

**INDIVIDUAL ADOPTION**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EVERETT W. LUTES, JR. AND ARLENE L. LUTES, OF THE TOWNSHIP OF PETERS, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN PETERS TOWNSHIP, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN UPON THE PLAT, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AS WELL AS ANY OPEN SPACE, COMMON GROUND OR AREAS SHOWN UPON THE PLAT WHICH WILL, SIMULTANEOUS WITH THE RECORDING OF THE PLAT, OR AT SOME LATER DATE, BE ACCEPTED BY THE TOWNSHIP, OR CONVEYED TO A HOMEOWNERS' ASSOCIATION OR OTHER NONPROFIT CORPORATION FORMED TO MAINTAIN THE OPEN SPACE, COMMON GROUND OR AREAS SET FORTH IN THE PLAT AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF WASHINGTON AS WELL AS SAID PETERS TOWNSHIP, THEIR SUCCESSORS AND ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE DEDICATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON EVERETT W. LUTES, JR. AND ARLENE L. LUTES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

IN WITNESS WHEREOF, WE HERETOUP SET OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ATTEST:

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_

**INDIVIDUAL ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS:

BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME THE ABOVE NAMED EVERETT W. LUTES, JR. AND ARLENE L. LUTES, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY EVERETT W. LUTES, JR. AND ARLENE L. LUTES WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN 90 DAYS OF DATE OF SAID APPROVAL.

**NO MORTGAGE CLAUSE**

DATE \_\_\_\_\_

WE, EVERETT W. LUTES, JR. AND ARLENE L. LUTES, OWNERS OF THE MANK SUBDIVISION PLAN NO. 1 SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAIN THIS PROPERTY.

EVERETT W. LUTES, JR. ARLENE L. LUTES

WITNESS WITNESS

WE, EVERETT W. LUTES, JR. AND ARLENE L. LUTES, OWNERS OF THE MANK SUBDIVISION PLAN NO. 1 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF EVERETT W. LUTES, JR. AND ARLENE L. LUTES AS RECORDED IN DEED BOOK VOLUME 2260 PAGE 533, RECORDER OF DEEDS' OFFICE.

EVERETT W. LUTES, JR. ARLENE L. LUTES

WITNESS WITNESS

**DEED REQUIRED NOTIFICATION CLAUSE**

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

- 1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WITNESS EVERETT W. LUTES, JR.

WITNESS ARLENE L. LUTES

**TOWNSHIP PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ATTEST:

PLANNING DIRECTOR \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

**TOWNSHIP COUNCIL APPROVAL**

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRPERSON OF COUNCIL \_\_\_\_\_

(SEAL)

ATTEST:

MANAGER \_\_\_\_\_

PETERS TOWNSHIP HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAT FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS, TO GRADE, PAVE, AND CURB THE STREETS IN SAID PLAT, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MANAGER \_\_\_\_\_ CHAIRPERSON OF COUNCIL \_\_\_\_\_

APPROVED FOR RECORDING PURPOSES ONLY, SUBJECT TO ALL PROVISIONS OF A CONTRACT BETWEEN THE OWNER AND PETERS TOWNSHIP, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WASHINGTON COUNTY, PENNSYLVANIA AND A COPY OF WHICH IS ON FILE WITH THE TOWNSHIP.

**EASEMENTS**

ALL EASEMENTS ON THIS PLAN ARE INTENDED FOR USE FOR PUBLIC WATER, GAS, ELECTRIC, AND OTHER PUBLIC UTILITIES, CABLE TV AND/OR PUBLIC IMPROVEMENTS INCLUDING STORM AND SANITARY SEWERS. THE TOWNSHIP SHALL HAVE THE ASSIGNABLE RIGHT TO ENTER UPON AND OVER SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, REPAIR, ETC.

**LAND SURVEYOR'S CERTIFICATION**

I, MARTIN E. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAT MEETS WITH THE REQUIREMENTS OF ALL PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT NO. 247, AND OTHER ORDINANCES, INCLUDING ZONING, SUBDIVISION AND LAND DEVELOPMENT, AND STORMWATER MANAGEMENT EXISTENT UNDER THE LAW OF PETERS TOWNSHIP IN WHICH THIS SUBDIVISION IS LOCATED AFFECTING THIS PLAT.

