

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:

1. 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

2. 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.

3. 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 CRANNER
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

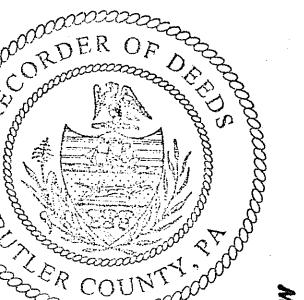
COMPANY: WEST PENN POWER
ADDRESS: 21 S. MAIN ST.
AKRON, OH. 44308
CONTACT: TICKET SCREENING PERSONNEL
EMAIL: TICKET_SCREENING@FIRSTENERGYCORP.COM

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@SAONBURGPA.COM

4. PENNSYLVANIA LAW REQUIRES THE CONTRACTOR TO CALL 3 BUSINESS DAYS BEFORE YOU DIG.
CALL 1-800-242-1776 OR 811.
5. 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.



My Commission Expires First Monday in January 2024

RECORDED IN PLAT BOOK VOL. 415 PAGE 1-19

12/7/2023

NAME OF SURVEYOR

CHRI

ST 2023

12-7-2023

PROOF OF RECORDING

STATE OF PENNSYLVANIA, COUNTY OF BUTLER
RECORDED ON THIS 21st DAY OF December 2023 IN THE
RECORDED IN PLAT BOOK VOL. 415 PAGE 1-19

WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE.

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

12-7-2023

NAME OF SURVEYOR

CHRI

REGISTERED PROFESSIONAL
CHRISTOPHER P. IACHINI
(SEAL)

SU061897

REGISTRATION NUMBER

ENGINEERING CERTIFICATION

I, CHRISTOPHER M. SHEAFFER, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN HAS BEEN ACCURATELY PREPARED BASED ON SOUND ENGINEERING PRINCIPLES AND ON THE SURVEY OF CHRISTOPHER P. IACHINI, REGISTERED LAND SURVEYOR.

12/7/2023

DATE

12/7/23

SIGNATURE

1780 ROUTE 522
SELINSGROVE, PA 17870
ADDRESS

CHRISTOPHER M. SHEAFFER
PRINTED NAME

MY COMMISSION EXPIRES: July 16, 2026

CHRI

REGISTERED PROFESSIONAL
CHRISTOPHER MICHAEL SHEAFFER
NO. 78741
ENGINEER
(SEAL)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Middlesex, PERSONALLY APPEARED Austin Deppner, Notary Seal, Alegheny County, My commission expires July 16, 2026, Commission number 1336821, Member, Pennsylvania Association of Notaries

12/7/2023

DATE

12/7/23

SIGNATURE

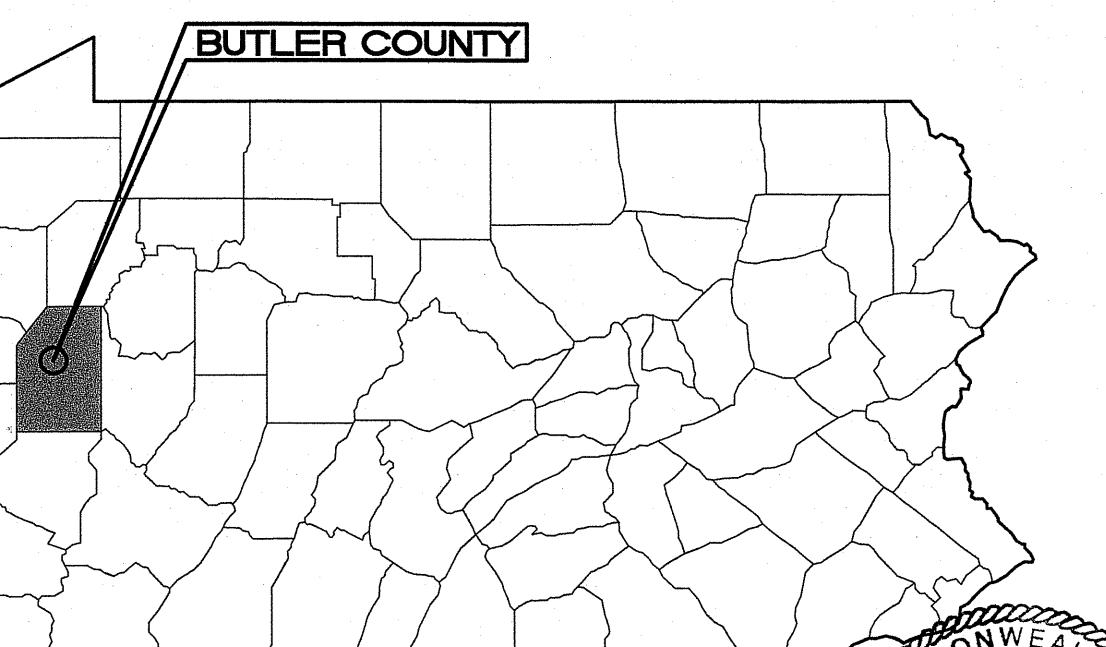
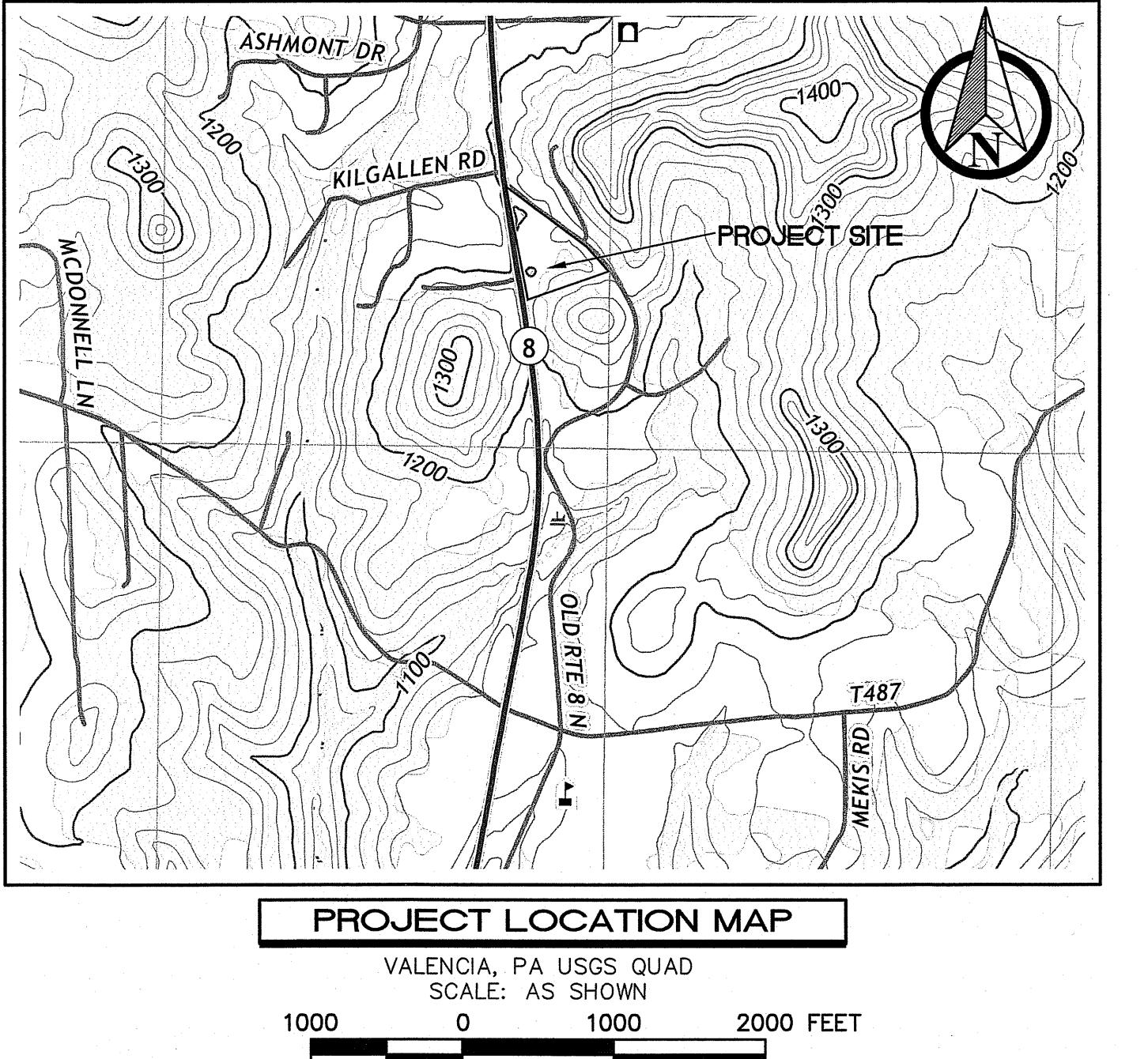
1780 ROUTE 522
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REGISTERED PROFESSIONAL
CHRISTOPHER MICHAEL SHEAFFER
NO. 78741
ENGINEER
(SEAL)



STATE MAP

MIDDLESEX TOWNSHIP: ENGINEER REVIEW

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

12/7/2023

SIGNATURE DATE

CHRI

REGISTERED PROFESSIONAL
JEFFREY A. MIKESIC
(SEAL)

BOARD OF SUPERVISORS CERTIFICATION BLOCK

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION NO. 2023-20 EFFECTIVE THIS DAY 20 OF September 2023.

12/7/2023

SIGNATURE DATE

CHRI

REGISTERED PROFESSIONAL
CHRISTOPHER M. SHEAFFER
(SEAL)

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.

12/7/2023

SIGNATURE DATE

CHRI

REGISTERED PROFESSIONAL
Athena Deppner, Notary Public
Allegheny County
My commission expires July 16, 2026
Commission number 1336821
(SEAL) NOTARY

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.

12/7/2023

SIGNATURE DATE

CHRI

REGISTERED PROFESSIONAL
Athena Deppner, Notary Public
Allegheny County
My commission expires July 16, 2026
Commission number 1336821
(SEAL) NOTARY

WAIVER

PLAN BOOK PAGE
415 1

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

CO

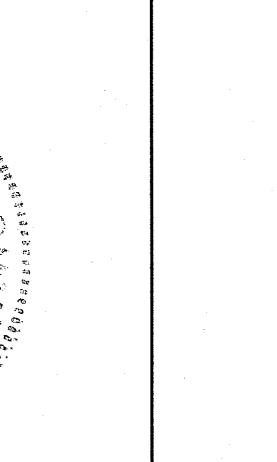
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12/23/2023 2:17 PM
Michele Mustello
Butler County Recorder PA

LDG

Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

SEAL	11/15/2023	NPDES SUBMISSION IV
	01 08/10/2023	LAND DEVELOPMENT/PLANNING SUBMISSION I
	02 08/28/2023	LAND DEVELOPMENT/PLANNING SUBMISSION II
	03 09/19/2023	LAND DEVELOPMENT/PLANNING SUBMISSION III

COVER SHEET
SR 8, MIDDLESEX TWP, PENNSYLVANIA
LAND DEVELOPMENT



PLANNING COMMISSION
BUTLER COUNTY
Date: 2023-11-15
Project No.: 11693-030
Sheet No.: CO

GENERAL LAND DEVELOPMENT NOTES

- 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)
- 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.
- 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
- 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.
- 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.
- 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.
- ALL SITE/CIVIL IMPROVEMENTS SHALL BE COORDINATED WITH OTHER PRIME CONTRACTOR WORK. SEE ARCHITECTURAL, STRUCTURAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.
- 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.
- 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.
- 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.
- 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.
- OSHA EXCAVATION STANDARD SHALL APPLY TO THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF TRENCH AND STRUCTURES.
- 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)
- 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)
- 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.
- 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.
- 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.
- 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!

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BACKFILL ALL CURBS AND PAVEMENTS FLUSH WITH TOPSOIL AND SEED/MULCH IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.
- ALL EXISTING SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT DAMAGE TO ALL EXISTING FEATURES (TO REMAIN) WITHIN PROJECT LIMITS AND ALONG ADJACENT PROPERTIES.
- 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.
- 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.
- 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.
- 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

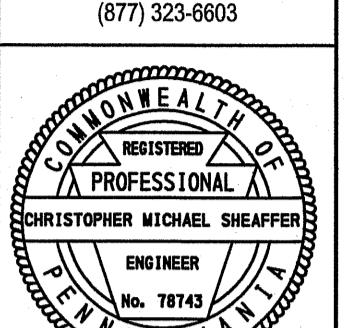
- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (GREATER THAN 1" RAINFALL DEPTH.)
- INSPECT VEGETATION/RIPRAP ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES. CORRECT AS NEEDED.
- INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE WATER 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

FEATURES TEXT	EXISTING	PROPOSED
FEATURES TEXT	Feature 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	x
EDGE OF PAVEMENT	—	—
GRAVEL	—	—
CONCRETE CURB	—	—
CONCRETE/SIDEWALK	—	—
BITUMINOUS PAVEMENT	—	—
HEAVY DUTY BITUMINOUS	—	—
SIGN	—	—
BENCHMARK	—	—
DITCH/SWALE	—	—
DRAINAGE LINE, MANHOLE & CB	MH	—
SANITARY SEWER & MANHOLE	MH	S
WATER MAIN & VALVE	WV	W
SEWER FORCE MAIN	FM	—
GAS MAIN & VALVE	GV	G
UNDERGROUND ELECTRIC	UE	E
UNDERGROUND CABLE TV	CTV	—
OVERHEAD UTILITIES & POLE	DH	OH
UNDERGROUND TELEPHONE	UT	T
GUIDE RAIL	—	—



Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603



NPDES SUBMISSION I	11/15/2023
NPDES SUBMISSION II	09/19/2023
LAND DEVELOPMENT/PDES SUBMISSION II	09/19/2023
LAND DEVELOPMENT/PDES SUBMISSION I	08/23/2023

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
GENERAL NOTES AND LEGEND
LAND DEVELOPMENT

ZONING INFORMATION

ZONING DISTRICT – C-2 HIGHWAY COMMERCIAL ZONING DISTRICT

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

MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	3.21 ACRES
MINIMUM LOT WIDTH	150 FEET	607 FEET
MAXIMUM LOT COVERAGE	30%	9.0%
IMPERVIOUS SURFACE	N/A	32.7%

BUILDING SETBACK REQUIREMENTS:

FRONT YARD	75'	75'
SIDE YARD	20'	20'
REAR YARD	75'	75'

MAXIMUM BUILDING HEIGHT:

45'	18'
-----	-----

PARKING SPACE SIZE:

9'x18'	9'x18'
--------	--------

NUMBER OF PARKING SPACES REQUIRED
RETAIL BUSINESSES, PERSONAL SERVICE ESTABLISHMENTS
<table

GENERAL CIVIL SITWORK NOTES

THE CIVIL SITWORK DRAWINGS IN THIS PACKAGE ARE PROVIDED TO INDICATE MINIMUM STANDARDS FOR DOLLAR GENERAL NEW STORE DEVELOPMENTS. IT IS NOT INTENDED, NOR WILL BE ACCEPTABLE, BY DOLLAR GENERAL, AS FINAL CIVIL SITWORK DRAWINGS AND/OR SPECIFICATIONS FOR NEW STORE SITE DEVELOPMENTS. COORDINATE SITE SPECIFIC PLANS WITH ALL DISCIPLINES.

PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE DOLLAR GENERAL STORE DESIGN DEPARTMENT A COMPLETE SET OF CIVIL SITWORK DRAWINGS STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. DOLLAR GENERAL SHALL APPROVE ENGINEERED DRAWINGS PRIOR TO DEVELOPER STARTING CONSTRUCTION. ANY MAJOR MODIFICATIONS OF THE DRAWINGS, AFTER INITIAL APPROVAL, SHALL BE RESUBMITTED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ANY CHANGES MADE THAT ARE NOT APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT, MAY NOT BE ACCEPTABLE, AND MAY REQUIRE RECONSTRUCTION.

A BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE INCLUDED IN THE CIVIL SITWORK DRAWINGS SUBMITTED TO DOLLAR GENERAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL LICENSED SURVEYOR REGISTERED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. TOPOGRAPHIC SURVEY SHALL SHOW UTILITIES (ABOVE AND UNDERGROUND) AND EXISTING GRADE CONTOURS AT ONE FOOT (1') INTERVALS. TOPOGRAPHIC SURVEY SHALL EXTEND BEYOND THE PROPERTY BOUNDARY AS REQUIRED TO SHOW LOCAL STREETS, NEARBY INTERSECTIONS, ADJACENT DITCHES, ETC. AS ITEMS PERTAIN TO NEW DEVELOPMENT.

A UTILITY PLAN SHALL BE INCLUDED IN THE CIVIL SITWORK DRAWINGS. THE PLAN SHALL INCLUDE UTILITIES REQUIRED FOR BUILDING SERVICES AND ANY UTILITY MAIN IMPROVEMENTS THAT MAY BE REQUIRED. UTILITY DETAILS SHALL BE INCLUDED IN THE DRAWINGS. UTILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL, STATE AND/OR LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO INSURE THAT NO SEDIMENT IS CONVEYED OFF THE SITE TO ADJACENT PROPERTIES. AT A MINIMUM, CONTRACTOR/DEVELOPER SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. A SUITABLE STAND OF GRASS SHALL BE OBTAINED AT ALL UNIMPROVED AND NON-LANDSCAPED AREAS.

PROVISIONS FOR LOCAL AND/OR REGIONAL LANDSCAPING REQUIREMENTS, INCLUDING LANDSCAPING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.

HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

DEVELOPER SHALL OBTAIN ALL JURISDICTIONAL APPROVALS AND PERMITS REQUIRED FOR THE DEVELOPMENT.

WHERE OFFSITE WORK IS REQUIRED FOR THE DEVELOPMENT, SUCH AS DOT STREET IMPROVEMENTS, UTILITY IMPROVEMENTS, ETC., DEVELOPER SHALL INCORPORATE THE IMPROVEMENTS AND/OR OFFSITE DESIGN DRAWINGS INTO THE DOLLAR GENERAL SITWORK DRAWINGS.

DOLLAR GENERAL MINIMUM PAVEMENT RECOMMENDATIONS MUST BE MET. DEVIATIONS WILL REQUIRE A GEOTECHNICAL INVESTIGATION INCLUDING DESIGN RECOMMENDATIONS AND APPROVAL BY DOLLAR GENERAL STORE DESIGN.

SITE ELECTRICAL AND SIGNAGE GENERAL NOTES

UNDERGROUND ELECTRICAL SERVICE IS PREFERRED FOR DOLLAR GENERAL DEVELOPMENTS. TRANSFORMER PAD DESIGN SHALL BE PROVIDED BY ELECTRICAL UTILITY PROVIDER AND SHALL BE BOLLARD PROTECTED WHEN LOCATED IN A HAZARDOUS AREA.

SITE LIGHTING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 1.5 FOOT-CANDLES AT THE PARKING LOT AREAS, BUILDING ENTRANCES, DUMPSTER AREA AND TRUCK DELIVERY AREA. THE OUTER PERIMETER OF THE BUILDING SHALL BE LIGHTED FOR SECURITY. SITE LIGHTING SHALL BE INSTALLED ALONG THE WALLS OF THE BUILDING AND POLE MOUNTED AT THE PERIMETER OF THE PARKING LOT AS NECESSARY.

REQUIRED POLE MOUNTED LIGHTING: 36" BASE, 24' HEIGHT POLES WITH LED HEADS. COORDINATE & CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

REQUIRED WALL MOUNTED LIGHTING. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

LIGHTED PYLON SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT TO PYLON. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. A TEMPORARY 3' TALL WIRING STAKE SHALL BE PROVIDED AT THE PYLON SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.

LIGHTED BUILDING SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO THE CENTER OF THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN. SIGN WEIGHT UP TO 1,400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITY 20 AMP BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITY 20 AMP.

UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.

THE FINAL PYLON SIGN CONNECTION AND UNDERGROUND CONDUIT IS LANDLORD RESPONSIBILITY.

NATIONAL ACCOUNTS FOR DOLLAR GENERAL VENDOR PRICING FOR LIGHTING WALL PACKS AND POLE LIGHT FIXTURES ARE SHOWN ON THE NATIONAL ACCOUNT VENDOR LIST ON SHEET TO1.

STRIPING LEGEND

YELLOW CURBING AND BOLLARDS (PARKING LOT)	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING (PARKING LOT)	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING (PARKING LOT)	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY

SITE PLAN GENERAL NOTES

- THE SITE PLAN IS BASED ON MINIMUM REQUIREMENTS FOR SITE ACCESS, PARKING & FREIGHT DELIVERY. DEVIATIONS FROM THIS PLAN SHALL INSURE PROPER SITE ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS DURING NORMAL BUSINESS (OPERATING) HOURS. ON-SITE DELIVERY TRUCK MANEUVERING PATHS SHALL BE DESIGNED UTILIZING DOLLAR GENERAL'S 73-FOOT LONG FREIGHT TRUCK. PATHS SHALL BE UNBLOCKED AND FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, BOLLARDS, ETC. HEAVY DUTY PAVEMENT IS REQUIRED ALONG THE ENTIRE DELIVERY TRUCK (MANEUVERING) PATH.
- A MINIMUM OF 50 PARKING SPACES, WHICH INCLUDE 2 HANDICAP ACCESSIBLE SPACES, ARE REQUIRED FOR THIS DEVELOPMENT. THE NUMBER OF PARKING SPACES SHALL BE INCREASED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS. IF ADDITIONAL PARKING SPACES ARE REQUIRED OR PROVIDED, THE TOTAL NUMBER OF H.C. SPACES SHALL BE INCREASED IN ACCORDANCE WITH ADA REQUIREMENTS.
- STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9' X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLES ARE SHOWN ON DETAILS.
- PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE "H.C." BLUE COLOR. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
- PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
- CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
- CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.

- THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9 FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP ON AXIS WITH THE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL SIDEWALKS TO RECEIVE BROOM FINISH.
- PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH A 6" HIGH CURB AT ALL PAVEMENT TRANSITIONS, USE WELDED WIRE FABRIC REINFORCING.
- THE PREFERRED WIDTH OF SITE CURB CUTS IS 36' WITH ONE ENTRANCE LANE AND TWO (RIGHT TURN AND LEFT TURN) EXIT LANES.
- DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAYS, INCLUDES RADIUS SIZES, PAVEMENT MARKINGS, DRIVEWAY WIDTHS, ETC., SHALL BE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
- A 25' MINIMUM RADIUS SHALL BE USED FOR DRIVEWAY TURNOVERS AS SHOWN ON PLAN.
- SITE PLANS SHALL UTILIZE DOLLAR GENERAL'S PROTOTYPICAL BUILDING DESIGN DIMENSIONS. SHOULD SITE CONSTRAINTS NOT ALLOW THE PROTOTYPICAL BUILDING DESIGN, DEVELOPER SHALL CONTACT DOLLAR GENERAL SITE COMPLIANCE COORDINATORS FOR OPTIONS AND APPROVAL. GROW BUILDING OUTWARD IF NECESSARY TO MAINTAIN CLEAR SALES FLOOR AREA AS SHOWN ON SHEET A1.
- THE BUILDING MAIN ENTRANCE SHALL BE ORIENTED ON THE SITE TO FACE THE MAIN ACCESS ROAD. PARKING SHOULD BE CONCENTRATED AT THE FRONT OF THE STORE.
- THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
- THE LANE OR DRIVE BETWEEN PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 36' WHEN LANE IS HEAVY DUTY PAVEMENT AND USED FOR FREIGHT TRUCK MANEUVERING. THE LANE SHALL HAVE A MINIMUM WIDTH OF 24' WHEN THE LANE IS CONSTRUCTED OF STANDARD DUTY PAVEMENT AND NOT USED FOR FREIGHT TRUCK MANEUVERING.
- BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
- CONCRETE SPLASH BLOCKS SHALL BE INSTALLED AT ALL BUILDING DOWNSPOUTS THAT ARE NOT ONTO IMPERVIOUS AREAS. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. SEE DETAIL ON 2/C1.
- DUMPSTER AND DELIVERY PADS SHALL BE CONSTRUCTED OF CONCRETE AS DETAILED ON THE DRAWINGS. AN ENCLOSURE SHALL BE PROVIDED ON THE DUMPSTER PAD IF REQUIRED BY JURISDICTIONAL REQUIREMENTS, OR IF VISIBLE BY CUSTOMER TRAFFIC OR ABUTTING RESIDENTIAL. SANITARY SEWER AND DOMESTIC HOT WATER SHALL BE PROVIDED AT DUMPSTER AREA IF REQUIRED BY JURISDICTIONAL REQUIREMENTS.
- PUBLIC SANITARY SEWER CONNECTION REQUIRED.
- SEPTIC SYSTEM NOT ALLOWED UNLESS WRITTEN APPROVAL IS OBTAINED FROM DOLLAR GENERAL STORE DESIGN.
- HOLDING TANK SYSTEMS ARE NOT ALLOWED.
- LIFT STATIONS ARE NOT ALLOWED.
- EXTERIOR WALLS AND FOUNDATION SHALL HAVE WATERPROOFING.
- NOT USED.
- ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MIN. 5' PERFORATED LANDSCAPE PIPE STRAPPED TO A MIN. 12" X 24" CONCRETE SPLASH BLOCK.
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
- FINISH FLOOR TO BE A MINIMUM OF 12" ABOVE 100 YEAR FLOOD PLAIN.

- DESIGNER NOTE: IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THEN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENT REQUIREMENTS. SEE FENCE DETAIL ON SHEET C4.
- ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MIN. 5' PERFORATED LANDSCAPE PIPE STRAPPED TO A MIN. 12" X 24" CONCRETE SPLASH BLOCK.
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
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- FINISH FLOOR TO BE A MINIMUM OF 12" ABOVE 100 YEAR FLOOD PLAIN.

HVAC SECURITY FENCING

**ONLY TO BE USED IF HVAC UNITS ARE ON THE GROUND
PROVIDE THE FOLLOWING WHEN THE STORE IS DEFINED AS BOTH SELECT AND UTILIZING NNN LEASE.

- PROVIDE 69 LINEAL FEET x 8'-0" HIGH 6 GAUGE CHAIN LINK FENCING.
- SCHEDULE 40 GALVANIZED PIPE.
- PROVIDE POLYETHYLENE THERMOPLASTIC PRIVACY SLATS, COLOR TO MATCH BUILDING WITH UV INHIBITORS. USE WHEN UNITS ARE FACING STREET OR RESIDENTIAL.
- PROVIDE (2) 30" GATES WITH COMMERCIAL GRADE HEAVY DUTY HINGES AND LOCKS, FRAMES TO BE SAME AS TOP RAIL.
- Maintain a minimum of 4'-0" IN-BETWEEN UNITS AND FENCING. FENCING IS TO BE 6" INSIDE OF THE EDGE OF CONCRETE PAD. ADJUST PAD AND FENCING DIMENSIONS ACCORDINGLY.
- PROVIDE RAZOR COIL FULL LENGTH OF FENCING, 18" DIAMETER, GALVANIZED.
- CONFIRM NUMBER OF UNITS AND SIZE OF UNITS AND ADJUST PAD AND FENCING ACCORDINGLY.

SITE PARKING LOT

USE PAVING SPECIFICATIONS NOTED ON SHEET C4 UNLESS A CERTIFIED GEOTECH REPORT SPECIFIES AN ALTERNATE REQUIREMENT (SEE PAGE C4 FOR DETAILS) AND IS APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT.

PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SHEET C1 WITH YELLOW PAINT. MINIMUM OF 50 PARKING SPACES REQUIRED, INCLUDING A MINIMUM OF 2 HANDICAP ACCESSIBLE SPACES (PROPERLY MARKED, SIGNED, AND ADA COMPLIANT).

PROPER ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS (FREIGHT TRUCKS ARE APPROXIMATELY 73'-0" IN TOTAL LENGTH) ARE REQUIRED DURING NORMAL BUSINESS HOURS. THIS INCLUDES A TRUCK PATH THAT IS FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, AND OTHER BARRIERS WHILE MAINTAINING WIDE RADIUS CURVES ON ALL ENTRANCES AND EXITS. HEAVY DUTY PAVING (SEE PAGE C4 FOR SPECIFICATIONS) REQUIRED FOR TRUCK PATHS.

PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.

CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.

PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.

ROUTE DOWNSPOUTS UNDER SIDEWALKS AS DETAILED IN 2/C1 AT ALL SIDEWALK LOCATIONS.

PLEASE NOTE THAT THERE SHOULD NOT BE ANY PARKING STOPS LOCATED DIRECTLY IN FRONT OF OR DIRECTLY ADJACENT TO THE BUILDING.

EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.

THE GRADE FOR THE PAVED TRUCK RECEIVING LANE IS NOT TO EXCEED 2.5%. IF THIS CONDITION CANNOT BE MET, NOTIFY THE DOLLAR GENERAL STORE DESIGN DEPARTMENT IN WRITING WITH PROPOSED GRADING PLAN FOR APPROVAL.

THE GRADE FOR THE PAVED PARKING AREA IS NOT TO EXCEED 3.5%.

THE CONCRETE DELIVERY TRUCK RECEIVING PAD MUST BE A MINIMUM OF 16' X 16'. THE CONCRETE PAD MUST SLOPE AWAY FROM THE BUILDING AT 1/8" PER FOOT.

THE CONCRETE DUMPSTER PAD MUST BE A MINIMUM OF 18' X 18'. INCLUDE BOLLARDS BEHIND DUMPSTERS.

IF REQUIRED, THE DUMPSTER ENCLOSURE MUST BE 18' WIDE BY 12' DEEP. USE PRIVACY FENCE AS BASIS FOR DESIGN IF POSSIBLE W/ BOLLARDS BEHIND DUMPSTERS.

CURBING OR CONCRETE PARKING STOPS SHOULD BE LOCATED AT PERIMETER PARKING ZONES ONLY.

LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

GRADING NOTES

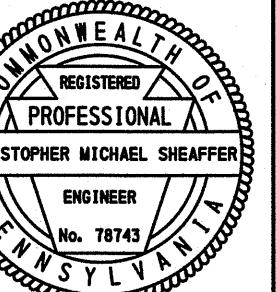
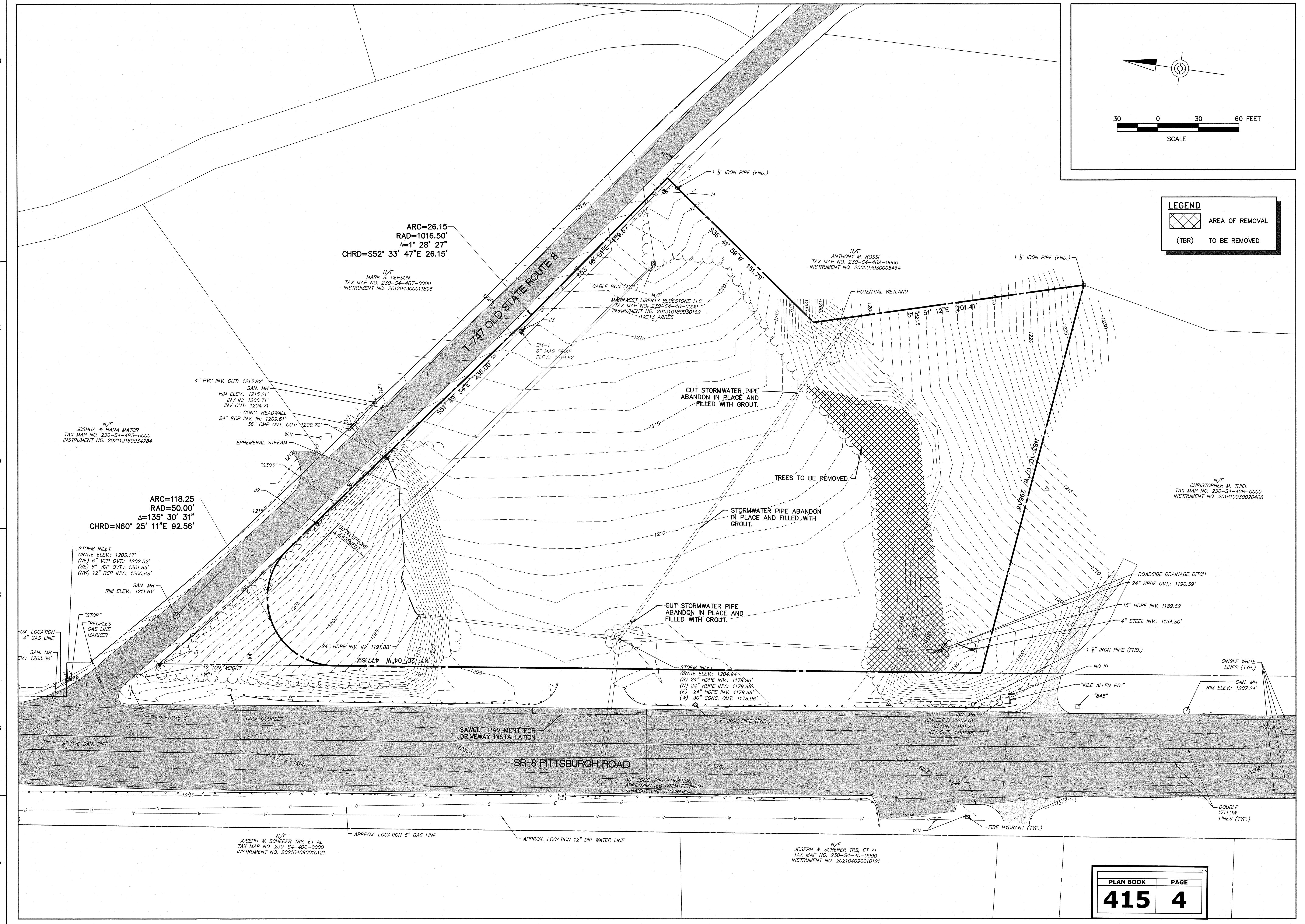
- PREFERRED GRADING PLAN SHOWN HEREIN IS PROVIDED FOR INFORMATIONAL AND PRELIMINARY PURPOSES ONLY. DEVELOPER SHALL SUBMIT DESIGN GRADING PLAN TO DOLLAR GENERAL FOR PRIOR APPROVAL. PRELIMINARY GRADING PLAN SHOWN HEREIN DOES NOT INCLUDE ANY PROVISIONS FOR STORM WATER DETENTION OR OTHER POTENTIAL JURISDICTIONAL REQUIREMENTS.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE COMPLETED FOR THIS PROJECT IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
- SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
- PLAN SHOWN HEREIN DOES NOT ASSUME ANY LEDGES AT BUILDING EXTERIOR FOR BRICK VENEER OR METAL BUILDING WALLS PANELS.
- PLAN SHOWN HEREIN IS BASED ON PAVEMENT WITHOUT CURBS AND/OR CUTTERS. PLAN IS BASED ON SHEET FLOW TO EARTHEN DITCHES BEYOND THE EDGES OF THE PAVEMENT.
- SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
- FINISH GRADE TO BE A MINIMUM OF 6" LOWER THAN FINISH FLOOR & TO SLOPE AWAY FROM THE BUILDING.
- FINISH FLOOR TO BE A MINIMUM OF 1'-0" ABOVE 100 YEAR FLOOD PLAIN.

