: 102 MAHOOD ROAD
AREA: 5.02 ACRES

ZONING DISTRICT: M-1
GATEWAY SIGN OVERLAY DISTRICT
RURAL RESOURCE OVERLAY DISTRICT

SETBACKS:
- SIDE: 20'
- FRONT: 50'
- REAR: 25'

LOT COVERAGES
MAXIMUM LOT COVERAGE: 60%
EXISTING LOT COVERAGE: 42%
(IMPERVIOUS SURFACES = 2.118 ACRES OF TOTAL 5.02 ACRES)

PARKING:
- EXISTING PARKING SPACES: 65
- ADDITION REDUCES EXISTING COUNT BY 4 SPACES TO 61 TOTAL
- MAXIMUM FIREFIGHTERS ON CALL: 15 , THEREFORE 15 SPACES
- SOCIAL HALL ON FRONT: 4321 SF / 100 SF = 43 SPACES
- CURRENT MAXIMUM POSSIBLE USED SPACES: 58 SPACES. ADDITION IS TO BE USED ONLY BY EXISTING FIREFIGHTERS SO NO ADDITIONAL SPACES REQUIRED.

PROPOSED PROJECT:
- ADD ADDITION TO EXISTING FIRE STATION TO INCLUDE STORAGE, GARAGE, AND BREAK ROOM SPACE FOR THE FIRE COMPANY.

BUILDING ADDITION :
- 80 FEET BY 47 FEET 4 INCHES
- 12' HIGH TO CEILING
- CMU WALLS AND STEEL STRUCTURE
- STEEL ROOF
- CONCRETE FLOOR
- NON- SPRINKLERED

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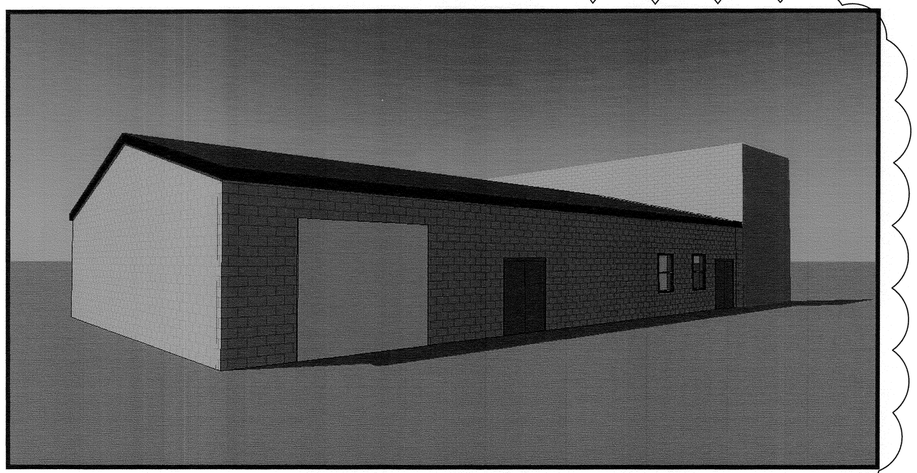
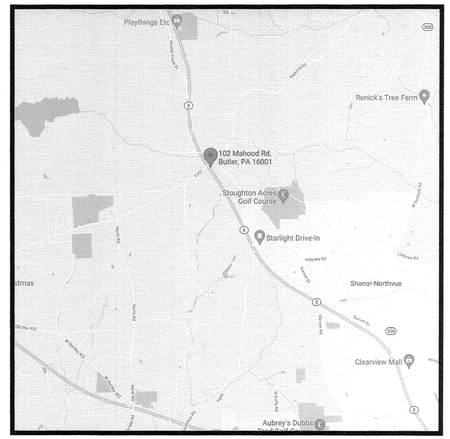
NOTES:
1. ROOF WATER TO BE CAPTURED BY ROOF GUTTERS, AND CONVEYED BY DOWNSPOUTS, DRAINS, AND STORM SEWERS.
2. NO ADDITIONAL PARKING , PAVEMENT, OR IMPERVIOUS AREAS PROPOSED





Project Location Map



Project Vicinity Map

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

We, the Unionville Volunteer Fire Company, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon the Unionville Volunteer Fire Company, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 07th day of September A.D. 20 21

ATTEST:
NOTARY PUBLIC

Randall D Brow
OWNER

OWNER

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

Randall D Brow
OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA
(COUNTY OF BUTLER) SS:

PHILIP B WUFF

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Unionville Volunteer Fire Company who acknowledged the foregoing release and dedication and land development plan to be their act and desired the same to be recorded as such.

Sworn to and subscribed before me this 07th day of September 20 21

My Commission expires the 06th day of MARCH 20 24

NOTARY PUBLIC SEAL

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

I, Joseph L. Gray, a Licensed Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as engineered and plotted by me for the Owners, developers or agents.

8/19/21 PE044654E SEAL:
DATE REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH L. GRAY ENGINEER NO. PE044654E

This Land Development Plan has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 28th day of July 20 21

CHAIRMAN SECRETARY SEAL:

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

This land development plan is approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 11th day of August 20 21

CHAIRMAN SECRETARY SEAL:

Reviewed with comments by the Butler County Planning Commission, Letter to Center Township Board of Supervisors dated this 26th day of July 20 21

CHAIRMAN SECRETARY SEAL:

COMMONWEALTH OF PENNSYLVANIA
(COUNTY OF BUTLER) SS:

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 397 page 39-44

Given under my hand and seal this 13th day of September 20 21

NOTARY PUBLIC

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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DWG	DESCRIPTION
G001	COVER SHEET
G002	NOTES
C101	EXISTING SITE PLAN
C102	PROPOSED SITE PLAN
C103	SITE DETAILS
A101	ADDITION FLOOR PLAN

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE VOLUNTEER FIRE CO. EXPANSION
102 MAHOOD ROAD, BUTLER, PA, 16002
UNIONVILLE VOLUNTEER FIRE COMPANY
102 MAHOOD ROAD, BUTLER, PA 16002

SEAL:
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH L. GRAY ENGINEER NO. PE044654E

REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

PROJECT NUMBER:
AAE-21026

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G001

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A PENNSYLVANIA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.

5. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE GROUND FEATURES, AND TO THE EXTENT POSSIBLE WITHOUT EXCAVATING, BELOW GROUND FEATURES, THAT THEY MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO THEIR OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.

6. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, MAIL BOXES, SOD, LANDSCAPING, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.

8. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.

9. THE CONTRACTOR SHALL PROVIDE FOR SAFE AND EFFICIENT MAINTENANCE OF TRAFFIC, INCLUDING PEDESTRIANS, VIA ADHERENCE TO P.A.D.O.T. MAINTENANCE OF TRAFFIC REQUIREMENTS, THE U.S.D.O.T. MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD), AND THE REQUIREMENTS OF THE CITY OF BUTLER.

10. ANY WORK ASSOCIATED WITH THIS PROJECT THAT IS AN ALTERATION, CHANGE, MODIFICATION, ADDITION OR DELETION OF ELEMENTS OF THE DESIGN OR SPECIFICATION SHALL BE APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE PRIOR TO COMMENCING. ANY CHANGE TO PLANS OR SPECIFICATIONS SHALL BE THROUGH PROPER CHANGE OR PER PROCEDURES.

ROAD, DRAINAGE AND GRADING CONSTRUCTION NOTES

1. ALL PAVEMENT AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LATEST EDITION OF THE PADOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OR CITY OF BUTLER HAVING JURISDICTION OVER THE ROAD.

2. PAVEMENT AND GRADING SHALL BE SLOPED TO THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ON THE DRAWINGS. SMOOTH, CONSTANT SLOPES SHALL BE MAINTAINED BETWEEN PROPOSED ELEVATIONS AND CONTOURS. PROPOSED CONTOUR ELEVATIONS, SPOT ELEVATIONS AND FINISHED GRADE ELEVATIONS IN NON-PAVED AREAS REFER TO FINISHED SURFACE ELEVATION ONCE SODDING OR SEEDING IS COMPLETE.

3. FINISHED GRADE ADJACENT TO BUILDING WALLS SHALL BE 4-INCHES BELOW FINISHED FLOOR, (UNLESS OTHERWISE NOTED) WITH A MINIMUM OF 2 PERCENT DOWNWARD SLOPE AWAY FROM BUILDING. FINISHED GRADES ADJACENT TO WALLS, CURBS OR SLABS SHALL BE 2-INCHES BELOW ADJACENT SURFACE, (UNLESS OTHERWISE NOTED) FOR DRAINAGE AWAY OR FLUSH WITH SURFACE FOR DRAINAGE TOWARD PAVEMENT OR CURB. SURFACE SHALL BE CONSTRUCTED TO ALLOW NO WATER TO ACCUMULATE OR POND.

4. SIGNS, POSTS AND HARDWARE SHALL BE CERTIFIED BY PADOT AND INSTALLED IN ACCORDANCE WITH PADOT SPECIFICATIONS AND MUTCD OR GOVERNING AUTHORITY HAVING JURISDICTION OVER ROADS.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.

2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORM WATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.

3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.

4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.

5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN ON-SITE UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.

6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE CONFINED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCROACHING UPON WETLAND AREAS OR SURFACE WATER BODIES.

7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED.

11. THE CONTRACTOR SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATION. PUMPS OR DRAIN PIPES SHALL BE PROVIDED TO PREVENT STANDING WATER IN EXCAVATED TRENCHES AND/OR AGAINST ANY BUILDING FOUNDATION OR WALL.

