

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL - BUTLER, PA MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



PENNSYLVANIA ACT 287 AS AMENDED REQUIRES 3 BUSINESS
DAYS FOR CONSTRUCTION PHASE AND 10 BUSINESS
DAYS IN DESIGN STAGE - STOP CALL

NOTICE:

- LDG ADVISES IT HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, ACT 287 AS AMENDED.
POCS SERIAL NUMBER: **2022843806** DATE: **10/25/2022**
- THE FACILITIES SHOWN ON THESE PLANS ARE SHOWN BASED ON INFORMATION GATHERED USING SUBSURFACE UTILITY ENGINEERING QUALITY LEVEL: **C**
SUBSURFACE UTILITY ENGINEERING (SUE) QUALITY LEVELS INCLUDE:
LEVEL D - UTILITY RECORDS RESEARCH AND INTERVIEWS WITH KNOWLEDGEABLE UTILITY PERSONNEL;
LEVEL C - SURFACE SURVEYS TO IDENTIFY AND RECORD ABOVE GROUND FEATURES OF SUBSURFACE UTILITIES;
LEVEL B - APPLICATION OF GEOPHYSICAL METHODS TO GATHER AND RECORD APPROXIMATE HORIZONTAL AND VERTICAL POSITIONAL DATA; AND
LEVEL A - EXPOSURE OF LINES VIA VACUUM EXCAVATION TO PROVIDE PRECISE HORIZONTAL AND VERTICAL POSITIONAL DATA.
- THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE LINES IN THE PROJECT AREA:

COMPANY: ADAMS TOWNSHIP MUNICIPAL AUTHORITY
ADDRESS: 1164 MARS EVANS CITY ROAD
PO BOX 807 MARS, PA. 16046
CONTACT: MATTHEW CRANMER
EMAIL: **MWAAT@CONSOLIDATED.NET**

COMPANY: PEOPLES GAS COMPANY LLC
ADDRESS: 375 NORTH SHORE DR
PITTSBURGH, PA. 1521
CONTACT: MICHAEL DENNY
EMAIL: **MICHAEL.DENNY@PEOPLES-GAS.COM**

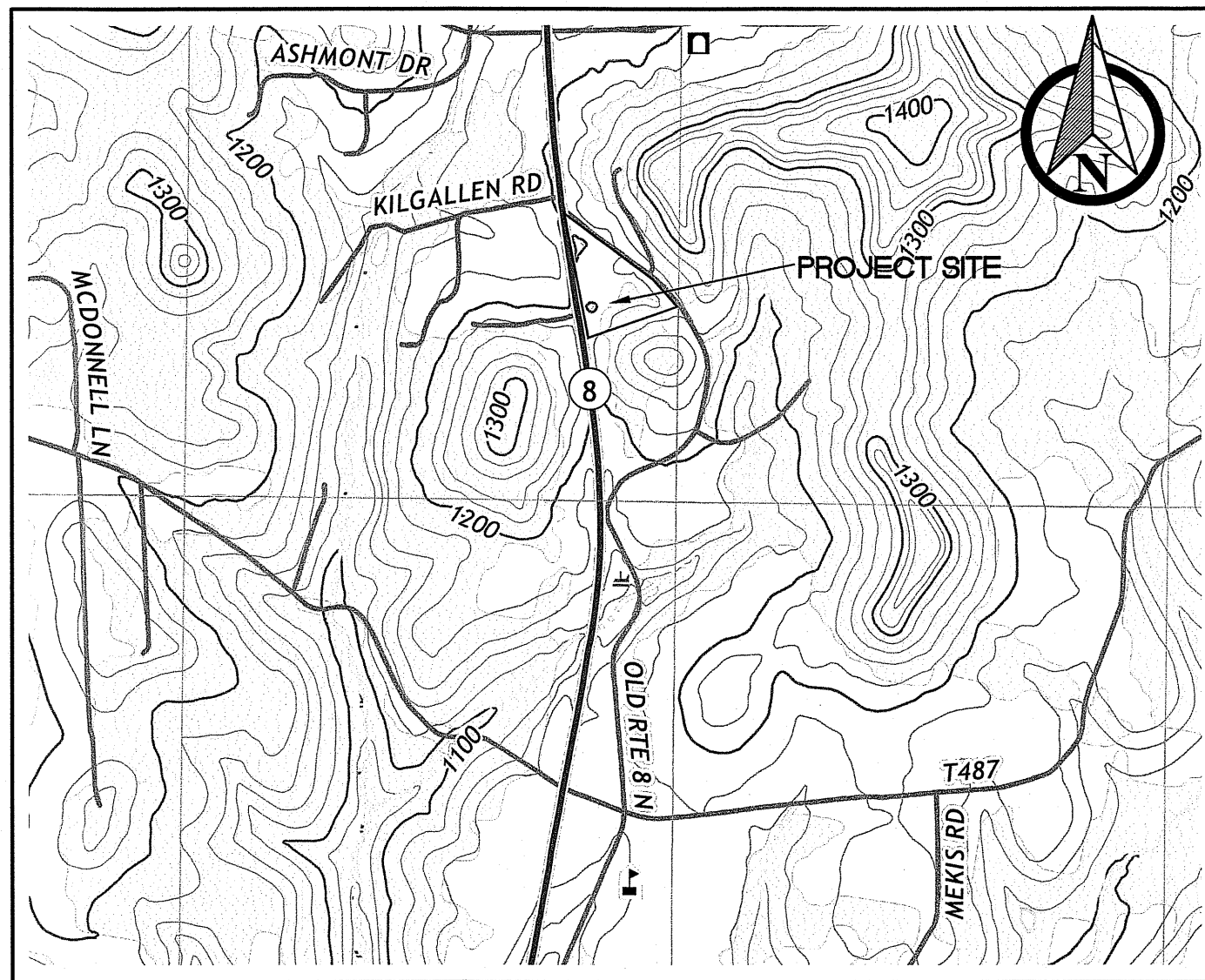
COMPANY: WEST PENN POWER
ADDRESS: 21 S MAIN ST
AKRON, OH. 44308
CONTACT: TICKET SCREENING PERSONNEL
EMAIL: **TICKET_SCREENING@FIRSTENERGYCORP.COM**

COMPANY: MIDDLESEX TOWNSHIP BUTLER COUNTY
ADDRESS: 133 BROWNS HILL ROAD
VALENCIA, PA. 16059
CONTACT: HEATH SINGER
EMAIL: **HSINGER@MIDDLESEXTOWNSHIP.ORD**

COMPANY: PENNSYLVANIA POWER CO
ADDRESS: 21 S MAIN
AKRON, OH. 44308
CONTACT: TICKET SCREENING PERSONNEL
EMAIL: **TICKET_SCREENING@FIRSTENERGYCORP.COM**

COMPANY: SAXONBURG AREA AUTHORITY
ADDRESS: 420 W MAIN STREET
SAXONBURG, PA. 16056
CONTACT: CHARLES MCGEE
EMAIL: **CMCGEE@SAXONBURGPA.COM**

- PENNSYLVANIA LAW REQUIRES THE CONTRACTOR TO CALL 3 BUSINESS DAYS BEFORE YOU DIG.
CALL 1-800-242-1776 OR 811.
- LARSON DESIGN GROUP DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO ACT 287 AS AMENDED AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LARSON DESIGN GROUP IS REFLECTING SAID INFORMATION ON THESE DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF ACT 287 AS AMENDED.

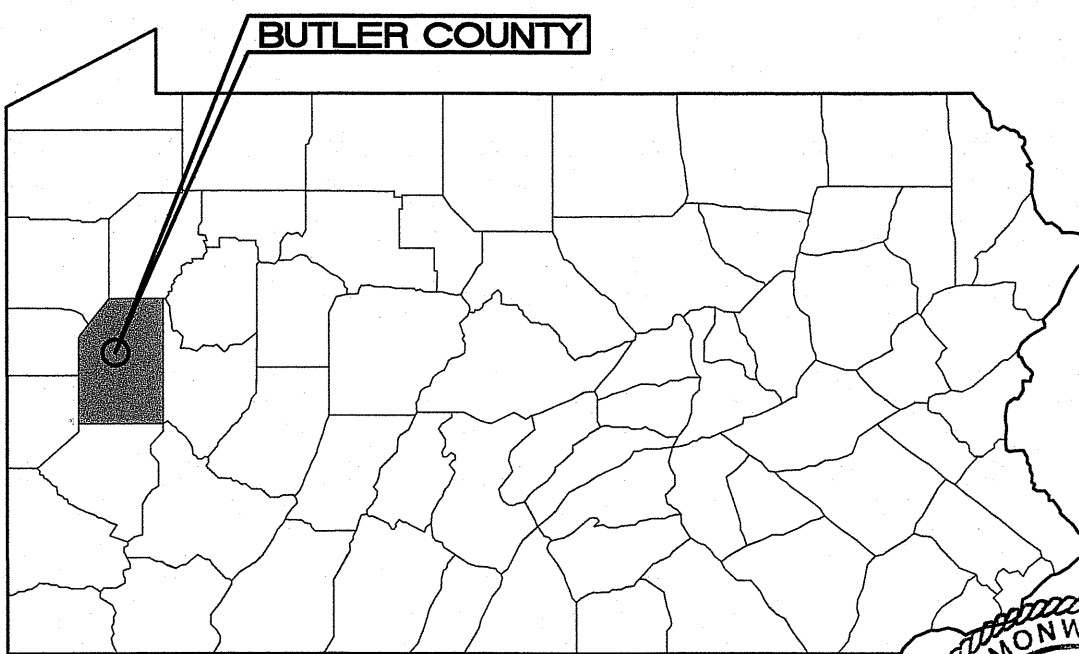


PROJECT LOCATION MAP

VALENCIA, PA USGS QUAD
SCALE: AS SHOWN

1000 0 1000 2000 FEET

SCALE



STATE MAP

MIDDLESEX TOWNSHIP: ENGINEER REVIEW

I, Jeffrey A. Miksic, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF MIDDLESEX TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE Jeffrey A. Miksic DATE 12/16/2023

HOP STATEMENT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

MUNICIPAL DECLARATIONS.

NO ACCEPTANCE OF DEDICATION. A DECLARATION MUST BE PLACED ON ANY PLAN THAT SHOWS DEDICATION OF STREETS OR OTHER PROPERTY TO THE MUNICIPALITY THAT THE DEDICATION IMPOSES NO RESPONSIBILITY UPON THE MUNICIPALITY FOR ACCEPTANCE OF THE DEDICATION, OR FOR THE IMPROVEMENT OR MAINTENANCE OF ANY DEDICATED FACILITY UNTIL THE DEDICATION IS ACCEPTED BY ORDINANCE. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY Tina Mawson

CHAIRMAN, BOARD OF SUPERVISORS Jeffrey A. Miksic

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MIDDLESEX TOWNSHIP PLANNING COMMISSION CERTIFICATION BLOCK

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 23 DAY OF August 2023.

SIGNATURE Tina Mawson SECRETARY
CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION CERTIFICATION BLOCK

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF JUNE 2023.

SIGNATURE R. H. GPM SECRETARY
CHAIRMAN, PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER #23101.

PLAN BOOK **415** PAGE **1**

WAIVER

PER SECTION 150-11.A OF THE MIDDLESEX SUBDIVISION AND LAND DEVELOPMENT CODE THIS PROJECT IS EXEMPT FROM THE PRELIMINARY LAND DEVELOPMENT PHASE.

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA

COVER SHEET
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

C0

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- GENERAL LAND DEVELOPMENT NOTES
1.

EXISTING FEATURES SHOWN ON THIS SITE PLAN WERE TAKEN FROM A SURVEY PREPARED BY LARSON DESIGN GROUP, LARSON DESIGN GROUP ON JANUARY 30, 2023
 - HORIZONTAL CONTROL: NORTH AMERICAN DATUM 1983 (NAD83)
 - VERTICAL CONTROL: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
2.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. LDG HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
3.

THE PROJECT SITE DRAINS TO TRIBUTARY 63716 TO GLADE RUN, WHICH IS CLASSIFIED AS A WARM WATER FISHES (WWF) IN PENNSYLVANIA TITLE 25, CHAPTER 93
4.

A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ANY CONSTRUCTION OF DRIVEWAY IMPROVEMENTS OCCUR.
5.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, SITE CONDITIONS, OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT'S OWNER IN WRITING. THE OWNER SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES, WITHOUT RECEIVING A RESPONSE FROM THE PROJECT'S OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK.
6.

THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER, IN WRITING, OF ANY SUBSURFACE OR LATENT PHYSICAL CONDITIONS AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS.
7.

ALL SITE/CIVIL IMPROVEMENTS SHALL BE COORDINATED WITH OTHER PRIME CONTRACTOR WORK. SEE ARCHITECTURAL, STRUCTURAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.
8.

THESE CONTRACT DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF ALL PROPOSED IMPROVEMENTS, COMPLETE AND IN PLACE. CONTRACTOR SHALL CAREFULLY REVIEW ALL DOCUMENTS INCLUDING BUT NOT LIMITED TO THE GENERAL CONDITIONS, AGREEMENT, GENERAL SPECIFICATIONS, TECHNICAL SPECIFICATIONS AND ALL ISSUED CORRECTIVE PLANS, INTERPRETATIONS, AND OTHER DOCUMENTATION ISSUED THROUGHOUT THE LENGTH OF THE CONTRACT.
9.

THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25--PA CODES 75, 101, 271, 273, 275, 277, 279, 281, AND 285.
10.

THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS. THE CONTRACTOR SHALL TAKE ALL SAFETY PRECAUTIONS AS REQUIRED TO PROTECT EMPLOYEES AND OTHER PERSONS FROM INJURY.
11.

THE CONTRACTOR IS NOTIFIED THAT OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) CLEARANCES MUST BE MAINTAINED TO OVERHEAD POWER LINES FROM ANY CONSTRUCTION EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF OSHA STANDARDS IN THIS REGARD.
12.

OSHA EXCAVATION STANDARD SHALL APPLY TO THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF TRENCH AND STRUCTURES.
13.

WORK ON THIS PROJECT SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND, WHERE APPLICABLE, THE LATEST STANDARDS AND SPECIFICATIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT). IN THE CASE OF CONFLICT, THE PROJECT'S OWNER SHALL BE NOTIFIED FOR CLARIFICATION. ALL WORK IN THE LEGAL RIGHT-OF-WAY IS TO BE BUILT ACCORDING TO CURRENT EDITION OF THE FOLLOWING PUBLICATIONS, AS AMENDED, AT THE TIME OF BIDDING:
 - APPROVED CONSTRUCTION MATERIALS (BULLETIN 15), (PENNDOT PUBLICATION 35)
 - STANDARDS FOR ROADWAY CONSTRUCTION (PENNDOT PUBLICATION 72)
 - TRAFFIC CONTROL PAVEMENT MARKINGS & SIGNING STANDARDS, TC-8600 & TC-8700 SERIES (PENNDOT PUBLICATION 111)
 - TRAFFIC STANDARDS -- SIGNALS, TC-8800 SERIES (PENNDOT PUBLICATION 148)
 - OFFICIAL TRAFFIC CONTROL DEVICES (PENNDOT PUBLICATION 212)
 - TEMPORARY TRAFFIC CONTROL GUIDELINES (PENNDOT PUBLICATION 213)
 - SPECIFICATIONS (PENNDOT PUBLICATION 408)
 - PENNSYLVANIA CODE, TITLE 67, TRANSPORTATION, CHAPTER 459, OCCUPANCY OF HIGHWAYS BY UTILITIES
 - THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA PUBLICATION MUTCD)
15.

MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213, "TEMPORARY TRAFFIC CONTROL GUIDELINES", AS AMENDED.
 - ALL WORK ZONE TRAFFIC CONTROL (WZTC) SIGNING IS TO BE TYPE III SHEETING.
 - USE "ROAD WORK" LEGEND IN LIEU OF ROAD CONSTRUCTION LEGEND ON ALL APPLICABLE SIGNS.
 - REMOVE ALL SHORT TERM WZTC SIGNING UPON COMPLETION OF THAT DAY'S WORK DAY PERIOD.
 - DO NOT STOP TRAFFIC FLOW WITHIN THE WORK AREA FOR MORE THAN A FIVE (5) MINUTE PERIOD AT ANY TIME.
 - SHORT TERM SIGNING: PUBLICATION 213 FIGURES PATA 107.
 - THE CONTRACTOR SHALL COMPLY WITH ACT 229 OF DECEMBER 2002 DURING CONSTRUCTION ACTIVITIES WITHIN PENNDOT RIGHT-OF-WAY (REFERENCE PUBLICATION 213 PATA 003)
16.

THE CONTRACTOR SHALL NOTIFY PENNDOT AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF WORK IN THEIR RIGHT-OF-WAY. PENNDOT OFFICIALS HAVE THE RIGHT OF ACCESS FOR INSPECTION AT ANY TIME.
17.

THE CONTRACTOR SHALL CONSTRUCT ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE ISSUED "HIGHWAY OCCUPANCY PERMIT" AND DIRECTIVES FROM PENNDOT AND THE TOWNSHIP AND COMPLY WITH THE REQUESTS AND DIRECTIVES INCLUDING CORRECTION OF DEFECTIVE WORK, AS REQUIRED, TO OBTAIN FINAL APPROVAL OF THE WORK AND CLOSING OF THE PERMIT.
18.

IF ADJUSTMENTS TO EXISTING UTILITIES ARE REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND WORK WITH UTILITY OWNERS FOR THE ADJUSTMENT OR RELOCATION OF UTILITY SURFACE FEATURES, I.E., VALVE BOXES, UTILITY POLES, MANHOLES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF CONFLICTING UTILITIES WHICH ARE A RESULT OF THESE IMPROVEMENTS.
19.

THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. THE
- GENERAL LAND DEVELOPMENT NOTES

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PA-ONE CALL SYSTEM AT 800-242-1776 OR 811 NO LESS THAN THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK AS REQUIRED BY PENNSYLVANIA STATE LAW. STOP-CALL BEFORE YOU DIG!

20.

THE CONTRACTOR SHALL COMPLY WITH THE APPROVED E&S PLAN. STRIPPING OF VEGETATION, RE-GRADING, OR OTHER WORK, SHALL BE DONE IN A MANNER THAT WILL MINIMIZE EROSION. ANY EROSION AND SEDIMENT POLLUTION CONTROLS THAT ARE DEEMED NECESSARY BY THE LOCAL COUNTY CONSERVATION DISTRICT SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, RE-GRADING, OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE PERSON, CORPORATION OR OTHER ENTITY CAUSING SUCH SEDIMENTATION TO REMOVE IT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS, AND WATERCOURSES AND TO REPAIR ANY DAMAGE. DISTURBED SOILS SHALL BE STABILIZED IMMEDIATELY. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING CONSTRUCTION. MEASURES NECESSARY FOR DUST CONTROL SHALL BE EXERCISED DURING ALL CONSTRUCTION OPERATIONS.

21.

THE DESIGNATION OF EXCESS WASTE DISPOSAL AND CONSTRUCTION STAGING AREAS, WHICH MAY BE REQUIRED BUT ARE NOT NOTED ON THE PLANS, ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL CONSTRUCTION DEBRIS, INCLUDING EXCESS EXCAVATED MATERIAL, ASPHALT, CONCRETE, SCRAP WOOD, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

22.

EROSION AND SEDIMENT POLLUTION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED, AS NECESSARY, TO OBTAIN A DENSE COVER OF GRASS.

23.

ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY. IF PUMPING OF AN OPEN TRENCH IS NECESSARY DURING THE COURSE OF CONSTRUCTION, A SEDIMENT FILTER BAG OR OTHER FORM OF FILTERING IS REQUIRED BEFORE DISCHARGING INTO THE STORM SYSTEM.

24.

ALL INLETS WITHIN THE PROJECT SITE SHALL BE EQUIPPED WITH STRUCTURAL STEEL BICYCLE SAFE GRATES, UNLESS SPECIFICALLY STATED OTHERWISE, AND BE SET FLUSH WITH THE ADJACENT WEARING COURSE OR FINISHED GRADE.

25.

CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE ACROSS PAVEMENTS IS PROVIDED AND NO LOW SPOTS OR PUDDLING OCCUR WITHIN THE LIMITS OF WORK UNLESS NATURALLY OCCURRING.

26.

ALL TRENCHING SHALL OCCUR AS DESIGNATED IN THIS PLAN SET. THE CONTRACTOR SHALL USE EQUIPMENT APPROPRIATE TO MAINTAIN A MAXIMUM PAVEMENT OPENING. IF THE CONTRACTOR PROPOSES A REVISED TRENCHING METHOD OR ALIGNMENT, ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.

27.

CONTRACTOR SHALL BACKFILL ALL CURBS AND PAVEMENTS FLUSH WITH TOPSOIL AND SEED/MULCH IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.

28.

ALL EXISTING SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS.

29.

ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION AND ARE NOT TO BE PAVED, SHALL BE RESTORED WITH A MINIMUM SIX (6") INCHES OF TOPSOIL AND SEEDED AND MULCHED.

30.

ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT ALONG LIMITS OF PROPOSED PAVEMENT REMOVAL BEFORE REMOVAL OPERATIONS BEGIN. THE CONTRACTOR IS RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF REMOVED PAVEMENTS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

31.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT DAMAGE TO ALL EXISTING FEATURES (TO REMAIN) WITHIN PROJECT LIMITS AND ALONG ADJACENT PROPERTIES.

32.

PER PennDOT PUBLICATION 408, SECTION 409.3--CONSTRUCTION, NO BITUMINOUS PAVEMENT WILL BE PLACED BETWEEN NOVEMBER 1 AND MARCH 31, UNLESS AN EXTENSION OF THE PAVING SEASON IS GRANTED IN WRITING BY THE DISTRICT EXECUTIVE. ALL ASPHALT TO ASPHALT AND ASPHALT TO CONCRETE JOINTS SHALL BE SEALED IN ACCORDANCE WITH PUB 408, SECTION 409.3(k)3. ALL ASPHALT TO ASPHALT AND ASPHALT TO CONCRETE JOINTS SHALL BE SEALED IN ACCORDANCE WITH PUB 408, SECTION 409.3(k)3.

33.

CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT THE WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL KEEP THE WORK AREA FREE FROM THE ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY THEIR EMPLOYEES OR WORK. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE PREMISES AND ALL TOOLS, EQUIPMENT, APPARATUS, AND SURPLUS MATERIAL. THE CONSTRUCTION SITE SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.

34.

THE INFORMATION SHOWN ON THESE DRAWINGS MAY HAVE ALSO BEEN RELEASED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LDG IN DIGITAL FORMAT, LDG HAS NO CONTROL OVER THE MANIPULATION OR MISUSE OF THAT DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED AND SHOULD COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY LDG. THE USER OF THE DIGITAL DATA IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE, WHICH IS NOT SHOWN ON THE HARD COPY DRAWINGS, IS AT THE SOLE RISK OF THE USER.

35.

THE OWNER SHALL PREPARE AND EXECUTE NECESSARY UTILITY EASEMENTS FOR PROPOSED RELOCATED UTILITIES IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS.

OPERATION AND MAINTENANCE PROCEDURES

CATCH BASINS, CULVERTS, AND OUTLET STRUCTURES
 - ALL CATCH BASINS, CULVERTS AND OUTLET STRUCTURES SHOULD BE INSPECTED AND CLEANED ANNUALLY AND AFTER RUNOFF EVENTS AS NECESSARY.

SUBSURFACE STORMWATER FACILITY
 - INSPECT FOR SEDIMENT BUILD-UP AFTER REMOVING FILTER BAG INLET PROTECTION. IF SEDIMENT IS PRESENT IN MANHOLE, INLETS, ETC OR CLOGGING OUTLET ORIFICES, A JETVAC CONSULTANT SHOULD BE CONTRACTED TO CLEAN THE SYSTEM.
 - THE SYSTEM AND OUTLET STRUCTURES SHALL BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILD-UP OR WHEN OVERFLOWING OF THE SYSTEM IS OBSERVED. IF SEDIMENT IS AT OR ABOVE THE LOWEST ORIFICE OR STANDING WATER IS PRESENT IN THE OUTLET STRUCTURE FOR LONGER THAN 72 HOURS AFTER A RAINFALL EVENT, A JETVAC CONSULTANT SHOULD BE CONTRACTED TO CLEAN THE SYSTEM.

VEGETATED AND LANDSCAPED AREAS
 - REPAIR, RESEED AND REMULCH ANY AREAS OF UNIFORM VEGETATED COVER OR LANDSCAPING THAT ERODE DUE TO SUBSTANTIAL RAINFALL EVENTS.
 - DEAD TREES AND SHRUBS WILL BE REMOVED AND REPLACED AS NECESSARY.

CHANNELS
 - MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (GREATER THAN 1"RAINFALL DEPTH.)
 - INSPECT VEGETATION/RIPRAP ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES. CORRECT AS NEEDED.
 - INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE WATER AT AN APPROPRIATE LOCATION IF NECESSARY.
 - MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER CHANNEL OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION. DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY. MOW ONLY WHEN CHANNEL IS DRY TO AVOID RUTTING.
 - INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
 - INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE; CORRECT AS NEEDED.
 - INSPECT CHANNEL INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE; CORRECT AS NEEDED.

LEGEND

EXISTING

PROPOSED

FEATURES TEXT

FEATURES TEXT

PROPERTY LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

CONTOUR LINE

---100---

CENTER LINE OF ROAD

BUILDING SETBACK

BUILDING LINE

FENCE LINE

---x---

EDGE OF PAVEMENT

GRAVEL

CONCRETE CURB

CONCRETE/SIDEWALK

BITUMINOUS PAVEMENT

HEAVY DUTY BITUMINOUS

SIGN

BENCHMARK

DITCH/SWALE

DRAINAGE LINE, MANHOLE & CB

SANITARY SEWER & MANHOLE

WATER MAIN & VALVE

SEWER FORCE MAIN

GAS MAIN & VALVE

UNDERGROUND ELECTRIC

UNDERGROUND CABLE TV

OVERHEAD UTILITIES & POLE

UNDERGROUND TELEPHONE

GUIDE RAIL

ZONING INFORMATION

ZONING DISTRICT -- C-2 HIGHWAY COMMERCIAL ZONING DISTRICT

ALL OF THE FOLLOWING REQUIREMENTS HAVE BEEN TAKEN FROM THE MIDDLESEX TOWNSHIP ZONING ORDINANCE.

REQUIRED

PROVIDED

MINIMUM LOT REQUIREMENTS

1 ACRE

3.21 ACRES

MINIMUM LOT AREA

150 FEET

607 FEET

MINIMUM LOT WIDTH

30%

9.0%

MAXIMUM LOT COVERAGE

N/A

32.7%

IMPERVIOUS SURFACE

BUILDING SETBACK REQUIREMENTS:

75'

75'

FRONT YARD

20'

20'

SIDE YARD

75'

75'

REAR YARD

MAXIMUM BUILDING HEIGHT:

45'

18'

PARKING SPACE SIZE:

9'x18'

9'x18'

NUMBER OF PARKING SPACES REQUIRED

ONE (1) FOR PER 200 SQUARE FOOT OF GROSS FLOOR AREA

RETAIL BUSINESSES, PERSONAL SERVICE ESTABLISHMENTS

GROSS FLOOR AREA: 12,480 SQUARE FEET

PARKING REQUIRED: 63

PARKING PROVIDED: 63

PLAN BOOK

PAGE

415

2

LDG

Larson Design Group

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SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

COUNCIL OF PROFESSIONAL ENGINEERS

CHRISTOPHER MICHAEL SHEPHERD

ENGINEER

NO. 78745

PENNSYLVANIA

SEAL

11/11/2023

NPDES SUBMISSION II

08/11/2023

LAND DEVELOPMENT/NPDES SUBMISSION I

08/28/2023

LAND DEVELOPMENT/NPDES SUBMISSION I

DATE

MARK

DOLLAR GENERAL - BUTLER

SR 8, MIDDLESEX TWP., PENNSYLVANIA

GENERAL NOTES AND LEGEND

LAND DEVELOPMENT

Date:

2023-11-15

Project No.:

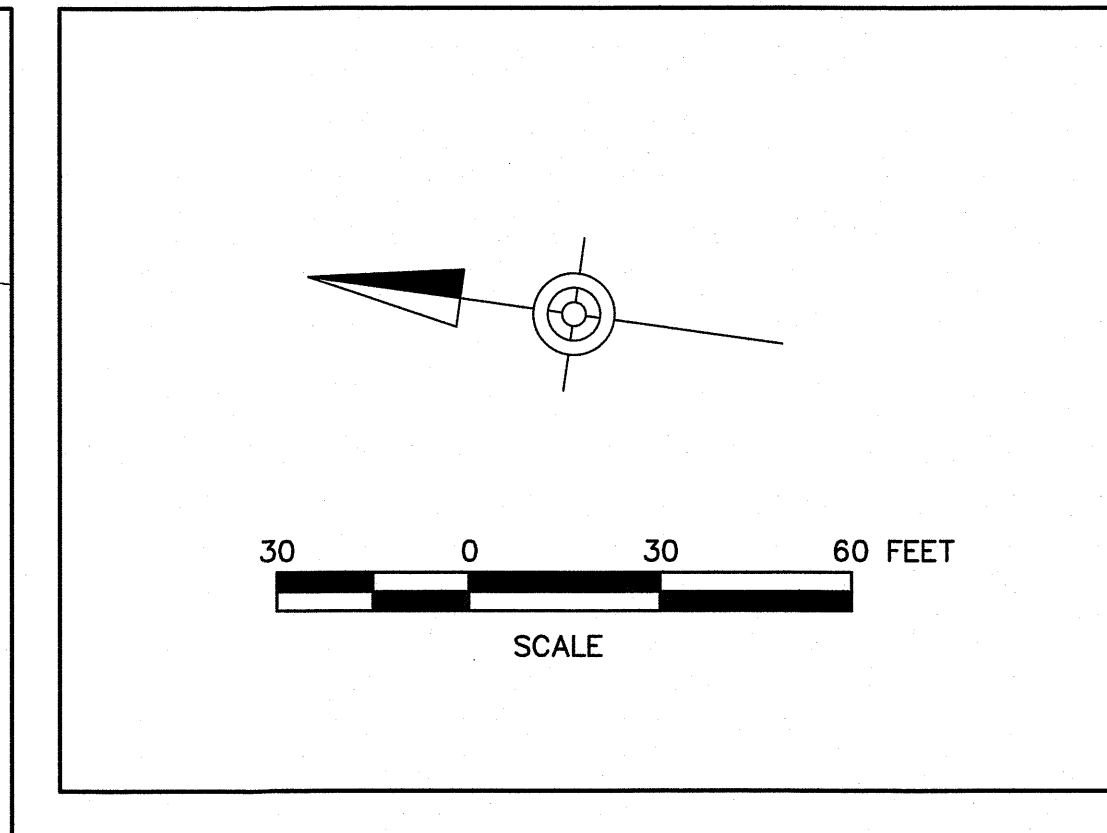
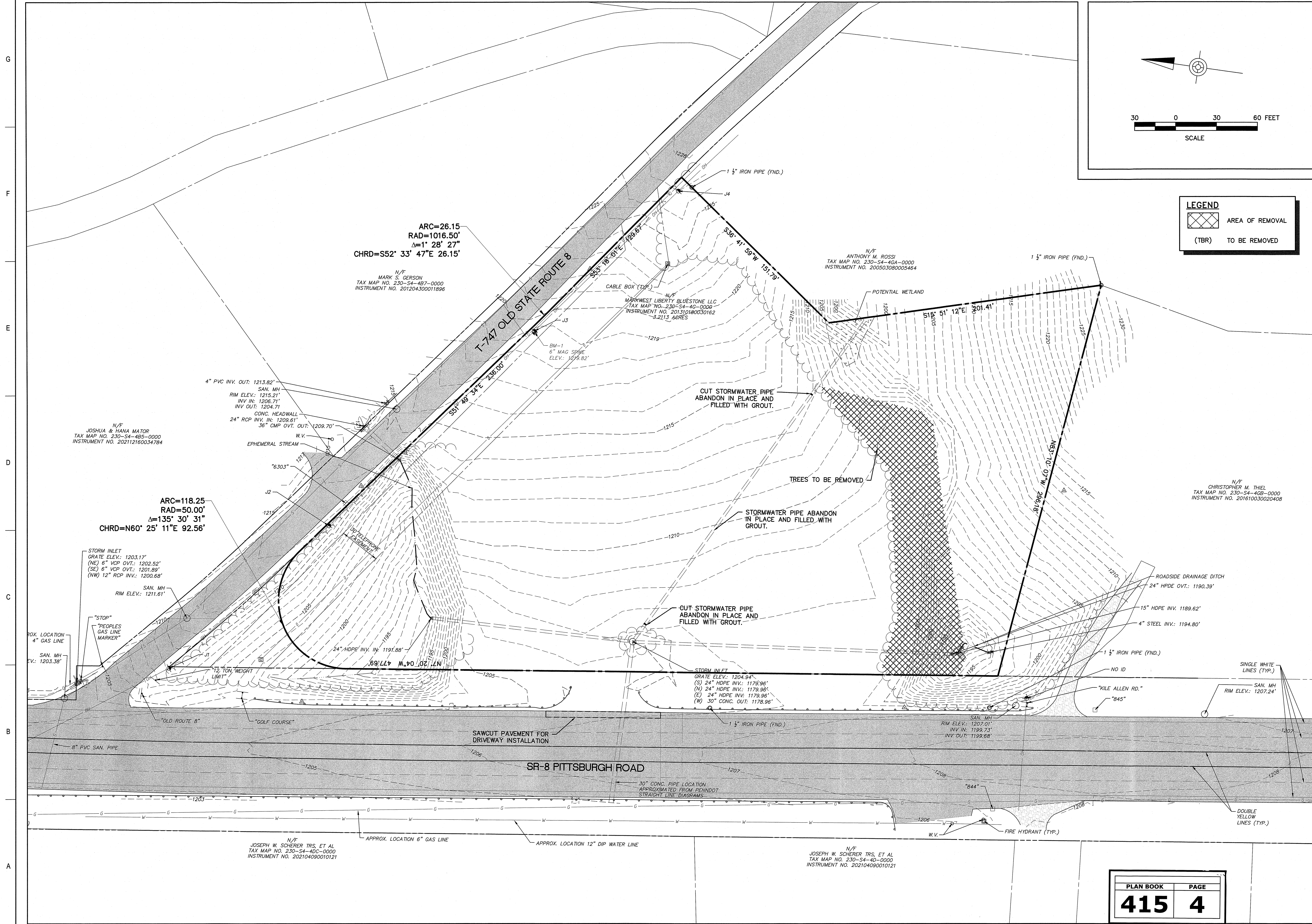
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LEGEND	
	AREA OF REMOVAL
(TBR)	TO BE REMOVED



Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6803



SEAL

MARK	DATE	COMMENTS
03	11/15/2023	IMPROVEMENTS SUBMISSION I
02	08/19/2023	IMPROVEMENTS SUBMISSION II
01	08/10/2023	LAND DEVELOPMENT IMPROVEMENTS SUBMISSION I
00	06/29/2023	LAND DEVELOPMENT IMPROVEMENTS SUBMISSION I

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
EXISTING CONDITIONS/DEMOLITION PLAN
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

C2

B

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D

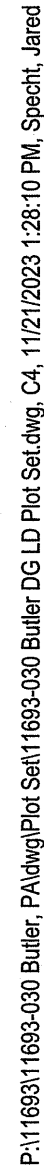
E

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G

STORMWATER MANAGEMENT ACCESS EASEMENT

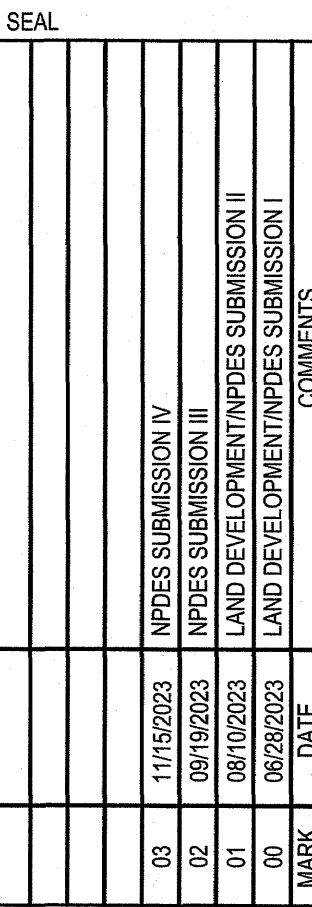
THE OWNER(S) HEREBY GRANT THE BOROUGH AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. THE BOROUGH IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.



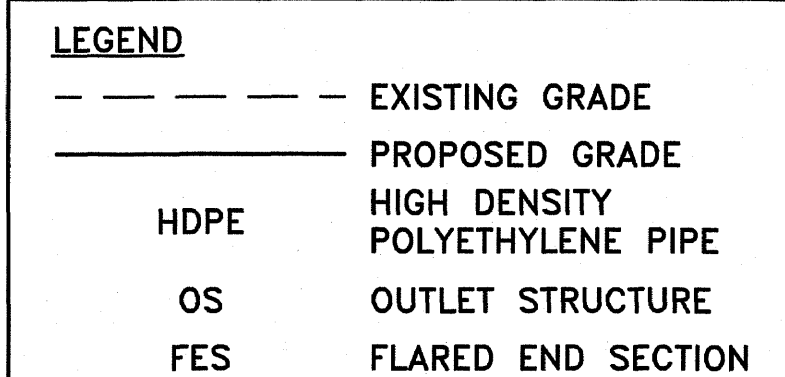
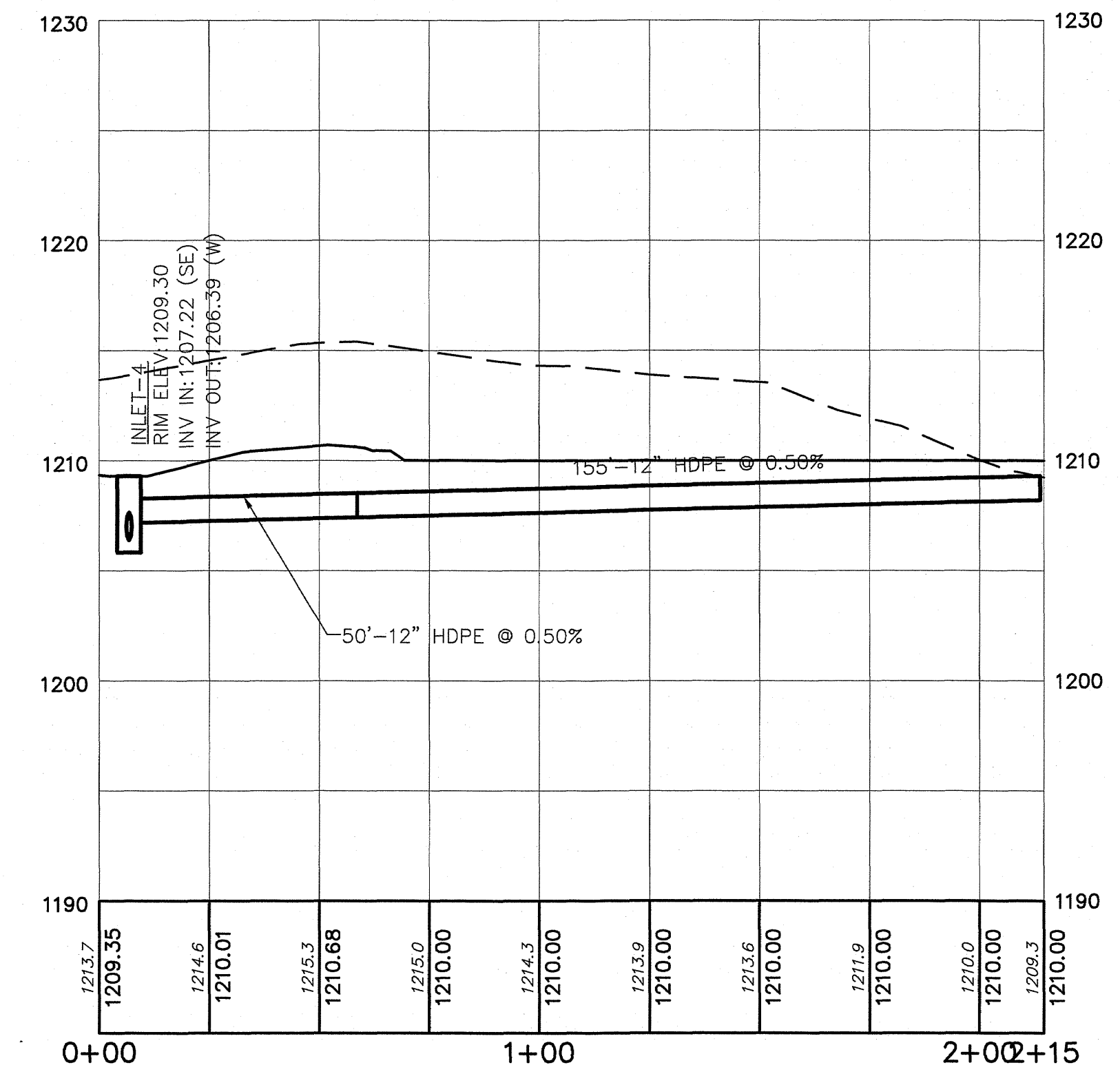
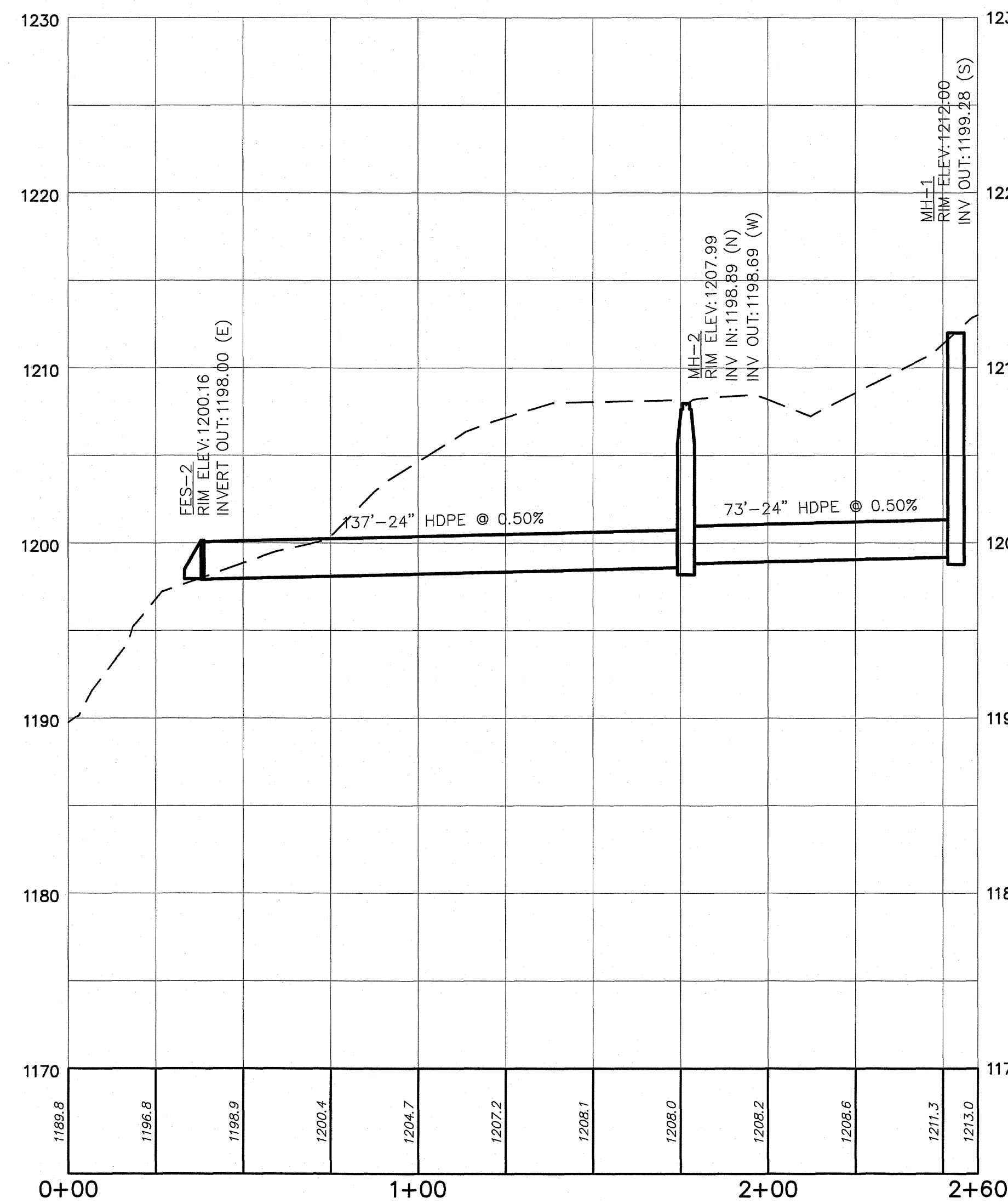
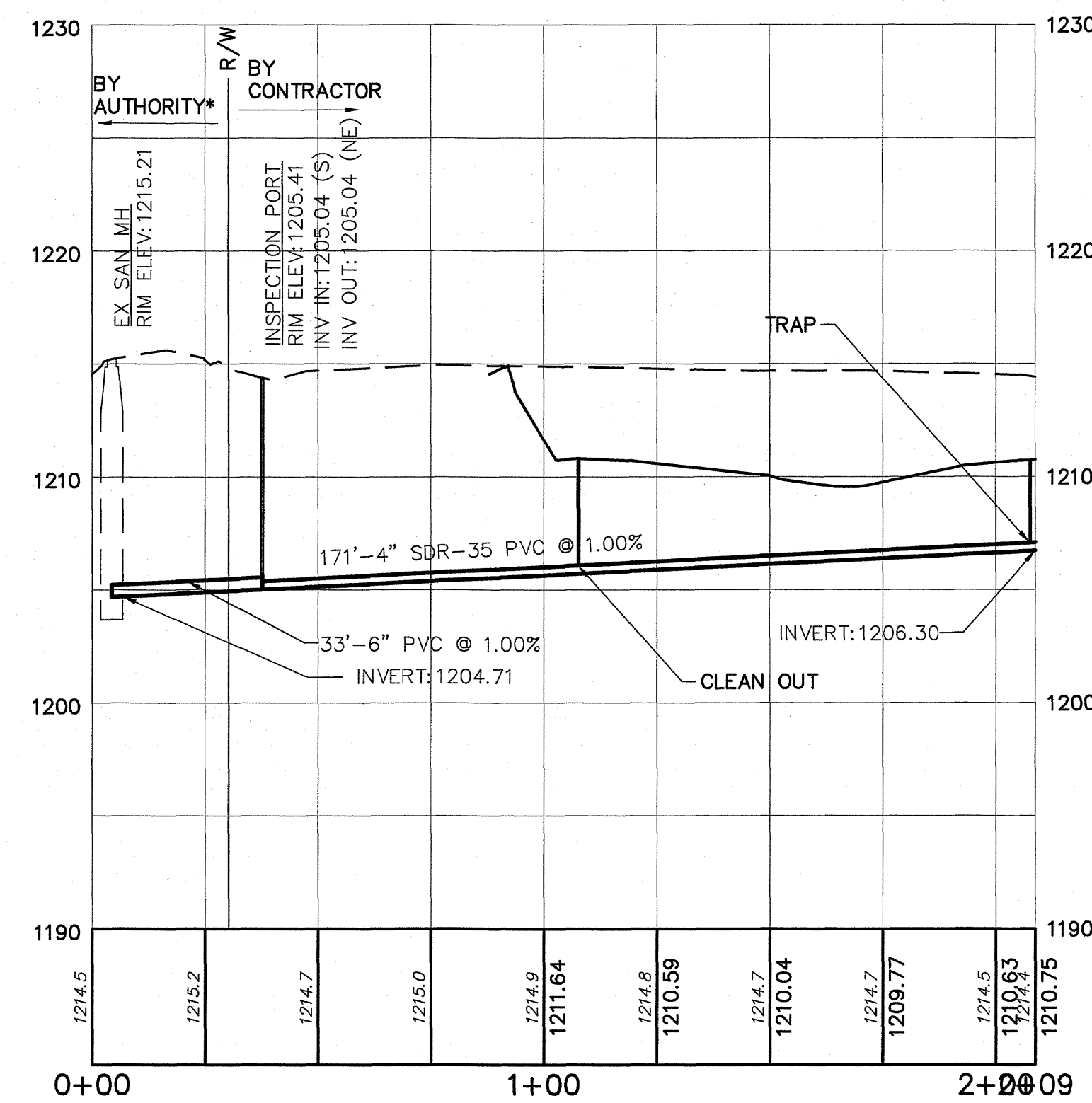
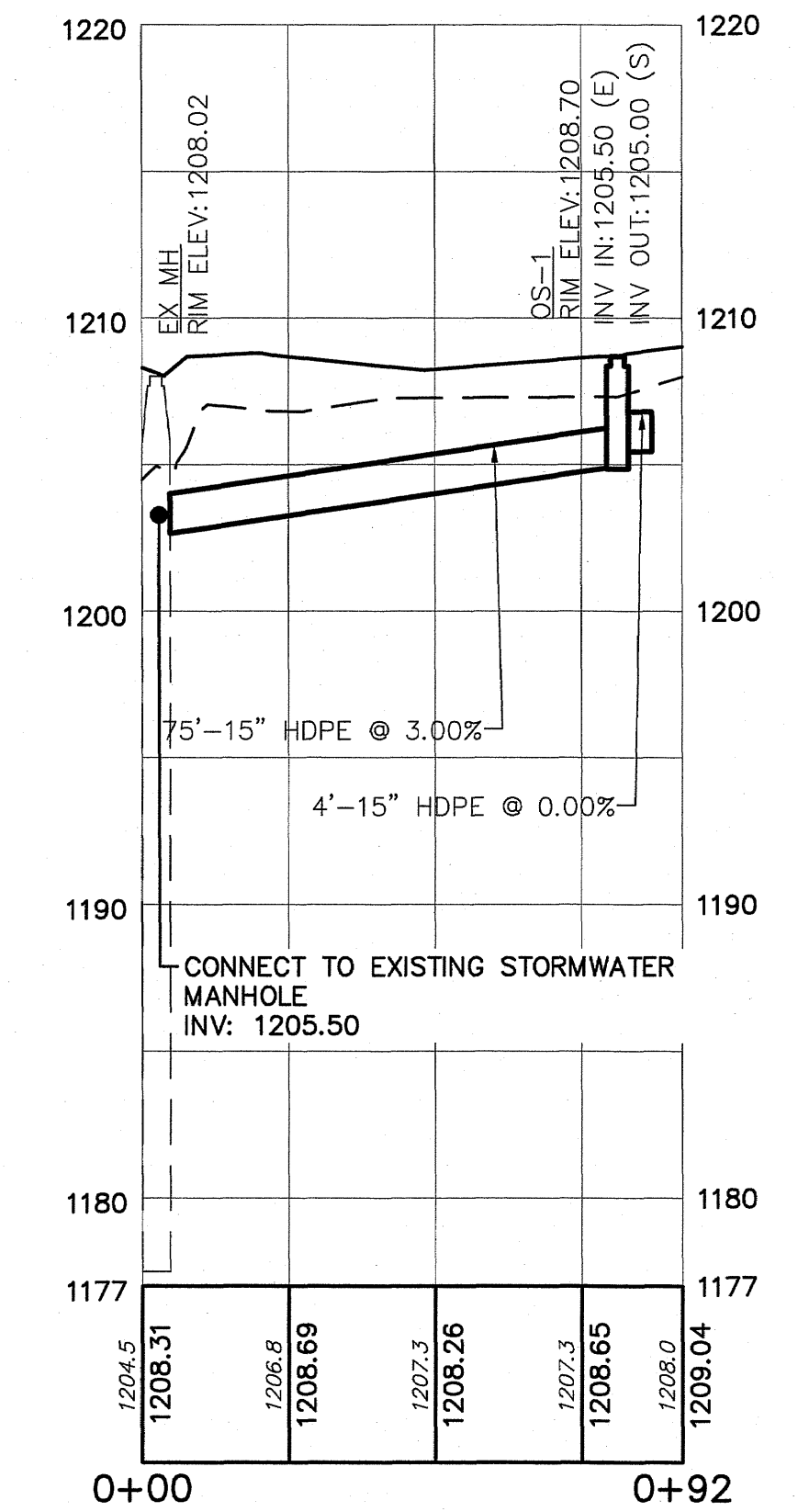
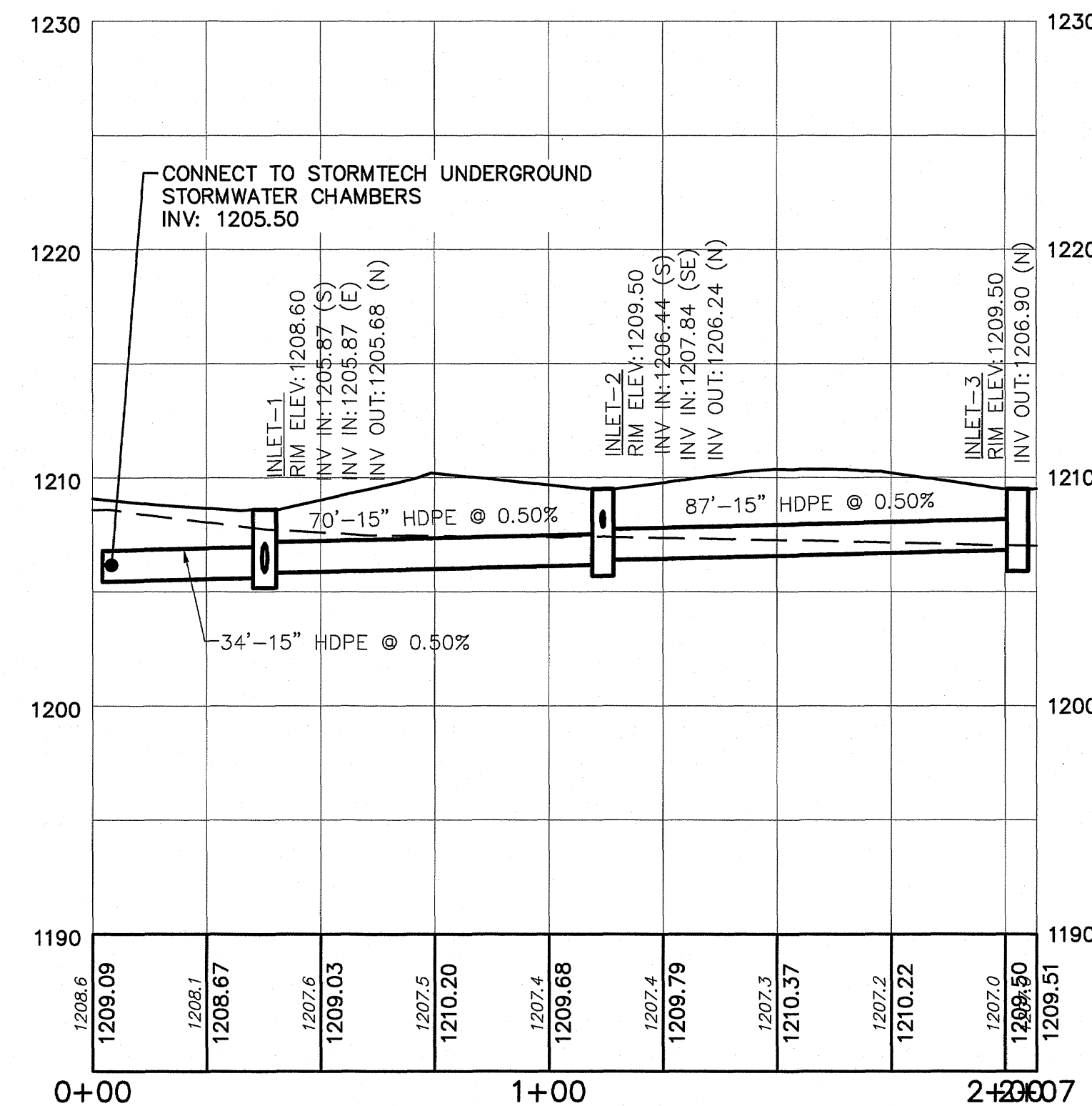
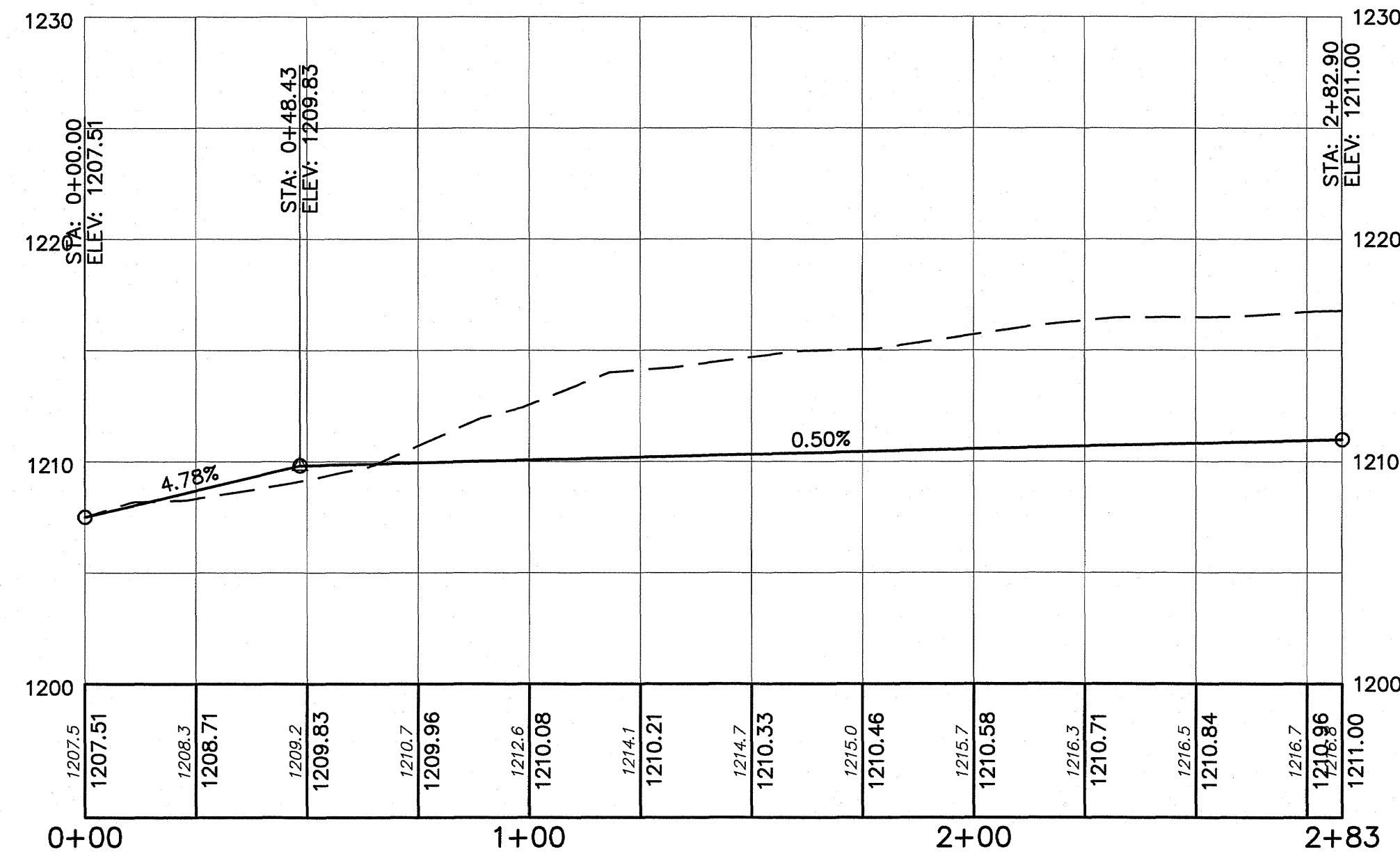
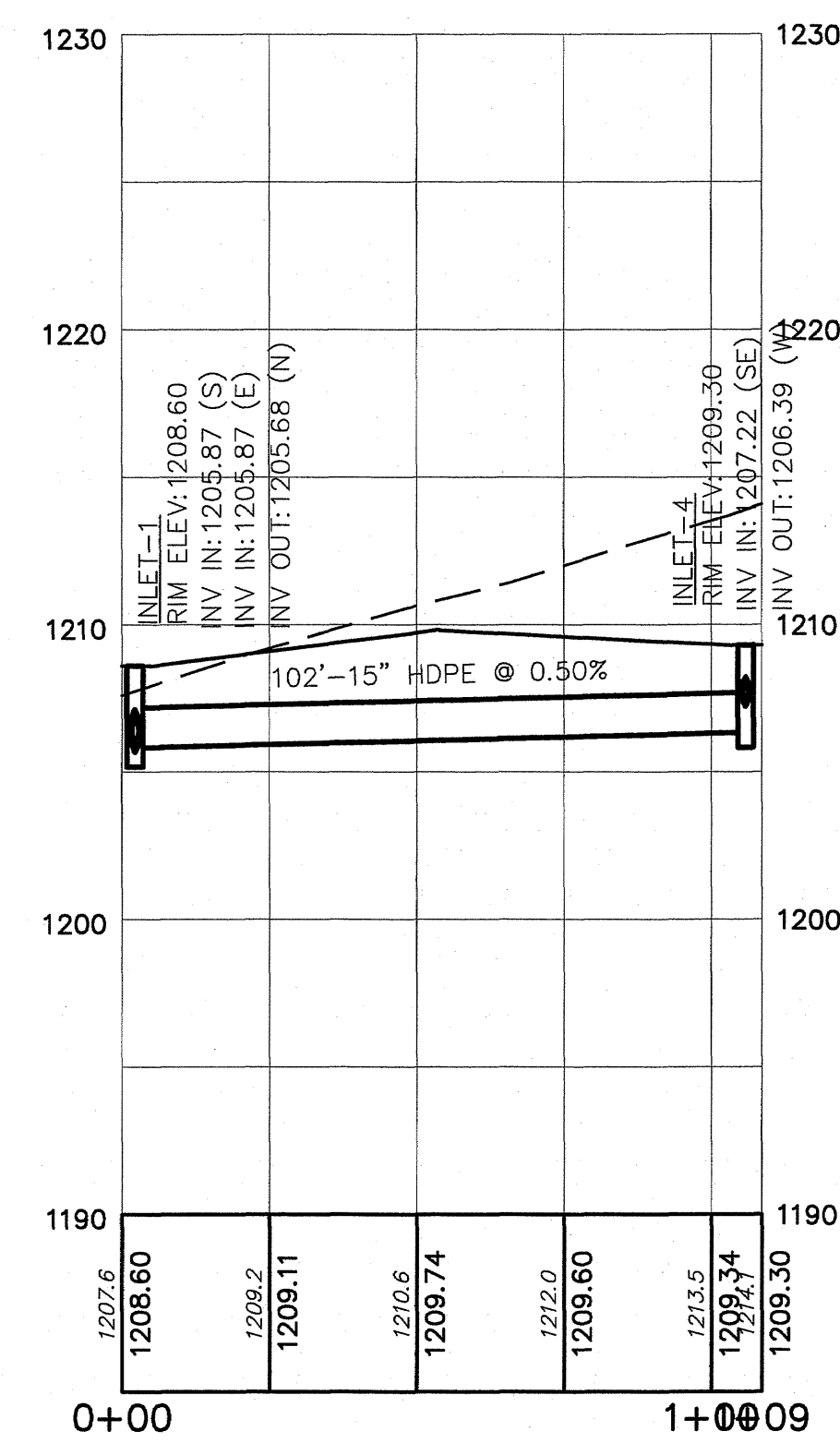
DOLLAR GENERAL - BUTLER
8, MIDDLESEX TWP, PENNSYLVANIA

