

HERMITAGE PLANNING COMMISSION

AGENDA

January 10, 2022

Regular Meeting

8:30 a.m.

- 1) **Roll Call**
- 2) **Public Input - Comments from public limited to 3 minutes per person**
- 3) **Approval of Minutes:** November 1, 2021 - Regular Meeting
- 4) **Subdivision Plans:**
 - a. Final Plat Gregory Benson Subdivision Lots 1 & 2 – (Sample Road)
 - b. Final Plat Gregory Benson Subdivision Lots 1 & 2 – (Sample Road)
Motion to approve the Request for Modification (Waiver) of Regulations to the Hermitage Subdivision & Land Development Ordinance (SALDO)
 - c. Final Lot 1 Anthony J. & Susan J. DeCaprio Consolidation Plan – (554 Lyle Drive)
 - d. Final Lots 1 & 2 Beverly J. Stowe Subdivision – (690 North Darby Road)
 - e. Final Lots 1 & 2 Beverly J. Stowe Subdivision – (690 North Darby Road)
Motion to approve the Request for Modification (Waiver) of Regulations to the Hermitage Subdivision & Land Development Ordinance (SALDO)
 - f. Final Lot 1 Peter J. Vournous Consolidation Plan – (795 Briarwood Drive)
 - g. Keith N. & Janine M. Yager Lots 3 & 4 into Lot 3A – (2434 Twelve Oaks Drive)
- 5) **Any other matter proper to come before the Planning Commission**
 - a. Update on the actions of the Mercer County Regional Planning Commission – Jeremy Coxe
 - b. Hermitage Planning Commission meeting dates for 2022
 - c. Election of officers
- 6) **Public Input – Comments from public limited to 3 minutes per person**
- 7) **Adjournment**

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
November 1, 2021
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Matthew Liburdi - Chairman
Woody Steele - Secretary
Amy McKinney
Barney Scholl
Ray Slovesko
James Tamber
Kara Wasser
TJ Rollinson

OTHERS PRESENT:

Jeremy Coxe
Kristina Thomas
Tammie Blazer
Gary Hinkson
Nathan Zampogna

MEMBERS ABSENT:

Bonnie Benton

Mr. Matthew Liburdi, Chairman, called the meeting to order at 8:30 AM. A quorum was present.

APPROVAL OF MINUTES:

Mr. Liburdi asked for the approval of the minutes of the October 4, 2021 meeting. Mrs. McKinney made a motion to approve the minutes and Mr. Scholl seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

PUBLIC COMMENTS:

There were none.

SUBDIVISION PLANS:

Consolidation Plan – Lots 88, 89, 90 & 91 into Lot 88A – Sharon Park Plan of Lots - (487 West Park Street)

Mr. Coxe stated the property is zoned SR1 – Suburban Residential 1, is owned by Cynthia Marriotti and is located at 487 West Park Street. The purpose of this plan is to consolidate four 25 foot lots into one building lot – 88A. Mr. Coxe explained this situation often happens in the Patagonia area because the lots are narrow and must be consolidated to meet building requirements. Mr. Coxe stated that the conditions of this plan are drawing corrections and two sets of permanent ink mylars with signatures and seals.

Mrs. McKinney made a motion to approve the plan and Mr. Scholl seconded the motion. The motion carried unanimously.

Final Plan Lots 1 & 2 – Vincent J. II & Paula S. Smith Subdivision – (1510 Pine Hollow Boulevard)

Mr. Coxe stated the property is zoned SR2 – Suburban Residential 2, is owned by Vincent J. II and Paula S. Smith and is located at 1510 Pine Hollow Boulevard. The property currently is one long lot situated along George Street and Pine Hollow Boulevard. The purpose of this plan is to subdivide the existing house onto .7 acres shown as Lot 1 and Lot 2 is to remain as a separate building lot. Mr. Coxe stated that the conditions of this plan are drawing corrections, a letter from the water company verifying water service to Lot 2, recommendation of approval of Request for Modification to the SALDO (Section 805.1 – 3:1 lot depth to width ratio for Lot 2), DEP approval of Planning Module Exemption mailer and two sets of permanent ink mylars with signatures and seals.

Mr. Tamber made a motion to approve the plan and Mr. Rollinson seconded the motion. The motion carried unanimously.

Final Plan Lots 1 & 2 – Vincent J. II & Paula S. Smith Subdivision – (1510 Pine Hollow Boulevard) -Motion to approve the Request for Modification (Waiver) of Regulations to the Hermitage Subdivision & Land Development Ordinance (SALDO)

Mr. Coxe explained that this waiver was being requested to modify the 3:1 depth to width ratio required by the SALDO for the existing lot. Mr. Coxe stated a separate motion is required to request a waiver. Mr. Liburdi asked why they chose not to subdivide the property to meet the requirements without the waiver. Mr. Coxe further explained, staff does a very thorough review of the subdivisions submitted, however this waiver was at the request of the property owner.

