

OWNER'S ADOPTION AND DEDICATION

By a resolution approved on the _____ day of _____, 20____, the Board of Directors of the Plum Borough School District, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the PBSD BUS DEPOT PLAN REVISED adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Borough of Plum. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Plum Borough School District

Secretary-Cynthia M. Vento Kevin Dowdell-President

Date

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Kevin Dowdell, President of Plum Borough School District, 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 Borough of Plum and the Commonwealth of Pennsylvania

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20____.

(Seal) _____
Notary Public

CERTIFICATION OF TITLE AND NO MORTGAGE

We hereby certify that the title to the property contained in the PBSD BUS DEPOT PLAN REVISED is in the name of Plum Borough School District and is recorded in Deed Book Volume 15943 Page 215. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness-Cynthia M. Vento Kevin Dowdell-President

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

I 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.

June 23, 2016
Date William A. Roth
SU-001427-A
Registration number

MUNICIPAL ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of Plum, except as departures have been authorized by the appropriate officials of the Borough of Plum.

Date Name
(Seal) _____
Registration Number

MUNICIPAL DECLARATIONS

The Council of the Borough of Plum gives notice that, in approving this plan for recording, the Borough of Plum assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary President

The Borough of Plum 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.

Date Authorized municipal official

MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS

Reviewed by the Planning Commission of the Borough of Plum, this _____ day of _____, 20____.

Secretary Chairperson

Approved by the Council of the Borough of Plum by resolution, this _____ day _____, 20____.

Secretary President

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20____.