LANDING AND STORMWATER PLAN
LAND DEVELOPMENT

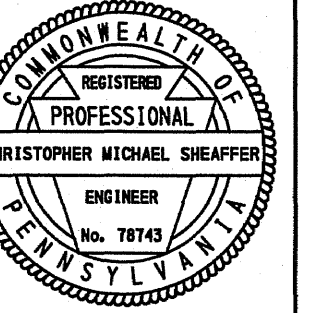
C4



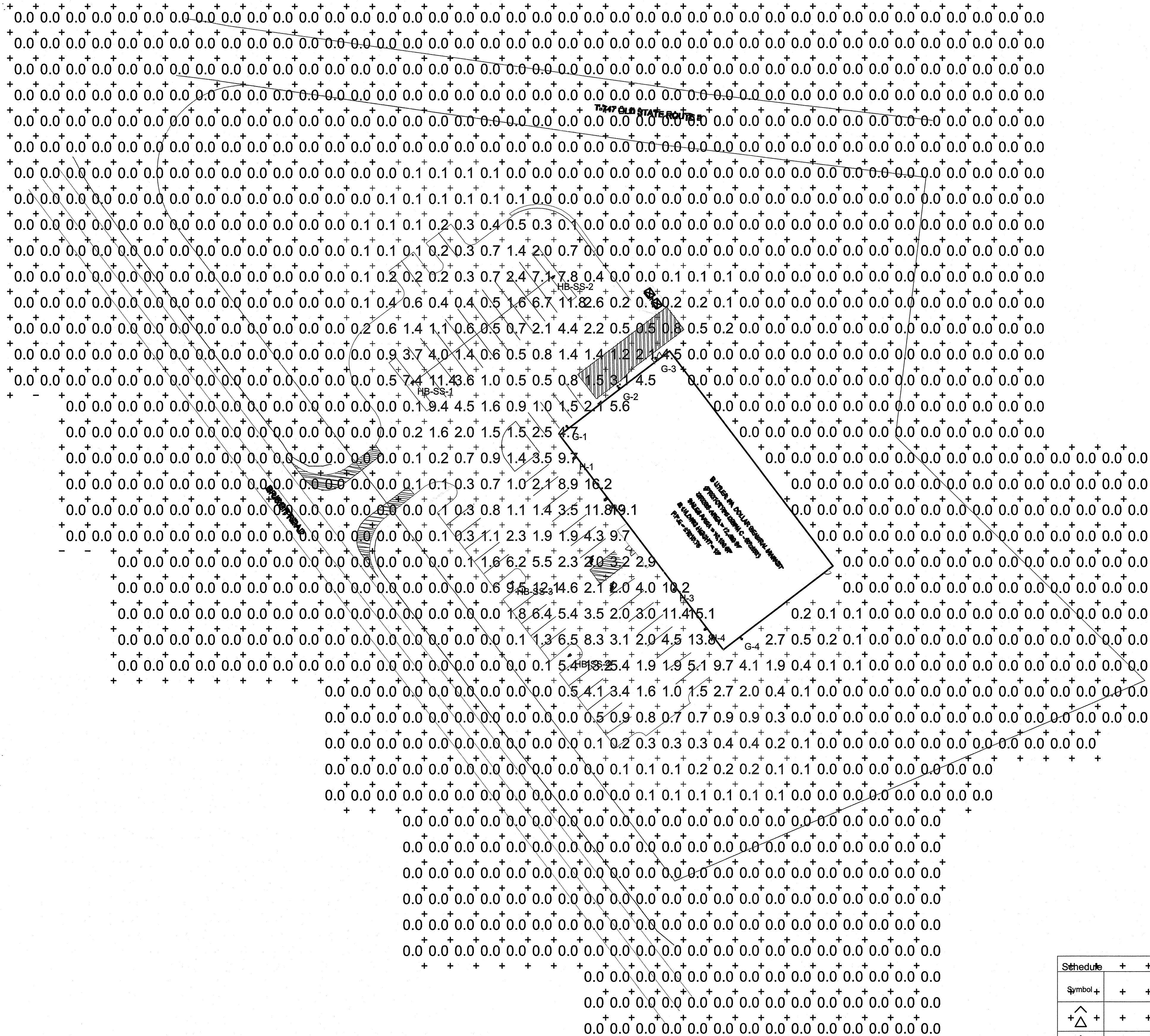
Date:	2023-11-15
Project No.:	11693-030
Sheet No.:	



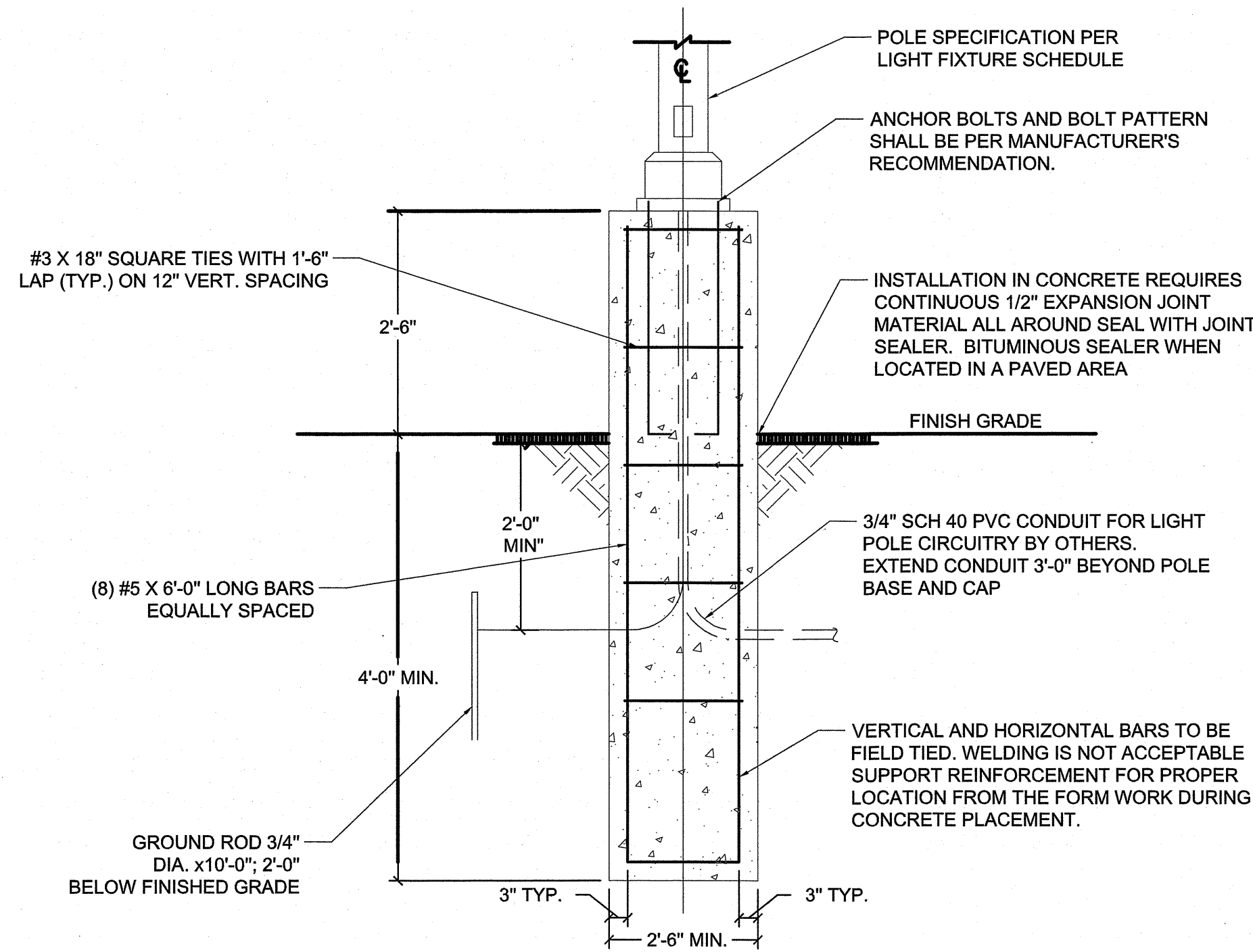
NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATIONS AND
INVERTS OF ALL EXISTING UTILITIES.



MARK	DATE	COMMENTS
03	11/15/2023	NPDPS SUBMISSION IV
02	09/19/2023	NPDPS SUBMISSION III
01	08/10/2023	LAND DEVELOPMENT/NPDPS SUBMISSION II
	06/28/2023	LAND DEVELOPMENT/NPDPS SUBMISSION I



1 Photometric Site Plan
NTS



- NOTES:
- 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - EXPOSED CONCRETE AND GROUT SHALL BE PAINTED. COLOR AND PAINT TYPE IS TO BE SELECTED BY OWNER.
 - ALL DIMENSIONS TO MATCH EXISTING POLE BASES, BUT SHALL NOT BE LESS THAN MINIMUM DIMENSIONS SHOWN.

2 Site Lighting Pole Base Detail
NTS

- PLAN NOTES:
- * CALCULATIONS AT GRADE LEVEL.
 - * REFER TO LUMINAIRE LOCATION SUMMARY FOR MOUNTING HEIGHT OF WALL FIXTURES.
 - * POLE MOUNTED FIXTURES ON 16' POLE AND 2' BASE FOR AN OAH OF 18' AFF.

- GENERAL NOTES:
- * DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
 - * THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
 - * THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED, ACTUAL RESULTS MAY VARY.
 - * STREETLIGHTS SHALL BE AUTOMATICALLY LIGHTED FROM DUSK TO DAWN.

Schedule	+	+	+	+				
Symbol	+	+	Label	+	Quantity	Description	Lumens Per Lamp	Wattage
	+	+	G+	+	4	SNC-FWP01-40CT4A1-40	4861	40.4
			H		4	PRO-SG11-150WCT3A1	15704	153.3
			HB-SS		4	PRO-SG11-150WCT3A1 with SIDE SHIELDS	15704	153.3

Luminaire Locations				
No.	Label	MH	Orientation	Tilt
1	G	12.00	320.19	0.00
2	G	12.00	322.00	0.00
3	G	12.00	325.01	0.00
4	G	12.00	140.71	0.00
1	H	16.50	231.34	0.00
2	H	16.50	230.91	0.00
3	H	16.50	231.34	0.00
4	H	16.50	228.37	0.00
1	HB-SS	20.00	52.88	0.00
2	HB-SS	20.00	231.34	0.00
3	HB-SS	20.00	49.18	0.00
4	HB-SS	20.00	51.63	0.00

Seal



Dollar General
Store # 25254
Pittsburgh Rd (Rt 8)
Butler, PA 16002

Revisions

Date
09.11.2023

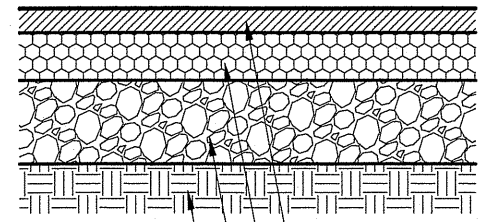
Client
PennTex Ventures

Project No.
2212.511

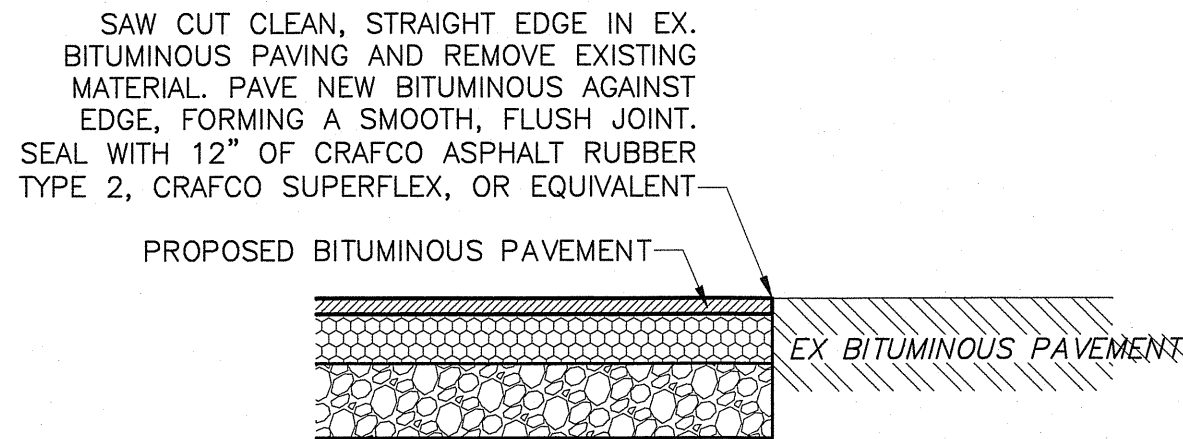
Drawing Title
Site Lighting

Sheet

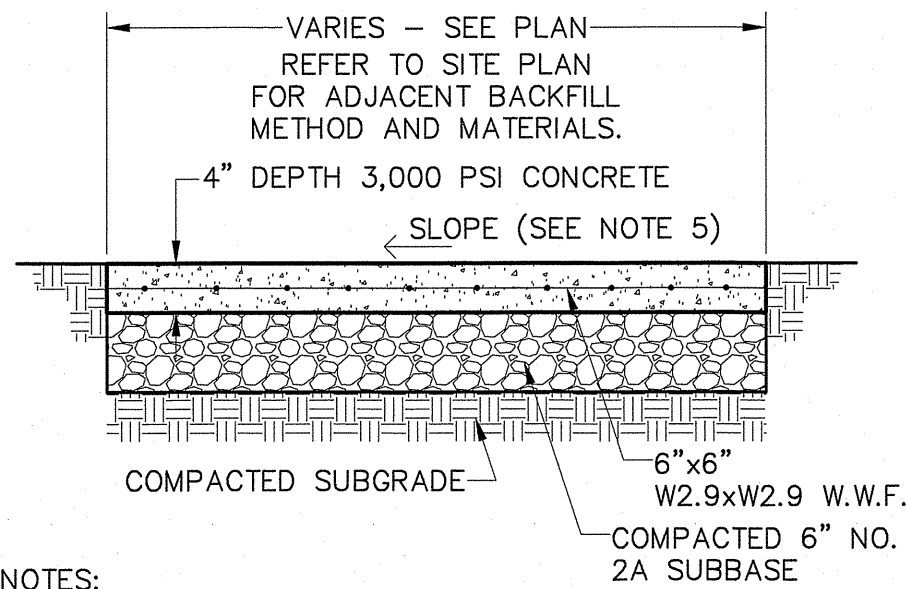
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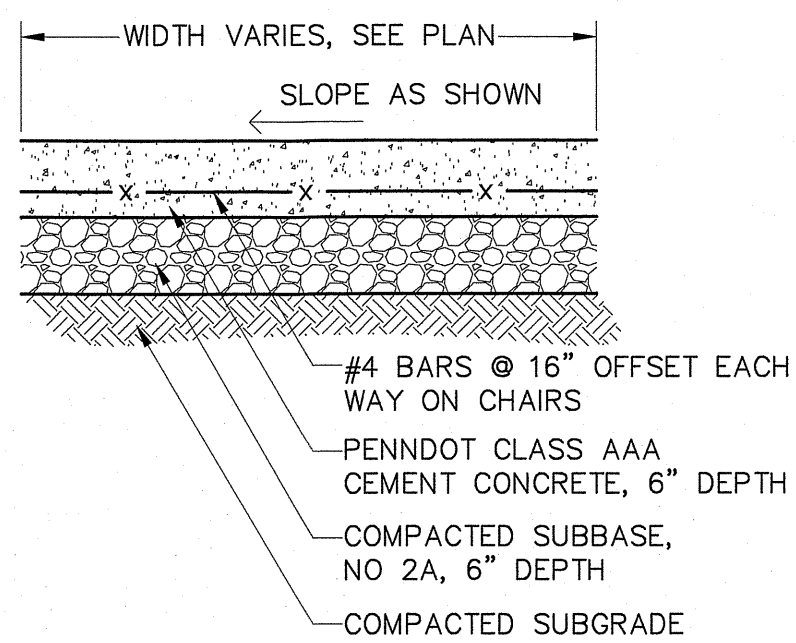
STANDARD BITUMINOUS PAVEMENT
SCALE: NOT TO SCALE



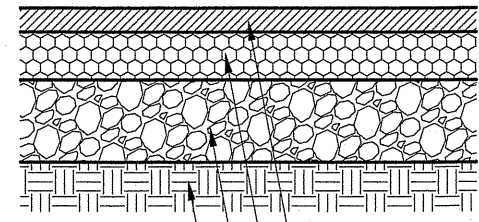
PROPOSED BITUMINOUS PAVEMENT JOINT
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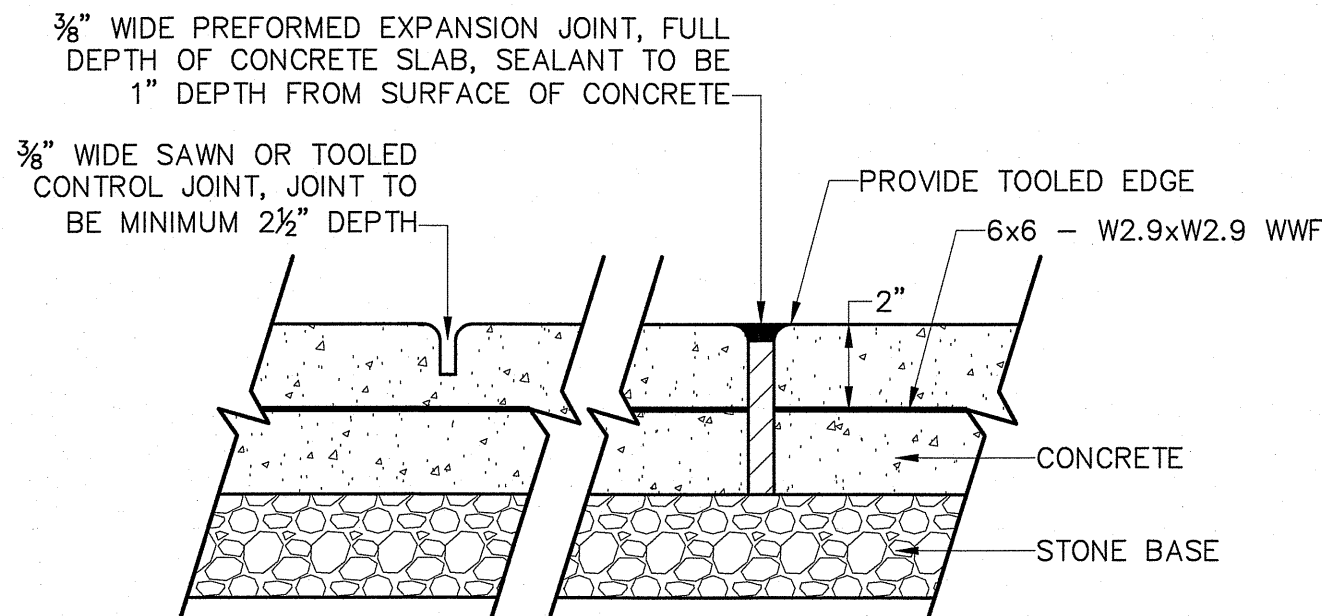
CONCRETE WALK
SCALE: NOT TO SCALE



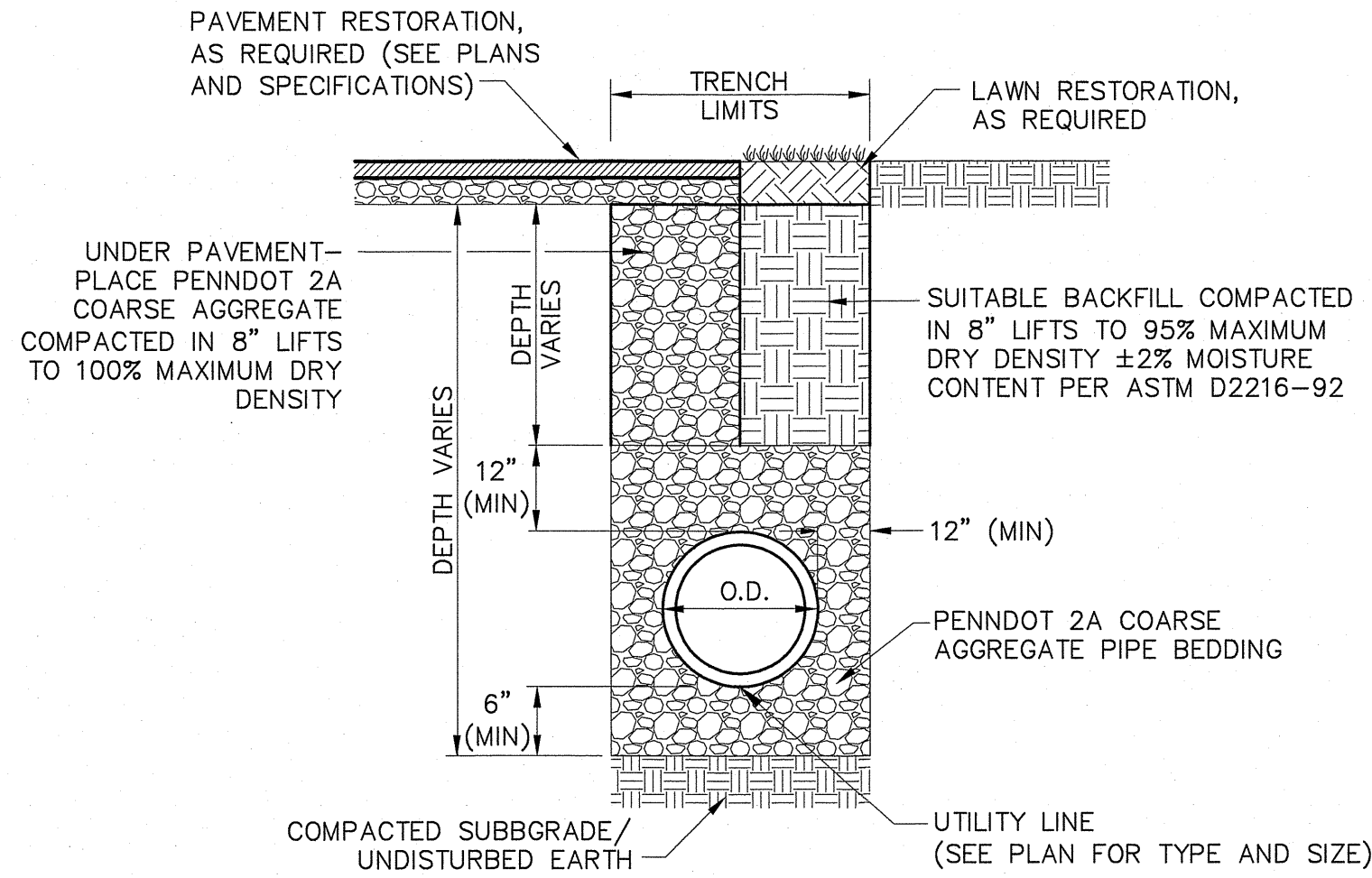
REINFORCED CONCRETE PAVEMENT
SCALE: NOT TO SCALE



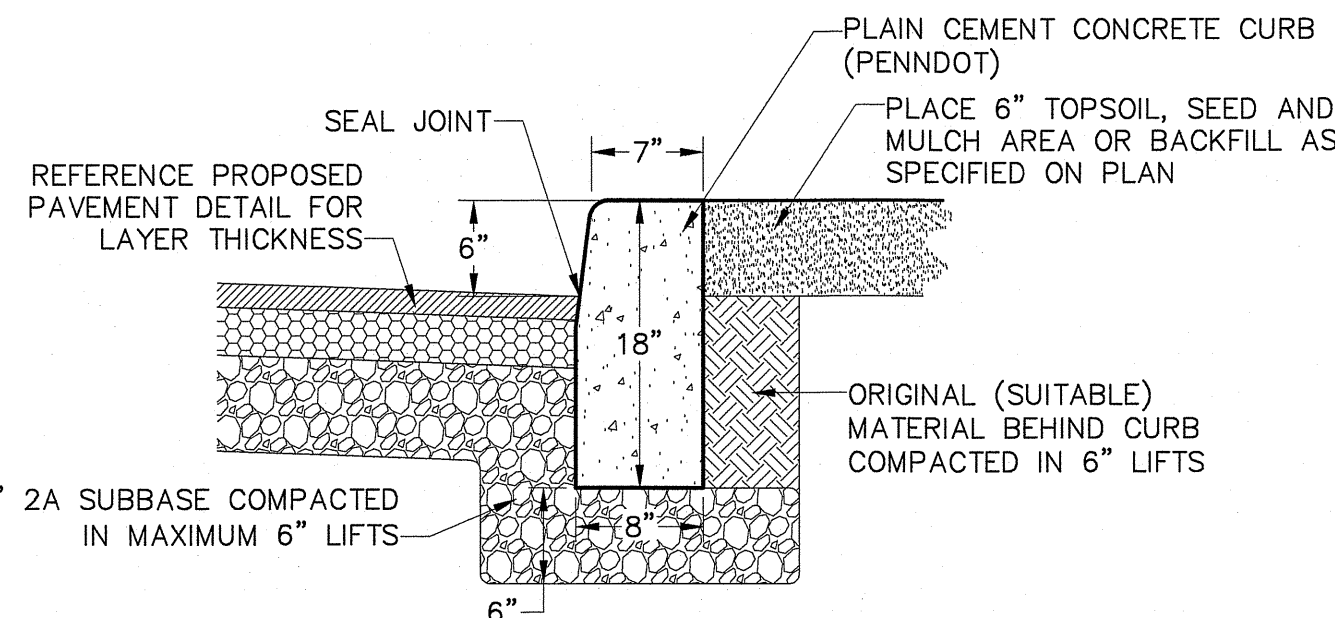
HEAVY DUTY BITUMINOUS PAVEMENT
SCALE: NOT TO SCALE



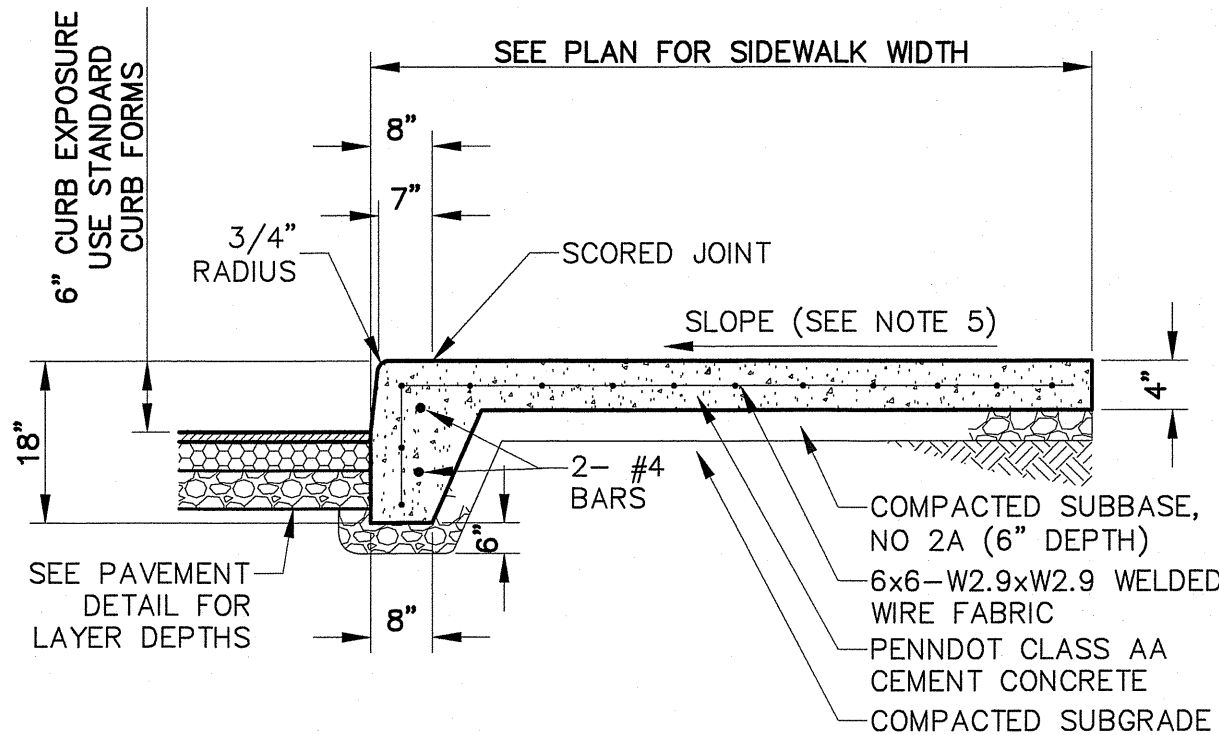
EXPANSION AND CONTROL JOINTS
SCALE: NOT TO SCALE



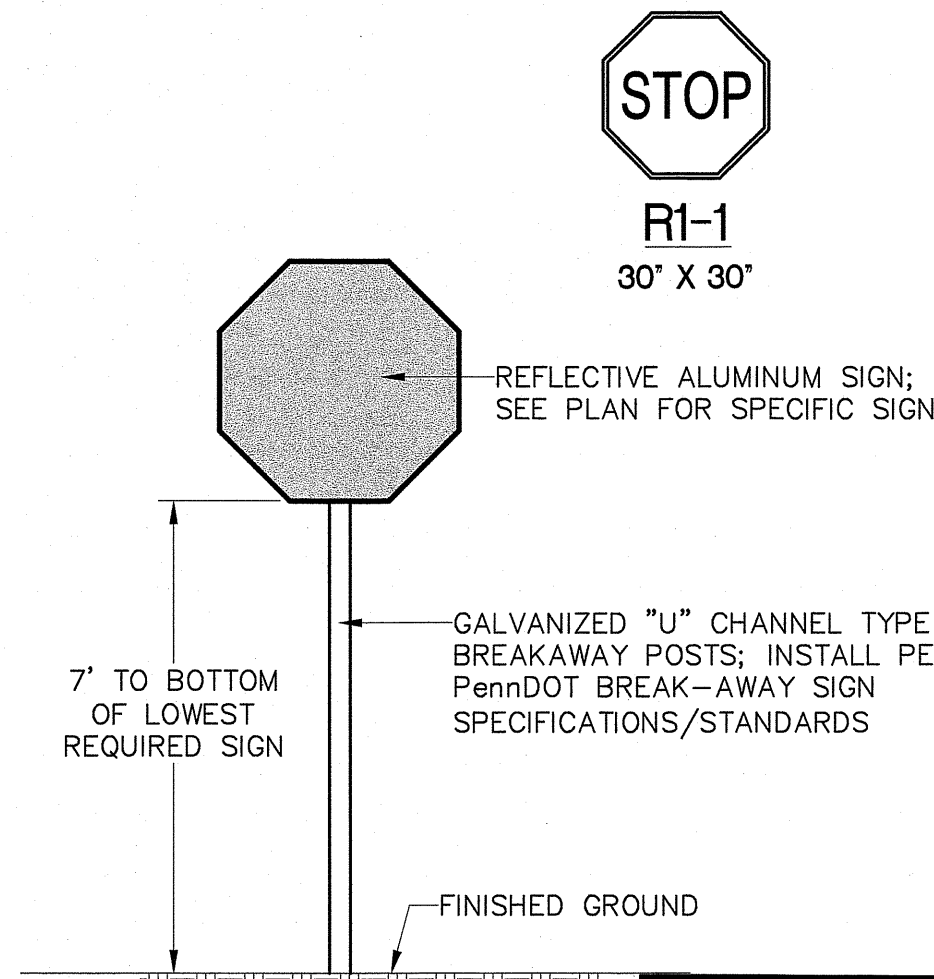
UTILITY LINE TRENCH RESTORATION
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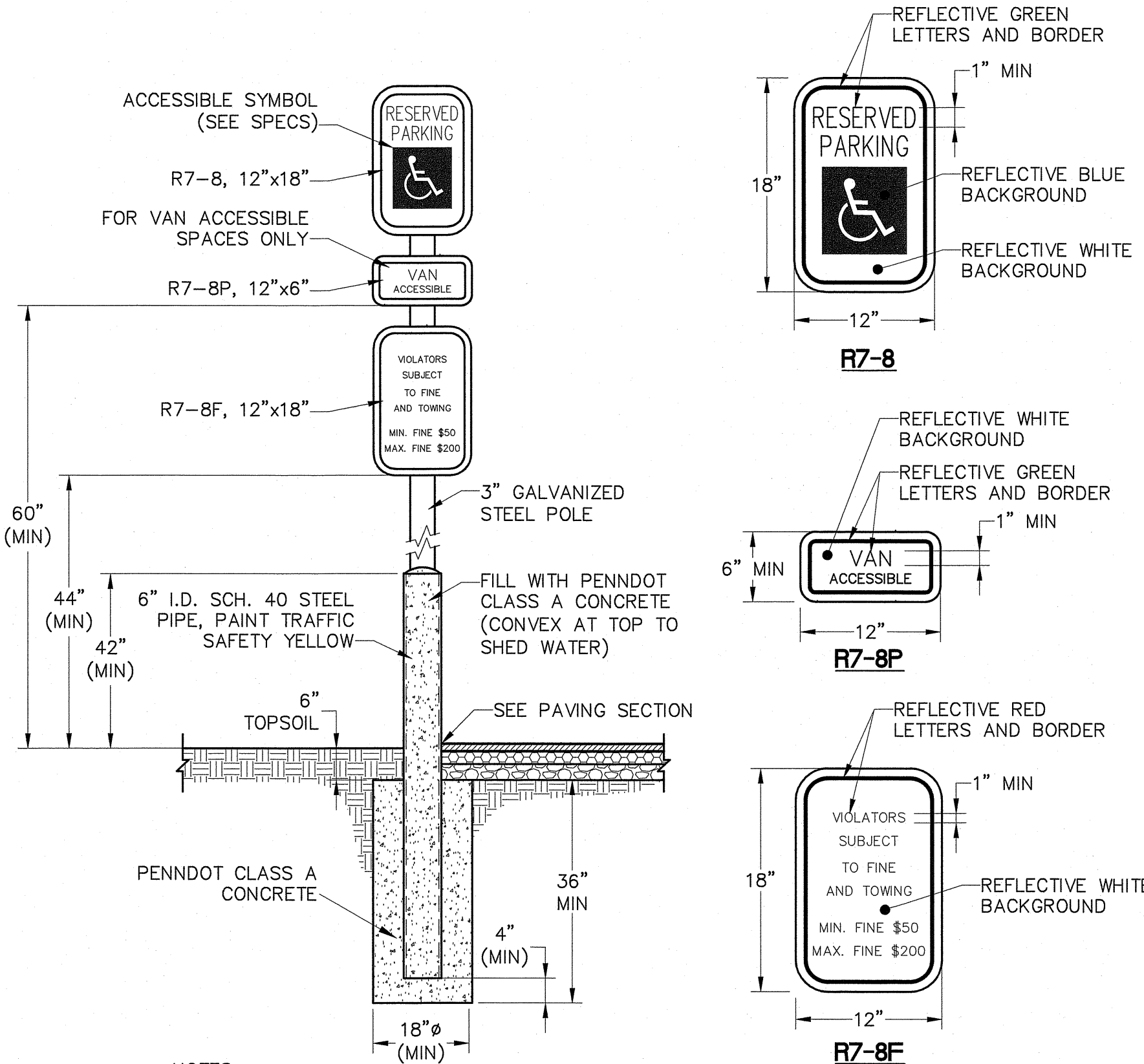
CONCRETE CURB INSTALLATION
SCALE: NOT TO SCALE