Mr. Rollinson made a motion to approve the waiver and Mrs. McKinney seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Mr. Liburdi asked Mr. Coxe if there were any updates from the MCRPC. Mr. Coxe stated the MCRPC did not have a meeting in October, but at their September meeting they gave approval of the zoning text amendment. Mr. Coxe informed the Planning Commission that the Hermitage Board of Commissioners had approved the zoning text amendment at their meeting on October 27, 2021. The new text amendment will take effect on Thursday - November 4, 2021.

Mr. Liburdi asked for additional public comment. There was none.

The meeting adjourned at 8:38 a.m.

Respectfully submitted,
Tammie Blazer

Date prepared – November 3, 2021
Date approved – pending

SUBDIVISION REPORT

Plan Name: Final Plat Gregory Benson Subdivision Lots 1 & 2

Owner(s) Name: Gregory L. Benson
P O Box 1
Brookfield OH 44403

Zoning District: SR2 - Suburban Residential 2

Location: Sample Road

Purpose: To remove the non-building notation formerly shown on these lands and to create two building lots.

HPC conditions Two sets of permanent ink mylars with signatures and seals
Recommendation of approval of Request for Modification (waiver) to the
SALDO
DEP Approval of Planning Module

HPC action notes

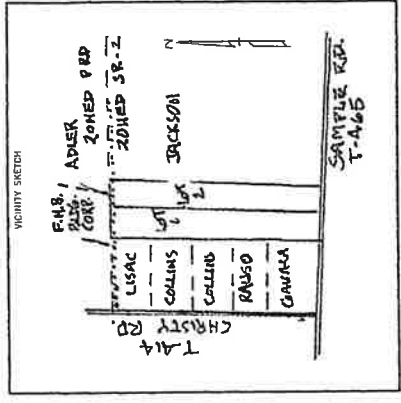
Deadline for Board Action: 4/10/2022

REVIEWED HERITAGE PLANNING COMMISSION DATE DATE OF ACTION HERITAGE COMMISSIONS DATE OF APPROVAL REVIEWED MERCER COUNTY REGIONAL PLANNING COMMISSION DATE

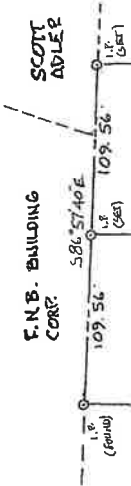
CHAIRMAN SECRETARY

STATE OF PENNSYLVANIA
 COUNTY OF MERCER
 BEFORE ME THE SUBSCRIBER A. Henry Public IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED GREGORY L. BENSON AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS DAY OF 10 20 13. MY COMMISSION EXPIRES THE 30 DAY OF 10 20 13.

SIGNATURE
 I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.
 I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY.



DAVID & DIANNE JACKSON



GARY & CYNTHIA LISAC

THOMAS & SANDRA COLLINS

THOMAS & SANDRA COLLINS LOT 1

JAMES & JUDITH RAUSO LOT 2

CINDY CAVARA LOT 3

- NOTES: 1. ZONED: SR-2
2. THIS PLAN IS A SUBDIVISION OF LOT NO. 4 OF THE QUIKKE LOT PLAN AS RECORDED AT 1978 P.L. 239 INTO LOTS 1 & 2. PURPOSE IS TO REMOVE THE NON-BUILDING PORTION FORMERLY SHOWN ON THESE LOTS AND TO CREATE TWO BUILDING LOTS.
3. LOTS 1 & 2 TO BE CONNECTED TO EXISTING GRAVITY LINE BY 8" DIA. GRAVITY LATERAL LINES DETERMINED BY THE FIELD INSPECTOR THAT A GRAVITY PUMP IS NEEDED TO ACHIEVE PROPER GRADE DRAINAGE. THE OWNER/DEVELOPER SHALL VERIFY WITH THE FIELD INSPECTOR THEIR ABILITY AND READINESS TO CONNECT.
4. LOTS 1 & 2 ARE SUBJECT TO DELAYED SANITARY SEWER ASSIGNMENT INCLUDED DURING CONSTRUCTION OF SAMPLE RD. INTERCEPTOR SEWER ALIGNMENT FROM P.O.S. CONTROL NO. 01-07 PER DELAYED ASSIGNMENT AGREEMENT. THE DELAYED ASSIGNMENT MUST BE PAID PRIOR TO OBTAINING CONSTRUCTION PERMITS AND SEWER CONNECTION PERMITS. FOR MORE INFORMATION CONTACT SEWER BILLING AT 608-844-8400.