LAWN SEEDING AND SODDING NOTES

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- Maintenance shall begin immediately after seeding. Water regularly to keep lawn areas moist to maximize germination and maintain optimum growth and survival to achieve an acceptable stand of established lawn prior to the store possession date, free of eroded or bare areas.

LANDSCAPE NOTES

- PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS, INCLUDING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS THAT HAVE BEEN OUTLINED.
- MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE



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REGISTERED
PROFESSIONAL
CHRISTOPHER MICHAEL SHEAFFER
ENGINEER
No. 78743
SEAL

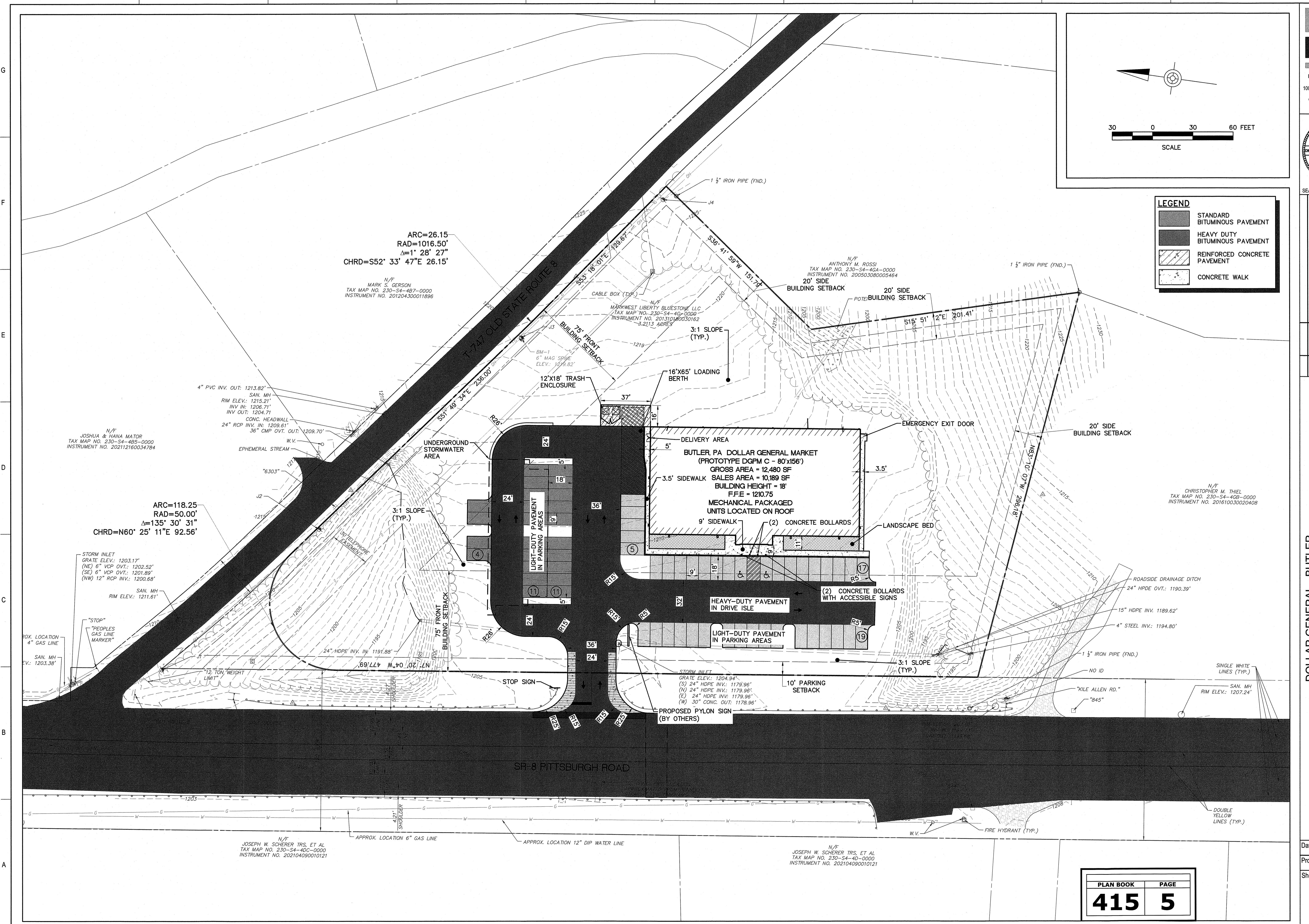
03	11/15/2023	NPDES SUBMISSION IV
02	09/19/2023	NPDES SUBMISSION III
01	08/10/2023	LAND DEVELOPMENT/TYPES SUBMISSION II
00	06/26/2023	LAND DEVELOPMENT/TYPES SUBMISSION I
		COMMENTS

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

EXISTING CONDITIONS DEMOLITION PLAN

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

C2



03	11/15/2023	NPDES SUBMISSION IV
02	09/19/2023	NPDES SUBMISSION III
01	08/10/2023	LAND DEVELOPMENT/TYPES SUBMISSION II
00	06/29/2023	LAND DEVELOPMENT/TYPES SUBMISSION I
		COMMENTS

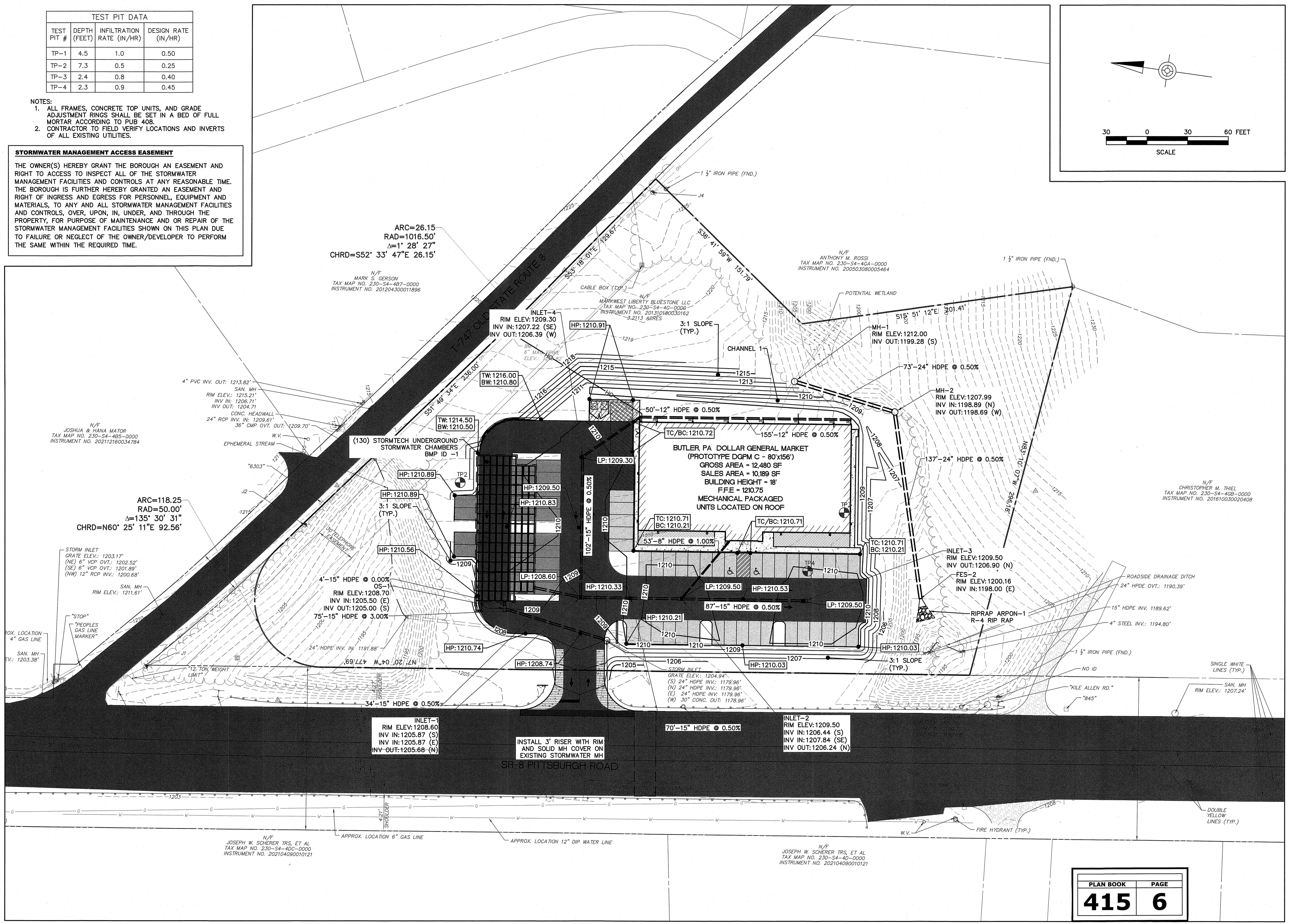
TEST PIT DATA			
TEST PIT #	DEPTH (FEET)	INFILTRATION RATE (IN/HR)	DESIGN RATE (IN/HR)
TP-1	4.5	1.0	0.50
TP-2	7.3	0.5	0.25
TP-3	2.4	0.8	0.40
TP-4	2.3	0.9	0.45

NOTES:

1. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUB 408.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES.

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.



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

SR 8, MIDDLESEX TWP, PENNSYLVANIA

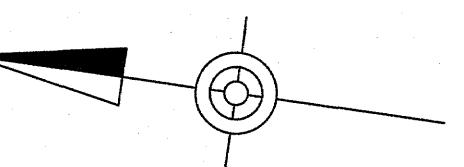
GRADING AND STORMWATER PLAN

LAND DEVELOPMENT

2023-11-15
ect No.: 11693-030
et No.:

C4

UTILITY EASEMENT NOTE:
THE UTILITY EASEMENT IS PROVIDED
FOR ADAMS TOWNSHIP MUNICIPAL
WATER AUTHORITY AND PEOPLES GAS
COMPANY.



A horizontal scale bar with markings at 30, 0, 30, and 60 feet. The first 30 feet is black, the next 0 feet is white, the next 30 feet is black, and the final 60 feet is black. The word 'FEET' is written in capital letters to the right of the scale bar.



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

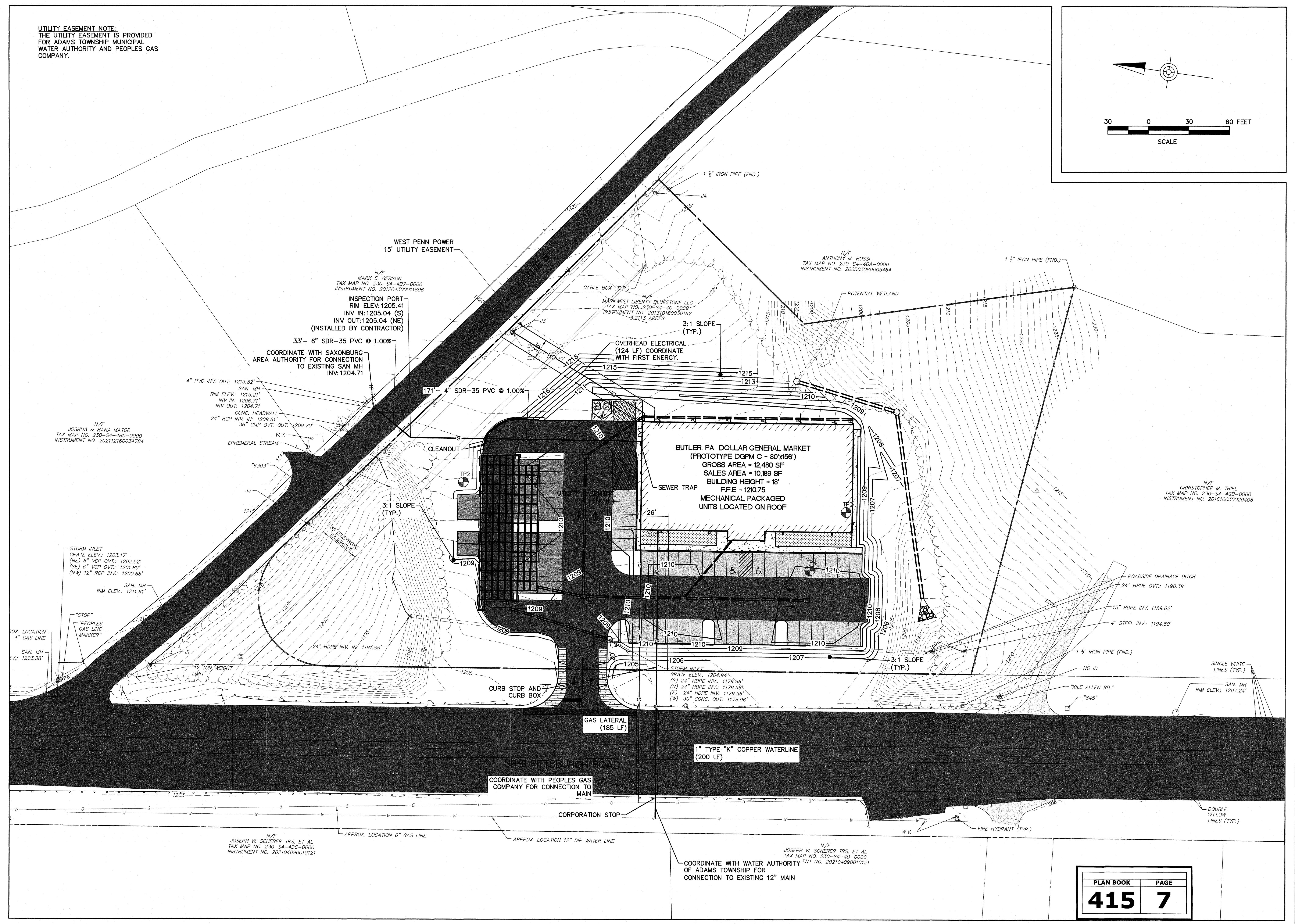
MIDDLESEX TWP, PENNSYLVANIA

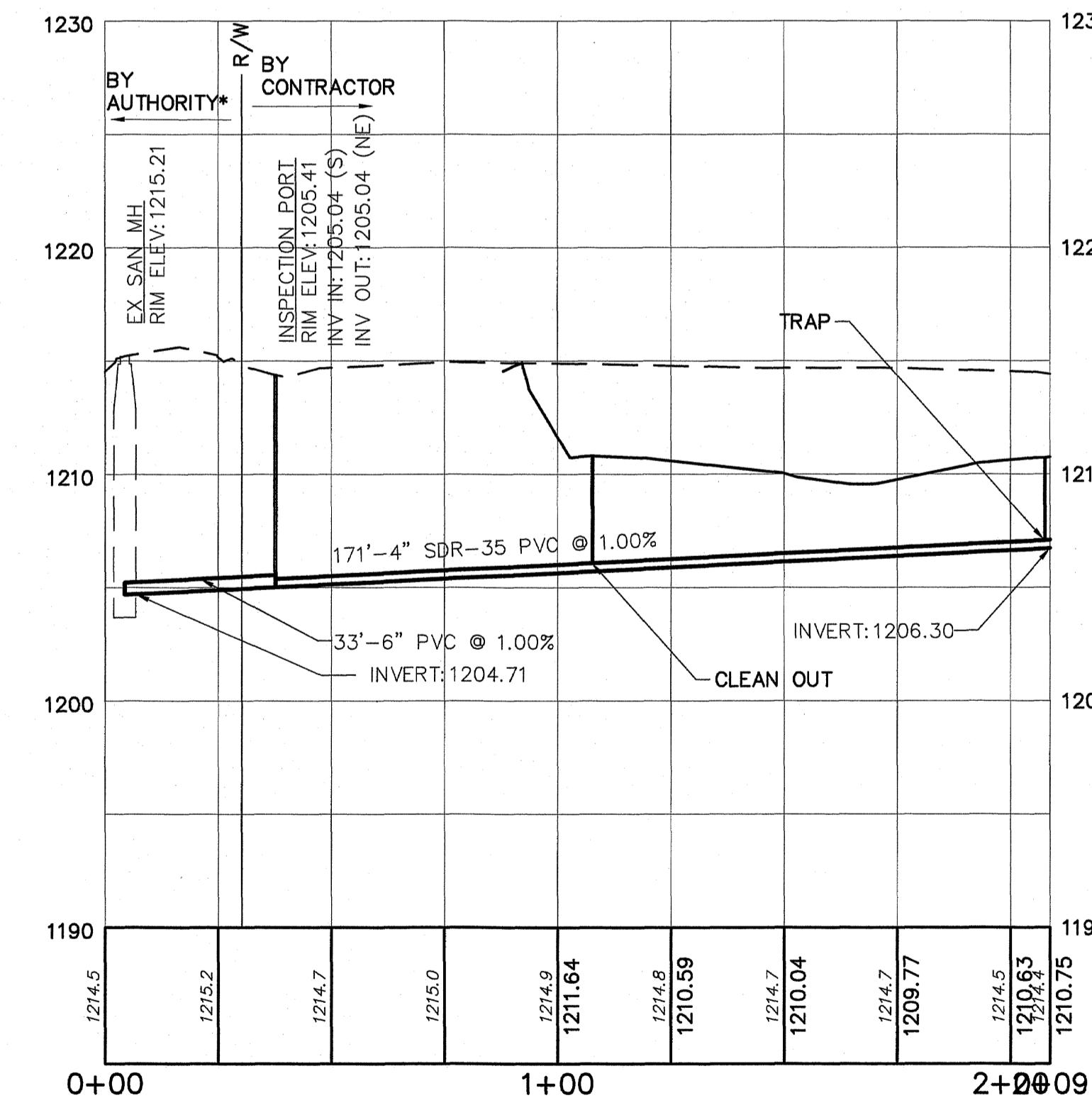
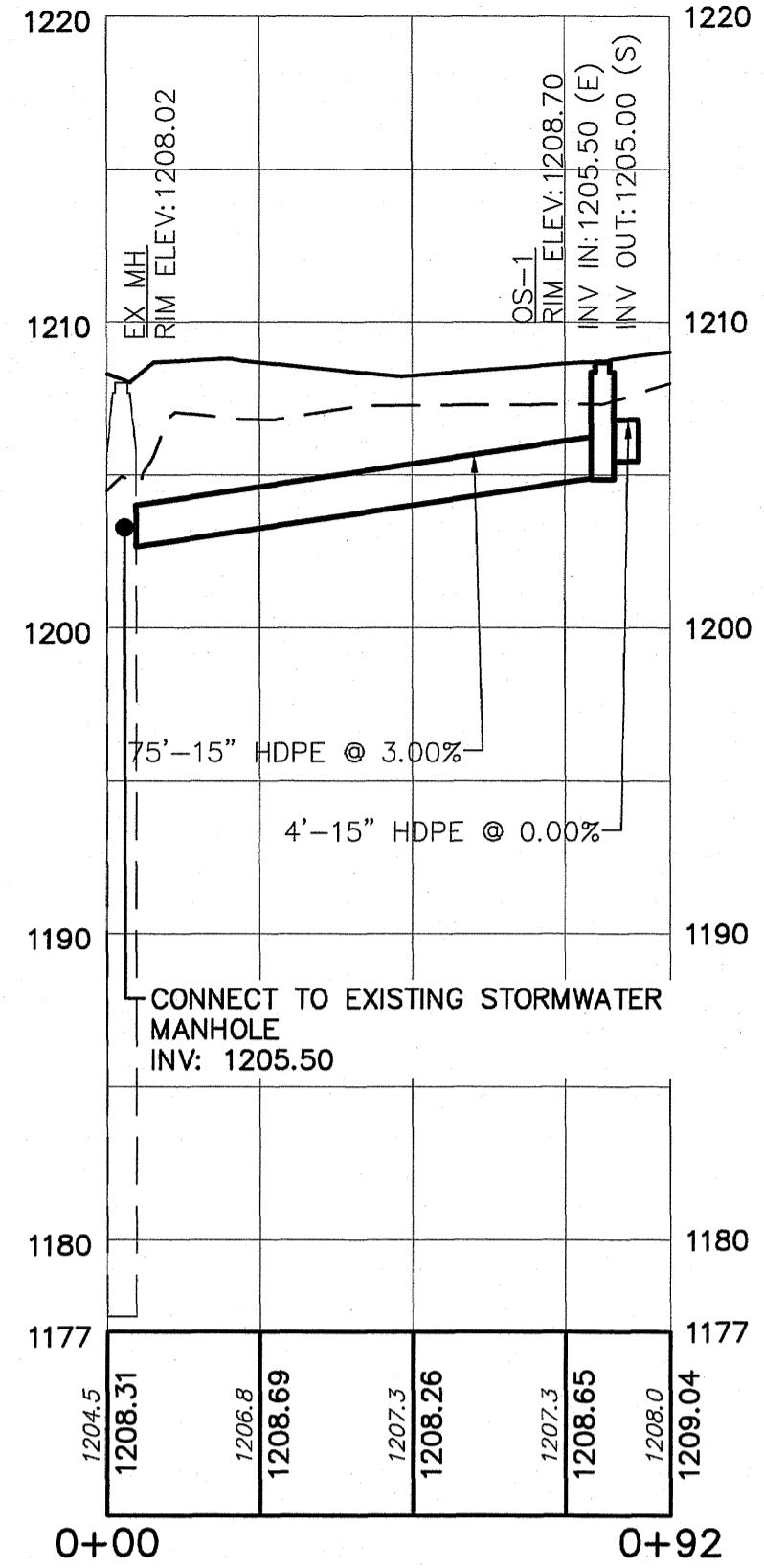
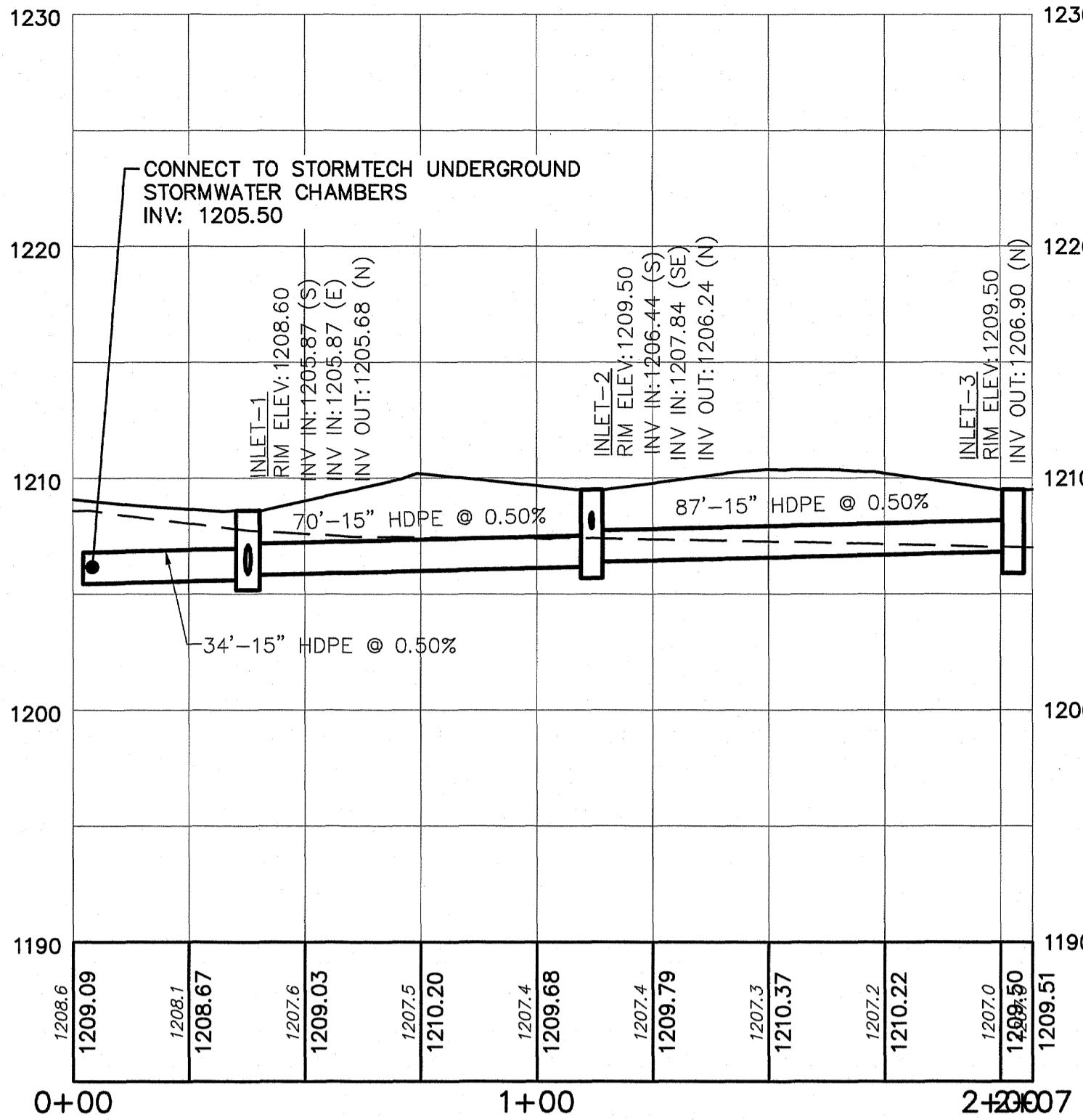
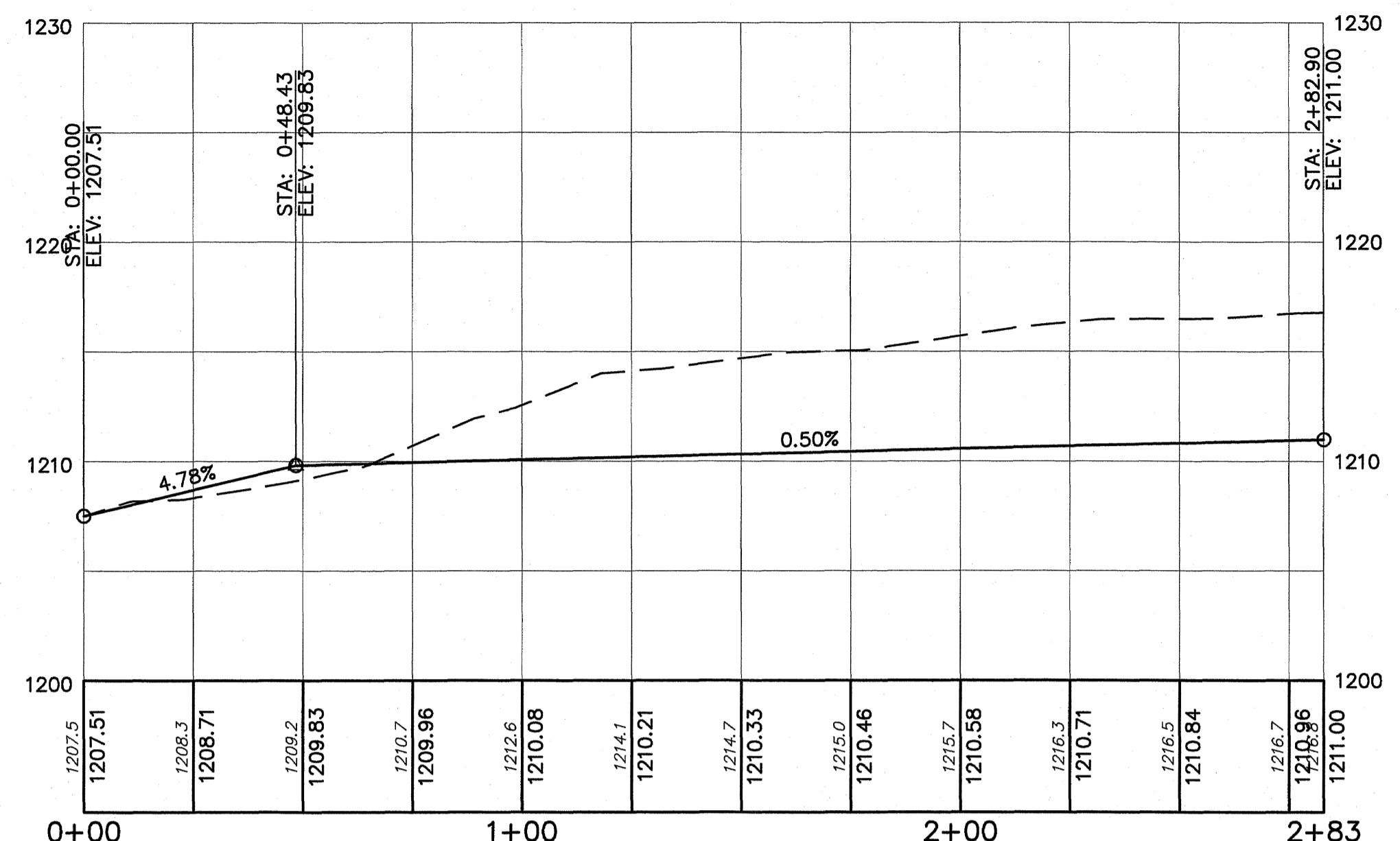
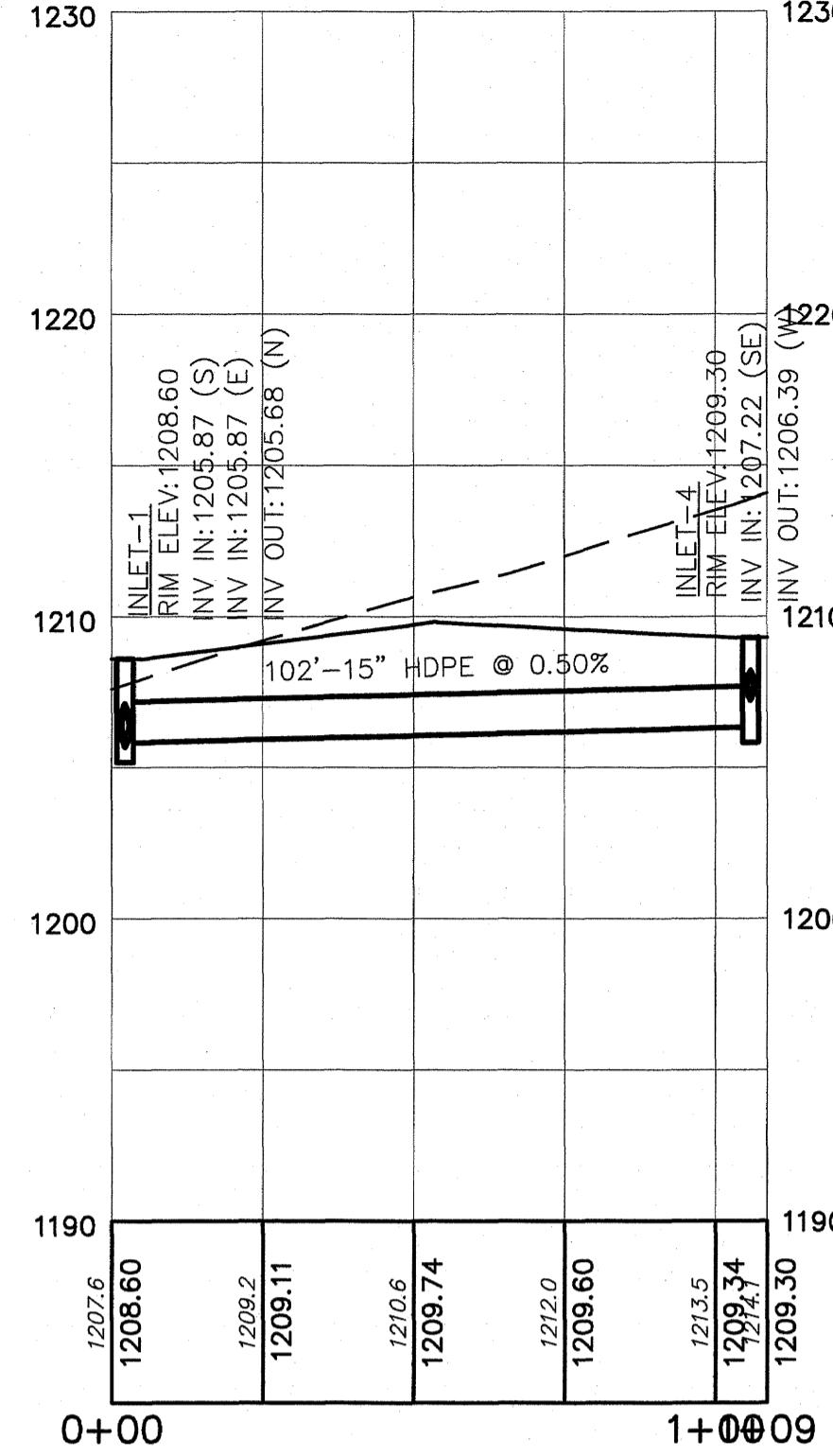
UTILITY PLAN