INTEGRAL CONCRETE CURB AND SIDEWALK
SCALE: NOT TO SCALE



STREET SIGN
SCALE: NOT TO SCALE



ACCESSIBLE SIGN ON BOLLARD
SCALE: NOT TO SCALE

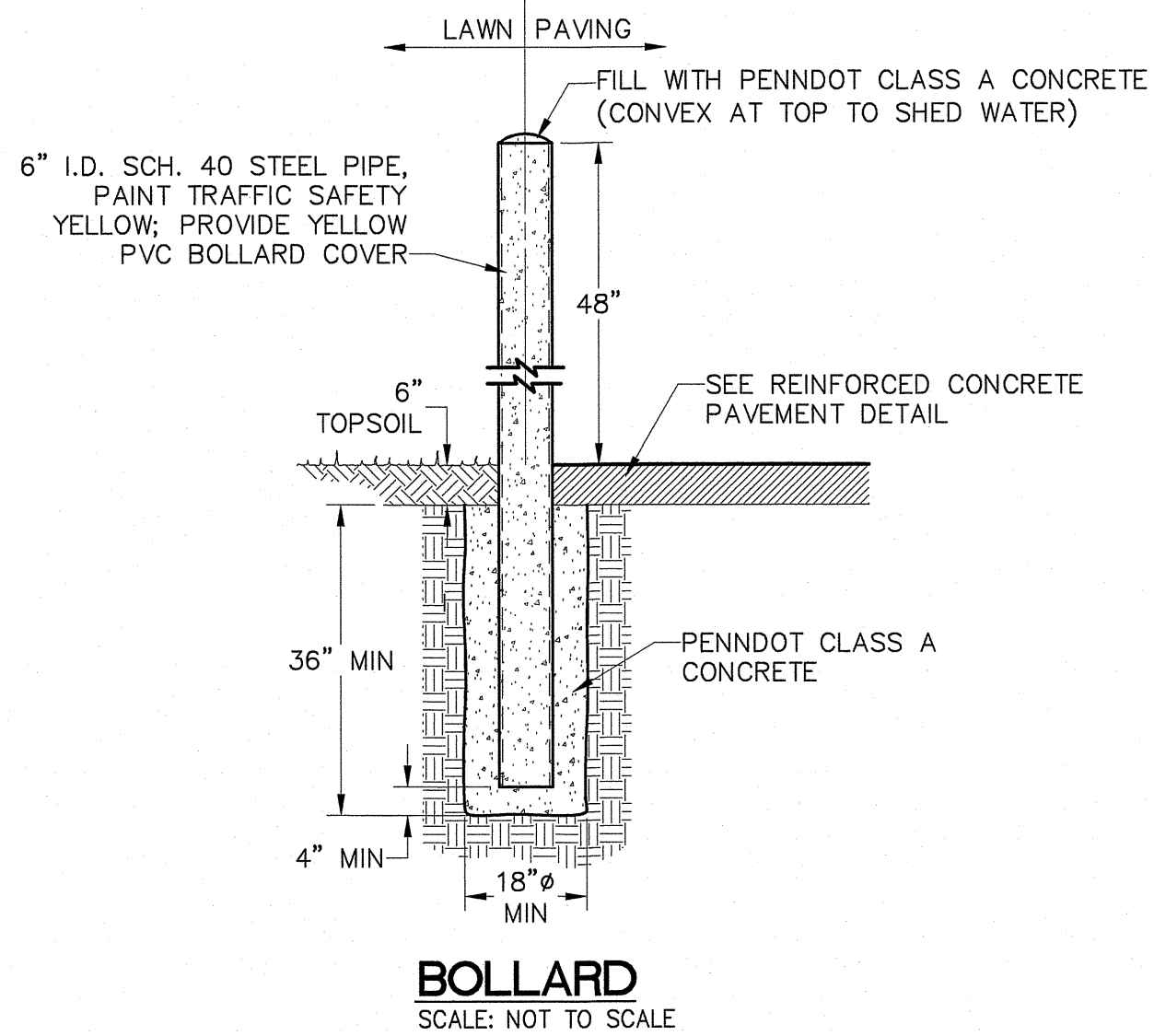
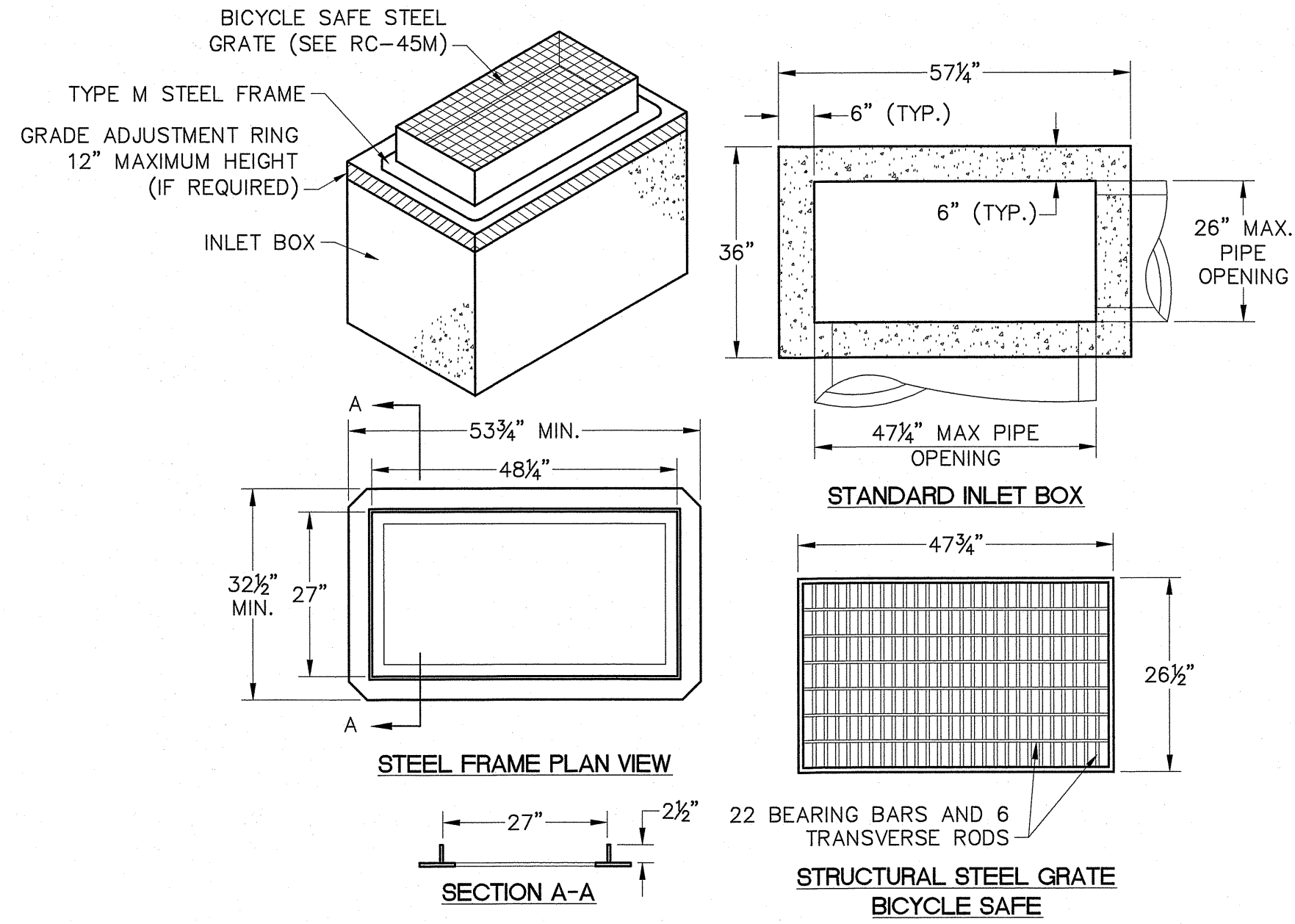
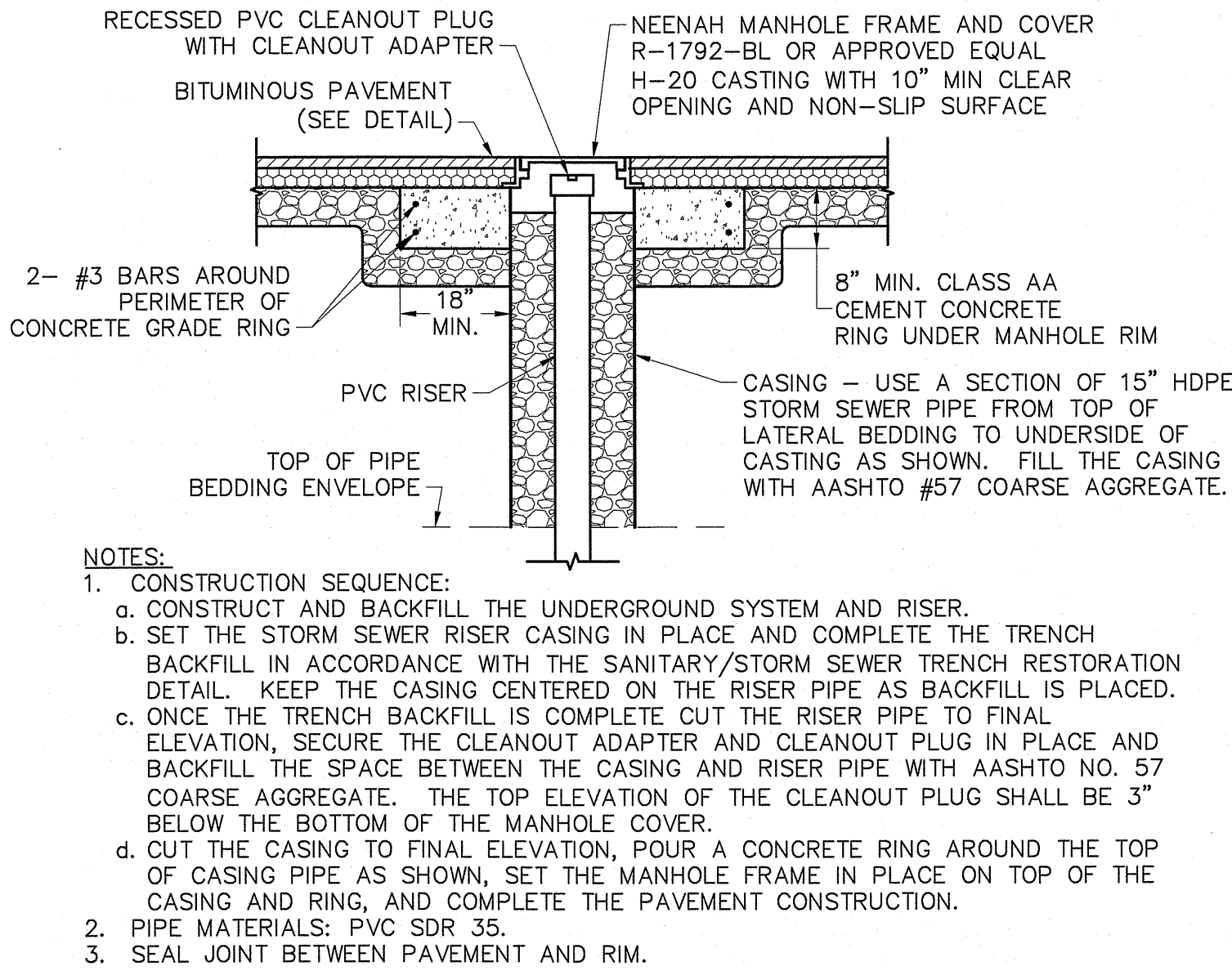
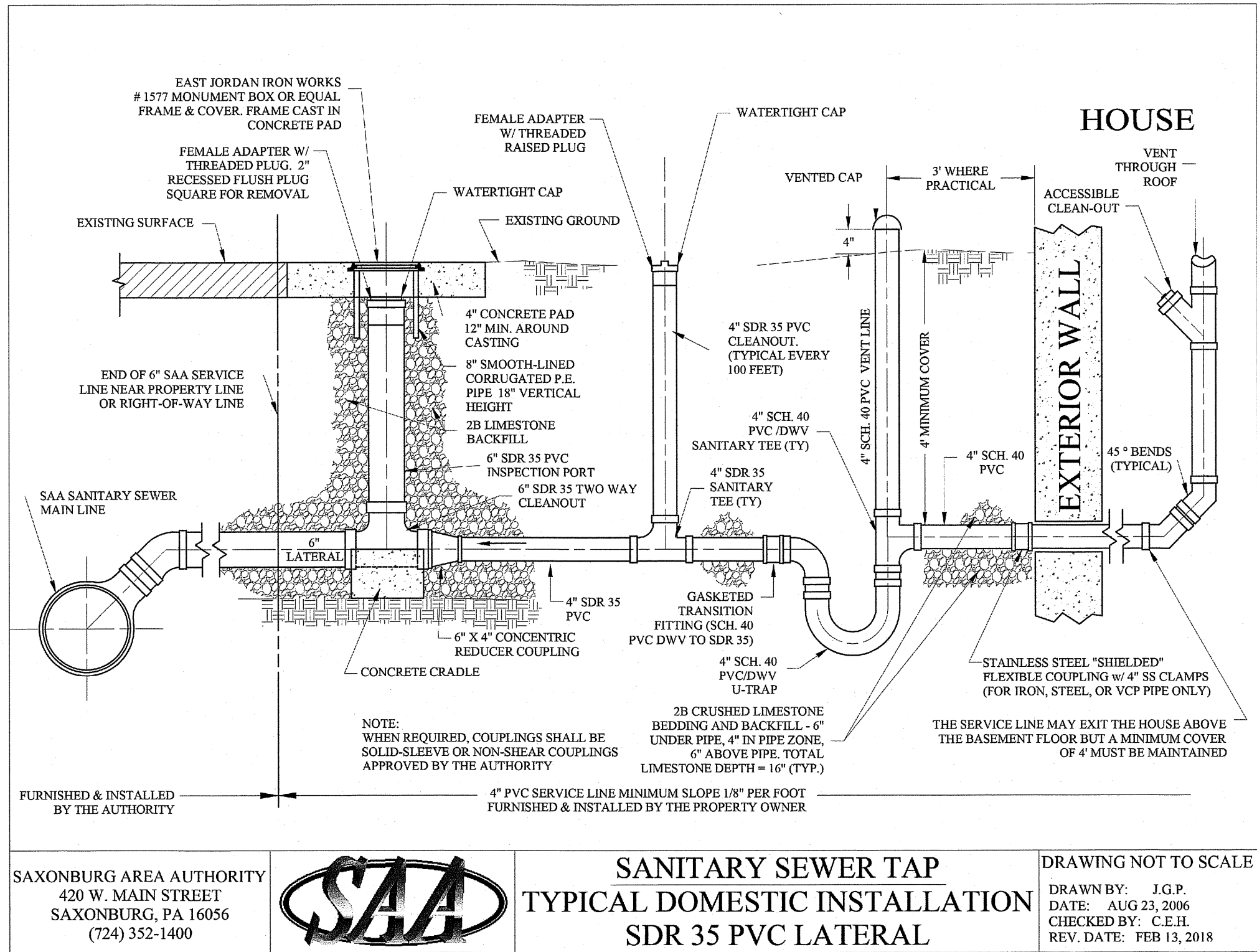
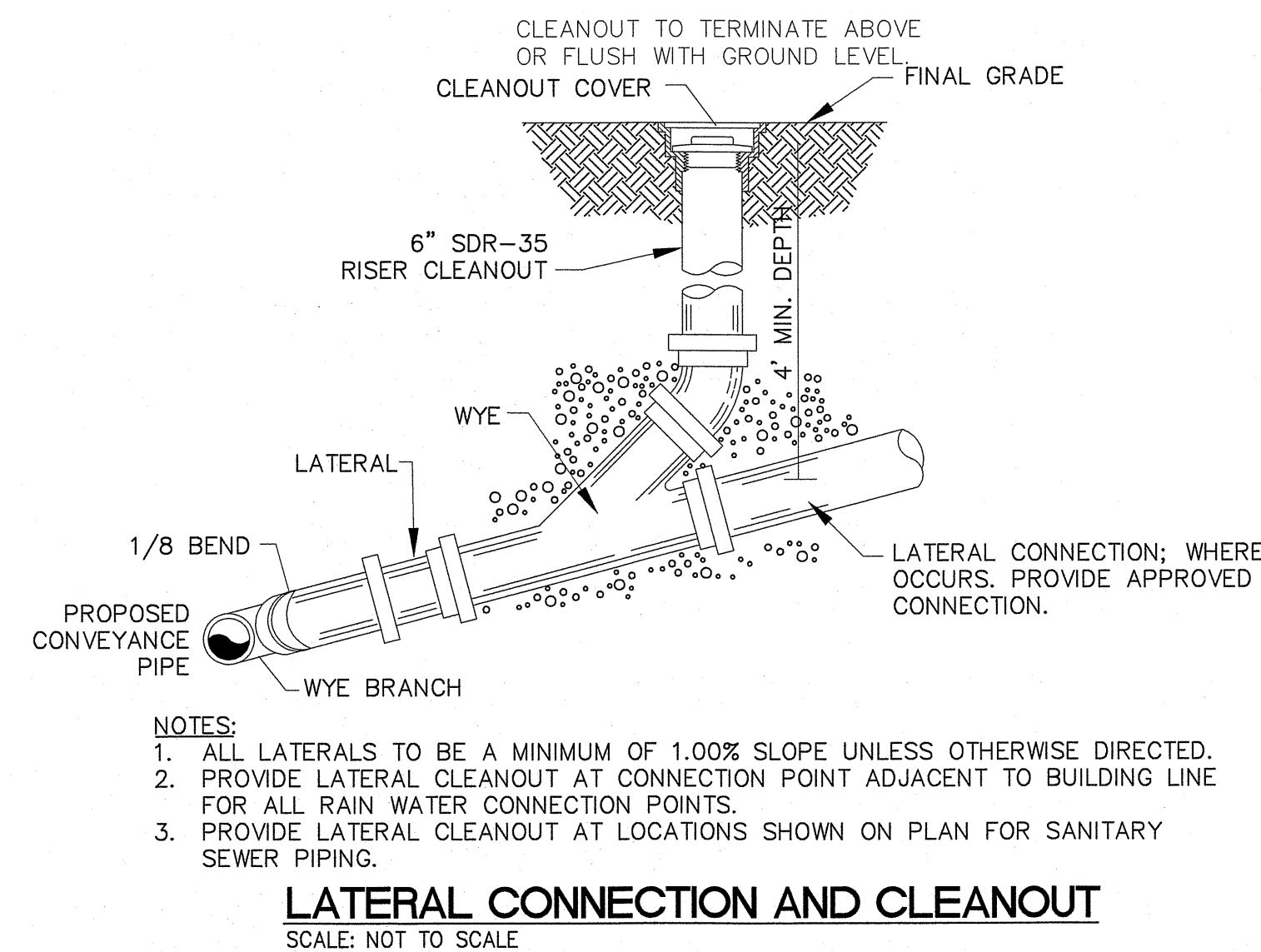
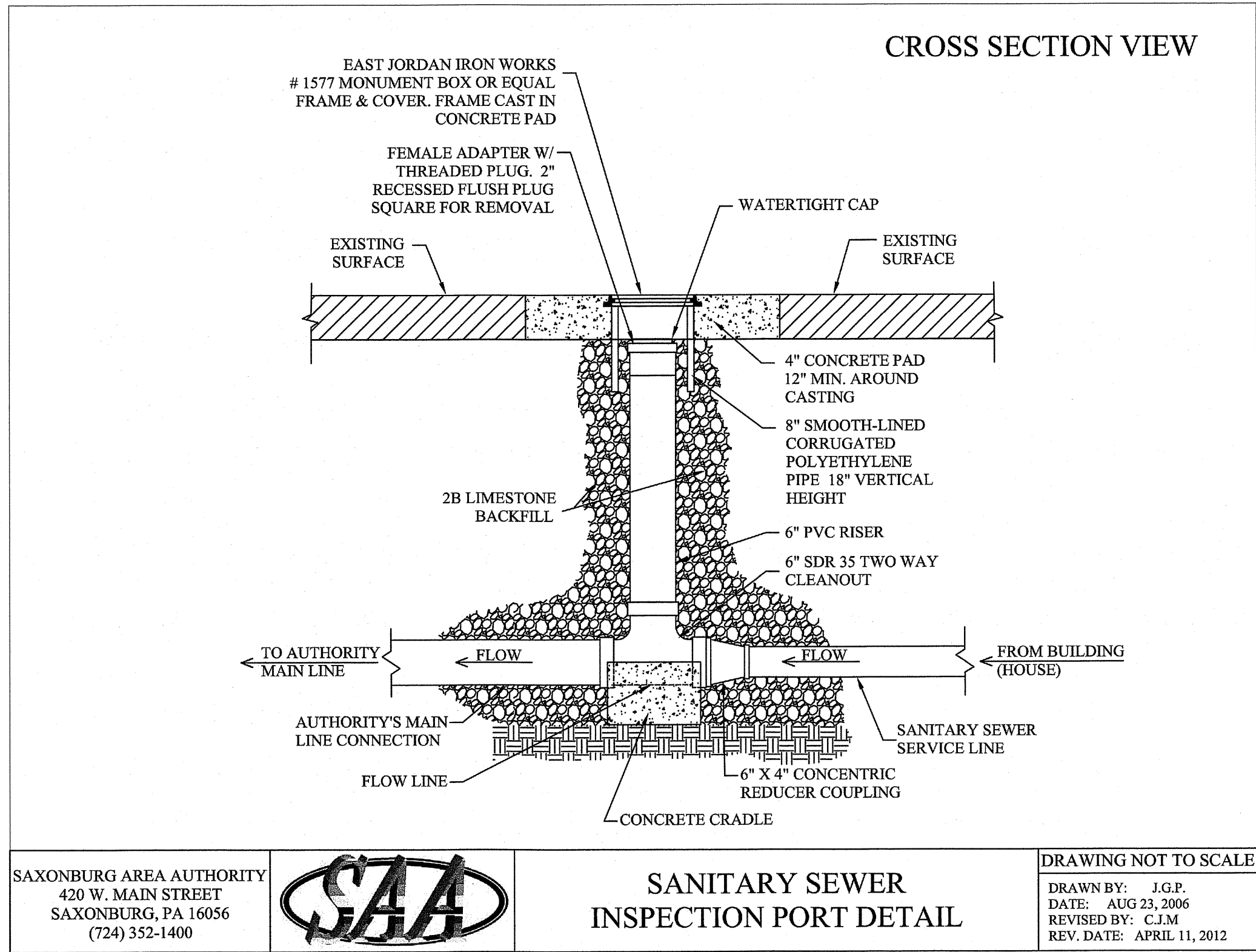
DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
DETAILS
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

D1

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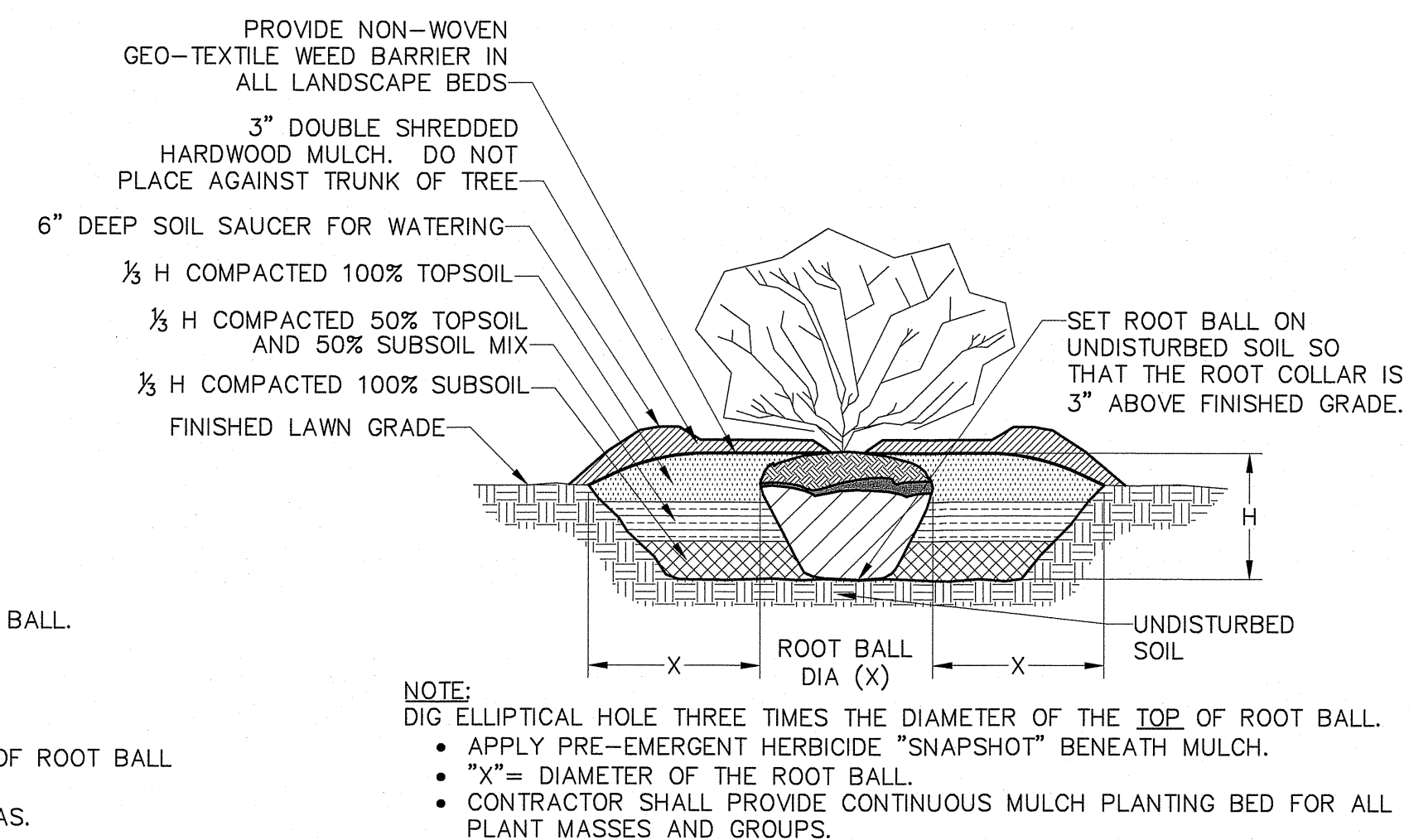
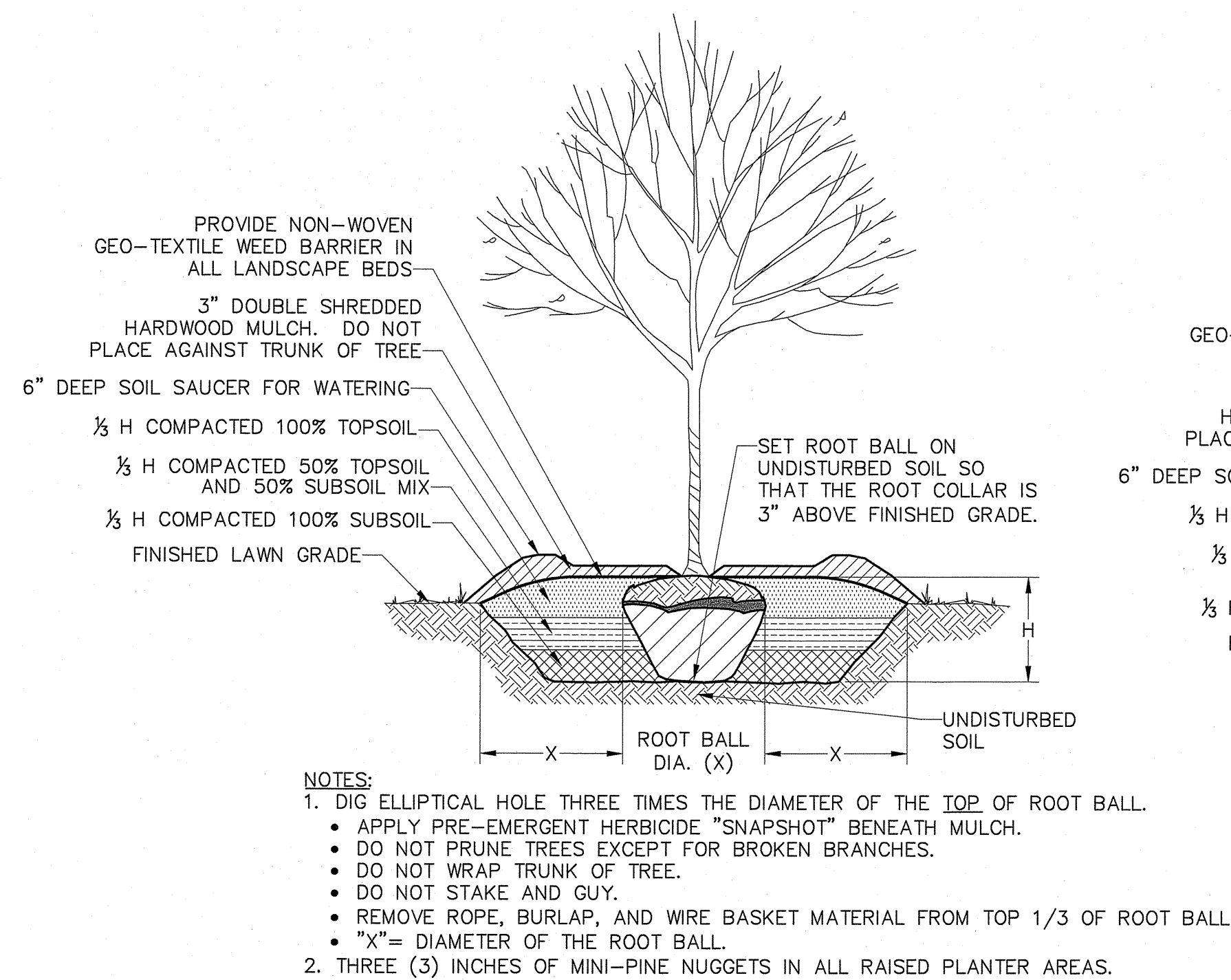
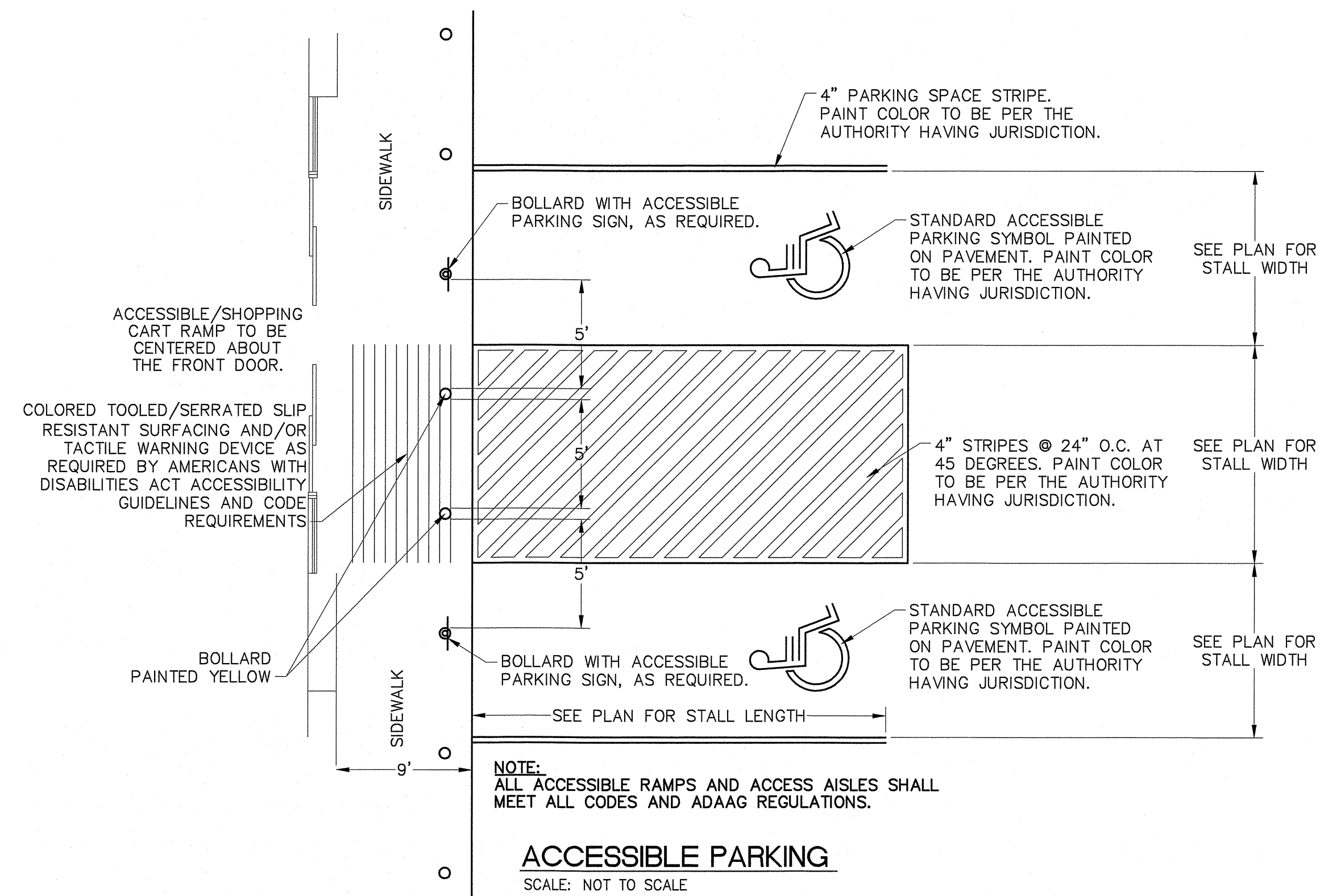
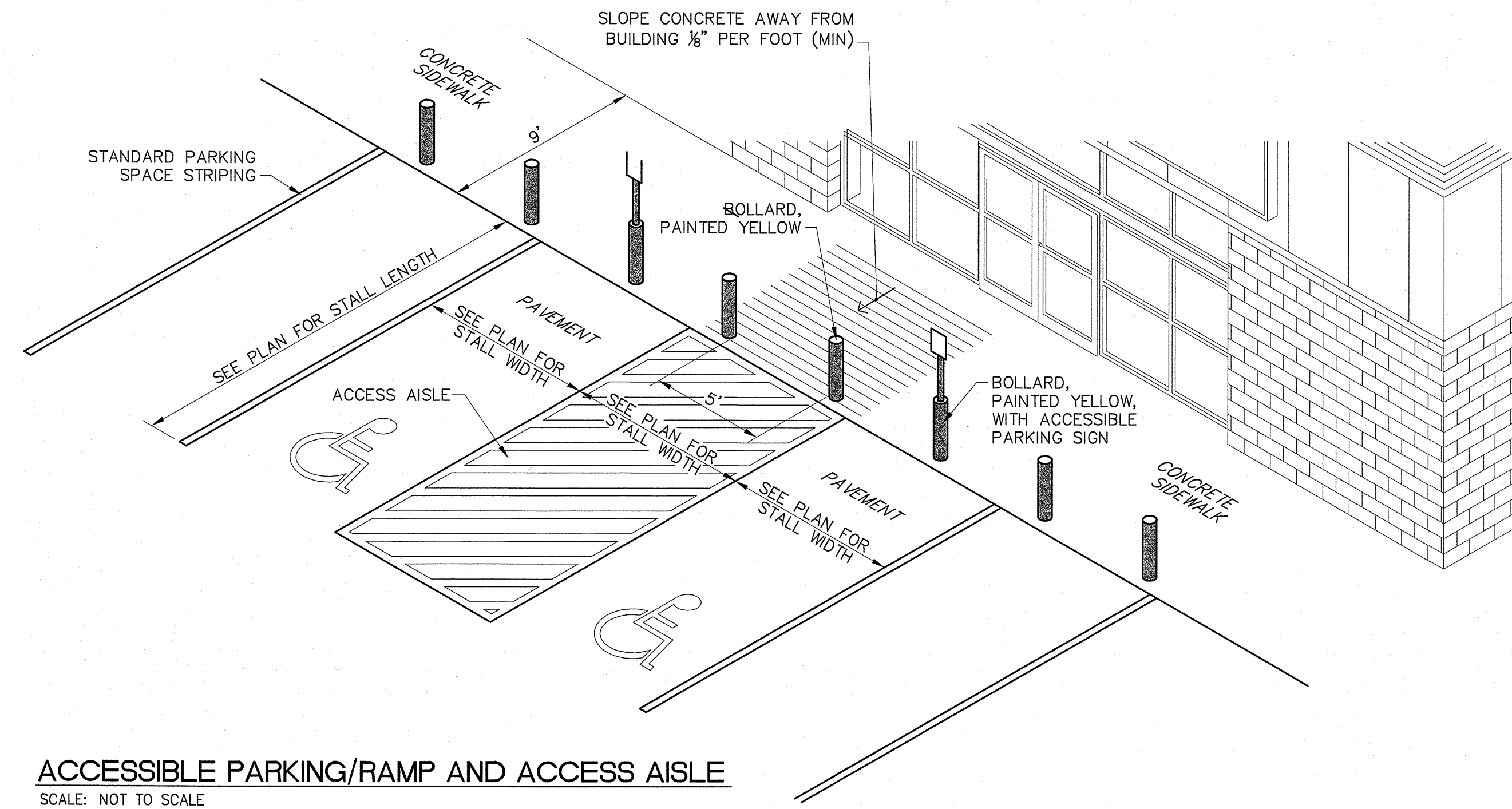
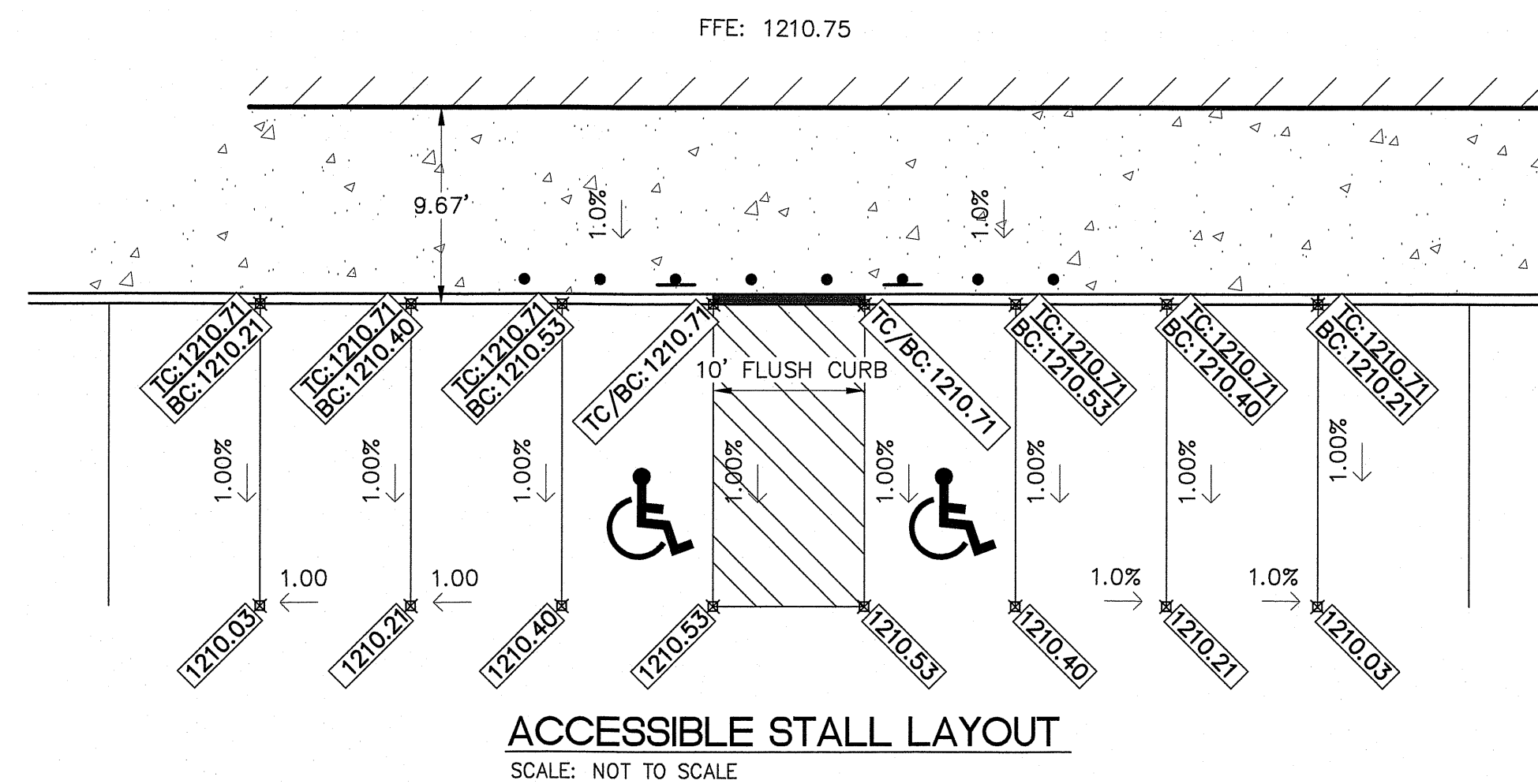
DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA

DETAILS
LAND DEVELOPMENT

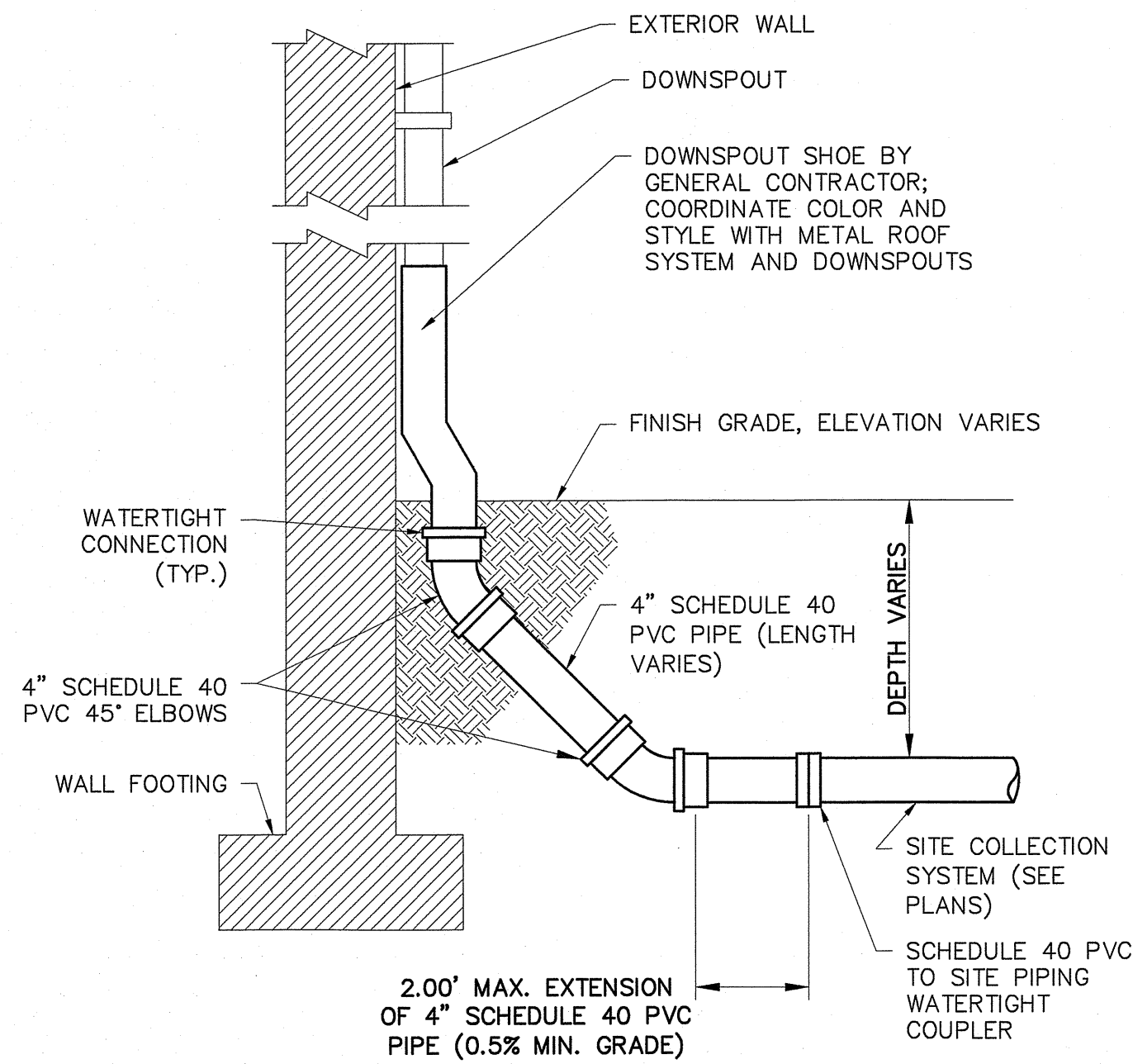
Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

PLAN BOOK	PAGE
415	12

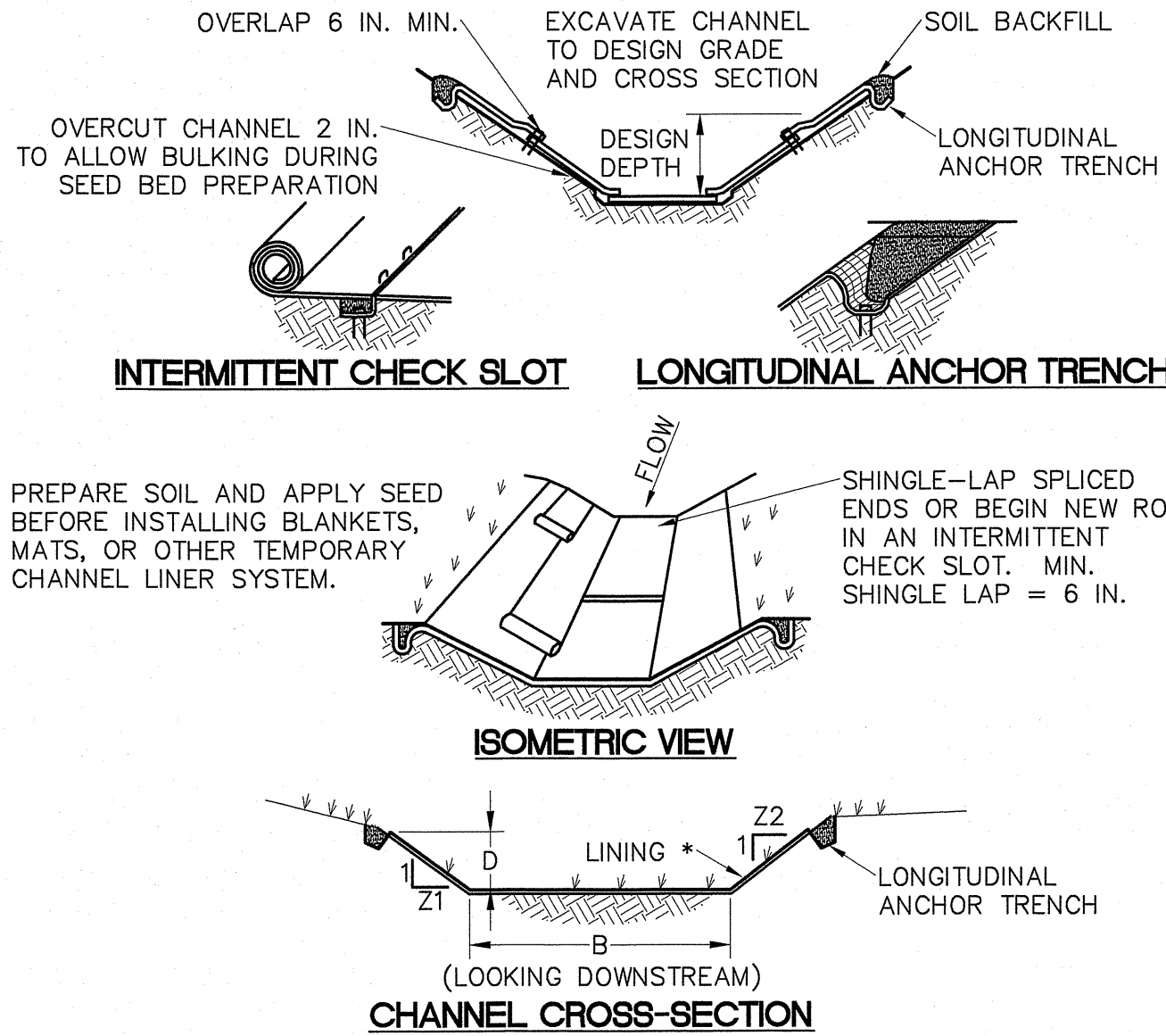
D2



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TYPICAL BUILDING DOWNSPOUT
SCALE: NOT TO SCALE

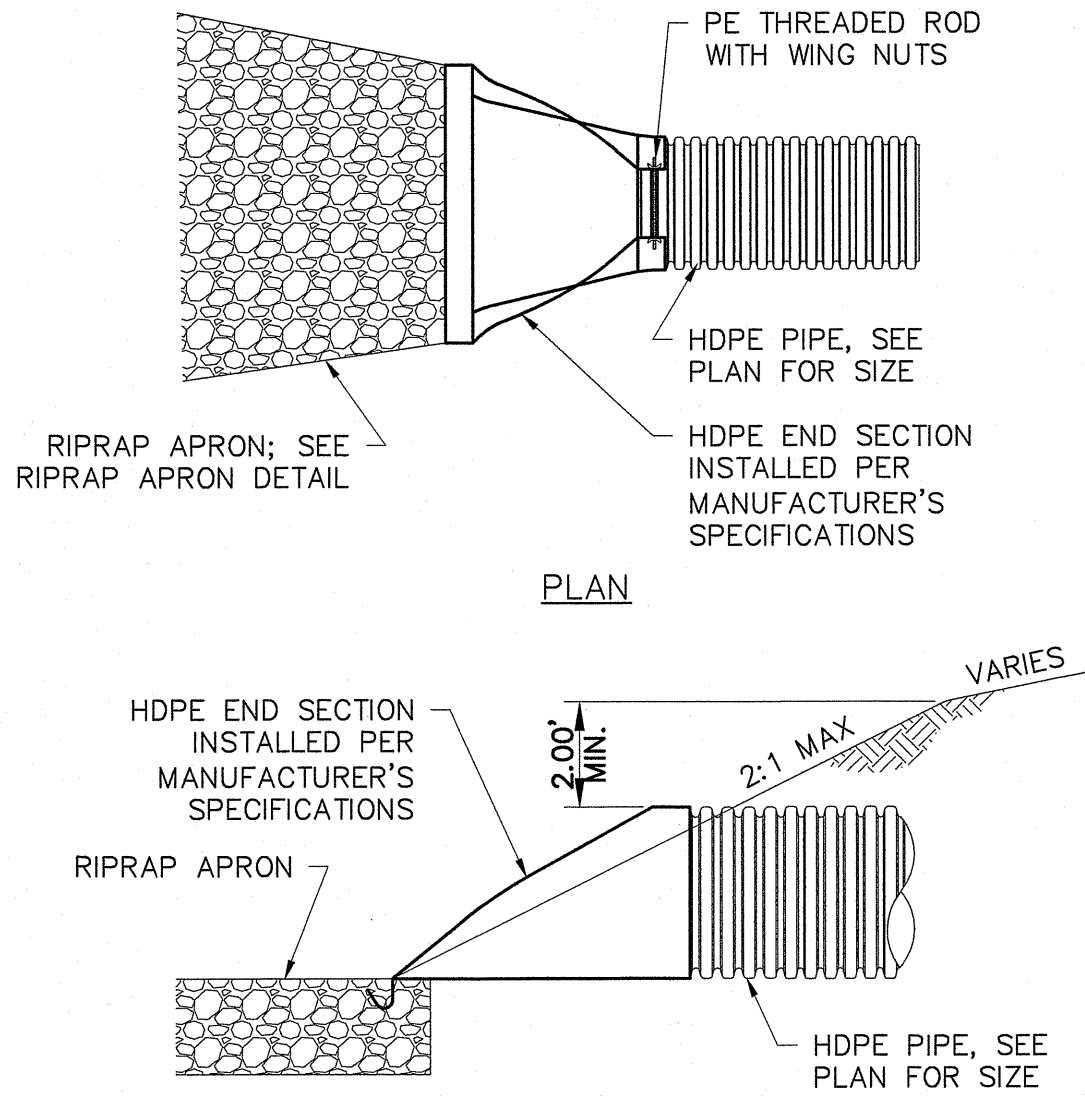


* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

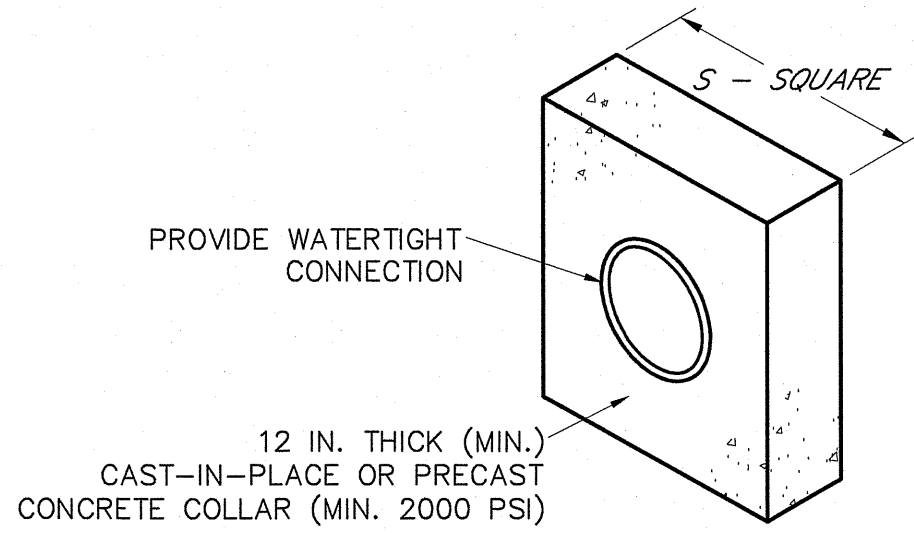
CHANNEL NO.	SLOPES	BOTTOM WIDTH D (FT)	DEPTH (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	0.50, 4.78	1	1.5	10	3	3	S75BN

- NOTES:
- ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 - CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
 - NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

VEGETATED CHANNEL
SCALE: NOT TO SCALE



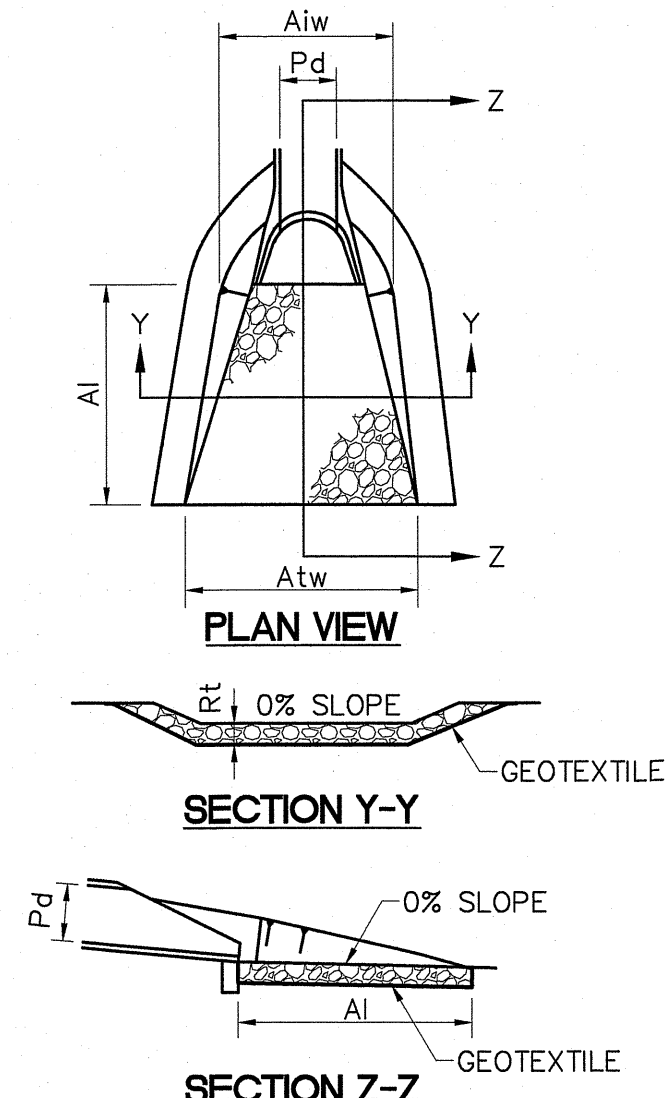
HDPE CULVERT END SECTION
SCALE: NOT TO SCALE



Basin or Trap No.	Pipe Size (in)	S (in)	No. of Collars	Riser to First Collar (ft)	Collar Spacing (ft)
1	15	54	2	10	15

- NOTES:
- ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
 - COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

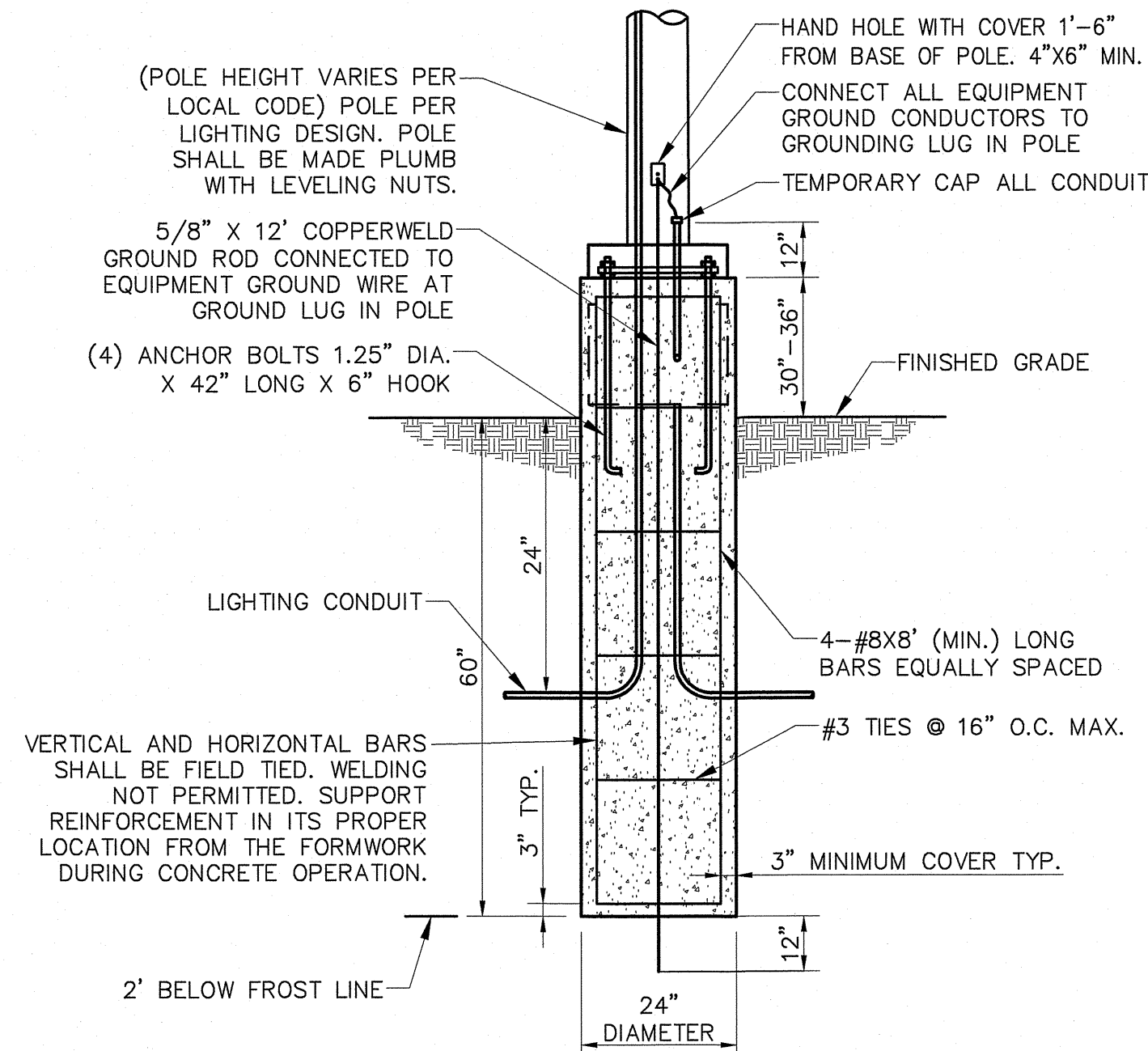
CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
SCALE: NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (in)	RIPRAP			APRON	
		SIZE R--	THICK. Rt (in)	LENGTH Al (ft)	INITIAL WIDTH Aiw (ft)	TERMINAL WIDTH Atw (ft)
1	24	4	18	12	6	18

- NOTES:
- ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 - ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIP-RAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
SCALE: NOT TO SCALE



- NOTES:
- ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE CONCRETE, 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN EXCAVATED HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL.
 - FOUNDATION IS ASSUMED TO HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."