MINIMUM REQUIRED UTILITY AS-BUILTS

REQUIREMENTS

1. UPON THE COMPLETION OF THIS PROJECT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE CITY OF BUTLER AND BUTLER COUNTY WITH A COMPLETE SET OF "RECORD DRAWINGS" OF STORM DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS AS FURTHER HEREIN NOTED. THE CONTRACTOR SHALL MAINTAIN A LEGIBLY MARKED SET OF PLANS, DURING CONSTRUCTION, SHOWING THE ACTUAL CONSTRUCTION, LOCATION, AND LAYOUT OF THE PIPELINES AND APPURTENANCES AS THEY WERE INSTALLED. THE MARKED UP PLAN SHALL SHOW ALL VALVES, TAPS AND FITTINGS USED, PIPE CUTS, DIMENSIONS, MATERIAL TYPES, CLASS, COLOR, PIPE BEDDING MATERIAL AND INDICATE THE PROXIMITY OF THE INSTALLED PIPELINE TO ANY CROSSING OR OTHER PIPELINE, CONDUIT OR CABLE EXCAVATED DURING INSTALLATION. THE CONTRACTOR SHALL ALSO PROVIDE A SURVEY OF THE PIPELINE SHOWING THE LOCATION AND ELEVATION OF THE TOP OF PIPE AT EACH END AND AT 100 FT. STATIONING IN REFERENCE TO BOTH MEAN SEA LEVEL AND FINISH GRADE. THE SURVEY SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF PENNSYLVANIA. SIX COPIES OF THE AS-BUILTS ARE REQUIRED. FINAL PAYMENT TO THE CONTRACTOR SHALL NOT BE MADE WITHOUT THESE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER.

GENERAL UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED CITY OF BUTLER SPECIFICATIONS AND CODES.

2. CONTRACTOR SHALL CONTACT THE CITY OF BUTLER ZONING OFFICE 24 HOURS PRIOR TO EXCAVATION OR OF CONNECTION TO COUNTY UTILITIES.

3. ALL UTILITY LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE PIPE ALIGNMENT. IN THE CASE OF GRAVITY SEWERS, THE TAPE SHALL BE SECURED TO EACH MANHOLE. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACK-FILLING 18" DIRECTLY OVER THE PIPE. THE TAPE SHALL HAVE A METAL DETECTABLE STRIP SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE, 2" WIDE STRIPING WITH A THICKNESS OF 5.5 MILS. FOR WATER LINES, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, WATER LINES BELOW". FOR FORCE MAINS, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWAGE FORCE MAIN BELOW". FOR SANITARY SEWER, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWER MAIN BELOW". BOTH WATER MAINS AND SANITARY SEWER FORCE MAINS SHALL ALSO HAVE A "LOCATOR DETECTOR WIRE" - UL TYPE AWG #10 SOLID STRAND COPPER WIRE W/60MM PVC WALL INSTALLED ALONG THE ENTIRE LENGTH OF PIPE.

4. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES, WHETHER OR NOT SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACTUAL FIELD LOCATIONS FROM THE RESPECTIVE UTILITY COMPANY AND TO COORDINATE WITH AFFECTED UTILITY COMPANY 48 HOURS BEFORE BEGINNING ANY WORK.

INSPECTIONS AND MAINTENANCE OF STORMWATER FACILITIES

1. EROSION AND SETTLEMENT CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. WHEN NECESSARY, REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF NOTED DEFICIENCY.

2. THE ENTIRE STORM WATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A SEMI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE POND, POND BANKS, BLEED-DOWN ORIFICES, OTHER CONTROL STRUCTURES, AND DISCHARGE PIPES. THESE SHOULD BE KEPT FREE OF DEBRIS AND CLEANED ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. MOWING/CLEANING AROUND THE STRUCTURES MAY BE REQUIRED TO PREVENT CLOGGING BY VEGETATION.

3. SEDIMENT SUMPS, IF DESIGNED AND INSTALLED, SHOULD HAVE SEDIMENT REMOVED AS NECESSARY TO ALLOW FOR EFFICIENT REMOVAL OF SUSPENDED PARTICLES. THEY SHOULD BE RE-EXCAVATED TO THE DESIGN FINISH GRADE ELEVATION, IF SILTED IN.

4. SPECIFIC CONDITIONS OF ALL PERMITS MAY REQUIRE ADDITIONAL MAINTENANCE ACTIVITIES ABOVE AND BEYOND THOSE OUTLINED ABOVE. CHECK ALL PERMIT CONDITIONS AS ISSUED BY REGULATORY AGENCIES TO ENSURE COMPLIANCE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY SEDIMENT / EROSION CONTROL DEVICES WHEN NO LONGER NEEDED.

7. THE CONTRACTOR SHALL REMOVE ALL MUD, SOIL OR DEBRIS FROM THE STREET PRIOR TO ALLOWING TRAFFIC TO TRAVEL ON THE STREET.

SPECIAL NOTES TO CONTRACTORS

1. WHERE UNDERDRAIN AND ROOF DRAIN LINE INSTALLATION ARE IN CONFLICT WITH EXISTING UTILITY POLES, GUY POLES OR OTHER SUCH POLES, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE WHETHER THE RESPECTIVE POLE REQUIRES RESTRAINT. THE FINAL DECISION AS TO WHETHER A POLE IS TO BE RESTRAINED WHILE EXCAVATION OCCURS AROUND THE POLE SHALL BE THAT OF THE UTILITY OWNER. THE COST FOR THIS COORDINATION AND RESTRAINT SHALL BE INCLUDED IN THE CONTRACTORS OVERALL COSTS.

2. THE CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC PLANS TO APPROPRIATE REGULATORY AGENCIES HAVING JURISDICTION OVER IMPACTED ROADWAYS. CONSTRUCTION SHALL NOT COMMENCE WITHIN ROW UNTIL MOT APPROVALS FOR IMPACTED ROAD(S) ARE RECEIVED. CONTRACTOR SHALL ALSO NOTIFY LOCAL EMERGENCY SERVICES DEPARTMENTS WHENEVER CONSTRUCTION ACTIVITIES WILL IMPEDE NORMAL TRAFFIC FLOW.

3. ALL DEFLECTION BENDS ARE 45° UNLESS SPECIFIED OTHERWISE. EXACT LOCATION OF BENDS TO BE DETERMINED IN FIELD AND APPROVED BY FIELD INSPECTOR. LOCATION DATA SHALL BE PROVIDED IN AS-BUILTS ACCORDING TO CITY OF BUTLER AND/OR PADOT REQUIREMENTS.

4. UNLESS SPECIFIED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL ALL PROPOSED ITEMS SHOWN WITHIN THE CONSTRUCTION PLANS.

5. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING IS THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO NEIGHBORING PROPERTY, PUBLIC RIGHT-OF-WAY OR COUNTY PROPERTY.

7. CONTRACTOR SHALL MAINTAIN PEDESTRIAN MEANS OF EXIT/EGRESS TO/FROM BUTLER COUNTY BUILDINGS DURING HOURS OF OPERATION. ANY CLOSURE OF ENTRANCE / EXITS SHALL BE COORDINATED AND APPROVED BY COUNTY OFFICIALS.

PLAN BOOK	PAGE
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ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE VOLUNTEER FIRE CO. EXPANSION
102 MAHOOD ROAD, BUTLER, PA, 16002
UNIONVILLE VOLUNTEER FIRE COMPANY
102 MAHOOD ROAD, BUTLER, PA 16002

SEAL:



REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

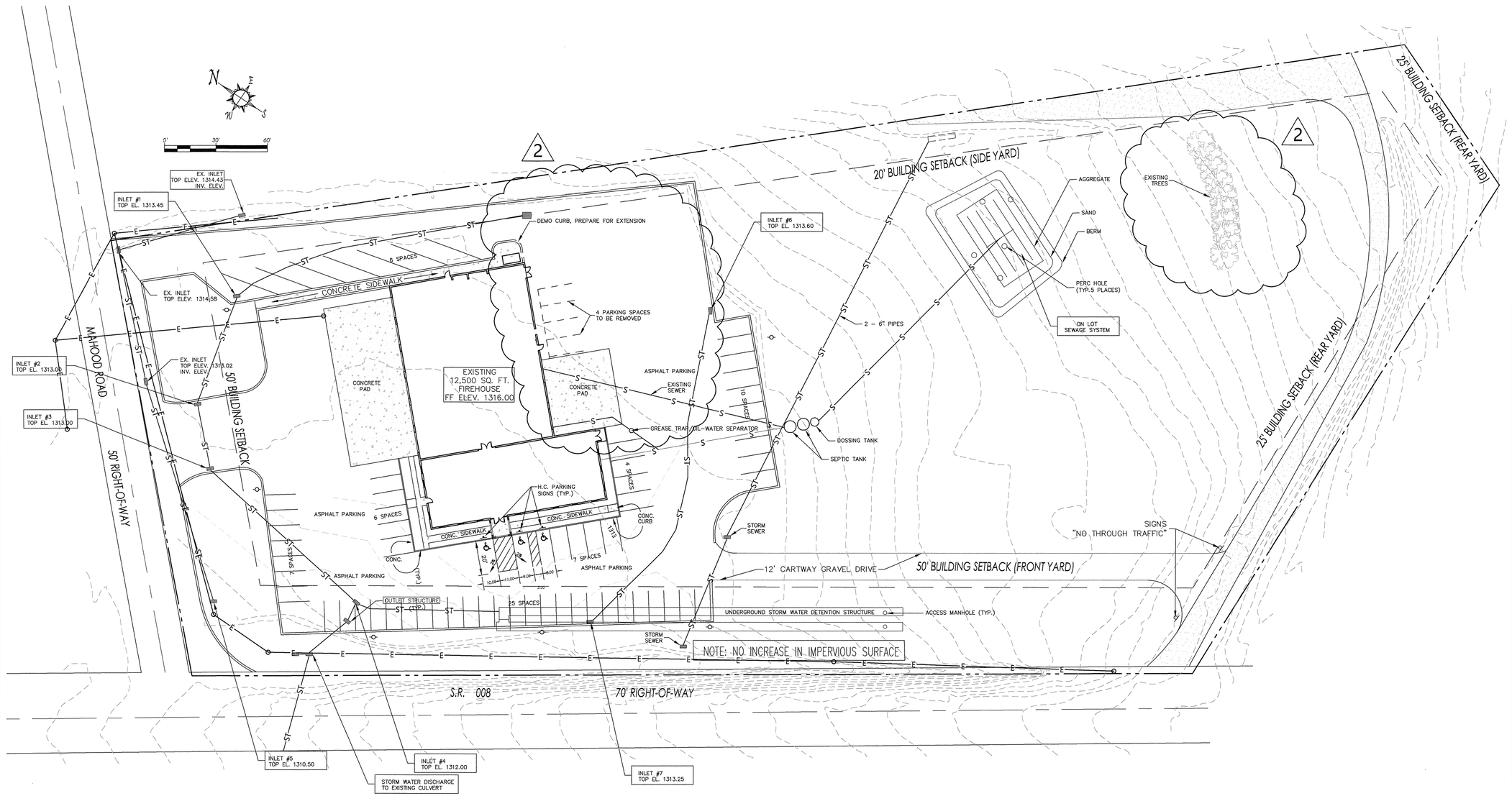
PROJECT NUMBER:
AAE-21026

SHEET TITLE:
NOTES AND SYMBOLS

SHEET NUMBER:
G002

LINETYPE LEGEND

- PROPERTY LINES
- SETBACKS
- EXISTING TOPO
- EXISTING WALL
- EXISTING PAVEMENT/CURBS
- DEMO PAVEMENT/CURBS
- EXISTING PARKING
- EX. STORMWATER LINE — ST
- EX. STORMWATER DETENTION STRUCTURE
- EX. SAN. SEWER LINE — S
- PARKING LOT LIGHT POLE
- EX. OVERHEAD ELECTRIC LINE — E