AND DEVELOPMENT

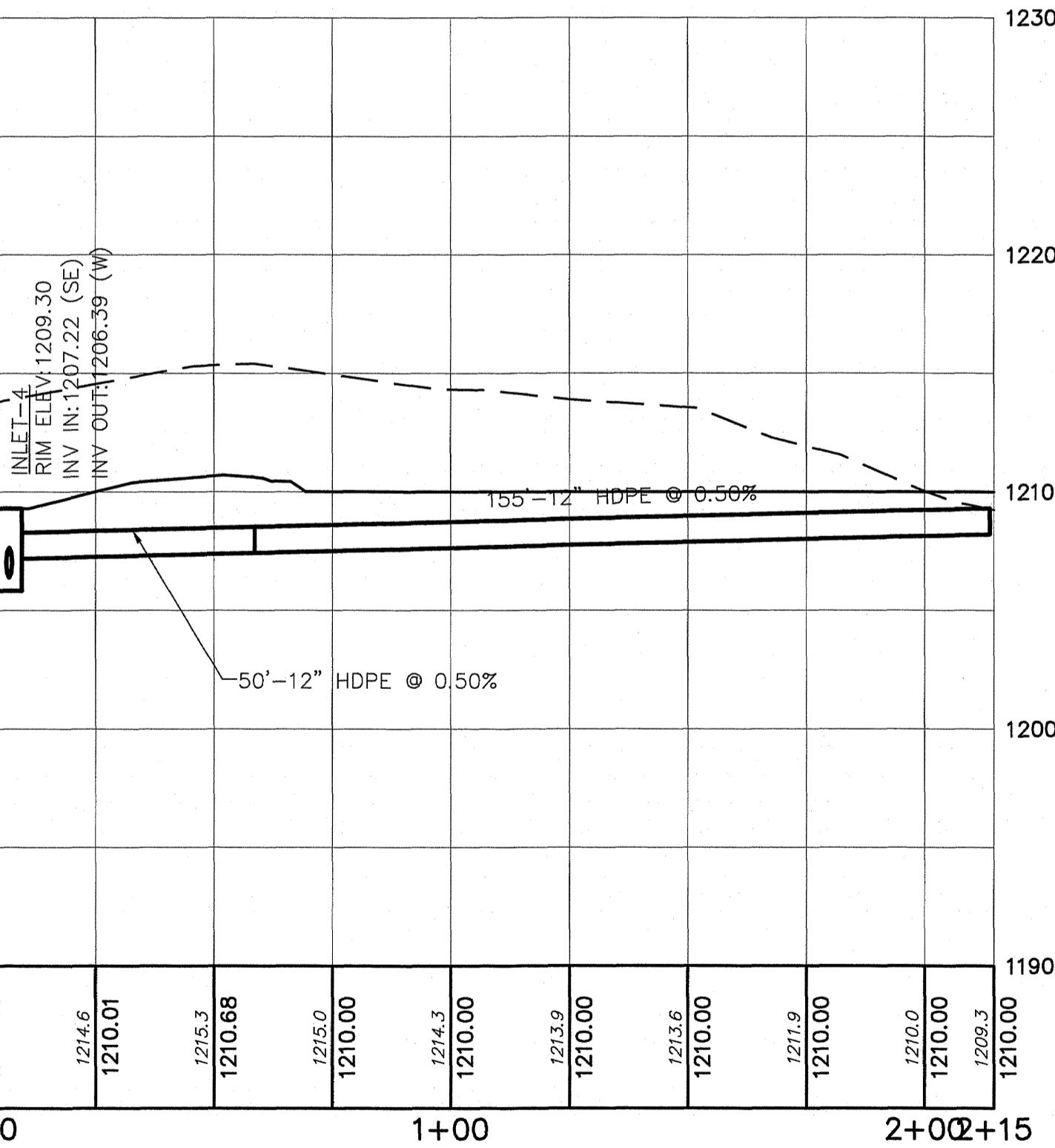
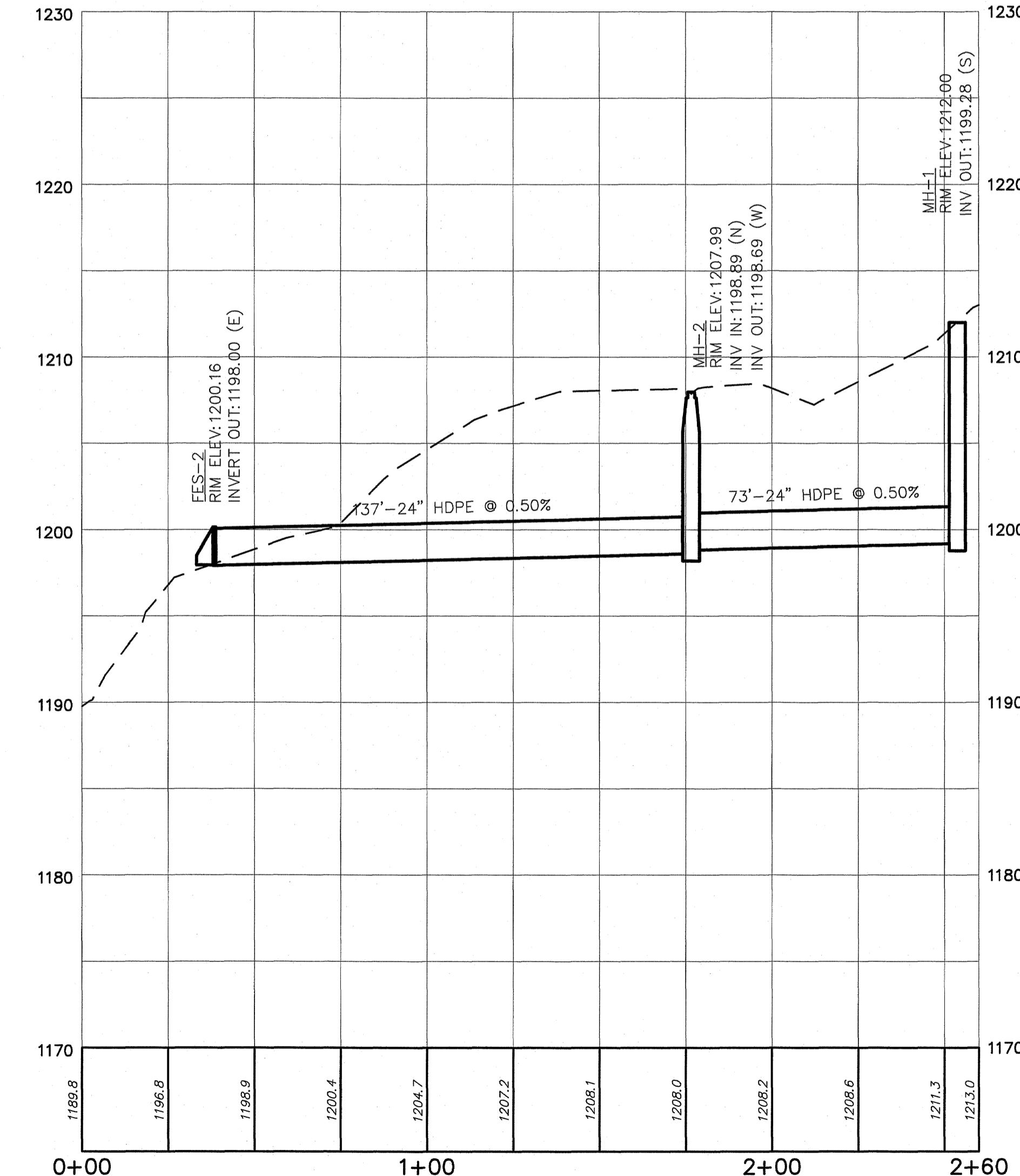
2023-11-15
ct No.: 11693-030
t No.:

C5





20 0 20 40 FEET
SCALE
4 0 4 8 FEET
VERTICAL SCALE



LEGEND	
—	EXISTING GRADE
—	PROPOSED GRADE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
OS	OUTLET STRUCTURE
FES	FLARED END SECTION

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

PLAN BOOK 415 PAGE 8

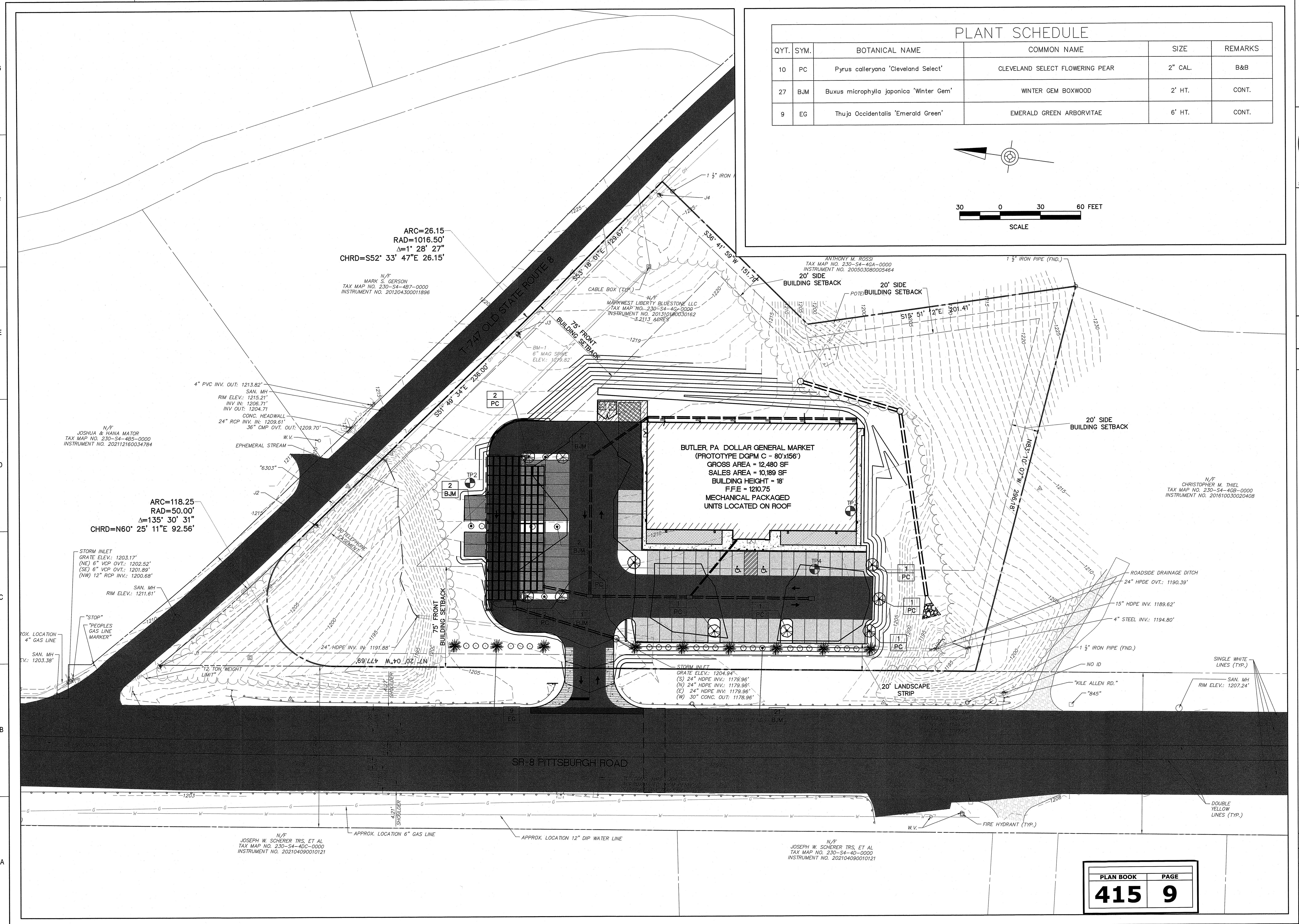
DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
PIPE PROFILES
LAND DEVELOPMENT

LDG
Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

CDLONWELL
REGISTRATION NO. 100-00000000
A PROFESSIONAL ENGINEER
CHRISTOPHER MICHAEL SHEAFFER
No. 78745
SEAL

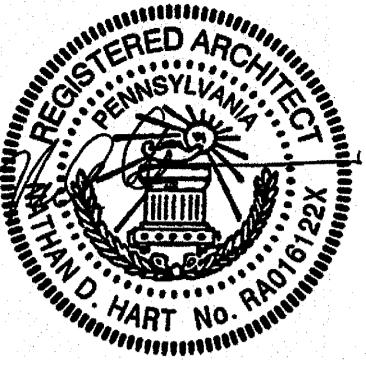
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02 09/19/2023 NPDES SUBMISSION III
01 08/01/2023 LAND DEVELOPMENT/PDES SUBMISSION II
00 06/26/2023 LAND DEVELOPMENT/PDES SUBMISSION I
MARK DATE

Date: 2023-11-15
Project No.: 11693-030
Sheet No.: C6



03 11/15/2023 NPDES SUBMISSION IV
02 09/19/2023 NPDES SUBMISSION II
01 09/10/2023 LAND DEVELOPMENT SUBMISSION II
00 08/29/2023 LAND DEVELOPMENT SUBMISSION I
MARK DATE

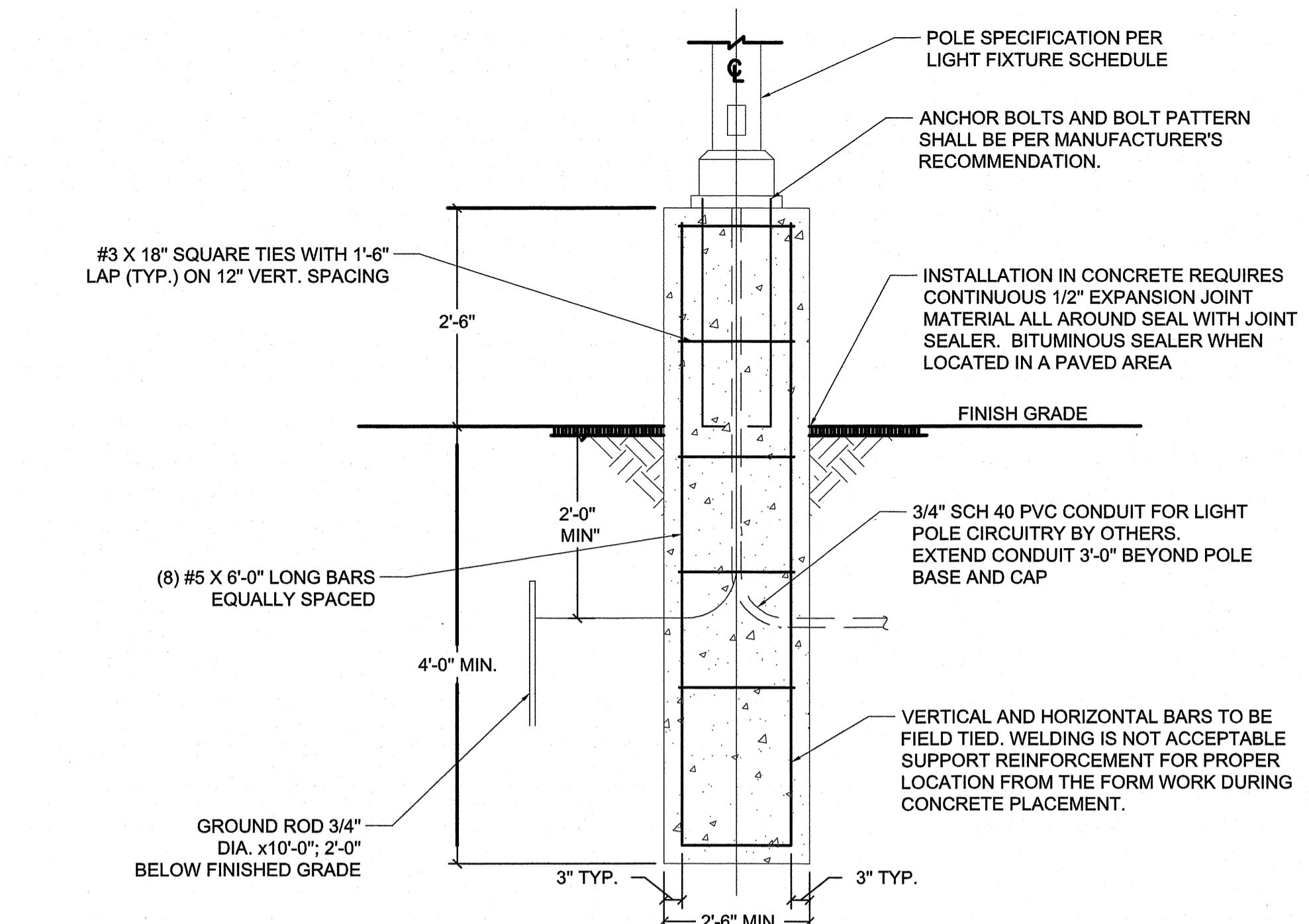
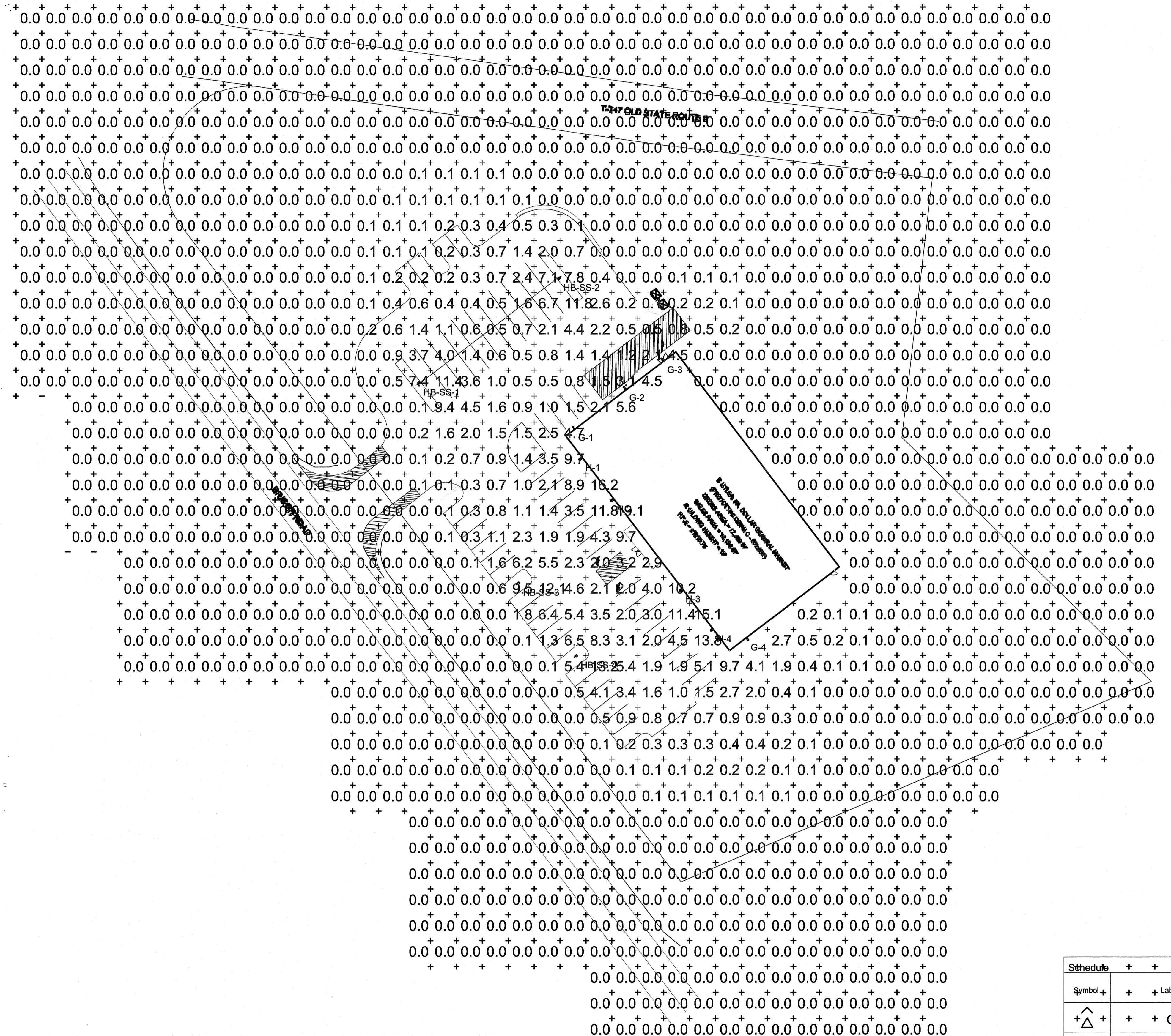
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02 09/19/2023 NPDES SUBMISSION II
01 09/10/2023 LAND DEVELOPMENT SUBMISSION II
00 08/29/2023 LAND DEVELOPMENT SUBMISSION I
MARK DATE



HART
ARCHITECTS

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

1 Photometric Site Plan
NTS



NOTES:

1. 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED. COLOR AND PAINT TYPE IS TO BE SELECTED BY OWNER.
3. 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.

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

Revisions

Date
09.11.2023

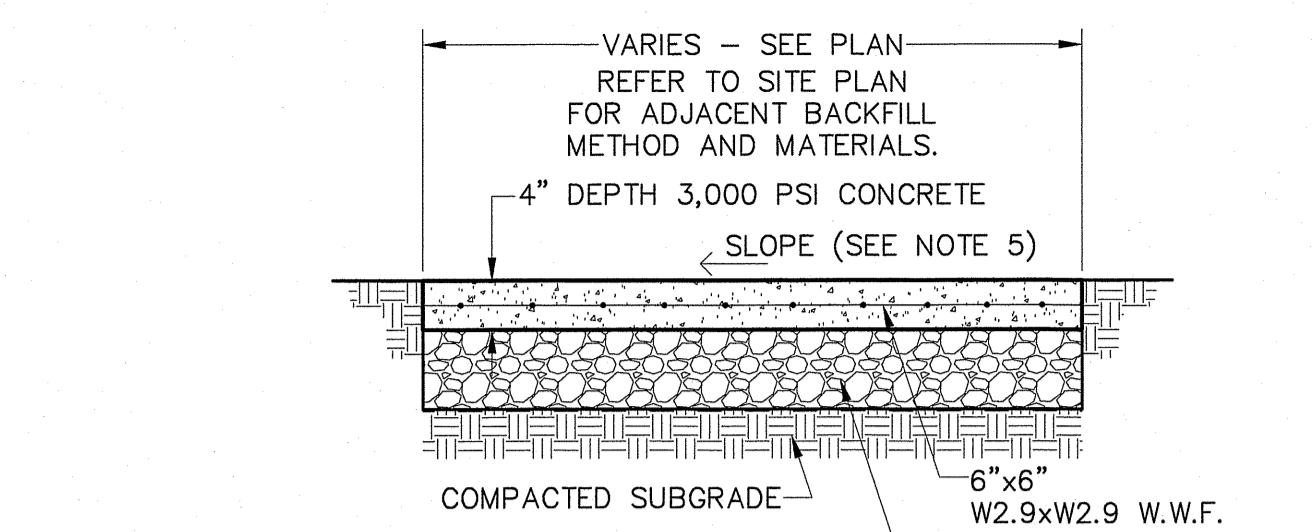
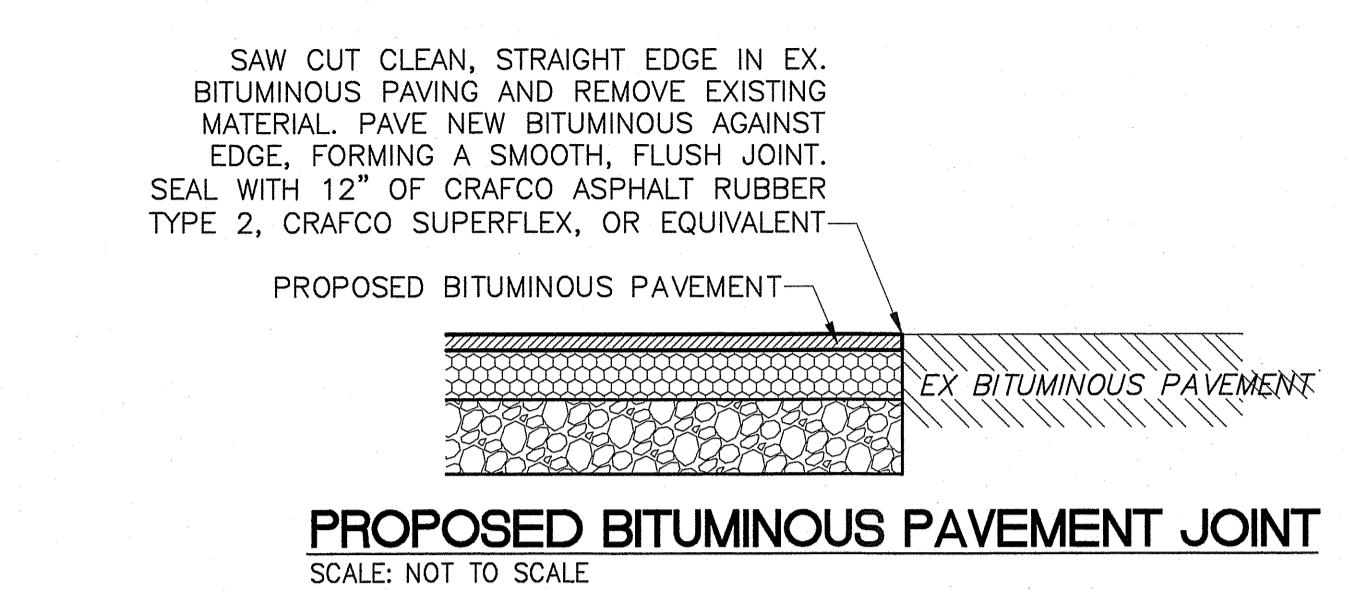
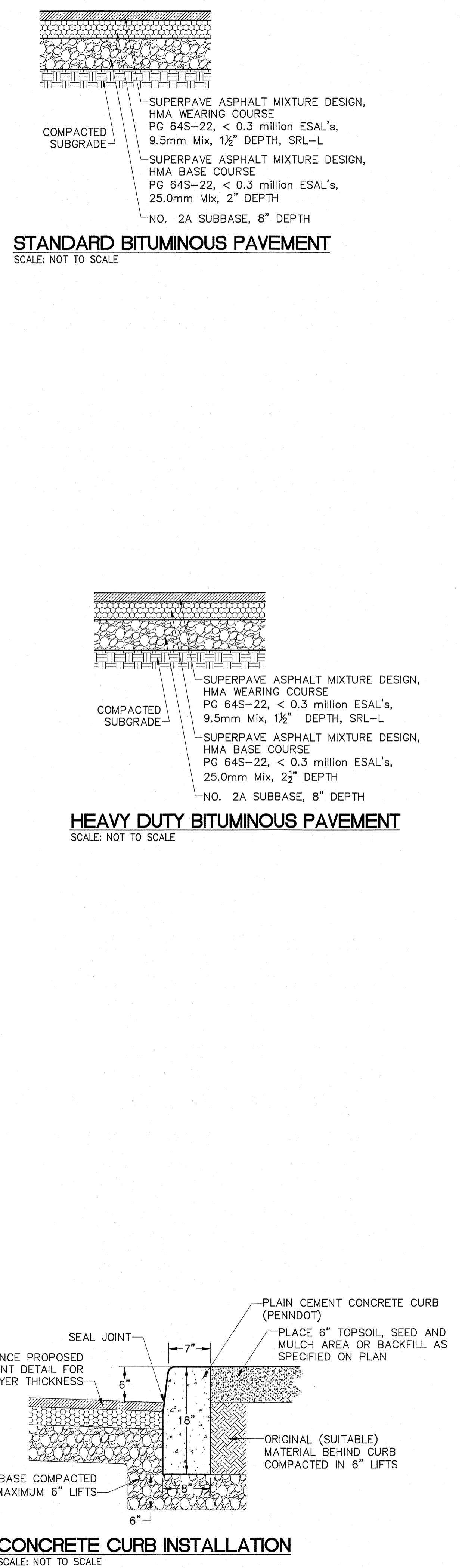
Client
PennTex Ventures