LIGHT POLE BASE
SCALE: NOT TO SCALE



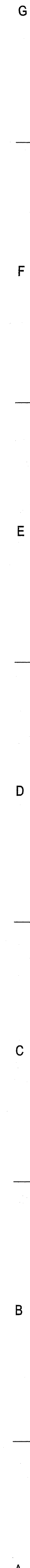
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		03	11/15/2023
		02	08/19/2023
		01	08/10/2023
		00	06/29/2023

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
DETAILS
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
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PLAN BOOK	PAGE
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SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

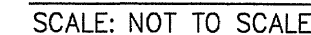
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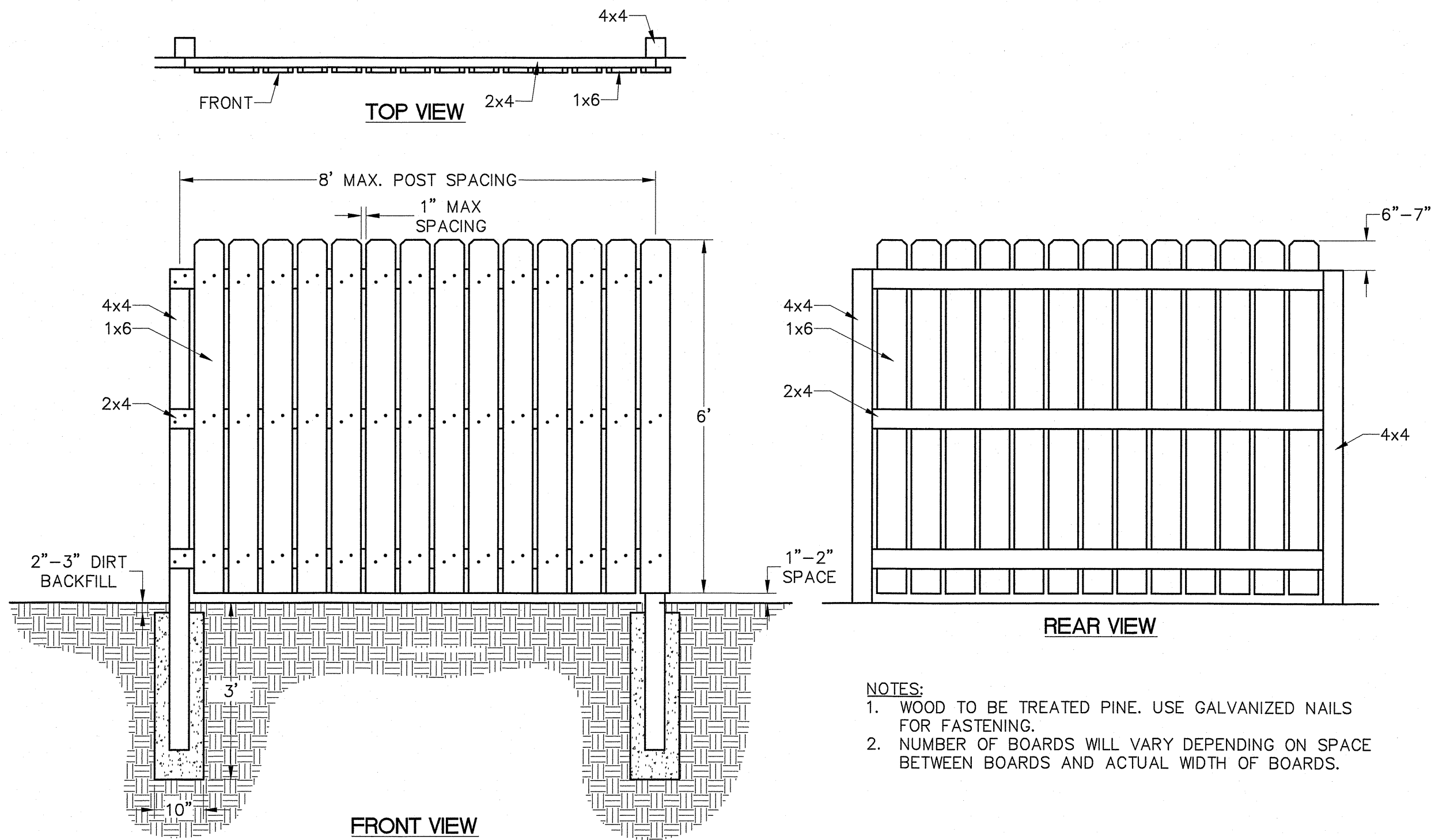
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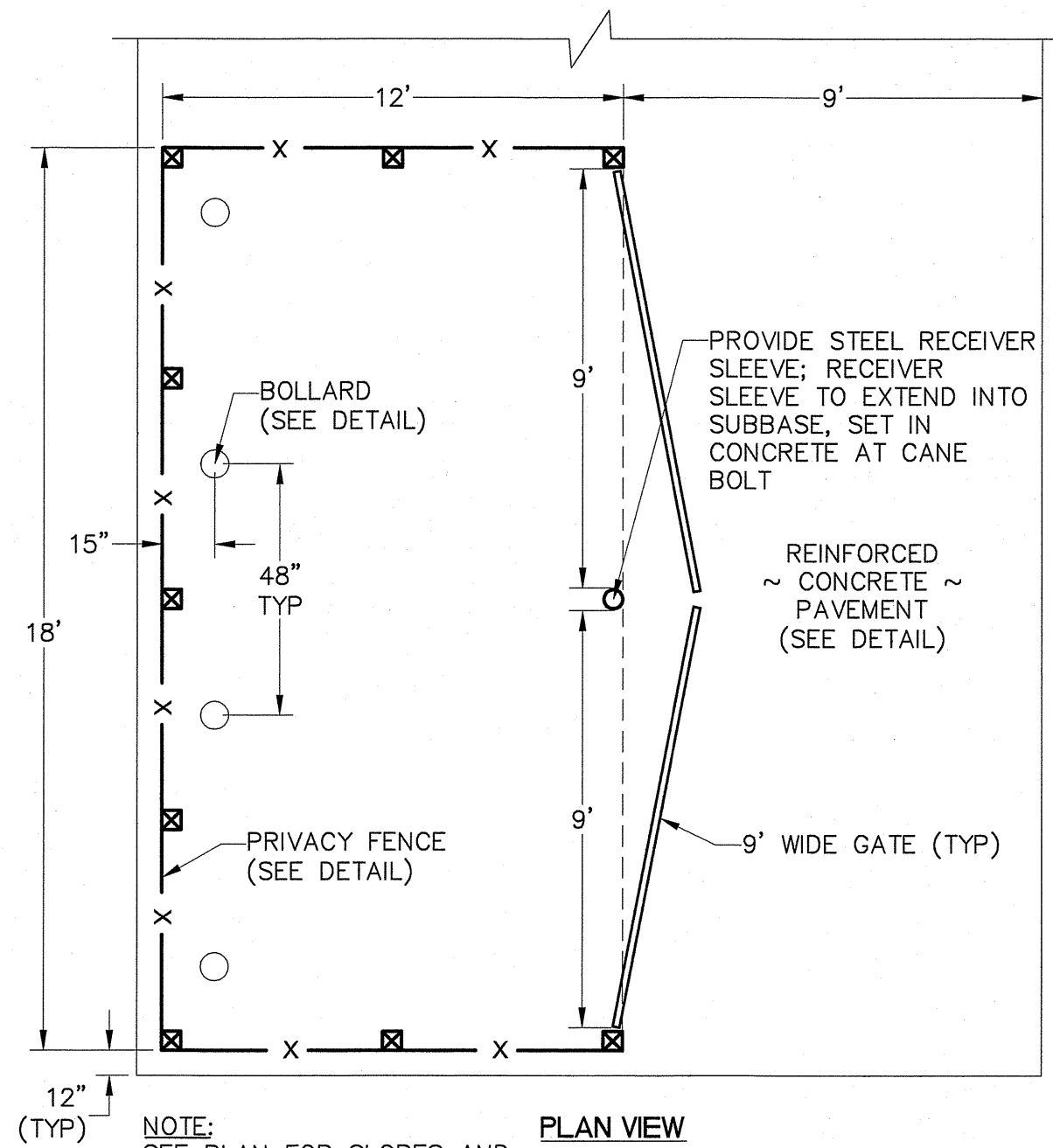
D5

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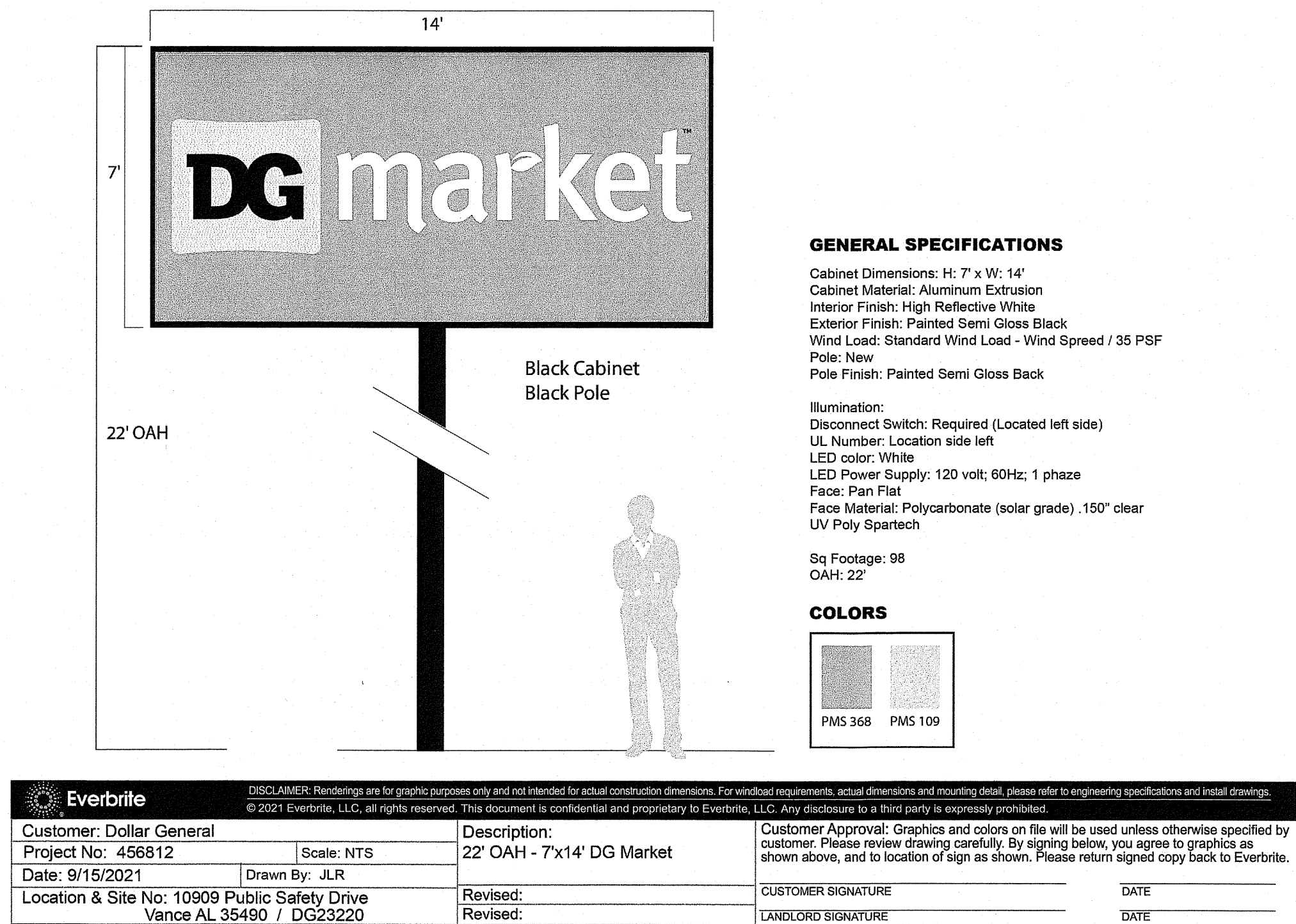
- NOTES:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
 2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

PRIVACY FENCE
SCALE: NOT TO SCALE



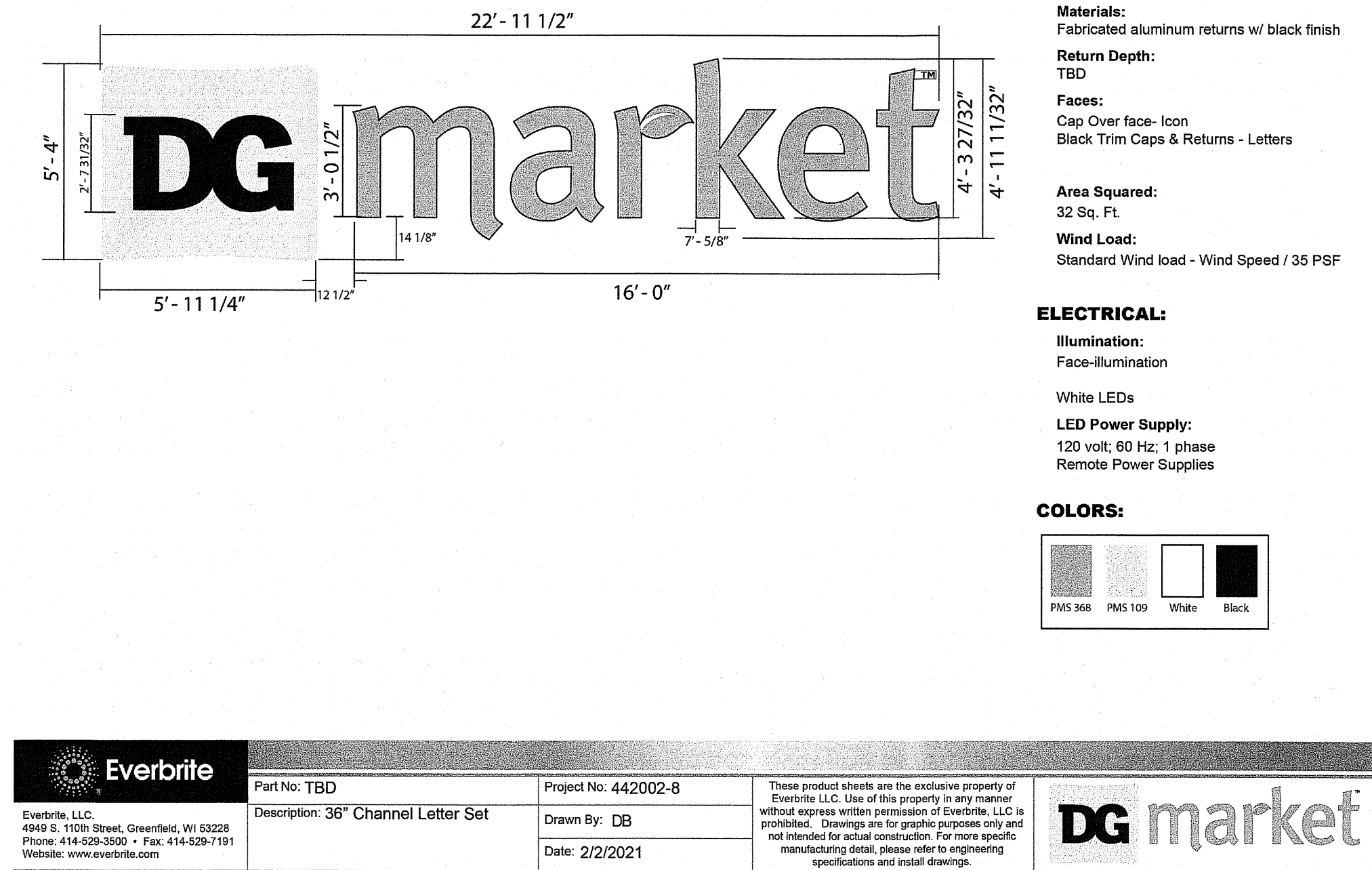
NOTE:
SEE PLAN FOR SLOPES AND
ELEVATION OF DUMPSTER ENCLOSURE.

DUMPSTER ENCLOSURE
SCALE: NOT TO SCALE



PYLON SIGN
SCALE: NOT TO SCALE

NOTE: STANDARD DOLLAR GENERAL SIGNAGE SHOWN. SPECIFIC SIGNAGE FOR THE SITE WILL BE PROVIDED AS PART OF THE SIGN PERMIT PROCESS AND ADDRESSED AT THAT TIME TO BE IN COMPLIANCE WITH THE TOWNSHIP ORDINANCE OR AN APPROPRIATE VARIANCE WILL BE SOUGHT.



BUILDING SIGN
SCALE: NOT TO SCALE

PLAN BOOK	PAGE
415	16



SEAL	DATE	MARK	COMMENTS
	11/15/2023	03	NPDES SUBMISSION IV
	08/19/2023	02	NPDES SUBMISSION II
	08/10/2023	01	LAND DEVELOPMENT/ NPDES SUBMISSION I
	06/28/2023	00	LAND DEVELOPMENT/ NPDES SUBMISSION I

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
DETAILS
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
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ENVIRONMENTAL IMPACT ANALYSIS

- ALL SWALES, DEPRESSIONS AND OTHER NATURAL FEATURES ARE SHOWN ON THE PLAN INCLUDING EXISTING DEPRESSIONS LOCATED ON THE NORTH AND SOUTH CORNERS OF THE PROPERTY. THE NORTH DEPRESSION CONSISTS OF WOODED AREA WITH AN EPHEMERAL STREAM THAT DRAINS TO AN 24" EXISTING CULVERT. THIS AREA IS NOT TO BE DISTURBED AS PART OF THIS DEVELOPMENT. THE SOUTH DEPRESSION CONSISTS OF A ROADSIDE DRAINAGE DITCH THAT ENTERS AN EXISTING 24" CULVERT. THIS AREA IS NOT TO BE DISTURBED EXCEPT FOR THE TRENCHING AND RESTORATION OF LAND FOR UPSLOPE STORMSEWER CONVEYANCE.
- BASED ON A PENNSYLVANIA NATURAL DIVERSITY INDEX, NO KNOWN RARE OR ENDANGERED SPECIES WERE IDENTIFIED WITHIN THE PROJECT SITE.
- DISTURBED SLOPE AREA BASED ON PERCENTAGE IS FOUND IN THE TABLE BELOW.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.68%	14.90%	83327.62	
2	15.00%	24.90%	2297.61	
3	25.00%	39.90%	1142.54	
4	40.00%	1415.93%	4677.10	

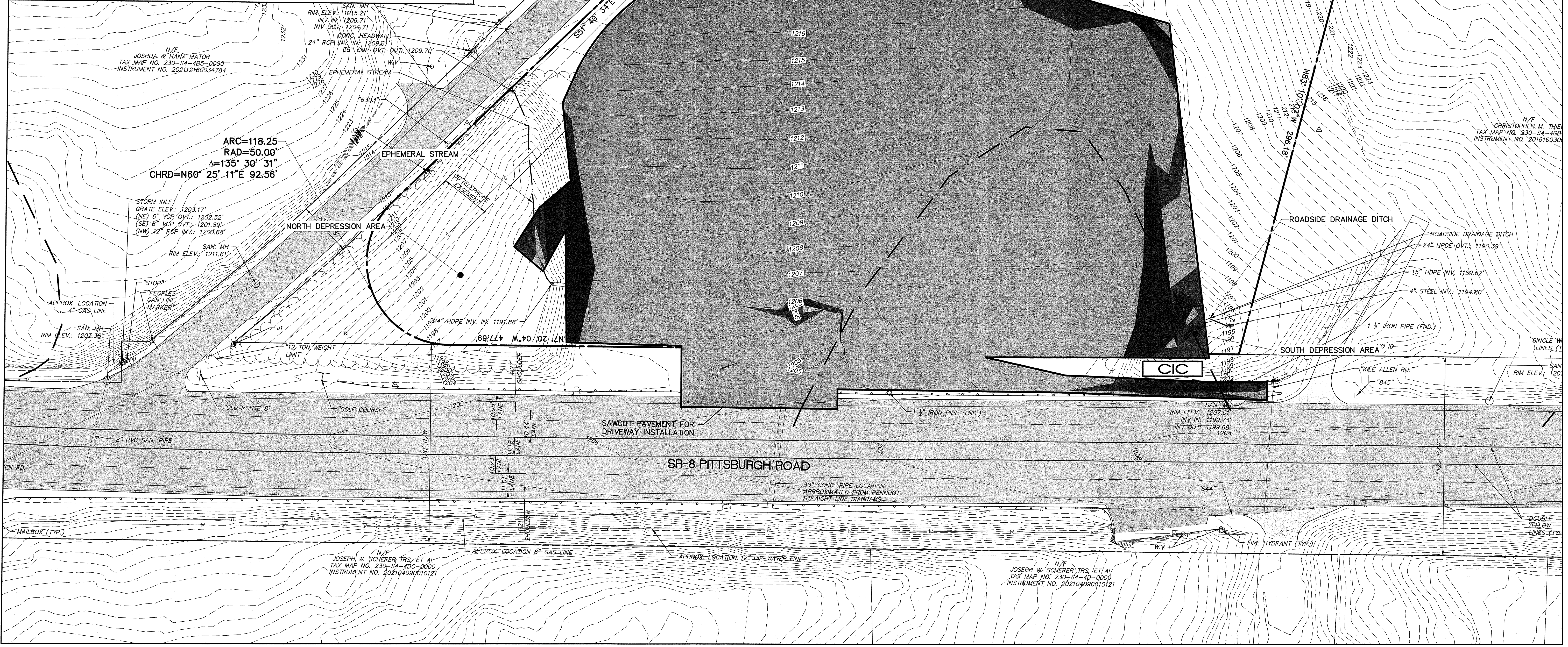
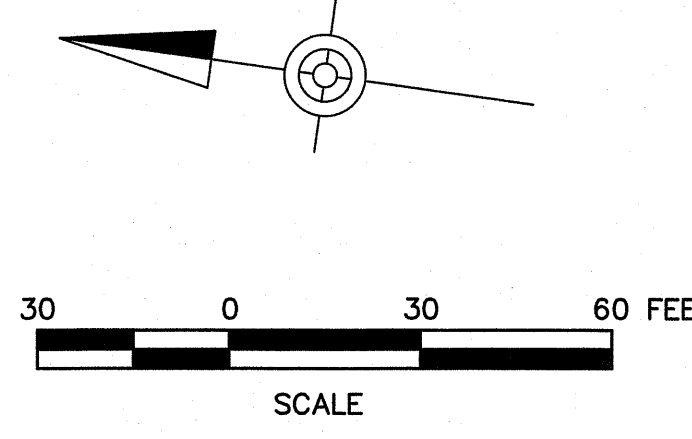
- INFORMATION PUBLISHED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS) INDICATES THE SITE IS UNDERLAIN BY BEDROCK GEOLOGY BELONGING TO THE GLENSHAW FORMATION. THIS FORMATION IS PENNSYLVANIAN IN AGE AND CONSISTS OF CYCLIC SEQUENCES OF SHALE, SANDSTONE, RED-BEDS (CLAYSTONE), LIMESTONE, AND COAL. THE BASE OF THE FORMATION IS AT THE TOP OF THE UPPER FREEPORT COAL SEAM.
- HISTORICAL USGS TOPOGRAPHIC MAPPING DOES NOT INDICATE PAST SURFACE MINING AT THE SUBJECT PROPERTY NOR AT ANY IMMEDIATELY ADJACENT PROPERTIES. THE COAL STATUS REPORT, INCLUDED IN THE APPENDIX OF THIS REPORT, INDICATES THERE IS AT LEAST ONE COAL SEAM BELOW THE SITE AND THAT THERE ARE NO RECORDS OF DEEP MINING OF COAL.
- THERE ARE NO KNOWN GAS OR OILS WELLS LOCATED ON THE PROJECT SITE.
- THE PROJECT AREA SOILS WITHIN THE PROPOSED LIMIT OF DISTURBANCE IS MAPPED AS: CAVODE SILT LOAM - (CIC) - 8 TO 15 PERCENT SLOPES. CAVODE SILT LOAM SOILS ARE DESCRIBED AS SOMEWHAT POORLY DRAINED SOILS. THEY ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP C/D AND ARE NOT HYDRIC. THE DEPTH TO THE RESTRICTIVE FEATURE IS LITHIC BEDROCK AT 40 TO 80 INCHES AND THE WATER TABLE IS ABOUT 6 TO 18 INCHES. ERODIBILITY FACTOR IS 0.32.

VANDERGRIFT CAVODE SILT LOAMS - (RAB) - 15 TO 25 PERCENT SLOPES. RAVENNA SILT LOAM SOILS ARE DESCRIBED AS MODERATELY WELL DRAINED. THEY ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP C/D AND ARE NOT HYDRIC. THE DEPTH TO THE RESTRICTIVE FEATURE IS LITHIC BEDROCK AT 40 TO 80 INCHES AND THE WATER TABLE IS ABOUT 6 TO 36 INCHES. ERODIBILITY FACTOR IS 0.32.

ON-SITE SOILS POSE ISSUES FOR TRENCHING WITH CUTBACKS CAVING, DEPTH TO SATURATED ZONE OR SEASONAL HIGH-WATER TABLE, EASILY ERODIBLE, CORROSIVE TO CONCRETE AND STEEL, HYDRIC INCLUSIONS, LOW STRENGTH/ LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR TOPSOIL, FROST ACTION, AND WETNESS.

- THE SITE DOES NOT INCLUDE ANY FORMERLY USED LANDFILL OPERATIONS OR HAZARDOUS MATERIALS.
- THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE FEATURES.

PLAN BOOK
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PAGE
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Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-8603



SEAL

NO.	DATE	REVISION	DESCRIPTION
01	11/15/2023	MPDS SUBMISSION I	MPDS SUBMISSION I
02	08/10/2023	MPDS SUBMISSION II	MPDS SUBMISSION II
03	06/29/2023	LAND DEVELOPMENT	LAND DEVELOPMENT

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA

ENVIRONMENTAL IMPACT ANALYSIS - EXISTING
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.: E1

ENVIRONMENTAL IMPACT ANALYSIS

1. ALL SWALES, DEPRESSIONS AND OTHER NATURAL FEATURES ARE SHOWN ON THE PLAN INCLUDING EXISTING DEPRESSIONS LOCATED ON THE NORTH AND SOUTH CORNERS OF THE PROPERTY. THE NORTH DEPRESSION CONSISTS OF WOODED AREA WITH AN EPHEMERAL STREAM THAT DRAINS TO AN 24" EXISTING CULVERT. THIS AREA IS NOT TO BE DISTURBED AS PART OF THIS DEVELOPMENT. THE SOUTH DEPRESSION CONSISTS OF A ROADSIDE DRAINAGE DITCH THAT ENTERS AN EXISTING 24" CULVERT. THIS AREA IS NOT TO BE DISTURBED EXCEPT FOR THE TRENCHING AND RESTORATION OF LAND FOR UPSLOPE STORMSEWER CONVEYANCE.

2. BASED ON A PENNSYLVANIA NATURAL DIVERSITY INDEX, NO KNOWN RARE OR ENDANGERED SPECIES WERE IDENTIFIED WITHIN THE PROJECT SITE.

3. DISTURBED SLOPE AREA BASED ON PERCENTAGE IS FOUND IN THE TABLE ON PLAN SHEET E1.

4. INFORMATION PUBLISHED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS) INDICATES THE SITE IS UNDERLAIN BY BEDROCK GEOLOGY BELONGING TO THE GLENSHAW FORMATION. THIS FORMATION IS PENNSYLVANIAN IN AGE AND CONSISTS OF CYCLIC SEQUENCES OF SHALE, SANDSTONE, RED-BEDS (CLAYSTONE), LIMESTONE, AND COAL. THE BASE OF THE FORMATION IS AT THE TOP OF THE UPPER FREEPORT COAL SEAM.

5. HISTORICAL USGS TOPOGRAPHIC MAPPING DOES NOT INDICATE PAST SURFACE MINING AT THE SUBJECT PROPERTY NOR AT ANY IMMEDIATELY ADJACENT PROPERTIES. THE COAL STATUS REPORT, INCLUDED IN THE APPENDIX OF THIS REPORT, INDICATES THERE IS AT LEAST ONE COAL SEAM BELOW THE SITE AND THAT THERE ARE NO RECORDS OF DEEP MINING OF COAL.

6. THERE ARE NO KNOWN GAS OR OILS WELLS LOCATED ON THE PROJECT SITE.

7. THE PROJECT AREA SOILS WITHIN THE PROPOSED LIMIT OF DISTURBANCE IS MAPPED AS:
CAVODE SILT LOAM - (CIC) - 8 TO 15 PERCENT SLOPES
CAVODE SILT LOAM SOILS ARE DESCRIBED AS SOMEWHAT POORLY DRAINED SOILS. THEY ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP C/D AND ARE NOT HYDRIC. THE DEPTH TO THE RESTRICTIVE FEATURE IS LITHIC BEDROCK AT 40 TO 80 INCHES AND THE WATER TABLE IS ABOUT 6 TO 18 INCHES. ERODIBILITY FACTOR IS 0.32.

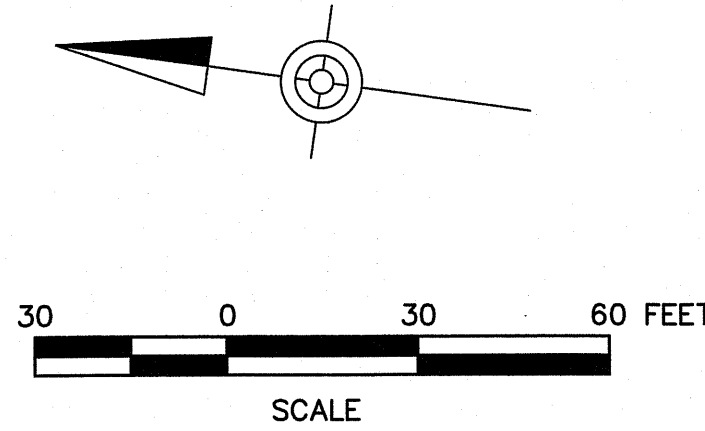
VANDERGRIFT CAVODE SILT LOAMS - (RAB) - 15 TO 25 PERCENT SLOPES
RAVENNA SILT LOAM SOILS ARE DESCRIBED AS MODERATELY WELL DRAINED. THEY ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP C/D AND ARE NOT HYDRIC. THE DEPTH TO THE RESTRICTIVE FEATURE IS LITHIC BEDROCK AT 40 TO 80 INCHES AND THE WATER TABLE IS ABOUT 6 TO 36 INCHES. ERODIBILITY FACTOR IS 0.32.

ON-SITE SOILS POSE ISSUES FOR TRENCHING WITH CUTBACKS CAVING, DEPTH TO SATURATED ZONE OR SEASONAL HIGH-WATER TABLE, EASILY ERODIBLE, CORROSIVE TO CONCRETE AND STEEL, HYDRIC INCLUSIONS, LOW STRENGTH/ LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR TOPSOIL, FROST ACTION, AND WETNESS.

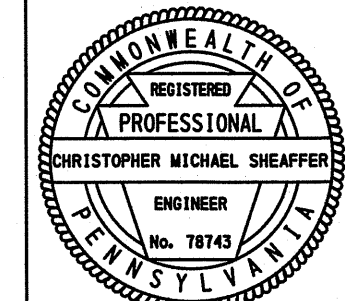
8. THE SITE DOES NOT INCLUDE ANY FORMERLY USED LANDFILL OPERATIONS OR HAZARDOUS MATERIALS.

9. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE FEATURES.

PLAN BOOK	PAGE
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LEGEND
STANDARD BITUMINOUS PAVEMENT
HEAVY DUTY BITUMINOUS PAVEMENT
REINFORCED CONCRETE PAVEMENT
CONCRETE WALK



DATE	MARK	COMMENTS
11/12/2023	03	NPDES SUBMISSION IV
08/19/2023	02	NPDES SUBMISSION III
08/10/2023	01	LAND DEVELOPMENT NPDES SUBMISSION II
06/26/2023	00	LAND DEVELOPMENT NPDES SUBMISSION I

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
ENVIRONMENTAL IMPACT ANALYSIS - PROPOSED
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

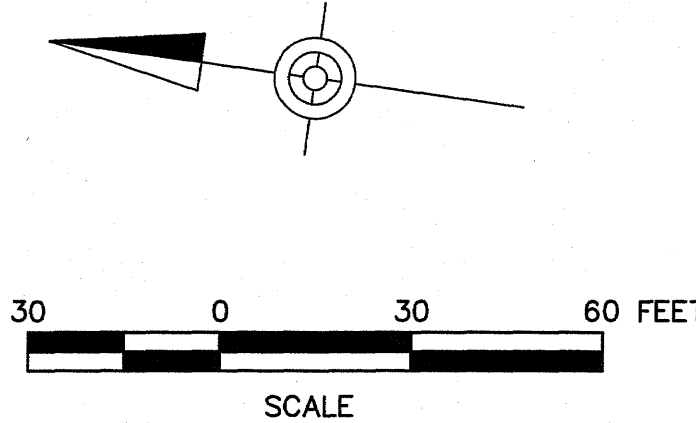
TRAFFIC ANALYSIS

- THE PROPOSED DRIVEWAY ACCESS TO THE DOLLAR GENERAL STORE IS ACCESSED FROM STATE ROUTE 8 AND A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- PENNDOT IS IN REVIEW OF THE LOW VOLUME DRIVEWAY APPLICATION AND AS PART OF THE PRE SCOPING APPLICATION NO TRAFFIC STUDIES ARE REQUIRED.
- THE DRIVEWAY IS CONSIDERED A LOW VOLUME DRIVEWAY. THE TABLE BELOW INDICATED PEAK HOUR TRIPS BASED ON THE ITE MANUAL.

Land Use	Size	Weekday 24-Hour	Anticipated Trip Generation				Saturday Peak	
			A.M. Peak		P.M. Peak		IN	OUT
			IN	OUT	IN	OUT		
(1) 814 Variety Store	12,000 SF	764	28	26	45	44	23	23

- DOLLAR GENERAL RELIES ON EXISTING PASS-BY TRAFFIC TO DETERMINE THEIR LOCATIONS OF PROPOSED STORES. DOLLAR GENERAL IS NOT A DESTINATION BUT RATHER A CONVENIENCE LOCATION. IT IS HOWEVER RECOGNIZED THAT SOME LOCALS WILL UTILIZED THE STORE AND CREATE ADDITIONAL TRAFFIC ALONG ROUTE 8, HOWEVER THAT RESULTS IN MINIMAL TRIPS ALONG THE EXISTING ROADWAY INFRASTRUCTURE.

PLAN BOOK	PAGE
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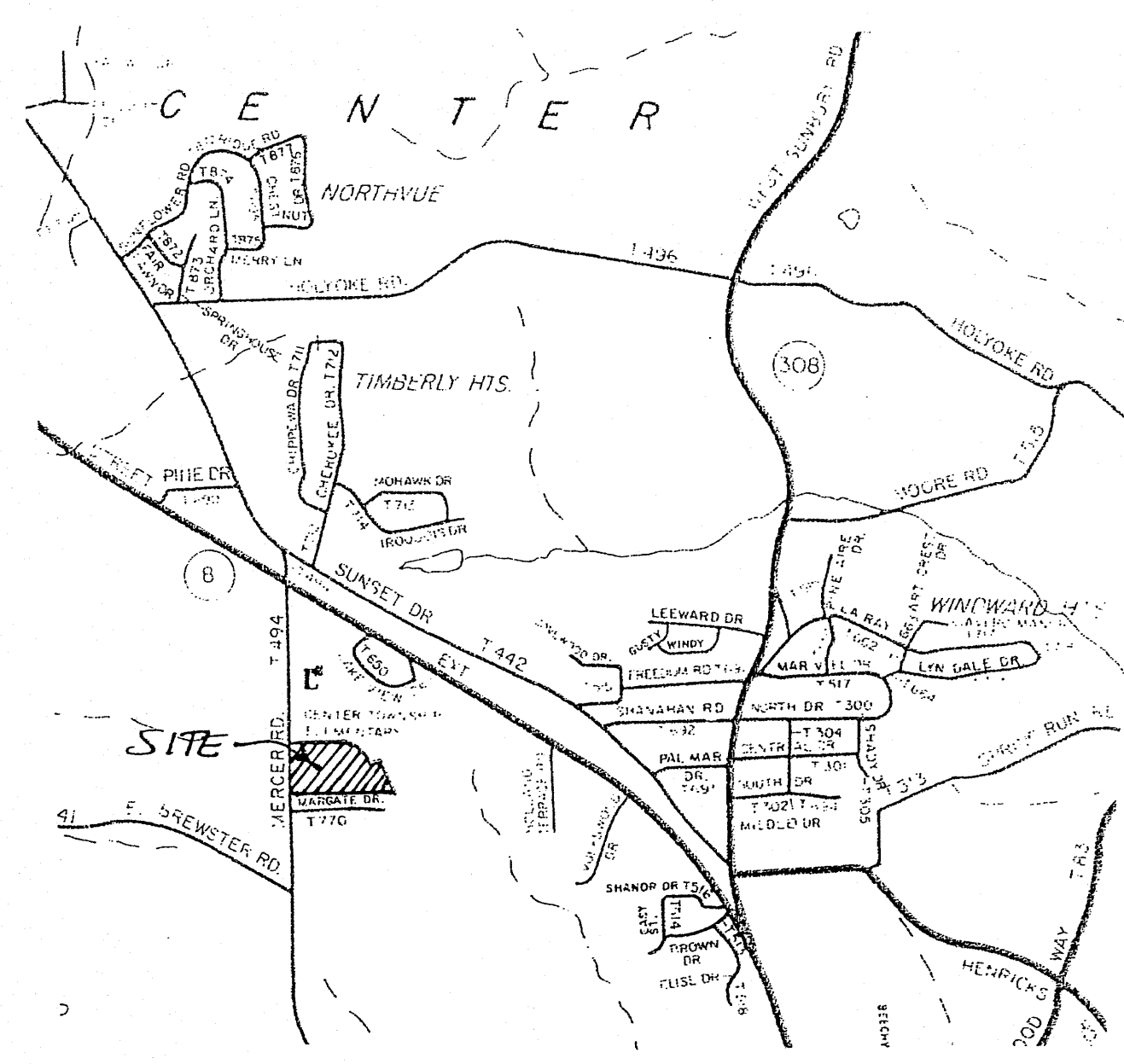
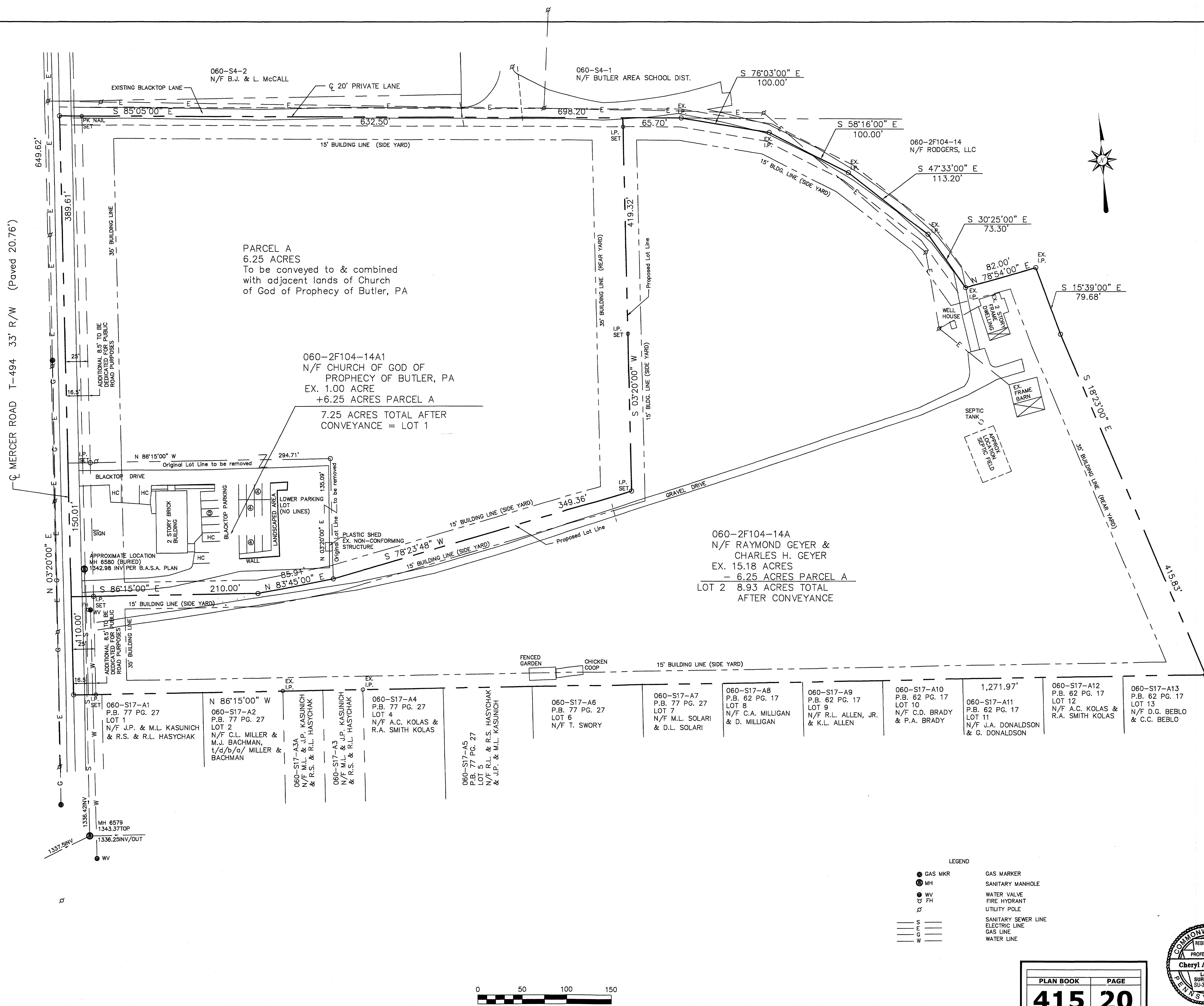


SEAL	DATE	MARK	COMMENTS
	11/15/2023	03	NPDES SUBMISSION IV
	09/19/2023	02	NPDES SUBMISSION III
	08/10/2023	01	LAND DEVELOPMENT NPDES SUBMISSION II
	06/28/2023	00	LAND DEVELOPMENT NPDES SUBMISSION I

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
TRAFFIC ANALYSIS
LAND DEVELOPMENT

Date: 2023-11-15
Project No.: 11693-030
Sheet No.:

E3



VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: R-2; MULTI FAMILY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

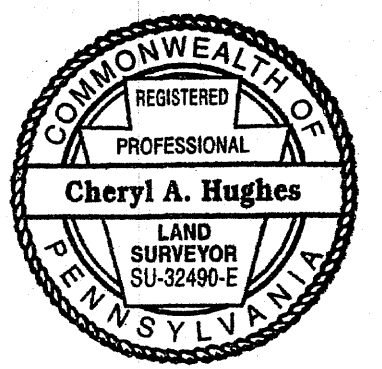
FRONT YARD:	35'
SIDE YARD:	15'
REAR YARD:	35'

PROPERTY HAS RIGHT TO FREE AND UNINTERRUPTED EASEMENT OR USAGE OF 20' PRIVATE LANE ALONG NORTHERN BOUNDARY AS SHOWN.

PROPERTY OWNERS: RAYMOND GEYER
CHARLES GEYER
5384 McCANDLESS ROAD
BUTLER, PA 16001

CHURCH OF GOD OF PROPHECY OF BUTLER, PA
932 MERCER ROAD
BUTLER, PA 16001

- LEGEND
- GAS MKR
 - MH
 - WV
 - FH
 - S —
 - E —
 - G —
 - W —
- GAS MARKER
SANITARY MANHOLE
WATER VALVE
FIRE HYDRANT
UTILITY POLE
SANITARY SEWER LINE
ELECTRIC LINE
GAS LINE
WATER LINE



KNOW ALL MEN BY THESE PRESENTS, that I, Raymond Geyer, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Raymond Geyer, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Raymond Geyer, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 12th day of December, A.D. 2023

ATTEST:

Thomas J. May Raymond Geyer
NOTARY PUBLIC OWNER

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County

The foregoing adoption and dedication is made by Raymond Geyer, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, Pennsylvania, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Raymond Geyer (SEAL)
OWNER
Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Raymond Geyer who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 12th day of December, 2023

My Commission expires the 2nd day of December, 2023

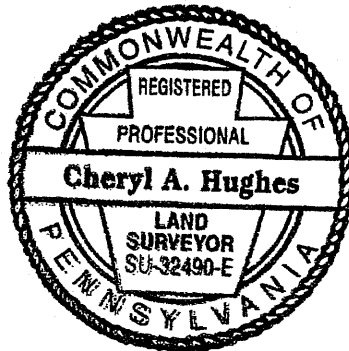
SEAL

Thomas J. May
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

October 31, 2023 CHAH
DATE REGISTRATION NUMBER SU-32490-E



This plot of subdivision has been approved by the Planning Commission of the Township of Center,

Butler County, Pennsylvania on this 25th day of October, 2023

Asano Michelle
CHAIRMAN SECRETARY

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plot by the Township of Center does not constitute an acceptance of the roads, streets, alleys, storm water and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specification and requirements and officially accepted by action of the Board of Supervisors.

This plot of subdivision approved by resolution of the Board of Supervisors of the Township of Center,

Butler County, Pennsylvania on this 8th day of November, 2023

Robert M. Sean Michelle
CHAIRMAN SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township

Board of Supervisors dated this 18th day of October, 2023

J. H. M. R. H. M.
CHAIRMAN SECRETARY
Butler Co. Plan # 23260

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 415 page 20-21

Given under my hand and seal this 22nd day of December, 2023

SEAL

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

KNOW ALL MEN BY THESE PRESENTS, that I, Charles H. Geyer, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Charles H. Geyer, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Charles H. Geyer, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15th day of December, A.D. 2023

ATTEST:

Thomas J. May Charles H. Geyer
NOTARY PUBLIC OWNER

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County

The foregoing adoption and dedication is made by Charles H. Geyer, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Charles H. Geyer (SEAL)
OWNER
Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Charles H. Geyer who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 15th day of December, 2023

My Commission expires the 2nd day of December, 2023

SEAL

Thomas J. May
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Robert Hile, Jr., President of Church of God of Prophecy of Butler, PA of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I,

Robert Hile, Jr., President of Church of God of Prophecy of Butler, PA hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established.

