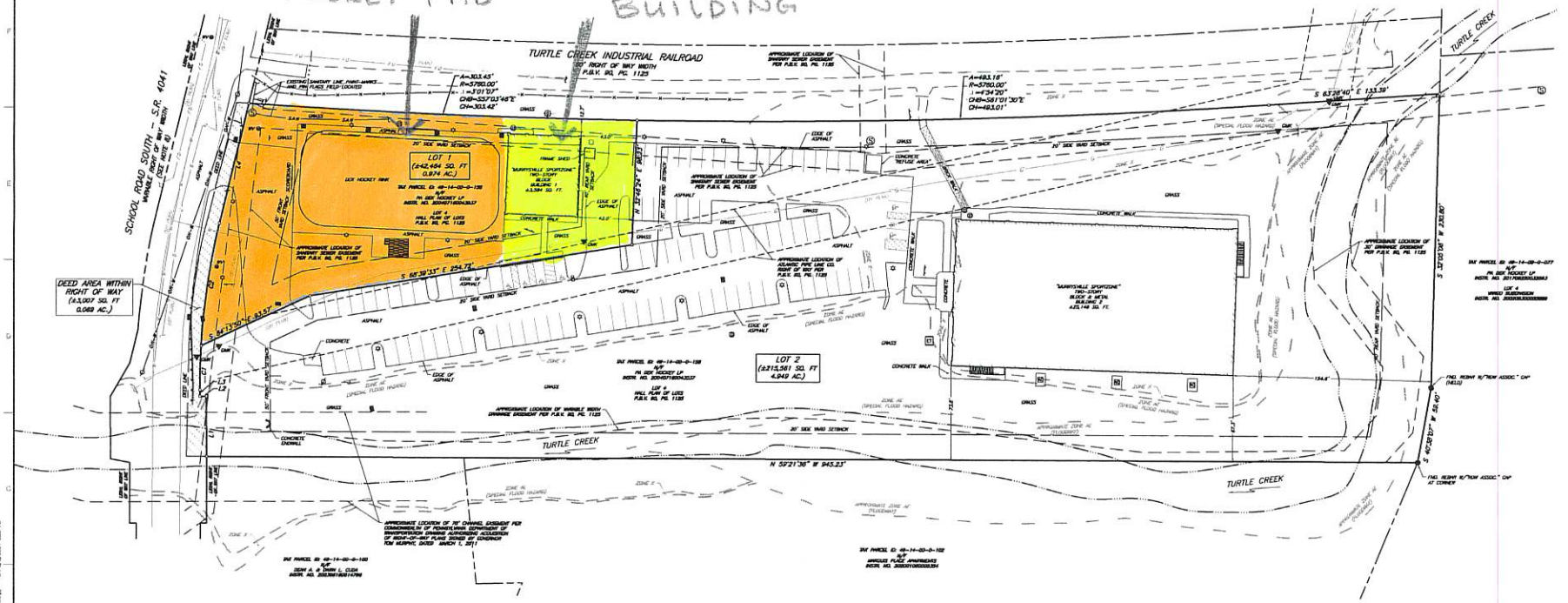
NORTH

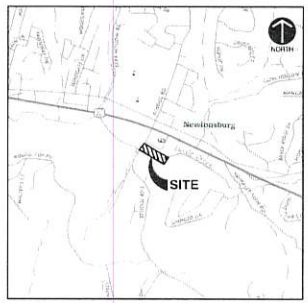
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 30°19'20" E	47.28'
L2	N 59°40'40" W	5.00'
L3	N 30°19'20" E	4.89'
L4	N 44°04'20" E	97.42'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	548.69'	3°35'48"	34.44'	34.43'	N 32°07'13" E
C2	548.69'	10°09'14"	97.24'	97.11'	N 38°59'43" E

DECK HOCKEY PAD

OFFICE BUILDING





VICINITY MAP
1"=2000'
(VICINITY MAP SHOWN PRODUCED BY THE USGS – THE NATIONAL MAP US TOPO)

EXISTING LEGEND:

	EXISTING PROPERTY LINE		LIGHT STANDARD
	EXISTING ADJACENT PROPERTY LINE	AC	AC UNIT
	EXISTING RIGHT-OF-WAY		BOLLARD
-x-x-x-	EXISTING FENCE		STORM MANHOLE
SAN	EXISTING SANITARY SEWER LINE		INLET RECTANGULAR
ST	EXISTING STORM SEWER LINE		INLET SQUARE
G	EXISTING GAS LINE		SANITARY MANHOLE
	EXISTING GUIDE RAIL		CLEAN OUT
OH-P	EXISTING OVERHEAD ELECTRIC	WV	WATER VALVE
	GUY WIRE		FIRE HYDRANT
	UTILITY POLE	GMK	GAS LINE MARKER
	SIGN		GAS METER
	MAILBOX		TRANSFORMER
	ADA PARKING SYMBOL		CALCULATED CORNER

DRAFT

SCALE IN FEET
0 40 80

PA. ONE CALL TICKET NO. 20233541956:

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

REVISION RECORD

NO	DATE	DESCRIPTION

4350 Northern Pike
Suite 141
Monroeville, PA 15146
Ph: 724.327.5200
www.cecinc.com

Civil & Environmental Consultants, Inc.

PA DEK HOCKEY SUDIVISION PLAN
4491 SCHOOL ROAD SOUTH
EXPORT, PENNSYLVANIA 15632

PA DEK HOCKEY PLAN OF LOTS

DATE:	FEBRUARY 2, 2024
DRAWN BY:	NEB
SCALE:	1"=40'
CHECKED BY:	JWH
PROJECT NO:	321-774
APPROVED BY:	PEB

DRAWING NO.:
SV-01
SHEET 1 OF 2

OWNER DEDICATION:

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ANDY VIROSTEK, PARTNER OF PA DEK HOCKEY, L.P., WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS PREPARED AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION" ARE HEREBY, UPON THE RECORDING OF THIS PLAN, DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL, THIS _____ DAY OF

_____, 20____.

WITNESS:

_____ _____

NOTARY PUBLIC ANDY VIROSTEK, - PARTNER
PA DEK HOCKEY, L.P.

OWNER ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF WESTMORELAND

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME I, THE UNDERSIGNED OFFICER, ANDY VIROSTEK, PARTNER OF PA DEK HOCKEY, L.P., PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF PA DEK HOCKEY, L.P., A LIMITED PARTNERSHIP, AND THAT HE, AS SUCH REPRESENTATIVE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY HIMSELF AS AN AUTHORIZED REPRESENTATIVE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS THE _____ DAY OF

_____, 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

WESTMORELAND COUNTY PLANNING DEPARTMENT:

REVIEWED BY THE PLANNING DEPARTMENT OF WESTMORELAND COUNTY ON THIS

THE _____ DAY OF _____, 20____.

_____
DIRECTOR

MUNICIPAL ENGINEER'S CERTIFICATION:

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE MUNICIPALITY OF MURRYSVILLE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY

_____ _____
DATE MUNICIPAL ENGINEER

_____
REGISTRATION NUMBER

SURVEYOR CERTIFICATION:

I, PETE E. BROTHERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 1, 2024; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

_____ _____
DATE PETE E. BROTHERS
REG NO. SU-075238-E

MUNICIPALITY OF MURRYSVILLE:

REVIEWED BY THE MURRYSVILLE PLANNING COMMISSION ON THIS

THE _____ DAY OF _____, 20____.

_____ _____
SECRETARY CHAIRPERSON

APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE, WESTMORELAND COUNTY ON THIS

THE _____ DAY OF _____, 20____.

_____ _____
SECRETARY CHAIRPERSON

WESTMORELAND COUNTY RECORDER OF DEEDS:

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF WESTMORELAND

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID

WESTMORELAND COUNTY AT INSTRUMENT NUMBER _____.

_____
RECORDER OF DEEDS

NOTES:

1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM POST PROCESSING METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID18.

2.) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED JANUARY, 2024.

3.) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. THE PA ONE CALL TICKET NO. IS 20233541896.

4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND/OR RIGHTS OF WAY MAY EXIST THAT ARE NOT SHOWN ON THE SURVEY.