MARTIN E. SMITH DATE
PROFESSIONAL LAND SURVEYOR
PA LIC No. SU075511

**LOT AND AREA REQUIREMENTS**

"LD" LOW DENSITY RESIDENTIAL

- 1. LOT SIZE: 21,780 SQ. FT. MINIMUM (23,780 SQ. FT. MINIMUM FOR CORNER LOTS)
2. LOT WIDTH: 100 FEET MINIMUM
3. PRINCIPAL BUILDING SETBACKS: FRONT - 50 FEET MINIMUM SIDE - 15 FEET MINIMUM REAR - 40 FEET MINIMUM
ACCESSORY BUILDING SETBACKS: FRONT - 50 FEET MINIMUM SIDE - 15 FEET MINIMUM REAR - 15 FEET MINIMUM
REDUCE REAR AND SIDE FOR SHEDS 5 FEET MINIMUM
4. BUILDING HEIGHT: 35 FEET MAXIMUM
5. LOT COVERAGE: 15% MAXIMUM
LOT 2 - 6.7% COVERAGE
LOT 3 - 18.6% COVERAGE
6. MINIMUM OPEN SPACE SET-ASIDE 0.07 ACRES FOR EACH NEW LOT CREATED
LOT 2 - 13,430 SQ. FT. OF IMPERVIOUS AREA
LOT 3 - 6,400 SQ. FT. OF IMPERVIOUS AREA
7. MAXIMUM GROSS DWELLING UNITS PER ACRES OR LOT 12

REV: 04/11/2025 PRIVATE ROAD REMOVED
REV: 03/26/2025 PER TWP. ENGINEERS LETTER

**PETERS CREEK SANITARY AUTHORITY**

THE PETERS CREEK SANITARY AUTHORITY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAT FOR RECORDING PURPOSES ONLY, THE AUTHORITY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, TO ACCEPT SAID SANITARY SEWER SYSTEM AND ANY SANITARY SEWER EASEMENTS INTO THE PETERS CREEK SANITARY AUTHORITY SANITARY SEWER SYSTEM.

DATE \_\_\_\_\_ PETERS CREEK SANITARY AUTHORITY REPRESENTATIVE \_\_\_\_\_

PURSUANT TO THE REQUIREMENTS OF THE CLEAN STREAMS LAW, THE ACT OF JUNE 22, 1937, P.L., AS AMENDED, THE PENNSYLVANIA SEWAGE FACILITIES ACT, THE ACT OF JANUARY 24, 1958, P.L. 1535, AS AMENDED, AND 25 PA. CODE CHAPTER 94, THE PETERS CREEK SANITARY AUTHORITY, HAS SUBMITTED TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, A PLAN AND SCHEDULE OF CORRECTIVE ACTIONS IN THE PETERS CREEK SANITARY SEWER DISTRICT'S SEWERAGE SYSTEM. THE COMMONWEALTH HAS APPROVED THIS PLAN AND SCHEDULE WHICH IN TURN IS NOW BEING IMPLEMENTED. DURING IMPLEMENTATION, THE PETERS CREEK SANITARY AUTHORITY HAVE AGREED PURSUANT TO 25 PA. CODE CHAPTER 94, THAT PETERS CREEK SANITARY AUTHORITY MAY ADD ONLY LIMITED VOLUME OF NEW SEWAGE FLOWS TO THE SEWERAGE SYSTEM, AND IS RESPONSIBLE FOR AUTHORIZING AND APPROVING THE DISCHARGE OF SEWAGE INTO THIS SEWERAGE SYSTEM IN THESE LIMITED VOLUMES WHICH SHALL BE ALLOCATED BASED UPON A SCHEDULE OF CONNECTION APPROVED BY THE COMMONWEALTH AND PETERS CREEK SANITARY AUTHORITY AS PART OF THE CORRECTIVE ACTION PLAN. ACCORDINGLY, THE COMMONWEALTH AGREES THAT DEVELOPMENTAL ACTIVITIES IN CONNECTION WITH THIS PLAN MAY BE COMMENCED WITHOUT VIOLATION OF 25 PA. CODE CHAPTER 94 BUT BECAUSE OF THE LIMITS ON NEW CONNECTIONS TO THE SEWERAGE SYSTEM DURING PLAN IMPLEMENTATION, THERE IS NO GUARANTEE THAT THE DEVELOPER OR PURCHASERS OF LOTS WITHIN THIS DEVELOPMENT WILL BE ALLOWED TO CONNECT TO THE PETERS CREEK SANITARY SEWER SEWERAGE SYSTEM UNTIL AFTER THE CORRECTIVE ACTION PLAN HAS BEEN FULLY IMPLEMENTED, THE SEWERAGE SYSTEM IS NO LONGER HYDRAULICALLY OVERLOADED AND THE SYSTEM MEETS ALL OF THE REQUIREMENTS OF BOTH THE PERMITS THEREFORE, AND THE APPLICABLE RULES AND REGULATIONS SET FORTH IN TITLE 25 OF THE PENNSYLVANIA CODE.