This dedication and release shall be binding upon Robert Hile, Jr., President of Church of God of Prophecy of Butler, PA and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15 day of December, A.D. 2023

ATTEST:

Thomas J. May Robert Hile Jr.
NOTARY PUBLIC PRESIDENT

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County

The foregoing adoption and dedication is made by Robert Hile, Jr., President of Church of God of Prophecy of Butler, PA with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Robert Hile Jr. (SEAL)
PRESIDENT
Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Robert Hile, Jr., President of Church of God of Prophecy of Butler, PA, who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 15 day of December, 2023

My Commission expires the 2nd day of December, 2023

SEAL

Thomas J. May
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Thomas J. May, Notary Public
Butler County
My commission expires December 2, 2026
Commission number 1104735
Member, Pennsylvania Association of Notaries

Sheet 2 of 2

REVISED 10/31/2023; ADD ADJOINER A16
REVISED 10/24/2023; ENGINEER'S REVIEW COMMENTS

L
S
J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 18003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: RAYMOND GEYER & CHARLES H. GEYER
and
CHURCH OF GOD OF PROPHECY OF BUTLER, PA
SITUATE: CENTER TWP., BUTLER CO., PA
Date 10/06/2023 Scale 1" = 50' Dwn By BEC Ckd By CAH
Parcel No. 060-2F104-14A, 14A1 Inst # 201401140001001 Service No. 23-090
Address 930 & 932 MERCER ROAD 201404170008169

0 50 100 150

PLAN BOOK PAGE
415 21

090-1F65-A8
N/F M.A. O'NEIL

090-1F65-A7
N/F JAMES H. McCREA &
VELMA M. McCREA
REMANT

EX. 98.00 ACRES+/-
- 5.79 ACRES LOT 2
92.21 ACRES+/-
AFTER CONVEYANCE =
LOT 1 REMNANT

(REMANT NOT SURVEYED
AT THIS TIME)

140-1F65-13B
N/F B.D. HILDERBRAND

140-1F65-14
N/F D.J. KARENBAUER, JR.

LOT 1
5.79 ACRES

090-1F65-ABB
LOT 1
P.B. 229 PG. 9
N/F L.L. SEARL

090-1F65-A8
REMANT
P.B. 229 PG. 9
N/F D.P. JOHNSON

090-1F17-12
LOT B
P.B. 96 PG. 28
N/F J.K. FENNELL

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-
OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE
MAP PREPARED FOR THIS TOWNSHIP, THIS
PROPERTY LIES IN ZONE X - AREAS OF
MINIMAL FLOOD HAZARD DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.

PROPERTY OWNERS: JAMES & VELMA McCREA
1700 RT 422 EAST
FENELTON, PA 16034

REF: PA ONE CALL SERIAL #20231291917
ALL CONVEYANCES UNDER THIS PLAN ARE
SUBJECT TO THE GRANTEES, THEIR HEIRS,
SUCCESSORS AND ASSIGNS SHARING EQUALLY
IN THE COSTS AND EXPENSES OF MAINTAINING
ANY AND ALL EASEMENTS IN GOOD REPAIR.
THE USE BY THE GRANTEES, THEIR HEIRS,
SUCCESSORS AND ASSIGNS OF SAID EASEMENTS
SHALL BE LIMITED TO INGRESS, EGRESS AND
REGRESS AND NO USE SHALL BE EXPANDED OR
MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF
ANY AND ALL SIGNATORY LAND OWNERS.

REF: SURVEY FOR BRENT HILDERBRAND BY
LAND SURVEYORS, #09-042.

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING,
THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE
DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. THIS
WAIVER APPLIES TO LOT 1 REMNANT OF THE PLAN AS SHOWN HEREON.
NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY
CLEARFIELD TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE
PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION,
CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE,
TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING
SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH
APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVI-
SION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE
FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS
PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLE-
MENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN,
ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 1 REMNANT
SHOULD CONTACT APPROPRIATE OFFICIALS OF CLEARFIELD TOWNSHIP, WHICH
IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO
DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE
PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS
OR APPROVALS.

Inst: 202312280019463
Pg: 1 F: 545.09
Michele Mustello
Butler County Recorder PA
12/28/2023 10:55 AM
T2023015484

KNOW ALL MEN BY THESE PRESENTS, that we, James H. and Velma M. McCreA,
of the Township of Clearfield, of the County of Butler, Commonwealth of
Pennsylvania, for ourselves, our heirs, executors, administrators and assigns,
do hereby adopt this plan as our Plan of Lots of our property, situate in
Clearfield Township, Butler County, Pennsylvania, and for divers advantages
accruing to us, do hereby dedicate forever, for public use for highway
purposes all slope areas and all drives, roads, streets, lanes, ways and other
public highways shown upon the plan, with the same force and effect as if
the same had been opened through legal proceedings, and in consideration
of the approval of said plan, and any future acceptance of said public
highways by the said Commonwealth of Pennsylvania, County of Butler and
Township of Clearfield, we hereby covenant and agree to and by these
presents release and forever discharge said Commonwealth of Pennsylvania,
County of Butler and Township of Clearfield, their successors or
assigns from any liability for damages arising and to arise from any
appropriation of said ground for public highways and the physical grading
thereof to any grades that may be established hereafter at any time. This
dedications and release shall be binding upon James H. and Velma M. McCreA,
our heirs, executors, administrators and assigns and purchasers of lots in this
plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 19th

day of December 20 23

ATTEST:

Cheryl A. Hughes
NOTARY PUBLIC
James H. McCreA
Velma M. McCreA
OWNER
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named James H. and Velma M. McCreA,
and acknowledged the foregoing release and dedication and plan to
be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 19th day of December

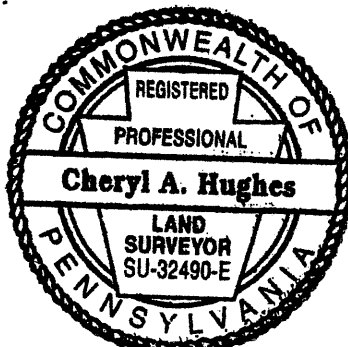
20 23

My Commission expires the 26th day of August 20 25

SEAL

Cheryl A. Hughes
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
HEIDI M. GANAGAN - Notary Public
Butler County
My Commission Expires August 26, 2025
Commission Number 1276672



I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common-
wealth of Pennsylvania, do hereby certify that this plan as shown hereon is
based upon actual field survey of the land described and that all angles,
distances and courses are correctly shown, that the monuments and markers
have been as shown on the plan, and that this plan represents the lots,
lands, streets and highways as surveyed and plotted by me for the owners or
agents.

September 18, 2023
DATE
REG. NO. 32490-E

The Board of Supervisors of the Township of Clearfield hereby gives public
notice that in approving this plan for recording purposes only, the Township
of Clearfield assumes no obligation, legal or otherwise, expressed or implied,
either to accept said streets or roads or grade, pave and
curb the streets in said plan, or to construct sewers therein or to install any
other such service ordinarily installed in Township streets or roads.

Donna Baudeloff
SECRETARY
CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Clearfield this 20th day of
December 20 23

Donna Baudeloff
SECRETARY
CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 6th day
of Nov 20 23

Donna Baudeloff
SECRETARY
CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15th day of
Nov 20 23

R. H. G. M.
SECRETARY
CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in
said County in Plan Book Volume 415 page 22

Given under my hand and seal this 28th day of December
20 23

Michele M. Mustello
RECORDER
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

L
S
J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1081
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

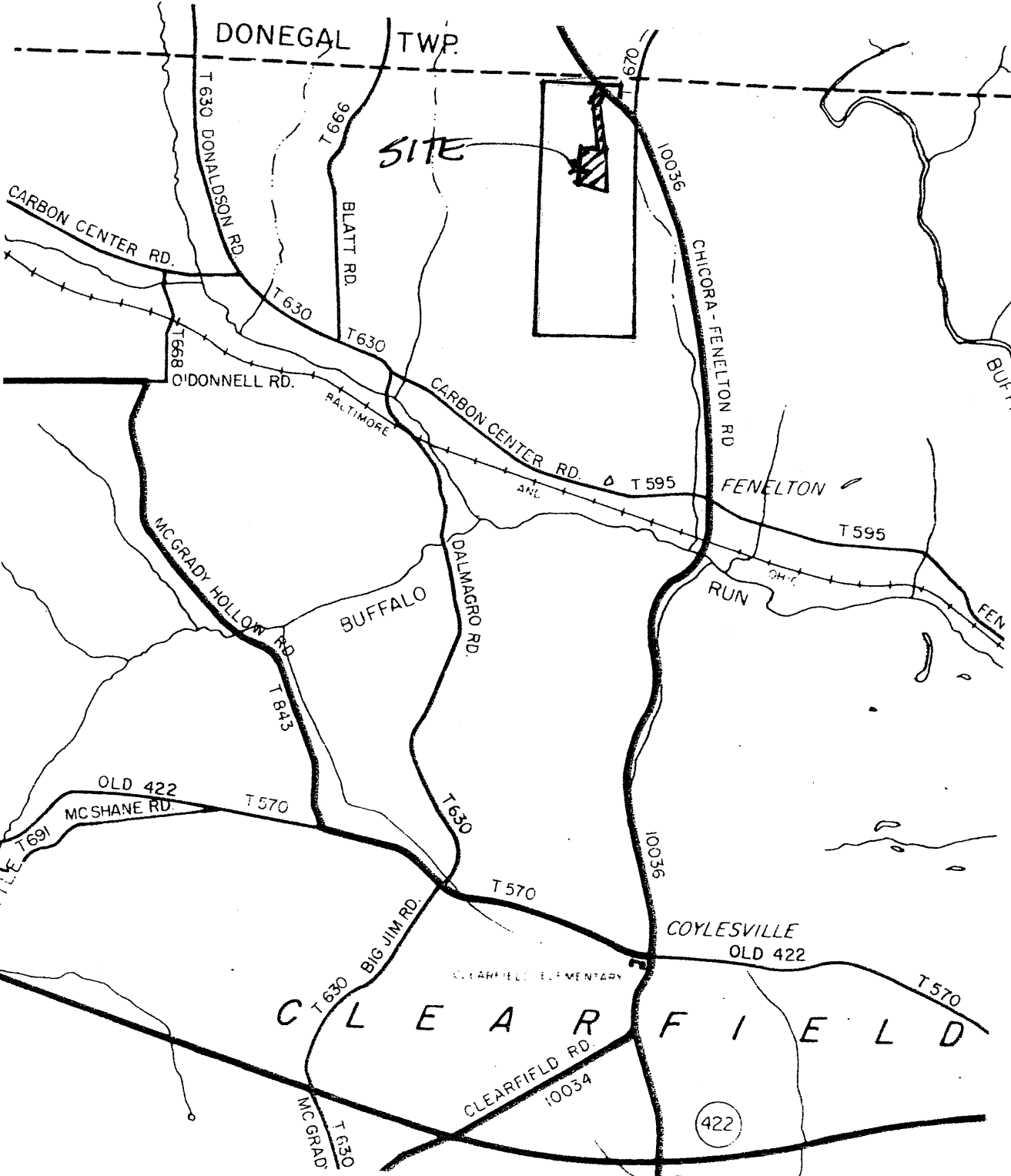
FOR: JAMES H. McCREA & VELMA M. McCREA

SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Date 09/18/2023 Scale 1" = 100' Dwn By BEC Ckd By CAH
Parcel No. 090-1F65-A7 Db-Pg 1013-254, 985-427, Service No.
Address CLEARFIELD ROAD 934-842, 934-838, 23-060
934-830

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LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1" = 2000'



Inst: 202401020000068
Page 1 of 1
12/20/2023 3:01 PM
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., a corporation, by virtue of resolution of the Board of Directors thereof, does hereby adopt this plan of lots of its property situate in the Township of Connoquenessing, County of Butler, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, by said County of Butler and Township of Connoquenessing, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of Connoquenessing, its successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and the same to be attested by its secretary this 15 day of Dec, 2023

ATTEST:
NORTHCOR DEVELOPMENT, INC.
N/A (SEAL) Gregory Cosnotti, PRESIDENT

The foregoing adoption and dedication is made by Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA: : SS:
COUNTY OF BUTLER
On this 15 day of Dec, 2023, before me, a Notary Public in and for said County and State, personally appeared Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., who being duly sworn, deposed and said that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of deponent subscribed to the said release and dedication as President of said corporation, attestation of the due execution and delivery of said release and dedication of the deponent's own proper and respective handwriting.
Gregory Cosnotti, PRESIDENT

Sworn to and subscribed before me the day and date written.
WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF Dec, 2023
Notary Public
My Commission Expires the 16th day of April, A.D., 2026

KNOW ALL MEN BY THESE PRESENTS, THAT I, Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance I, for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Gregory Cosnotti, President of NORTHCOR DEVELOPMENT, INC., my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of Dec, A.D., 2023
ATTEST:
Gregory Cosnotti, PRESIDENT, NORTHCOR DEVELOPMENT, INC.

WITNESS My hand and notarial seal this 15th day of Dec, A.D., 2023
Notary Public
My Commission Expires the 16th day of April, A.D., 2026

REVISED 12/12/2023; ACREAGE FOR PARCEL C

L S J	Land Surveyors, Inc.		
	523 North Main Street		
	P.O. Box 1061		
	Butler, PA 16003-1061		
	(724) 287-6865		
	Cheryl A. Hughes, PLS Owner		
PLAN OF SUBDIVISION			
REVISION #1			
FOR: NORTHCOR DEVELOPMENT, INC.			
SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA			
Date 11/10/2023	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 120-S7-CC		Db-Pg 2410-1015	Service 23-0
Address STARDUST COURT			

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23

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
Cheryl A. Hughes, December 12, 2023
SURVEYOR REGISTRATION #SU-3249-E DATE

Reviewed and approved by the Connoquenessing Township Planning Commission
the 20th day of December, 2023
Chairman
Secretary

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 27th day of December, 2023
ATTEST:
Secretary
Chairman

Reviewed with comments by the Butler County Planning Commission at a meeting held this 13th day of Dec, 2023. Letter to Connoquenessing Township Board of Supervisors dated 12-15-23
2023
Secretary
Chairman

COMMONWEALTH OF PENNSYLVANIA: : SS:
COUNTY OF BUTLER
Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 415, Page 23
Given under my hand and seal this 2nd day of January, 2024
MICHELE M. MUSTELLO
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2025

NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNER: NORTHCOR DEV., INC.
c/o GREGORY COSNOTTI
207 ELMTREE ROAD
NEW KENSINGTON, PA 15068

REF: WESTERMAN ESTATES FOR NORTHCOR DEVELOPMENT INC., P.B. 182 PG. 33.

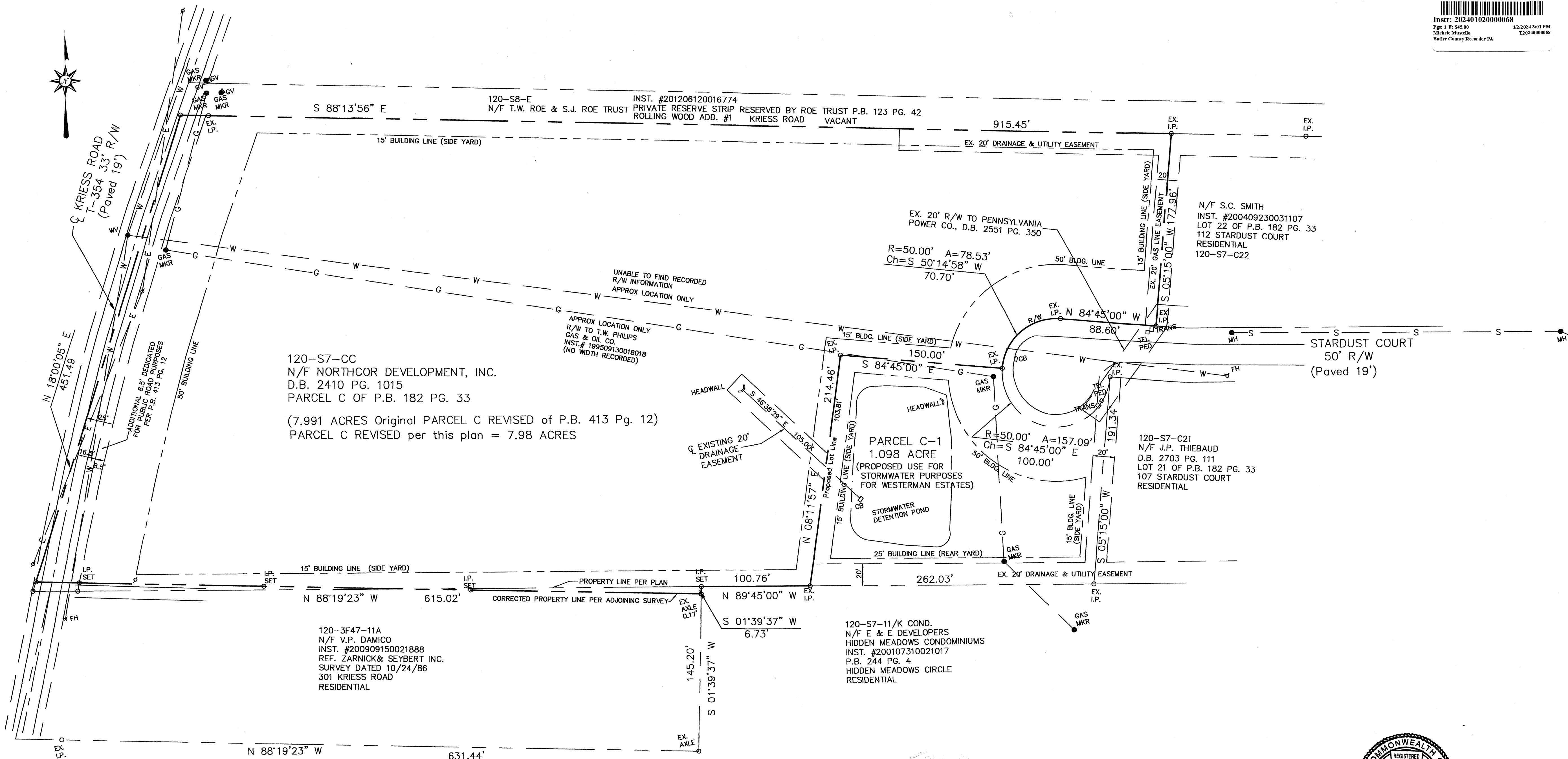
UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

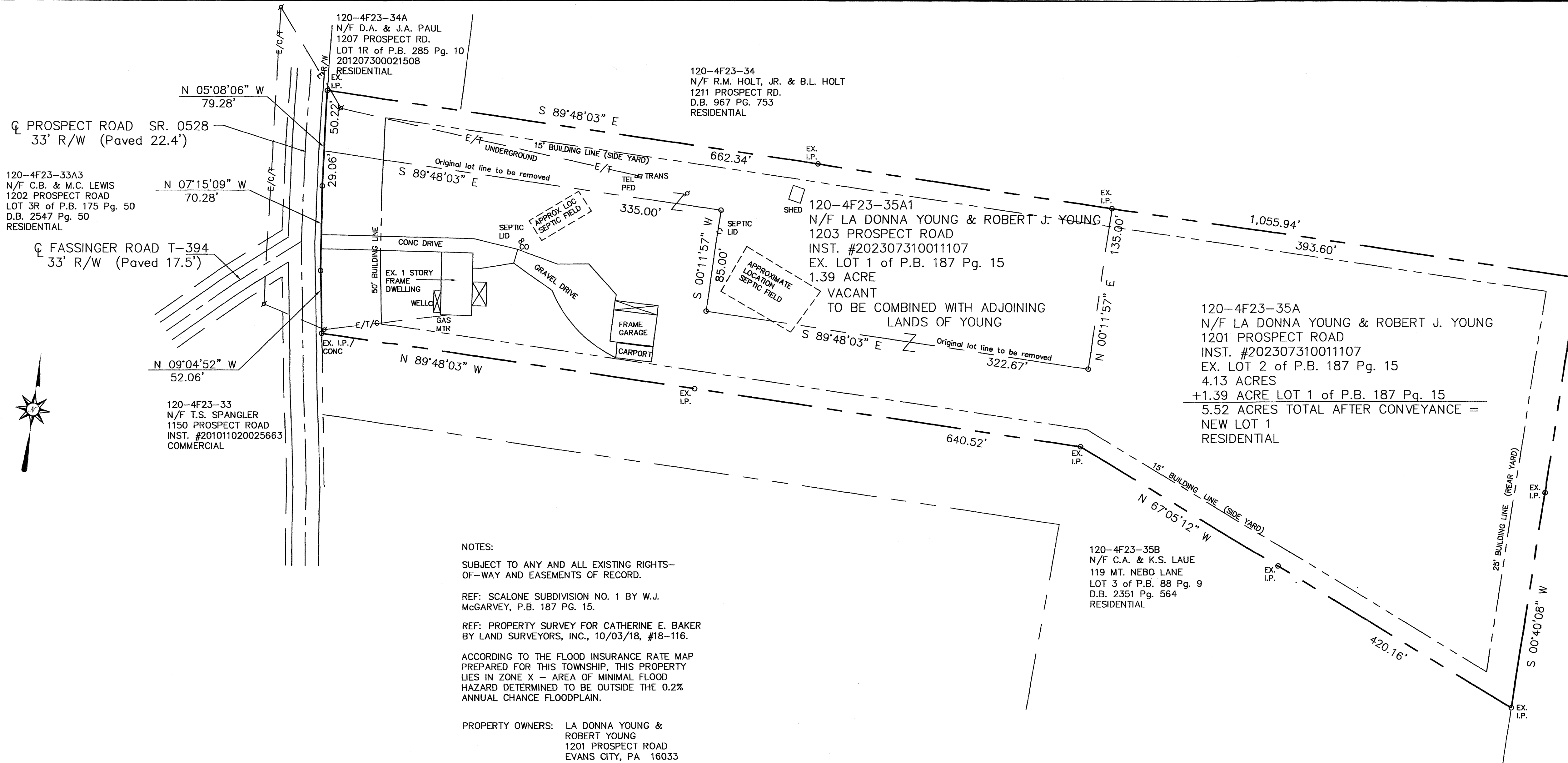
REF: PLAN OF SUBDIVISION FOR NORTHCOR DEVELOPMENT INC., P.B. 413 PG. 12.

REF: CERTIFICATION SURVEY FOR VICTOR P. & SARAH J. DAMICO BY ZARNICK & SEYBERT, INC., 10/24/1986, #86-253.

THE PURPOSE OF THIS PLAN IS TO CORRECT THE SOUTHERN BOUNDARY LINE TO MATCH THE LINE AS ESTABLISHED BY A PREVIOUS SURVEY BY ZARNICK & SEYBERT, INC DATED 10/24/86.

0 50 100 150
VICINITY MAP Scale: 1" = 2000'





NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

REF: SCALONE SUBDIVISION NO. 1 BY W.J. McGARVEY, P.B. 187 PG. 15.

REF: PROPERTY SURVEY FOR CATHERINE E. BAKER BY LAND SURVEYORS, INC., 10/03/18, #18-116.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: LA DONNA YOUNG & ROBERT YOUNG
1201 PROSPECT ROAD
EVANS CITY, PA 16033

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO ADJOINING LOTS INTO ONE LOT.

UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 27th day of December, 2023.

ATTEST:

Brandi Dant Secretary
Timothy J. White Chairman

SEAL:

Reviewed with comments by the Butler County Planning Commission at a meeting held this 15th day of Nov 2023. Letter to Connoquenessing Township Board of Supervisors dated 11/7/23 2023.

R.H. J.R.M. Secretary
J. H. J.R.M. Chairman

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County.

In Plan Book Volume 415 Page 24

Given under my hand and seal this 2nd day of JANUARY 2024

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2025

KNOW ALL MEN BY THESE PRESENTS, THAT we, La Donna Young and Robert J. Young, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon La Donna Young and Robert J. Young, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 16 day of Dec, A.D., 2023

ATTEST:

Brandi Dant Secretary
Timothy J. White Chairman

WITNESS My hand and notarial seal this 16 day of Dec, A.D., 2023

Brandi Dant Secretary
Timothy J. White Chairman

My Commission Expires the 12 day of Sept, A.D., 2024

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Cheryl A. Hughes Surveyor
REG. # SU-32490-E DATE: November 6, 2023

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plot requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

Reviewed and approved by the Connoquenessing Township Planning Commission this 20th day of December 2023

Cheryl A. Hughes Secretary
Timothy J. White Chairman

SEAL:

KNOW ALL MEN BY THESE PRESENTS, that we, La Donna Young and Robert J. Young, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler and Township of Connoquenessing, we, La Donna Young and Robert J. Young, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon La Donna Young and Robert J. Young, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals

this 16 day of Dec, 2023

ATTEST:

Brandi Dant Secretary
Timothy J. White Chairman

My Commission Expires the 12 day of Sept, A.D., 2024

Cheryl A. Hughes Surveyor
REG. # SU-32490-E DATE: November 6, 2023

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plot requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

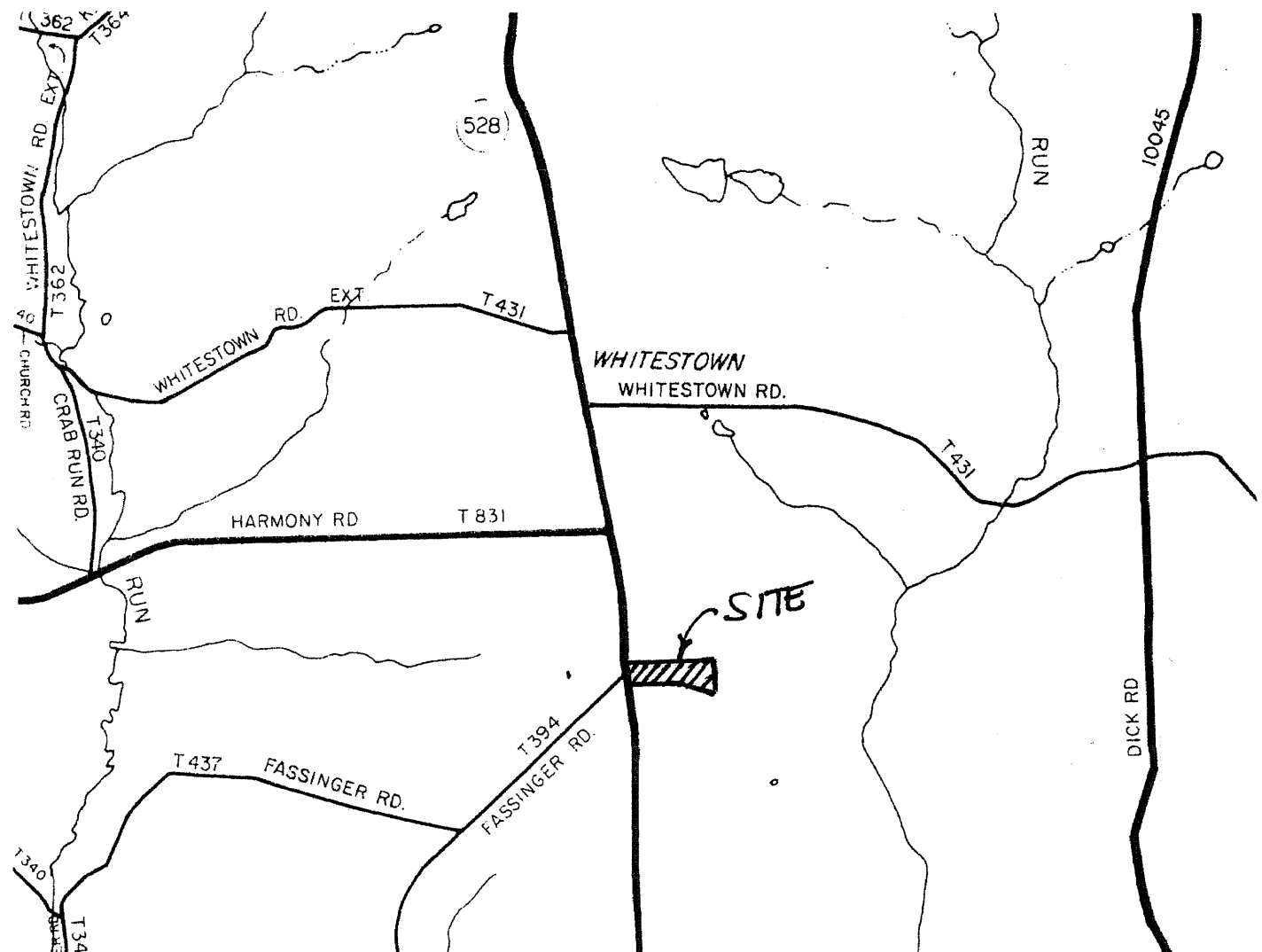
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named La Donna Young and Robert J. Young, and acknowledged the foregoing Release and Dedication and Plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF Dec, 2023

Cheryl A. Hughes Notary Public
REG. # SU-32490-E DATE: November 6, 2023

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

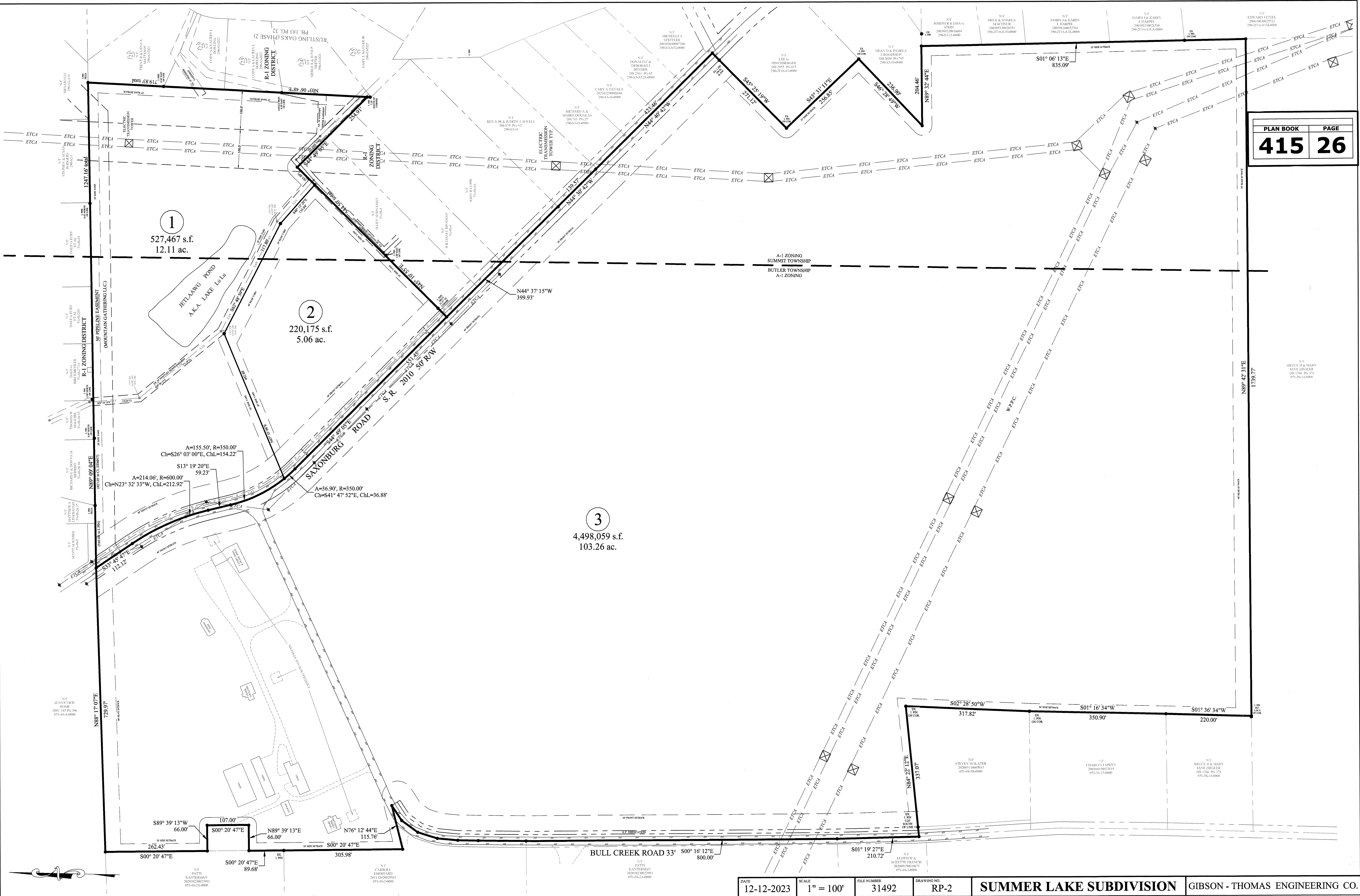


VICINITY MAP Scale: 1" = 2000'



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Land Surveyors, Inc.	
523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner	
LOT CONSOLIDATION PLAN	
FOR: LA DONNA YOUNG & ROBERT J. YOUNG	
SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA	
Date 11/06/2023 Scale 1" = 50'	Dwn By BEC Ckd By CAH
Parcel No. 120-4F23-35A, 35A1	Instrument # 202307310011107
Address 1201/1203 PROSPECT RD.	Service No. 23-133



INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN, IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 13 DAY OF December, 2023.

ATTEST:

IRA E. BAUMGARTEL MICHELE M. BAUMGARTEL

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

IRA E. BAUMGARTEL MICHELE M. BAUMGARTEL

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA, I SS: COUNTY OF Butler

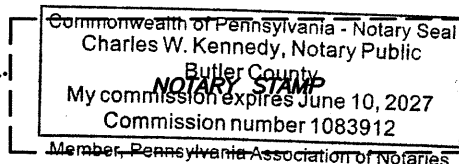
ON THIS 13 DAY OF December, A.D., 2023, BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

IRA E. BAUMGARTEL MICHELE M. BAUMGARTEL

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10 DAY OF June, 2027.



CERTIFICATION OF TITLE

WE, IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL, OWNERS OF THE IRA E. BAUMGARTEL PLAN OF LOTS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF IRA E. BAUMGARTEL AND MICHELE M. BAUMGARTEL AS RECORDED IN DEED BOOK VOLUME 1481, PAGE 556, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

IRA E. BAUMGARTEL MICHELE M. BAUMGARTEL

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 16th DAY OF December, 2023.

ATTEST:

SECRETARY CHAIRMAN

APPROVAL BY TOWNSHIP OF ADAMS

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 11 DAY OF December, 2023.

ATTEST:

SECRETARY BOARD OF SUPERVISORS CHAIRMAN BOARD OF SUPERVISORS SUPERVISOR SUPERVISOR

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olson, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

26400 F SIGNATURE REGISTRATION NUMBER

Jan. 3, 2021 DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

SIGNATURE REGISTRATION NUMBER

12-12-2023 DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 15th DAY OF Nov, 2023. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 10-31-23, 20

SECRETARY CHAIRMAN

PROOF OF RECORDING

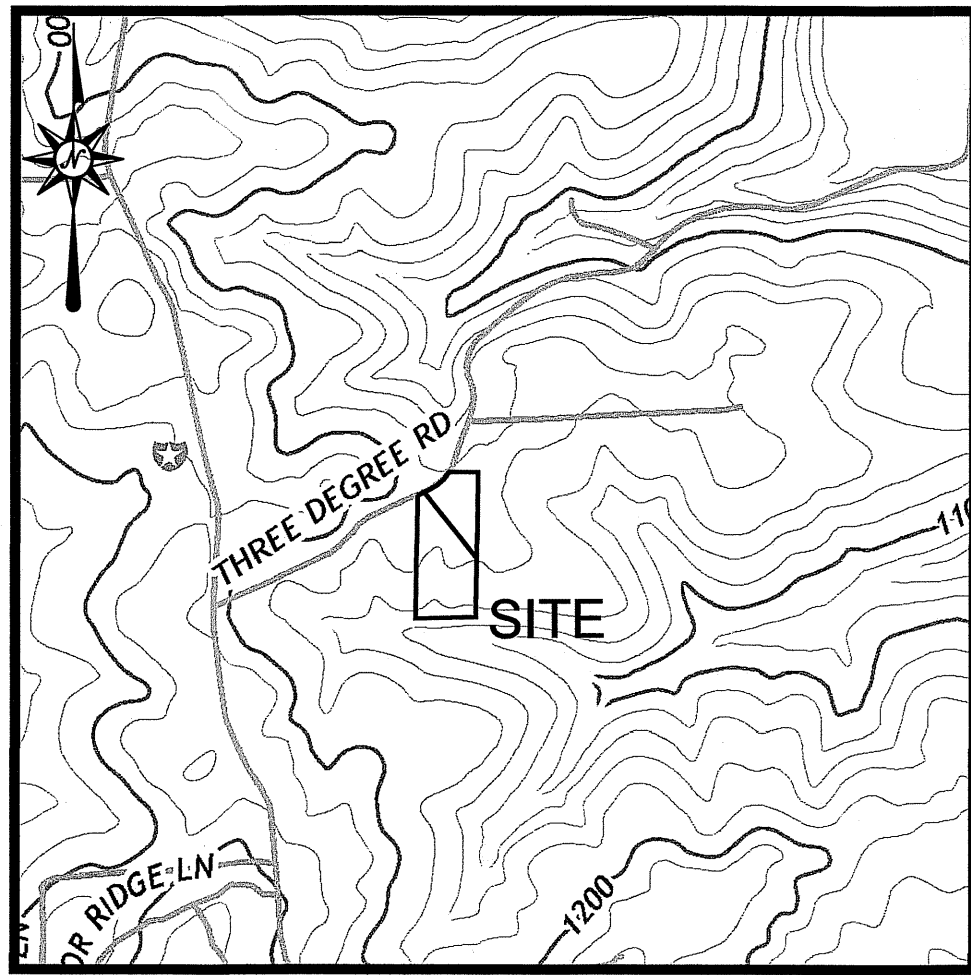
COMMONWEALTH OF PENNSYLVANIA, I SS: COUNTY OF BUTLER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 115, PAGE(S) 27-28

9th DAY OF January, 2024 MICHELE M. MUSTELLO RECORDER OF DEEDS

MICHELE M. MUSTELLO RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



USGS Map

Velencia, Pa. Scale - 1" = 1000'

Existing Zoning

RC (Rural Conservation)

Min Lot Size	43,560 sf
Min Lot Width	150 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	20 feet
Yard Depth Adjacent to Public Road	50 feet

AREA TABULATION

Lot 1	1.4630 ACRES	63,727.54 SQ.FT.
Lot 2	3.6319 ACRES	158,205.03 SQ.FT.
R/W Dedication	0.1312 ACRES	5,716.80 SQ.FT.
TOTAL	5.2261 ACRES	227,649.37 SQ.FT.

OWNER

IRA E. BAUMGARTEL & MICHELE M. BAUMGARTEL 1571 THREE DEGREE ROAD MARS, PA. 16046

SURVEY NOTES:

1. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
2. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. TOPOGRAPHIC MAPPING IS BASED GIS TOPOGRAPHIC MAPPING FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE DATED 08/18/2021. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONTOUR INTERVAL SHOWN ON THE PLAN IS 2 FEET.
4. PENNSYLVANIA ONE CALL SYSTEM. PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FORM 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.
5. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION, IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.
6. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE(S) IS/ARE ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42019C0530D WITH AN EFFECTIVE/REVISED DATE OF 08/02/2018

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL



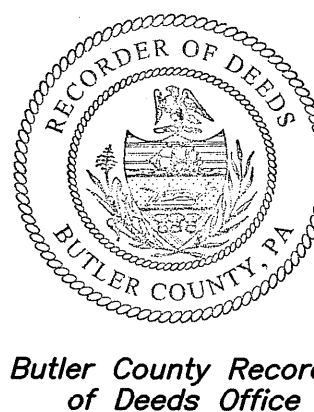
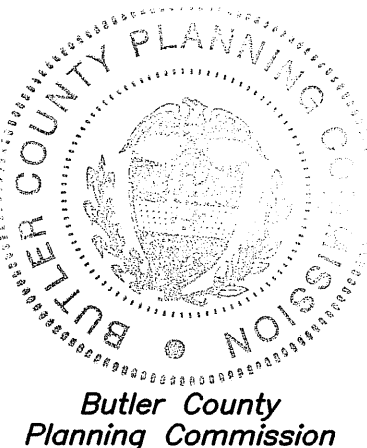
P.O.C.S. SERIAL NUMBER 20232541069

1-800-242-1776

PLAN BOOK	PAGE
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Adams Township Board of Supervisors

Adams Township Municipal Engineer



DATE ISSUED: 2023-10-11		PROJECT STATUS:	
REVISIONS:			
NO.	DESCRIPTION	DATE	

DRAWING ORIENTATION

PROJECT TITLE: IRA E. BAUMGARTEL PLAN OF LOTS BEING A SUBDIVISION OF TAX PARCEL 010-3F68-42-000 CLIENT NAME & ADDRESS: IRA & MICHELE BAUMGARTEL 1571 THREE DEGREE ROAD, MARS, PA. 16046 PROJECT LOCATION: ADAMS TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: JCC	CHECKED BY: MBS
CAD FILE: 14221 SUBDIVISION.DWG	
HORIZ. SCALE: 1" = 100'	VERT. SCALE: 1" = 10'
SHEET: 1 OF 2	
VB101	
PROJECT #: 14221	

Z:\projects\1620\1620.dwg (1620) - Design\1620 - Subdivision\1620.dwg, 16102, 11/22/2023 12:27 PM, James Giamber

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL



P.O.C.S. SERIAL NUMBER
20232541069

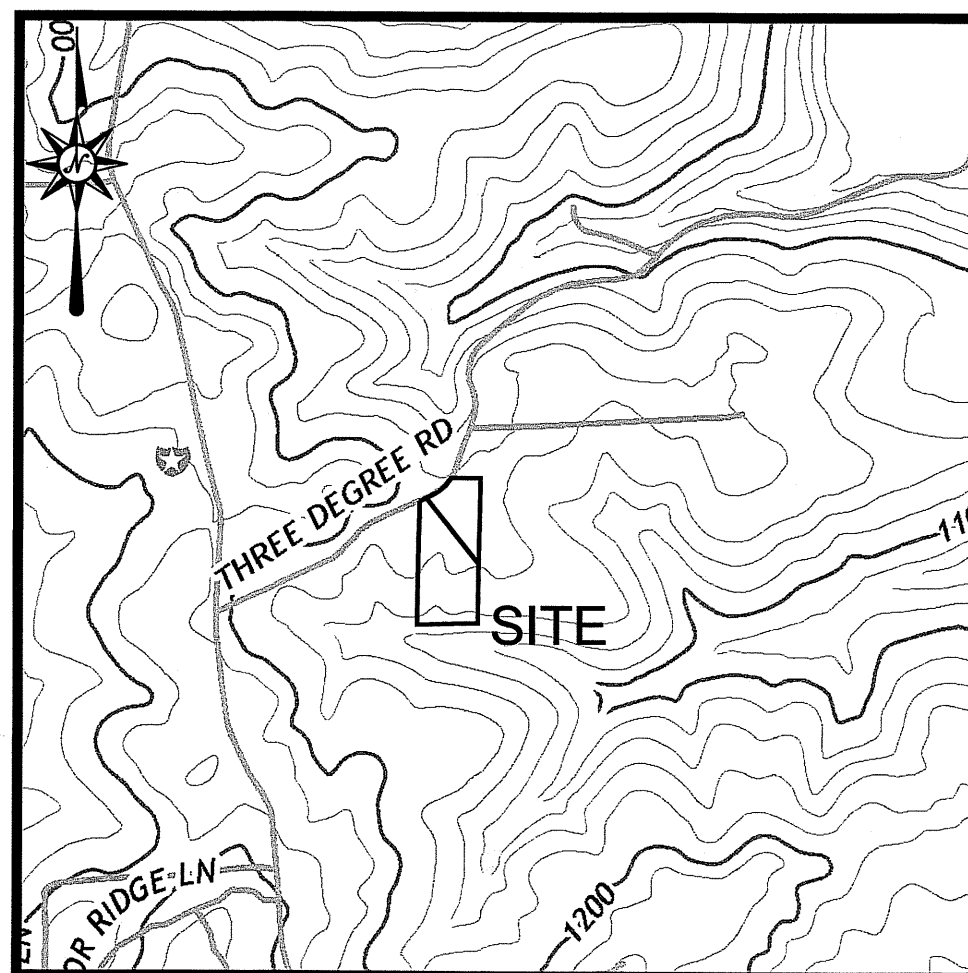
Existing Zoning

RC (Rural Conservation)

Min Lot Size	43,560 sf
Min Lot Width	150 feet
Min Front Yard	50 feet
Min Rear Yard	25 feet
Min Side Yard	20 feet
Yard Depth Adjacent to Public Road	50 feet

AREA TABULATION

Lot 1	1.4630 ACRES	63,727.54 SQ.FT.
Lot 2	3.6319 ACRES	158,205.03 SQ.FT.
R/W Dedication	0.1312 ACRES	5,716.80 SQ.FT.
TOTAL	5.2261 ACRES	227,649.37 SQ.FT.



USGS Map

Venencia, Pa.
Scale - 1" = 1000'

PLAN BOOK	PAGE
415	28

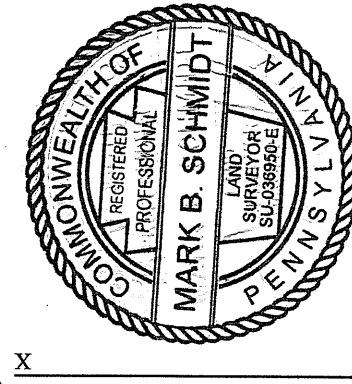
LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY CLEANOUT
	EXISTING SANITARY MANHOLE
	EXISTING WATER WELL
	EXISTING OVERHEAD WIRE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE

SURVEY NOTES:

- THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISES.
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0 30' 60'
SCALE: 1" = 30'

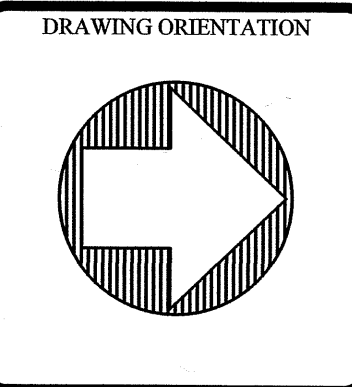


ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

☐ Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED:		PROJECT STATUS:	
2023-10-11			
REVISIONS:			
NO.	DESCRIPTION	DATE	
1	TOWNSHIP ENGINEER COMMENTS	2023-11-22	



CLIENT NAME & ADDRESS:
IRA & MICHELE BAUMGARTEL
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
1571 THREE DEGREE ROAD, MARS, PA 16046

PROJECT TITLE:
**IRA E. BAUMGARTEL
PLAN OF LOTS
BEING A SUBDIVISION OF TAX PARCEL 010-3F68-42-000**

DRAWN BY: JCC
CHECKED BY: MBS
CAD FILE: 14221.SUBDIVISION.DWG
HORZ. SCALE: 1" = 30'
VERT. SCALE: -
SHEET: 2 OF 2
VB102
PROJECT #: 14221

290-1F151-2
N/F R.G. KENNEDY
RESIDENTIAL/AGRICULTURAL

290-1F151-4
N/F R.G. KENNEDY
AGRICULTURAL/WOODED

290-1F151-5/1
N/F R.G. KENNEDY
AGRICULTURAL/WOODED

290-1F151-5
N/F G.W. YOST
AGRICULTURAL/WOODED

290-1F151-5D
N/F G.W. YOST
RESIDENTIAL

PARCEL A
INST. #200208140027327
0.041 ACRE

Inst: 20240109000366
Pg: 2 P: 88.80 1/9/2024 10:28 AM
381646 000000
Butler County Recorder PA 720240000294



EX. STONE MONU

ELEC TOWER

25' BUILDING LINE (SIDE YARD)

WELL O

EX. 100' WEST PENN POWER COMPANY
RIGHT-OF-WAY AGREEMENT PER
D.B. 1002 PG. 17

APPROXIMATE LOCATION
BONNIEBROOK TRIBUTARY 4

APPROXIMATE LOCATION
FLOOD ZONE A

FLOOD ZONE X

AGRICULTURAL/RESIDENTIAL/WOODED
290-1F151-5A
INST. #200206030018987
N/F PAUL WILLIAM YOST
EX. 86.684 ACRES
+ 0.041 ACRE PARCEL A (Inst. #200208140027327)
= 30.186 ACRES LOT 2
56.539 ACRES TOTAL
AFTER CONVEYANCES = LOT 1
(2,462,838.84 Sq. Ft.)

EX. 100' WEST PENN POWER COMPANY
RIGHT-OF-WAY AGREEMENT PER
D.B. 1002 PG. 636

290-1F151-3
N/F CRAIGSVILLE LTD PARTNERSHIP
RESIDENTIAL/AGRICULTURAL

A-1 AGRICULTURAL

LOT 2
30.186 ACRES
(1,314,902.16 Sq. Ft.)

C-3 GENERAL COMMERCIAL
W/RESIDENTIAL OVERLAY

290-1F151-14A
N/F R.J. MAFFEI
RESIDENTIAL

290-1F151-14
N/F MAFFEI REAL EST. SERVS LLC
WOODED

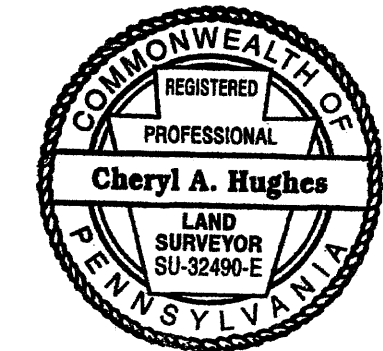
290-1F151-14B
N/F D.J. TROYAN &
K.J. RUSSO
WOODED/RESIDENTIAL

EX. I.P.

EX. I.P.