PLAN IS NULL & VOID UNLESS RECORDED BY NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

TITLE -
FINAL PLAT
GREGORY L. BENSON
SUBDIVISION
LOTS 1 & 2

INDICATE WHETHER PRELIMINARY OR FINAL
 MUNICIPALITY - MERCER
 COUNTY - MERCER
 STATE - PA
 DATE - 10-20-13
 2013 P.L. 1455

SEAL
 TOWN OF BATTLE
 COUNTY OF MERCER
 DATE 10-20-13

OWNER: GREGORY L. BENSON
 P.O. BOX 1
 BROOKFIELD, OHIO 44403

**Application Form for
Request for Modification (Waiver) of Regulations
to the Hermitage Subdivision & Land Development Ordinance**

If more than one modification is requested, please complete a separate application form for each request

DATE OF REQUEST: 10-21-21

NAME OF SUBDIVISION OR LAND DEVELOPMENT PLAN: _____

Gregory L. Benson Subd. Lots 4-A & 4-B

OWNER / DEVELOPER: Gregory L. Benson

Mailing Address: P.O. Box 1 Brookfield, Ohio 44403

Phone: 330-344-0921 Email: _____

ENGINEER / SURVEYOR: Ron Bittler

Mailing Address: 455 Greenville Rd. Mercer, Pa. 16137

Phone: 724-662-5220 Email: _____

The undersigned applicant hereby requests a Modification (Waiver) to the following Section of the Hermitage Subdivision and Land Development Ordinance – Section No.: 805.1

Full text of Ordinance section from which modification is requested: The depth-to-width ratio of usable lot length shall be a maximum of three (3) to one (1).

Explanation of reason(s) for the request, stating in full the grounds and facts of unreasonableness or hardship on which the request is based and an explanation that the request is the minimum modification necessary. Attach copy of subdivision plan and any other plans or drawings to illustrate the request.

Request is minimum modification necessary. Lots as shown on Subd. Plan is most reasonable way to subdivide into 2 parcels. Going by ordinance would require leaving "dead space" to the rear of lots.

Gregory L. Benson
Applicant Name (please print)


Applicant Signature

DO NOT WRITE BELOW THIS LINE – CITY AREA COMPLETION ONLY

ACTION ON REQUEST (circle one):

Recommendation of Hermitage Planning Commission – Approve or Denied – Date: _____

Comments: _____

Final Action of Hermitage Board of Commissioners – Approved or Denied – Date: _____

Comments: _____

SUBDIVISION REPORT

Plan Name: Final Lot 1 Anthony J. & Susan J. DeCaprio Consolidation Plan

Owner(s) Name: Anthony J. & Susan J. DeCaprio
554 Lyle Drive
Hermitage PA 16148

Zoning District: SR2 - Suburban Residential 2

Location: 554 Lyle Drive

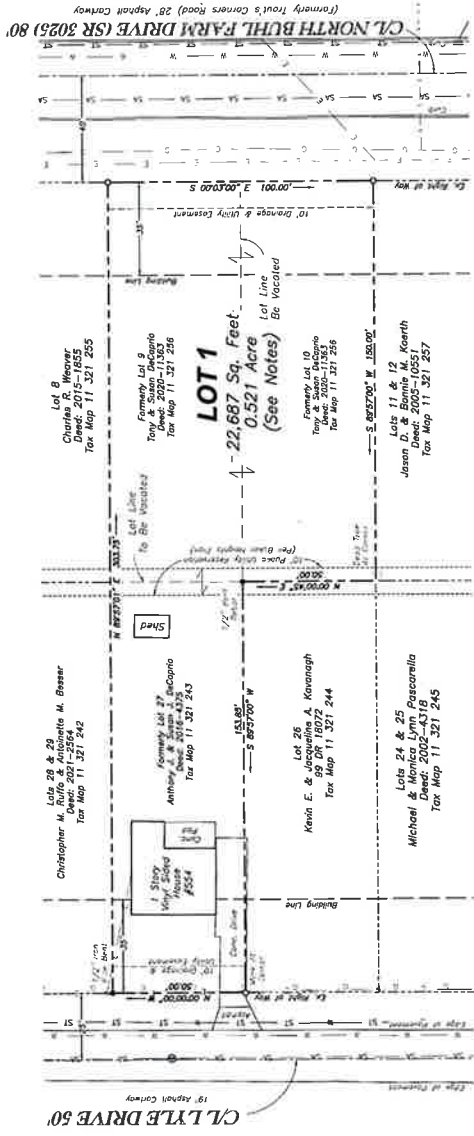
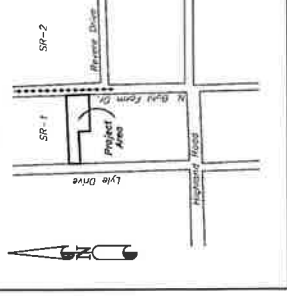
Purpose: To consolidate Lots 9, 10 & 27 into one contiguous parcel - Lot 1.