Project No.
2212.511

Drawing Title
Site Lighting

Sheet

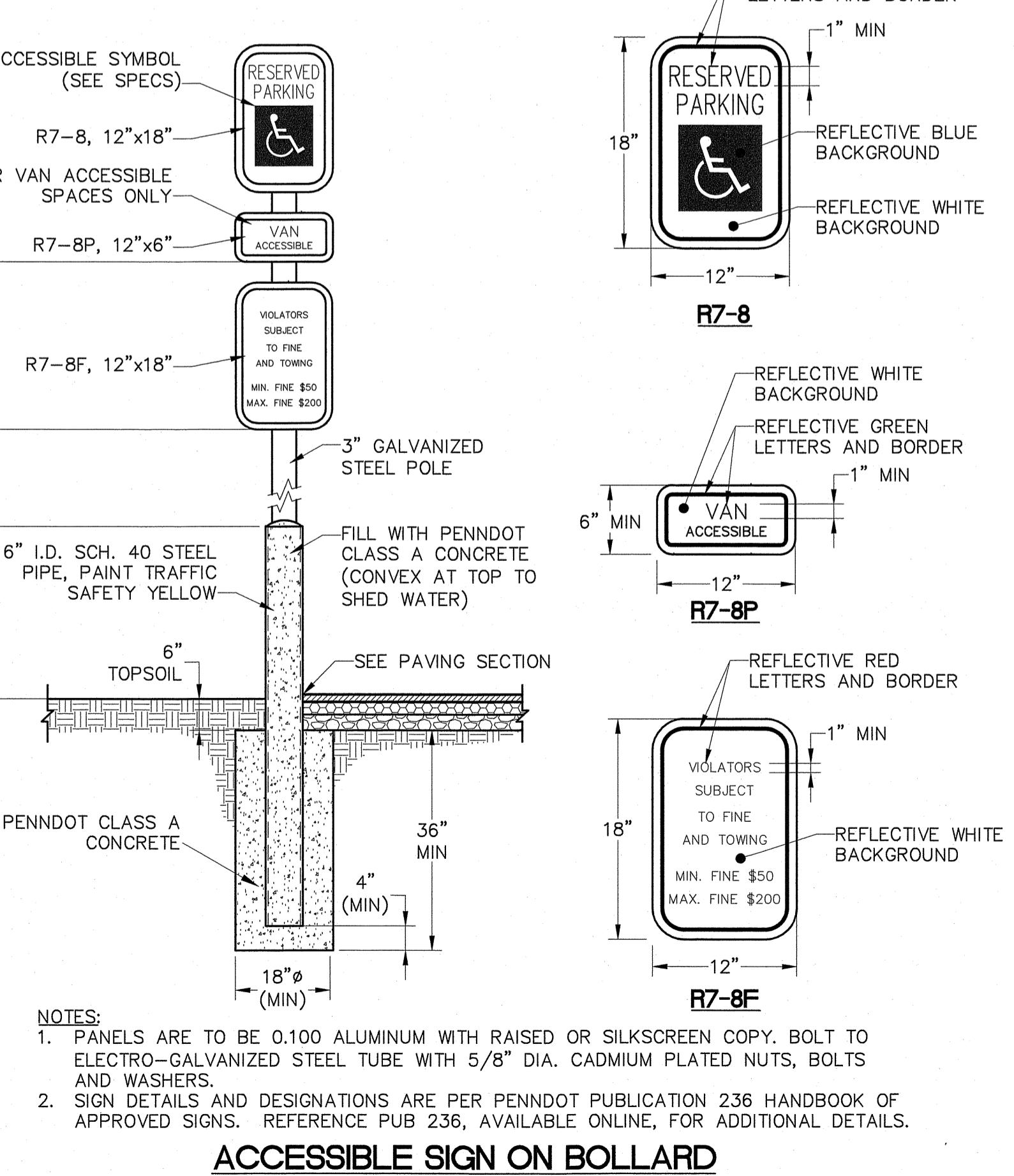
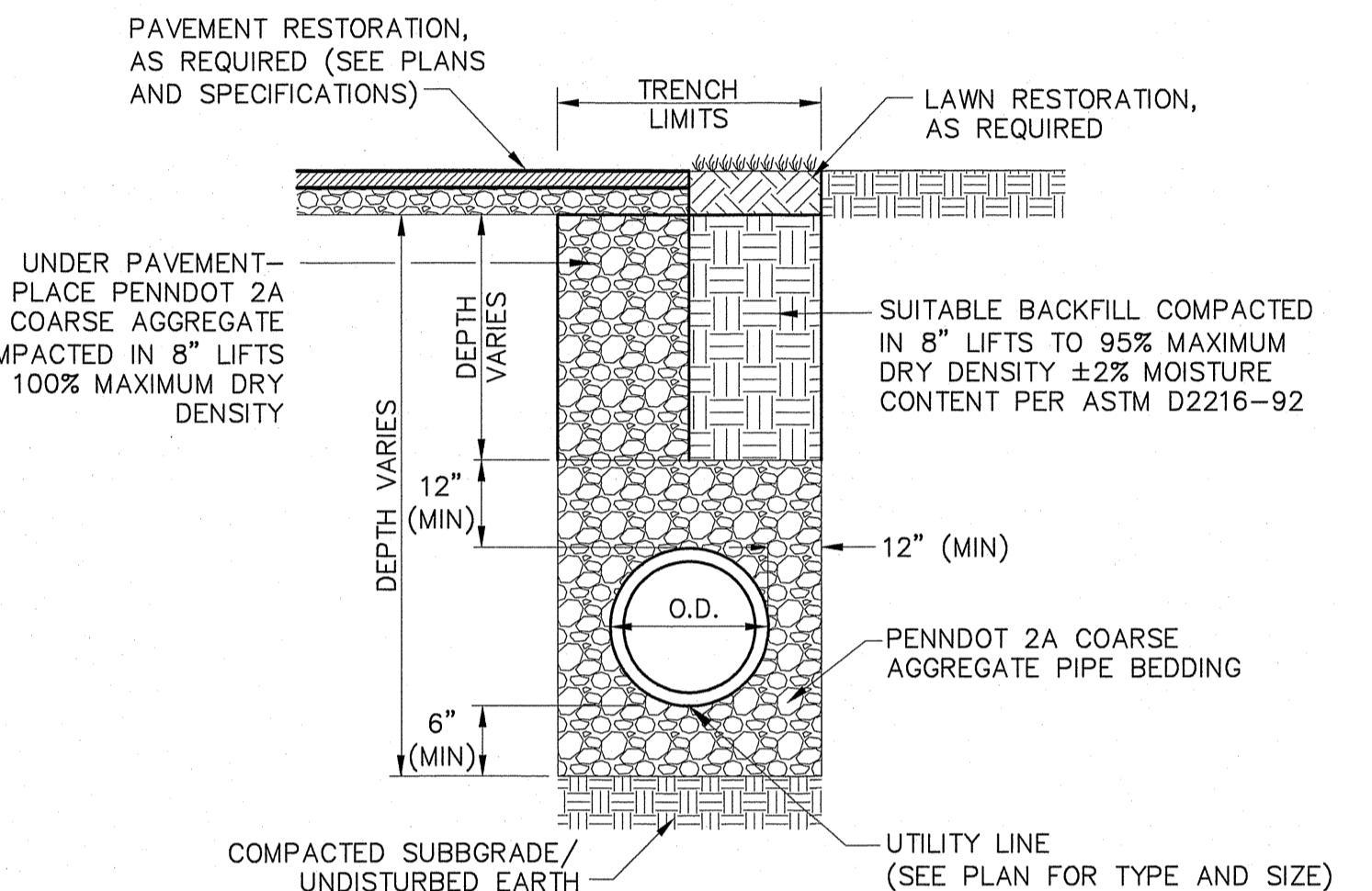
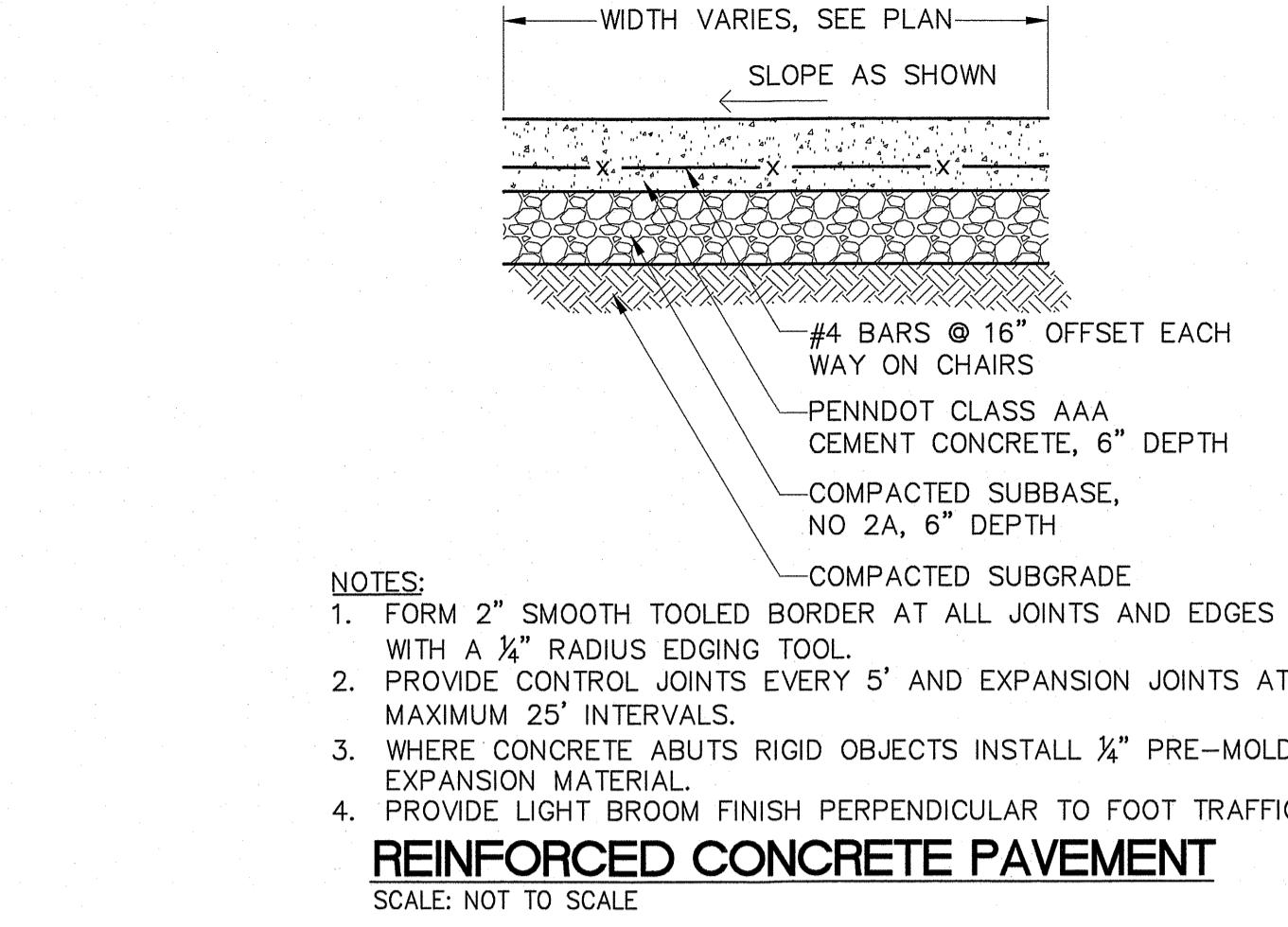
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NOTES:

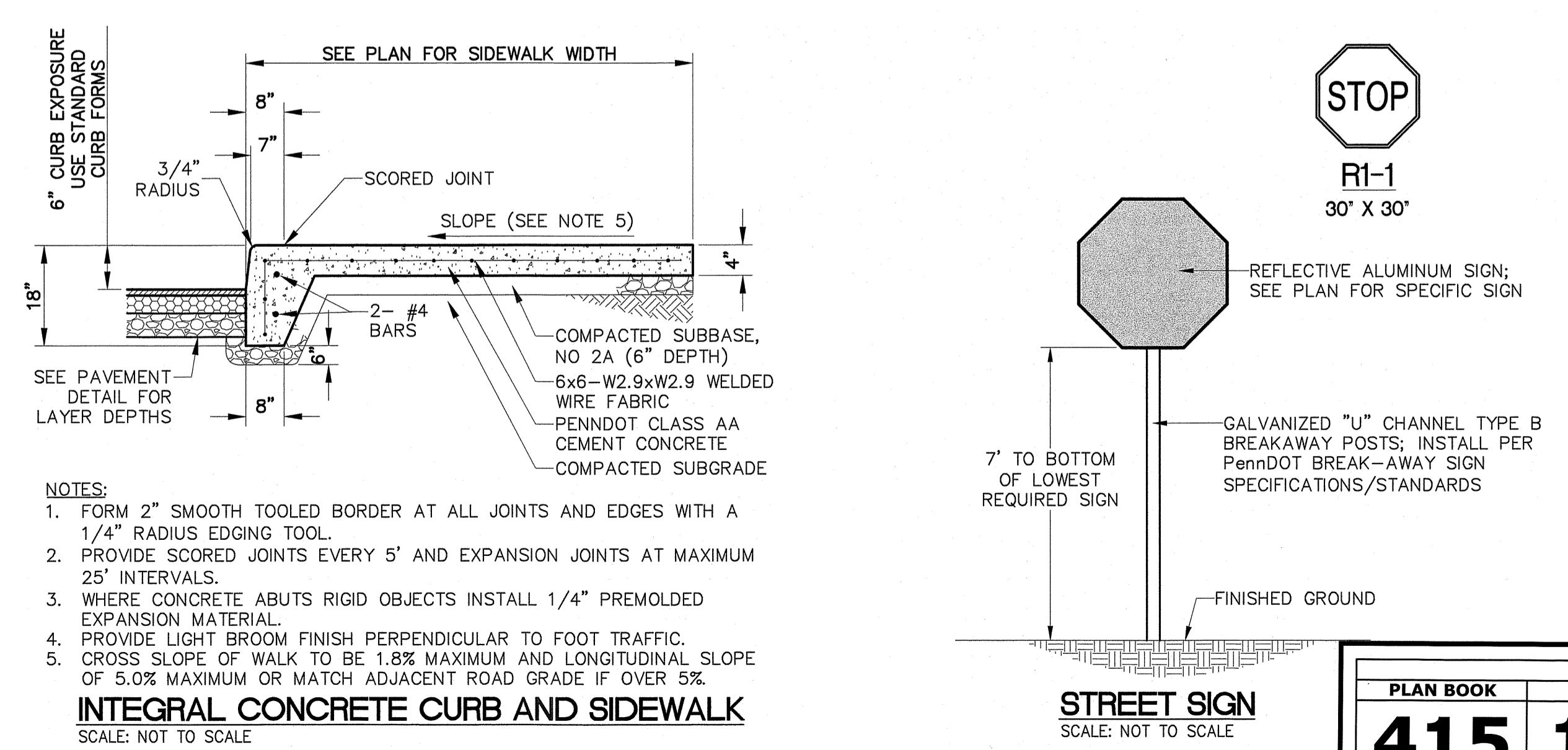
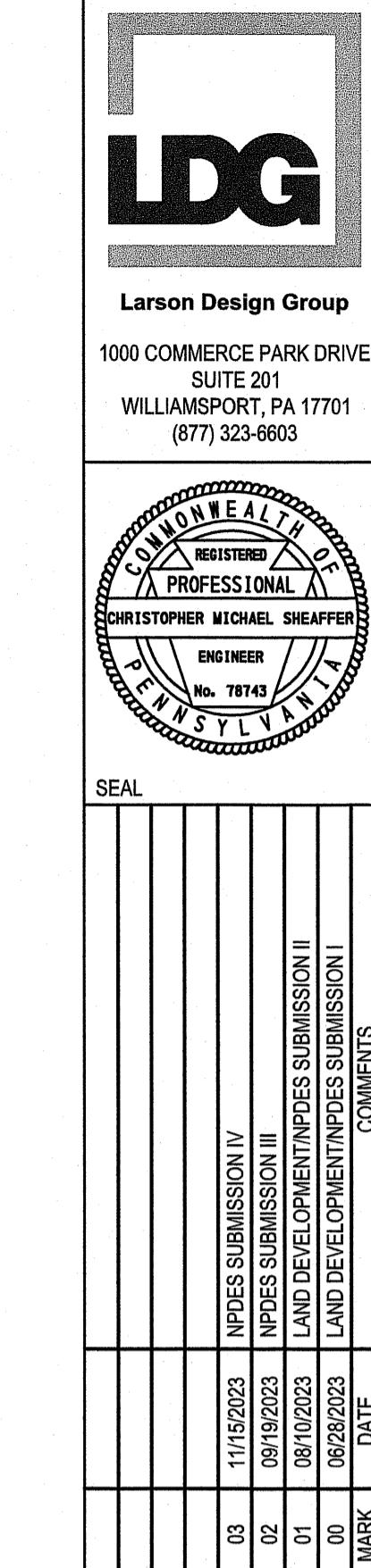
1. FORM 2" SMOOTH TOOLED BORDER AT ALL JOINTS AND EDGES WITH A 1/4" RADIUS EDGING TOOL.
2. PROVIDE SCORED JOINTS EVERY 5' AND EXPANSION JOINTS AT MAXIMUM 25' INTERVALS.
3. WHERE CONCRETE ABUTS RIGID OBJECTS INSTALL 1/4" PREMOLDED EXPANSION MATERIAL.
4. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO FOOT TRAFFIC.
5. CROSS SLOPE OF WALK TO BE 2.0% MAXIMUM AND LONGITUDINAL SLOPE OF 5.0% MAXIMUM, UNLESS OTHERWISE NOTED.

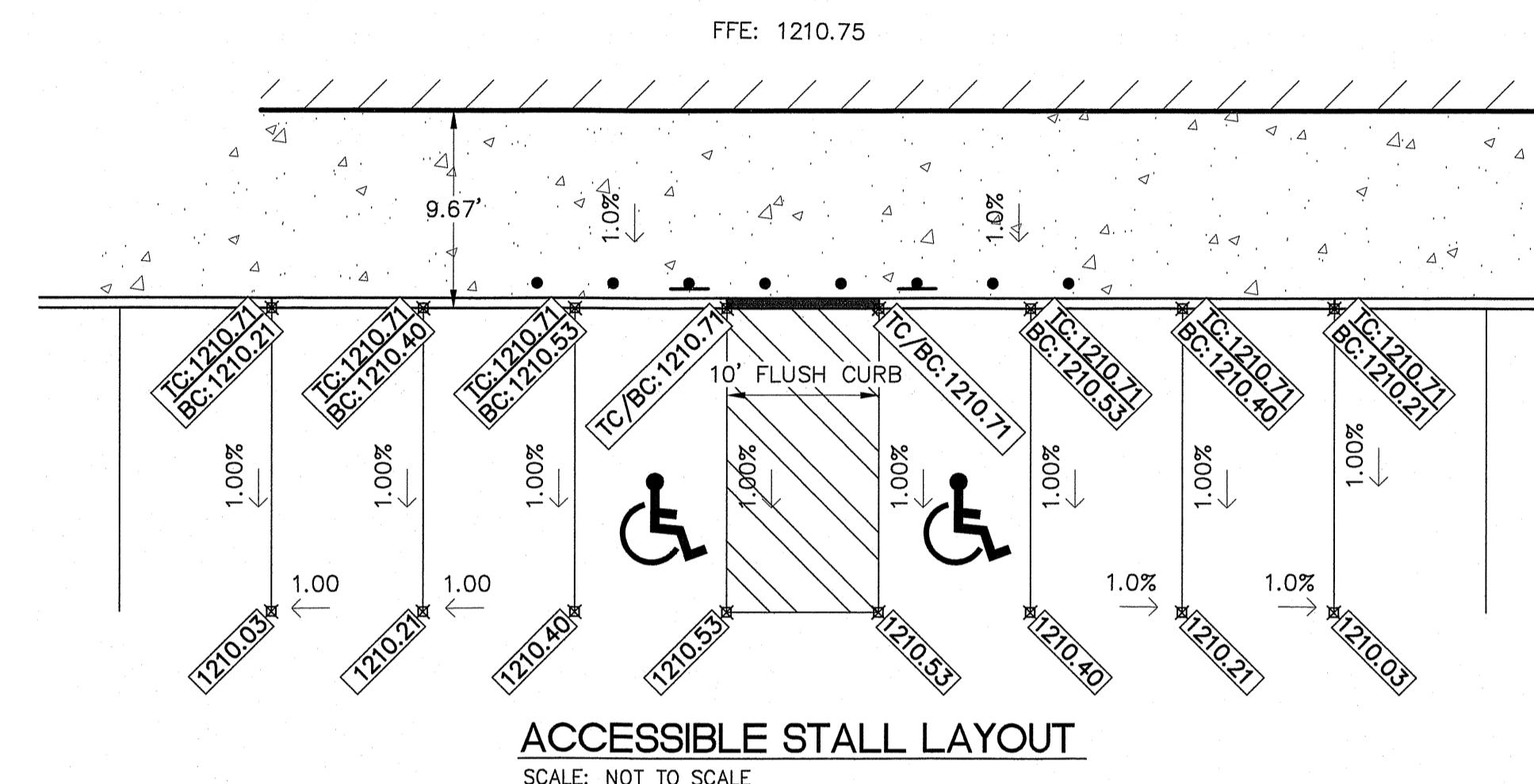
CONCRETE WALK
SCALE: NOT TO SCALE



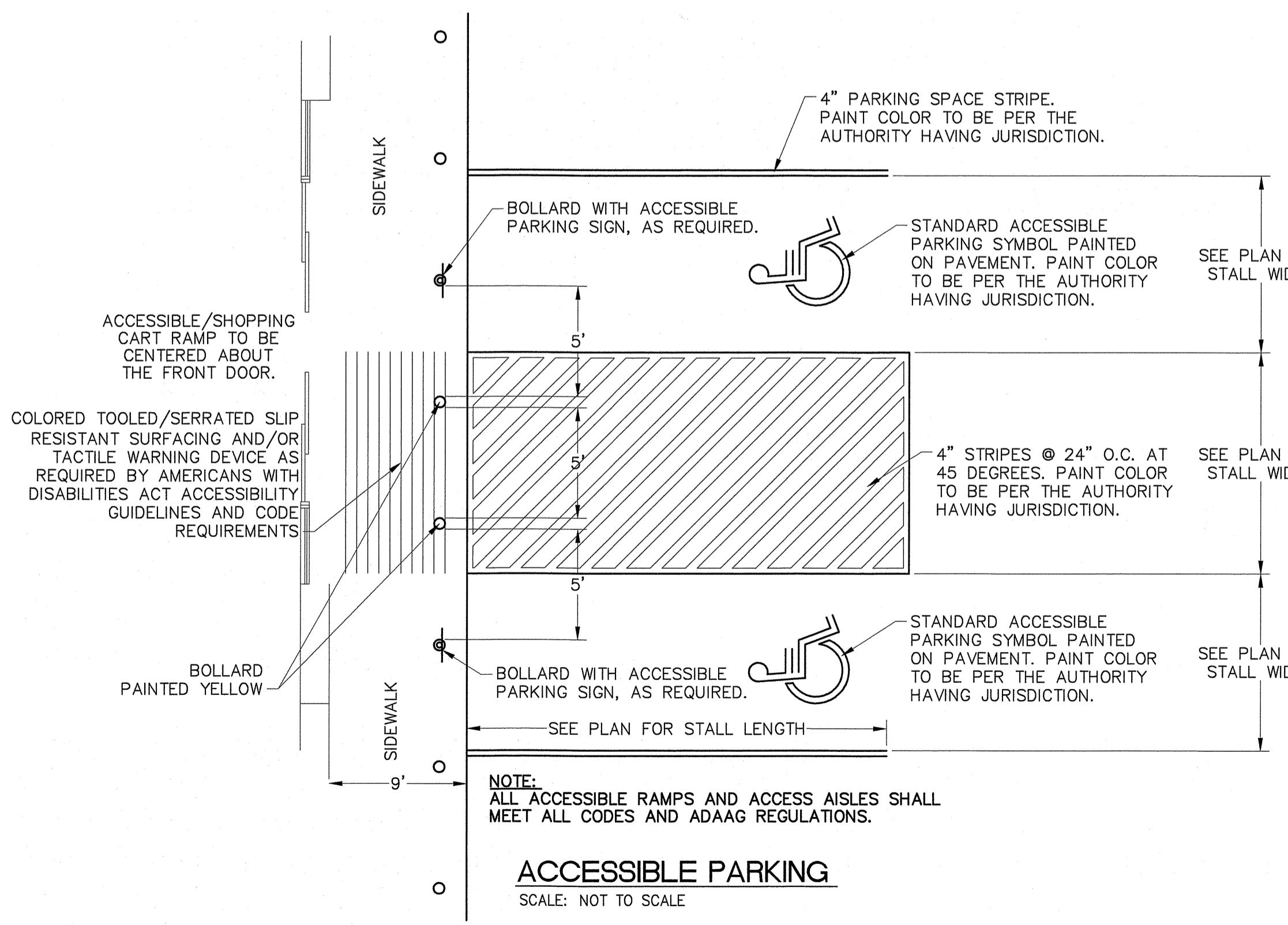
DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
LAND DEVELOPMENT DETAILS
LAND DEVELOPMENT

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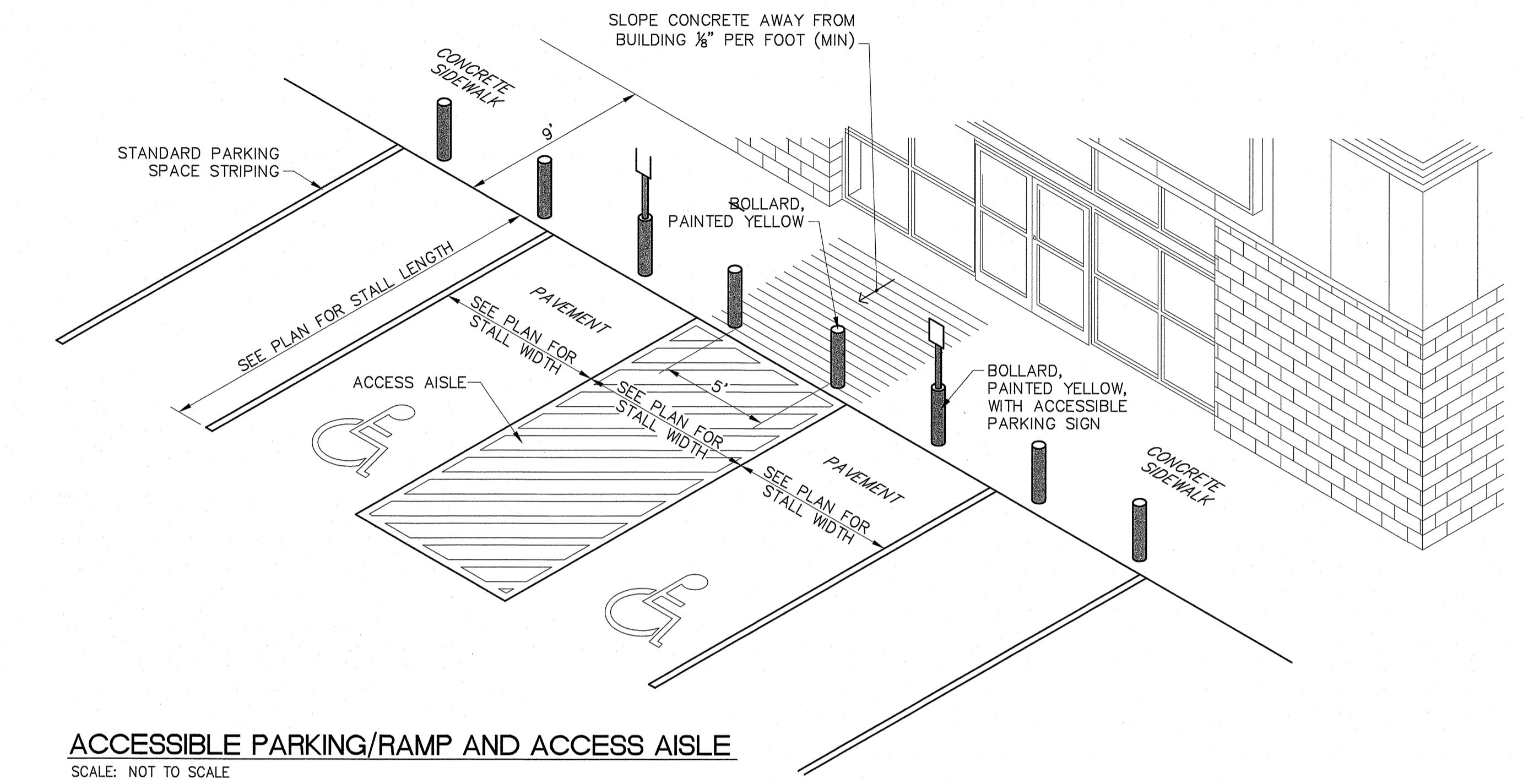




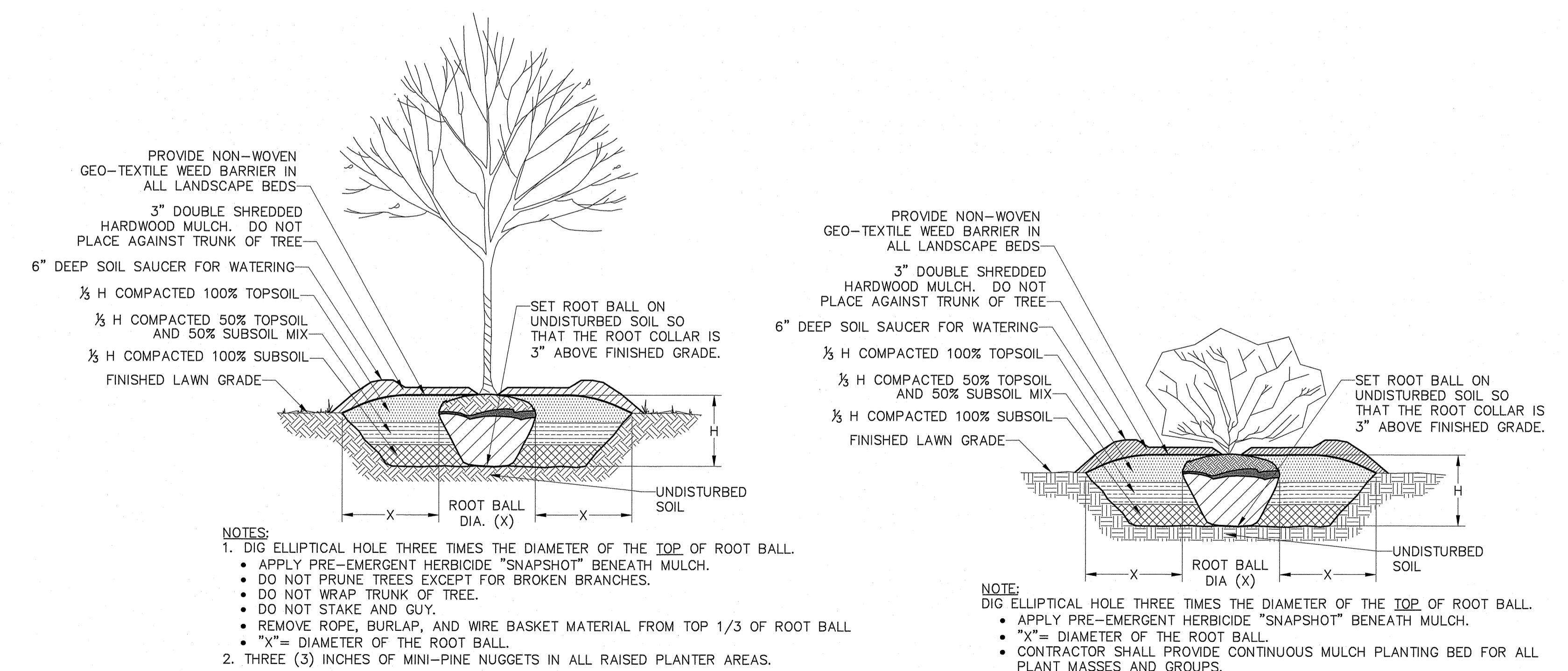
ACCESSIBLE STALL LAYOUT



ACCESSIBLE PARKING



ACCESSIBLE PARKING/RAMP AND ACCESS AISLE



DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

NOTE:
DIG ELLIPTICAL HOLE THREE TIMES THE DIAMETER OF THE TOP OF ROOT BALL.
• APPLY PRE-EMERGENT HERBICIDE "SNAPSHOT" BEHIND MULCH.
• "X" = DIAMETER OF THE ROOT BALL.
• CONTRACTOR SHALL PROVIDE CONTINUOUS MULCH PLANTING BED FOR ALL PLANT MASSES AND GROUPS.



SHRUB PLANTING

SCALE: NOT TO SCALE

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

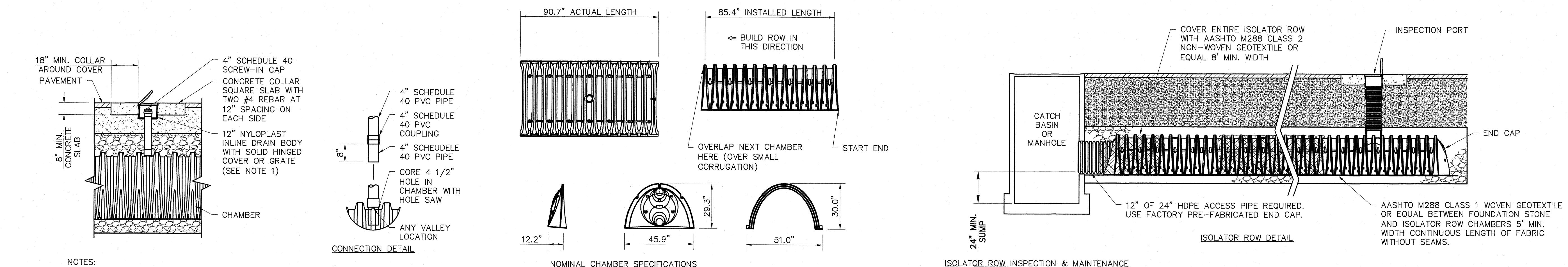
DETAILS

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NOTES:

1. CONCRETE COLLAR, COVER AND GRATE ARE NOT REQUIRED IN LAWN AREAS. BRING SCREW-IN CAP TO FINISHED GRADE TO BE EASILY LOCATED IN THE FUTURE.
2. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
3. ALL SCHEDULE 40 FITTINGS SHALL BE SOLVENT CEMENTED.

STORMTECH CHAMBER INSPECTION PORT

SCALE: NOT TO SCALE

NOMINAL CHAMBER SPECIFICATIONS
(W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

51.0" X 30.0" X 85.4"
45.9 CUBIC FEET
74.9 CUBIC FEET
75.0 lbs.