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Sheet 1 of 2

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	PLAN OF SUBDIVISION FOR: PAUL WILLIAM YOST SITUATE: SUMMIT TWP., BUTLER CO. PA		
Date 11/07/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 290-1F151-5A	Inst. # 200206030018987	Service No. 22-170	
Address 681 BONNIEBROOK ROAD			

KNOW ALL MEN BY THESE PRESENTS, that I, Paul William Yost, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Summit, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Paul William Yost, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16

day of December, 2023

ATTEST:

David C. Harkins
NOTARY PUBLIC

Paul William Yost
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Paul William Yost, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day,

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of December, 2023

My Commission expires the 04 day of June, 2026

SEAL

David C. Harkins
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190269
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

November 7, 2023 SEAL Cheryl A. Hughes
DATE REG. NO. SU-32490-E

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

David L. Stucky SEAL William A. Stucky
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Summit this 2nd day of January, 2024

David L. Stucky SEAL William A. Stucky
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 12th day of December, 2023

William A. Stucky SEAL David R. Miller
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15th day of Nov., 2023

R. H. - JRM SEAL JRM
SECRETARY CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 415 page 29-30

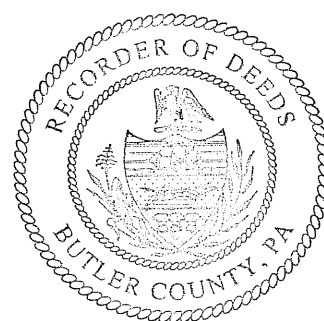
Given under my hand and seal this 9th day of January, 2024

SEAL

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: SPECIAL FLOOD HAZARD AREA
SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE X: AREA OF MINIMAL FLOOD HAZARD
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING: C-3; COMMERCIAL WITH RESIDENTIAL OVERLAY

SETBACK REQUIREMENTS:

50' FRONT YARD
20' SIDE YARD
25' REAR YARD

A-1; AGRICULTURAL

SETBACK REQUIREMENTS:

50' FRONT YARD
25' SIDE YARD
25' REAR YARD

PROPERTY OWNER: PAUL WILLIAM YOST
681 BONNIEBROOK ROAD
BUTLER, PA 16002

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

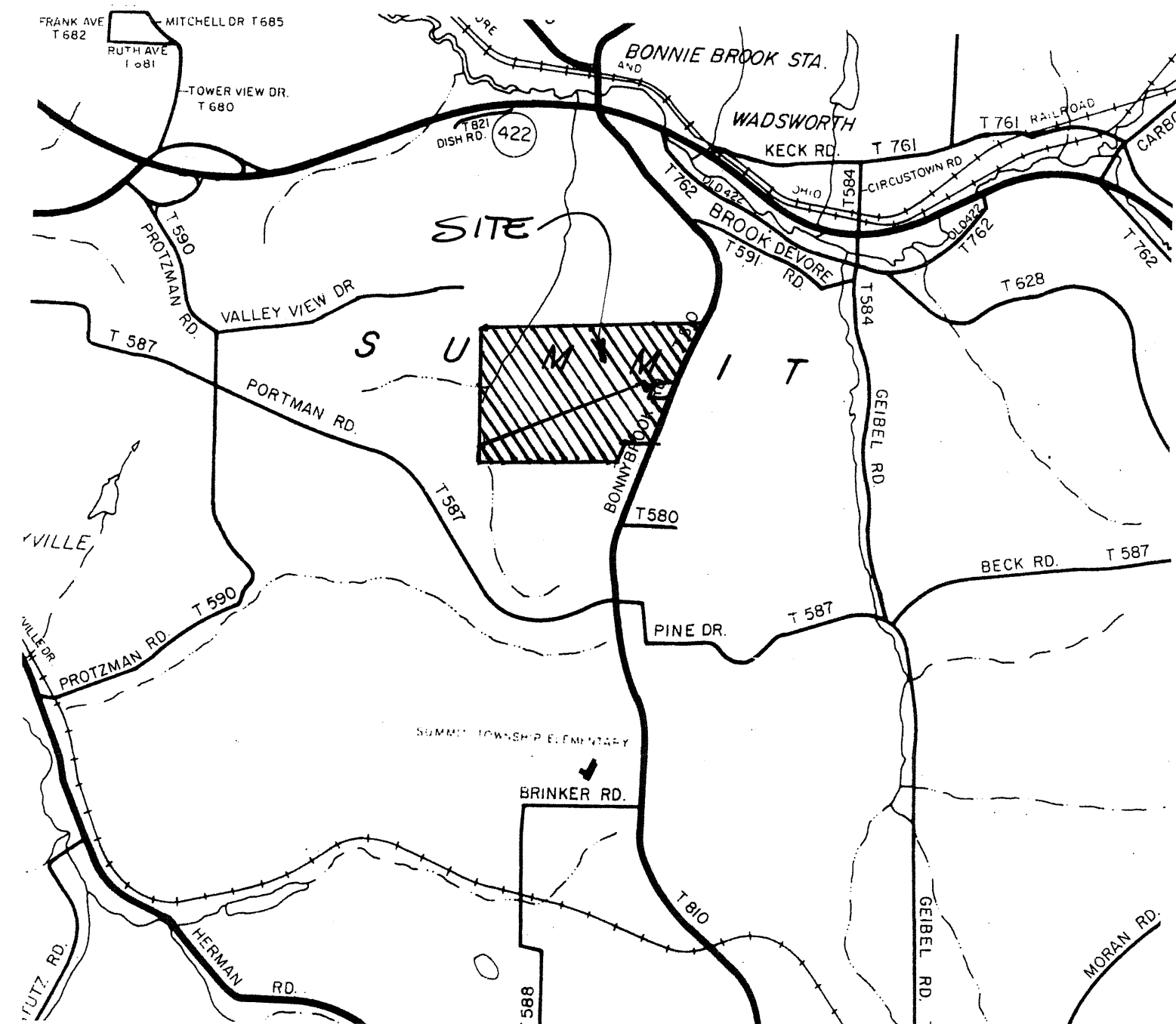
ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW BUILDING LOT.

UTILITY LEGEND

CENTRAL ELECTRIC CO-OP INC
716 PA-368
PARKER, PA 16049

ARMSTRONG
437 NORTH MAIN STREET
BUTLER, PA 16001



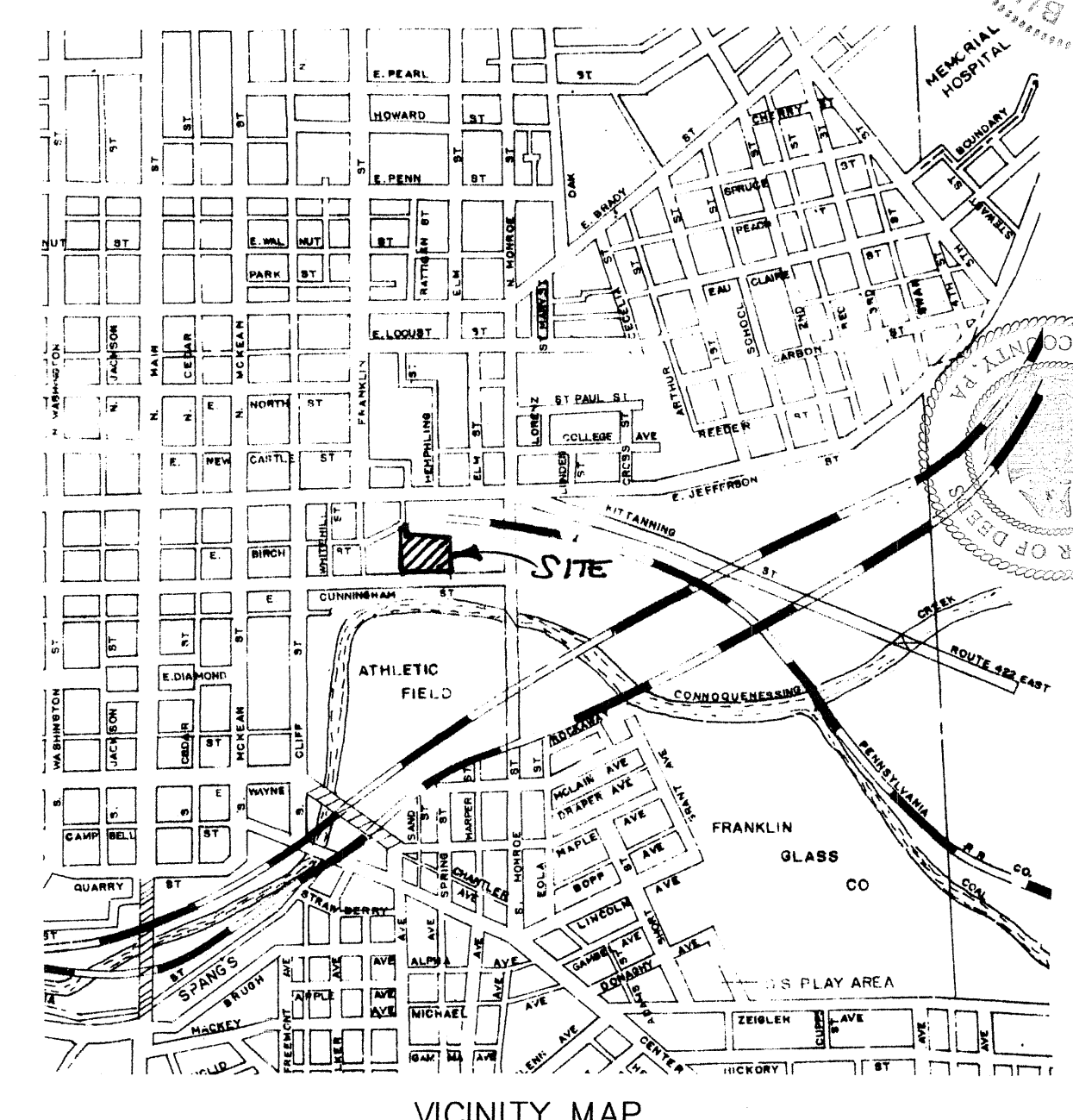
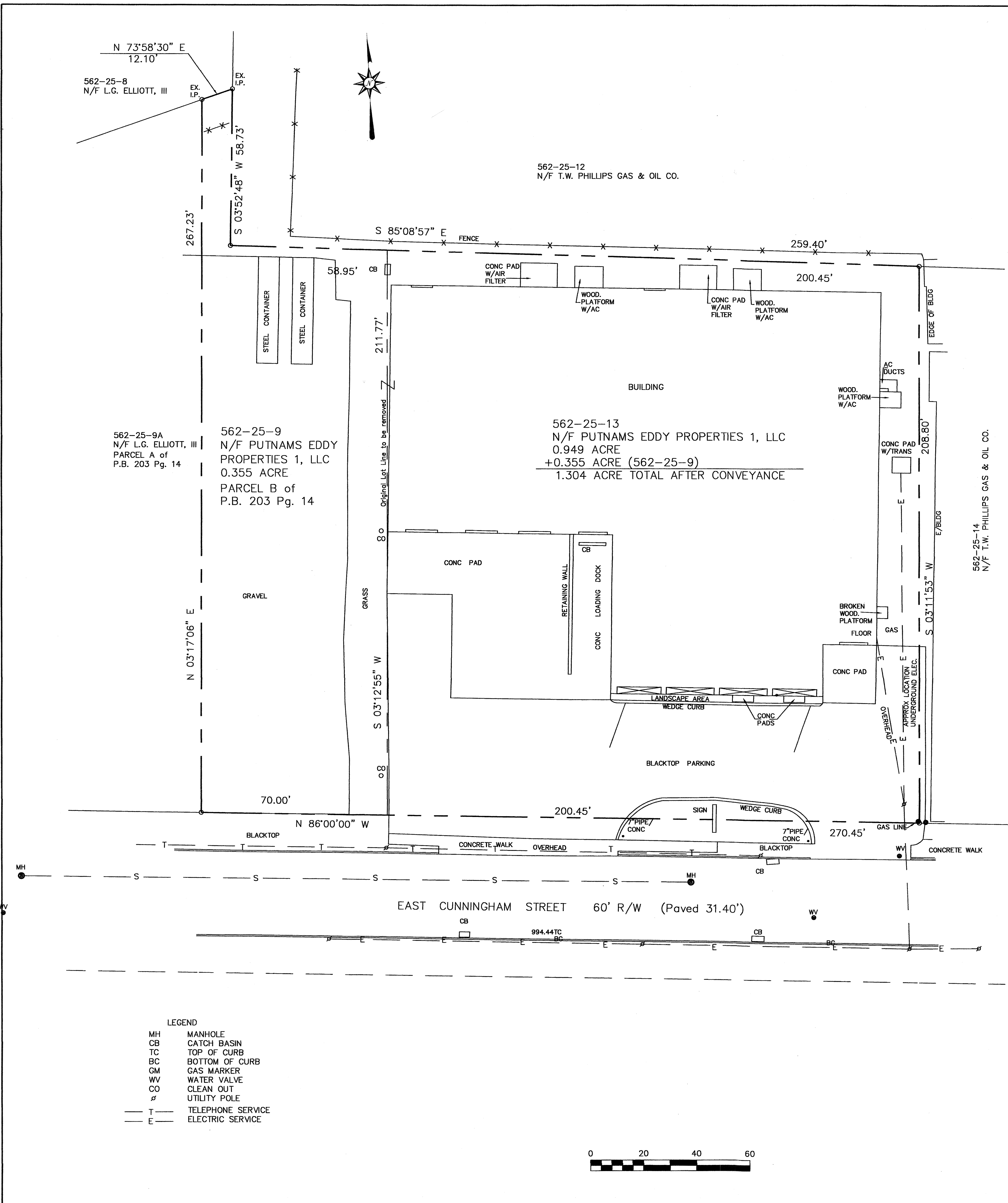
VICINITY MAP Scale: 1" = 2000'



PLAN BOOK	PAGE
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Sheet 2 of 2

L S F	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	PLAN OF SUBDIVISION FOR: PAUL WILLIAM YOST SITUATE: SUMMIT TWP., BUTLER CO. PA		
Date 11/07/2023	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 290-1F151-SA	Inst. # 200206030018987	Service No. 22-170	
Address 681 BONNIEBROOK ROAD			



NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS--OF-WAY AND EASEMENTS OF RECORD.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

REF: SUBDIVISION FOR DR. JOSEPH D. PURVIS, JR., ELLEN P. COULTER & CLARA PURVIS BY LAND SURVEYORS, INC., #96-388, P.B. 203 PG. 14.

VERTICAL DATUM IS AT ASSUMED ELEVATION 1000.00 ON TEMPORARY STAKE #1 AS SHOWN ON PLAN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: M-1; LIGHT INDUSTRIAL

KNOW ALL MEN BY THESE PRESENTS, That I, Ralph E. Hardt, Sole Member of Putnams Eddy Properties 1, LLC, of the City of Butler, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in City of Butler, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and City of Butler, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Ralph E. Hardt, Sole Member of Putnams Eddy Properties 1, LLC, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8th day of January, 2024.

ATTEST:

Kim Marie Baker
NOTARY PUBLIC

Ralph E. Hardt
OWNER

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ralph E. Hardt, Sole Member of Putnams Eddy Properties 1, LLC, and acknowledged the foregoing release and dedications and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of January, 2024.

My commission expires this 13th day of October, 2027.

SEAL
Kim Marie Baker
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kim Marie Baker, Notary Public
Butler County
My commission expires October 13, 2027
Commission number 1439147
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Cheryl A. Hughes
DATE: October 4, 2023
SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

The City Council of the City of Butler hereby gives public notice that in approving this plan for recording purposes only, the City of Butler assumes no obligations, legal or otherwise, expressed or implied either to accept said streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in City streets or roads.

Michelle Doudy
CITY CLERK

Michelle Doudy
SEAL
MAYOR

Approved by the City Council of the City of Butler this 10th day of January, 2024.

Michelle Doudy
CITY CLERK

Michelle Doudy
SEAL
MAYOR

Approved by the Butler City Planning Commission this 10th day of January, 2024.

Michelle Doudy
SECRETARY

Michelle Doudy
SEAL
CHAIRMAN

Approved by the Butler County Planning Commission this 10th day of January, 2024.

Michelle Doudy
SECRETARY

Michelle Doudy
SEAL
CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 415 page 32.

Given under my hand and seal this 16th day of JANUARY, 2024.

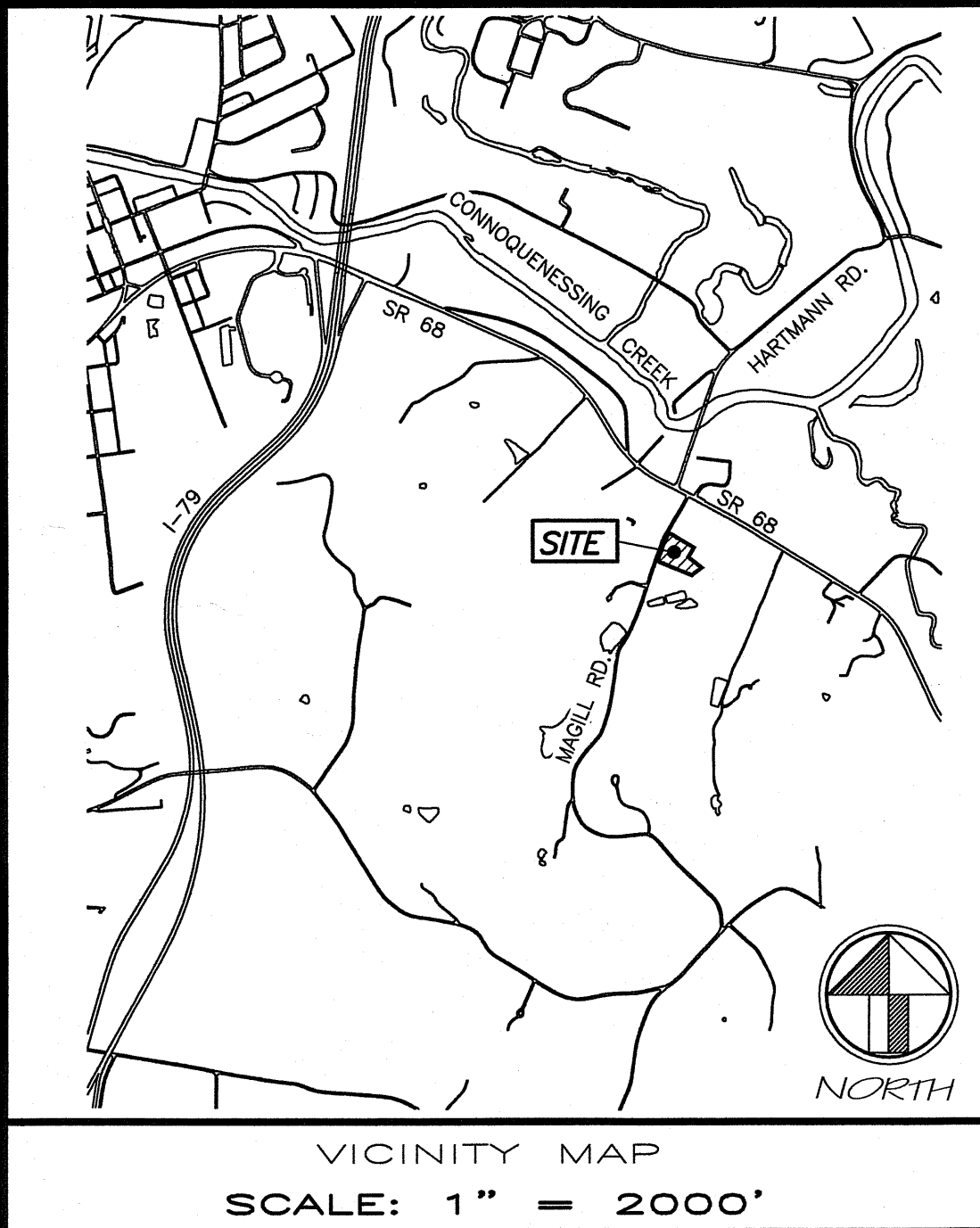
SEAL
Michelle M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

L J J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
LOT CONSOLIDATION			
FOR: PUTNAMS EDDY PROPERTIES 1, LLC			
SITUATE: CITY OF BUTLER, BUTLER CO., PA			
Date 10/4/2023	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 562-25-13, 9	Instrument # 202204190008607	Service No. 23-124	
Address 330 E. CUNNINGHAM ST.			

PLAN BOOK	PAGE
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LINE	BEARING	DISTANCE
L1	N 68°45'01" W	20.58'
L2	N 19°54'28" E	272.01'
L3	S 53°09'18" E	20.51'
L4	N 30°35'42" E	18.47'



PLAN REFERENCES:

HARMONY JUNCTION PLAN OF LOTS
BY: J. H. MILHOLLAND, ENGR
DATED: APRIL 1908
RECORDED: PBV 4, PG 12

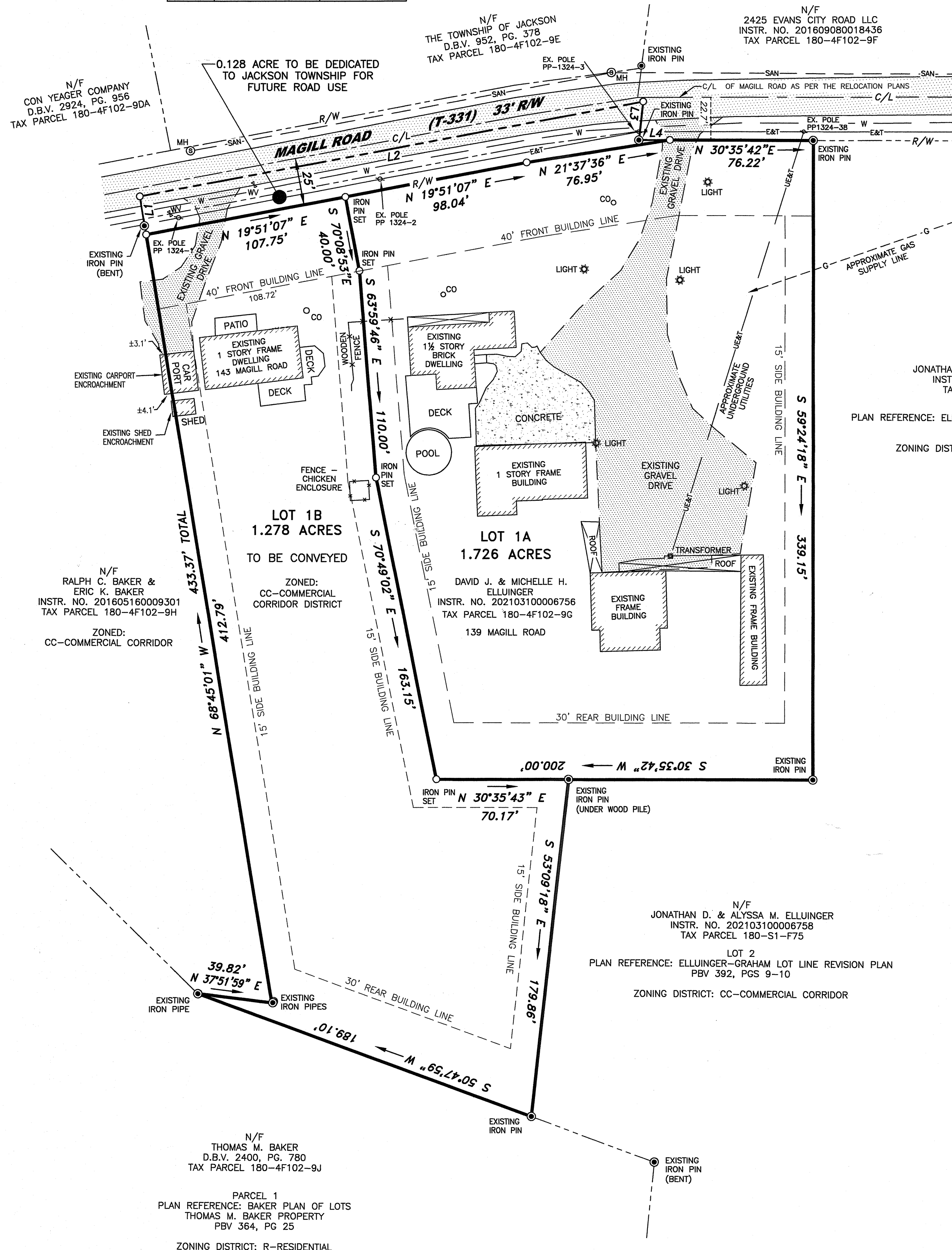
SURVEY FOR DAVID J. ELLUINGER
BY: JACK A. RINGEISEN
DATED: JULY 14, 1989
DWG. NO.: 3147

ELLUINGER-GRAHAM LOT LINE REVISION PLAN
BY: SURVEY TECH & ASSOCIATES
RECORDED: FEBRUARY 26, 2021
PBV 392, PGS 9-10

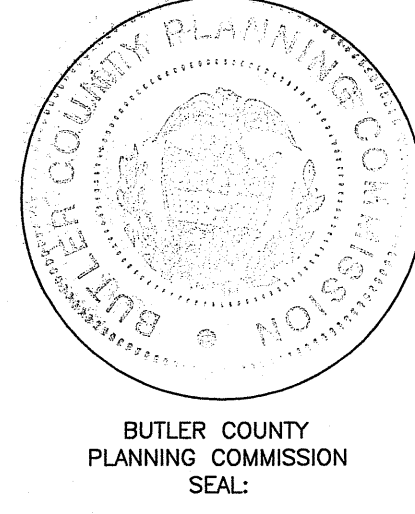
PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF
ORDINANCES, ZONING, AS AMENDED.
ORDAINED AND ENACTED DECEMBER 20, 2018.

PRESENT ZONING DISTRICT:	REQUIRED	LOT 1A PROPOSED	LOT 1B PROPOSED
CC-COMMERCIAL CORRIDOR DISTRICT	21,780 SQUARE FEET (1/2 ACRE)	75,173 SQ.FT. (1.726 ACRE)	55,660 SQ.FT. (1.278 ACRE)
MINIMUM LOT SIZE:			
MINIMUM LOT WIDTH:	100 FEET AT STREET R/W LINE	251.21 FEET	107.75 FEET
MINIMUM LOT WIDTH:	100 FEET AT FRONT BLDG SETBACK LINE	243.67 FEET	108.72 FEET
MINIMUM FRONT YARD:	40 FEET FROM R/W	40 FEET	40 FEET
MINIMUM REAR YARD:	30 FEET (ACCESSORY 10 FEET)	30 FEET	30 FEET
MINIMUM SIDE YARD:	15 FEET (ACCESSORY 10 FEET)	15 FEET	15 FEET
MINIMUM SIDE YARD:	15 FEET (ACCESSORY 10 FEET)	15 FEET	15 FEET

WHERE GREATER DIMENSIONAL STANDARDS ARE SPECIFIED BASED ON THE PRINCIPAL USE OF THE LOT OR BUFFERING WITHIN PARTS 13, 14, 15 AND 19 OF THIS CHAPTER, SAID DIMENSIONAL STANDARDS APPLY



Inst: 202401170000688
Fig 1 P: 544.68
11/7/2024 10:37 AM
Butler County Recorder PA



REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION.
LETTER TO JACKSON TOWNSHIP BOARD OF SUPERVISORS
DATED DEC 13, 2023.

R. H. G. M. J. H. G. M.
SECRETARY CHAIRMAN

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 12th DAY OF December 2023. PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON 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.

SIGNED AND NOTED AS APPROVED THIS 4th DAY OF January 2024.

Rikki Colton
TOWNSHIP SECRETARY PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 12th DAY OF December 2023. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 5th DAY OF January, 2024.

Rikki Colton
TOWNSHIP SECRETARY VICE CHAIRPERSON



WE, DAVID J. & MICHELLE H. ELLUINGER, OWNERS OF THE LAND SHOWN ON THE DAVID J. ELLUINGER SUBDIVISION PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL
THIS 4th DAY OF January, 2024.

ATTEST:
Aldora K. Guenther
NOTARY PUBLIC
DAVID J. ELLUINGER MICHELLE H. ELLUINGER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED DAVID J. & MICHELLE H. ELLUINGER, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF January 2024
MY COMMISSION EXPIRES THE 25th DAY OF March, 2026

(SEAL) *Aldora K. Guenther* NOTARY SEAL:
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Aldora K. Guenther, Notary Public
Butler County
My commission expires March 25, 2026
Commission number 1053950
Member, Pennsylvania Association of Notaries

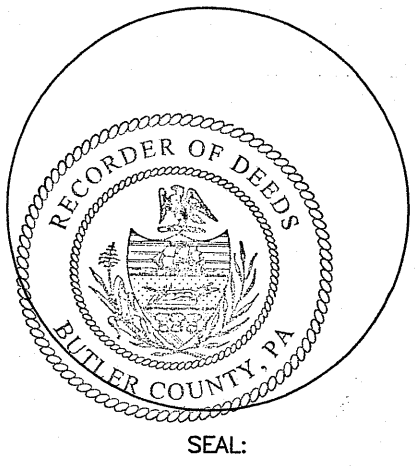
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE DAVID J. ELLUINGER SUBDIVISION PLAN IS IN THE NAME OF DAVID J. & MICHELLE H. ELLUINGER AND IS RECORDED IN THE INSTR. NO. 202103100006758. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Aldora K. Guenther
WITNESS
DAVID J. ELLUINGER MICHELLE H. ELLUINGER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY,
COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 415, PAGE(S) 33.
GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF January, 2024.

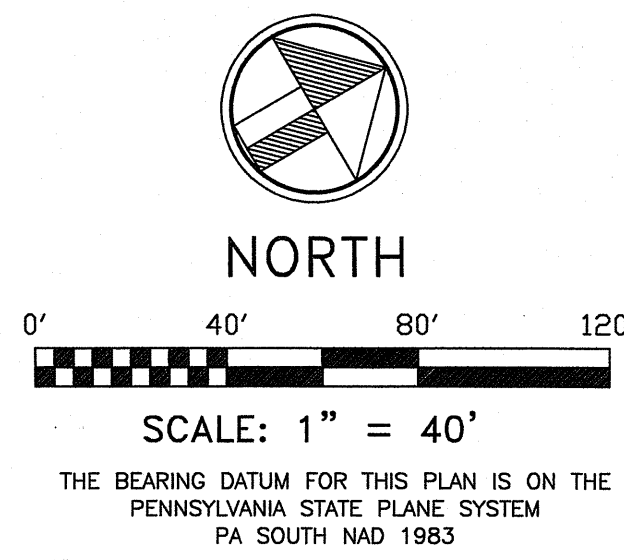
Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028



NOTES:

- ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1-800-242-1776.
- THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.



DAVID J. ELLUINGER SUBDIVISION PLAN
[SUBDIVISION OF LOT 1 OF THE ELLUINGER-GRAHAM LOT LINE REVISION PLAN
AS RECORDED IN PLAN BOOK VOL. 392, PAGES 9 & 10]

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: NOVEMBER 28, 2023 SCALE: 1" = 40'

3.132 ACRES = TOTAL ACREAGE

ZONING DISTRICT: CC - COMMERCIAL CORRIDOR

OWNER: DAVID J. & MICHELLE H. ELLUINGER
139 MAGILL ROAD
ZELIENOPLE, PA 16063

DEED REFERENCE: INSTR. NO. 202103100006756

TAX PARCEL NO.: 180-4F102-9G

PLAN BOOK PAGE
415 33

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

Tamara A. Ranalli
DRAWN BY: T.R. CHECKED BY: T.R.

REGISTRATION NO. SU-051843-E
DWG. NO: 5755-2023-SUB

OWNER'S CERTIFICATION

We, **JOHN & JUDY DISANTI**
the undersigned, hereby declare that we are the owners of the
property shown on this final plan, that the final plan and the
proposed subdivision or land development were made with the
owner's consent, and that the owners desire the final plan to be
recorded as such.

In witness whereof I have set my hand and seal this
14 day of September, 2023.

(Owner signature)
John & Judy Disanti

(Owner signature)
John & Judy Disanti

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County
and Commonwealth, personally appeared the above
named **JOHN & JUDY DISANTI**
who acknowledged the foregoing final plan of subdivision or land
development to be her act and deed and desired the same to be
recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 14 day of
September, 2023.

(Notary Public)
Angel Walker SEAL

Commonwealth of Pennsylvania - Notary Seal
ANGEL WALKER, Notary Public
Butler County
My Commission Expires August 20, 2024
Commission Number 1377009

My commission expires the 20 day of
August, 2024.

MUNICIPAL APPROVAL

The Board of Supervisors of the Township of MERCER hereby gives public notice
that in approving this plan for recording purposes only, the Township of MERCER
assumes no obligations, legal or otherwise, expressed or implied, either to accept
said streets as township streets, or roads, or grades, pave and curb the streets in
said plan, or to construct sewers therein or to install any other such service
ordinarily installed in township streets or roads.

Reviewed by the **TOWNSHIP** of **MERCER BOARD OF SUPERVISORS**

This 14 day of September, 2023
John Disanti (Chairman)
John Disanti (Secretary)

PROFESSIONAL CERTIFICATE

I, **JEFFREY A. SHUTY**, a Professional **SURVEYOR**
of the Commonwealth of Pennsylvania, do hereby certify that this plan shown
hereon is true and correct to the standards of the Butler County Subdivision and
Land Development Ordinance and that the survey and all angles, distances, and
courses are accurately shown, that the monuments and markers as shown on the
plat have been, or will be set, and to the best of my knowledge, that this plan
correctly represents the lots, lands, streets, and highways as surveyed and plotted
by me for the owners or agents.

(Professional's Name)
Jeffrey A. Shuty SEAL

SU075509

(Professional's Registration No.)

9/12/2023

(Date)

BUTLER COUNTY PLANNING COMMISSION REVIEW

12th RE APPROVED 1-17-24

Approved by the Butler County Planning Commission

this 12 day of September, 2023

R. H. L. G. R. M. (Chairman)
R. H. L. G. R. M. (Secretary)

See Comments On File at the Butler County Planning Commission

Plan Number: 23106

SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in

Plan Book Volume 415 Page(s) 34

Given under my hand and seal this 18 day of January, 2024.

Michele M. Mustello (Recorder of Deeds)

(Recorder of Deeds)

(Recorder of Deeds)

(Recorder of Deeds)

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(Recorder of Deeds)

(Recorder of Deeds)

PRIVATE RIGHT-OF-WAY NOTE:

THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN ACROSS OR THROUGH
LOTS 1 & 2 SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR
PEDESTRIAN ENTRY, EGRESS AND REGRESS TO AND FROM LOT 1 AND LOT 2
OF THIS PLAN.

RESERVING UNTO THE GRANTOR THEIR HEIRS AND ASSIGNS THE RIGHT TO USE
IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS.

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS SHALL BE THE
FULL AND SOLE RESPONSIBILITY OF THE OWNERS OF LOT 1 AND LOT 2, AND
OWNERS WITH ACCESS RIGHTS.

All owners of the private R/W or street and lots hereon and all
those who utilize the private R/W or street, all agree that, by
utilizing the private R/W or street, they shall indemnify and will save
and hold Butler County and Mercer Township (as well as its officers,
agents, and employees) harmless for, from, and against any and all
claims, causes of action, costs, and damages for personal injury
and/or property damage arising out of the use of the private street
or the failure to properly construct, maintain, repair, and/or install
the private street or any appurtenances thereto and by signing
hereon they verify the above to be true and accurate.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

GRAPHIC SCALE



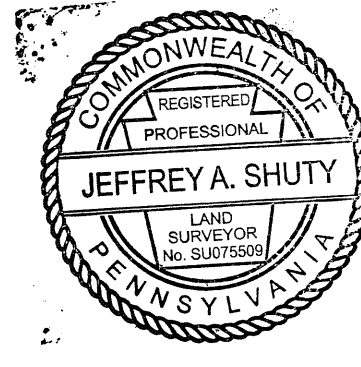
(IN FEET)
1 inch = 100 ft.

PLAN BOOK

PAGE

415

34



TOTAL PLAN AREA 81.48 ACRES LOT 1 50.58 ACRES LOT 2 30.90 ACRES		TAX ID: 220-3F94-13 INSTR: 202303010002695		OWNER: JOHN & JUDY DISANTI 4239 WILLIAM FLYNN HWY. HARRISVILLE, PA 16038	
NORTHERN <i>SURVEYORS AND ASSOCIATES</i> 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889 northernsurveyor@gmail.com	Scale 1" = 100'		MINOR SUBDIVISION - FINAL PLAN DISANTI - LOT 1 & LOT 2		
	Date JUNE 1, 2023		Situate in Mercer Township Butler County, Pa.		
Job No.		Prepared For JOHN DISANTI			
3629		Sheet No. 1 of 1			

NORTHERN
SURVEYORS AND ASSOCIATES

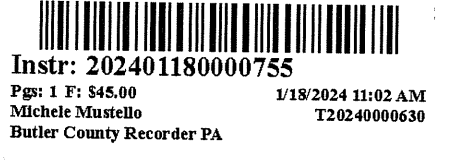
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 100'

Date JUNE 1, 2023

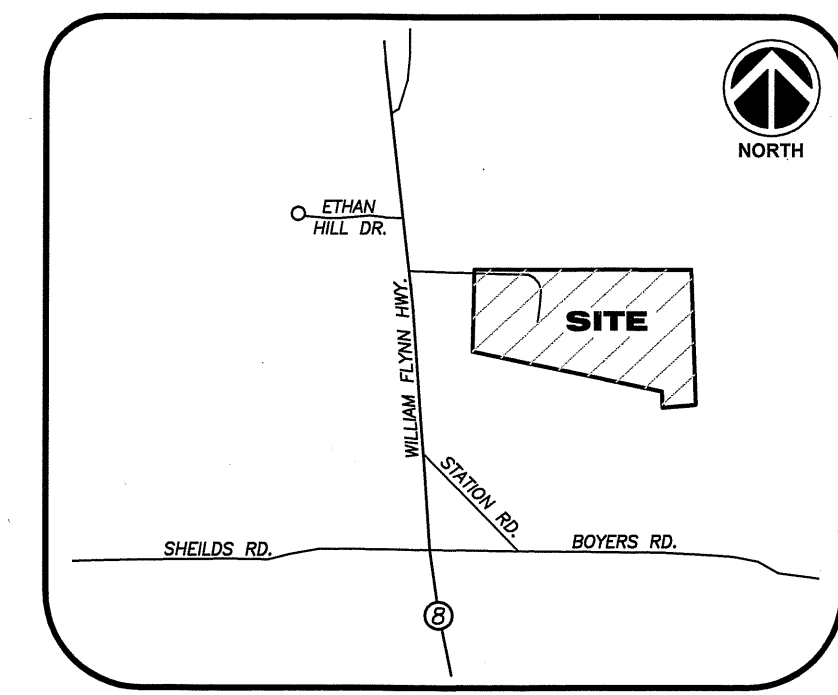


NORTH
N/F
YARD
220-3F94-37



Instr: 202401180000755
Page 1 of 1
Michele Mustello
Butler County Recorder PA

1/18/2024 11:02 AM
T24040000638



VICINITY MAP

NOT TO SCALE

SIGN WITH BLACK FELT TIP PEN ONLY.

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA THIS 7th DAY OF November 2023.

Maria Chuba SECRETARY
Samy P. Calk VICE CHAIRPERSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

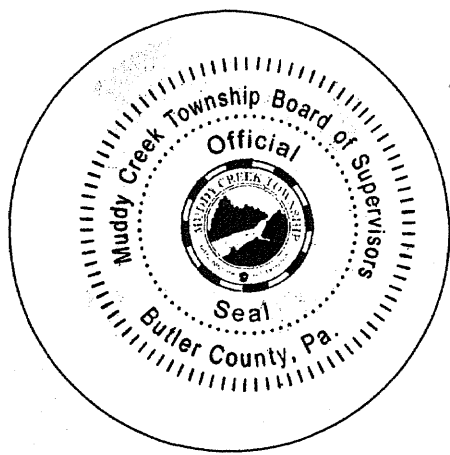
THIS PLAN HAS BEEN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 15th DAY OF November, 2023.

Abi Mfern SECRETARY
Delia Kim CHAIRPERSON

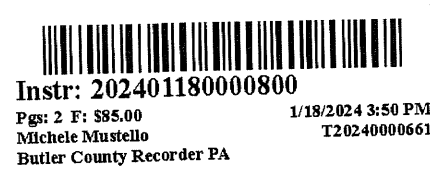
I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE REG. NO. SIGNATURE

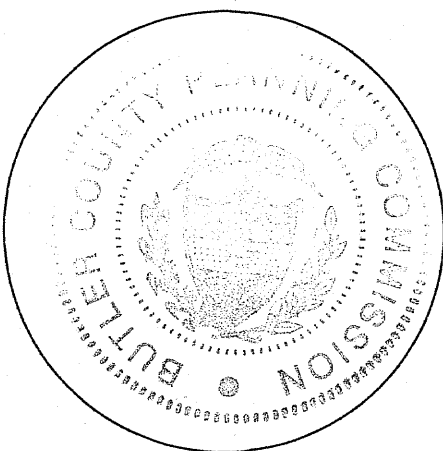
MUDDY CREEK TOWNSHIP
SEAL:



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF Oct 2023.
R.H. JRM SECRETARY
J.H. JRM CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY
PLANNING COMMISSION
SEAL:



THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

Thomas L. Thompson 043880 E
PRINTED NAME & REGISTRATION NUMBER
Thomas L. Thompson SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 22nd DAY OF October 2023, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER 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.

Sh. Wash
TOWNSHIP PLANNING DIRECTOR

LANCASTER TOWNSHIP
SEAL:



KNOW ALL MEN BY THESE PRESENTS, THAT WE, RICHARD & TERESA GIUSTINI OF THE TOWNSHIP OF LANCASTER AND THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER AND THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER AND THE TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RICHARD & TERESA GIUSTINI, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL,

THIS 5 DAY OF January 2024.

ATTEST:

Daniela Bracher NOTARY PUBLIC
Richard Giustini RICHARD GIUSTINI
Teresa Giustini TERESA GIUSTINI

WE, RICHARD & TERESA GIUSTINI, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER AND THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

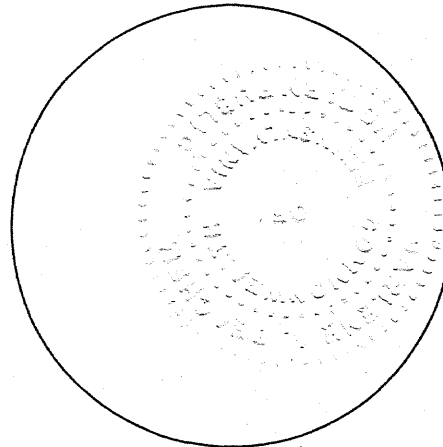
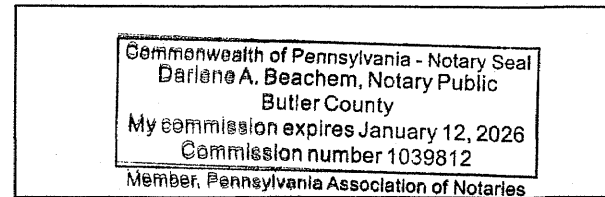
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED RICHARD & TERESA GIUSTINI AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5 DAY OF January 2024.

MY COMMISSION EXPIRES THE 12 DAY OF January 2026

Daniela Bracher
NOTARY PUBLIC



WE, RICHARD & TERESA GIUSTINI, OWNERS OF THE RICHARD GIUSTINI SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TERESA AND RICHARD GIUSTINI, AS RECORDED IN INSTRUMENT NUMBER 20201130026423, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Daniela Bracher WITNESS
Richard Giustini RICHARD GIUSTINI
Teresa Giustini TERESA GIUSTINI

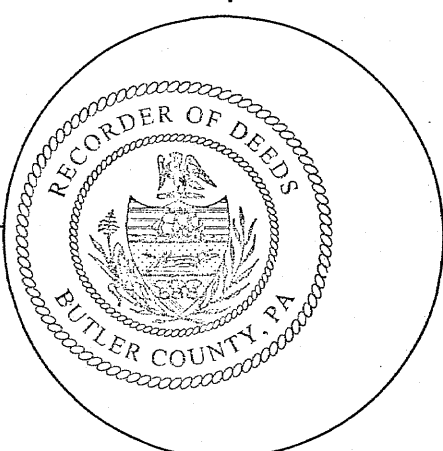
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 415. PAGE 35-36

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF January 2024

Michele M. Mustello
RECORDER

BUTLER COUNTY
RECORDER OF DEEDS
SEAL:



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

RICHARD GIUSTINI SUBDIVISION PLAN

[SUBDIVISION OF LOT NO. 2 IN THE JOSEPH JULIAN SUBDIVISION PLAN
AS RECORDED IN P.B.V. 344, PGS. 19-21]

SITUATE: LANCASTER TOWNSHIP & MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PA

DATE: AUGUST 30, 2023

SURVEY TECH & ASSOCIATES, LLC

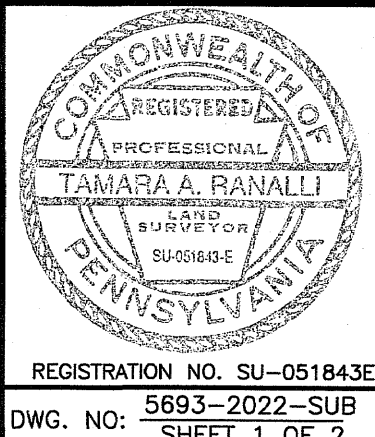
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

REVISIONS:

DRAWN BY: SM/TR

CHECKED BY: T.R.



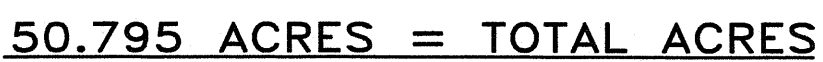
REGISTRATION NO. SU-0518435
DWG. NO.: 5693-2022-SUB
SHEET 1 OF 2

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS.

(FORMERLY
PURPART PARCEL B IN
THE MUSHINSKI SUBDIVISION PLAN
PBV 307, PGS 30-31)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12975.00'	266.14'	01°10'31"	S 89°11'44" W	266.14'
C2	6025.00'	247.63'	02°21'18"	S 88°36'20" W	247.61'
C3	925.00'	92.37'	05°43'17"	S 84°34'03" W	92.33'
C4	2839.93'	360.76'	02°52'29"	N 05°54'08" W	360.63'
C5	2839.93'	261.88'	05°16'59"	N 05°57'08" W	261.77'
C6	741.48'	49.74'	03°50'38"	N 05°13'57" W	49.74'
C7	741.48'	212.97'	16°27'25"	N 15°22'58" W	212.24'

G:\Giustini-5693-2022\Giustini Sub-5693-2022-REV 3.DWG - Jan 02, 2024 @ 2:58PM



DEED REFERENCE: INSTR. NO. 202011130026425
TAX PARCEL NO.: 200-4F58-1

REAR BUILDING SETBACK LINE 10 FEET



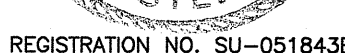
1. THE ALTERNATE SEPTIC SYSTEMS MUST NOT BE DISTURBED IN ORDER TO PRESERVE THEM IN THE EVENT OF THE PRIMARY SEPTIC SYSTEM FAILURE.
2. A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOW AS THE "STATE HIGHWAY LAW".
3. THIS PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE FOR R.E. GAS DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 201106030013434.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

[SUBDIVISION OF LOT NO. 2 IN THE JOSEPH JULIAN SUBDIVISION PLAN
AS RECORDED IN P.B.V. 344, PGS. 19-21]

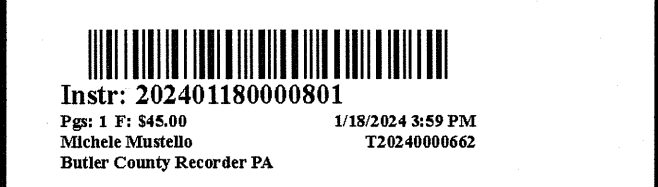
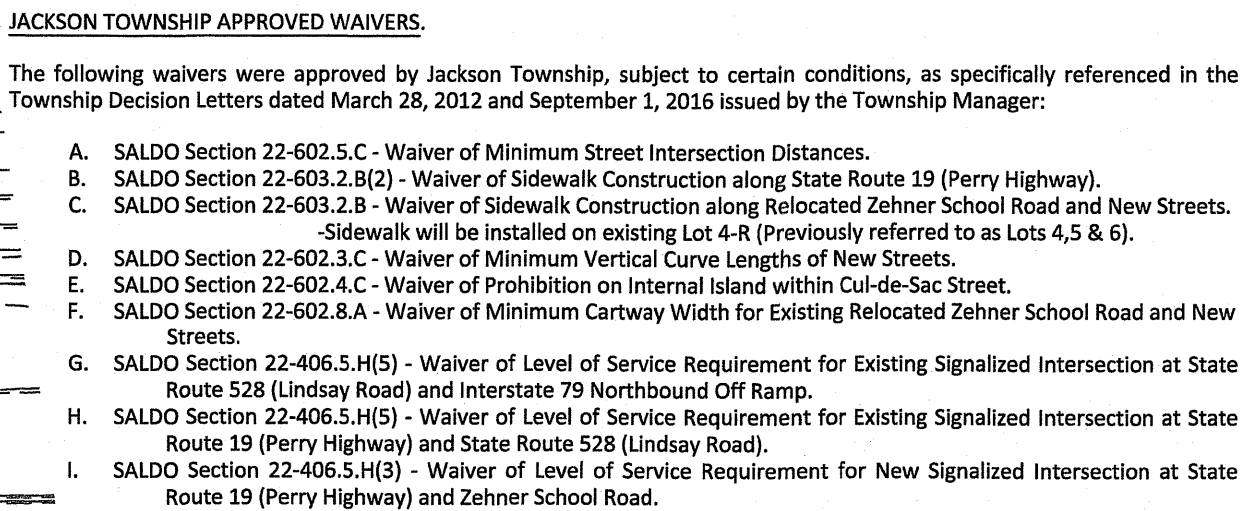
SCALE: 1"=100'

308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3011

REVISIONS: NOVEMBER 3, 2023-REV. TO 25'R/W DED. PER TWP ENG COMMENTS	NOVEMBER 15, 2023 ADD SEPTIC APPL. PIT-VI	NOVEMBER 30, 2023 DEP COMMENTS 11-28-23	DRAWN BY: SM/TR	CHECKED: T.R.
---	--	--	--------------------	------------------



WG. NO: 5693-2022-SUB
SHEET 2 OF 2



PVE

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THIS DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Situated In:
Jackson Township, Butler County, PA

Drawing Name:
RECORDING PLAN

Project No: 160003	Drawing No: C-1200
------------------------------	------------------------------

THIS PLAN IS SUBJECT TO EASEMENTS REGARDING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN AS SET FORTH IN THE STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT DATED APRIL 26, 2019, BETWEEN THE TOWNSHIP OF JACKSON AND THE BUNCHER COMPANY, RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT NO. 201911180023207.

TOWNSHIP SECRETARY _____ CHAIRPERSON _____

THIS PLAT WAS DELIVERED TO THE DEVELOPER BY JACKSON TOWNSHIP ON THE
 ____ DAY OF _____ 2023.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 415, PAGES 37. (27th) 1 7024

PLAN BOOK		PAGE	
415		37	

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2022

NVR, Inc. - Owner

Known all men by these presents that NVR, Inc., virtue of resolution of its Board of Directors does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, NVR, Inc., hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established.

This dedication and release shall be binding upon NVR, Inc., its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its president and the same to be attested by its secretary, this 29th day of November, A.D. 2023.

ATTEST:
Witness

Vice President, NVR, Inc.

The foregoing adoption and dedication is made by NVR, Inc. with full understanding and agreement that the approval of the Township Board of Supervisors, if attached hereto, will become null and void unless this plan is recorded in the Recorder of Deeds office of Butler County within ninety (90) days from the date of said approval.

Commonwealth of Pennsylvania }
County of Butler }

On this 13th day of November, A.D. 2023, before me, a Notary Public in and for said County and Commonwealth, personally appeared Pete Robertson of NVR, Inc. who being duly sworn, deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly signed and sealed by and as for the act and deed of said, NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as Vice President of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper respective handwriting.

Vice President, NVR, Inc.

Sworn to and subscribed before me the day and date above writing.

Witness my hand and notarial seal this 13th day of November, A.D. 2023.

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

Notary Public

My commission expires the 7th day of December, 2026.

Registered Surveyor

I, James A. Spurdute, PLS Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information, and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the Owners of Agents.

James A. Spurdute, RS # 24457-E

11-09-2023
Date

Township Engineer

I, Ronald Olson, a Registered Professional Engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Adams Township subdivision and zoning ordinances.

Printed Name & Registration No.

12-04-2023
Date

Adams Township Board of Supervisors

Approved by the Adams Township Board of Supervisors this 27th day of November, A.D. 2023.

The Board of Supervisors of the Township of Adams hereby gives public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Secretary, Adams Township Supervisors
Chairperson, Adams Township Supervisors
Adams Township Supervisor
Adams Township Supervisor

Adams Township Supervisor

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of November, A.D. 2023.

Secretary, Butler County Planning Commission
Butler Co. Plan #23216

Chairperson, Butler County Planning Commission

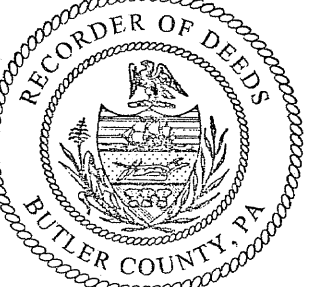
Butler County Recorder of Deeds

Commonwealth of Pennsylvania }
County of Butler }

Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 415 page(s) 38.

Given under my hand and seal this 25th day of January, A.D. 2024.