HPC conditions Two sets of permanent ink mylars with signatures and seals

HPC action notes

Deadline for Board Action: 4/10/2022

Vicinity Sketch



Legend

- = Front or Side
- = 3/4" Radius
- = Overhead Utility
- = Utility Pole
- = Gas Line
- = Water Line
- = Sanitary Sewer
- = Storm Sewer
- = Catch Basin

- Notes:**
1. Lot 1 of this plan represents a consolidation of Lots 9, 10 and 27 of Baker Heights, recorded in Plan Book 3, Page 113 at the Mercer County Courthouse Recorder's Office, into one contiguous parcel removing the previously existing property lines between the three parcels.
 2. The location of the underground utilities shown on this consolidation plan reflects interpretations of above ground evidence and available utility drawings and are to be considered approximate only. The exact location and depth of these utilities can only be determined with certainty by exploratory excavation. Any underground utilities and/or improvements that may exist and were not evident by above ground inspection are not shown. Regardless of utility information indicated on this drawing any contractor shall follow Pennsylvania One Call procedures before making any excavations.
 3. Access to Lot 1 from SR 3025 will require a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation, pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law".
 4. This property is subject to all conditions, restrictions, reservations, right of ways, easements and other matters as may be contained in prior instruments of record.

REVIEWER: _____ DATE: _____

MERCER COUNTY REGIONAL PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

APPROVED: _____ DATE: _____

MERCER COUNTY PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

DATE OF ACTION: _____ DATE OF APPROVAL: _____

MEMBER BOARD OF COMMISSIONERS (left condition met)

COMMISSIONER _____ SECRETARY _____

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MERCER

BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED ANTHONY J. DECAPRIO AND SIOBAN J. DECAPRIO AND ACKNOWLEDGE THE BEFORE, WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____ 20____.

AT COMMISSION EXPRES THE _____ DAY OF _____ 20____.

SCALE: _____

WE, THE UNDERSIGNED HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

ANTHONY J. Decaprio _____ SIOBAN J. Decaprio _____

I, JOSEPH B. SMITH, A duly REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE ABOVE DESCRIBED LOTS ARE THE SAME AS THOSE SHOWN ON THE SURVEY MAP RECORDED IN THE CITY OF HARRISBURG, LOCATED IN MERCER COUNTY, PENNSYLVANIA, AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF ONE HUNDRED THOUSANDTH (1/100,000) OF AN INCH IN ANY MEASUREMENT SHOWN ON THE PLAN.

JOSEPH B. SMITH, SURVEYOR

No.	Revision	Date
1	City Comments	12-13-21
2	City Comments	12-14-21

Project Name: **LOT 1**

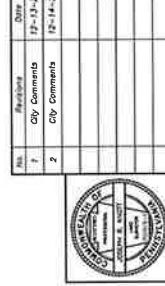
Client: **ANTHONY J. & SIOBAN J. DECAPRIO**

Address: **West Middletown, PA 17159**

Zone: **SR-1**

Owner's Address: **Anthony J. & Siohan J. Decaprio**

Harrisburg, PA 17148



PLAN IS NULL AND VOID UNLESS RECORDED BY: _____

NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.



SUBDIVISION REPORT

Plan Name: **Final Lots 1 & 2 Beverly J. Stowe Subdivision**

Owner(s) Name: **Beverly J. Stowe
690 North Darby Road
Hermitage PA 16148**

Zoning District: **RR - Rural Residential**

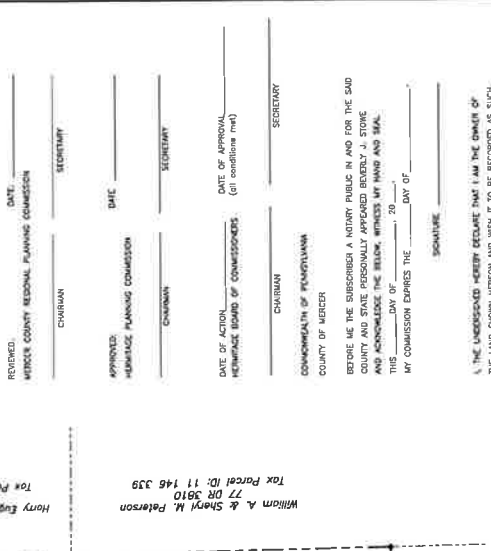
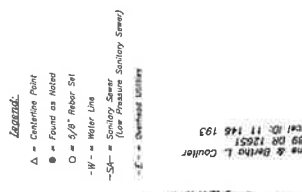
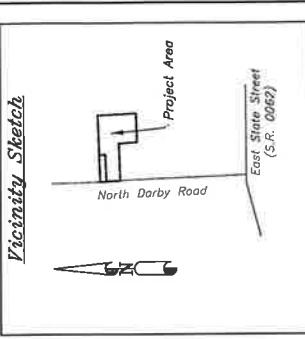
Location: **690 North Darby Road**