THE UNDERSIGNED EVERETT W. LUTES, JR. AND ARLENE L. LUTES, INTENDING TO LEGALLY BIND THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE PETERS CREEK SANITARY AUTHORITY, WASHINGTON COUNTY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE OVER, THROUGH AND ACROSS THE EASEMENT FOR UTILITIES, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION AND THE UNDERSIGNED HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

DATE \_\_\_\_\_ EVERETT W. LUTES, JR. \_\_\_\_\_

DATE \_\_\_\_\_ ARLENE L. LUTES \_\_\_\_\_

**COUNTY PLANNING COMMISSION APPROVAL**

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF WASHINGTON :SS:

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN INSTRUMENT # \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

RECORDER \_\_\_\_\_

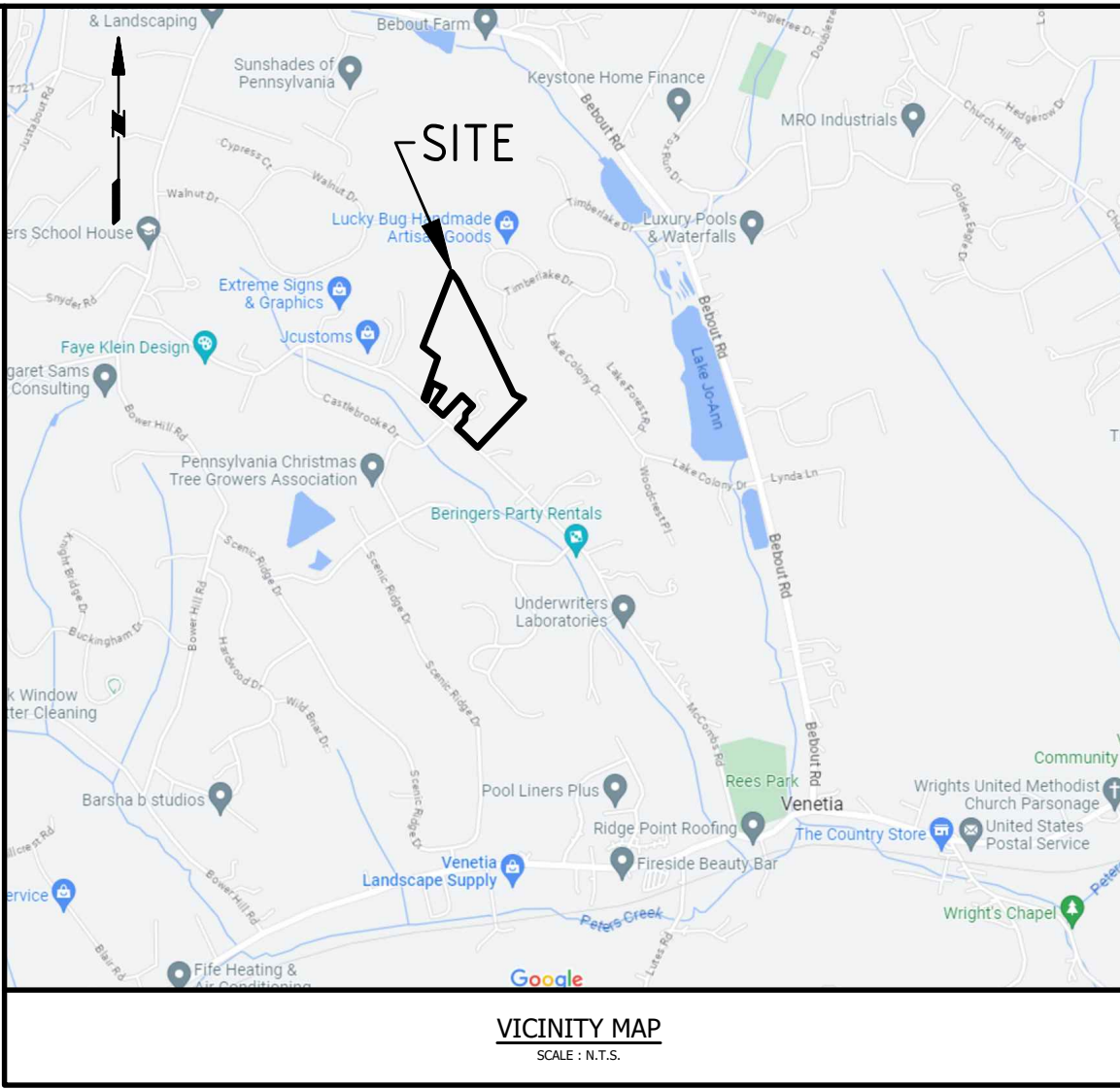
(SEAL)