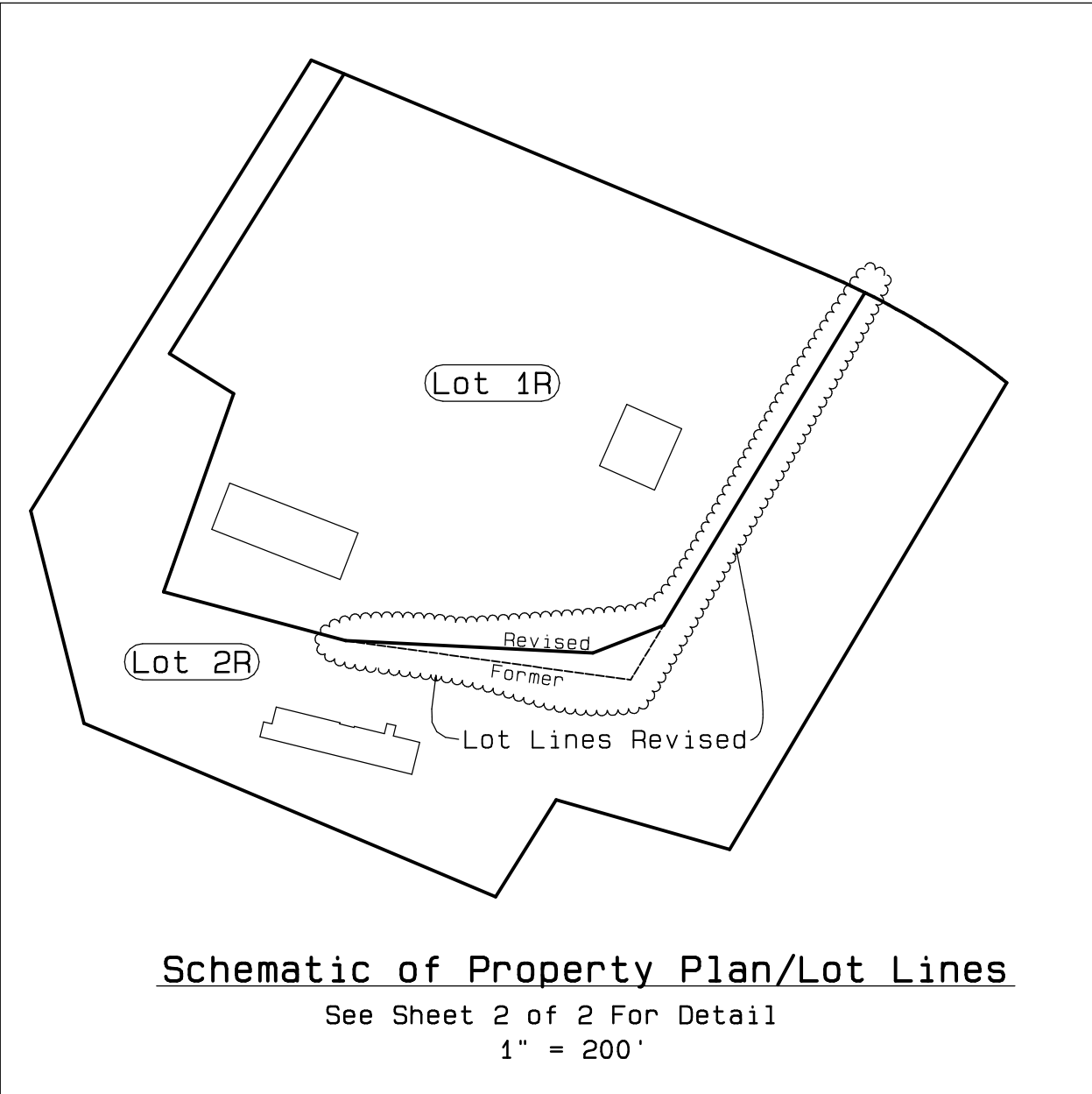
Director

PROOF OF RECORDING

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.
Given under my hand and seal this _____ day of _____, 20____.

(Seal) _____
Department of Real Estate

All Signatures MUST Be In
BLUE INK