Purpose: **To subdivide Lot 1 - 10.141 acres into two lots - 1 & 2.**

HPC conditions **Two sets of permanent ink mylars with signatures and seals
Recommendation of approval of Request for Modification (waiver) to the
SALDO**

HPC action notes

Deadline for Board Action: **4/10/2022**



LOT 2
1.746 Acres (361,973 Sq. Ft.) To Ex. R/W
1.751 Acres (76,263 Sq. Ft.) Total
(See Notes)

LOT 1
8.310 Acres (361,973 Sq. Ft.) To Ex. R/W
8.380 Acres (365,465 Sq. Ft.) Total
(See Notes)

Patricia A. Harenbach
Deed: 2018-7230
Tax Parcel ID: 11 146 327

Joseph & Amber Fusco
Deed: 2019-7836
Tax Parcel ID: 11 146 328

Douglas E. & Pamela J. Orock
B2 DR 2023
Tax Parcel ID: 11 146 330

William A. & Sheryl M. Peterson
77 DR 3610
Tax Parcel ID: 11 146 339

NOTES:

- This plan represents a replat of Lot 1-B as shown on the Subdivision of Lot No. 1 in the Roux Plan of Lots recorded at 1971 PL 41, Plan Book 14, Page 41, at the Mercer County Courthouse Recorder's Office.
- These properties are served by public water and sanitary sewer, and zoned Rural Residential (RR).
- Lot 2 is not approved as a separate building lot and is to be conveyed to, and become part of, the adjoining lands of Joseph & Amber Fusco. The building, building addition, or building setback for Lot 2 will need to be combined with land of Fusco by a lot consolidation plan in order to be used for any building, building addition, or building setback.
- The location of underground utilities shown on this plan reflects interpretations of utility company markings, above ground evidence, and available utility drawings, and are to be considered approximate only. 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 information shown are in the exact location and depth of the underground utilities as shown on the drawings. Any underground utilities and/or other markings not shown on this drawing were not marked through Pennsylvania One Call System or evident by above ground markings and/or other markings shown on this drawing. Regardless of the utility information indicated on this drawing any contractor shall follow Pennsylvania One Call procedures before making any excavations.
- This property is subject to all conditions, restrictions, reservations, right of ways, easements, municipal building setbacks and other matters as may be contained in prior instruments of record.
- A waiver was granted for Section 805.1 (3:1 depth to width ratio) of the Subdivision and Land Development Ordinance.

REVIEWED: _____ DATE: _____
MERCER COUNTY REGIONAL PLANNING COMMISSION

APPROVED: _____ DATE: _____
HERITAGE PLANNING COMMISSION

DATE OF ACTION: _____ DATE OF APPROVAL: _____
HERITAGE BOARD OF COMMISSIONERS (if applicable)

CHIEF OF BUREAU: _____ SECRETARY: _____
COMMISSIONERS

CHIEF OF BUREAU: _____ SECRETARY: _____
COMMISSIONERS

THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

Joseph R. Neel, PLS. SU-05809-E
Beverly Stowe

NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

PLAN IS NULL AND VOID UNLESS RECORDED BY: _____

No.	Remarks	Date
1	City Comments	12-13-21
2	City Comments	12-14-21

KNOTT SURVEYING, LLC
657 Madart Road
West Middlesex, PA 16169
Phone: (724) 884-1152
Fax: (724) 884-1152

Owner's Address:
Michael & Beverly Stowe
Northampton, PA 18148

City of Northampton
22 DR 2024
Northampton, PA 18148

Scale: 1" = 500'

Heritage Planning Commission - Meeting Date: _____
Meeting Date: _____

**Application Form for
Request for Modification (Waiver) of Regulations
to the Hermitage Subdivision & Land Development Ordinance**

If more than one modification is requested, please complete a separate application form for each request

DATE OF REQUEST: 12-01-21

NAME OF SUBDIVISION OR LAND DEVELOPMENT PLAN: _____

LOTS 1 & 2 BEVERLY J. STOWE SUBDIVISION

OWNER / DEVELOPER: BEVERLY J. STOWE

Mailing Address: 690 N. DARBY RD HERMITAGE, PA 16148

Phone: _____ Email: _____

ENGINEER / SURVEYOR: KNOTT SURVEYING, LLC

Mailing Address: 637 BEDFORD RD. WEST MIDDLESEX, PA

Phone: (724) 528-1312 Email: KNOTTSURVEY@YAHOO.COM

The undersigned applicant hereby requests a Modification (Waiver) to the following Section of the Hermitage Subdivision and Land Development Ordinance – Section No.: 805.1

Full text of Ordinance section from which modification is requested: _____

3:1 DEPTH TO WIDTH LOT RATIO

Explanation of reason(s) for the request, stating in full the grounds and facts of unreasonableness or hardship on which the request is based and an explanation that the request is the minimum modification necessary. Attach copy of subdivision plan and any other plans or drawings to illustrate the request.