*ASSUMES 6" STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STORMTECH SC-740 CHAMBER

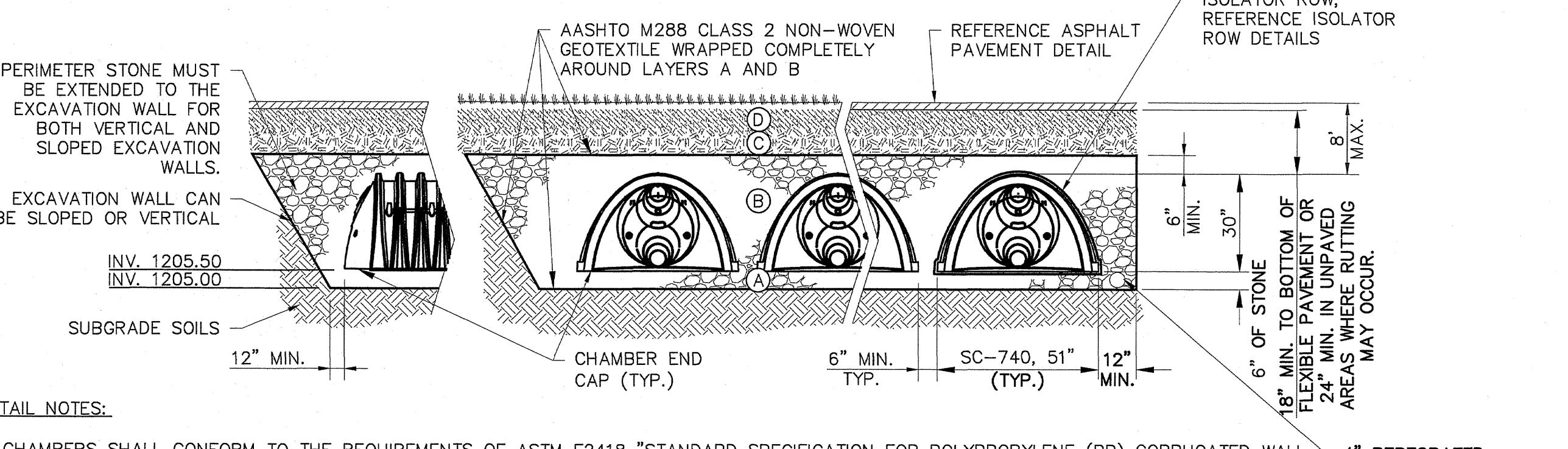
SCALE: NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. CONFIRM PAVEMENT COMPACTION PLANS WITH THE STORMTECH MANUFACTURER.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57 NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBERS.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57 PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ² ³

TABLE NOTES:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

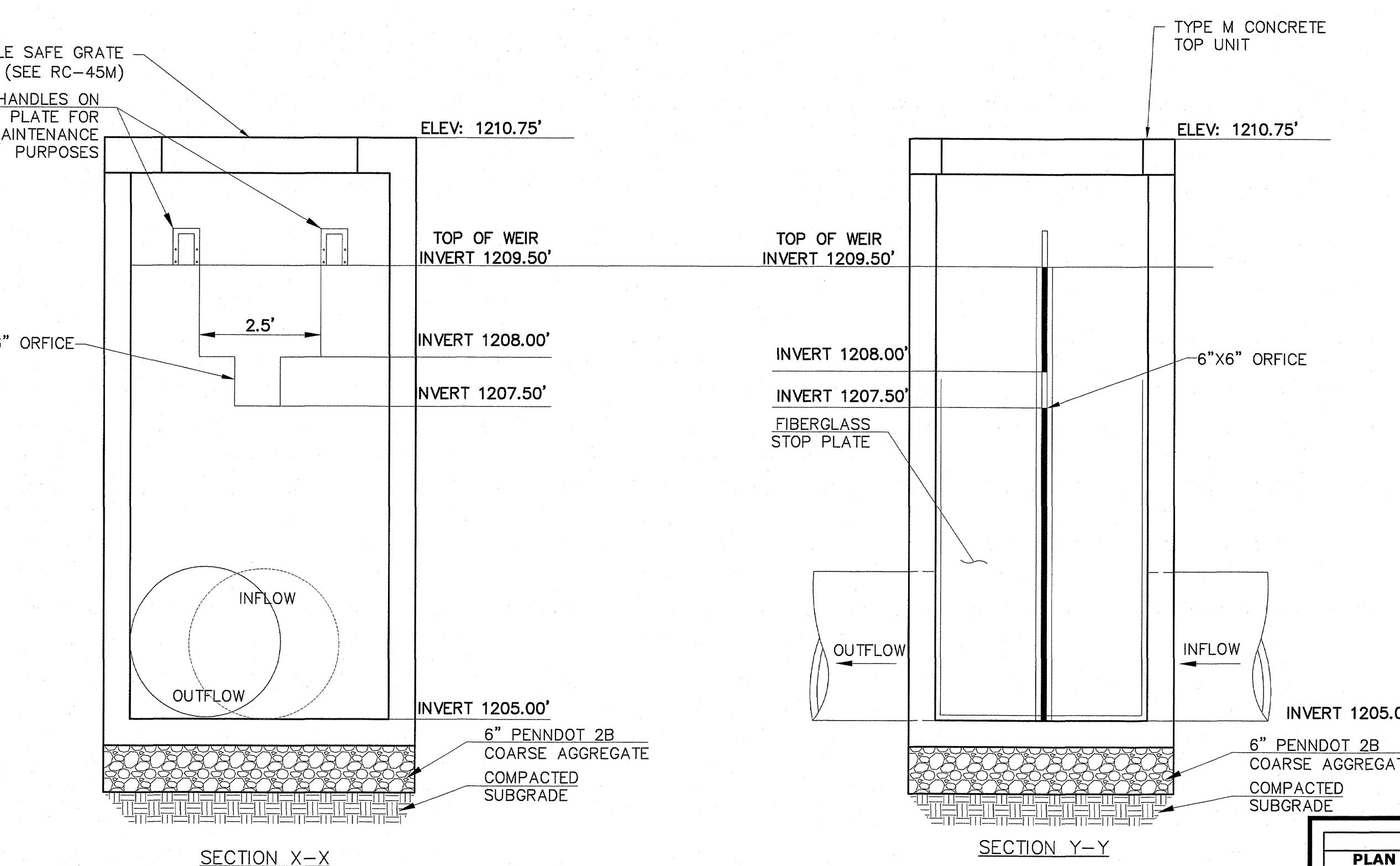


DETAIL NOTES:

1. CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL BE LESS THAN 2"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STORMTECH CHAMBER CROSS-SECTION

SCALE: NOT TO SCALE



OUTLET STRUCTURE OS-1

SCALE: NOT TO SCALE

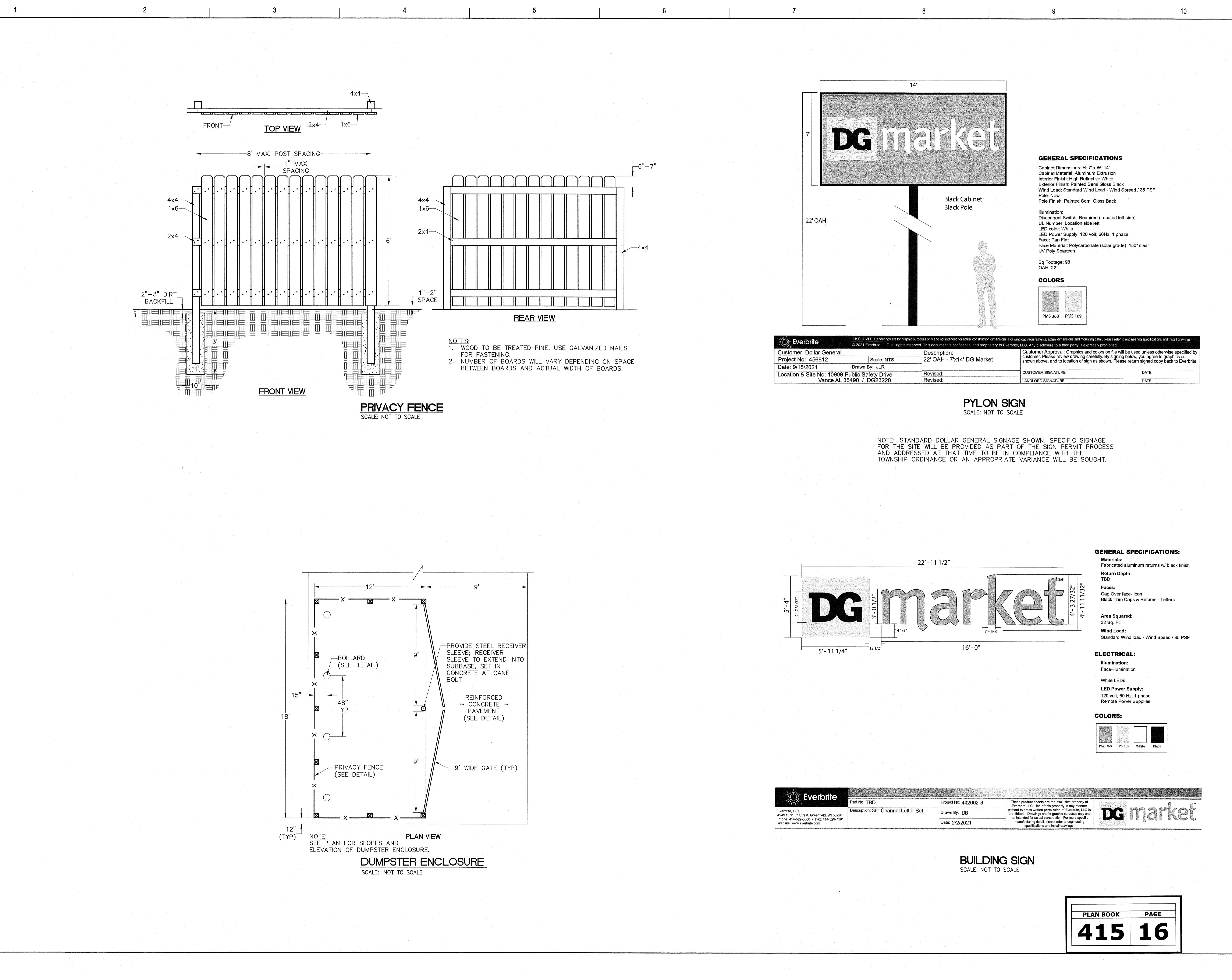
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DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA
LAND DEVELOPMENT

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LAND DEVELOPMENT
Date: 2023-11-15
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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

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 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	■

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

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.

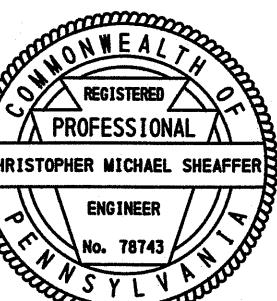
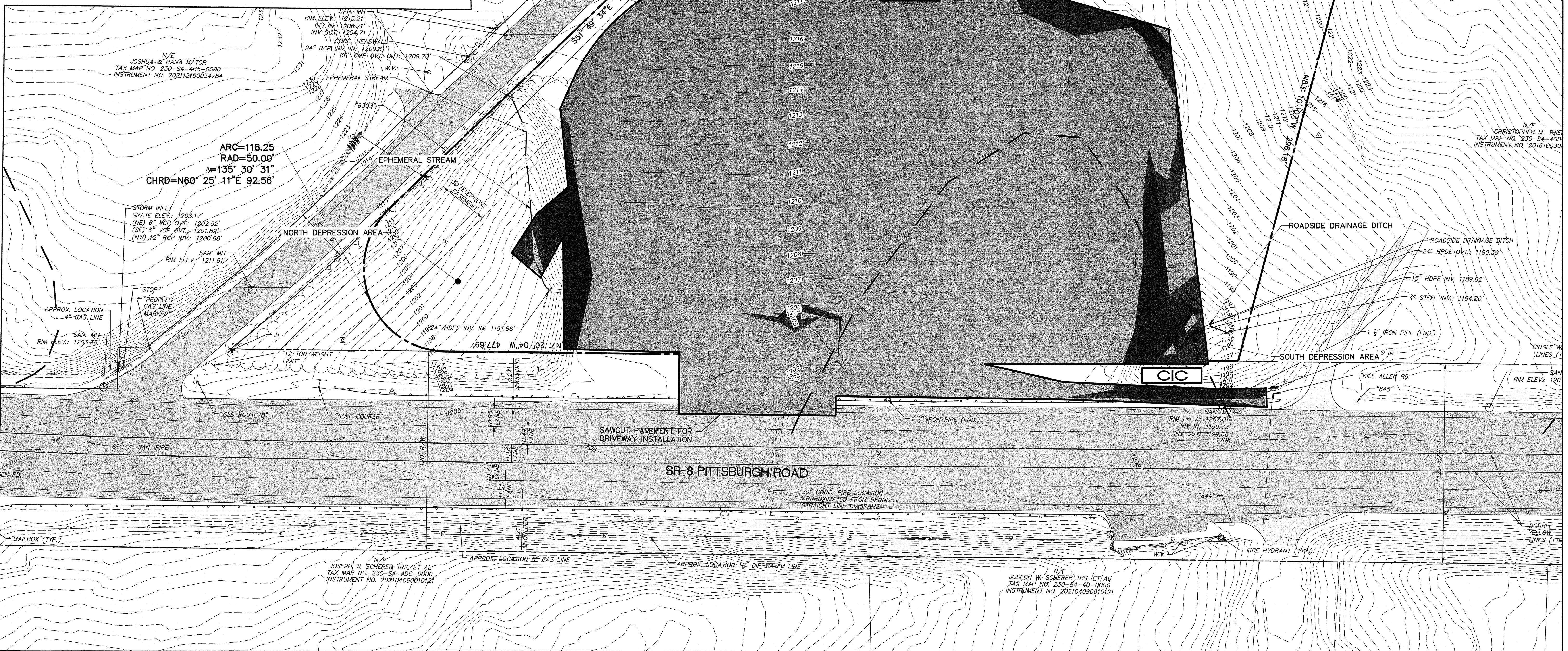
VANDERGRIFT CAVODE SILT LOAMS - (RAB) - 15 TO 25 PERCENT SLOPES

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

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

8. THE SITE DOES NOT INCLUDE ANY FORMERLY USED LANDFILL OR
9. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE FEATURES.



AL

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

DOLLAR GENERAL - BUTLER
SR 8, MIDDLESEX TWP, PENNSYLVANIA

ENVIRONMENTAL IMPACT ANALYSIS - EXISTING

LAND DEVELOPMENT

te: 2023-11-15
ject No.: 11693-030
ct No.

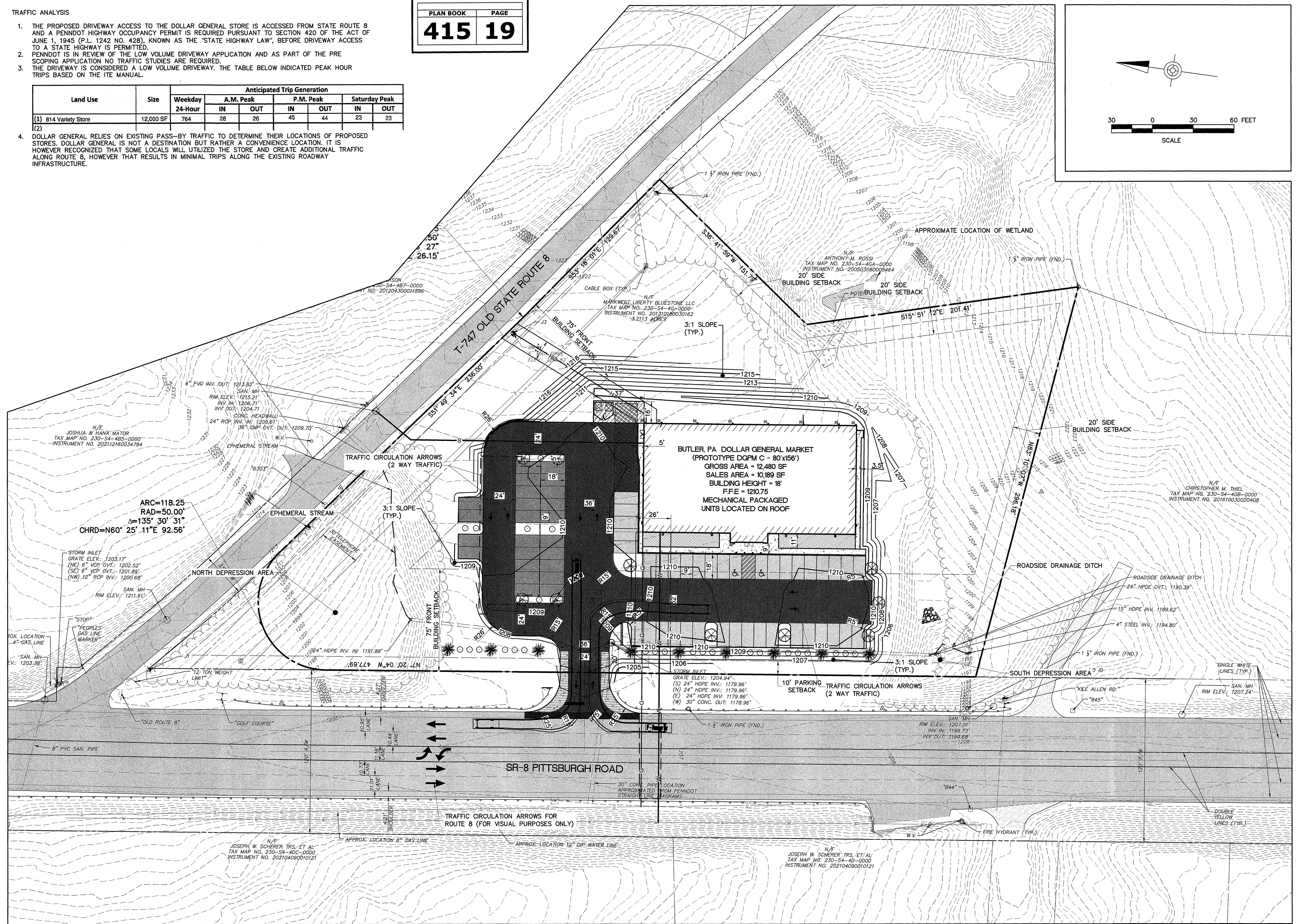
E

TRAFFIC ANALYSIS

1. 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.
2. PENNDOT IS IN REVIEW OF THE LOW VOLUME DRIVEWAY APPLICATION AND AS PART OF THE PRE SCOPING APPLICATION NO TRAFFIC STUDIES ARE REQUIRED.
3. THE DRIVEWAY IS CONSIDERED A LOW VOLUME DRIVEWAY. THE TABLE BELOW INDICATED PEAK HOUR TRIPS BASED ON THE ITE MANUAL.

4. 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.

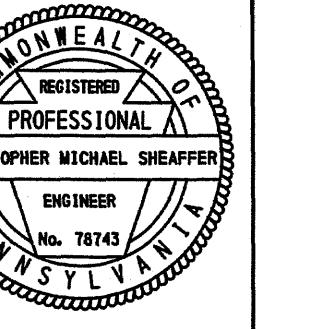
PLAN BOOK	PAGE
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2023-11-15
11693-030

2023-11-15
et No.: 11693-030
No.:

E3



DATE	NPDES SUBMISSION IV	NPDES SUBMISSION III	LAND DEVELOPMENT/NPDES SUBMISSION II	LAND DEVELOPMENT/NPDES SUBMISSION I	COMMENTS
11/15/2023					
09/19/2023					
08/10/2023					
06/28/2023					

SR 8, MIDDLESEX TWP, PENNSYLVANIA

TRAFFIC ANALYSIS

LAND DEVELOPMENT

VICINITY MAP Scale: 1" = 2000'

OTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS—
F—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.

ONED: R-2; MULTI FAMILY RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:

FRONT YARD:	35'
SIDE YARD:	15'

PROPERTY HAS RIGHT TO FREE AND
NINTERRUPTED EASEMENT OR USAGE
OF 20' PRIVATE LANE ALONG NORTHERN
PROPERTY LINE 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

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PLAN BOOK	PAGE
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Sheet 1 of 2	REVISED 10/31/2023; ADD ADJOINER A16 REVISED 10/24/2023; ENGINEER'S REVIEW COMMENTS
--------------	--

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.
Address 930 & 932 MERCER ROAD		201404170008169	23-090

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, 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, 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.

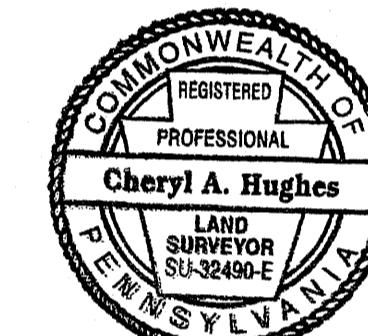
My Commission expires the 2nd day of December, 2023.

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 CH
DATE REGISTRATION NUMBER SU-32490-E



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

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

R. Hile Jr. M. Hile Jr.
CHAIRMAN SECRETARY

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives its notice of approval of this plan of subdivision for recording purposes only. The approval of this subdivision plan 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 plat 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. Hile Jr. SECRETARY
CHAIRMAN



Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 18th day of October, 2023.

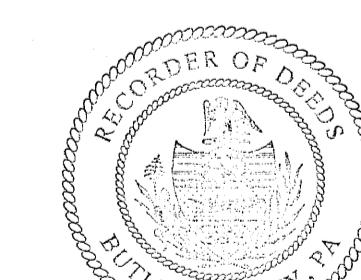
J. Hile Jr. R. Hile Jr.
CHAIRMAN SECRETARY
Butler Co. Plan # 23200

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.

Michele M. Mustello
RECOORDER
RECOORDER OF DEEDS
My Commission Expires First Monday in January 2024

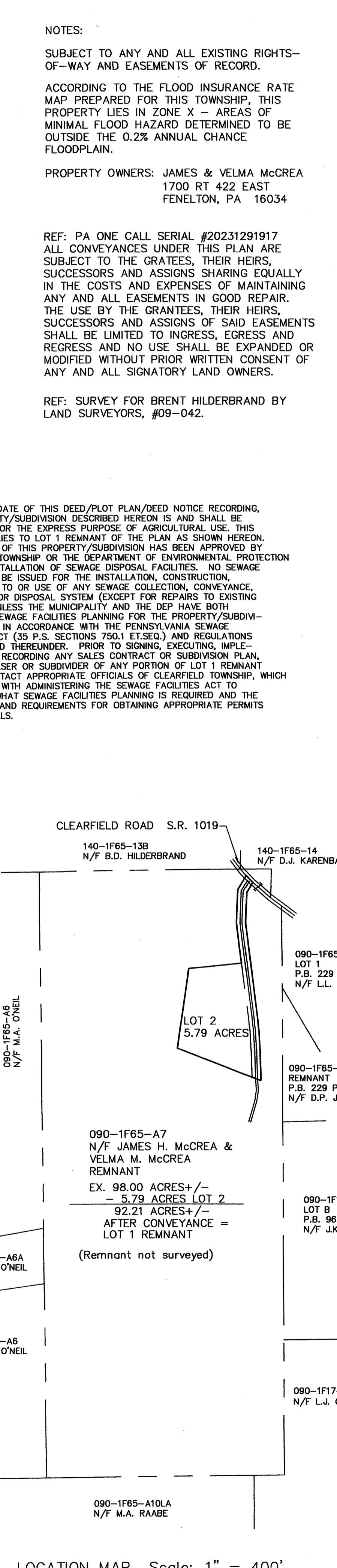
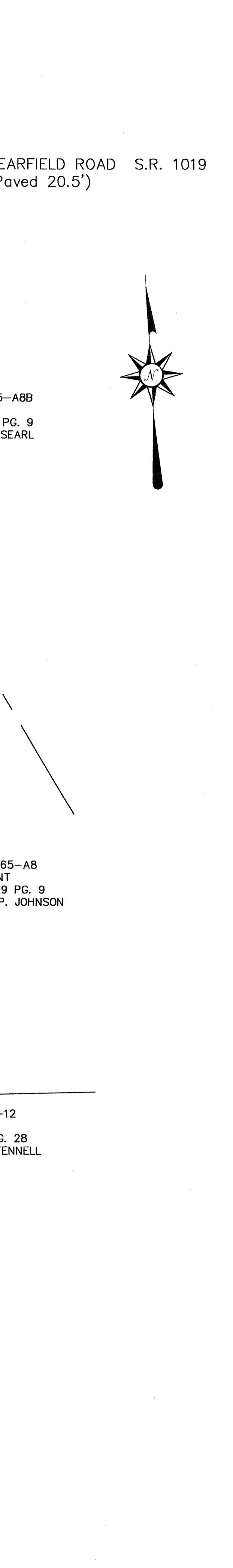
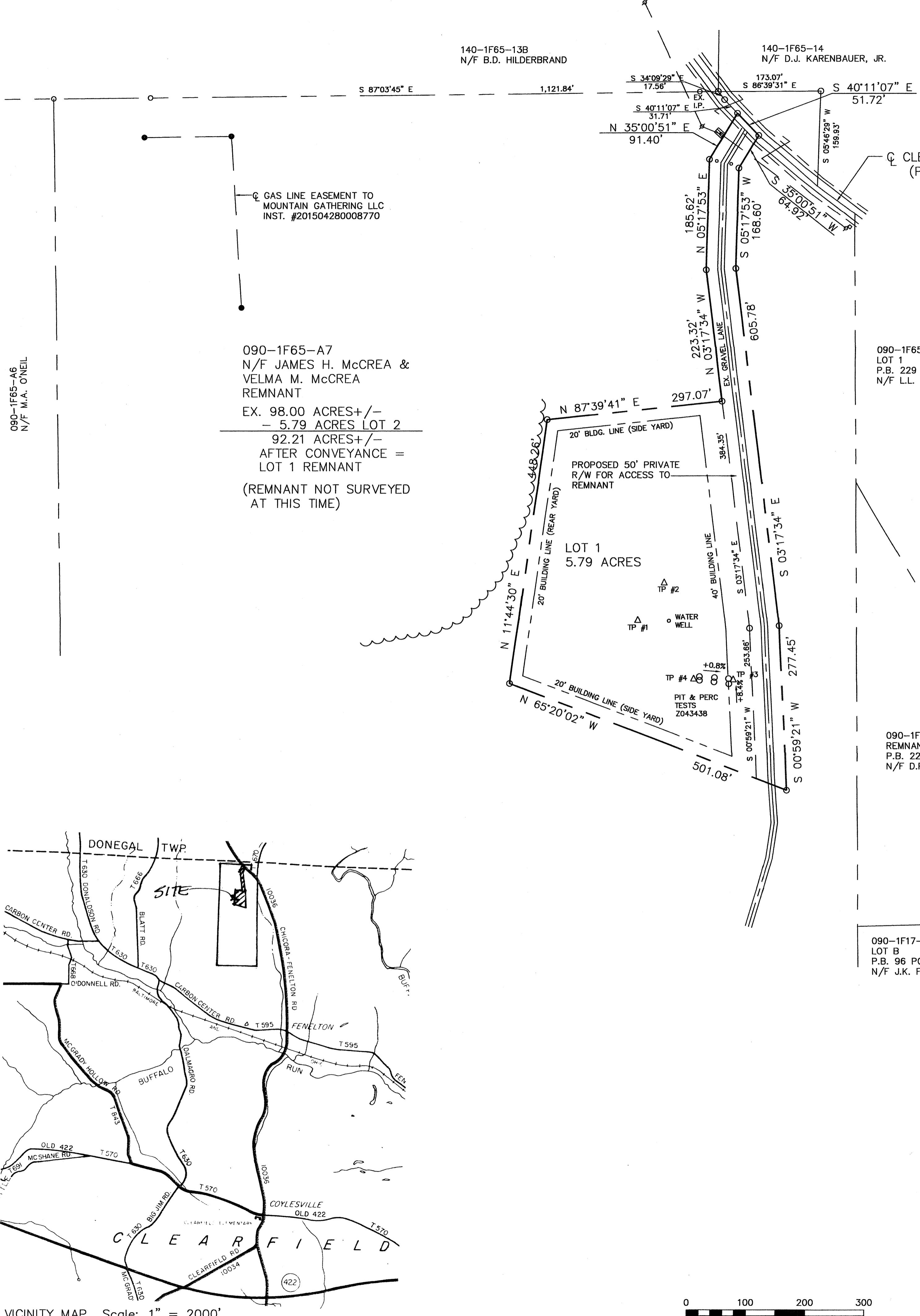


REVISED 10/31/2023; ADD ADJOINER A16
REVISED 10/24/2023; ENGINEER'S REVIEW COMMENTS
Sheet 2 of 2

<u>L</u>	Land Surveyors, Inc.
<u>J</u>	523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865
<u>J</u>	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 # 20140114001001 | Service No. 23-090
Address 930 & 932 MERCER ROAD | 201404170008169



KNOW ALL MEN BY THESE PRESENTS, that we, James H. and Velma M. McCrea, of 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 occurring to us, do hereby dedicate forever, for public use for highway purposes, all slopes, areas and drivable roads, streets, lanes, ways and other public ways, paths, shoulders, the width, the same being the width 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 do release and forever disclaim, to the Commonwealth of Pennsylvania, County of Butler, Township of Clearfield, their successors or assigns from any liability for damages arising to and 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 any 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 2023.

ATTEST:
Heidi M. Hughes, V.P. of Halligan & Hughes, PC
NOTARY PUBLIC
OWNER
Surviving Spouse 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 2023.

My Commission expires the 26th day of August 2025
SEAL

Commonwealth of Pennsylvania - Notary Seal
HEIDI M. GAGHAN - Notary Public
Butler County
My Commission Expires August 26, 2025
Commission Number 1278672

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown herein 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.

September 18, 2023
DATE
Cheryl A. Hughes
REG. NO. LSU-32490
CPL. NO. 32490

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 sold streets as township streets or roads or grade, and widen the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Done Done
SECRETARY CHAIRMAN/PRESIDENT
Approved by the Supervisors of the Township of Clearfield this 20th day of December 2023.