1 **EXISTING SITE PLAN**
Scale: 1" = 30'-0"

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.
8 - 1 - 1
POCS Serial No. 20212074186

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE VOLUNTEER FIRE CO. EXPANSION
102 MAHOOD ROAD BUTLER, PA 16001
UNIONVILLE VOLUNTEER FIRE CO.
102 MAHOOD ROAD BUTLER, PA 16001

SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH L. GRAY
ENGINEER
ID PE046545

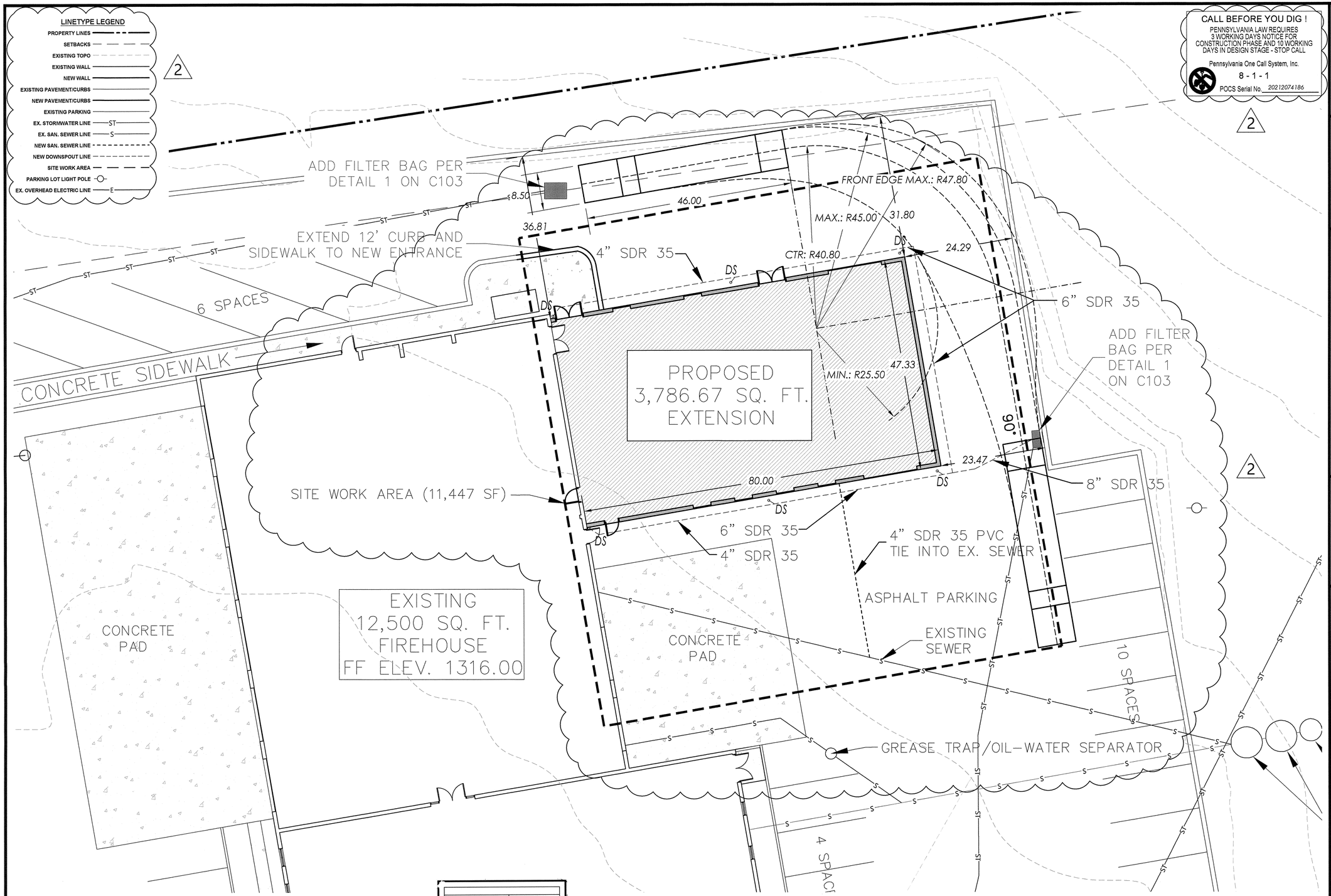
REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

PROJECT NUMBER:
AAE-21026

SHEET TITLE:
EXISTING SITE PLAN

SHEET NUMBER:
C101

PLAN BOOK	PAGE
397	41



1 **PROPOSED SITE PLAN**
Scale: 1" = 10'-0"

PLAN BOOK	PAGE
397	42

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.
8 - 1 - 1
POCS Serial No. 20212074186

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE EXPANSION
102 MAHOOD ROAD BUTLER, PA 16001
UNIONVILLE VOLUNTEER FIRE COMPANY
102 MAHOOD ROAD BUTLER, PA 16001

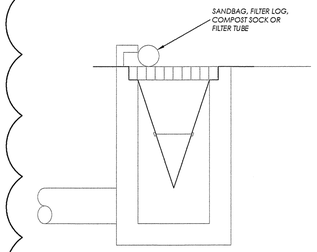
SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH L. GRAY
ENGINEER
NO. PE061042

REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

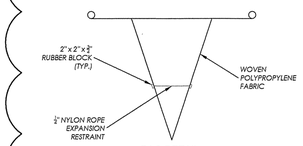
PROJECT NUMBER:
AAE-21026

SHEET TITLE:
PROPOSED SITE PLAN

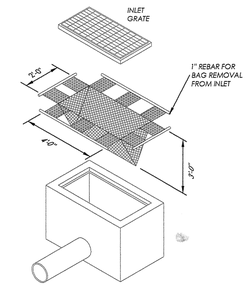
SHEET NUMBER:
C102



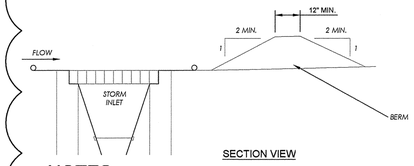
INSTALLATION DETAIL



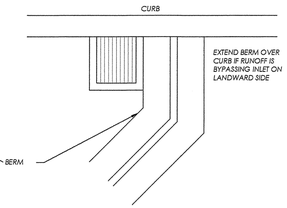
BAG DETAIL



ISOMETRIC VIEW



SECTION VIEW



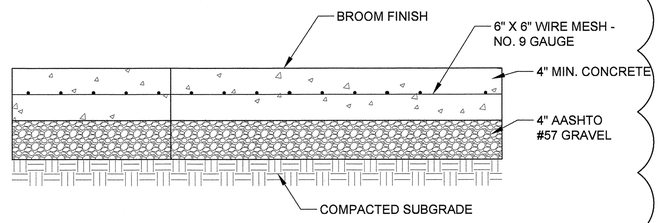
PLAN VIEW

NOTES:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

1 FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL PLACE A HAND-TOOLED CONTROL JOINT AT EVERY 5' O.C.
2. CONCRETE SHALL BE 3,500 PSI, 4" DEEP MIN.
3. EXPANSION JOINTS 20" O.C. MAX. (½" WIDE EXPANSION JOINT MATERIAL W/ ¼" REVEAL AND SEALANT)
4. SLABS WILL REQUIRE KEYWAY OR DOWELS TO MAINTAIN ALIGNMENT AT BUTT JOINTS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAX. OF 2%
6. THE CONCRETE SHALL BE TREATED WITH A TWO-COAT APPLICATION OF SEAL TIGHT CS-309-1315, OR APPROVED EQUAL. AFTER 7 DAYS, THE CONCRETE SHALL BE TREATED WITH SEAL TIGHT TIAH 1315 OR APPROVED EQUAL. THE TEMPERATURE FOR APPLICATION TO THE CONCRETE SURFACE MUST BE 40° F AND RISING.

CURBS:
- EXPANSION JOINTS ABUTTING SIDEWALKS, STRUCTURES, RETURNS, RAMPS AND AT MAX. INTERVALS OF 50' UNLESS APPROVED OTHERWISE BY THE ENGINEER AND/OR LOCAL ROAD AUTHORITY.
- CONTROL JOINTS SHALL MATCH ADJACENT SIDEWALK OR AT 10' MAX. INTERVALS.

SIDEWALKS:
- EXPANSION JOINTS ABUTTING CURBS, STRUCTURES, CHANGES IN CROSS-SECTION, OR ALIGNED WITH ADJACENT SURFACES, OR AT 30' MAX. INTERVALS.
- CONTROL JOINTS SHALL MATCH ADJACENT FEATURES OR INTERVAL SHALL BE A MAX. OF 2x WIDTH.