SITE ADDRESS:
418, 442 & 464 MCCOMBS ROAD
VENETIA, PA 15367

Table with project details: PROJECT NO., DRAWING NO., PROJECT, CLIENT (DAN LUTES), ADDRESS (446 MCCOMBS ROAD, VENETIA, PA 15367), OWNER (EVERETT W., JR. & ARLENE L. LUTES), TOWNSHIP (PETERS TOWNSHIP), COMMONWEALTH (COMMONWEALTH OF PENNSYLVANIA), DATE (04/15/2025), SCALE (NA), DRAWN BY (MSABO), CHECKED BY (MCS), and a large drawing number '1'.

Table with drawing title: DRAWING TITLE: MAP OF MANK SUBDIVISION PLAN NO. 1. BEING A RE-SUBDIVISION OF LOTS 1 & 2 IN THE LUTES PLAN NO. 2 (INSTRUMENT NO. 200830682), PARCEL P OF TIMBER LAKE PHASE THREE (PBV-23 PG-283) AND DBV-2063 PG-595. TP# 540-005-00-00-0051-00, 540-005-00-00-0053-00 & 540-05-14-00-0023-00

KEYSTONE SURVEYING & MAPPING INC.
333 TECHNOLOGY DRIVE, SUITE 110
CANONSBURG, PA 15317
OFFICE (724) 614-7949



**GENERAL NOTES**

- 1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON SEPTEMBER 26, 2023.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
10. THE SUBJECT PROPERTY IS IN ZONE "LD" (LOW DENSITY RESIDENTIAL - CONSERVATION RESIDENTIAL OVERLAY). ZONING DATA SHOWN FOR INFORMATION PURPOSES ONLY AND DOES NOT REPRESENT A ZONING OPINION.
11. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS TITLED "TOWNSHIP OF PETERS" MAP NUMBER 422152, COMMUNITY PANEL NUMBER 42125C0220E, EFFECTIVE DATE: SEPTEMBER 30, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THERE ARE NO FLOODPLANS ON SUBJECT PROPERTY.
12. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREIN SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
13. SET MONUMENTS ARE 5/8" DIAMETER AND 30" IN LENGTH REBARS.
14. ALL BUILDINGS TO REMAIN.
15. NONE OF THE EXISTING UTILITIES NEED TO BE RELOCATED.

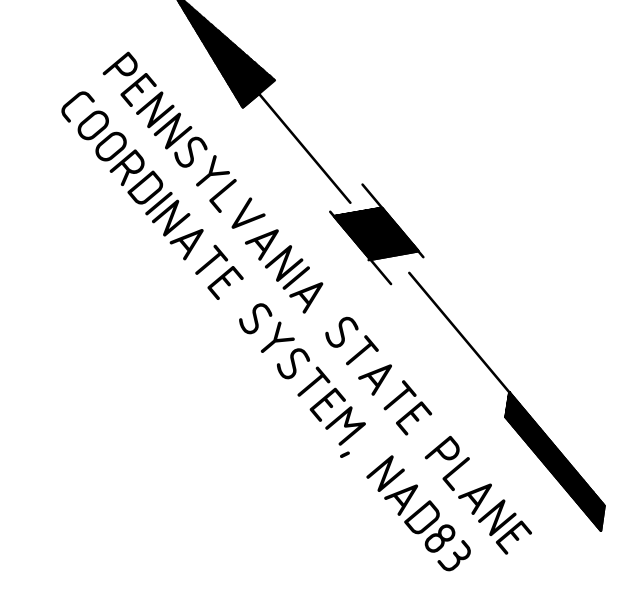
**REFERENCES**

THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT AND THE FOLLOWING REFERENCES:

- 1. PLAN ENTITLED "LUTES-MANK PLAN" RECORDED IN PBV-19 PG-549, DATED AUGUST 20, 1982.
2. PLAN ENTITLED "LUTES PLAN NO. 2" RECORDED IN INSTRUMENT NUMBER 200830652, DATED NOVEMBER 21, 2008.
3. PLAN ENTITLED "J. JOHN CANON PLAN" RECORDED IN PBV-19 PG-741, DATED AUGUST 15, 1983.
4. PLAN ENTITLED "TIMBER LAKE - PHASE THREE" RECORDED IN PBV-23 PG-283, DATED OCTOBER 28, 1993.
5. PLAN ENTITLED "TIMBER LAKE - PHASE FOUR" RECORDED IN PBV-23 PG-493, DATED JULY 6, 1994.



ADJOINER	OWNER	TAX PARCEL #	INSTR./DEED & PAGE #	LOT #	PLAN & PAGE
1	THOMAS, TIMOTHY A. & DIANNE E.	540-005-15-00-0017-00	3180 - 550	417	23 - 494
2	LEPISTO, ANDREW J. & LAURA L.	540-005-15-00-0016-00	201101644	416	23 - 494
3	VUKELA, JONATHAN & ANN	540-005-15-00-0015-00	201319871	415	23 - 494
4	MORRIS, GREGORY S. & DEBORAH L.	540-005-15-00-0014-00	2793 - 634	414	23 - 494
5	ANGEL, DONALD W. & KIMBERLY AL.	540-005-15-00-0011-00	200914982	411	23 - 494
6	CALDWELL, LECIA M. & JOSHUA D.	540-005-15-00-0010-00	202219252	410	23 - 494
7	JEBARAJ, IMMAN S.	540-005-15-00-0009-00	201529056	409	23 - 494
8	BUZZELLI, BETH S.	540-005-15-00-0008-00	202413660	408	23 - 494
9	RESCHICHK, CHARLES S. & LINDA T.	540-005-15-00-0007-00	2682 - 7	409	23 - 494
10	HOOVER, ARRON & NICOLE	540-005-14-00-0017-00	201400484	317	23 - 2836
11	SYPULA, KIM M. & MICHELLE M.	540-005-14-00-0016-00	2580 - 1	316	23 - 283
12	ELEMENTO, ERIC R.	540-005-14-00-0015-00	202315348	315	23 - 283
13	TIMBER LAKE HOMEOWNERS ASSOC.	540-005-14-00-0023-00	NA	PARCEL P	23 - 283
14	FELICETTI, FRANK E., JR. & CLAIRE	540-005-14-00-0014-00	2752 - 461	314	23 - 283
15	TIMBER LAKE HOMEOWNERS ASSOC.	540-005-14-00-0022-00	200131952	PARCEL M	23 - 283
16	LAKE COLONY HOMEOWNERS ASSOC.	540-004-11-00-0015-00	200304064	PARCEL F	43 - 122



LINE #	DIRECTION	LENGTH
L1	N46° 16' 51"W	9.00'
L2	N43° 43' 09"E	141.00'
L3	S81° 23' 14"E	86.55'
L4	N43° 23' 52"E	65.89'
L5	N4° 49' 29"E	97.47'
L6	N46° 16' 51"W	130.00'
L7	N43° 43' 09"E	53.71'
L8	S46° 16' 51"E	110.00'
L9	N43° 43' 09"E	90.00'
L10	N83° 53' 18"E	105.12'
L11	N43° 23' 52"E	27.68'