Done Done
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 6th day of Nov 2023
Done Done
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15th day of Nov 2023
Done Done
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 2023
Done Done
Michele M. Mustello
RECODER
My Commission Expires First Monday in January 2024

L S
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

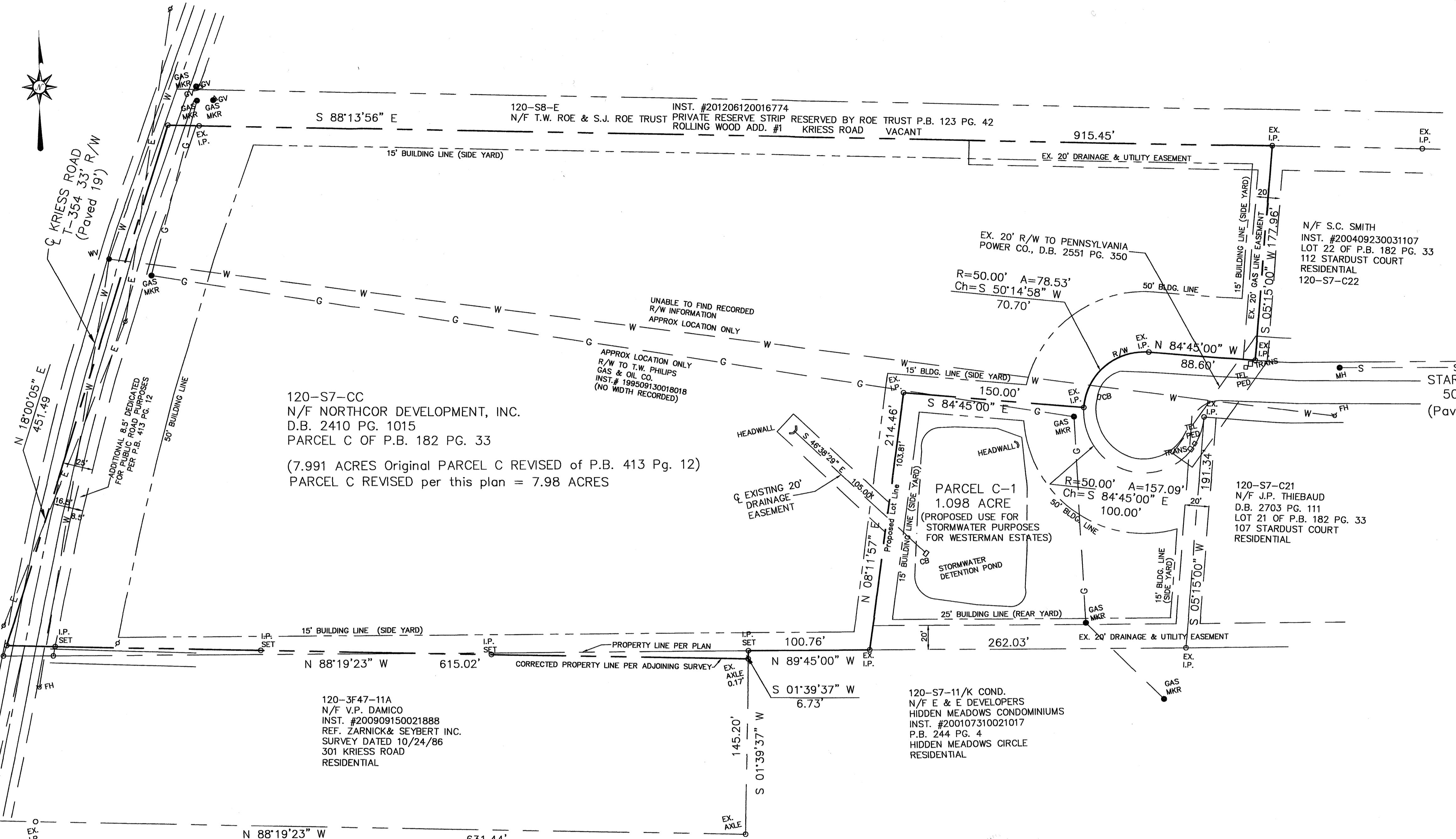
FOR: JAMES H. McCREA & VELMA M. McCREA

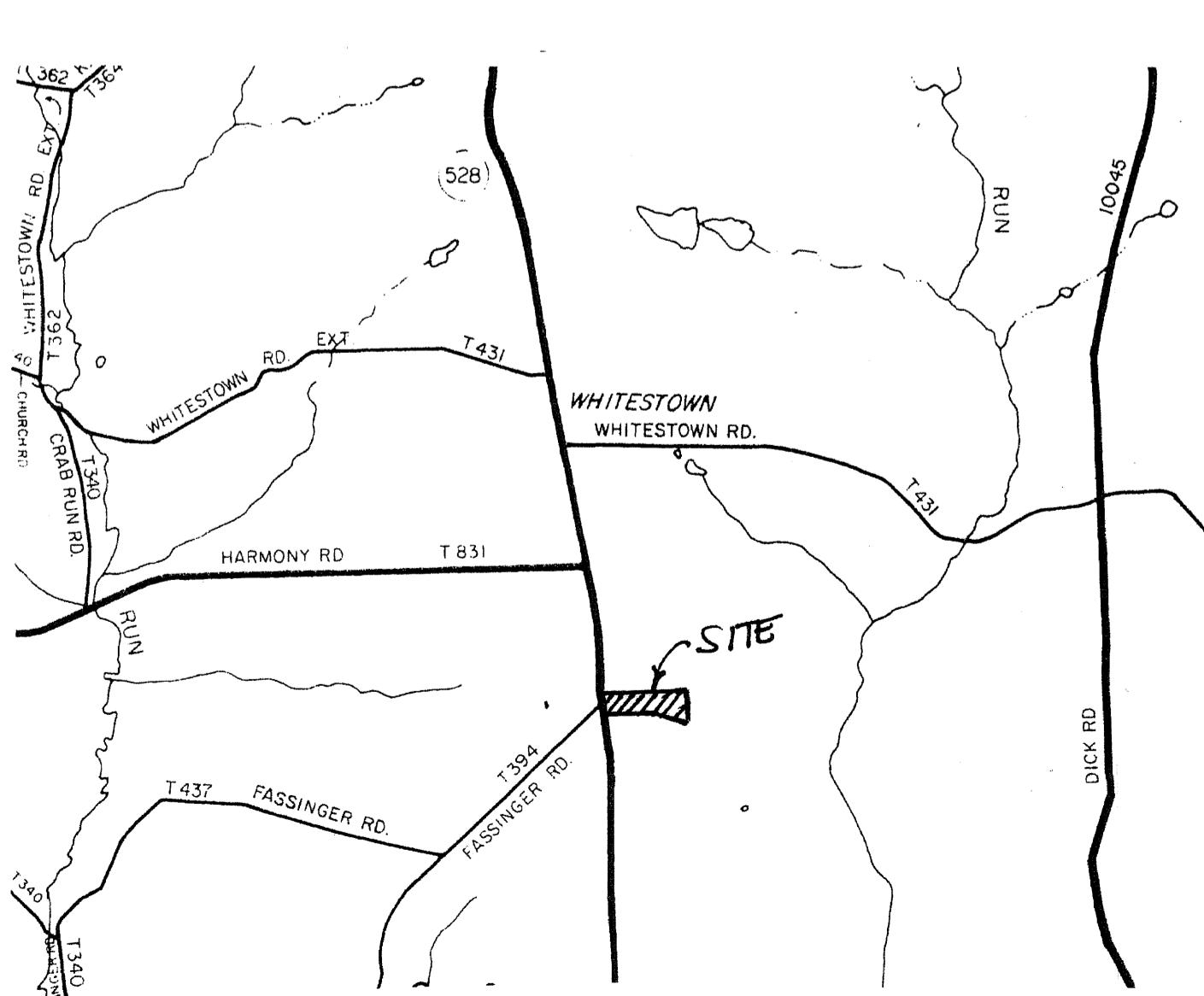
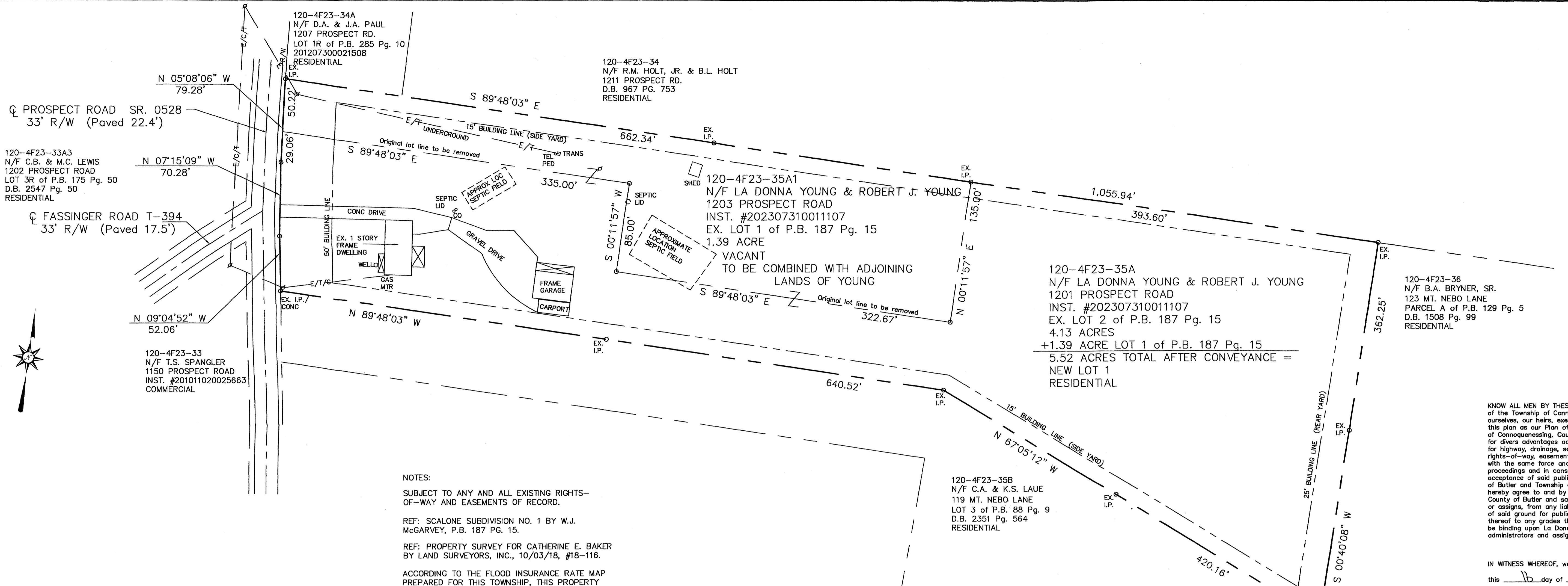
SITUATE: CLEARFIELD TWP., BUTLER CO., PA

PLAN BOOK PAGE
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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. 23-060
Address CLEARFIELD ROAD 934-842, 934-838, 934-830

LOCATION MAP Scale: 1" = 400'

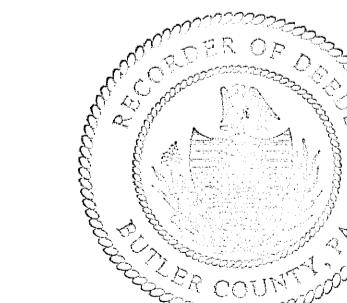
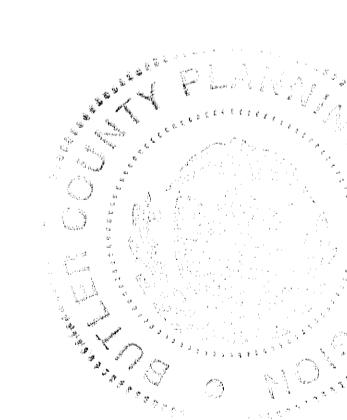




0 50 100 150

My Commission Expires First Monday in January 2028

MICHELE M. MUSTELLO
RECORDER OF DEEDS



Reviewed and approved by the Connoquenessing Township Planning Commission

on 20/23 day of December 2023

Given under my hand and seal this 20/23 day of January

Cheryl A. Mustello

RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

120-4F23-35A
N/F LA DONNA YOUNG & ROBERT J. YOUNG
1203 PROSPECT ROAD
INST. #202307310011107
EX. LOT 1 of P.B. 187 Pg. 15
1.39 ACRE
VACANT
TO BE COMBINED WITH ADJOINING
LANDS OF YOUNG
+1.39 ACRE LOT 1 of P.B. 187 Pg. 15
5.52 ACRES TOTAL AFTER CONVEYANCE =
NEW LOT 1
RESIDENTIAL

120-4F23-35B
N/F C.A. & K.S. LAUE
119 MT. NEBO LANE
LOT 3 of P.B. 88 Pg. 9
D.B. 2351 Pg. 564
RESIDENTIAL

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 or Plan of Subdivision of our property, situate in the Township of Connoquenessing, County of Butler, and State 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 connection of the approval of the said plan, any future acquisition of any public highway, right of way or other easements by the 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 use, and other public uses and the physical grading thereof to any ground 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:
Robert J. Young (SEAL) Cheryl A. Mustello (SEAL)

OWNER OWNER

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

Cheryl A. Mustello (SEAL) Robert J. Young (SEAL)

NOTARY PUBLIC OWNER

My Commission Expires the 12 day of Sept 2026 A.D.

Cheryl A. Mustello (SEAL) Robert J. Young (SEAL)

NOTARY PUBLIC OWNER

Commonwealth of Pennsylvania - Notary Seal
ROBERT J. YOUNG - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

CHERYL A. HUGHES
SURVEYOR REG. #SU-32490-E DATE
November 6, 2023

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plan 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.

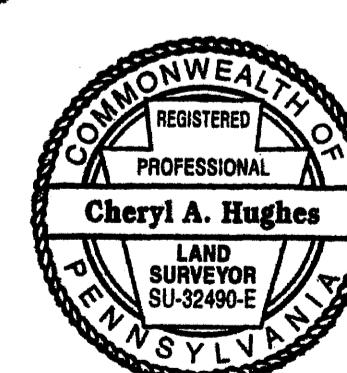
Reviewed and approved by the Connoquenessing Township Planning Commission

on 20/23 day of December 2023

Cheryl A. Mustello (SEAL) Robert J. Young (SEAL)

SECRETARY CHAIRMAN

SEAL:



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L *J*
J *J*
Land Surveyors, Inc.

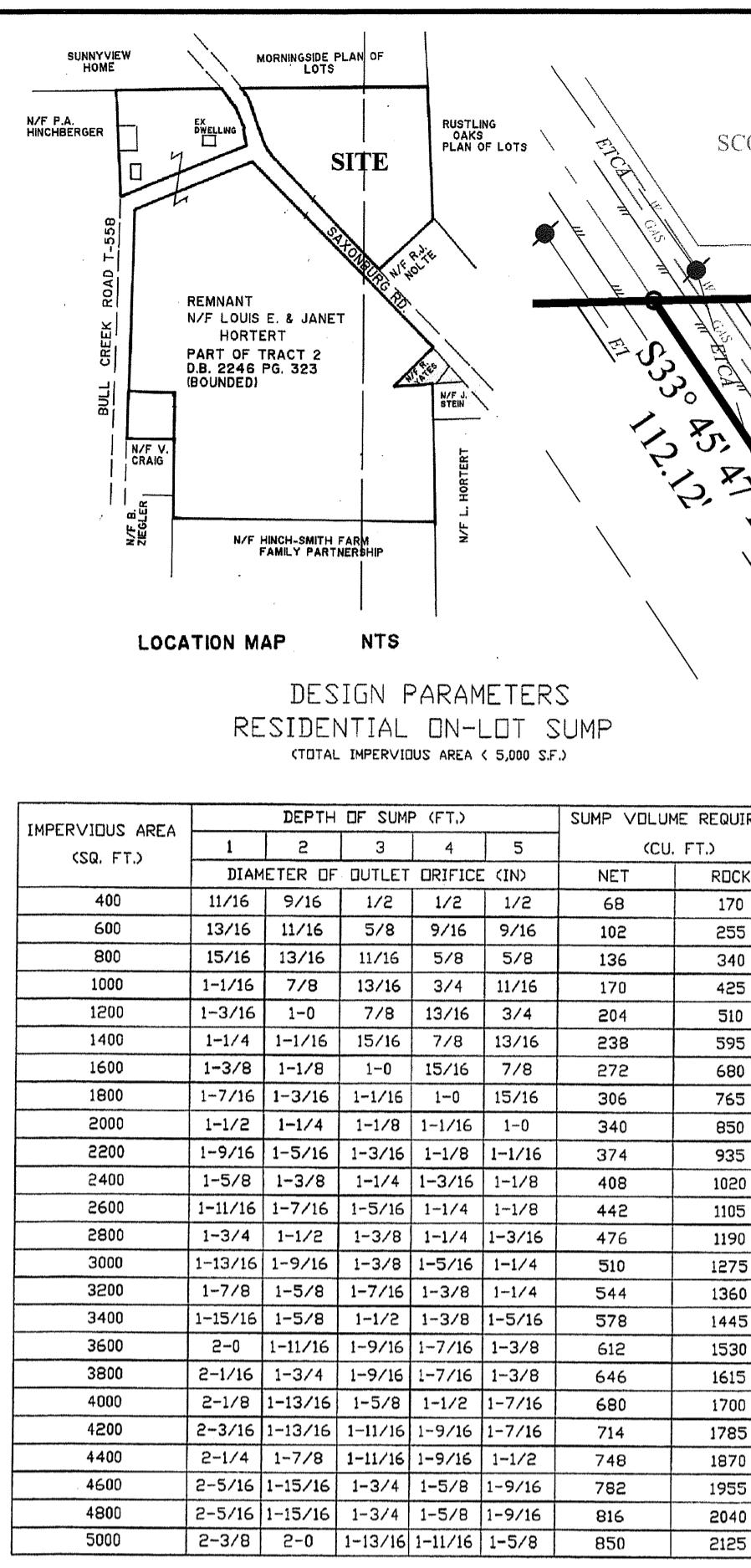
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT CONSOLIDATION 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 Service No. 23-133



On Lot Stormwater Detention Sump

1. As a condition of receiving a building permit from the Township for construction on lots depicted on this subdivision, lot owners shall be required to construct an on-lot stormwater detention sump conforming to the following notes on this drawing.

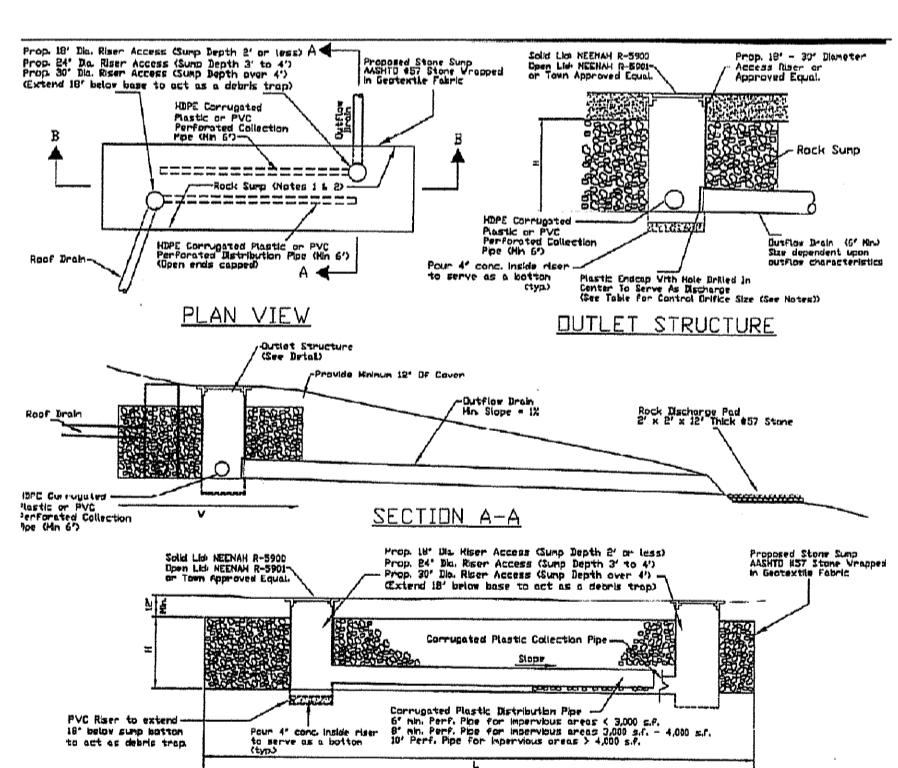
2. All drysumps designed for accepting surface water from roof and driveway areas shall be designed to the following criteria:

- Each sump shall be designed to store a minimum water volume equivalent to 2-inches of rainfall over a 12-month period.
- For example, a sump for a 1,200 square foot roof area would be designed to store a water volume of 200 cubic feet. The total storage volume, assuming the sump is 60% rock and 40% voids would be 500 cubic feet.

i. 1,200 sf x (2 in / 12 ft) = 200 cubic feet
ii. 200 cubic feet / 0.40 = 500 cubic feet of required storage

c. Drysumps should be elongated in a minimum 3:1 length to width ratio and be oriented with the long dimension parallel to the contour.
d. Drysumps shall be located 20 feet or more from any property line or right of way line.
e. Drysumps shall be located below or down slope so as to not interfere or cause saturation of any existing or proposed on-lot sanitary disposal absorption area.
f. Overflow riser or discharge pipe from dry sump shall daylight to existing grade.
g. Wrap sump on all sides with PennDOT Class 2, Type B Non-woven Geotextile Material

3. When feasible, the rock sump shall be located such that the top elevation of the riser pipe is below the basement floor elevation.
4. In lieu of the calculations listed in 2a and 2b above, the chart provided for sump sizing can be utilized.



Notes:

- No extension of public sanitary sewer will be permitted through Lot 2.
- Any disturbance greater than 1 acre will require an NPDES permit prior to issuance of a building permit.
- No new development is proposed as a part of this plan. A PA One-Call should be performed prior to any excavation.
- E&S controls will be required prior to start of house construction.
- 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.
- Any further subdivision of Lot 1 or 2, shall be required to prepare and submit a storm water management plan in accordance with the rules and regulations of the Butler Township Stormwater Management Ordinance.
- Any encroachments of existing pond on Lot 1 must be permitted per DEP Chapter 105 requirement.

REGISTERED SURVEYOR

Inst. #20240105000237

For P.L. 536-A9 Michele Mustello

Butler County Recorder PA

BUTLER COUNTY PLANNING COMMISSION RECORDER OF DEEDS

Inst. #20240105000237

For P.L. 536-A9 Michele Mustello

Butler County Recorder PA

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BUTLER COUNTY RECORDER OF DEEDS

Inst. #20240105000237

For P.L. 536-A9 Michele Mustello

Butler County Recorder PA

TOTAL PLAN AREA: 5,245,701 s.f. / 120.42 ac.

DATE BY REVISION

8-29-23 RJF GATEWAY ENGINEERS COMMENTS 8-22-23

9-25-23 JRM NUMBER OF LOTS REDUCED

10-06-23 JRM RP-2

11-09-23 JRM LABELING & CHECK PRINT

DATE BY SCALE

08-04-2023 1" = 60'

FILE NUMBER

31492

DRAWN BY JRM CHECKED BY EAT

DRAWING NO. RP-1

LOT TABLE

S.F. Ag. WDT @ BL. FRONT YARD SIDE YARD REAR YARD

REQUIRED 43,560 min. 1.00 min. 100' min. 40' min. 20' min. 40' min.

LOT 1 527,467 12.11 457.50 40' 40' 40'

LOT 2 220,175 5.05 362.27 40' 20' 40'

LOT 3 4,498,059 103.26 362.27 40' 20' 40'

PLAN TOTAL 5,245,701 120.42

ZONING: A-1 AGRICULTURAL DISTRICT (BUTLER TOWNSHIP)

FRONT YARD SIDE YARD REAR YARD

50' min. 25' min. 25' min.

50' 25' 25'

50' 25' 25'

50' 25' 25'

(SUMMIT TOWNSHIP)

FRONT YARD SIDE YARD REAR YARD

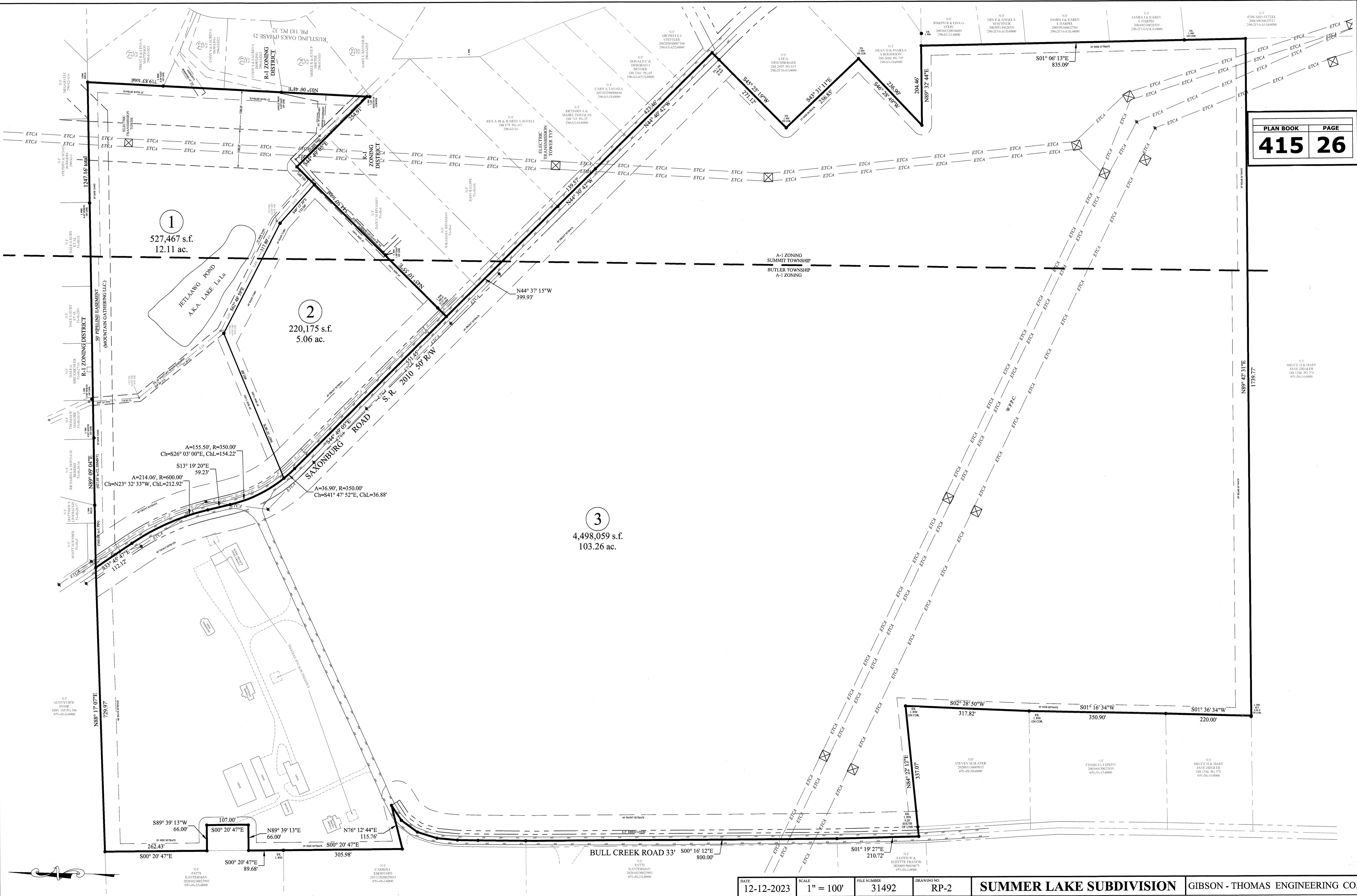
50' min. 25' min. 25' min.

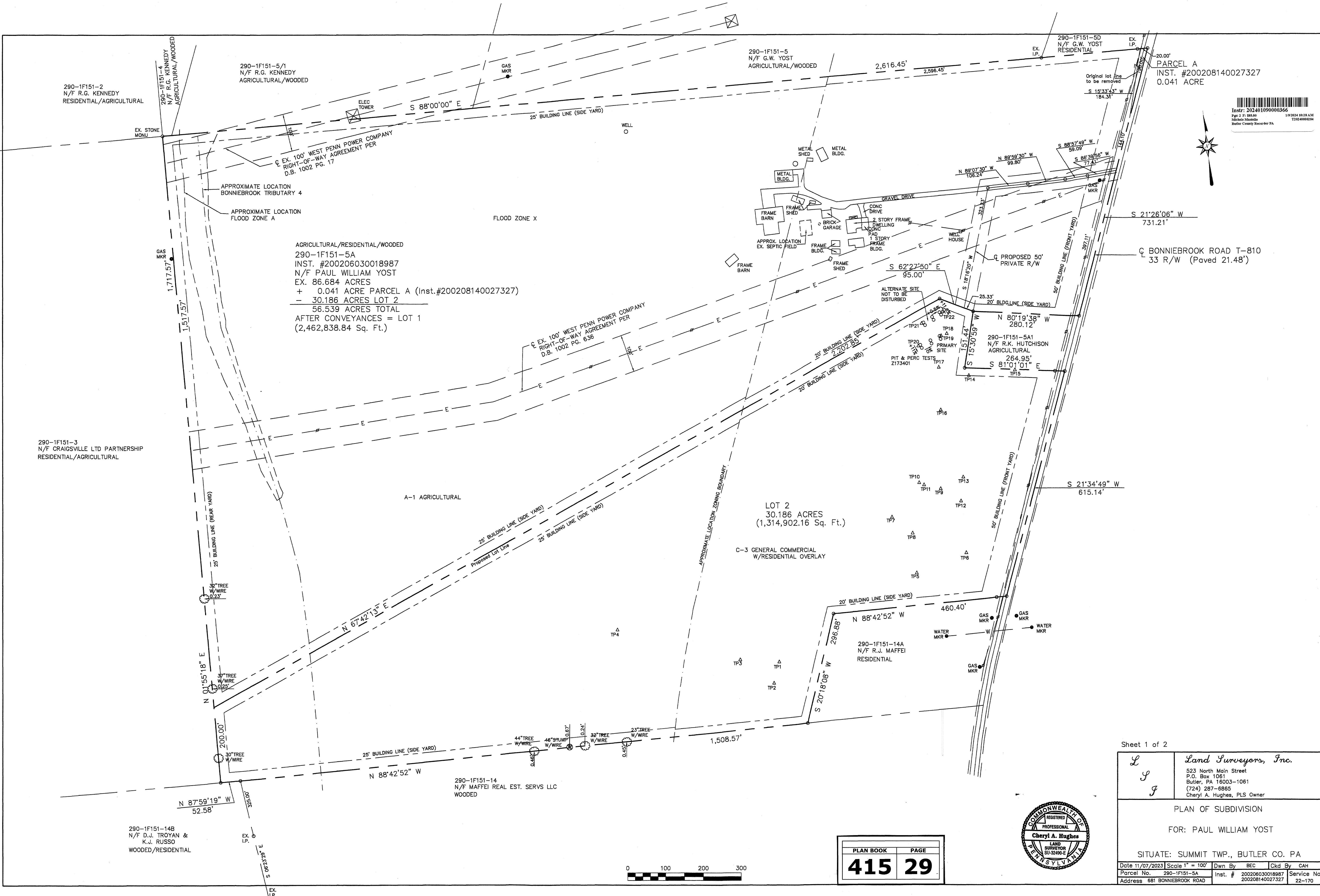
50' 25' 25'

50' 25' 25'

50' 25' 25'

REMARKS





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 dedicate and set aside a 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 and run by legal proceeding, and in consideration of the same, I, the said plan, and any future conveyance 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 all right, claim and demand, and any and all right of appropriation of said ground for public highway, and the physical grading thereof to any grade that may be established hereafter at any time. This dedication 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. Hankins
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.

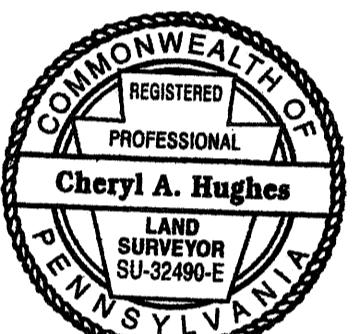
Sworn to and subscribed before me this day.

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

My Commission expires the 04 day of June, 2026.

SEAL
David C. Hankins
NOTARY PUBLIC

Commonwealth of Pennsylvania Notary Seal
David C. Hankins, 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 herein is both accurate and true to the best of my knowledge and belief, 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 as Township streets or roads or grade, pave and curbed 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 Chairman/President
SECRETARY Approved by the Supervisors of the Township of Summit this 2nd day of January, 2024.

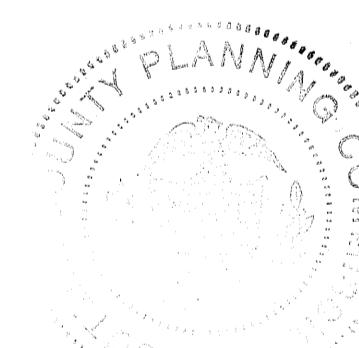
David L. Stucky SEAL Chairman/President
SECRETARY

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

David L. Stucky SEAL Chairman/President
SECRETARY

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

R. H. PRM SEAL Chairman/President
SECRETARY

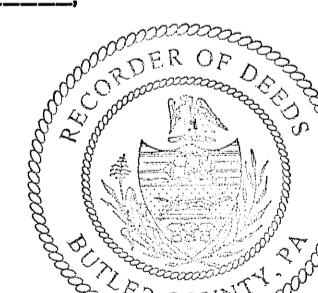


COMMONWEALTH OF PENNSYLVANIA: SS:
COUNTY OF BUTLER

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.

Michele M. Mustello SEAL
RECODER OF DEEDS



MICHELE M. MUSTELLO
RECODER OF DEEDS

My Commission Expires First Monday in January 2023

0 100 200 300

UTILITY LEGEND

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

ARMSTRONG
437 NORTH MAIN STREET
BUTLER, PA 16001

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:

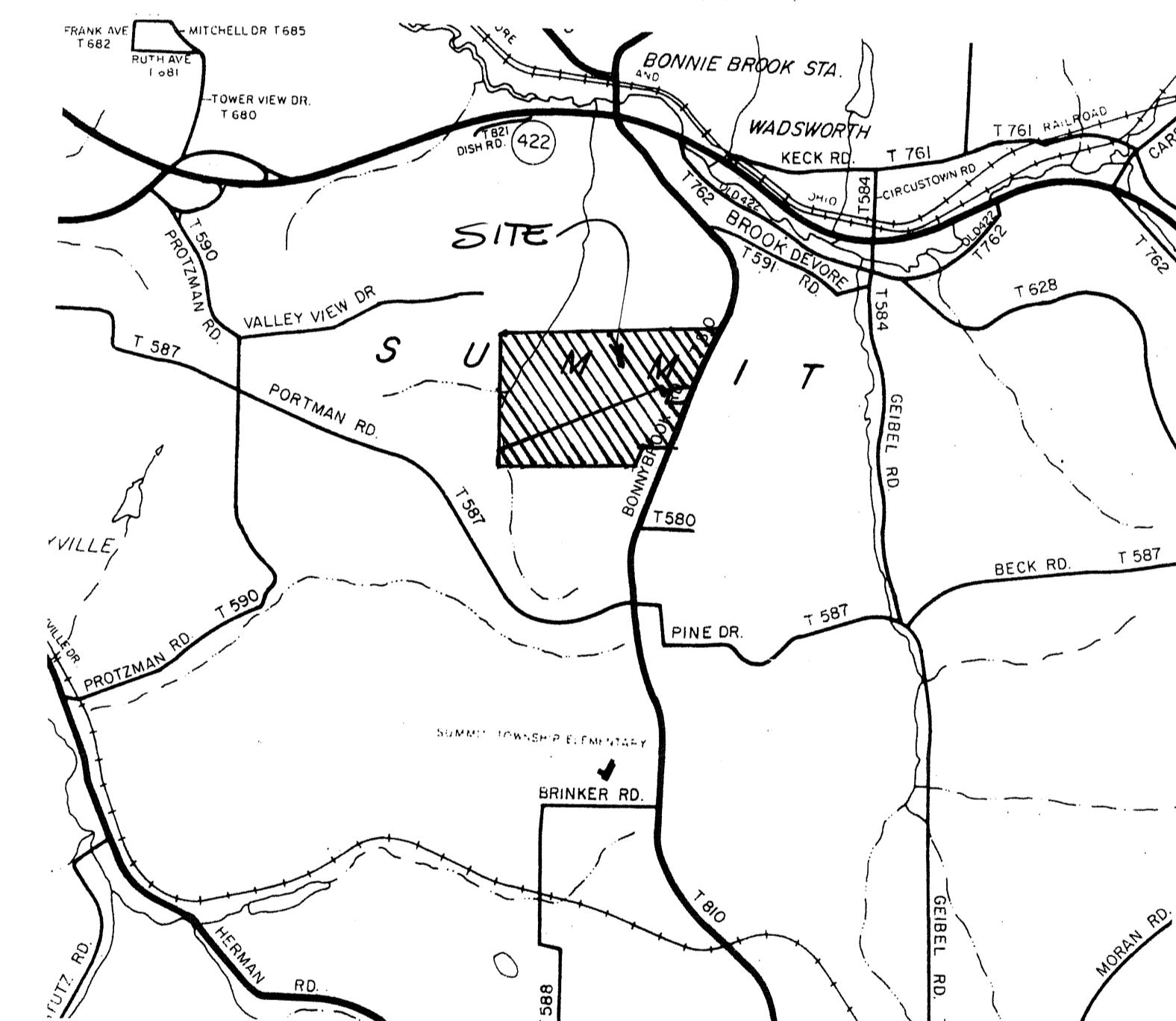
50' FRONT YARD
25' SIDE YARD
25' REAR YARD

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.