2 SIDEWALK DETAIL

Scale: 1" = 1'-0"

PLAN BOOK	PAGE
397	43

2

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE EXPANSION
102 MAHOOD ROAD BUTLER, PA 16001
UNIONVILLE VOLUNTEER FIRE COMPANY
102 MAHOOD ROAD BUTLER, PA 16001

SEAL:

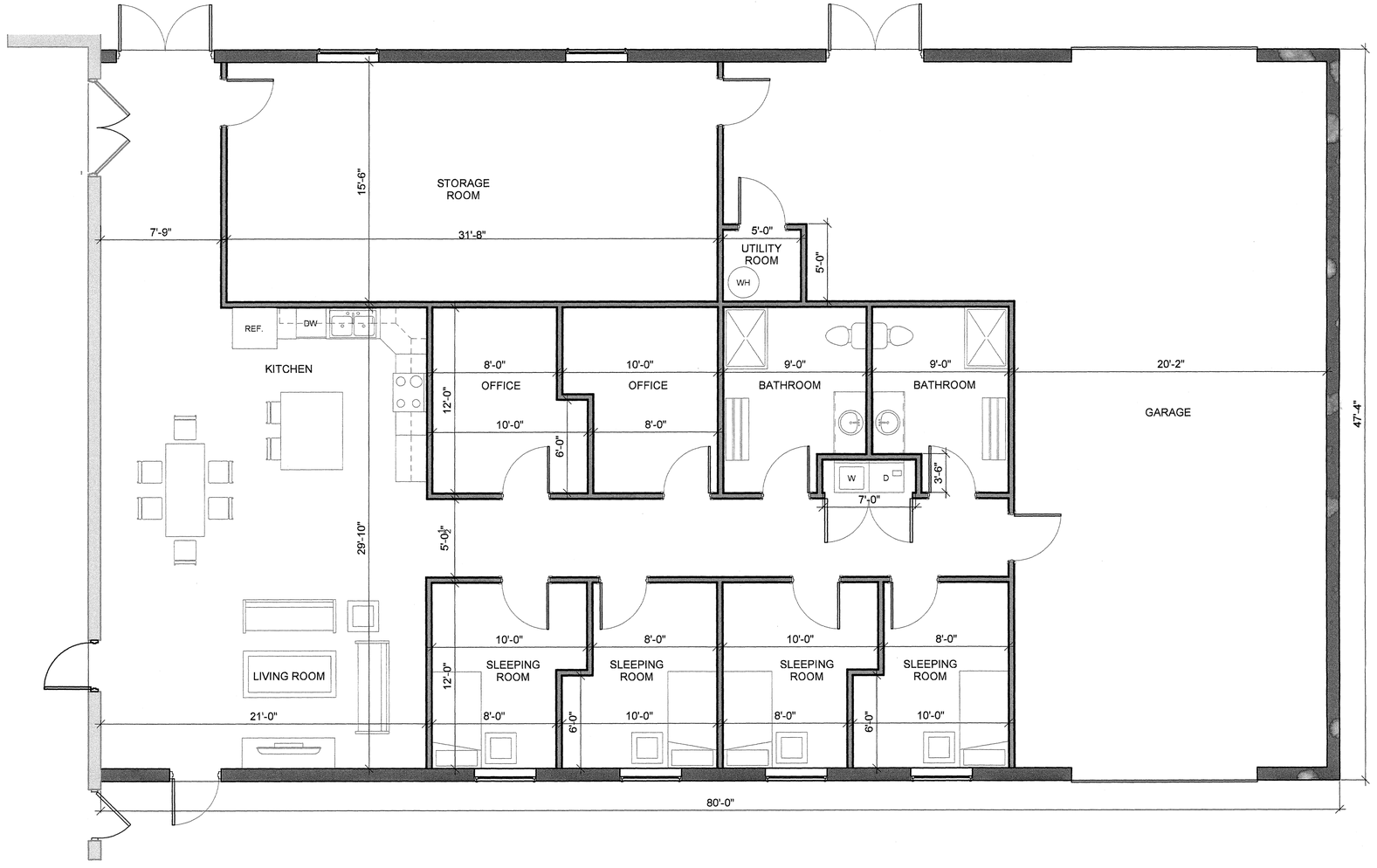
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH L. GRAY
ENGINEER
#3 PE046545

REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

PROJECT NUMBER:
AAE-21026

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C103



1 **ADDITION FLOOR PLAN**
Scale: 1/4" = 1'-0"

PLAN BOOK	PAGE
397	44

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

UNIONVILLE EXPANSION
102 MAHOOD ROAD BUTLER, PA 16001
UNIONVILLE VOLUNTEER FIRE COMPANY
102 MAHOOD ROAD BUTLER, PA 16001

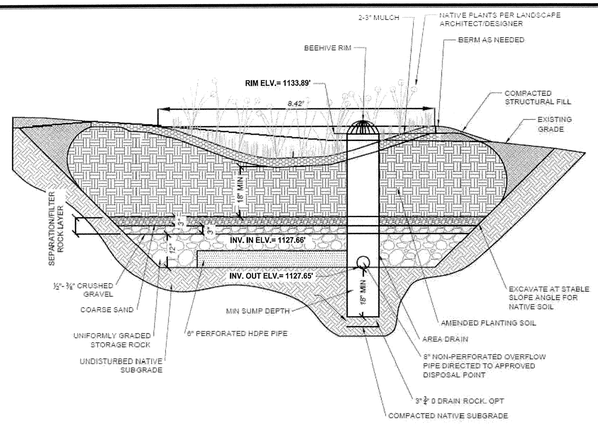
SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH L. GRAY
ENGINEER

REV	ISSUE/DESCRIPTION:	DATE:
1	PERMIT SET	07/09/2021
2	GATEWAY COMMENTS	07/27/2021

PROJECT NUMBER:
AAE-21026

SHEET TITLE:
ADDITION FLOOR PLAN

SHEET NUMBER:
A101



RAIN GARDEN / BIO-RETENTION BASIN

NOT TO SCALE

Drawing Legend

- PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY LINES
- ASPHALT/PAVED ROADS/DRIVES
- STREAMS/WATERCOURSES
- WOODLAND/TREELINES
- 1120 MAJOR CONTOURS
- ASPHALT WEDGE CURBS
- CONCRETE SIDEWALKS
- UTILITY EASEMENTS
- W WATER MAINS/HYDRANTS
- STM STORM SEWER SYSTEM
- UE ELEC/TELE/CATV LINES AND ELECTRIC PEDESTAL
- G GAS MAIN/SERVICE LINES
- SANITARY SEWERS
- S/L SANITARY LATERALS
- ROOF DRAINS/LATERALS

Project Utility Companies/Agencies

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
CONTACT: GABE WHITE
PHONE: (724) 443-9521

STORM SEWER & WATER:
BOROUGH OF SEVEN FIELDS
2000 GARDEN DRIVE, SUITE 100
SEVEN FIELDS, PA 16046
CONTACT: THOMAS SMITH
EMAIL:
BOROUGHMANGER@SEVENFIELDS.ORG
PHONE: (724) 776-3090

ELECTRIC COMPANY:
PENNSYLVANIA POWER CO
730 SOUTH AVENUE
YOUNGSTOWN, OH 44502
CONTACT: ERIC POWELL
EMAIL:
EPOWELL@FIRSTENERGYCORP.COM
PHONE: 800-720-3600

GAS:
PEOPLES NATURAL GAS
261 CENTER STREET
MCKEESPORT, PA 15132
CONTACT: DON ZOMBEK
EMAIL:
DON.ZOMBEK@PEOPLES-GAS.COM

SANITARY SEWER:
BREAKNECK CREEK REGIONAL AUTHORITY
1166 MARS EVANS CITY ROAD
PO BOX 1180
MARS, PA 16046
CONTACT: MICHAEL DAVIDSON
EMAIL: BCRA01@GMAIL.COM

CABLE:
ARMSTRONG
ADDRESS: 531 PERRY WAY
ZELIENOPLE, PA. 16063
CONTACT: OFFICE PERSONNEL
PHONE: 877-277-5711

PLAN BOOK	PAGE
397	45

Instr: 202109130026051
Pgs: 1 F: 545.00 9/13/2021 3:59 PM
Michele Mustello T20210918768
Butler County Recorder PA

REGISTERED ENGINEER

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

IN WITNESS WHEREOF, THE UNDERSIGNED, BEING THE ENGINEER OF RECORD HEREIN, HAVE HEREUNTO SET MY HANDS AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN:

ATTEST: 9/13/2021 DATE

GARY A. SHEFFLER, JR.

ACKNOWLEDGMENT (JACKSON TOWNSHIP)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF September 2021

MY COMMISSION EXPIRES THE 03rd DAY OF March 2025

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LAURA KOYACK - Notary Public
Allegheny County
My Commission Expires March 23, 2025
Commission Number 1308528

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA/ASS:

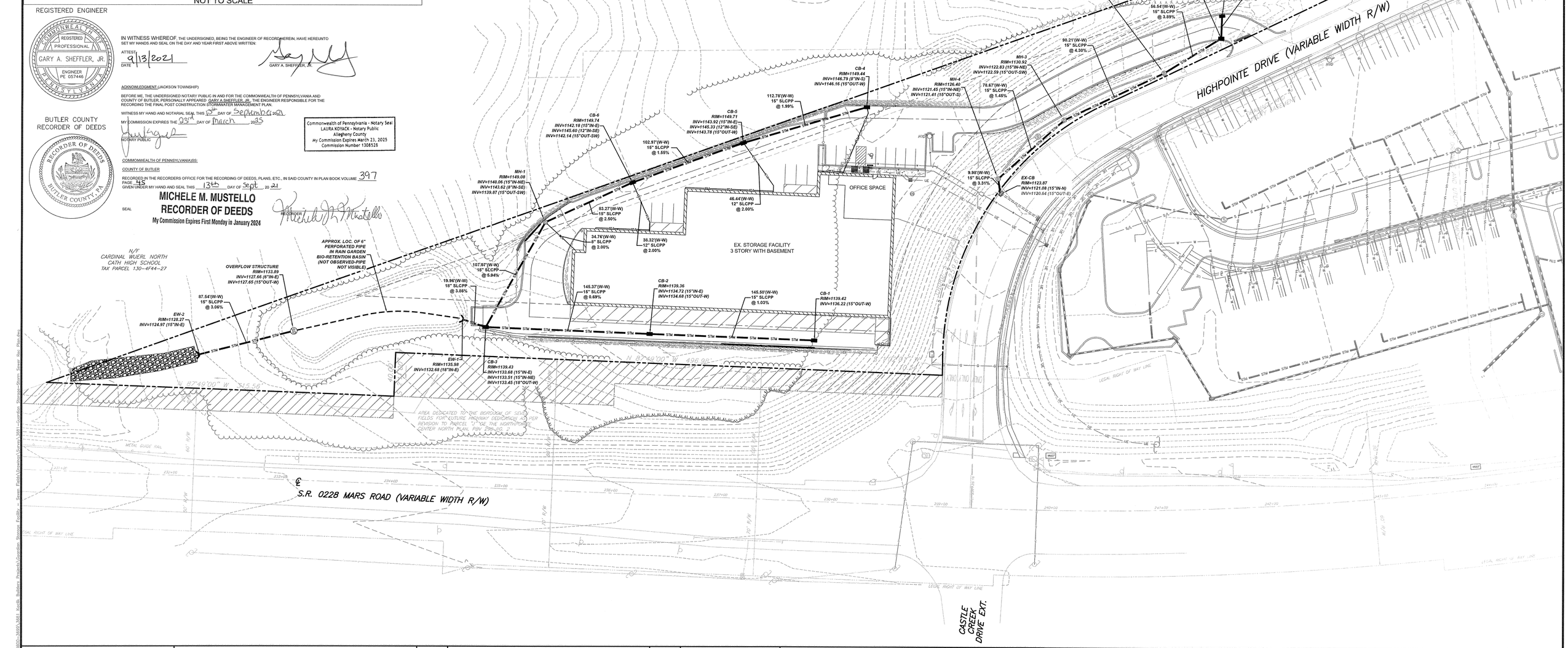
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 397 PAGE 45
GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF Sept 20 21