Area Tabulation:

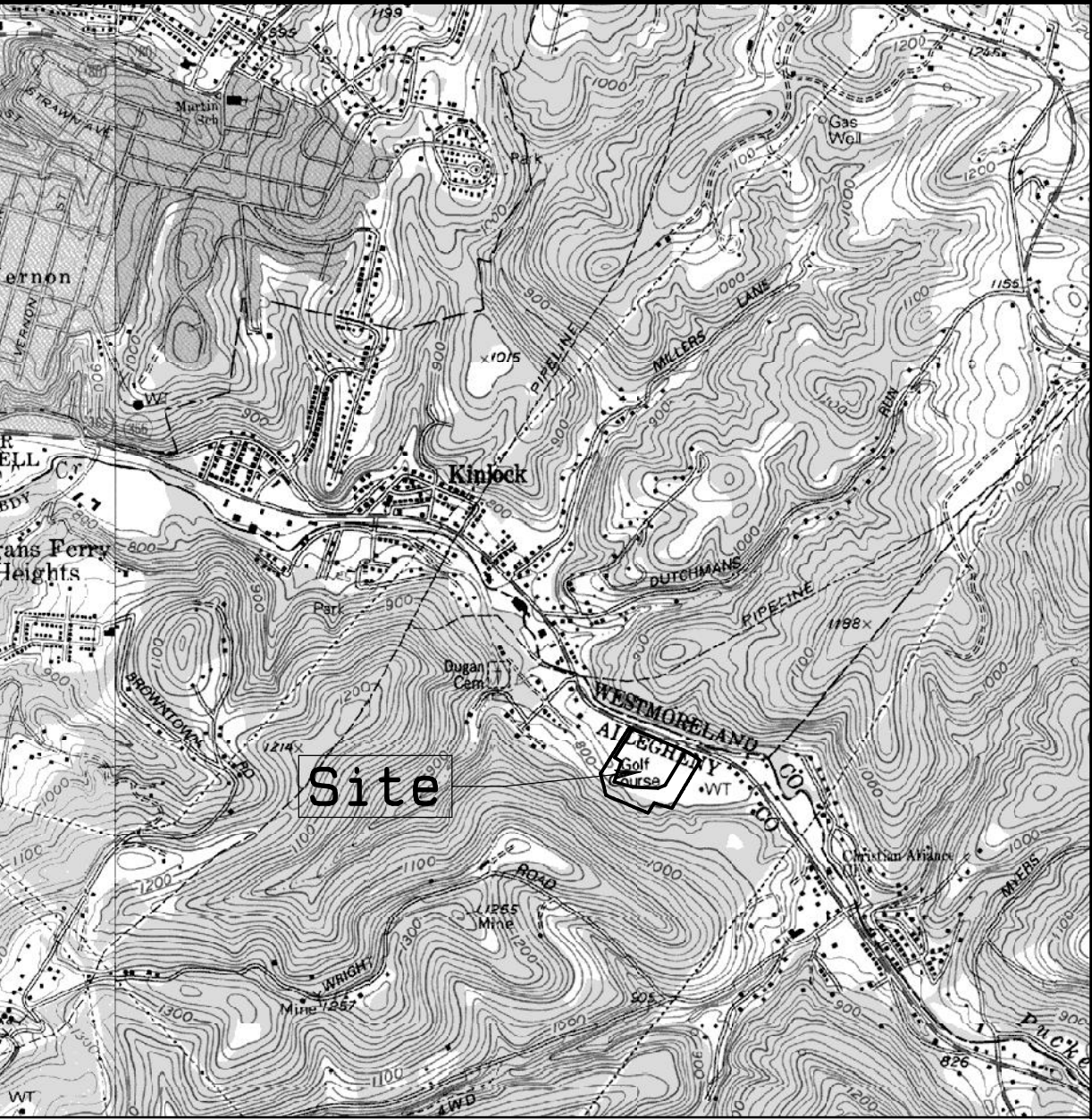
Existing Property Areas:		
	Area, Acres	Area, Sq. Ft.
Lot 1	8.8132	383,903
Lot 2	7.6469	333,099
Total Area:	16.4601	717,002
Proposed Property Areas:		
Lot 1R	8.6642	377,413
Lot 2R	7.7959	339,589
Total Area:	16.4601	717,002