Recorder



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
415	38

PROPERTY OWNER / BUILDER
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15676
BUILT BY:
Ryan Homes

Drawing Number 1001-2325796
Drawing Scale 1"=20'
Date October 27, 2023
Drawn By
Revisions
72000

Amherst
Amendment 1

Being a Re-subdivision of Lot TH-104R of the Amherst
Phase 5-R Residential Subdivision
As recorded in Plan Book 402, Pages 37-38
Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Spurdute, RS # 24457-E

General Plan Notes

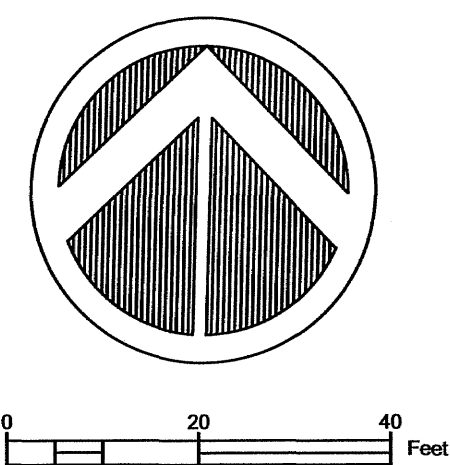
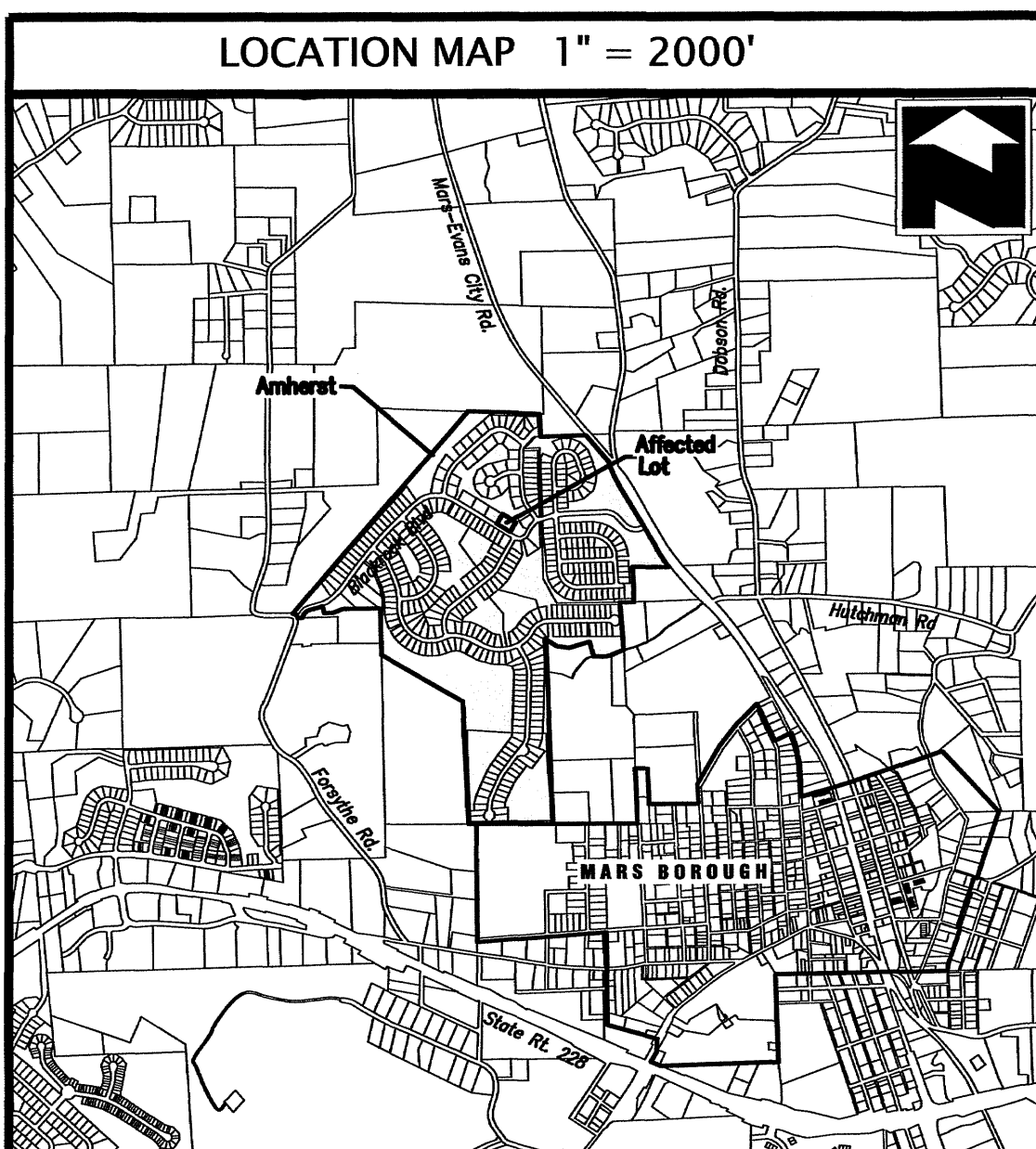
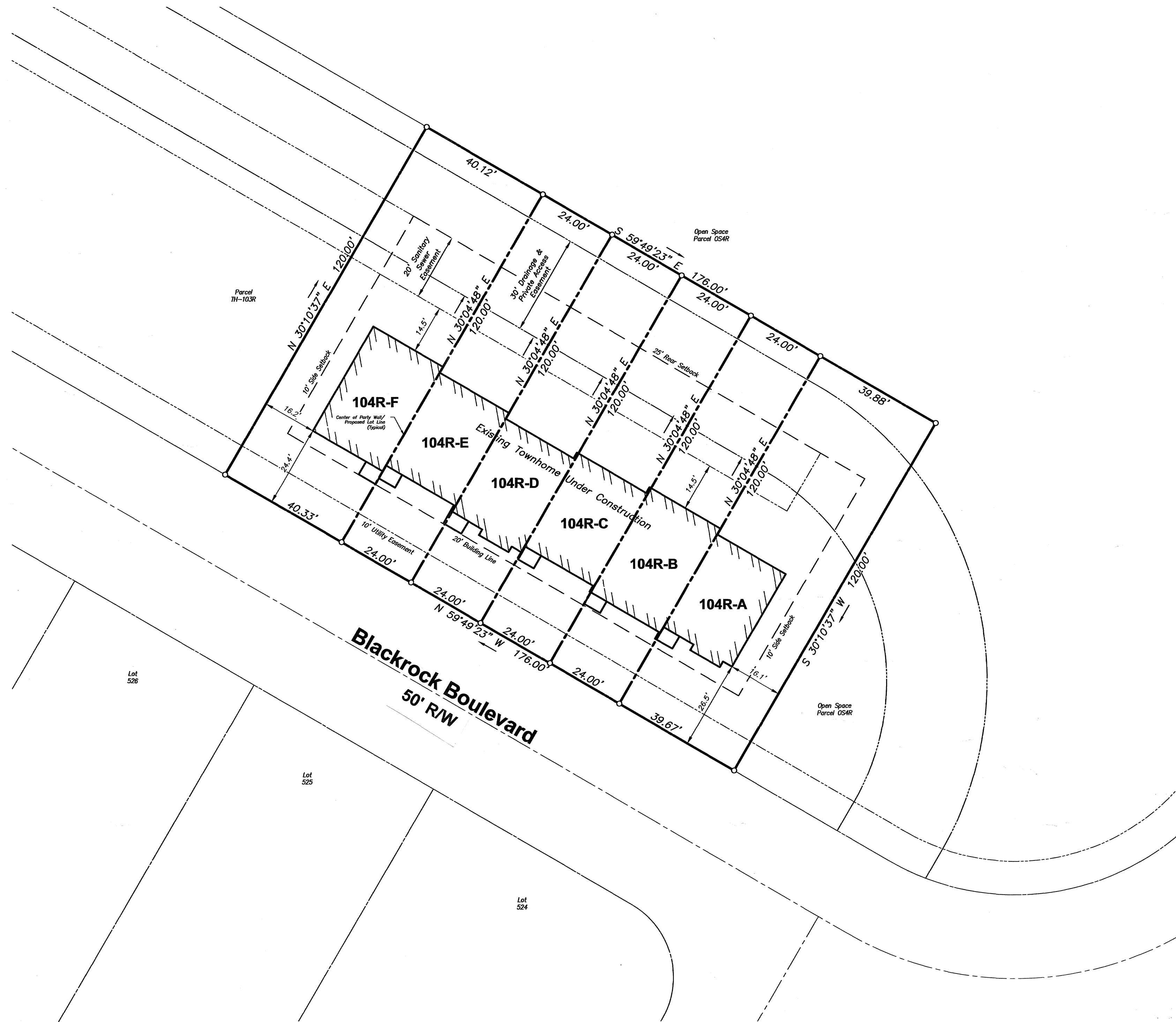
- This plan is a re-subdivision of TH-104R of the Amherst - Phase 5R Residential Subdivision as recorded in Plan Book 402, Pages 37-38 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.
- No additional units are proposed by this plan that were not originally planned for.
- This plan is subject to any and all conditions of the previously approved plans as approved by Jackson Township.
- If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

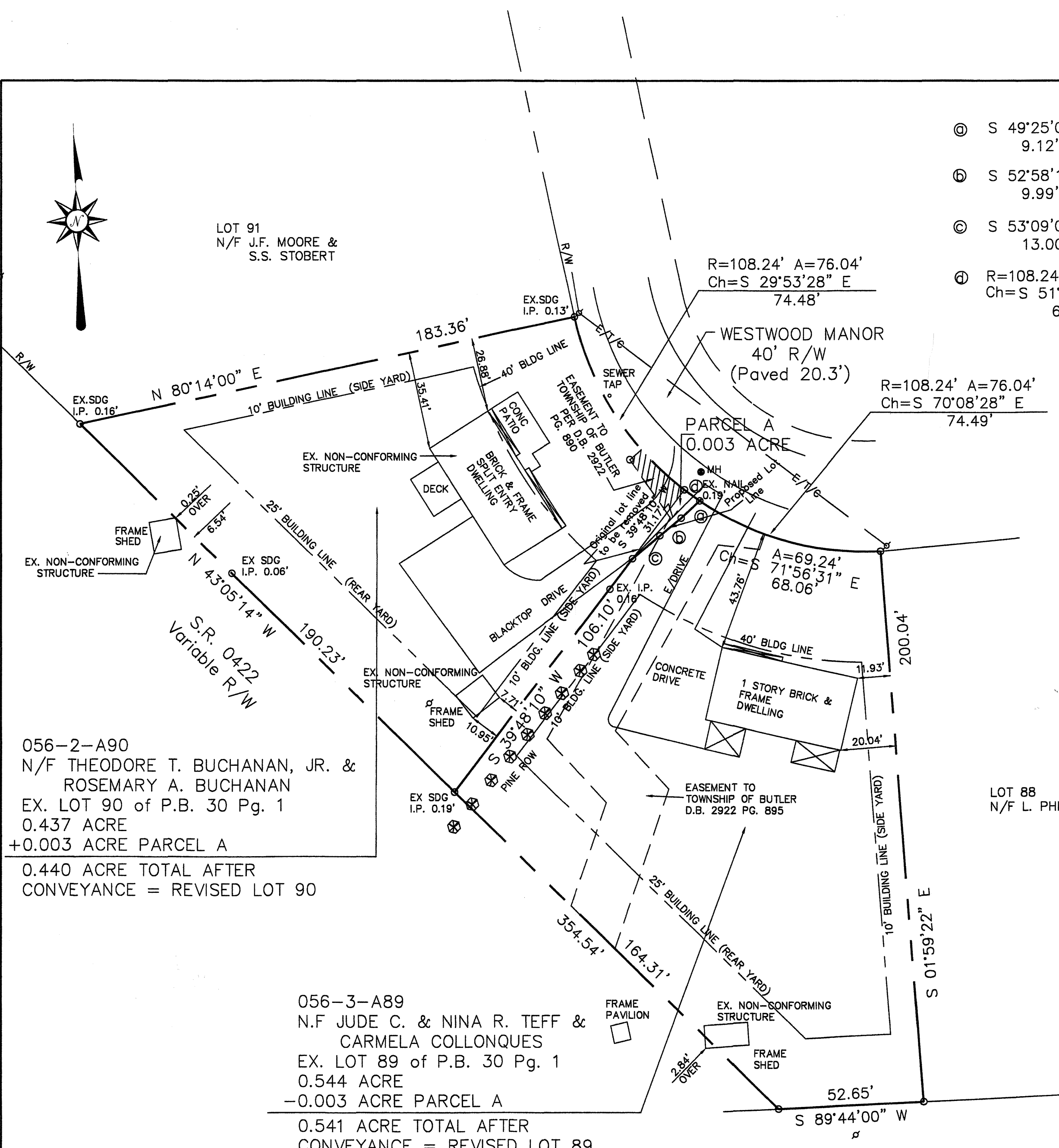
Property References

NVR, Inc.
One Penn Center West
Suite 220
Pittsburgh, PA 15676
Lot:
TH-104R
Tax Parcel 180-4F35-9/104-0000
Deed Book 202309250014215

Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
TH-104R	21,120.000	0.485

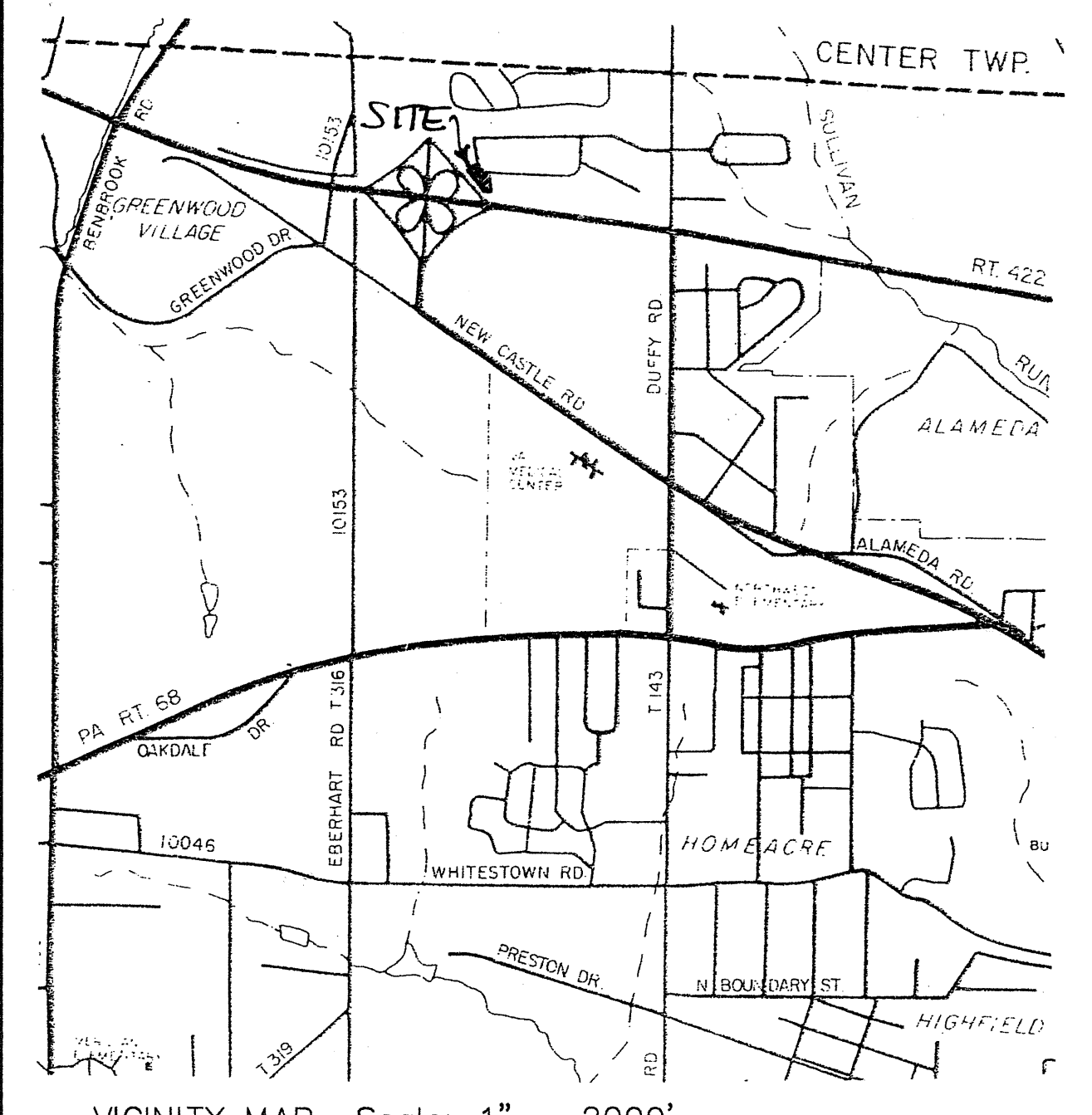
Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
104R-A	4,772.90	0.110
104R-B	2,880.00	0.066
104R-C	2,880.00	0.066
104R-D	2,880.00	0.066
104R-E	2,880.00	0.066
104R-F	4,827.10	0.111





056-2-A90
N/F THEODORE T. BUCHANAN, JR. &
ROSEMARY A. BUCHANAN
EX. LOT 90 of P.B. 30 Pg. 1
0.437 ACRE
+0.003 ACRE PARCEL A
0.440 ACRE TOTAL AFTER
CONVEYANCE = REVISED LOT 90

056-3-A89
N.F JUDE C. & NINA R. TEFF &
CARMELA COLLOQUES
EX. LOT 89 of P.B. 30 Pg. 1
0.544 ACRE
-0.003 ACRE PARCEL A
0.541 ACRE TOTAL AFTER
CONVEYANCE = REVISED LOT 89



VICINITY MAP Scale: 1" = 2000'

Instr: 202401250001076
Pg 1 of 1
Butler County Recorder PA

- ③ S 49°25'02" W 9.12'
- ④ S 52°58'18" W 9.99'
- ⑤ S 53°09'07" W 13.00'
- ⑥ R=108.24' A=6.80' Ch=S 51°48'59" E 6.80'

Know all men by these Presents, that we, Jude C. and Nina R. Teff, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 11th day of December, 2023.

Nicole L. Thurner NOTARY PUBLIC
Jude C. Teff OWNER
Nina R. Teff OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jude C. and Nina R. Teff, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 11th day of December, 2023.
My Commission Expires the 23rd day of September, 2025.

SEAL
Nicole L. Thurner NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Nicole L. Thurner, Notary Public
Butler County
My commission expires September 23, 2025
Commission number 1298894
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Jude C. and Nina R. Teff, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, as recorded in Instrument Number 201105200012276, Recorder of Deeds Office.

Jude C. Teff WITNESS
Nina R. Teff OWNER
Jude C. Teff OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the names of Jude C. and Nina R. Teff, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE

Know all men by these Presents, that I, Carmela Colloques of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and I release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

I further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, I hereunto set my hand and seal this 11th day of December, 2023.

Nicole L. Thurner NOTARY PUBLIC
Carmela Colloques OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Carmela Colloques, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 11th day of December, 2023.
My Commission Expires the 23rd day of September, 2025.

SEAL
Nicole L. Thurner NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Nicole L. Thurner, Notary Public
Butler County
My commission expires September 23, 2025
Commission number 1298894
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Carmela Colloques, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Carmela Colloques as recorded in Instrument Number 201105200012276, Recorder of Deeds Office.

Jude C. Teff WITNESS
Carmela Colloques OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the name of Carmela Colloques, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE

Know all men by these Presents, that we, Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 11th day of December, 2023.

Nicole L. Thurner NOTARY PUBLIC
Theodore T. Buchanan, Jr. OWNER
Rosemary A. Buchanan OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 11th day of December, 2023.
My Commission Expires the 23rd day of September, 2025.

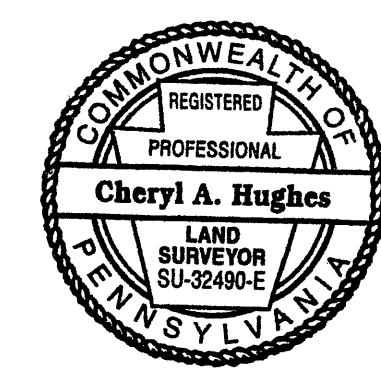
SEAL
Nicole L. Thurner NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Nicole L. Thurner, Notary Public
Butler County
My commission expires September 23, 2025
Commission number 1298894
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, as recorded in Instrument Number 201312090034612, Recorder of Deeds Office.

Theodore T. Buchanan, Jr. WITNESS
Rosemary A. Buchanan OWNER
Theodore T. Buchanan, Jr. OWNER

We, _____ mortgagee of the property embraced in this plan or subdivision in the names of Theodore T. Buchanan, Jr., and Rosemary A. Buchanan, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS MORTGAGEE



I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.
October 18, 2023
DATE
SEAL
Cheryl A. Hughes SIGNATURE AND REG. NO. SU-32490-E

The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan 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 or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service originally installed in Township streets or roads.

Theresa Duesler SECRETARY
SEAL
Sam J. Hughes VICE PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 22nd day of November, 2023.
Theresa Duesler SECRETARY
SEAL
Sam J. Hughes VICE PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 7th day of November, 2023.
F. Muth SECRETARY
SEAL
R. Hughes CHAIRMAN

Reviewed by the Butler County Planning Commission this 18th day of Oct, 2023.
R. Hughes SECRETARY
SEAL
Sam J. Hughes CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

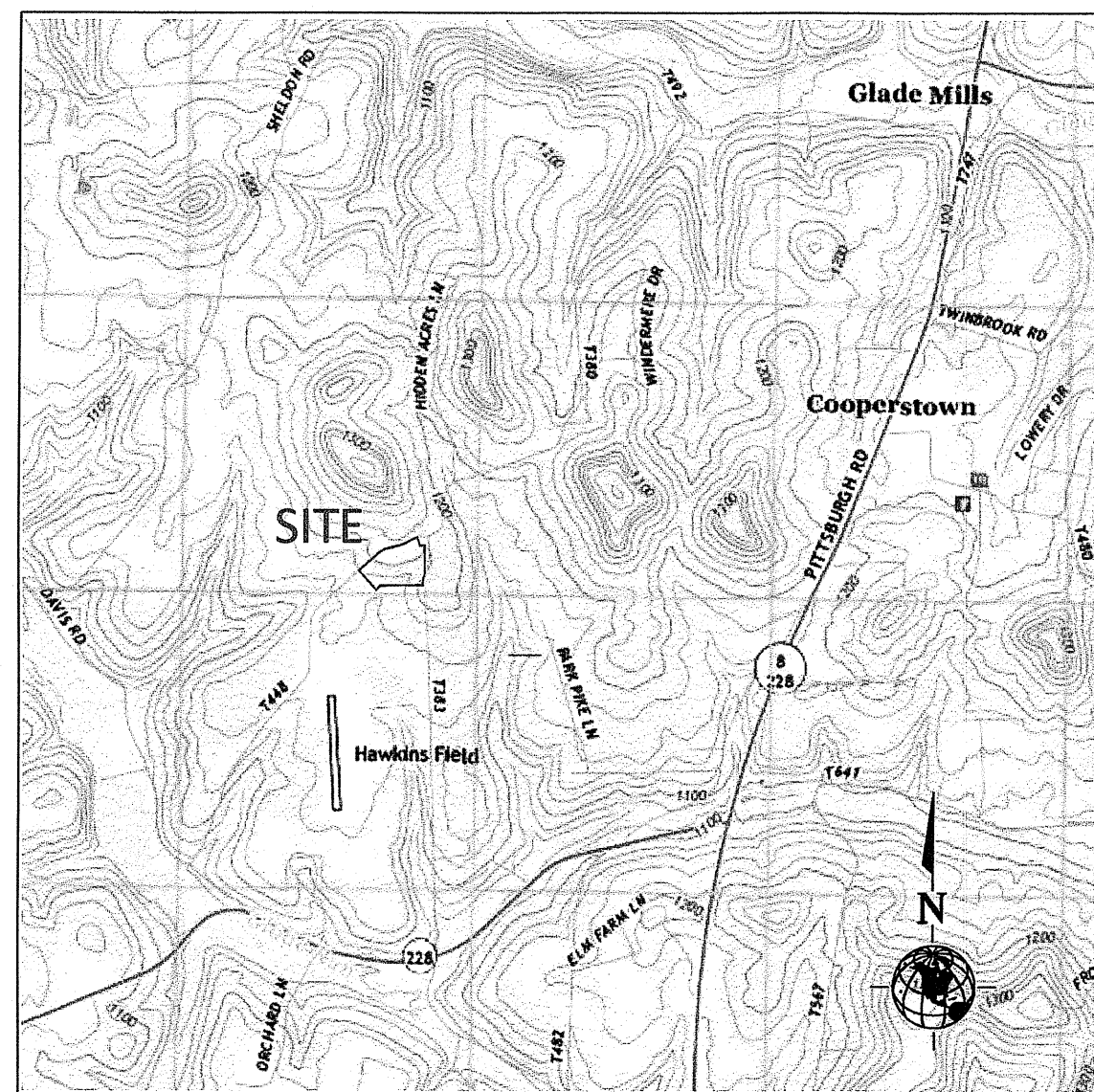
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book
Volume 415 page 39
Given under my hand and seal this 25th day of January, 2024.
SEAL
Michele M. Mustello RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

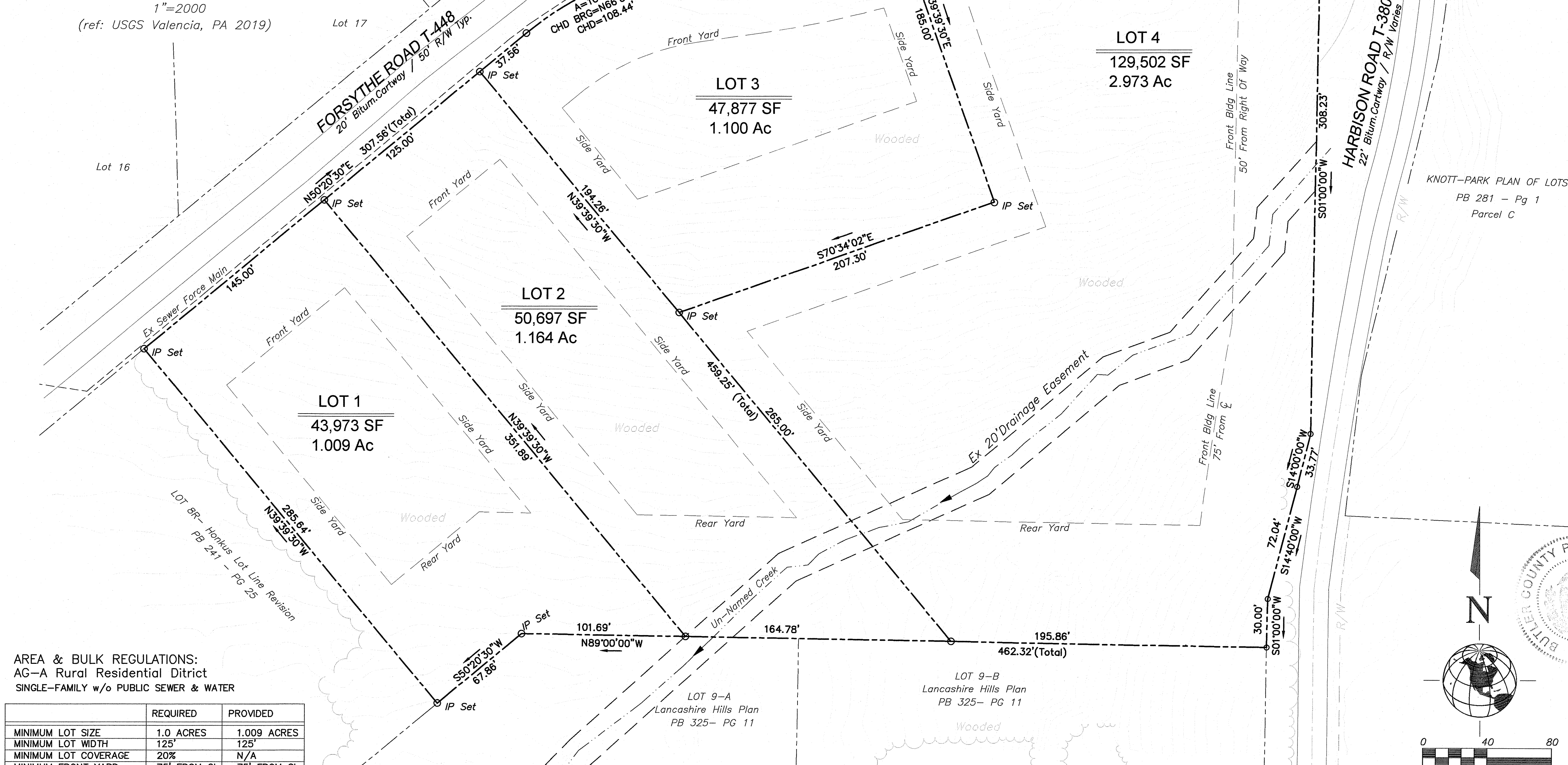
PLAN BOOK	PAGE
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L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
LOT LINE REVISION FOR: THEODORE T. BUCHANAN, JR., & ROSEMARY A. BUCHANAN, JUDE C. & NINA R. TEFF, and CARMELA COLLOQUES SITUATE: BUTLER TWP., BUTLER CO., PA	
Date 08/31/2023 Scale 1" = 30'	Dwn By BEC Ckd By CAH
Parcel # 056-2-A90, 056-3-A89	Inst. # 201312090034612
Address 152/154 WESTWOOD MANOR	Service No. 23-062



VICINITY MAP

1"=2000
(ref: USGS Valencia, PA 2019)

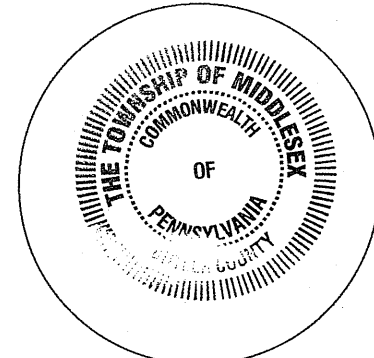


AREA & BULK REGULATIONS:

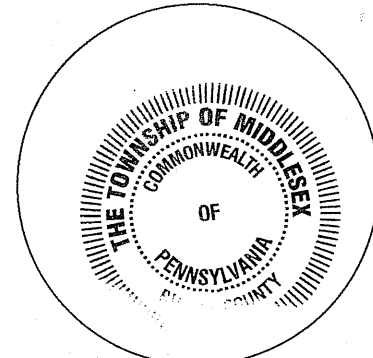
AG-A Rural Residential District
SINGLE-FAMILY w/o PUBLIC SEWER & WATER

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1.0 ACRES	1.009 ACRES
MINIMUM LOT WIDTH	125'	125'
MINIMUM LOT COVERAGE	20%	N/A
MINIMUM FRONT YARD	75' FROM CL	75' FROM CL
MINIMUM REAR YARD (Principle Structure)	75'	75'
MINIMUM REAR YARD (Accessory Structure)	10'	10'
MINIMUM SIDE YARD (Principle Structure)	25'	25'
MINIMUM SIDE YARD (Accessory Structure)	10'	10'
MAXIMUM HEIGHT (Principle Structure)	35'	35'
MAXIMUM HEIGHT (Accessory Structure On Less than 2 Ac)	15'	15'
MAXIMUM HEIGHT (Accessory Structure On 2 Ac Or More)	25'	25'

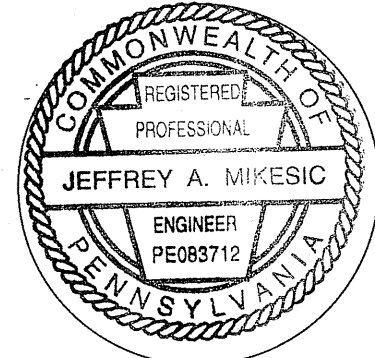
MIDDLESEX TOWNSHIP PLANNING COMMISSION



MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS



MIDDLESEX TOWNSHIP ENGINEER



NOTES:

- THIS PLAN PROPOSES A 4-Lot SUBDIVISION OF VACANT LAND TRACTS. PUBLIC SEWER IS AVAILABLE. ON-SITE WATER WELLS PROPOSED.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
- LOT PURCHASERS ARE MADE NOTICE OF STORMWATER MANAGEMENT REQUIREMENTS OF MIDDLESEX TOWNSHIP ORDINANCE ARTICLE III- SECTION 144-12-E.
- TOPOGRAPHIC CONTOURS SHOWN ARE DERIVED FROM PASDA AND REPRESENT 2' CONTOUR INTERVALS. TOPOGRAPHY IS DOWNWARD-SLOPED FROM NORTH TO SOUTH.
- THE UNOCCUPIED EXISTING BARN STRUCTURE ON LOT 4 IS AN EXISTING NONCONFORMING STRUCTURE IN REGARDS TO FRONT SETBACK LINE.

LOTS TABULATION

LOT 1	43,973 SF	1.009 Ac
LOT 2	50,697 SF	1.164 Ac
LOT 3	47,877 SF	1.100 Ac
LOT 4	129,502 SF	2.973 Ac
TOTAL	272,049 SF	6.246 Ac

Instr: 202401300001221
Page 1 of 444-00
Michele Mustello
Butler County Recorder PA

OWNERS ADOPTION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

JEFFREY T. LEE & LISA A. LEE, (OWNER(S) OR BENEFICIAL OWNER(S)) OF THE LAND SHOWN ON THE JEFFREY T. LEE & LISA A. LEE, HEREBY ADOPT THIS PLAN AS (MY/OUR) (PLAN OF LOTS OR LAND DEVELOPMENT) AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, (I, WE) HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DOE RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON (MY/OUR) HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 25 DAY OF Jan, 2024.

ATTEST:
NOTARY PUBLIC
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 25 DAY OF Jan, 2024

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JEFFREY T. LEE & LISA A. LEE AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF Jan, 2024.

MY COMMISSION EXPIRES: 24 DAY OF Feb, 2026

NOTARY PUBLIC (SIGNATURE)
NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
(SEAL) Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2026
Commission Number 1281872

CERTIFICATION OF TITLE

WE, JEFFREY T. LEE & LISA A. LEE, HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY CONTAINED IN THE LEE SUBDIVISION NO. 1, IS IN THE NAME OF JEFFREY T. LEE & LISA A. LEE, AND IS RECORDED IN DEEDBOOK 1847 - PAGE 6312 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

WITNESSES
WITNESS
WITNESS

MUNICIPAL DECLARATION

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION NO. 2024-05, EFFECTIVE THIS 12 DAY OF January, 2024.

SECRETARY (SEAL)
CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 27 DAY OF December, 2024.

SECRETARY
CHAIRMAN, PLANNING COMMISSION

MUNICIPAL ENGINEER'S CERTIFICATION

JEFFREY A. MIKESIC, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF MIDDLESEX TOWNSHIP, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE
REGISTRATION NO.
SIGNATURE (SEAL)

COUNTY REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF Dec, 2023.

SECRETARY
CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 23233

SURVEYOR'S CERTIFICATION

I, JAMES A. DAY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

DATE
REGISTRATION NO. SU-039394-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 415 PAGE 40 GIVEN UNDER OUR HAND AND SEAL THIS 30 DAY OF January, 2024.

(SEAL)
RECORDED

SUBDIVISION OWNER:

JEFFREY T. & LISA A. LEE
186 FORSYTHE ROAD
VALENCIA, PA 16059

RECORDED
PLAN BOOK
PAGE
415 40



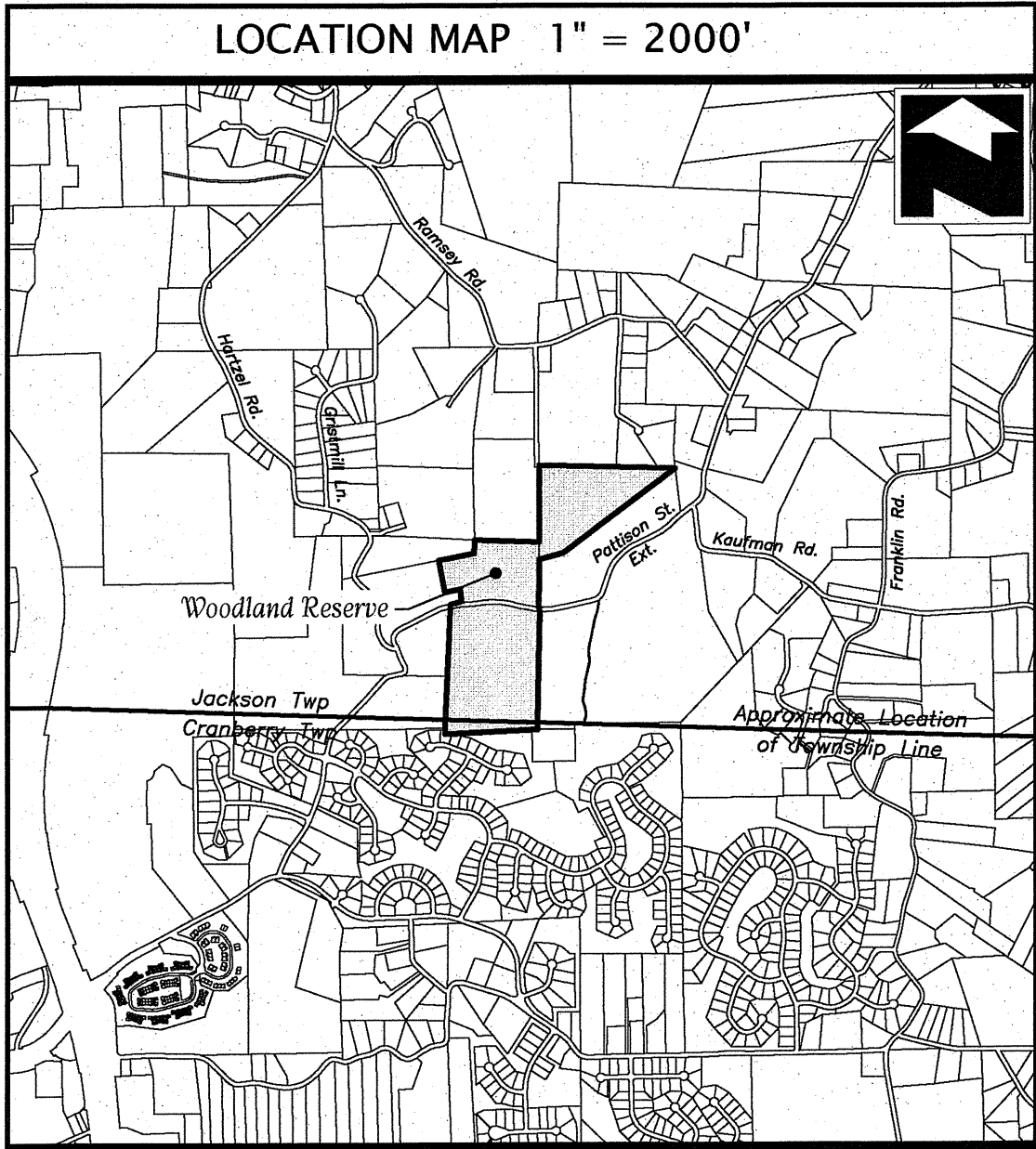
Situated at:
FORSYTHE ROAD
TOWNSHIP OF MIDDLESEX
BUTLER COUNTY, PA

LEE SUBDIVISION No. 1

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Ply/Fac: 724-293-3287
email: jday@jdayman.com

DATE: 01-03-2024

SCALE: 1"=40'



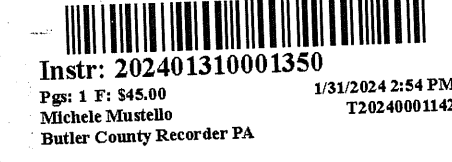
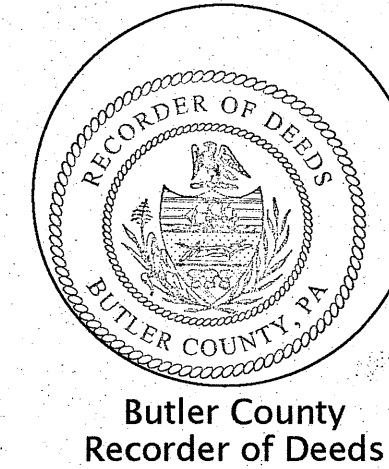
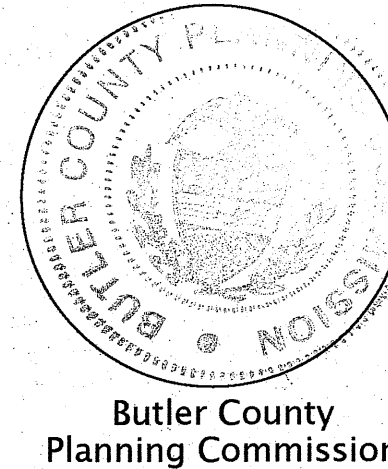
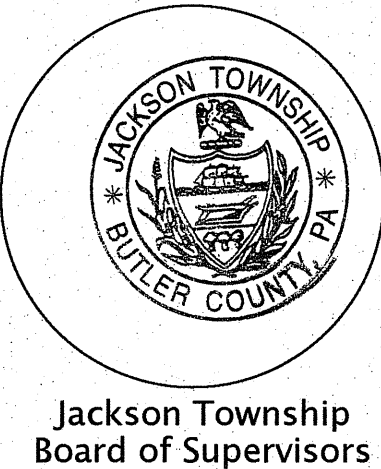
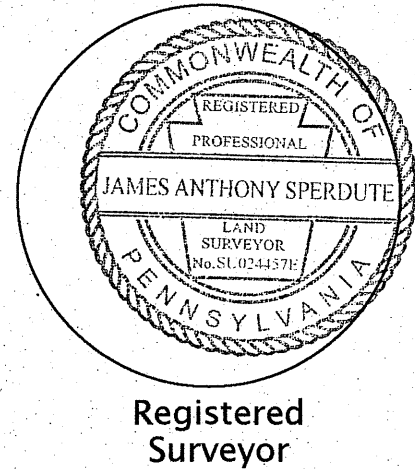
Tabulation of Zoning Data at time of master plan approval.
Affected Zoning District : R Residential
Use: Corridor Mixed Housing PRD

Township Standard	Required	Provided
Site Area	25.00 Acres	69.01 Acres
Open Space	60% (41.4 Acres)	62% (42.80 Acres)
Community Open Space	62,000 sq.ft.	70,494 sq.ft.
Density (Incentive Based)	2 Units/Acre (115 Units)	2.1 Units/Acre (124)**
PRD Perimeter	50.00 feet	50.00 feet
Steep Slope Disturbance	2.22 Acres (max)	1.69 Acres
Woodland Disturbance	16.70 Acres (max)	7.25 Acres
* In lieu of 2.0 units per acre, a density of 2.1 acres per acre is proposed.		

Dimensional Standards (PRD)	1.5 Stories	1.5 Stories
Building Height	7,200 sf (singles & duplexes)	7,200 sf
Lot Area	20.00 feet	20.00 feet
Front Setback	20.00 feet	20.00 feet
Rear Setback	20.00 feet	20.00 feet
Side Setback	7.5' min/15' separation	7.5' min/15' separation
Lot Frontage	60.00 feet	60.00 feet

Dwelling Unit Setbacks	10.00 feet	15.00 feet
Single Family to Single Family	20.00 feet	20.00 feet
Single Family to Duplexes	15.00 feet	20.00 feet
Duplex to Duplex	20.00 feet	20.00 feet
Patio home to patio home	25.00 feet	25.00 feet

Single Family Attached Dwelling Units	3,000 sq.ft.	4,000 sq.ft.
Minimum Lot Size (One Side Attached)	22.00 feet	40.00 feet
Minimum Lot Width	0.00 feet	0.00 feet
Minimum Side Yard @ Party Wall	10.00 feet	10.00 feet
Minimum Side Yard @ End Wall		



Woodland Reserve, LP

Woodland Reserve, LP, owner of the land shown on the **Woodland Reserve Amendment 2** Plan hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this, I set my hand and seal this 25th day of January, 20 24.

ATTEST:
Notary Public
Woodland Reserve, LP
By Woodland Reserve GP, LLC, its general partner

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Chad Weaver, manager of Woodland Reserve GP, LLC, general partner of Woodland Reserve, LP and acknowledged the foregoing adoption and dedication to be the act of the partnership.

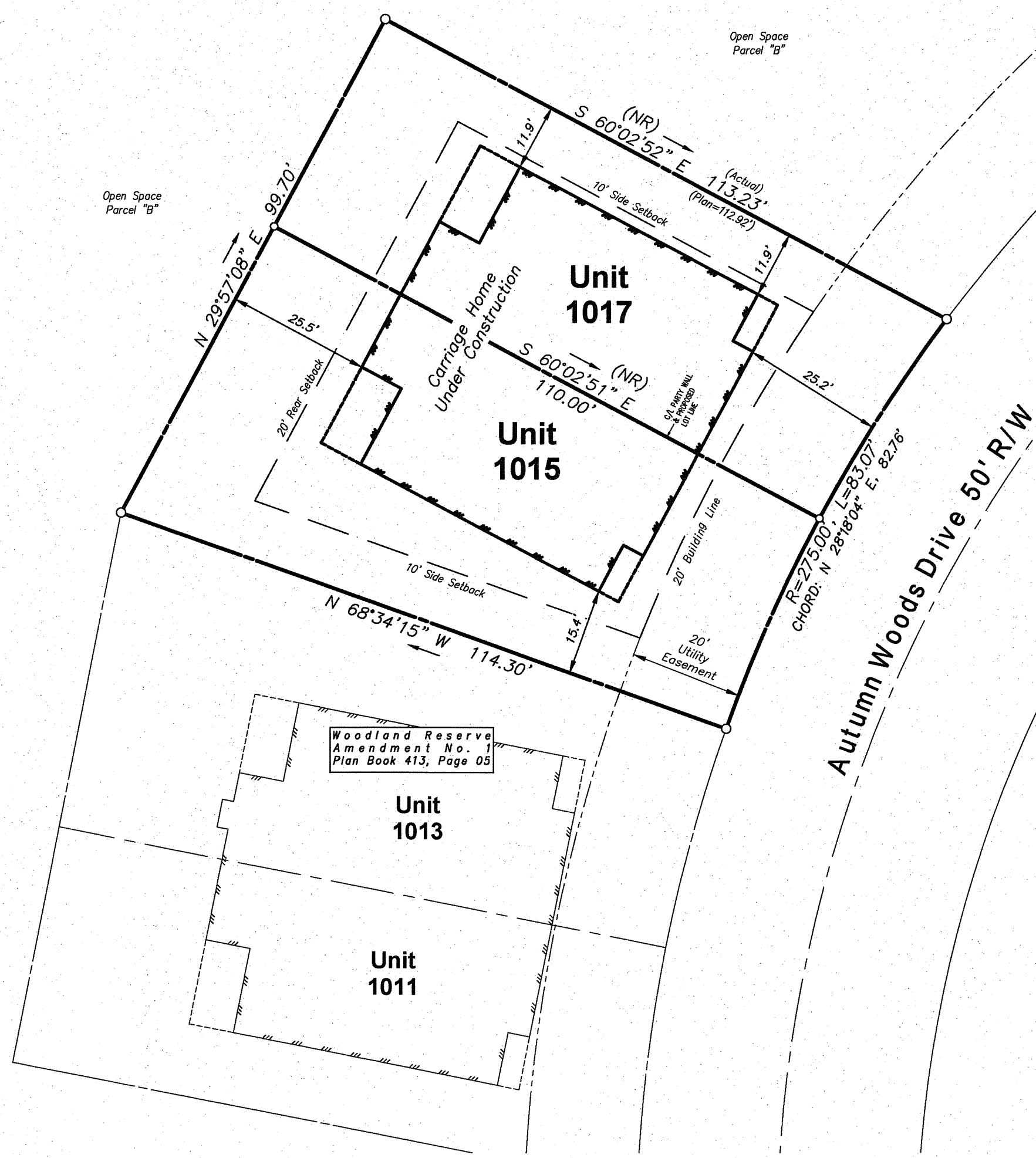
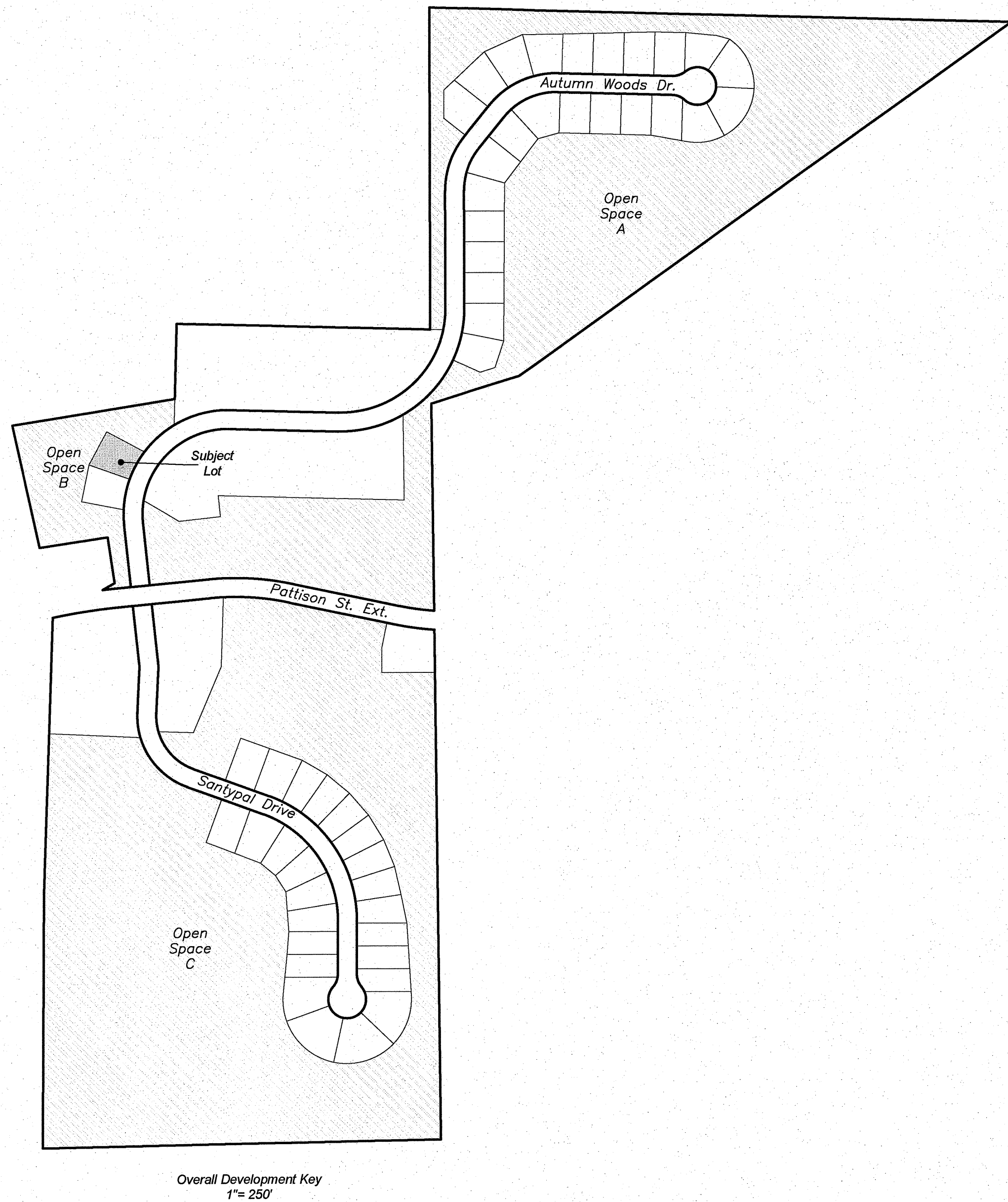
Witness my hand and notarial seal this 25th day of January, 20 24.

My commission expires the 1st day of October, 20 26.

(Seal) Notary Public
Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2026
Commission number 1341482
Member, Pennsylvania Association of Notaries

I hereby certify that the title to the property contained in the **Woodland Reserve Amendment 2** is in the name of **Woodland Reserve, LP** and is recorded at Instrument No. **202303240004020**.