EXISTING LOT OF FUSCO ALREADY EXCEEDS THE
3:1 RATIO. NO NEW VIOLATION OF SALDO IS
BEING CREATED.

BEVERLY J. STOWE
Applicant Name (please print)


Applicant Signature

DO NOT WRITE BELOW THIS LINE - CITY AREA COMPLETION ONLY

ACTION ON REQUEST (circle one):

Recommendation of Hermitage Planning Commission – Approve or Denied – Date: _____

Comments: _____

Final Action of Hermitage Board of Commissioners – Approved or Denied – Date: _____

Comments: _____

SUBDIVISION REPORT

Plan Name: **Final Lot 1 Peter J. Vournous Consolidation Plan**

Owner(s) Name: **Peter J. Vournous**
795 Briarwood Drive
Hermitage PA. 16148

Zoning District: **SR1 - Suburban Residential 1**

Location: **795 Briarwood Drive**

Purpose: **To consolidate Lot 1 and Lot 55 into one contiguous parcel and remove the existing property line.**

HPC conditions **Two sets of permanent ink mylars with signatures and seals**

HPC action notes

Deadline for Board Action: **4/10/2022**

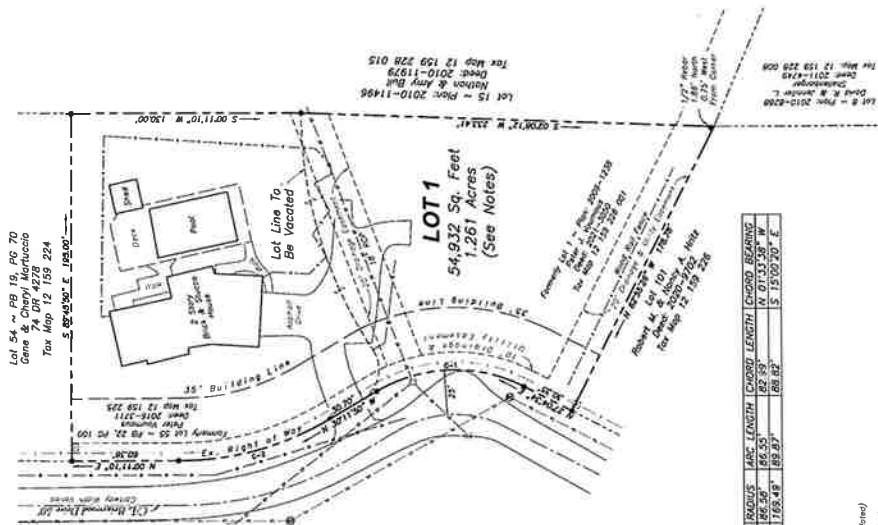
VICINITY SKETCH



Parcel numbers refer to Mercer County Tax Map 159.

Notes:

1. Lot 1 of this plan represents a consolidation of Lot 55 of the James Rollinson Plan of Lots, Section "Q", recorded at Plan Book 22, Page 100, and Lot 1 of the Buxton Development, L.L.C. Subdivision, recorded at 2009-1238 at the Mercer County Courthouse Recorder's Office, into one contiguous parcel removing the previously existing property line between the two parcels.
2. There shall be no removal, altering, realigning, or obstructing of the existing 18" storm sewer pipe located within Lot 1 without the expressed written permission of the City of Hermitage.
3. The 20' drainage and utility easement along the south lot line of Lot 1 is reserved to be utilized by the owner of Lot 15 of the Buxton Development, to the east. There shall be no removal, altering, realigning, or obstructing of any storm drainage and/or utility improvements within this easement without the expressed written permission of the City of Hermitage.
4. The location of the underground utilities shown on this consolidation plan are the interpretations of above ground evidence and available utility drawings, and are to be considered approximate only. The exact location and depth of these utilities can only be determined with certainty by exploratory excavation. Any underground utilities and/or improvements that may exist and were not evident by above ground inspection are not shown. Regardless of utility information indicated on this drawing any contractor shall follow Pennsylvania One Call procedures before making any excavations.
5. This property is subject to all conditions, restrictions, reservations, right of way easements and other matters as may be contained in prior instruments of record.



Legend

- Iron Pin Found (unless noted)
- Underground Elec./Fiber, Cable
- Water Line
- Storm Sewer
- Catch Basin
- Sanitary Manhole
- Sanitary Sewer
- Fence
- Utility Box



REVIEWED: _____ DATE: _____

MERCER COUNTY REGIONAL PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

APPROVED: _____ DATE: _____

HERMITAGE PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

DATE OF ACTION: _____ DATE OF APPROVAL: _____

HERMITAGE BOARD OF COMMISSIONERS (all conditions met)

CHAIRMAN _____ SECRETARY _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF HERMITAGE

BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED PETER J. WARDENSKI AND ACKNOWLEDGE THE BELOW WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.