Purpose of This Plan:

The purpose of this plan is to revise a portion of the boundary between Lots 1 and 2 in the PBSD Bus Depot Plan to allow adequate area to install sewage treatment and dosing facilities serving Lot 2.

There is no change to land other than property line changes.

This plat revises the PBSD Bus Depot Plan as recorded at PBV 287 PG 5



Copied Portion of New Kensington East, PA Quadrangle
1" = 2000'

SITE LOCATION PLAN

Owner & Developer Information:

Plum Borough School District
900 Elicker Road
Pittsburgh, PA 15239

(412) 795-0100

Contact: Dr. Timothy S. Glasspool, Superintendent

Sources of Title:

Deed Book Volume 15943 Page 215

Covering Tax Map ID Numbers:

1095-J-356
1095-R-109

Site Information:

Total Site Areas: SEE Table This Sheet

Number of Lots: 2

Lot Area: SEE Table This Sheet

Site Zoning:

M-1 Manufacturing

Surrounding Zoning:

M-1 Manufacturing

Notice Regarding State Highways:

A highway occupancy permit is required pursuant to § 420 of the Act of June 4, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

Sheet 1 of 2

Plat of Revised Subdivision

Made For Plum Borough School District

PBSD Bus Depot Plan REVISED

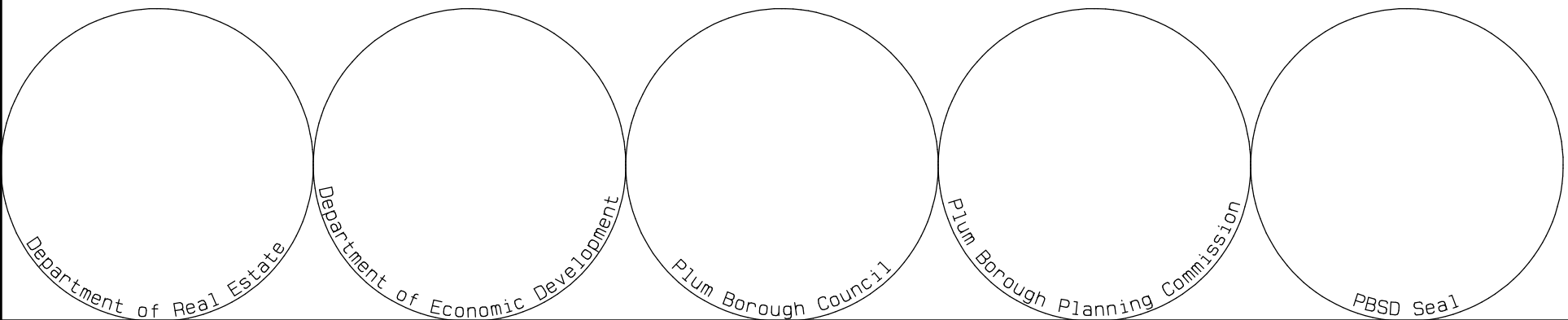
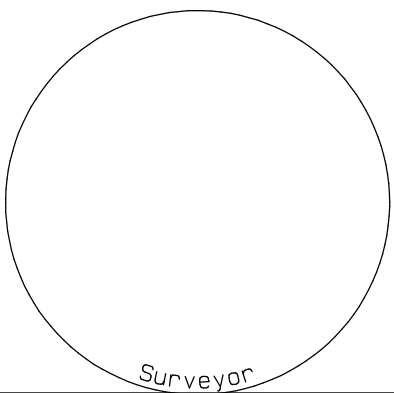
Plum Borough Allegheny County Pennsylvania

DR: WAR	CK: WAR	DATE: 06/23/2016
PS&R Pennsylvania Soil & Rock, Inc. 570 Beatty Road Monroeville, PA 15146 Phone: 412-372-4000 Fax: 412-372-4664		DWG. NO.: 16-373-1
SCALE: NOTED		