Witness
Woodland Reserve, LP
By Woodland Reserve GP, LLC, its general partner



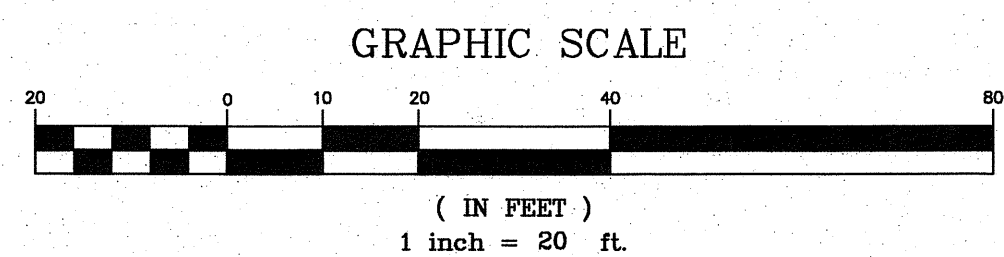
Parcel Table -- Original Lots

Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 102	10,146.954	0.233

Area noted on the original plan as 10,144 sq.ft. is incorrect due to the mis-labeled call on the northerly line of original lot 102.

Parcel Table -- Proposed Lots/Units

Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Unit 1015	5,491.504	0.126
Unit 1017	4,655.450	0.107



MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 16th day of JAN, 20 24.

Secretary: R. H. 9PM Chairperson: J. H. 9PM

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 415, page(s) 41.

Given under my hand and seal this 31st day of January, 20 24.

Recorder of Deeds: Michele M. Mustello

PLAN BOOK	PAGE
415	41

General Plan Notes

a. This plan is a re-subdivision of Lot 102 of the Woodland Reserve Planned Residential Development as recorded in Plan Book 411, Pages 43-46 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.

b. No additional units are proposed by this plan that were not originally planned for.

c. This plan is subject to any and all conditions of the previously approved plans as approved by Jackson Township.

d. If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

Property References

Property Owner:
Woodland Reserve, LP
361 Mars-Valencia Rd.
Mars, PA 16046
724-609-5261

Lot 102
Tax Parcel 180-S15-A102-0000
Deed Book 202303240004020



Drawing Number 1009-2426018
Drawing Scale 1"=20'
Date January 4, 2024
Drawn By
Revisions

77000

Woodland Reserve Amendment 2

Being a Re-subdivision of Lot 102 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46 Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059

108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143

724-452-4362 Info@SperduteSurveying.com
James A. Spertute, RS # 24457-E

LEGEND

SUBJECT PREMISE
ADJOINER PROPERTY
PROPERTY SETBACK
CENTERLINE
RIGHT-OF-WAY

Area Tabulation:

EXISTING PARCELS:

PARCEL ID: 180-4F104-23A-0000 (LOT 1)
OWNER: DSSTE LLC
AREA: 2,708,579 SQ. FT. / 62.18 ACRES

PARCEL ID: 180-4F104-7E1-0000 (LOT 2 & 3)
OWNER: JACKSON DISTRIBUTION LLC
AREA: 588,260 SQ. FT. / 13.50 ACRES

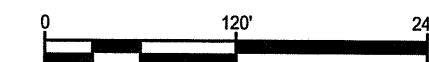
PROPOSED PARCELS:

PARCEL ID: 180-4F104-23A-0000 (LOT 1 & 3)
OWNER: DSSTE LLC
AREA: 2,708,579 SQ. FT. / 62.18 ACRES

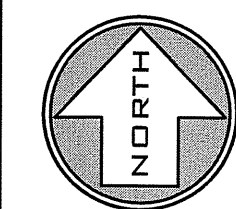
PARCEL ID: 180-4F104-7E1-0000 (LOT 2)
OWNER: JACKSON DISTRIBUTION LLC
AREA: 588,260 SQ. FT. / 13.50 ACRES

General Notes:

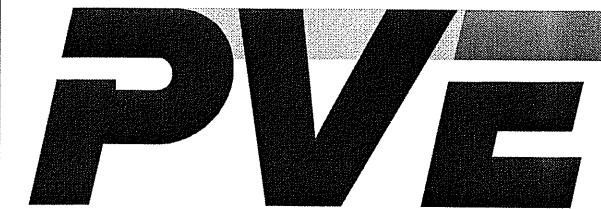
1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.



Drawing Scale:
1" = 120'



Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com



Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

Sippel Development
174 Tomlinson Drive
Zelienople, PA 16063

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE LLC.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: NOVEMBER 09, 2023

PLAN REVISIONS	
REV	DESCRIPTION
1	---
2	---
3	---
4	---
5	---
6	---
7	---
8	---
9	---
10	---

Situate In:

Jackson Township, Butler County, PA

Project Name:

FedEx MAINTENANCE BUILDING
LAND DEVELOPMENT PLANS

Drawing Name:

Lot Line Revision

Project No:

160145

Drawing No:

C-1200

The Jackson Distribution LLC, owner of the land shown on the "FedEx Maintenance Building - Land Development Plans - Lot Line Revision" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for identification on the plan to the Township of Jackson. This adoption and dedication shall be binding upon its heirs, executors, and assigns.

[Signature]
Managing Member, Jackson Distribution LLC.

2/1/24
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Jackson Distribution LLC, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 1 day of FEBRUARY, 2024.

My commission expires the 1 day of SEPTEMBER, 2025.

[Signature]
Notary Public



EMILY T. LUCAS
Notary Public, State of Ohio
My Commission Expires
September 1, 2025

CERTIFICATION OF TITLE
(Jackson Distribution LLC.)

We, Jackson Distribution LLC, owners of "FedEx Maintenance Building - Land Development Plans - Lot Line Revision" certify that the title of this property is in the name of Jackson Distribution LLC, as recorded in instrument # 201904080006105, Recorder of Deeds Office.

[Signature]
Managing Member, Jackson Distribution LLC.

2/1/24
Date

[Signature]
Witness

2/1/24
Date

_____, mortgagee of the property contained in the "FedEx Maintenance Building - Land Development Plans - Lot Line Revision", consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title, and Mortgagee

OWNERS ADOPTION
(DSSTE LLC.)

The DSSTE LLC, owner of the land shown on the "FedEx Maintenance Building - Land Development Plans - Lot Line Revision" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for identification on the plan to the Township of Jackson. This adoption and dedication shall be binding upon its heirs, executors, and assigns.

[Signature]
Managing Member, DSSTE LLC.

1/31/24
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named BARBARA SIPP of DSSTE LLC, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 31st day of JANUARY, 2024.

My commission expires the 30th day of JUNE, 2024.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Barbara Buckley, Notary Public
Beaver County
My commission expires June 30, 2024
Commission number 1269209
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE
(DSSTE LLC.)

We, DSSTE LLC, owners of "FedEx Maintenance Building - Land Development Plans - Lot Line Revision" certify that the title of this property is in the name of DSSTE LLC, as recorded in instrument # 200902040001902, Recorder of Deeds Office.

[Signature]
Managing Member, DSSTE LLC.

1/31/24
Date

[Signature]
Witness

1/31/24
Date

_____, mortgagee of the property contained in the "FedEx Maintenance Building - Land Development Plans - Lot Line Revision", consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title, and Mortgagee

SURVEYOR'S CERTIFICATION

I, Gregory B. Jones, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, certify to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Date of Plan: December 19, 2023

By: *[Signature]*
Gregory B. Jones, PLS PA Registration No. SU-052331E

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

The Board of Supervisors of the Township of Jackson hereby gives public notice that in approving this plan for recording purposes only, the Township of Jackson assumes no obligations, legal or otherwise expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

[Signature] Secretary
[Signature] President
[Signature] Chairman

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Jackson on this 31st day of JANUARY, 2024.

[Signature] Secretary
[Signature] Chairman, Board of Supervisors

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL

Approved by the Planning Director of the Township of Jackson this 25th day of JANUARY, 2024. Pursuant to Chapter 22, Subdivision and Land Development Ordinance of the code of Jackson Township. As amended, the Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township 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.

[Signature] Secretary
[Signature] Planning Director

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 13th day of DEC, 2023.

[Signature] Secretary
[Signature] Chairman, Butler County Planning Commission

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds; plans, etc., in said County in Plan Book Volume

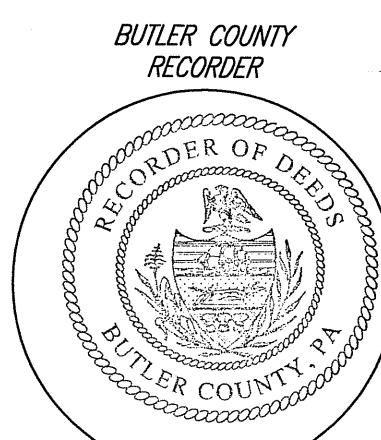
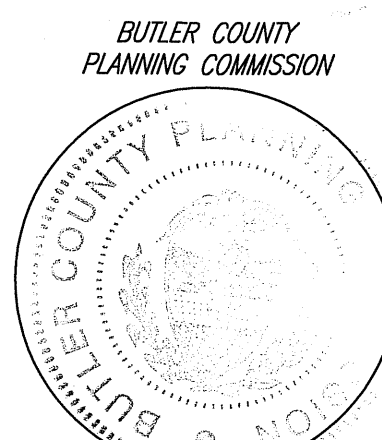
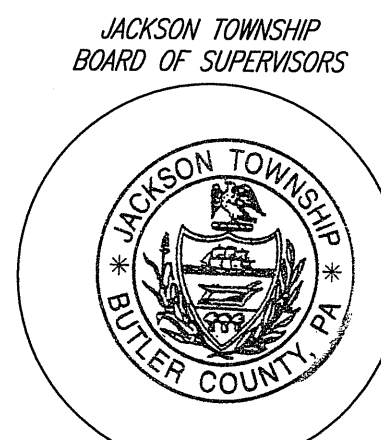
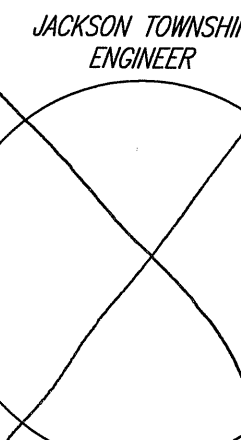
415, Page 42

Given under my hand and seal this 2nd day of FEBRUARY, 2024.

[Signature]
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028




NOTE: USE BLACK INK FOR SEALS & SIGNATURES

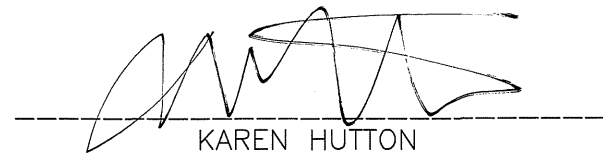
CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT HUTTON BUTLER SHARON PA ST, LLC., A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE _____ AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL

THIS 29th DAY OF January, 20 24.


(NOTARY PUBLIC)


KAREN HUTTON

CORPORATION ACKNOWLEDGMENT

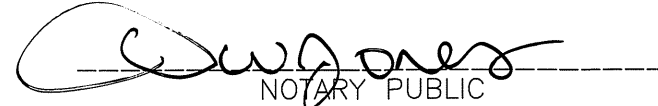
COUNTY OF HAMILTON,

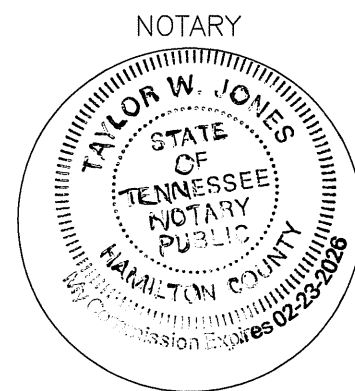
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE OF TENNESSEE PERSONALLY APPEARED KAREN HUTTON CHIEF EXECUTIVE OFFICER OF THE HUTTON BUTLER SHARON PA ST, LLC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID HUTTON BUTLER SHARON PA ST, LLC., FOR THE USES AND PURPOSES THERE-INVENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS CHIEF EXECUTIVE OFFICER OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF January, 20 24.

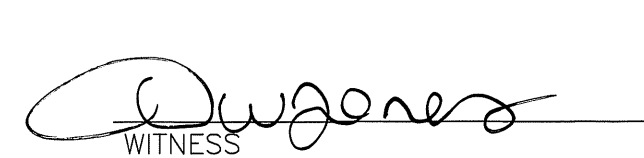
MY COMMISSION EXPIRES THE 23rd DAY OF February, 20 26.


NOTARY PUBLIC



TITLE CLAUSE

HUTTON BUTLER SHARON PA ST, LLC. OWNERS OF THE HUTTON NEW CASTLE CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HUTTON BUTLER SHARON PA ST, LLC., AS RECORDED IN INSTRUMENT NUMBER 202203080005305, RECORDER OF DEEDS' OFFICE.


WITNESS


KAREN HUTTON

SOMERSET TRUST COMPANY, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, HUTTON NEW CASTLE CONSOLIDATION PLAN, DO HEREBY CONSENT TOT HE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

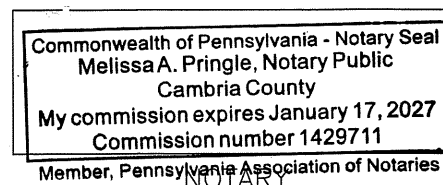

WITNESS

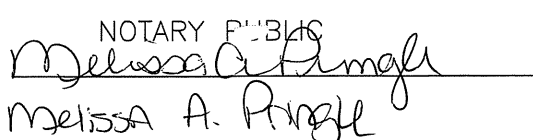

SOMERSET TRUST COMPANY

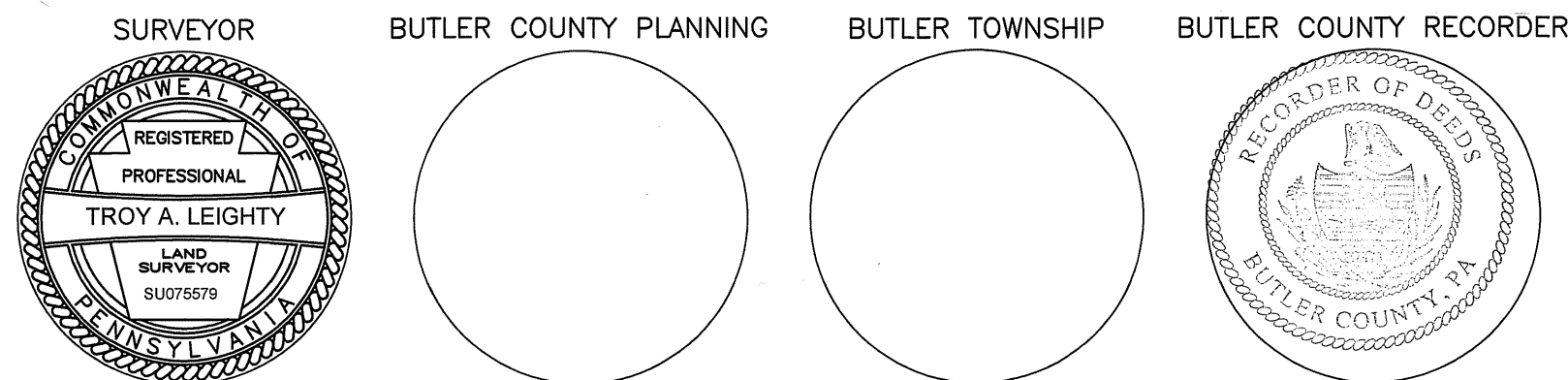
SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February, 20 24.

MY COMMISSION EXPIRES THE 17th DAY OF January, 20 27.




Melissa A. Pringle



SURVEYORS CERTIFICATE

I, TROY A. LEIGHTY, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAT, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

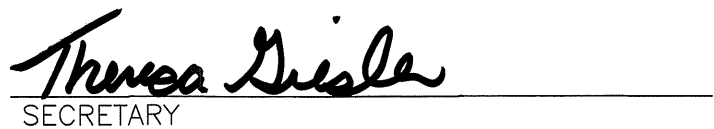
DATE January 23, 2024


TROY A. LEIGHTY PLS
SU-075579

MUNICIPAL REVIEW AND APPROVAL

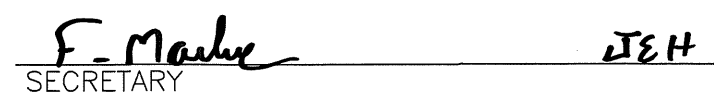
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF

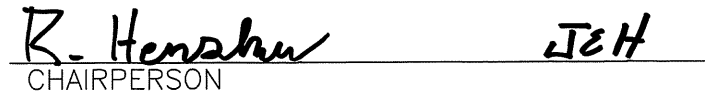
November 20, 20 23.


SECRETARY


PRESIDENT OF BOARD

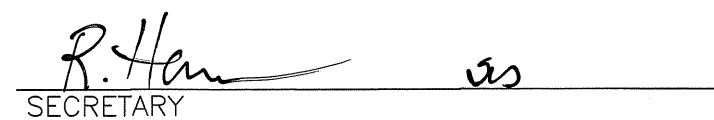
APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF December 7, 20 21.

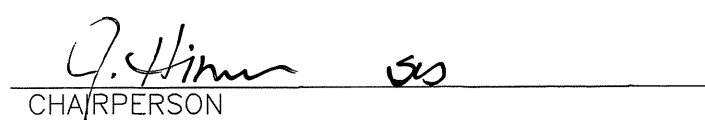

SECRETARY

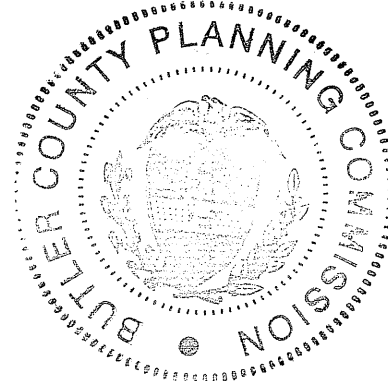

CHAIRPERSON

COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS DAY OF February 16, 20 22.
Butler Co. Plan # 22043


SECRETARY


CHAIRPERSON



PROOF OF RECORDING

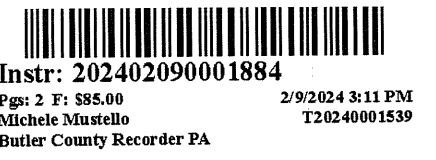
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN

PLAN BOOK VOLUME 415 PAGE 43-44

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF February, 20 24.


MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



DESCRIPTION

ALL THAT CERTAIN PARCEL OF GROUND, BEING LOT 1 IN THE HUTTON NEW CASTLE CONSOLIDATION PLAN, SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF NEW CASTLE ROAD, S.R. 356, VARIABLE WIDTH, AND THE WESTERLY RIGHT OF WAY LINE OF SHARON DRIVE, 40.00 FEET WIDE; THENCE BY SAID NORTHERLY RIGHT OF WAY LINE, IN A WESTERLY DIRECTION BY A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 7,604.49 FEET THROUGH AN ARC DISTANCE OF 216.66 FEET, ALSO HAVING A CHORD BEARING OF NORTH 69°05'07" WEST AND A CHORD DISTANCE OF 216.65 FEET TO AN IRON BAR AT THE LINE DIVIDING LOT 1 IN SAID HUTTON NEW CASTLE CONSOLIDATION PLAN, FROM LANDS NOW OR FORMERLY OF TURANO-MCCALL CHIROPRACTIC; THENCE BY SAID DIVIDING LINE, NORTH 00°55'02" WEST, A DISTANCE OF 319.25 FEET TO AN IRON BAR AT THE LINE DIVIDING LOT 1 IN SAID HUTTON NEW CASTLE CONSOLIDATION PLAN, FROM LANDS NOW OR FORMERLY OF STEPHEN E. & CHRISTENA ATEN FAUCETTE; THENCE BY SAID DIVIDING LINE, NORTH 33°27'12" EAST, A DISTANCE OF 26.09 FEET TO AN IRON BAR AT THE LINE DIVIDING LOT 1 IN SAID HUTTON NEW CASTLE CONSOLIDATION PLAN, FROM LANDS NOW OR FORMERLY OF EDWARD C. NOTARO; THENCE BY SAID DIVIDING LINE, SOUTH 56°32'48" EAST, A DISTANCE OF 148.52 FEET TO AN IRON BAR; THENCE CONTINUING BY SAME, SOUTH 72°05'12" EAST, A DISTANCE OF 67.40 FEET TO AN IRON BAR ON THE WESTERLY RIGHT OF WAY LINE OF SAID SHARON DRIVE; THENCE BY THE WESTERLY RIGHT OF WAY LINE OF SAID SHARON DRIVE, SOUTH 00°55'02" EAST, A DISTANCE OF 315.75 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID SHARON DRIVE, AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW CASTLE ROAD, S.R. 356, AT THE POINT OF BEGINNING.

CONTAINING AN AREA OF 65,407 SQUARE FEET, OR 1.501 ACRES.

THE ABOVE DESCRIPTION ENCLOSES AND COMPRISES LAND OWNED BY, NOW OR FORMERLY, HUTTON BUTLER SHARON PA ST, LLC., AND BEING SHOWN AS PARCEL 1, PARCEL 2 AND PARCEL 3 AS RECORDED IN INSTRUMENT NUMBER 2203080005305, AS SURVEYED BY MORRIS KNOWLES & ASSOCIATES, INC., TROY A. LEIGHTY, P.L.S., LICENSE NUMBER SU075579-E, ON JANUARY 23, 2024.

HUTTON NEW CASTLE CONSOLIDATION PLAN

BEING A CONSOLIDATION OF PARCELS
056-12-F3C-0000, 056-12-F1B-0000,
056-12-F1A-0000
SITUATE IN

BUTLER TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

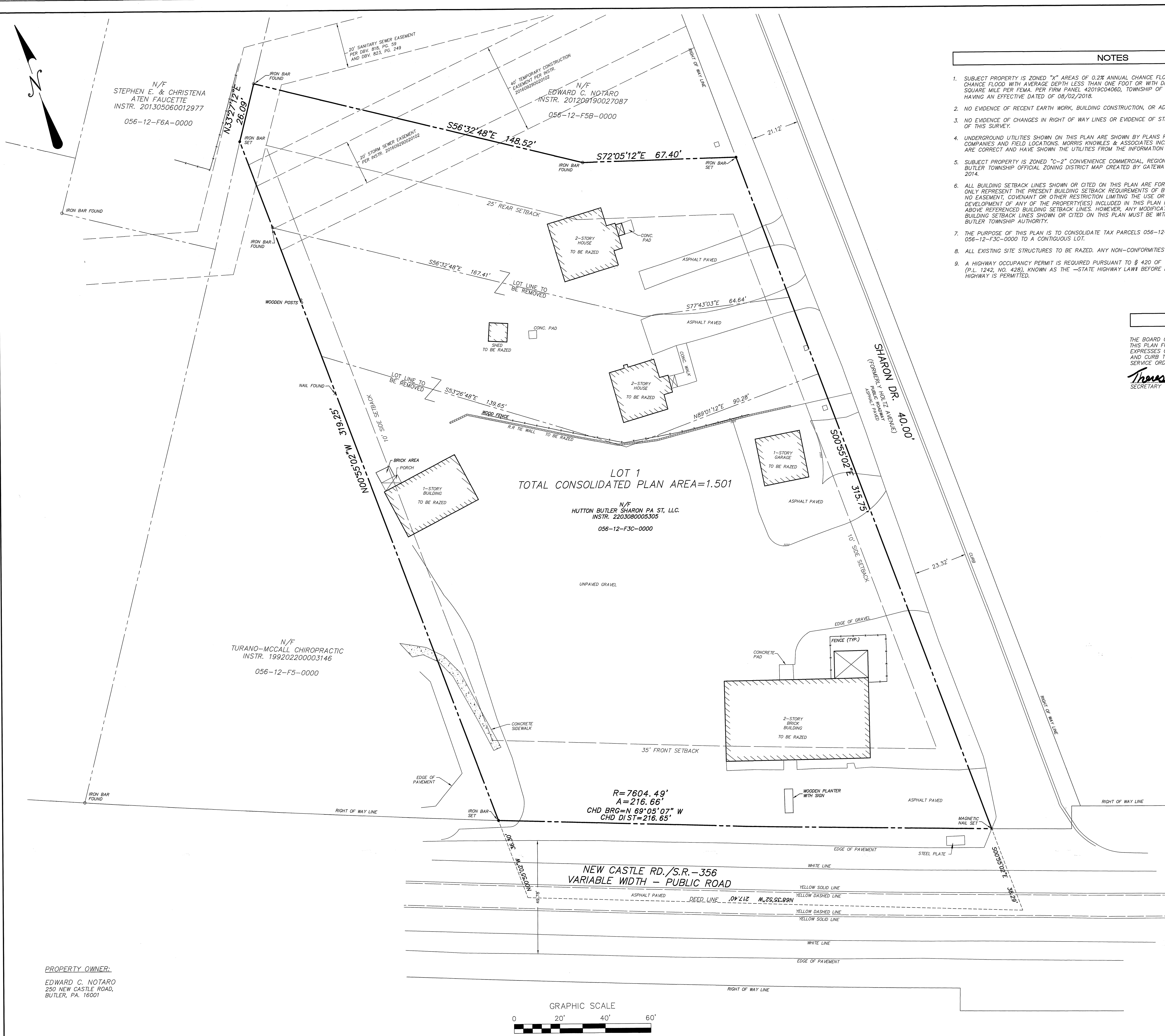
HUTTON BUTLER SHARON PA ST, LLC.

Morris Knowles
& Associates, Inc.
Consulting Engineers - Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622



CHECKED BY: TAL
DRAWN BY: JJS
FBK 102 PG. 57
SU-5169
DATE: 01/23/2024
DWG. NO.: D-26666
SCALE: 1" = 20'
SHEET 1 OF 2

PLAN BOOK	PAGE
415	43



NOTES

- SUBJECT PROPERTY IS ZONED "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FEMA, PER FIRM PANEL 42019C0406D, TOWNSHIP OF BUTLER COMMUNITY NUMBER 421138, HAVING AN EFFECTIVE DATED OF 08/02/2018.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR ADDITIONS AT THE TIME OF THIS SURVEY.
- NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OR EVIDENCE OF STREET OR SIDEWALK WORK AT THE TIME OF THIS SURVEY.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE SHOWN BY PLANS RECEIVED FROM THE UTILITY COMPANIES AND FIELD LOCATIONS. MORRIS KNOWLES & ASSOCIATES INC. DOES NOT INSURE THAT LOCATIONS ARE CORRECT AND HAVE SHOWN THE UTILITIES FROM THE INFORMATION PROVIDED TO US.
- SUBJECT PROPERTY IS ZONED "C-2" CONVENIENCE COMMERCIAL, REGIONAL COMMERCIAL DISTRICT, PER THE BUTLER TOWNSHIP OFFICIAL ZONING DISTRICT MAP CREATED BY GATEWAY ENGINEERS DATED OF JANUARY 20, 2014.
- ALL BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT BUILDING SETBACK REQUIREMENTS OF BUTLER TOWNSHIP ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY(IES) INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED BUILDING SETBACK LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF BUTLER TOWNSHIP AUTHORITY.
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 056-12-F1A-0000, 056-12-F1B-0000, & 056-12-F3C-0000 TO A CONTIGUOUS LOT.
- ALL EXISTING SITE STRUCTURES TO BE RAZED. ANY NON-CONFORMITIES WILL BE REMOVED.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

LOCAL AUTHORITY STIPULATION

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

Theresa Siedler
SECRETARY

James Lohman, Jr.
PRESIDENT

DIMENSIONAL REQUIREMENT	BUTLER TWP.
MIN. LOT AREA:	NONE
MIN. LOT WIDTH:	NONE
MAX LOT COVERAGE:	3 SQ.FT. LOT AREA :1 SQ.FT. FLOOR AREA
FRONT YARD:	35 FT.
MIN. REAR YARD ADJOINING:	20 FT.
-COMMERCIAL PROPERTY	25 FT.
-RESIDENTIAL PROPERTY	10 FT.
MIN. SIDE YARD:	40 FT.
MAX. HEIGHT:	

PARCEL I.D.	ACRES
056-12-F1A-0000	0.323
056-12-F1B-0000	0.266
056-12-F3C-0000	0.912
TOTAL	1.501

PLAN BOOK	PAGE
415	44

HUTTON NEW CASTLE CONSOLIDATION PLAN

BEING A CONSOLIDATION OF PARCELS
056-12-F3C-0000, 056-12-F1B-0000,
056-12-F1A-0000
SITUATE IN

BUTLER TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

HUTTON BUTLER
SHARON PA ST, LLC.

TOTAL PLAN AREA = 65407 S.F. OR 1.501 ACRES

MKA
Morris Knowles
& Associates, Inc.
Consulting Engineers - Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622

CHECKED BY: TAL
DRAWN BY: JJS
FBK 102 PG. 57
SU-5169
DATE: 01/23/2024
DWG. NO.: D-26666
SCALE: 1" = 20'
SHEET 1 OF 2

PROPERTY OWNER:
EDWARD C. NOTARO
250 NEW CASTLE ROAD,
BUTLER, PA. 16001



Property Owners:

LOT 1
Andrew M. & Julie A. Stewart
672 Valencia Rd.
Valencia PA 16059
Tax Parcel 010-3F68-36-0000
Instrument No. 202102230005435

Inst#: 202402120001948
Pg: 1 of 1448
Notary Seal
Butler County Recorder PA
2/12/2024 9:19 PM
T2024001593

LOT 2
Jason P. Boyd & Katy L. Rittle
670 Valencia Rd.
Valencia PA 16059
Tax Parcel 010-3F68-36Q-0000
Instrument No. 202306230008933

LOT 3
John & Michelle Bailey
668 Valencia Rd.
Valencia PA 16059
Tax Parcel 010-3F68-36R-0000
Instrument No. 201705150010075

Plan Purpose:

The purpose of this plan is to create the following easements. No changes to lot size, lot configuration or property lines is proposed.

- An underground utility easement crossing Lots 1, 2 & 3 encompassing the as-installed electric, telephone, cable television, sanitary sewer, gas and waterlines that may cross any other lot in which they do not provide service to.
- Adding a 20 foot wide stormwater/drainage easement in the same location as the existing 20 foot wide sanitary sewer easement.

Survey Notes:

- Although the surveyor has researched the subject and surrounding tracts, the properties shown hereon are represented without the benefit of a full title report/title search and may not reflect all easements, leases, encumbrances, rights of way or covenants that would normally be discovered with a full and complete title search.
- In preparing this plan/survey, no attempt has been made to obtain or show any information related to the existing size, depth, condition, capacity, or location of any utility that may serve this property or that may cross this property, whether privately, municipal or utility owned.
- Subsurface conditions were not examined or considered as a part of this plan/survey.
- Affected Zoning District: RC-Rural Conservation
 - Minimum Lot Size: 43,560 sq. ft. or 1.00 acres
 - Minimum Lot Width: 150.00 feet at front setback
 - Minimum Yard Requirements:
 - Front Yard: 50 feet
 - Side Yard: 20.00 feet (2 required)
 - Rear Yard: 25.00 feet
 - Depth adjacent to a public road: 50.00
- According to information provided by FEMA, no portion of this property lies within a designed floodplain.
- All properties are served or have access to Breakneck Regional Authority (BCRA) for sanitary sewer and the Municipal Water Authority of Adams Township (MWAA) for domestic water.

Owner:

Know all men by these presents; that **ANDREW M. & JULIE A. STEWART**, does hereby adopt this plan as its plan of lots of its property situate in Adams Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Adams, **ANDREW M. & JULIE A. STEWART** hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Buter, and Township of Adams, my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon **ANDREW M. & JULIE A. STEWART** my successors and assigners and purchasers of lots in this plan.

In witness whereof, we, hereunto set our had and seal this 30th day of November, 2023
Andrew M. Stewart
ANDREW M. STEWART
Julie A. Stewart
JULIE A. STEWART

Notary Public:

Commonwealth of Pennsylvania JSS
County of Butler JSS

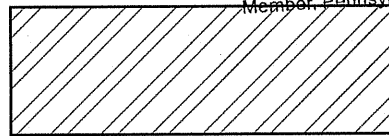
Before me, the subscriber, A Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named **ANDREW M. & JULIE A. STEWART** and acknowledged the foregoing release and dedication and plan to be our act and deed and desire the same to be recorded as such.

Sworn and subscribed before me this day Witness my hand and seal this 30 day of November, 2023

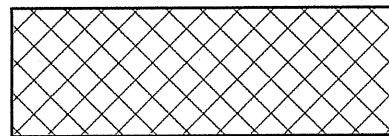
My commission expires the 15 day of August, 2025

(Seal) Paula K Rouda Notary Public

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries



Proposed Underground Utility Easement



Proposed Stormwater/Drainage Easement

Owner:

Know all men by these presents; that **JASON P. BOYD & KATY L. RITTLE** does hereby adopt this plan as its plan of lots of its property situate in Adams Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Adams, **JASON P. BOYD & KATY L. RITTLE** hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Buter, and Township of Adams, my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon **JASON P. BOYD & KATY L. RITTLE** my successors and assigners and purchasers of lots in this plan.

In witness whereof, we, hereunto set our had and seal this 30th day of November, 2023
Jason P. Boyd
JASON P. BOYD
Katy L. Rittle
KATY L. RITTLE

Notary Public:

Commonwealth of Pennsylvania JSS
County of Butler JSS

Before me, the subscriber, A Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named **JASON P. BOYD & KATY L. RITTLE** and acknowledged the foregoing release and dedication and plan to be our act and deed and desire the same to be recorded as such.

Sworn and subscribed before me this day Witness my hand and seal this 30 day of November, 2023

My commission expires the 15 day of August, 2025

(Seal) Paula K Rouda Notary Public

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

n/i Frank S. Chappel Jr.
Parcel 010-3F68-36Q
Inst# 2020904030008538

Owner:

Know all men by these presents; that **JOHN & MICHELLE BAILEY** does hereby adopt this plan as its plan of lots of its property situate in Adams Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Adams **JOHN & MICHELLE BAILEY** hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Buter, and Township of Adams, my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon **JOHN & MICHELLE BAILEY** my successors and assigners and purchasers of lots in this plan.

In witness whereof, we, hereunto set our had and seal this 30th day of November, 2023
John Bailey
JOHN BAILEY
Michelle Bailey
MICHELLE BAILEY

Notary Public:

Commonwealth of Pennsylvania JSS
County of Butler JSS

Before me, the subscriber, A Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named **JOHN & MICHELLE BAILEY** and acknowledged the foregoing release and dedication and plan to be our act and deed and desire the same to be recorded as such.

Sworn and subscribed before me this day Witness my hand and seal this 30 day of November, 2023

My commission expires the 15 day of August, 2025

(Seal) Paula K Rouda Notary Public

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

Adams Township Planning Commission:

Reviewed by the Adams Township Planning Commission this 3rd day of January, 2024
Michelle Bailey
Secretary
Jason Boyd
Chairperson

Adams Township Board of Supervisors:

The Board of Supervisors of the Township of Adams hereby gives public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets or roads or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets roads.

Approved by the Board of Supervisors of the Township of Adams this 22nd day of January, 2024

Adenton
Secretary
Jason Boyd
Chairperson

Butler County Planning Commission:

Reviewed by the Butler County Planning Commission on this 11th day of Dec, 2023
R. H. JRM
Secretary
Jason Boyd
Chairperson

Additional Utility Easement Notes Per Township Comment:

- The proposed underground utility easement(s) shown on this plan are for the maintenance or upgrade of the existing public utility service lines that are located within the easement(s). Any extension of these utility service lines to properties not included within this plan is prohibited.
- Any lot shown hereon that utilizes the proposed drainage easement(s) shall equally share responsibility for the costs of maintenance and upkeep of the proposed stormwater management/drainage easement that is depicted on this plan.

Butler County Recorder of Deeds:

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 415 page(s) 45

Given under my hand and seal this 12th day of February, 2024
Michelle Mustello
MICHELE M. MUSTELLO
Recorder of Deeds

Surveyor:

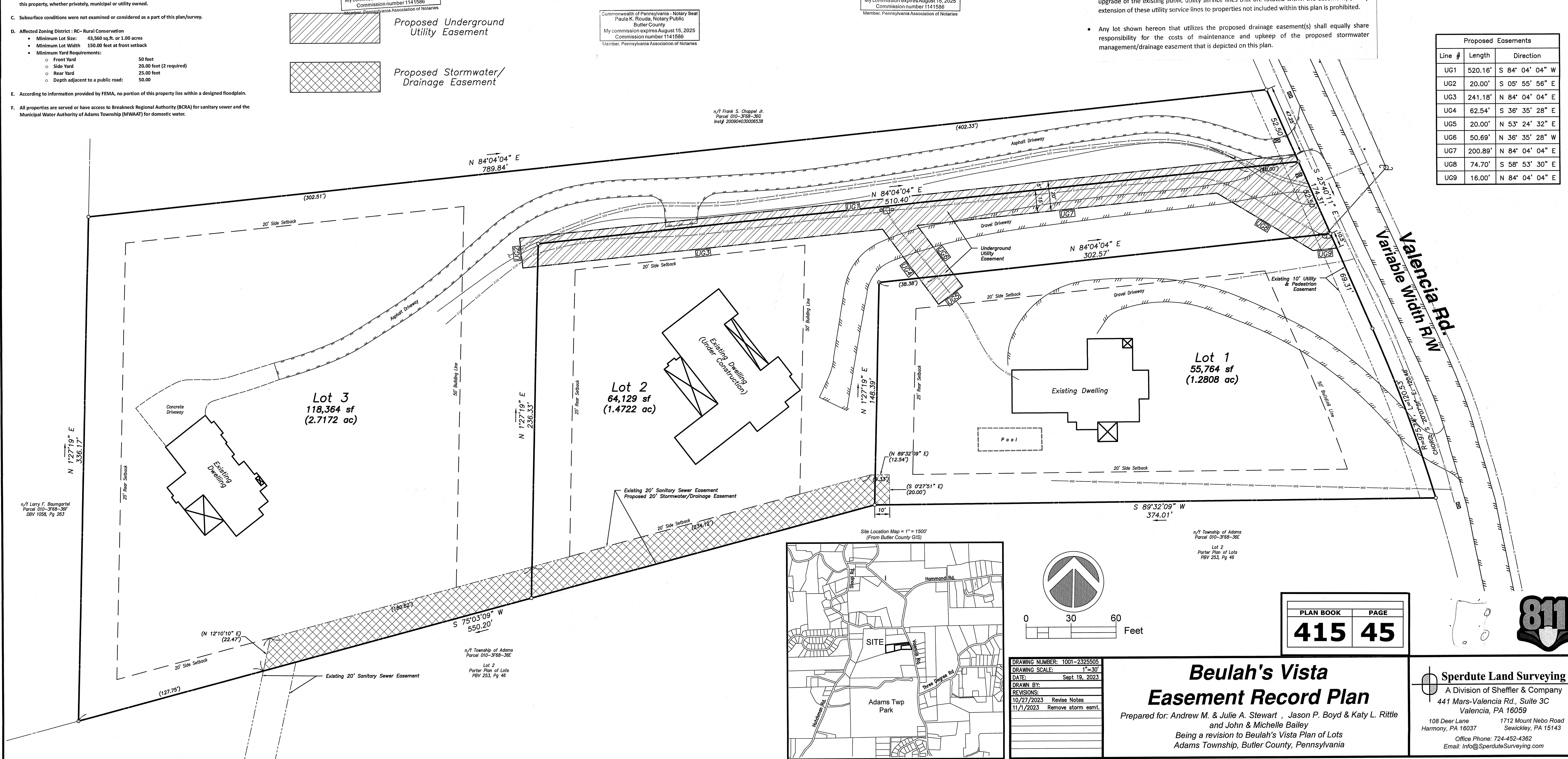
James A. Spurdute
James A. Spurdute
My Commission Expires First Monday in January 2028
I, James A. Spurdute, a professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify, that to the best of my knowledge, information and belief, that this subdivision plan or land development meets all of the engineering requirements set forth in the Adams Township zoning ordinance, subdivision and land development ordinance, and public and private improvement code except as departures that have been authorized by the approval authority.

Township Engineer:

I, Paula K. Rouda, a registered professional engineer for the Township of Adams, do hereby certify, that to the best of my knowledge and belief, that this subdivision plan or land development meets all of the engineering requirements set forth in the Adams Township zoning ordinance, subdivision and land development ordinance, and public and private improvement code except as departures that have been authorized by the approval authority.

Jan 23, 2024
Date
Paula K. Rouda
Adams Township Engineer
Registration No. 26400 E

Proposed Easements		
Line #	Length	Direction
UG1	520.16'	S 84° 04' 04" W
UG2	20.00'	S 05° 55' 56" E
UG3	241.18'	N 84° 04' 04" E
UG4	62.54'	S 36° 35' 28" E
UG5	20.00'	N 53° 24' 32" E
UG6	50.69'	N 36° 35' 28" W
UG7	200.89'	N 84° 04' 04" E
UG8	74.70'	S 58° 53' 30" E
UG9	16.00'	N 84° 04' 04" E



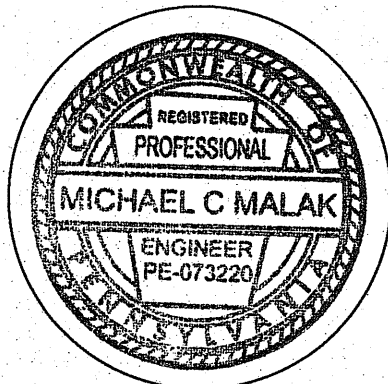
DRAWING NUMBER: 1001-2325505
DRAWING SCALE: 1"=30'
DATE: Sept 19, 2023
DRAWN BY:
REVISIONS:
10/27/2023 Revise Notes
11/1/2023 Remove storm esmt.

Beulah's Vista
Easement Record Plan
Prepared for: Andrew M. & Julie A. Stewart, Jason P. Boyd & Katy L. Rittle
and John & Michelle Bailey
Being a revision to Beulah's Vista Plan of Lots
Adams Township, Butler County, Pennsylvania

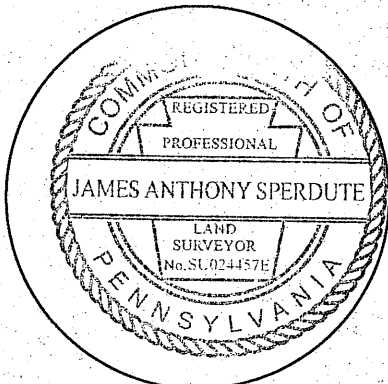
Spurdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd., Suite 3C
Valencia, PA 16059
108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 724-452-4362
Email: info@SpurduteSurveying.com



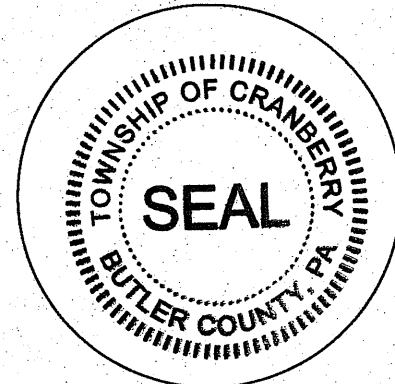
Ins# 202402160002156
Page 1 of 5460
Michele Mustello
Butler County Recorder PA



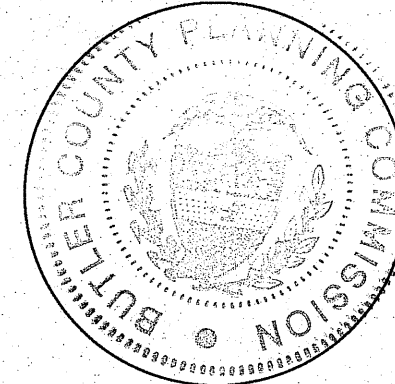
TOWNSHIP
ENGINEER



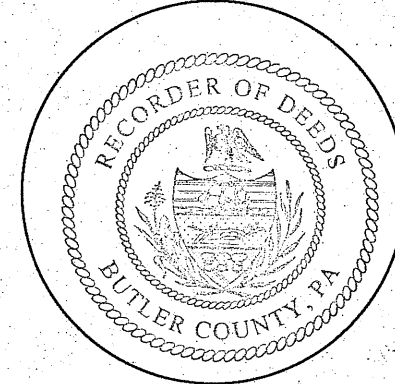
REGISTERED
SURVEYOR



CRANBERRY TWP
BOARD OF SUPERVISORS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 22nd DAY OF JANUARY, 2024, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 60 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

[Signature] Asst. Sec.
SIGNATURE AND TITLE OF OFFICER WITNESSING

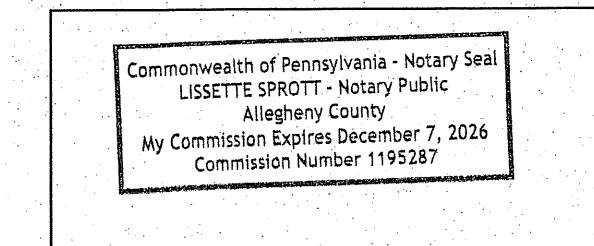
[Signature] - VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

1/22/24
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson OF NVR, INC. 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 PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF JANUARY, 2024

(SEAL)



[Signature]
NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 60 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202312040018127 & 202311150017190. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
SIGNATURE OF WITNESS

[Signature] - VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

1/17/24
DATE

[Signature]
JAMES A. SPURDUTE, R.S. # 24457-E

I, Michael C. Malak A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

2/11/24
DATE

[Signature]
SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY [Signature] RESOLUTION NO. 2024-09 EFFECTIVE THIS 15th DAY OF FEBRUARY, 2024.

[Signature]
SECRETARY

[Signature]
CHAIRPERSON

I, Daniel A. Santoro TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2024-09 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature]
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF JAN., 2024

[Signature]
SECRETARY

[Signature]
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 415 PAGE 46

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF FEBRUARY, 2024

[Signature]
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
415	46

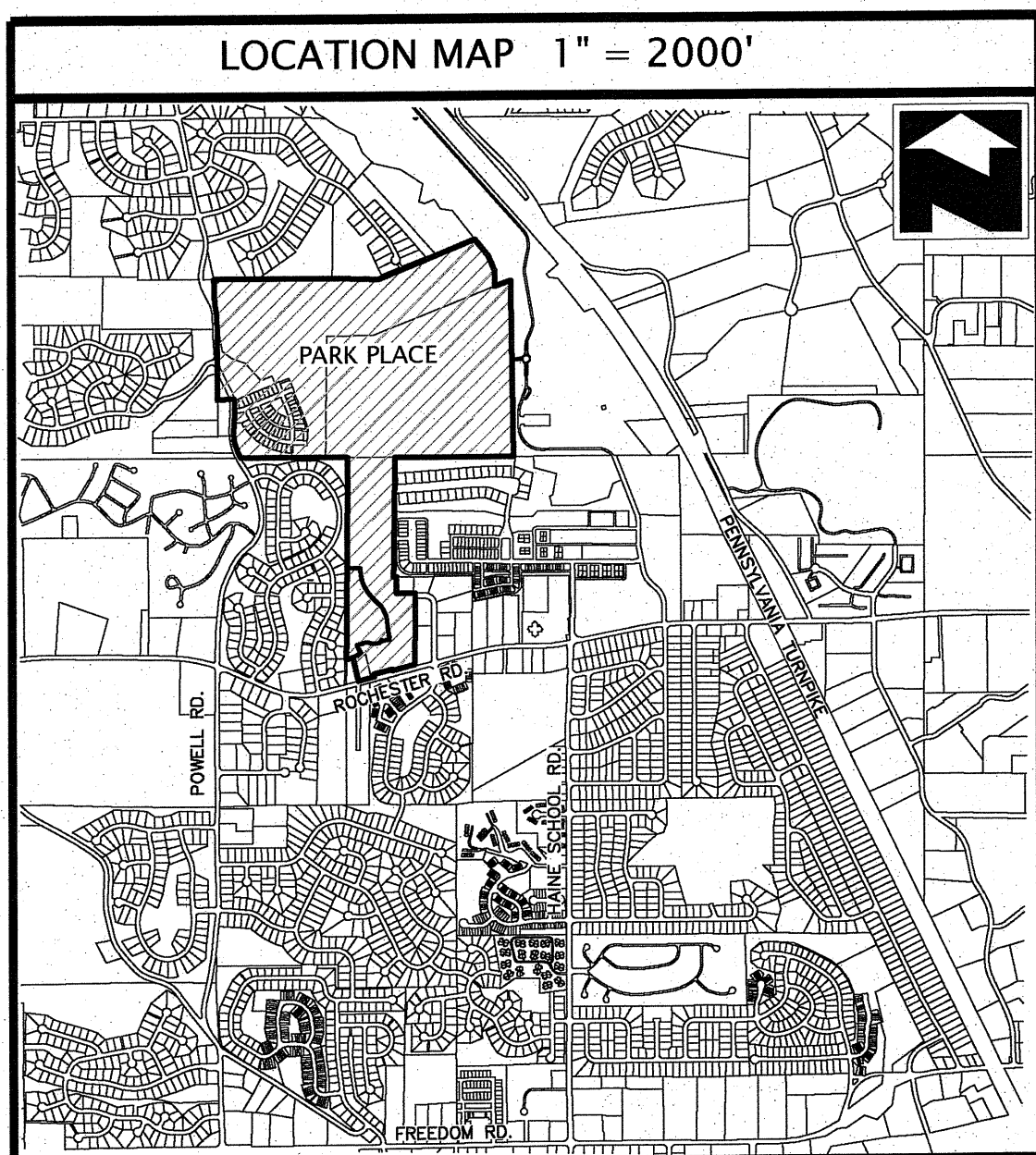
PARK PLACE AMENDMENT NO. 60

BEING A RE-SUBDIVISION OF PARCEL TH 8-15 OF THE PARK PLACE REVISED FINAL PHASE 8A
AND
PARCEL TH 8-17R OF THE PARK PLACE REVISED FINAL 8A RECORDED PLAN - REVISION 1
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffer & Company
441 Mars-Valencia Rd. Suite 3C
Valencia, PA 16059
108 Dear Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Spurdute, RS # 24457-E

Parcel Table - Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-15	9,974.869	0.229
8-17R	11,280.000	0.259

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-15A	2,470.603	0.057
8-15B	1,812.000	0.042
8-15C	1,812.000	0.042
8-15D	3,880.266	0.089
8-17A	2,026.805	0.047
8-17B	1,410.000	0.032
8-17C	1,410.071	0.032
8-17D	1,410.000	0.032
8-17E	1,410.000	0.032
8-17F	1,410.000	0.032
8-17G	2,203.125	0.051



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-4 OF THE PARK PLACE REVISED FINAL PHASE 8A AS RECORDED IN PLAN BOOK 404, PAGES 1-2 AND THE PARK PLACE REVISED FINAL 8A RECORDED PLAN - REVISION 1 AS RECORDED IN PLAN BOOK 411, PAGES 25-26.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

AFFECTED ZONING CLASSIFICATION: CCD-2 PROPOSED USE : CCD-2

- MINIMUM LOT SIZE PER PATTERN BOOK
- MINIMUM LOT WIDTH PER PATTERN BOOK
- MINIMUM FRONT SETBACK PER PATTERN BOOK
- MINIMUM REAR SETBACK PER PATTERN BOOK
- MINIMUM SIDE SETBACK PER PATTERN BOOK
- MAXIMUM BUILDING HEIGHT PER PATTERN BOOK

PROPERTY REFERENCES

LOT TH 8-15
TAX PARCEL 130-546-B15
INST# 202312040018127
PARK PLACE REVISED FINAL PHASE 8A
PBV 404, PGS 1-2

LOT TH 8-17R
TAX PARCEL 130-546-B17
INST# 20231150017190
PARK PLACE REVISED FINAL 8A RECORDED
PLAN - REVISION 1
PBV 411, PGS 25-26

DEVELOPER / PROPERTY OWNER:

NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER: 1004-2325916
DRAWING SCALE: 1"=20'
DATE: December 5, 2023
DRAWN BY:
REVISIONS:
12/21/2023...Update Bldg 815