SIGNATURE: _____
 Notary Public

I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

I, JOSEPH R. KNOTT, A ONLY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF PERSONS AND PROPERTY SHOWN ON THIS PLAN TO BE ACCURATELY LOCATED IN THE CITY OF HERMITAGE, LOCATED IN MERCER COUNTY, PENNSYLVANIA, AND THAT EACH SURVEY DOES NOT DECEED AN ERROR OF CLOSURE OF 1/5000, AND I CERTIFY THAT ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN SET OR FOUND IN THE FIELD AS INDICATED.

Joseph R. Knott, PLS. SU-020609-E

**FINAL LOT 1
 PETER J. FOURNOUS
 CONSOLIDATION PLAN**

City of Hermitage, Mercer County, PA

Scale: 1" = 50' 0"

City of Hermitage, Mercer County, PA



KNOTT SURVEYING, LLC
 657 Indiana Road
 West Mifflin, PA 16159
 Ph: (724) 529-1312

Survey: Suburban - Residential ?
 Owner: Address: Peter J. Fournous
 Hermitage, PA 15146

No.	Revisions	Date
1	City Comments	10-15-21

PLAN IS NULL AND VOID UNLESS RECORDED BY:
 NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

SUBDIVISION REPORT

Plan Name: **Final Lot Consolidation Plan Keith N. & Janine M. Yager Lots 3 & 4 into Lot 3A**

Owner(s) Name: **Keith Nicholas & Janine Michele Yager
2434 Twelve Oaks Drive
Hermitage PA 16148**

Zoning District: **SR1 - Suburban Residential 1**

Location: **Camelot Drive / Virginia Road**

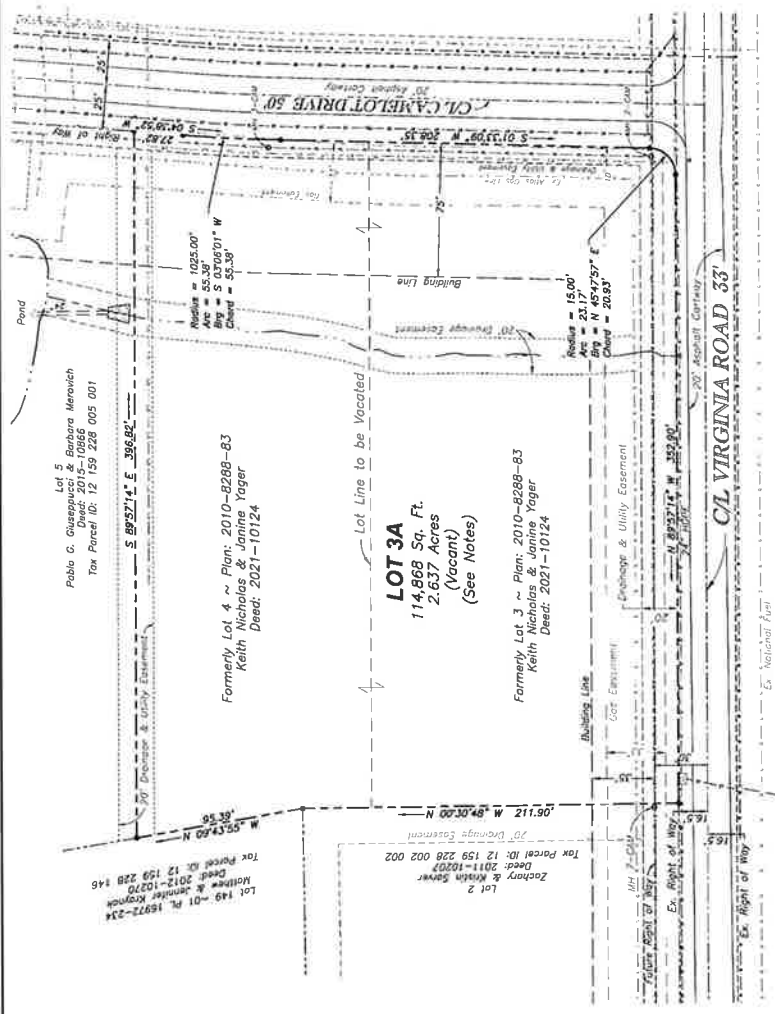
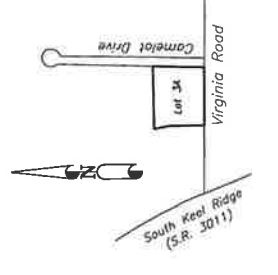
Purpose: **To consolidate Lots 3 & 4 into one contiguous parcel - Lot 3A.**