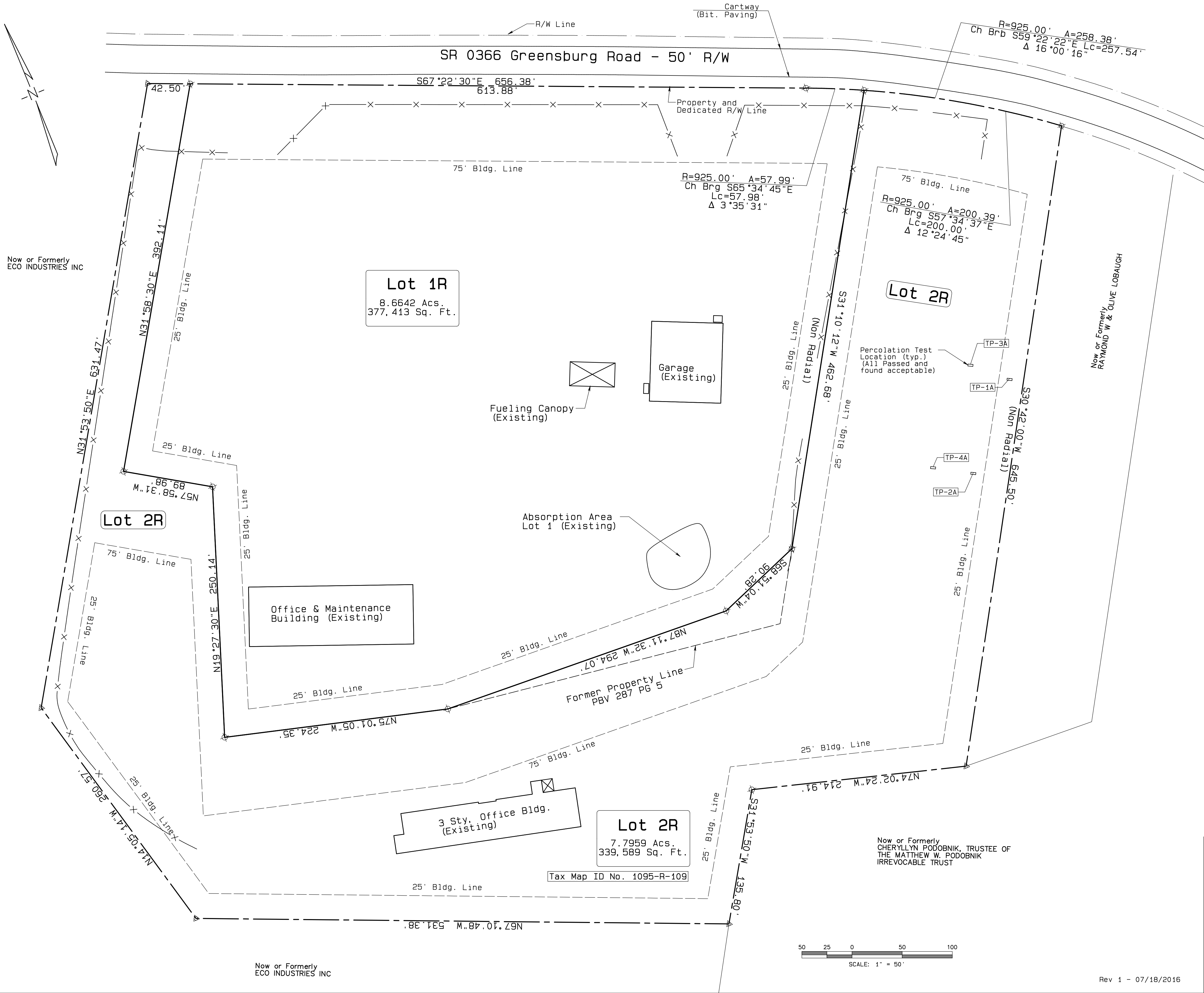
Rev 3 - 09/06/2016
Rev 2 - 07/29/2016
Rev 1 - 07/18/2016



Surveyor



PBSD Bus Depot Plan REVISED



- Survey Notes:**
1. Plat based on PBSB Bus Depot Plan, as recorded at PBV 287 PG 5 and field surveys conducted June 14 and 23, 2016.
 2. Basis of Bearing is Pennsylvania State Plane Coordinate System, South Zone as determined by GPS observations August 14, 2014.

- Legend:**
- X—X— Fence
 - ⊕ Proposed Monumentation
 - △ Existing Iron Pin

Zoning Data:

Bulk Requirement	Unit	Required	Provided	Remarks
M-1 Manufacturing				
Minimum Area	Acres	N/A	7.7959	Lot 2R
Minimum Area	Sq. Ft.	40,000	339,413	Lot 2R
Minimum Lot Width	Ft.	200	201	At Min. Front Yard
Minimum Frontage	Ft.	160	200	At Street R/W Line
Minimum Front Yard	Ft.	75	75	
Minimum Side Yard	Ft.	25	25	
Maximum Rear Yard	Ft.	25	25	
Maximum Height	Ft.	75	<<75	Lot 2R
Max.Bldg. Coverage	%	40	4	Lot 1R
Maximum Impervious Cover Ratio	%	75	72	Lot 1R

Sheet 2 of 2

Plat of Revised Subdivision

Made For Plum Borough School District

PBSD Bus Depot Plan REVISED

Plum Borough Allegheny County Pennsylvania

PS&R

Pennsylvania Soil & Rock, Inc.

570 Beatty Road

Monroeville, PA 15146

Phone: 412-372-4000 Fax: 412-372-4664

DR: WAR

CK: WAR

DATE: 06/23/2016

DWG. NO.: 16-373-2

PBSD Bus Depot Plan REVISED