SEAL

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

RECORDER



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

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

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
---	---	---

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Guardian Storage Facility

Prepared For:
Kaclik Builders

Situate In:
Borough of Seven Fields, Butler County, Pennsylvania

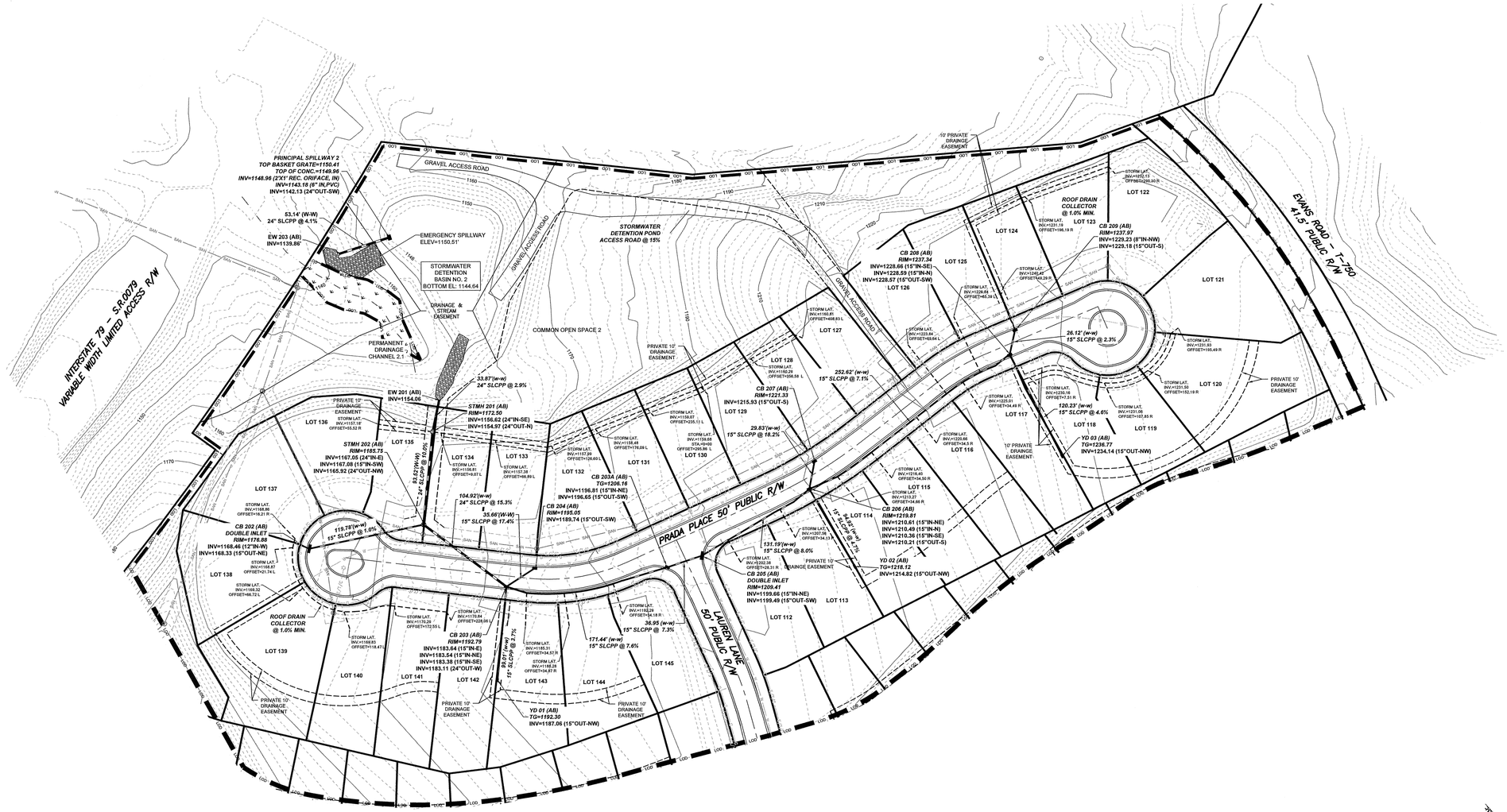
Partial Post Construction Stormwater Management

DRAWING SCALE: 1" = 40'	DRAWN BY: MNR	Sheet No.
DATE ISSUED: 09/13/2021	REVIEWED BY: GAS	1
PROJECT JOB#: 3681	FIELD BOOK #: 3681	
CADD#: 3681-Guardian Storage-Storm Sewer As-Built.dwg		

Kaclik Builders
Attn: Chris Kaclik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cjk1@zoominternet.net

J:\Civil\Sheffler\Co\Sheffler Project Files\3600-3699\3681 Kaclik Builders Project\Condition Storage Facility Post PA\Drawings\3681-Guardian Storage-Storm Sewer As-Built.dwg

Instr: 202109130026052
Pgs: 1 F: $45.00 9/13/2021 3:59 PM
Michele Mustello T20210918768
Butler County Recorder PA



REGISTERED ENGINEER

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

IN WITNESS WHEREOF, THE UNDERSIGNED, BEING THE ENGINEER OF RECORD HEREIN, HAVE HEREUNTO SET MY HANDS AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

ATTEST
DATE 9/13/2021

GARY A. SHEFFLER, JR.

ACKNOWLEDGMENT (JACKSON TOWNSHIP)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF September 2021

MY COMMISSION EXPIRES THE 23rd DAY OF March 2025

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LAURA KOYACK - Notary Public
Allegheny County
My Commission Expires March 23, 2025
Commission Number 1308528

BUTLER COUNTY
RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA/SS:

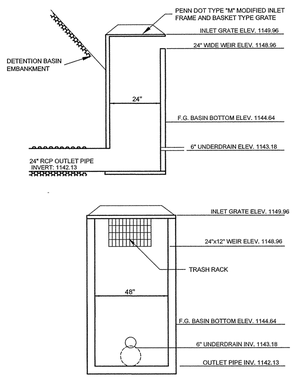
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 397
PAGE 46
GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF Sept 2021

SEAL

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

RECORDER



BASIN 2 DETENTION
FACILITY OUTLET CONTROL STRUCTURE
Not to Scale

PLAN BOOK	PAGE
397	46

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

POCS SER. #:

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

NORTH

Horizontal Scale
60 0 60 120
(Feet)
1 inch = 60 ft.

Date:	Revision Description:	By:
---	---	---

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Jackson Ridge
Planned Residential Development

Prepared For:
PPDA, LP

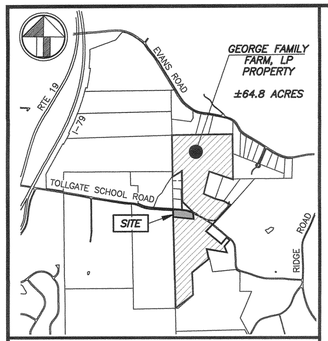
Situate In:
Jackson Township, Butler County, Pennsylvania

Partial Post Construction Stormwater Management

DRAWING SCALE:	1"=60'	DESIGNED BY:	AGM
DATE ISSUED:	9/7/2021	REVIEWED BY:	GAS
PROJECT JOB#:	3626	FIELD BOOK #:	3626
CADD#: 3626 - Jackson Ridge - Final PCSM - PART 1.dwg			

PPDA, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

Sheet No.
1



LOCALITY SKETCH
1" = 1500'±

HATCHED AREA
PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF AUG., 2021.

SECRETARY

CHAIRMAN

Instr: 202109140026092
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
9/14/2021 10:02 AM
T20210018811

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 30th DAY OF August 2021, PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 1st DAY OF September, 20 21

TOWNSHIP SECRETARY

PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 26th DAY OF August 2021. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 26th DAY OF August, 20 21

TOWNSHIP SECRETARY

CHAIRPERSON

THIS PLAT WAS DELIVERED TO William Thomas JACKSON TOWNSHIP ON THE 14th DAY OF September 20 21.

PLANNING DIRECTOR

I, WILLIAM THOMAS, EXECUTOR OF THE ESTATE OF VICTORIA RUTH THOMAS, OWNER OF THE LAND SHOWN ON THE THOMAS – GEORGE LOT LINE REVISION PLAN, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 26th DAY OF August, 20 21

ATTEST:

NOTARY PUBLIC

WILLIAM THOMAS

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED WILLIAM THOMAS, EXECUTOR OF THE ESTATE OF VICTORIA RUTH THOMAS, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF August, 20 21

MY COMMISSION EXPIRES THE 15th DAY OF July, 20 25

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jeniffer L. Jacobs, Notary Public
Butler County
My commission expires July 15, 2025
Commission number 1277758
Member, Pennsylvania Association of Notaries

SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE THOMAS–GEORGE LOT LINE REVISION PLAN IS IN THE NAME OF DALE A. & VICTORIA RUTH THOMAS, AND IS RECORDED IN DEED BOOK VOLUME 704, PAGE 17 AMD DEED BOOK VOLUME 1034, PG 337. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

WILLIAM THOMAS

THE GEORGE FAMILY FARM, L.P., OF JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NO. 201311260033696, BEING TAX PARCEL 180–4F104–4 AND FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS ITS PROPERTY.

