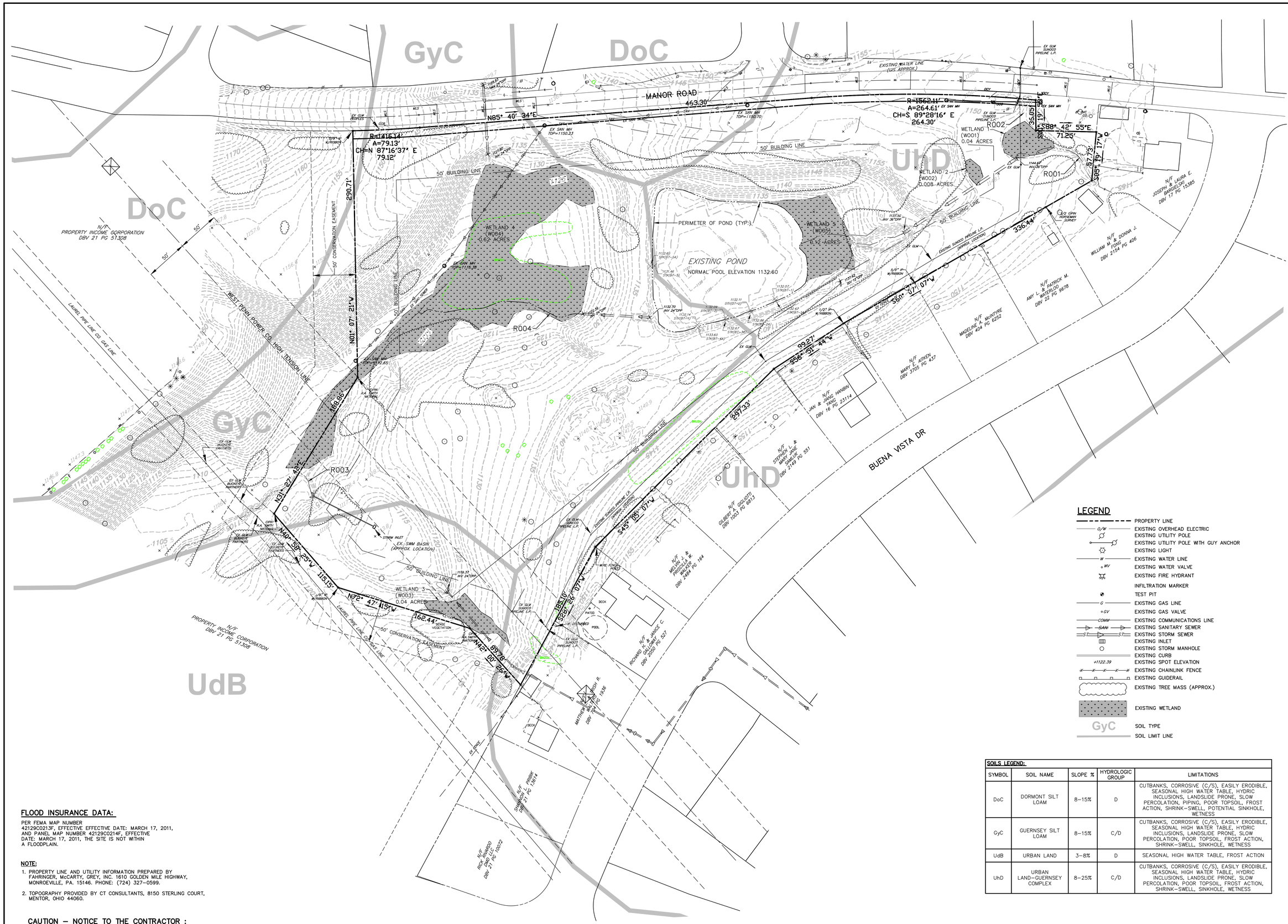

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY ANCHOR
- EXISTING LIGHT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- INFILTRATION MARKER
- TEST PIT
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING COMMUNICATIONS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING INLET
- EXISTING STORM MANHOLE
- EXISTING CURB
- EXISTING SPOT ELEVATION
- EXISTING CHAINLINK FENCE
- EXISTING GUIDERAIL
- EXISTING TREE MASS (APPROX.)
- EXISTING WETLAND
- GyC SOIL TYPE
- SOIL LIMIT LINE

SOILS LEGEND:

SYMBOL	SOIL NAME	SLOPE %	HYDROLOGIC GROUP	LIMITATIONS
DoC	DORMONT SILT LOAM	8–15%	D	CUTBANKS, CORROSIVE (C/S), EASILY ERODIBLE, SEASONAL HIGH WATER TABLE, HYDRIC INCLUSIONS, LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR TOPSOIL, FROST ACTION, SHRINK–SWELL, POTENTIAL SINKHOLE, WETNESS
GyC	GUERNSEY SILT LOAM	8–15%	C/D	CUTBANKS, CORROSIVE (C/S), EASILY ERODIBLE, SEASONAL HIGH WATER TABLE, HYDRIC INCLUSIONS, LANDSLIDE PRONE, SLOW PERCOLATION, POOR TOPSOIL, FROST ACTION, SHRINK–SWELL, SINKHOLE, WETNESS
UdB	URBAN LAND	3–8%	D	SEASONAL HIGH WATER TABLE, FROST ACTION
UhD	URBAN LAND–GUERNSEY COMPLEX	8–25%	C/D	CUTBANKS, CORROSIVE (C/S), EASILY ERODIBLE, SEASONAL HIGH WATER TABLE, HYDRIC INCLUSIONS, LANDSLIDE PRONE, SLOW PERCOLATION, POOR TOPSOIL, FROST ACTION, SHRINK–SWELL, SINKHOLE, WETNESS

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

NORTH

FLOOD INSURANCE DATA:

PER FEMA MAP NUMBER 42129C0213F, EFFECTIVE EFFECTIVE DATE: MARCH 17, 2011, AND PANEL MAP NUMBER 42129C0214F, EFFECTIVE DATE: MARCH 17, 2011, THE SITE IS NOT WITHIN A FLOODPLAIN.

NOTE:

1. PROPERTY LINE AND UTILITY INFORMATION PREPARED BY FAHRINGER, McCARTY, GREY, INC. 1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA. 15146. PHONE: (724) 327–0599.
2. TOPOGRAPHY PROVIDED BY CT CONSULTANTS, 8150 STERLING COURT, MENTOR, OHIO 44060.

CAUTION – NOTICE TO THE CONTRACTOR :

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1610 GOLDEN MILE HIGHWAY, MONROEVILLE PA
W W W . F M G I N C . U S | (7 2 4) 3 2 7 - 0 5 9 9

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	—	—	—

930 FLATS

MUNICIPALITY OF MURRYSVILLE | WESTMORELAND COUNTY
MANOR ROAD | MURRYSVILLE, PENNSYLVANIA 15626

PREPARED FOR
BUSHY RUN INVESTMENTS, LP
6536 WILLIAM PENN HIGHWAY
SUITE 302
DELMONT, PA. 15626

TITLE
EXISTING CONDITIONS PLAN

JOB NO.	DRAWN	DATE
5041-05P	RAM / TDS	5/8/2023

SCALE 1" = 40'

SHEET NUMBER C-1