

NOTES

Existing Structures
 No further development of the property unless approved for sewage.
 For approval, contact the South Union Township Sewage Authority;
 The property does not lie within a flood zone as per FEMA Community Panel Number 421637-0007B.

SURVEY OF PARCELS FOR:

OAK HOLLOW PLAN
 HUTCHINSON STREET SUBDIVISION
 OAK HOLLOW LLC
 TAX MAP 34-27-0158
 TO CORRECT THE "REVISED LOT" OF
 "CORRECTIVE SURVEY" RB 3268 PG 3747
 AND
 TO RESUBDIVIDE INTO LOT 9 AND LOT 10
 AND
 TO COMBINE PARCEL CONTAINING 0.08 ACRE WITH
 MICHAEL DAVID & BETHANY SCOTT
 RB 3209 PG 1499

SITE DATA

- Zoning: Existing - "R-1" Medium Density Residential
- Property Owner: Oak Hollow LLC
145 Windwoods Drive
Hopwood, PA 15445
- Land Use: Existing - Undeveloped forest and meadowland.
Proposed - Single family residence lot.
- Basic yard, Area, Lot Coverage and Height Requirements for All Buildings Other Than Dwellings:
 Front Yard Minimum Depth = 30 ft
 Rear Yard Minimum Depth = 30 ft
 Side Yard Minimum Width = 10 ft
 Minimum Lot Width = 75 ft
 Maximum Percent of Lot Coverage = 75%
 Maximum Height of Buildings = 2-1/2 Stories (35 ft)
- Electric Service : West Penn Power
- Sanitary Sewer Service : South Union Sewage Authority
- Cable Service : Atlantic Broadband
- Water Service : PA American Water Company
- Gas Service : Columbia Gas of PA
- Telephone Service : Verizon Pennsylvania, Inc



KEY MAP

BROWNFIELD 7.5' QUADRANGLE
 SCALE: 1"=2000'

CERTIFICATION OF TITLE

I, THE UNDERSIGNED, RAYMOND G. CAROLLA OF OAK HOLLOW LLC OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS OAK HOLLOW PLAN OF LOTS NO. 5.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS MY HAND THIS _____ DAY OF _____ 20____.

CERTIFICATION OF NOTARY

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF FAYETTE

ON THIS _____ DAY OF _____ 20____, BEFORE ME

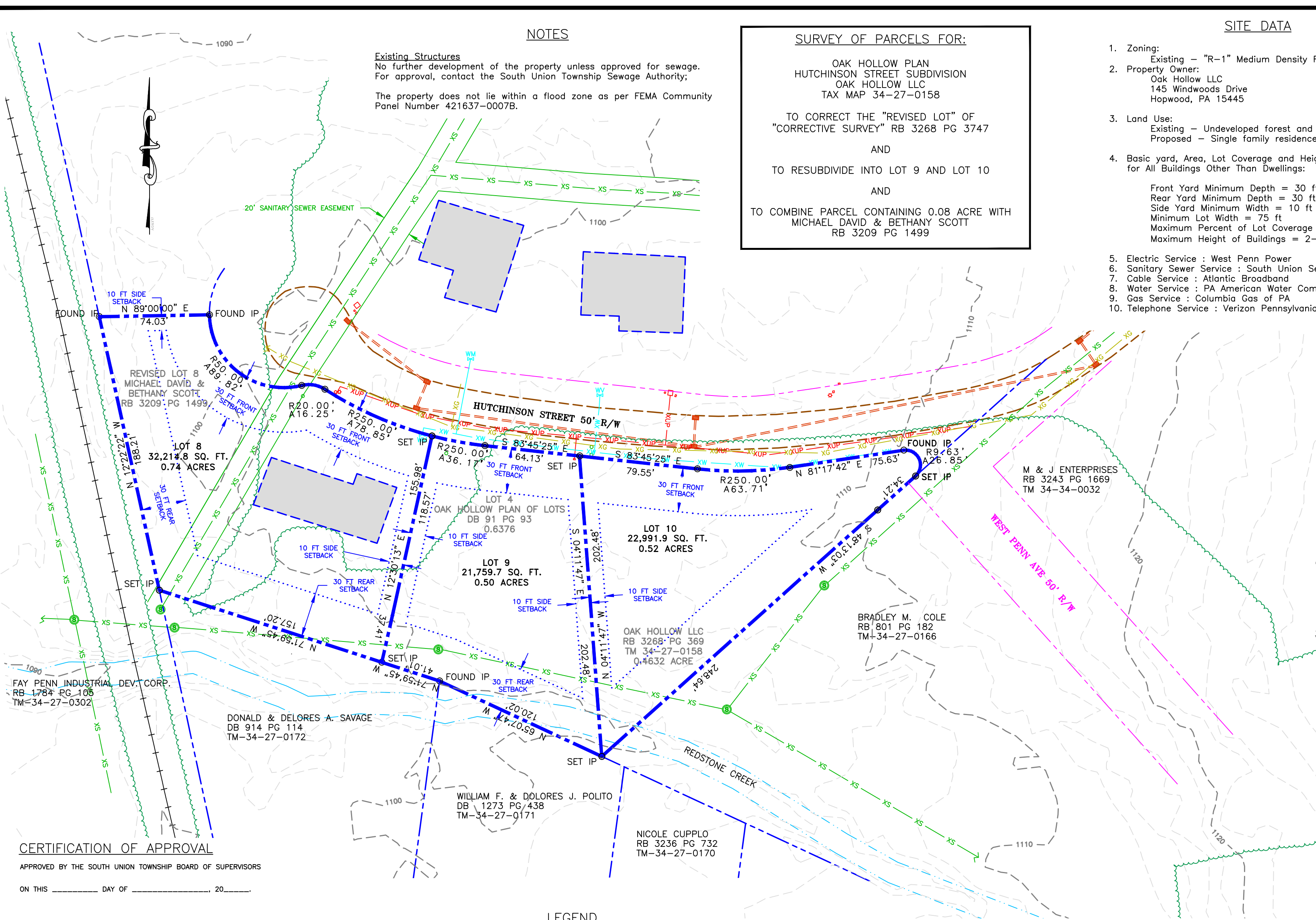
_____ CAME Raymond G. Carolla OF OAK HOLLOW LLC, KNOWN (OR SATISFACTORY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES:

THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1ST, 2041, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR THE SUCCESSIVE PERIODS OF TEN (10) YEARS AND SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS CHANGED AT THE END OF SUCH PERIOD OF TEN (10) YEARS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS).

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW, OF AND STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS."



CERTIFICATION OF APPROVAL

APPROVED BY THE SOUTH UNION TOWNSHIP BOARD OF SUPERVISORS

ON THIS _____ DAY OF _____ 20____.

CHAIRPERSON _____

SECRETARY _____

CERTIFICATION OF APPROVAL

APPROVED BY THE SOUTH UNION TOWNSHIP PLANNING COMMISSION

ON THIS _____ DAY OF _____ 20____.

CHAIRPERSON _____

SECRETARY _____

CERTIFICATION OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF

FAYETTE COUNTY, PENNSYLVANIA, ON THE _____ DAY

OF _____ 2015 IN PLAN BOOK VOLUME _____

PAGE _____

RECORDED BY: _____

RECORDER OF DEEDS

LEGEND

- 1090 --- EXISTING INTERMEDIATE CONTOUR (PAMAP)
- 1100 --- EXISTING INDEX CONTOUR (PAMAP)
- PROPERTY LINE
- PROPERTY LINE TO BE ELIMINATED
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING PAVED ROAD
- XS XS XS EXISTING SANITARY SEWER LINE
- XG XG XG EXISTING STORM DRAIN LINE
- XUP XUP XUP EXISTING GAS LINE
- XW XW XW EXISTING UNDERGROUND POWER LINE
- EXISTING WATER LINE
- EXISTING RAILROAD
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING DWELLING
- EXISTING STORM DRAIN INLET
- EXISTING UTILITY POLE
- ELECTRIC/CABLE/TELEPHONE BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHT POLE

CERTIFICATE OF ACCURACY

I, James H. Mostoller, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON 4/14/2015; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

JAMES H. MOSTOLLER
 NO. SU-044940-E

SURVEY NOTES

- HORIZONTAL DATUM : NAD83
 PROPERTY LINE BEARINGS ARE OBTAINED FROM GPS STATE PLANE COORDINATES AS OF THE DATE OF THE SURVEY
- EXISTING CONDITIONS ARE AS OF 04/14/2015
 UTILITY LINE SIZES, TYPES & LOCATIONS, AND UTILITIES THAT COULD NOT BE FIELD VERIFIED INCLUDE: UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE & CABLE, SANITARY SEWER LINE TYPES & SIZES, AND UNDERGROUND WATER LINES.
- UNDERGROUND UTILITIES INCLUDING WATER, NATURAL GAS, AND ELECTRIC HAVE BEEN OBTAINED FROM "OAK HOLLOW PLAN OF LOTS NO. 4, RESUBDIVISION OF PARCEL 34-27-158, LOT 8", DRAWING 1 OF 1, K2 ENGINEERING, INC. - AUGUST 16, 2012, AND "CORRECTIVE SURVEY" RBV 3268 PG 377, FAYETTE ENGINEERING COMPANY, INC. - AUGUST 2014.

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

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|--|-------------|--|----------------|----------------|
| ALL DIMENSIONS SHALL BE CHECKED AND EXISTING CONDITIONS VERIFIED AT THE SITE BY EACH CONTRACTOR. | SHEET TITLE | OAK HOLLOW PLAN - HUTCHINSON STREET SUBDIVISION | SCALE | 1" = 50' |
| | PROJECT | OAK HOLLOW LLC HUTCHINSON STREET UNIONTOWN, PA 15401 | DATE | 6/2/2015 |
| | | SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PA | SURVEY BY | JHM, MJO |
| | | | DRAWN BY | MJO, JHM |
| | | | CHECKED BY | RRR |
| | | | DWG. FILE NAME | OAK-HOLLOW.DWG |
| | | | SHEET NUMBER | 1 OF 1 |