N/F  
WALLS, DAVID C. & POSTI, CHRISTINE M.  
TAX PARCEL 540-005-00-00-0030-11  
INST #2021613  
LOT 1  
PBV-19 PG-741

**PARCEL A**  
AREA=  
885,999.77 SQ. FT.  
20.340 ACRES

**LOT 2**  
AREA=  
209,630.63 SQ. FT.  
4.813 ACRES

**LOT 4**  
AREA=  
104,272.20 SQ. FT.  
2.394 ACRES

**LOT 3**  
AREA=  
34,374.84 SQ. FT.  
0.789 ACRES

**LOT 1**  
AREA=  
43,754.00 SQ. FT.  
1.004 ACRES

**PROPOSED AREA TABLE**

LOT NO.	SQ. FT.	ACRES	ADDRESS
1	43,754.00	1.004	416 MCCOMBS ROAD
2	209,630.63	4.812	418 MCCOMBS ROAD (EXISTING)
3	34,374.84	0.789	442 MCCOMBS ROAD (EXISTING)
4	104,272.20	2.394	464 MCCOMBS ROAD (EXISTING)
PARCEL A	885,999.77	20.340	
TOTAL	1,278,031.44	29.340	

**EXISTING AREA TABLE**

TAX PARCEL # / LOT	SQ. FT.	ACRES
540-005-00-00-0053-00 / 1	1,203,246.87	27.623
540-005-00-00-0053-00 / 2	43,556.29	1.000
540-005-00-00-0051-00	31,228.28	0.717
TOTAL	1,278,031.44	29.340

**LOT AND AREA REQUIREMENTS**  
"LD" LOW DENSITY RESIDENTIAL

- LOT SIZE: 21,780 SQ. FT. MINIMUM (23,780 SQ. FT. MINIMUM FOR CORNER LOTS)
- LOT WIDTH: 100 FEET MINIMUM
- PRINCIPAL BUILDING SETBACKS: FRONT - 50 FEET MINIMUM  
SIDE - 15 FEET MINIMUM  
REAR - 40 FEET MINIMUM
- ACCESSORY BUILDING SETBACKS: FRONT - 50 FEET MINIMUM  
SIDE - 15 FEET MINIMUM  
REAR - 15 FEET MINIMUM
- REDUCE REAR AND SIDE FOR SHEDS: 5 FEET MINIMUM
- BUILDING HEIGHT: 35 FEET MAXIMUM
- LOT COVERAGE: 15% MAXIMUM  
LOT 2 - 6.7% COVERAGE  
LOT 3 - 18.6% COVERAGE
- MINIMUM OPEN SPACE SET-ASIDE: 0.07 ACRES FOR EACH NEW LOT CREATED  
LOT 2 - 13,630 SQ. FT. OF IMPERVIOUS AREA  
LOT 3 - 6,400 SQ. FT. OF IMPERVIOUS AREA
- MAXIMUM GROSS DWELLING UNITS PER ACRES OR LOT: 12

**LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- RIGHT-OF-WAY LINES
- EXISTING FENCE
- EASEMENT
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- GAS LINE
- GAS METER
- GAS VALVE
- HYDRANT
- WATER METER
- WATER VALVE
- CABLE BOX
- TELEPHONE PEDESTAL
- CONCRETE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UTILITY POLE
- SANITARY MANHOLE
- EXISTING EVIDENCE FOUND
- SET 5/8" IRON PIN AND CAP NO. SU075511



SITE ADDRESS:  
418, 442 & 464 MCCOMBS ROAD  
VENETIA, PA 15367



REV: 04/11/2025 PRIVATE ROAD REMOVED  
REV: 03/26/2025 PER TWP. ENGINEERS LETTER

PROJECT NO.:	MCCOMBS ROAD
DATE:	04/15/2025
SCALE:	1" = 80'
DRAWN BY:	MSABO
CHECKED BY:	MSABO

PROJECT:	CLIENT: DAN LUTES 446 MCCOMBS ROAD VENETIA, PA 15367
OWNER:	EVERETT W., JR. & ARLENE L. LUTES 418 MCCOMBS ROAD VENETIA, PA 15367
TOWNSHIP:	PETERS TOWNSHIP WASHINGTON COUNTY COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE:	MAP OF <b>MANK SUBDIVISION PLAN NO. 1</b>
DESCRIPTION:	BEING A RE-SUBDIVISION OF LOTS 1 & 2 IN THE LUTES PLAN NO. 2 (INSTRUMENT NO. 200830652), PARCEL P OF TIMBER LAKE PHASE THREE (PBV-23 PG-283) AND DBV-2063 PG-595.
PROJECT NO.:	TP # 540-005-00-00-0051-00, 540-005-00-00-0053-00 & 540-05-14-00-0023-00



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