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.

John & Judy Disanti
(Owner signature)

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

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.

John & Judy Disanti
(Notary Public) SEAL

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 14th day of September, 2023.

John & Judy Disanti
(Secretary) SEAL (Chairman)

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.

Jeffrey A. Shuty
(Professional's Name) SEAL

SU075509
(Professional's Registration No.)

3/12/2023
(Date)

BUTLER COUNTY PLANNING COMMISSION REVIEW
APPROVED 1-17-24

Approved by the Butler County Planning Commission
this 21st day of September, 2023.

John & Judy Disanti
(Secretary) John & Judy Disanti
(Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 23106

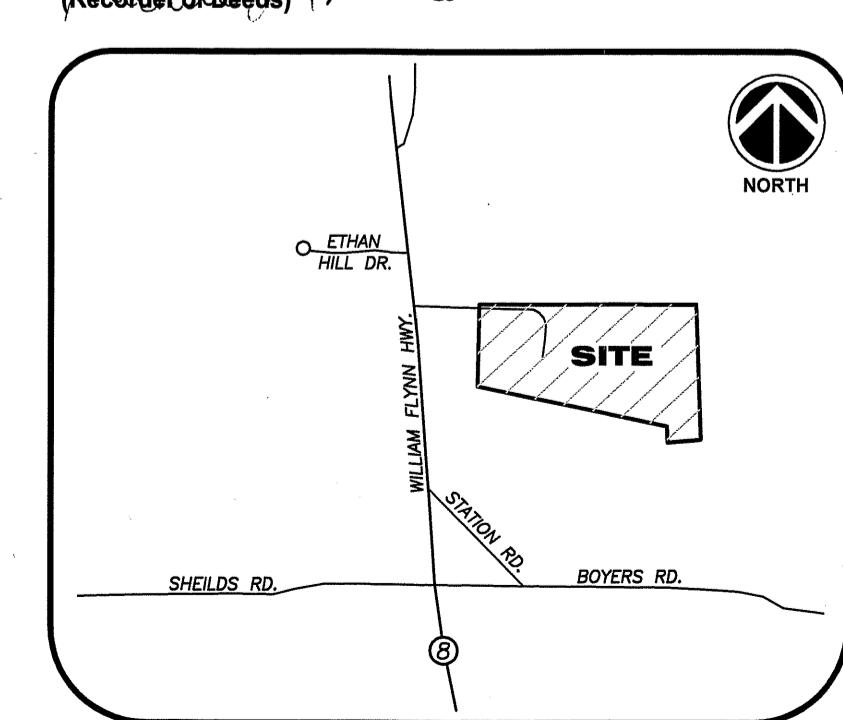
SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:

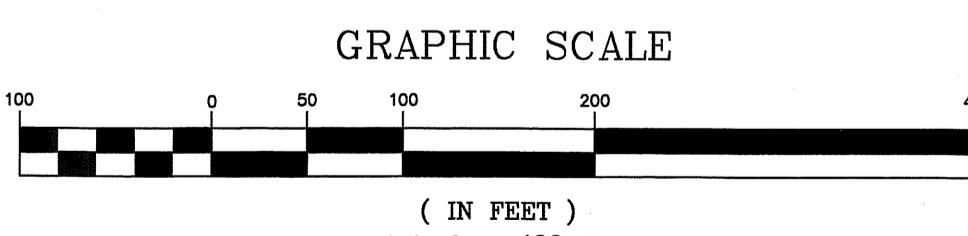
COUNTY OF BUTLER }
Recorded in the office for the recording of deeds, plats and plans in said County, in
Plan Book Volume 415 Page(s) 34
Given under my hand and seal this 18 day of January, 2024.

John & Judy Disanti
(Recorder of Deeds)



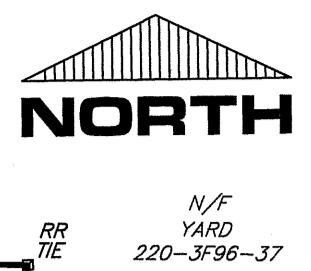
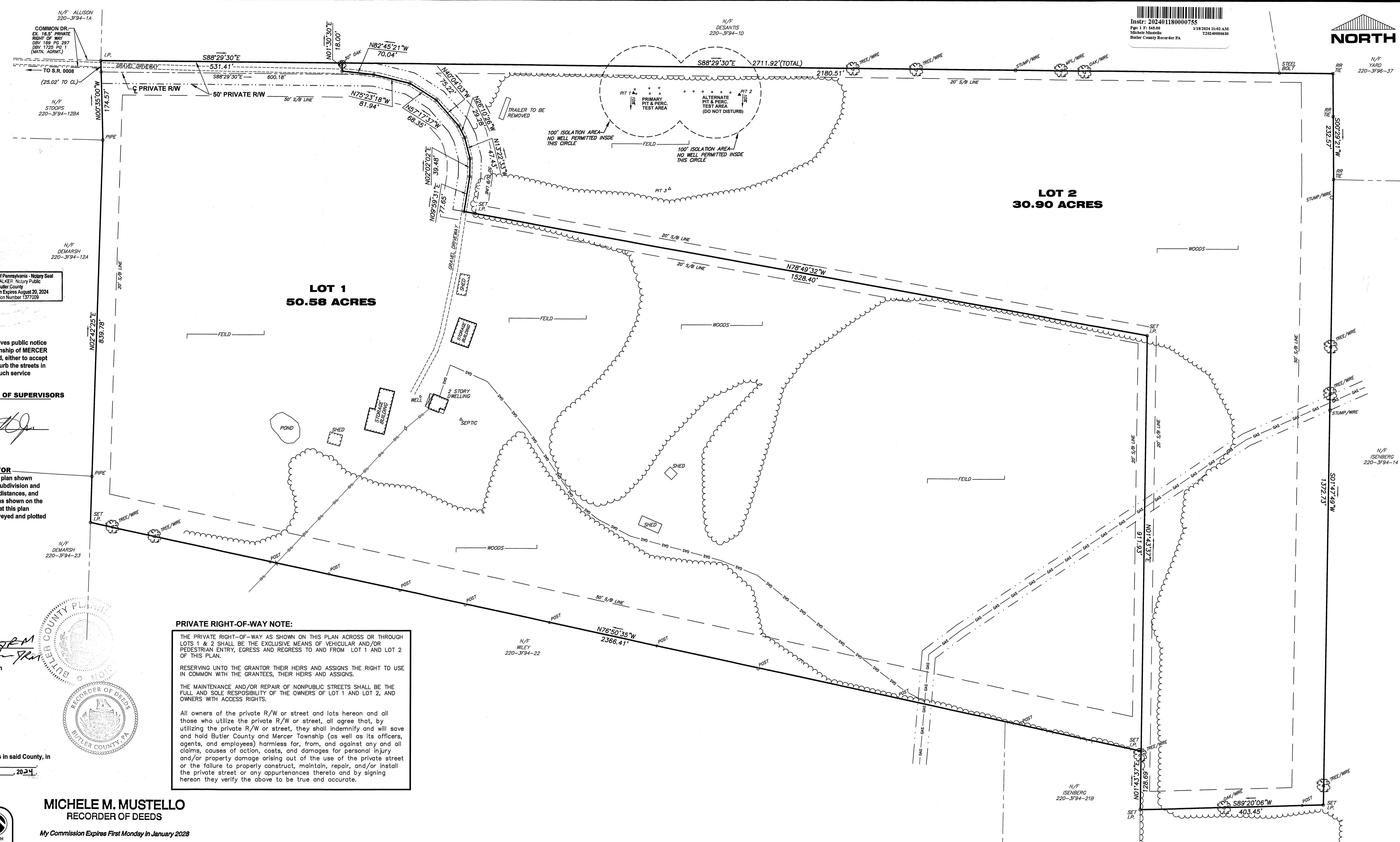
VICINITY MAP
NOT TO SCALE

150 100 50 0 50 100 150 200 250 300 350 400

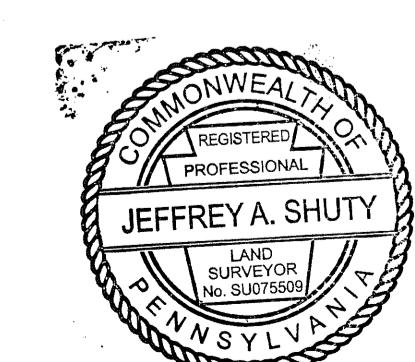


415 34

Instr: 202401180000755
Fps: 1 Michele Mustello
Butler County Recorder PA
1/18/2024 11:02 AM
T224090620

LOT 2
30.90 ACRESLOT 1
50.58 ACRES

TOTAL PLAN AREA	81.48 ACRES	OWNER:
LOT 1	50.58 ACRES	<u>JOHN & JUDY DISANTI</u>
LOT 2	30.90 ACRES	4239 WILLIAM FLYNN HWY. HARRISVILLE, PA 16038
INSTR:	20230310002695	
Scale: 1" = 100'		MINOR SUBDIVISION - FINAL PLAN
Date JUNE 1, 2023		DISANTI - LOT 1 & LOT 2
		Situate in Mercer Township, Butler County, Pa.
		Prepared For JOHN DISANTI
		Sheet No. 1 of 1



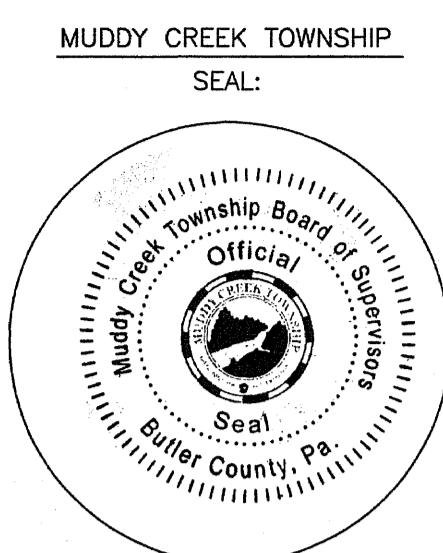
NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

3629

SIGN WITH BLACK FELT TIP PEN ONLY.

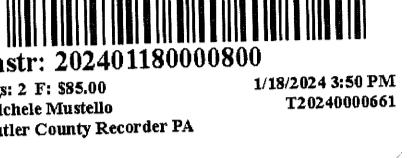
THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA THIS 7th DAY OF November, 2023.

John Chubas Sam A. Colle
SECRETARY Vice CHAIRPERSON



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF OCT, 2023.

R. H. S. M. S. H. S. M.
SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION



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.

John Chubas Sam A. Colle
SECRETARY CHAIRPERSON

I, John Chubas, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF MUDDY CREEK, 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 REG. NO. SIGNATURE

MUDGY CREEK TOWNSHIP
SEAL:

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. Thomas 043880 E
PRINTED NAME & REGISTRATION NUMBER Sam A. Colle 11/10/23
SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 22nd, 2023 DAY OF October, 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.

Sam A. Colle
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 TO THE LOT OR LOTS OF PROPERTY SITUATED IN THE TOWNSHIP OF LANCASTER AND THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING 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, WE HEREBY COVENANT AND AGREE, AND BY THESE PRESENTS, DO RELEASE AND FOREVER FORFEIT, SAID 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 HEREBUNTO SET OUR HAND AND SEAL, THIS 5 DAY OF January, 2024.

ATTEST:
Darlene Blachem RICHARD GIUSTINI
NOTARY PUBLIC RICHARD GIUSTINI
TERESA GIUSTINI

WE, RICHARD & TERESA GIUSTINI, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, 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:

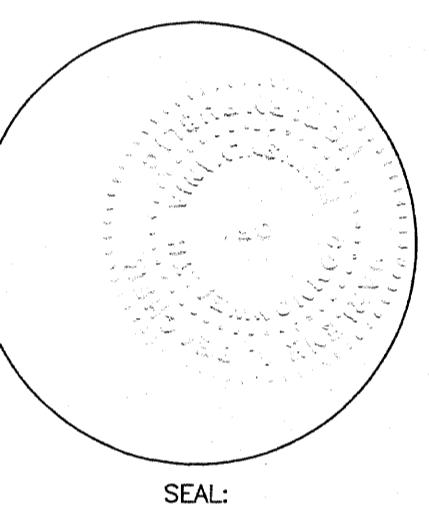
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RICHARD & TERESA GIUSTINI AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

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.

Darlene Blachem
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Member, Pennsylvania Association of Notaries



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 202011130026425, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Darlene Blachem RICHARD GIUSTINI TERESA GIUSTINI
WITNESS RICHARD 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:



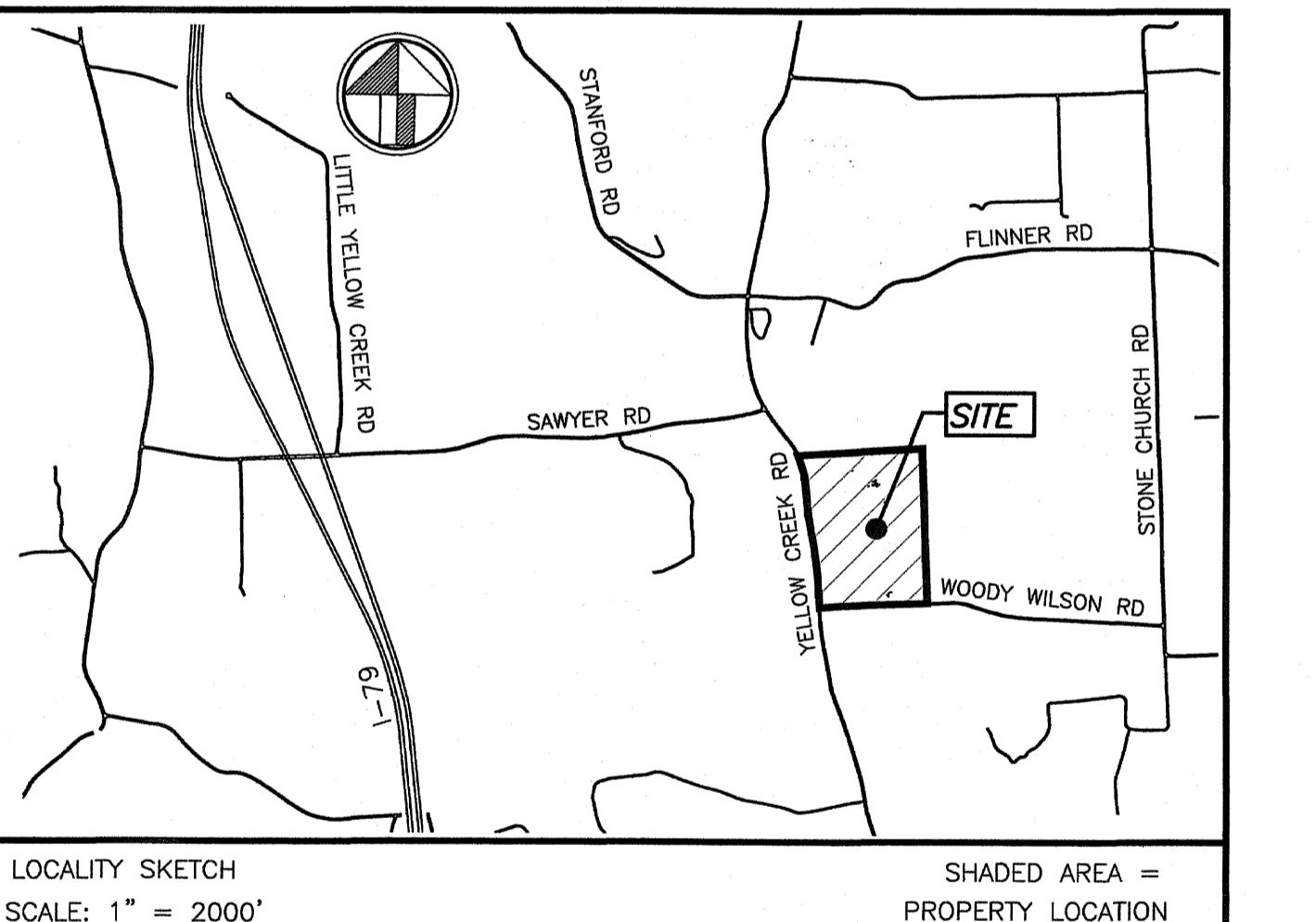
MICHELE M. MUSTELLO
RECORDER OF DEEDS

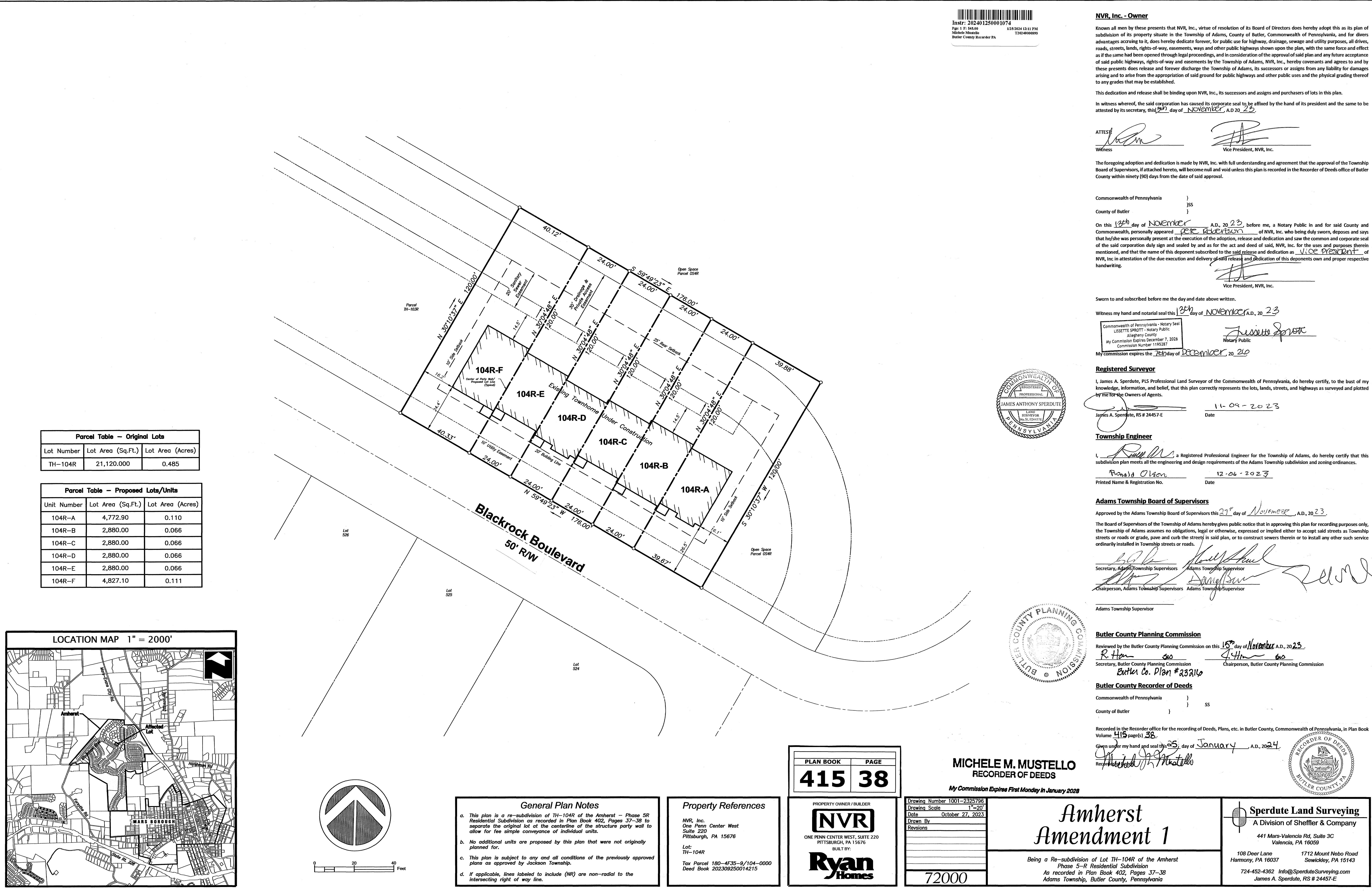
My Commission Expires First Monday in January 2028

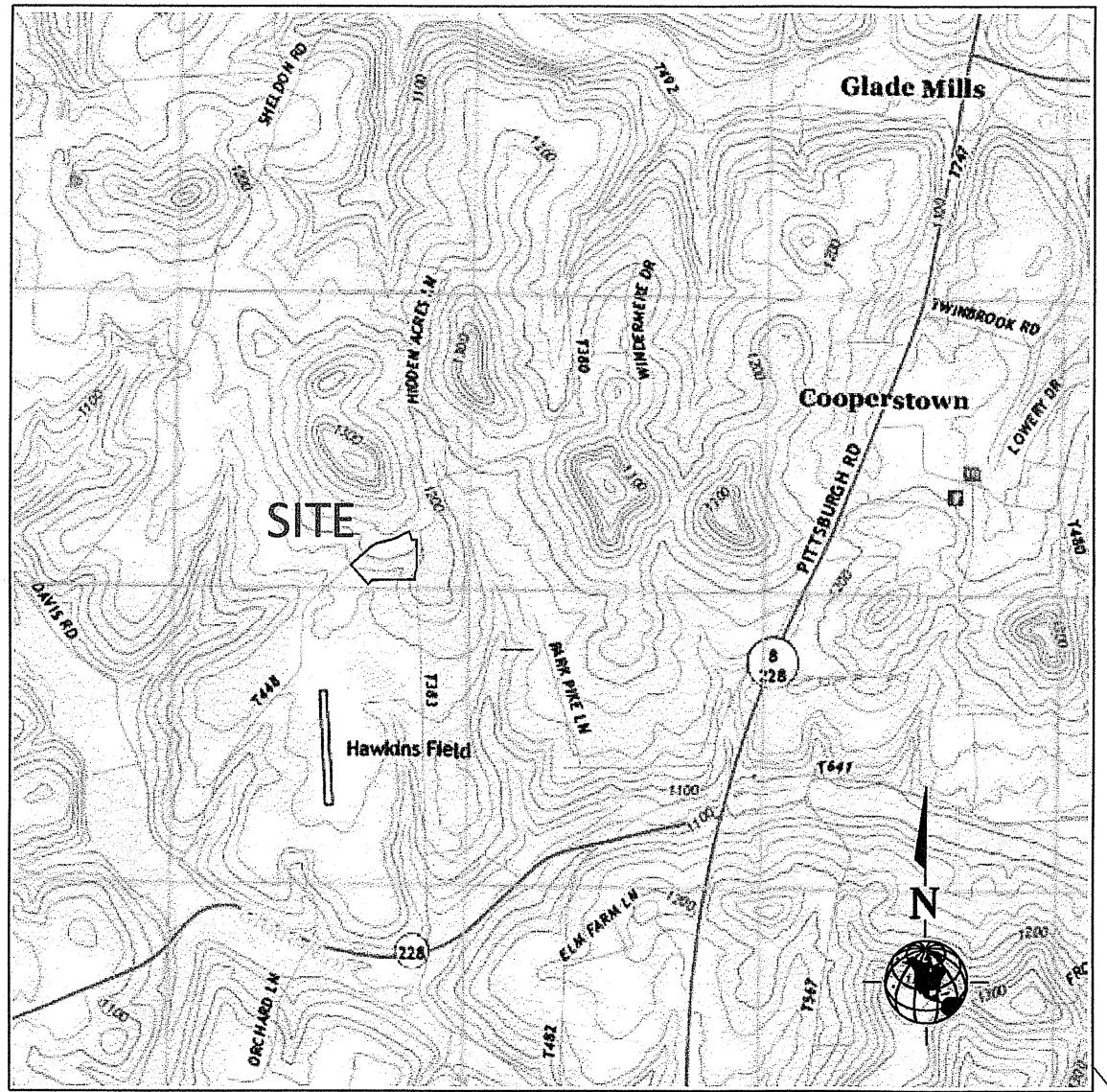
RICHARD GIUSTINI SUBDIVISION PLAN

[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, HEREBY CERTIFY THAT THE PLAT, AS SHOWN, IS A FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COORDINATES 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, THE OWNERS OR AGENTS.	
REVISIONS: <u>Clamont O. Ranalli</u>	
DRAWN BY: <u>Clamont O. Ranalli</u>	CHECKED BY: <u>T.R.</u>
S/W/T/R	
DWG. NO: 5693-2022-SUB	
SHEET 1 OF 2	

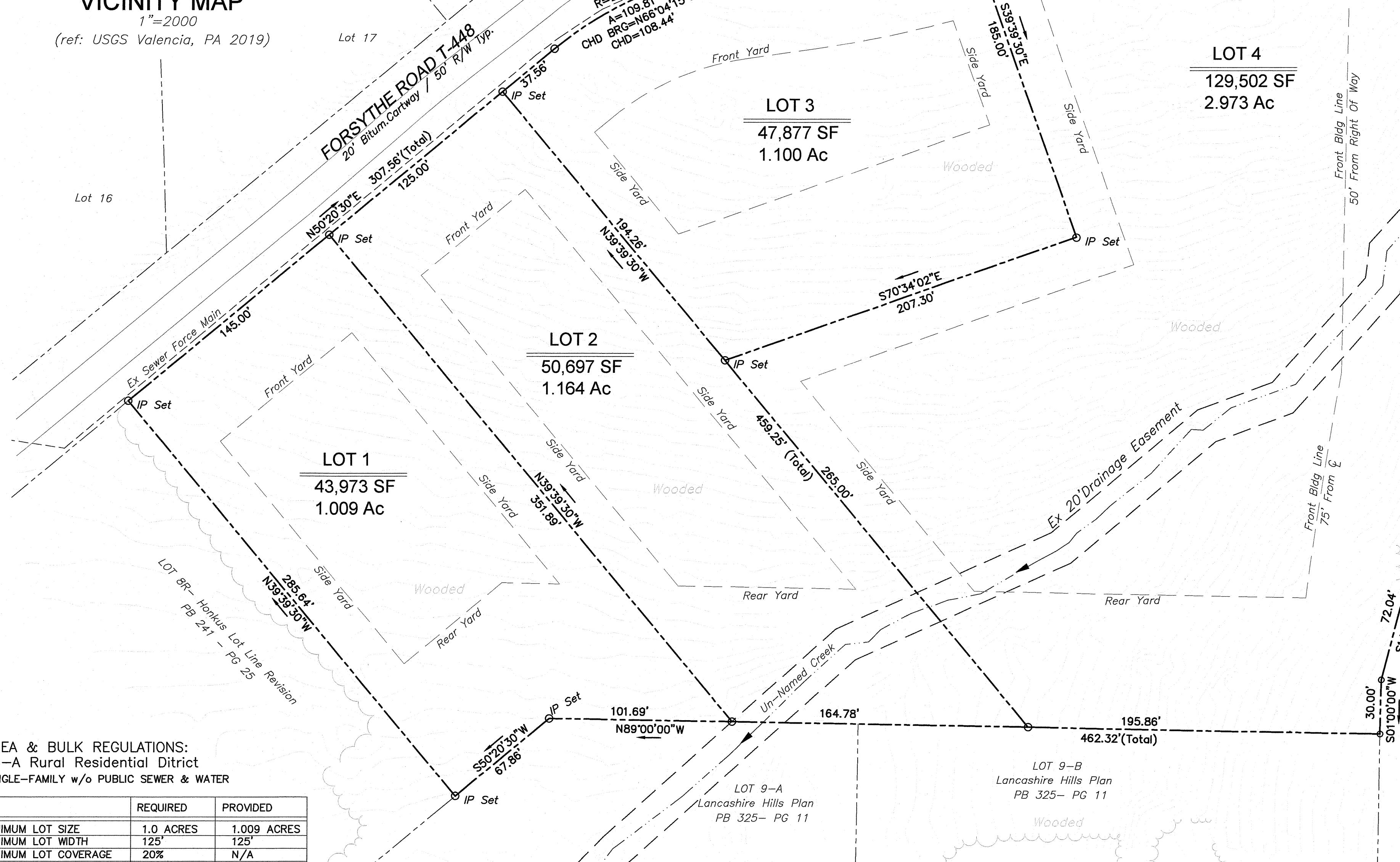






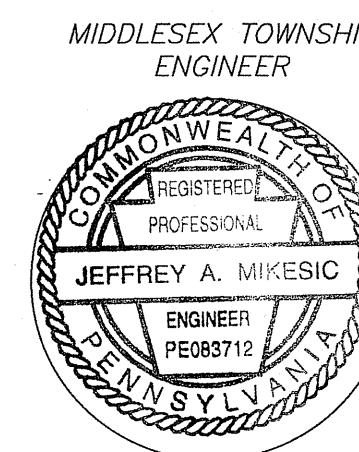
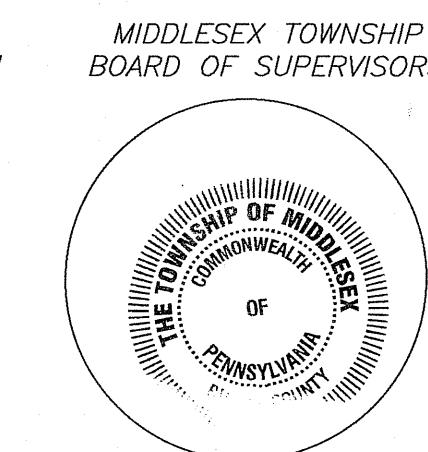
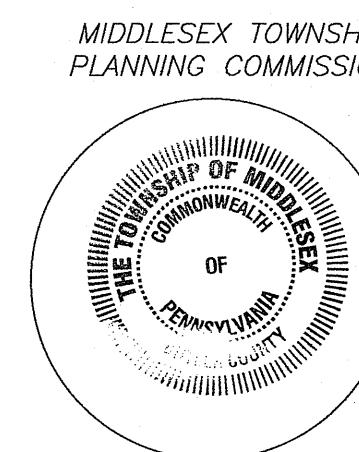
VICINITY MAP

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'



NOTES:

1. THIS PLAN PROPOSES A 4-Lot SUBDIVISION OF VACANT LAND TRACTS. PUBLIC SEWER IS AVAILABLE ON SITE WATER WELLS PROPOSED.
2. 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.
3. LOT PURCHASEES ARE MADE NOTICE OF STORMWATER MANAGEMENT REQUIREMENTS OF MIDDLESEX TOWNSHIP ORDINANCE ARTICLE III - SECTION 144-12-E.
4. TOPOGRAPHIC CONTOURS SHOWN ARE DERIVED FROM PASPA AND REPRESENT 2' CONTOUR INTERVALS. TOPOGRAPHY IS DOWNWARD-SLOPED FROM NORTH TO SOUTH.
5. THE UNCOUPLED EXISTING BARN STRUCTURE ON LOT 4 IS AN EXISTING NONCONFORMING STRUCTURE IN REGARDS TO FRONT SETBACK LINE.

Instr: 202401300001221
Pgs: 1 P: \$4.00
1/30/2024 9:33 AM
Michele Mustello
Butler County Recorder PA

OWNERS ADOPTION
COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER)

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

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

ATTEST:
Jeffrey T. Lee
NOTARY PUBLIC
Jeffrey T. Lee
USA A. Lee
NOTARY PUBLIC
USA A. Lee
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, COUNTY OF BUTLER, ON THE 25 DAY OF Jan, 2024, SAW THE ABOVE NAMED JEFFREY T. LEE & USA A. LEE AND ACKNOWLEDGED THE FOREGOING ADOPTION, DECLARATION 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

Commonwealth of Pennsylvania - Notary Seal
(SEAL) Sarah Roxberry
Sarah Roxberry
PRINTED NAME OF NOTARY PUBLIC
Commission Expires February 24, 2026
Commission Number 1281872

CERTIFICATION OF TITLE

WE, JEFFREY T. LEE & USA 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 & USA A. LEE, AND IS RECORDED IN DEEDBOOK 1847 - PAGE 0312 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

WITNESS
Jeffrey T. Lee
USA A. Lee
WITNESS
Sarah Roxberry
USA A. Lee

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 ANY STREETS, LAND OR FACILITIES.

Chairman, Board of Supervisors

MUNICIPAL REVIEW AND APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION NO. 2024-07 EFFECTIVE THIS 17 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 2023, BY Jeff T. Lee Chairman, Planning Commission

MUNICIPAL ENGINEER'S CERTIFICATION

WE, JEFFREY T. LEE & USA A. LEE, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF MIDDLESEX TOWNSHIP, HEREBY CERTIFY THAT THE 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.

1/17/2024 DATE PE083712 REGISTRATION NO. SIGNATURE (SEAL)

COUNTY REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15 DAY OF January 2023

Jeff T. Lee Chairman, Secretary

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

SURVEYOR'S CERTIFICATION

JEFFREY T. LEE, 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.