I/WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, I/WE, HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 26TH DAY OF AUGUST, 20 21,

ATTEST:

NOTARY PUBLIC

SIGNATURE

SIGNATURE

SIGNATURE

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 PAUL E. GEORGE 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.

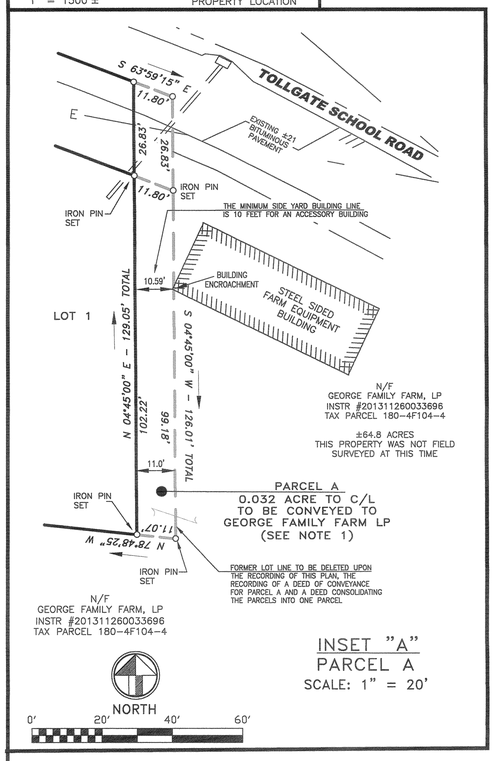
WITNESS MY HAND AND NOTARIAL SEAL THIS 26TH DAY OF AUGUST, 2021

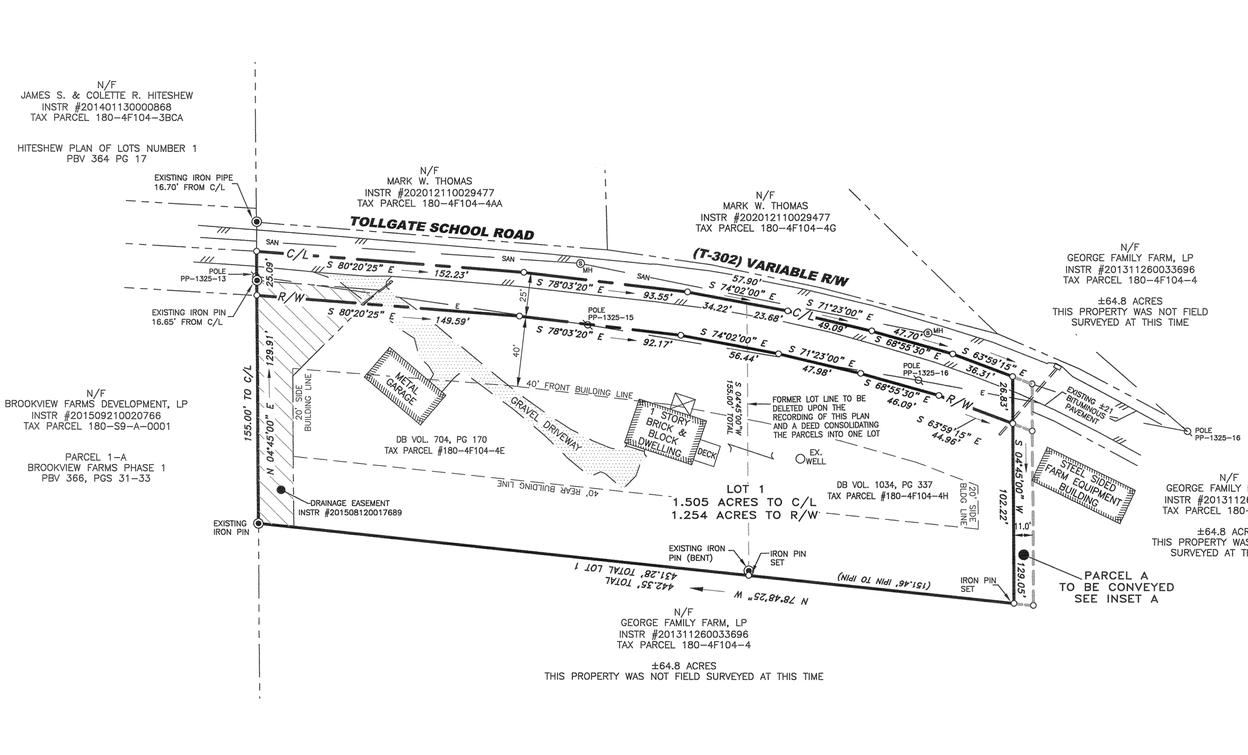
MY COMMISSION EXPIRES THE 09 DAY OF Sept, 2022

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Linda J. Labas, Notary Public
Butler County
My commission expires September 2, 2022
Commission number 1091033
Member, Pennsylvania Association of Notaries

SEAL:





NORTH
0' 40' 80' 120'
SCALE: 1" = 40'

PLAN BOOK	PAGE
397	47

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

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

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIREMENT
MINIMUM LOT SIZE:	1.5 ACRES (65,340 SQ FT)
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET; ACCESSORY 10 FEET
MINIMUM SIDE YARD:	20 FEET; ACCESSORY 10 FEET
MAXIMUM LOT COVERAGE:	50%

NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO CREATE A LOT LINE REVISION AND CONVEY PROPERTY TO THE ADJOINING PROPERTY OWNER TO RESOLVE THE ENCROACHMENT OF THE EXISTING STEEL SIDED FARM EQUIPMENT BUILDING ONTO TAX PARCEL 180–4F104–4H. PARCEL A IS TO BE CONVEYED TO THE GEORGE FAMILY FARM LP AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–4F104–4 AND THE ADJOINING LANDS AS PRESENTLY OWNED BY THE GEORGE FAMILY FARM LP AS RECORDED IN INSTRUMENT 201311260033696. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT. THE FORMER LOT LINE IS TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL A AND A DEED CONSOLIDATING THE PARCELS INTO ONE PARCEL

(2) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCEL NO. 180–4F104–4E AND THE RESIDUAL OF TAX PARCEL NO. 180–4F104–4H INTO ONE INTEGRAL LOT KNOWN AS LOT NO 1. THE FORMER LOT LINE IS TO BE DELETED UPON THE RECORDING OF THIS PLAN AND A DEED CONSOLIDATING THE PARCELS INTO ONE LOT.

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

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

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

REVISED LOT CALCULATIONS		
	LOT 1	TAX PARCEL NO. 180–4F104–4 (GEORGE FARM LP PARCEL)
EXISTING AREA 180–4F104–4E	1.005 ACRES TO C/L	±64.8 ACRES (±2,822,688 SF)
EXISTING AREA 180–4F104–4H	+ 0.532 ACRE TO C/L	
PARCEL A TO BE CONVEYED	– 0.032 ACRE TO C/L	+ 0.032 ACRE TO C/L
TOTAL REVISED LOT AREAS	1.505 ACRES (65,557.8 SF TO C/L) 1.254 ACRES (54624.2 SF TO R/W)	±64.832 ACRE (±2,824,082 SF)

1.537 ACRES = TOTAL ACREAGE

ZONING DISTRICT:	R RESIDENTIAL DISTRICT
PROPERTY ADDRESS:	226 TOLLGATE SCHOOL ROAD ZELIENOPLE, PA 16063
OWNERS:	WILLIAM THOMAS EXECUTOR OF THE ESTATE OF VICTORIA RUTH THOMAS (DECEASED)
	DALE A. THOMAS (DECEASED)
TAX PARCEL NO.: DEED REFERENCE:	180–4F104–4E DBV 704, PG 17
TAX PARCEL NO.: DEED REFERENCE:	180–4F104–4H DBV 1034, PG 337
REF. SURVEY BY:	JACK A. RINGEISEN, PLS PROPERTY OF ANNA & HERBERT D. THOMAS DWG. NO. 478 DATED: 5 AUG 1974

THOMAS - GEORGE LOT LINE REVISION PLAN

[LOT LINE REVISION OF TAX PARCEL No. 180-4F104-4H AND TAX PARCEL No. 180-4F104-4 AND THE CONSOLIDATION OF TAX PARCEL No. 180-4F104-4E AND THE RESIDUAL OF TAX PARCEL No. 180-4F104-4H INTO ONE LOT]

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 17, 2021 SCALE: 1" = 50'

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

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

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

REVISIONS:

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

DWG. NO: 5608-2021-SUB
SHEET 1 OF 1

G:\Thomas–5608–2021\Thomas–5608–2021–state.dwg – Aug 18, 2021 @ 8:59am

(LOT LINE REVISION)

THOMAS–5608–2021–STATE.crd

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 397 PAGE 47

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF September 20 21

RECORDER OF DEEDS

SEAL:

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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


14,423 SQ.FT.)
2.627 ACRES)
ART OF LOT 201
UST BE BUILT
MATCHLINE – SEE SHEET 2
MATCHLINE – SEE SHEET 1
PHASE 3A
45,413 SQ.FT.
(1.043 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED
PHASE 4A
108,821.6 SQ.FT
(2.497 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED
Spring Valley Drive
50' R/W
Zehner School Road (Variable Width R/W)
N 384078.5655
E 1354913.7926
N/F BARNHART T/P # 180-4F123-9G
N/F BARNHART T/P # 180-4F123-9B
N/F MURRAY T/P # 180-4F123-9J
N/F COROG T/P # 180-4F123-9A
N/F GREINER T/P # 180-4F123-9H
N/F DISPENNETT T/P # 180-4F123-9HA
N/F STEEB T/P # 180-4F123-10
N/F INTIHAR T/P # 180-56-E12A
N/F MORROW T/P # 180-56-E7
N 47°21'00" E 351.36'
N 78°20'25" W 378.78'
S 37°07'30" W 153.38'
N 80°17'44" E 109.67'
N 52°57'30" E 122.80'
S 37°41'20" E 1.79'
N 52°18'40" W 15.72'
S 67°51'49" W 175.67'
N 67°51'49" E 175.67'
S 37°49'50" W 609.33'
S 02°50'00" W 1431.67'
N 66°09'29" E 250.07'
S 31°48'60" E 396.95'
N 31°48'60" W 396.95'
S 78°20'25" E 129.90'
N 78°20'25" W 341.69'
N 47°39'00" W 149.94'
S 47°21'00" W 122.80'
N 47°39'00" W 90.00'
N 47°39'00" W 451.57'
N 02°50'40" W 124.39'
S 02°50'40" E 124.39'
L=38.31'
R=125.00'
L=82.75'
R=175.00'
L=38.63'
R=175.00'
L=27.69'
R=125.00'
L=19.16'
R=170.61'
L=62.35'
R=36.95'
L=39.20'
R=25.00'
L=36.57'
R=525.00'
L=23.57'
R=475.00'
L=54.38'
R=625.00'
L=237.23'
R=175.00'
L=195.44'
R=125.00'
L=54.42'
L=86.10'
R=175.00'
S 86°10'10" E
S 39°00'19" E 142.03'
S 67°51'49" W 175.67'
S 52°57'30" E 19.65'
N 37°02'30" E 10.00'
N 52°57'30" W 10.00'
S 37°02'30" W 10.00'
N 37°02'30" E 10.00'
N 52°57'30" W 19.65'
S 37°02'30" W 10.00'
N 37°02'30" E 10.00'
S 52°57'30" E 19.65