HPC conditions **Two sets of permanent ink mylars with signatures and seals
Drawing corrections**

HPC action notes

Deadline for Board Action: **4/10/2022**

VICINITY SKETCH



- Notes:**
1. Lot 3A represents a consolidation of Lots 3 and 4 (Final Camelot Estates Subdivision Lots 1-14 recorded at 2010-0288-83 at Mercer County Courthouse Recorder's Office) into one contiguous parcel removing the previously existing lot line between the parcels.
 2. This property is subject to all conditions, restrictions, reservations, right of ways, easements, municipal building setbacks and other matters as may be contained in prior instruments of record.
 3. The location of underground utilities shown on this plan reflects interpretations of above ground evidence, and available utility drawings, and one to be considered approximate only. The exact location and depth of these utilities can only be determined with certainty by exploratory excavation. Any underground utilities only for improvements that may exist and were not evident by above ground inspection are not shown. Regardless of the utility information indicated on this drawing any contractor shall follow Pennsylvania Dept. of Public Safety procedures before making any excavations.
 4. Individual property owners are responsible for maintaining all natural drainage easements on their property. There will be no removal, relocation, filling or blocking of the stormwater management facilities for any emergency maintenance purposes. The wetlands shown on Lots 1, 2, and 3 are to be maintained for stormwater management.
 5. All individual detention/retention facility is required to be constructed and properly maintained on Lots 1 through 14. The location/design of all outfalls are to be located as shown on the approved Camelot Estates Preliminary Plan. The outfalls, when established, require grading and seeding. Detritus may also need to be removed every year. Personnel planting may be set down at the end of the stormwater season. Trees and shrubs should be inspected twice per year for structural condition, vegetative conditions, etc. During periods of extended drought, bare/retention areas may require watering. Trees and shrubs should be inspected twice per year to evaluate health. These activities are the responsibility of the property owner. The final grading of each lot must be such as to direct stormwater flow to the outfall on that lot.
 6. Penn Power Regulations require any construction activity (earthwork, paving, excavation, etc.) near the energized wires shall meet the OSHA requirements for safe-working distance. A minimum clearance of 12 feet shall be maintained from equipment and personnel to any wire, in any direction.
 7. Sewage disposal for Lot 3A may require an individual grinder pump and pressure lateral installed by the owner/developer of Lot 3A. The owner/developer of Lot 3A will be responsible for their pressure lateral to and including the connection point to the shut off valve at the right of way line including but not limited to design, permitting, construction, and maintenance. The connection must be made in accordance with the City of Hermitage and Hermitage Municipal Authority's manual of procedures and requirements for constructing sanitary sewers.

NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

PLAN IS NULL AND VOID UNLESS RECORDED BY:

No.	Revised	Date
1	City Comments	12-15-21
2	City Comments	12-15-21

KNIGHT SURVEYING, LLC
 Keith Nicholas Yager
 Rest Middlesex, PA 19359
 Ph: (724) 238-1312

Suburban - Hermitage 1
 2021-10124
 Mercer County, PA

Survey Address:
 Keith Nicholas Yager
 Rest Middlesex, PA 19359

LEGEND

- = 5.0" Rear W/ Cap
- = Sanitary Sewer Manhole
- SA = Sanitary Sewer Line
- ||||| = Catch Basin
- ST = Storm Sewer
- E = Overhead Utilities
- E/C - = Underground Electric/Telephones/Cable
- G - = Gas Line
- W - = Water Line

APPROVED: MERCER COUNTY REGIONAL PLANNING COMMISSION

DATE: _____

CHAIRMAN: _____ **SECRETARY:** _____

APPROVED: HERMITAGE PLANNING COMMISSION

DATE: _____

CHAIRMAN: _____ **SECRETARY:** _____

DATE OF ADOPTION: _____

HERMITAGE BOARD OF COMMISSIONERS: _____

DATE OF APPROVAL: _____

(Of ends here m/m)

COUNTY OF MERCER: _____

COMMISSIONER OF PENNSYLVANIA: _____

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED KEITH NICHOLAS YAGER & JAMINE M. YAGER AND ACKNOWLEDGE THE BEFORE, WITNESSES MY HAND AND SEAL THIS _____ DAY OF _____ 2021.

MY COMMISSION EXPIRES THE _____ DAY OF _____ 2021.

SIGNATURE: _____

KEITH NICHOLAS YAGER
 JAMINE M. YAGER

FINAL LOT 3A
KEITH N. & JAMINE M. YAGER
CONSOLIDATION PLAN

City of Hermitage
 0 30 60 90

Hermitage Planning Commission

2022 Regular Meeting Dates

January 10, 2022 (holiday reschedule)

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022 (holiday reschedule)

August 1, 2022

September 12, 2022 (holiday reschedule)

October 3, 2022

November 7, 2022

December 5, 2022