5.) ALL EASEMENTS SHOWN WERE GRAPHICALLY PLOTTED FROM THE HALL PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 90, PAGES 1125-1126.

6.) FROM GRAPHICALLY PLOTTING THE INFORMATION SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NO.: 42129C0191F WITH A MAP REVISED DATE OF MARCH 17, 2011, THE SURVEYED AREA MAY FALL IN MULTIPLE FLOOD ZONES AS LISTED BELOW:

- SPECIAL FLOOD HAZARD AREAS ZONE AE DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- "OTHER AREAS" "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
- "FLOODWAY AREAS" "ZONE AE" (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT).

7.) THE RIGHT OF WAY WIDTH USED FOR SCHOOL ROAD SOUTH (S.R. 4041) IS IN REFERENCE TO THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWING AUTHORIZING ACQUISITION OF RIGHT-OF-WAY PLANS SIGNED BY GOVERNOR TOM MURPHY, DATED MARCH 1, 2011.

8.) CEC RETAINS TITLE TO ALL DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS ("WORK PRODUCT") FURNISHED TO THE CLIENT AND INTENDED FOR USE IN CONNECTION WITH PROJECTS UNDER OUR AGREEMENT WITH THE CLIENT. THE CLIENT IS GRANTED A LIMITED LICENSE TO USE AND REPRODUCE THE WORK PRODUCT PREPARED BY CEC FOR USE IN THE EXECUTION OF THE PROJECT(S) UNDER THE AGREEMENT. THE WORK PRODUCT IS NOT TO BE USED BY THE CLIENT OR OTHER CONSULTANTS, CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR OTHER THIRD PARTIES ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CEC.

PLAN REFERENCE:

1.) HALL PLAN OF LOTS, RECORDED ON MAY 26, 1995 IN PLAN BOOK VOLUME 90, PAGES 1125-1126.

2.) HALL PLAN NO. 2, RECORDED ON JUNE 19, 2001 IN INSTRUMENT NUMBER: 200106190031157.

TABULATION OF SUBDIVISION AREA:

EXISTING TAX PARCEL ID: 49-14-00-0-158;		
INSTRUMENT NO. 200407160043037	±261,032 SQ. FT.	5.992 ACRES
TOTAL	±261,032 SQ. FT.	5.992 ACRES
PROPOSED		
LOT 1	± 46,484 SQ. FT.	0.974 ACRES
LOT 2	±215,561 SQ. FT.	4.949 ACRES
DEED AREA WITHIN RIGHT OF WAY	± 8,007 SQ. FT.	0.068 ACRES
TOTAL	±261,032 SQ. FT.	5.992 ACRES

SITE DATA TABLE:

ZONING DISTRICT:	B - BUSINESS
SITE AREA:	5.992 AC.
LOCAL JURISDICTION:	MUNICIPALITY OF MURRYSVILLE

BULK & AREA REQUIREMENTS	REQUIRED
MIN. LOT AREA:	20,000 SQ. FT.
MIN. LOT WIDTH:	200 FEET
MIN. FRONT YARD	50 FEET
MIN. SIDE YARD:	20 FEET
MIN. REAR YARD:	40 FEET
MIN. REAR YARD ABUTTING AN R DISTRICT	75 FEET

SURVEYOR | MUNICIPAL ENGINEER | COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE | MUNICIPALITY OF MURRYSVILLE PLANNING COMMISSION | WESTMORELAND COUNTY PLANNING DEPARTMENT | WESTMORELAND COUNTY RECORDER OF DEEDS

DRAFT

SCALE IN FEET
0 40 80

REVISION RECORDS

NO.	DATE	DESCRIPTION

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4350 Northern Pike
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Monroeville, PA 15146
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www.cecinc.com

PA DEK HOCKEY, L.P.
4491 SCHOOL ROAD SOUTH
EXPORT, PENNSYLVANIA 15632

PA DEK HOCKEY PLAN OF LOTS

DATE:	FEBRUARY 5, 2024
DRAWN BY:	NEB
CHECKED BY:	JWH
PROJECT NO.:	23-774
APPROVED BY:	PEB

DRAWING NO.:
SV-01
SHEET 1 OF 2