N/F WHITEHEAD
T/P # 180-4F123-8

S 84°34'10" E 1705.97' (TOTAL)

584.34'

20' SANITARY SEWER EASEMENT

N 05°30'49" E 72.97'

REMAINING PORTION OF
LOT 201
559,816.6 SF
(12.851 ACRES)

THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 3
PBV 381, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

VARIABLE WIDTH STORMWATER MANAGEMENT EASEMENT

MATCHLINE – SEE SHEET 3
MATCHLINE – SEE SHEET 2

S 73°51'50" E 401.98'

S 73°51'50" E 401.98'

S 21°21'53" E 101.82' (TYP.)

E 5B
5 SQ.FT.
ACRES)
LOT 201
E BUILT

N 47°21'00" W 129.80'

S 47°21'00" W 122.80'

N 47°39'00" W 149.84'

N 47°39'00" W 90.00'

MATCHLINE – SEE SHEET 2
MATCHLINE – SEE SHEET 1

PHASE 3A
45,413 SQ.FT.
(1.043 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED

PHASE 4A
108,821.6 SQ.FT.
(2.497 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED

N/F BARNHART
T/P # 180-4F123-9G

N/F BARNHART
T/P # 180-4F123-9B

N 47°21'00" E 351.36'

N 29°40'38" E 465.42'

356.51'

97.89'

S 02°50'00" W 143.67'

N/F BERNER
T/P # 180-4F104-14

907 903 902 906 900 904 905 901

807 803 805 801 802 806 800 804

707 703 705 701 702 706 700 704

607 603 605 601 602 606 600 604

15' BUILDING LINE

50' X 10' SNOW REMOVAL EASEMENT

RAD PNT N 384728.2754 E 1354881.6495

L=228.17' R=50.00'

L=31.46' R=60.00'

L=82.68' R=175.00'

L=47.94' R=50.00'

L=38.31' R=125.00'

L=27.69' R=125.00'

L=38.63' R=175.00'

N 02°50'40" E 124.39'

S 02°50'40" W 124.39'

15' UTILITY EASEMENT

PLAN BOOK 397 PAGE 49

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWING NUMBER:	1009-2123328
DRAWING SCALE:	1"=50'
DATE:	September 9, 2021
DRAWN BY:	JSS
REVISIONS:	
	09/10/2021 – per review

SHEET 2 OF 4

SPRING VALLEY CONDOMINIUM PLAN NO. 5

PREPARED FOR SPRING VALLEY PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

N

W E

S

N/F KOHLMYER
T/P # 180-S3-01B

N/F WHITEHEAD
T/P # 180-4F123-8

S 84°34'10" E 1705.97' (TOTAL)

1121.63'

20' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

60' PERIMETER SETBACK

N 05°30'49" E
72.97'

N/F SPRING VALLEY PARTNERS 2, LP
T/P # 180-4F123-9JA

L=278.48'
R=1530.00'

Lutz Road (Variable Width R/W)

N 62°38'45" E 205.59'

15' BUILDING LINE

24' ACCESS EASEMENT

VARIABLE WIDTH STREAM/WETLAND BUFFER & TUSCARAWAS EASEMENT

STORMWATER MANAGEMENT EASEMENT

REMAINING PORTION OF
LOT 201
559,816.6 SF
(12.851 ACRES)

THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 3
PBV 381, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

10' ACCESS EASEMENT

20' SANITARY SEWER EASEMENT

L=180.82'
R=50.00'
L=229.35'

50' X 10' SNOW REMOVAL EASEMENT

R=50.00'
L=36.14'

L=48.54'

MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 2

REMAINING PORTION OF
LOT 201
559,816.6 SF
(12.851 ACRES)

THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 3
PBV 381, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

N 30°25'58" E
58.19'

S 73°51'50" E
401.98'

S 73°51'50" E
401.98'

N 05°30'49" E
356.51'

N 75°48'58" E 454.44'

HARRIS & KEVIN PROPERTY
DEED & RECORDED PLAN

PHASE 5A
28,000 SQ.FT.
(0.902 ACRES)
PART OF LOT 201
MUST BE BUILT

N 43°46'04" E 140.00'

STORM SEWER EASEMENT

S 46°13'56" E
200.00'

5002 C
5000 C
5006 C
5004 C

R=175.00'
L=59.35'

S 51°21'53" E
151.85' (Tie)

3007 C
3005 C
3003 C
3001 A

N 65°42'07" W
53.36'

15' BUILDING LINE

15' UTILITY EASEMENT

140.00'

72.57'

59.57'

PHASE 5B
114,425 SQ.FT.
(2.627 ACRES)
PART OF LOT 201
MUST BE BUILT

4002 C
4000 C
4006 C
4004 C

S 21°14'06" E
145.82' (Tie)

N/F ALBEN
T/P # 180-4F123-9

N 23°03'58" W 374.41'

PHASE 3C
45,413 SQ.FT.
(1.043 ACRES)
PART OF LOT 201
PREVIOUSLY DECLARED

N 49°52'26" E
253.13'

2007 C
2005 C
2003 C
2001 C

N 49°52'26" E
396.57'

S 49°52'26" W
396.57'

Yorkshire Way 50' R/W

3002 C
3000 C
3006 C
3004 C

1007 C
1005 C
1003 C
1001 A

N 20°28'57" E
43.99'

184.96'

197.60'

2002 A
2000 C
2006 C
2004 C

PHASE 4B
39,304.4 SQ.FT.
(0.902 ACRES)
PART OF LOT 201
PREVIOUSLY DECLARED

S 48°11'00" W 451.37'

N/F BARNHART
T/P # 180-4F123-9G

L=7.98.36'
R=244.60'

N 69°31'03" W
110.78'

15' BUILDING LINE

R=25.00'
L=36.69'

L=51.13'

R=175.00'
L=16.22'

R=175.00'
L=37.97'

R=25.00'
L=46.16'

L=50.04'

PHASE 3B
50,082 SQ.FT.
(1.150 ACRES)
PART OF LOT 201
PREVIOUSLY DECLARED

L=103.04'
R=1970.07'
L=214.21'

N 75°44'51" W 147.85'

L=82.26'
R=310.00'

84.55'

N/F BARNHART
T/P # 180-4F1??

N/F GROSSON
T/P # 180-4F123-9F

N/F SYE
T/P # 180-4F123-9D

Zehner School Road (Variable Width R/W)

N/F SPRING VALLEY PARTNERS 2, LP
T/P # 180-4F123-9JA

N 75°48'58" E 87.89'

N 85°27'28" W 85.62'

S 47°21'00" W 122.80'

N 47°39'00" W 149.97'

N 00°00'00" W

N 47°39'00" W

N 75°48'58" W 20.80'

SPRING SQUARE DR

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 1

PLAN BOOK	PAGE
397	50

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWING NUMBER:	1009-2123328
DRAWING SCALE:	1"=50'
DATE:	September 9, 2021
DRAWN BY:	JSS
REVISIONS:	09/10/2021 - per review

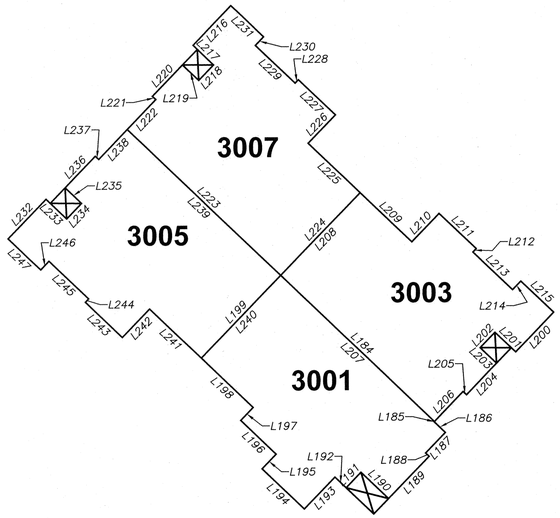
SHEET 3 OF 4

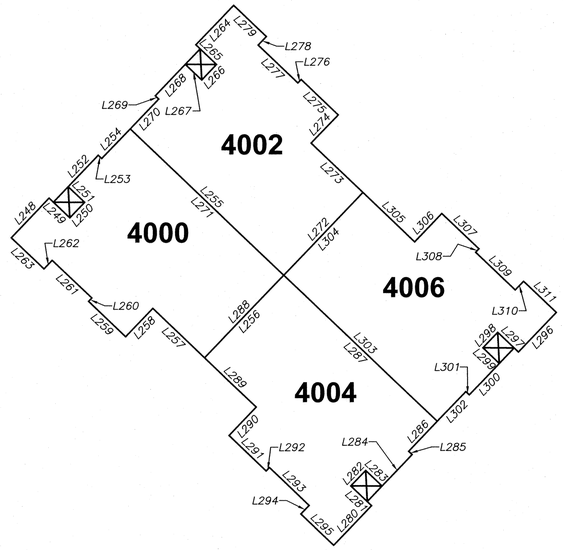
SPRING VALLEY CONDOMINIUM PLAN NO. 5

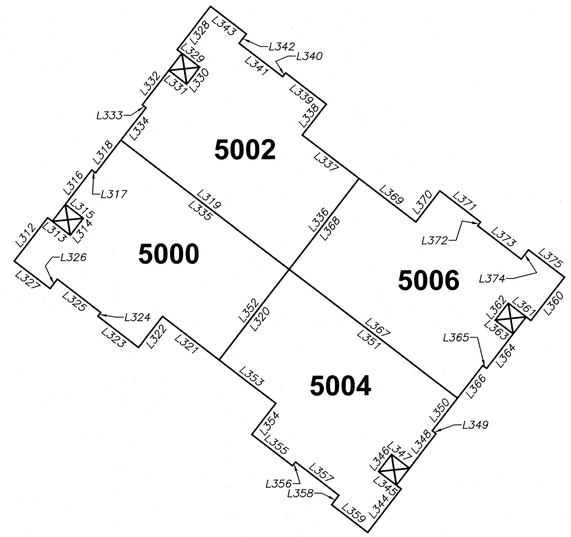
PREPARED FOR SPRING VALLEY PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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







Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
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L184	59.33'	S46° 13' 56"E	L204	12.17'	S43° 46' 04"W	L224	32.06'	N43° 46' 04"E	L244	1.33'	N43° 46' 04"E	L264	15.33'	S43° 46' 04"W	L284	12.17'	N43° 46' 04"E	L304	32.06'	N43° 46' 04"E	L324	1.33'	N37° 41' 01"E	L344	15.33'	N37° 41' 01"E	L364	12.17'	S37° 41' 01"W
L185	0.10'	S43° 46' 04"W	L205	1.33'	N46° 13' 56"W	L225	20.00'	N46° 13' 56"W	L245	15.33'	N46° 13' 56"W	L265	8.00'	S46° 13' 56"E	L285	1.33'	N46° 13' 56"W	L305	20.00'	S46° 13' 56"E	L325	15.33'	N52° 18' 59"W	L345	8.00'	N52° 18' 59"W	L365	1.33'	N52° 18' 59"W
L186	4.33'	S46° 13' 56"E	L206	11.56'	S43° 46' 04"W	L226	11.00'	N43° 46' 04"E	L246	3.33'	S43° 46' 04"W	L266	6.00'	S43° 46' 04"W	L286	11.56'	N43° 46' 04"E	L306	11.00'	N43° 46' 04"E	L326	3.33'	S37° 41' 01"W	L346	6.00'	N37° 41' 01"E	L366	11.56'	S37° 41' 01"W
L187	7.96'	S43° 46' 04"W	L207	59.33'	N46° 13' 56"W	L227	14.33'	N46° 13' 56"W	L247	12.67'	N46° 13' 56"W	L267	6.33'	N46° 13' 56"W	L287	59.33'	N46° 13' 56"W	L307	14.33'	S46° 13' 56"E	L327	12.67'	N52° 18' 59"W	L347	6.33'	S52° 18' 59"E	L367	59.33'	N52° 18' 59"W
L188	1.33'	S46° 13' 56"E	L208	32.06'	N43° 46' 04"E	L228	1.33'	S43° 46' 04"W	L248	15.33'	N43° 46' 04"E	L268	12.17'	S43° 46' 04"W	L288	32.06'	S43° 46' 04"W	L308	1.33'	S43° 46' 04"W	L328	15.33'	S37° 41' 01"W	L348	12.17'	N37° 41' 01"E	L368	32.06'	N37° 41' 01"E
L189	16.33'	S43° 46' 04"W	L209	20.00'	S46° 13' 56"E	L229	15.33'	N46° 13' 56"W	L249	8.00'	S46° 13' 56"E	L269	1.33'	S46° 13' 56"E	L289	20.00'	S46° 13' 56"E	L309	15.33'	S46° 13' 56"E	L329	8.00'	S52° 18' 59"E	L349	1.33'	N52° 18' 59"W	L369	20.00'	S52° 18' 59"E
L190	10.67'	N46° 13' 56"W	L210	11.00'	N43° 46' 04"E	L230	3.33'	N43° 46' 04"E	L250	6.00'	N43° 46' 04"E	L270	11.56'	S43° 46' 04"W	L290	11.00'	S43° 46' 04"W	L310	3.33'	N43° 46' 04"E	L330	6.00'	S37° 41' 01"W	L350	11.56'	N37° 41' 01"E	L370	11.00'	N37° 41' 01"E
L191	6.00'	S43° 46' 04"W	L211	14.33'	S46° 13' 56"E	L231	12.67'	N46° 13' 56"W	L251	6.33'	N46° 13' 56"W	L271	59.33'	S46° 13' 56"E	L291	14.33'	S46° 13' 56"E	L311	12.67'	S46° 13' 56"E	L331	6.33'	N52° 18' 59"W	L351	59.33'	N52° 18' 59"W	L371	14.33'	S52° 18' 59"E
L192	4.33'	N46° 13' 56"W	L212	1.33'	S43° 46' 04"W	L232	15.33'	N43° 46' 04"E	L252	12.17'	N43° 46' 04"E	L272	32.06'	N43° 46' 04"E	L292	1.33'	N43° 46' 04"E	L312	15.33'	N37° 41' 01"E	L332	12.17'	S37° 41' 01"W	L352	32.06'	S37° 41' 01"W	L372	1.33'	S37° 41' 01"W
L193	12.33'	S43° 46' 04"W	L213	15.33'	S46° 13' 56"E	L233	8.00'	S46° 13' 56"E	L253	1.33'	S46° 13' 56"E	L273	20.00'	N46° 13' 56"W	L293	15.33'	S46° 13' 56"E	L313	8.00'	S52° 18' 59"E	L333	1.33'	S52° 18' 59"E	L353	20.00'	S52° 18' 59"E	L373	15.33'	S52° 18' 59"E
L194	16.33'	N46° 13' 56"W	L214	3.33'	N43° 46' 04"E	L234	6.00'	N43° 46' 04"E	L254	11.56'	N43° 46' 04"E	L274	11.00'	N43° 46' 04"E	L294	3.33'	S43° 46' 04"W	L314	6.00'	N37° 41' 01"E	L334	11.56'	S37° 41' 01"W	L354	11.00'	S37° 41' 01"W	L374	3.33'	N37° 41' 01"E
L195	5.67'	N43° 46' 04"E	L215	12.67'	S46° 13' 56"E	L235	6.33'	N46° 13' 56"W	L255	59.33'	S46° 13' 56"E	L275	14.33'	N46° 13' 56"W	L295	12.67'	S46° 13' 56"E	L315	6.33'	N52° 18' 59"W	L335	59.33'	S52° 18' 59"E	L355	14.33'	S52° 18' 59"E	L375	12.67'	S52° 18' 59"E
L196	13.67'	N46° 13' 56"W	L216	15.33'	S43° 46' 04"W	L236	12.17'	N43° 46' 04"E	L256	32.06'	S43° 46' 04"W	L276	1.33'	S43° 46' 04"W	L296	15.33'	S43° 46' 04"W	L316	12.17'	N37° 41' 01"E	L336	32.06'	N37° 41' 01"E	L356	1.33'	N37° 41' 01"E			
L197	5.00'	N43° 46' 04"E	L217	8.00'	S46° 13' 56"E	L237	1.33'	S46° 13' 56"E	L257	20.00'	N46° 13' 56"W	L277	15.33'	N46° 13' 56"W	L297	8.00'	N46° 13' 56"W	L317	1.33'	S52° 18' 59"E	L337	20.00'	N52° 18' 59"W	L357	15.33'	S52° 18' 59"E			
L198	20.00'	N46° 13' 56"W	L218	6.00'	S43° 46' 04"W	L238	11.56'	N43° 46' 04"E	L258	11.00'	S43° 46' 04"W	L278	3.33'	N43° 46' 04"E	L298	6.00'	S43° 46' 04"W	L318	11.56'	N37° 41' 01"E	L338	11.00'	N37° 41' 01"E	L358	3.33'	S37° 41' 01"W			
L199	32.06'	N43° 46' 04"E	L219	6.33'	N46° 13' 56"W	L239	59.33'	S46° 13' 56"E	L259	14.33'	N46° 13' 56"W	L279	12.67'	N46° 13' 56"W	L299	6.33'	S46° 13' 56"E	L319	59.33'	S52° 18' 59"E	L339	14.33'	N52° 18' 59"W	L359	12.67'	S52° 18' 59"E			
L200	15.33'	S43° 46' 04"W	L220	12.17'	S43° 46' 04"W	L240	32.06'	S43° 46' 04"W	L260	1.33'	N43° 46' 04"E	L280	15.33'	N43° 46' 04"E	L300	12.17'	S43° 46' 04"W	L320	32.06'	S37° 41' 01"W	L340	1.33'	S37° 41' 01"W	L360	15.33'	S37° 41' 01"W			
L201	8.00'	N46° 13' 56"W	L221	1.33'	S46° 13' 56"E	L241	20.00'	N46° 13' 56"W	L261	15.33'	N46° 13' 56"W	L281	8.00'	N46° 13' 56"W	L301	1.33'	N46° 13' 56"W	L321	20.00'	N52° 18' 59"W	L341	15.33'	N52° 18' 59"W	L361	8.00'	N52° 18' 59"W			
L202	6.00'	S43° 46' 04"W	L222	11.56'	S43° 46' 04"W	L242	11.00'	S43° 46' 04"W	L262	3.33'	S43° 46' 04"W	L282	6.00'	N43° 46' 04"E	L302	11.56'	S43° 46' 04"W	L322	11.00'	S37° 41' 01"W	L342	3.33'	N37° 41' 01"E	L362	6.00'	S37° 41' 01"W			
L203	6.33'	S46° 13' 56"E	L223	59.33'	S46° 13' 56"E	L243	14.33'	N46° 13' 56"W	L263	12.67'	N46° 13' 56"W	L283	6.33'	S46° 13' 56"E	L303	59.33'	N46° 13' 56"W	L323	14.33'	N52° 18' 59"W	L343	12.67'	N52° 18' 59"W	L363	6.33'	S52° 18' 59"E			

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 20 ft.

DRAWING NUMBER:	1009-2123328
DRAWING SCALE:	1"=20'
DATE:	September 9, 2021
DRAWN BY:	JSS
REVISIONS:	
	09/10/2021 – per review

SHEET 4 OF 4

SPRING VALLEY CONDOMINIUM PLAN NO. 5

PREPARED FOR SPRING VALLEY PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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