01-29-2024 DATE James A. Day SIGNATURE (SEAL) REGISTRATION NO. SU-039394-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S 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) Michele Mustello RECORDER

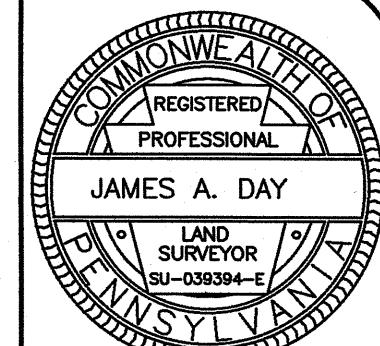
SUBDIVISION OWNER:

JEFFREY T. LEE & USA A. LEE
186 FORSYTHE ROAD
VALCIA, PA 16059

RECORDED	PLAN BOOK	PAGE
415	40	

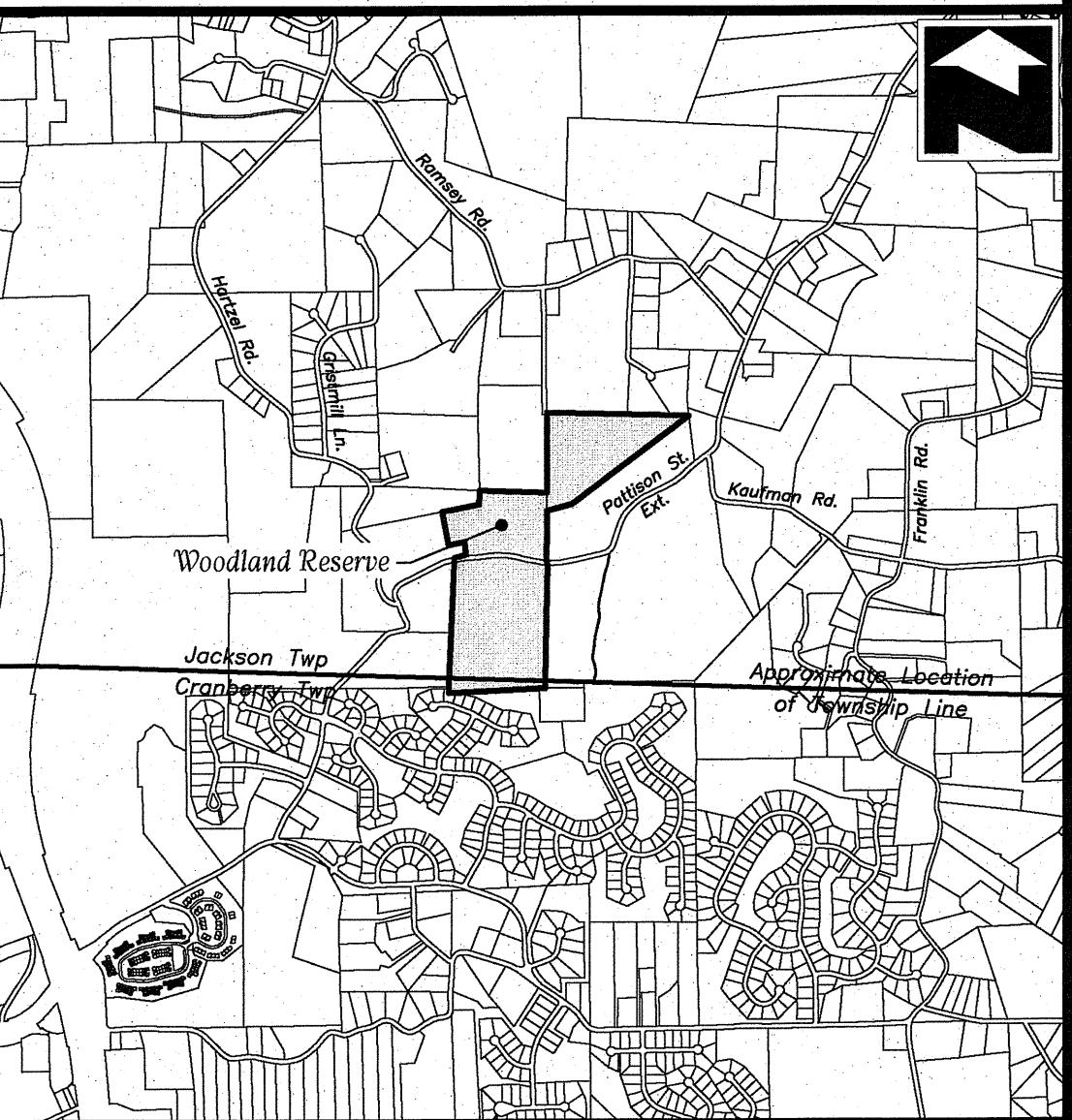
LEE SUBDIVISION No. 1

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beck Road
Butler, PA 16021
Ph/Fax: 724-283-3267
email: jad@msn.com



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

LOCATION MAP 1" = 2000'



Tabulation of Zoning Data at time of master plan approval.

Affected Zoning District : R Residential
Use: Corridor Mixed Housing PRD

Township Standard

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

Dimensional Standards (PRD)

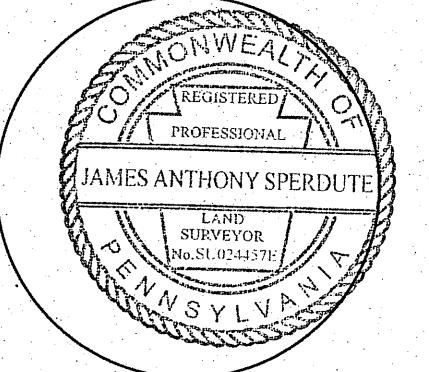
Building Height	1.5 Stories	1.5 Stories
Lot Area	7,200 sf (singles & duplexes)	7,200 sf
Front Setback	20.00 feet	20.00 feet
Rear Setback	20.00 feet	20.00 feet
Side Setback	7.5' min/15' separation	7.5' min/15' separation
Lot Frontage	60.00 feet	60.00 feet

Dwelling Unit Setbacks

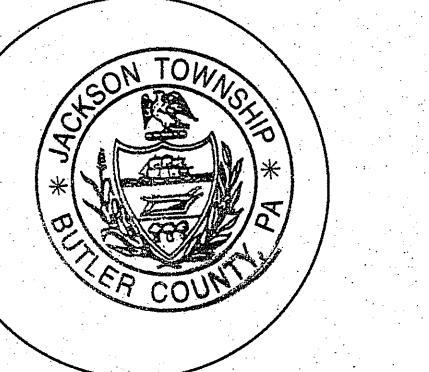
Single Family to Single Family	10.00 feet	15.00 feet
Single Family to Duplexes	20.00 feet	20.00 feet
Duplex to Duplex	15.00 feet	20.00 feet
Patio home to patio home	25.00 feet	25.00 feet

Single Family Attached Dwelling Units

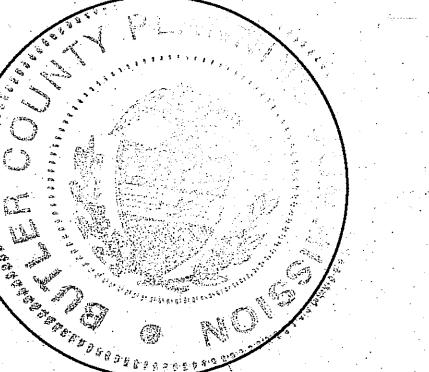
Minimum Lot Size (One Side Attached)	3,000 sq.ft.	4,000 sq.ft.
Minimum Lot Width	22.00 feet	40.00 feet
Minimum Side Yard @ Party Wall	0.00 feet	0.00 feet
Minimum Side Yard @ End Wall	10.00 feet	10.00 feet



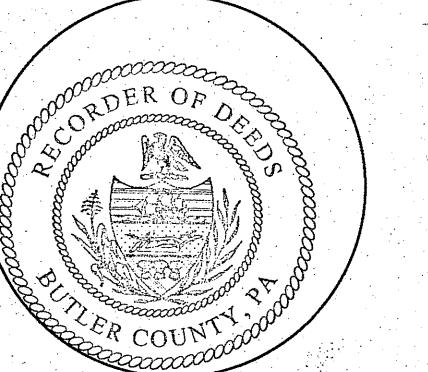
Registered Surveyor



Jackson Township Board of Supervisors



Butler County Planning Commission



Butler County Recorder of Deeds

Inst. # 202401310001350
Page 1 of 545
Michele Mustello
Butler County Recorder PA

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, 2024.

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, 2024.

My commission expires the 1st day of October, 2026.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
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

Surveyor

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.

1-24-24

Date

James A. Sperduto, RS # 24457-E

Jackson Township Planning Director/Manager

Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

1-28-2024

Date

Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 13th day of January, 2024, pursuant to Chapter 22, Subdivision and Land Development, 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.

Nikki Colton

Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 29th day of January, 2024. The Board of Supervisors 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.

Township Secretary

Vice Chairperson

This plat was delivered to by Jackson Township on the 31st day of January, 2024.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 16th day of JAN, 2024.

R. H. SPM

Secretary

Chairperson

Michele M. Mustello

Recorder of Deeds

45

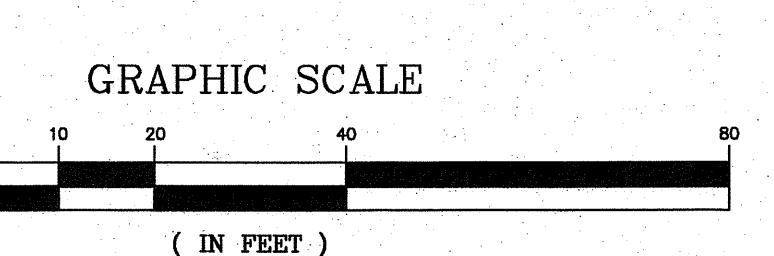
page(s) 41

Given under my hand and seal this 31st day of January, 2024.

Michele M. Mustello

Recorder of Deeds

PLAN BOOK PAGE
415 41



(IN FEET)

1 inch = 20 ft.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

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

77000

Woodland Reserve
Amendment 2

Sperduto 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@SperdutoSurveying.com
James A. Sperduto, RS # 24457-E

General Plan Notes

- 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.
- 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.

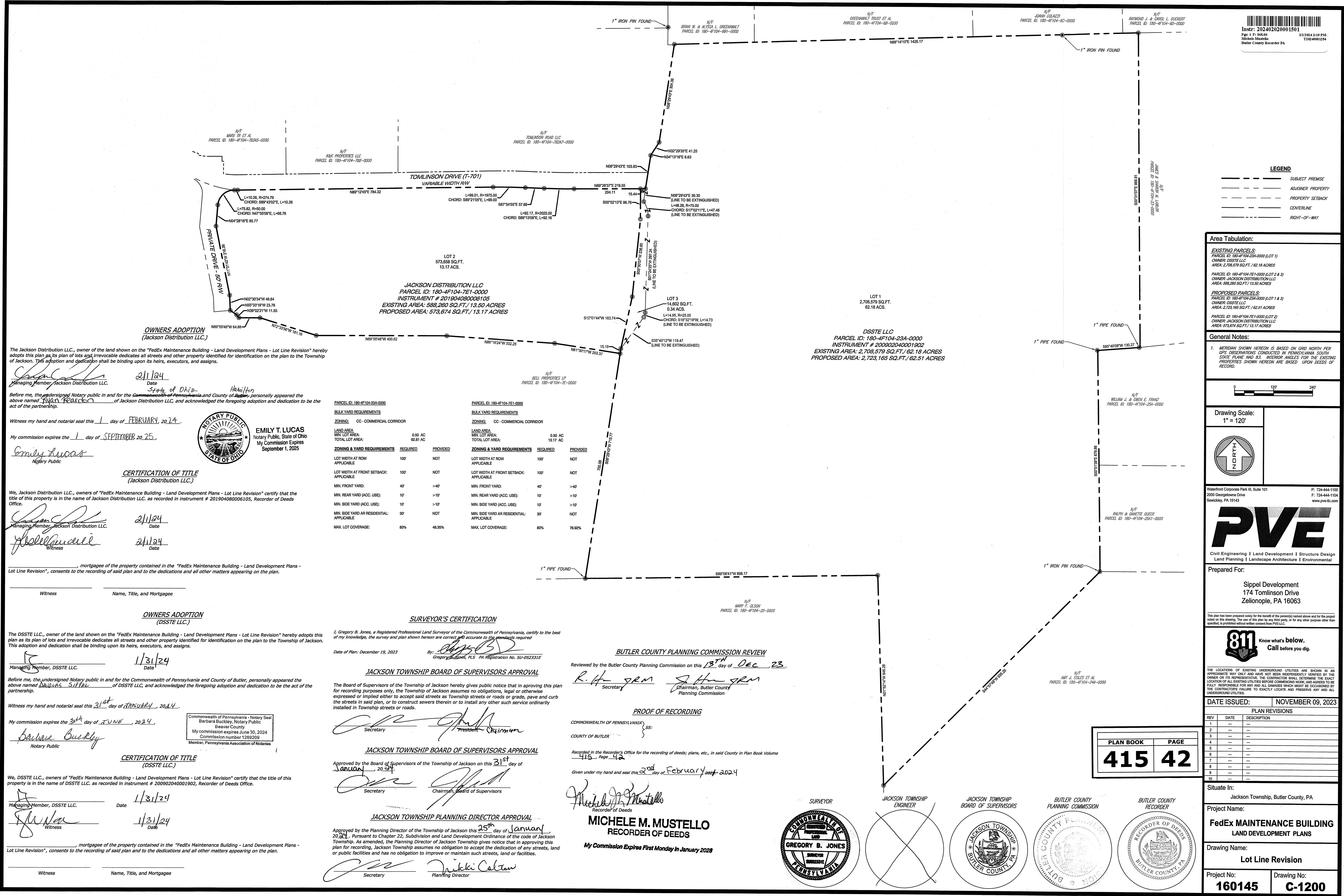
Property References

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

Builder
Weaver
HOMES

Overall Development Key
1"= 250'



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, 2024.


(NOTARY PUBLIC)


KAREN HUTTON

CORPORATION ACKNOWLEDGMENT

COUNTY OF HAMILTON

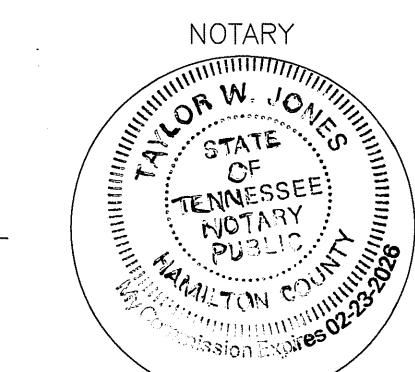
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE OF TENNESSEE PERSONALLY APPEARED KAREN HUTTON, CHIEF EXECUTIVE OFFICER OF THE HUTTON BUTLER SHARON PA ST, LLC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND FOR THE ACT AND DEED OF THE SAID HUTTON BUTLER SHARON PA ST, LLC., FOR THE USES AND PURPOSES THERE-INMENTIONED 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, 2024.

MY COMMISSION EXPIRES THE 23rd DAY OF February, 2026.


(NOTARY PUBLIC)

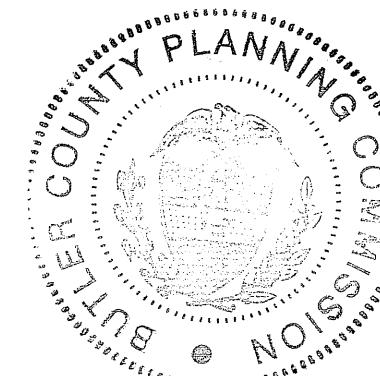


COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS DAY OF February 16, 2022.

R. Han as
SECRETARY

J. H. as
CHAIRPERSON



MUNICIPAL REVIEW AND APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF November 20, 2023.


Theresa M. Hause
SECRETARY


James L. Lohman, Jr.
PRESIDENT OF BOARD

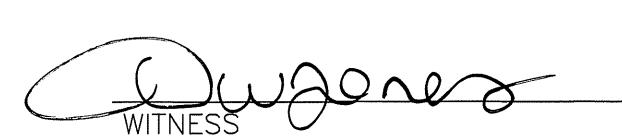
APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF December 7, 2021.

F. Maule as
SECRETARY

R. Henshaw as
CHAIRPERSON

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 20220308005305, RECORDER OF DEEDS OFFICE.


WITNESS

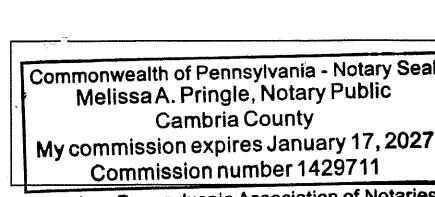

KAREN HUTTON

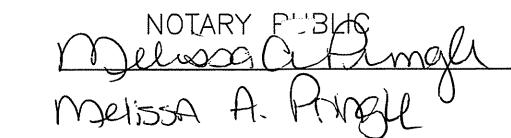
SOMERSET TRUST COMPANY, MORTGAGEE OF THE PROPERTY ENBRACED IN THIS PLAN OR SUBDIVISION, HUTTON NEW CASTLE CONSOLIDATION PLAN, DO HEREBY CONSENT TOT HE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

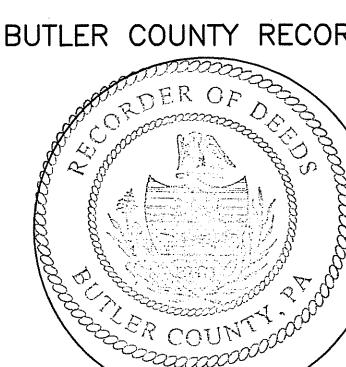
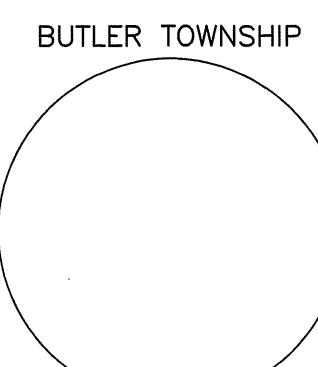
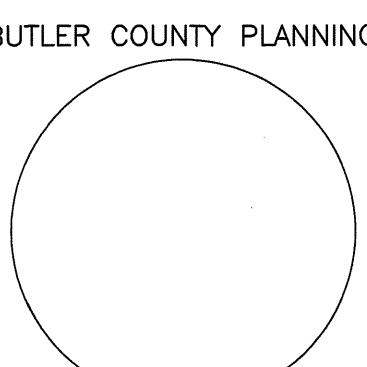

WITNESS


SOMERSET TRUST COMPANY

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February, 2024.
MY COMMISSION EXPIRES THE 17th DAY OF January, 2027.




Melissa A. Pringle
NOTARY P. 346
Melissa A. Pringle
My commission expires January 17, 2027
Commission number 1429711
Member, Pennsylvania Association of Notaries

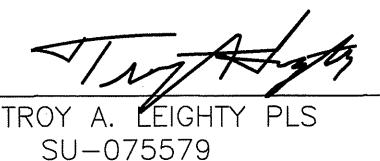


NOTE: USE BLACK INK FOR SEALS & SIGNATURES

SURVEYORS CERTIFICATE

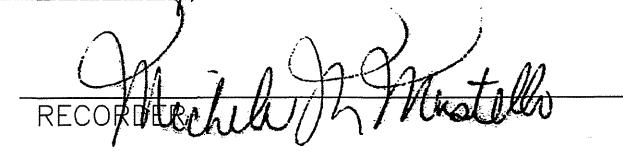
I, TROY A. LEIGHTY, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN 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.

January 23, 2024
DATE


TROY A. LEIGHTY PLS
SU-075579

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, 2024.


Michele M. Mustello
RECODER OF DEEDS

My Commission Expires First Monday in January 2028

Inst. 2024090001884
Page 2 of 88
File No. 2024090001884
2/9/2024 8:11 PM
Butler County Recorder PA
T202409001884

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 216.67 FEET, ALSO HAVING A CHORD BEARING OF NORTH 69°05'07" WEST, AND A CHORD DISTANCE OF 216.67 FEET, TO AN IRON BAR; THENCE BY SAID CHORD, IN A NORTHERLY DIRECTION, TO THE EAST END OF THE CONSOLIDATION PLAN, FROM LANDS NOW OR FORMERLY OF STEPHEN E. & CHRISTINA 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 220308005305, AS SURVEYED BY MORRIS KNOWLES & ASSOCIATES, INC., TROY A. LEIGHTY, PLS., 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

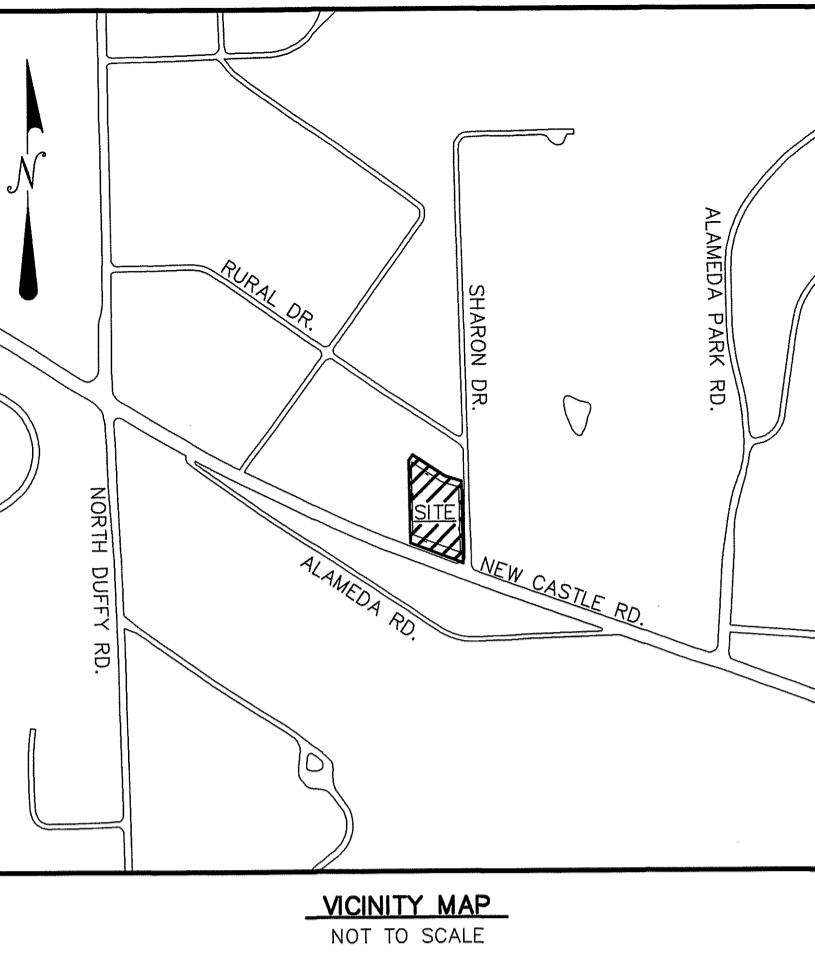
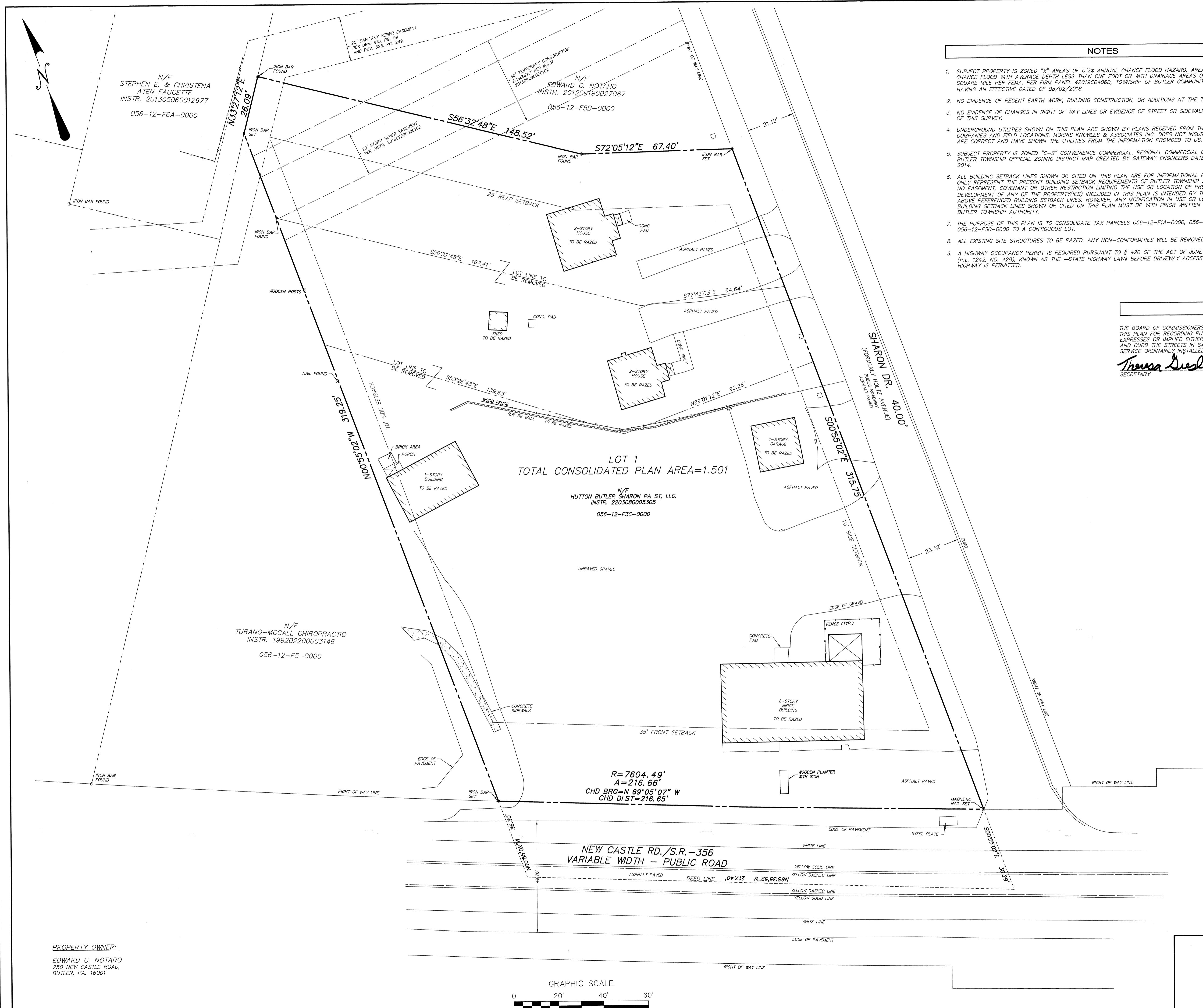
HUTTON BUTLER SHARON PA ST, LLC.

Morris Knowles
& Associates, Inc.
Consulting Engineers - Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622
SCALE: 1" = 20'

CHECKED BY: TAL
DRAWN BY: JJS
FBK 102 PG. 57
SU-5169
DWS. NO.: D-26666
SCALE: 1" = 20'
SHEET 1 OF 2

PLAN BOOK 415
PAGE 43





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-26866
SCALE: 1" = 20'
SHEET 1 OF 2

Property Owners:

Andrew M. & Julie A. Stewart
672 Valencia Rd.
Valencia PA 16059
Tax Parcel 010-3F68-360-0000
Instrument No. 20230230005435

LOT 1
Jason P. Boyd & Katy L. Rittle
672 Valencia Rd.
Valencia PA 16059
Tax Parcel 010-3F68-360-0000
Instrument No. 20230230008933

LOT 2
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:

A. 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.

B. 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, municipally or utility owned.

C. Subsurface conditions were not examined or considered as a part of this plan/survey.

D. Affected Zoning District : RC- Rural Conservation

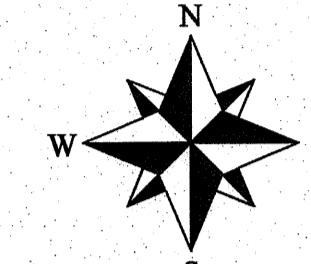
- Minimum Lot Size: 43,560 sq.ft. or 1.00 acres
- Minimum Lot Width: 150.00 feet at front setback
- Minimum Yard Requirements:
 - Front Yard: 50 feet
 - Side Yard: 20.00 feet (2 required)
 - Rear Yard: 25.00 feet
 - Depth adjacent to a public road: 50.00

E. According to information provided by FEMA, no portion of this property lies within a designed floodplain.

F. All properties are served or have access to Breakneck Regional Authority (BCRA) for sanitary sewer and the Municipal Water Authority of Adams Township (MWAT) for domestic water.

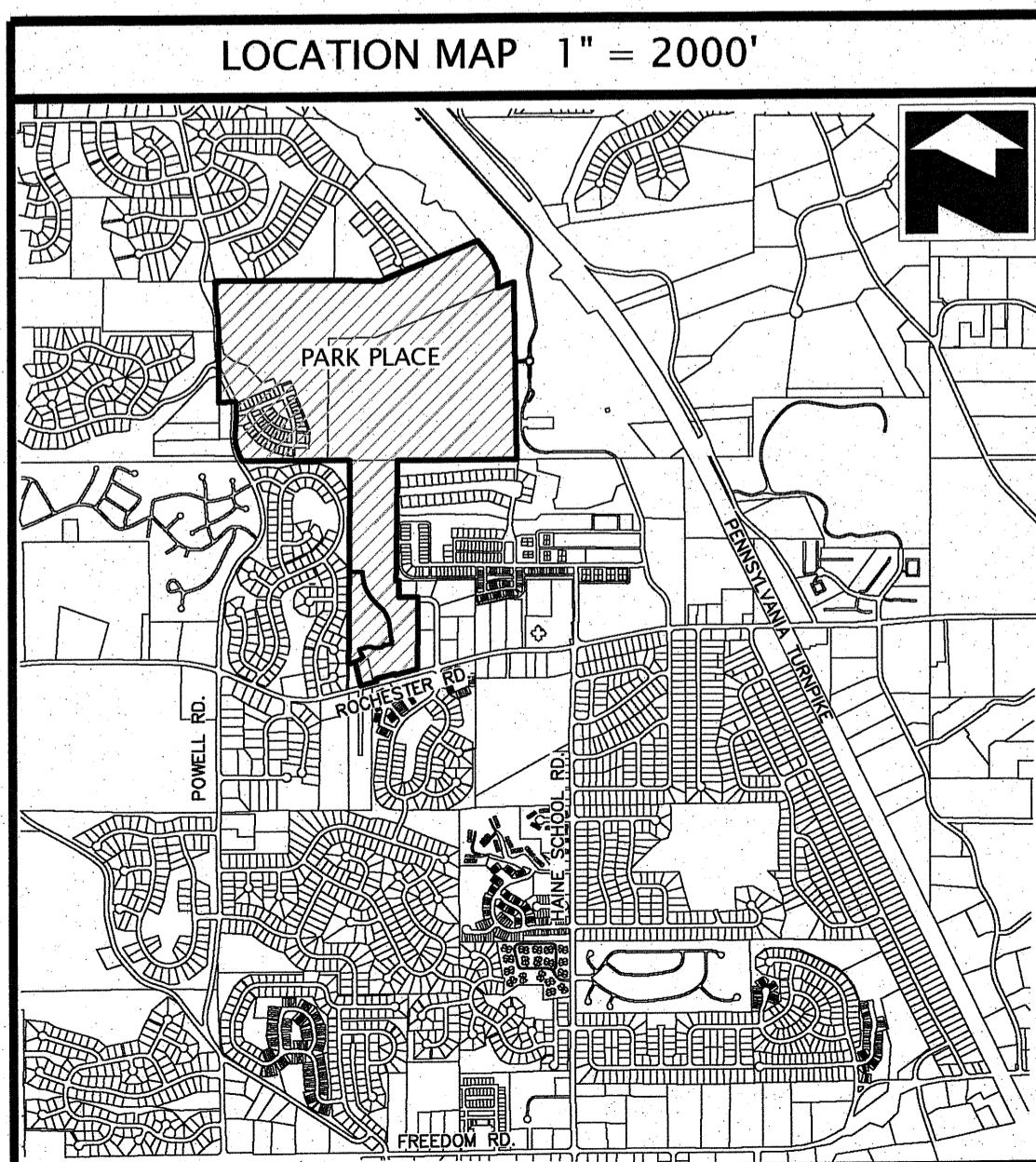
Instrument No. 24457-E
Sperdupe, James A. (Signature)

</div



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
- MINIMUM LOT WIDTH
- MINIMUM FRONT SETBACK
- MINIMUM REAR SETBACK
- MINIMUM SIDE SETBACK
- MAXIMUM BUILDING HEIGHT

PROPERTY REFERENCES

LOT TH 8-15
TAX PARCEL 130-S46-B15
INST# 2023120400127
PARK PLACE REVISED FINAL PHASE 8A
PBV 404, PGS 1-2

LOT TH 8-17R
TAX PARCEL 130-S46-B17
INST# 2023115017190
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

BY RESOLUTION APPROVED ON THE 2024 DAY OF JANUARY, 2024, THE BOARD OF DIRECTORS OF NVR, INC., 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 THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

John A. S. - VP
SIGNATURE AND TITLE OF OFFICER WITNESSING
1/22/24
DATE

John A. S. - VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 2024 DAY OF JANUARY, 2024
Lisette Sprott
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISETTE SPROTT - Notary Public
My Commission Expires December 7, 2026
Commission Number 11953287

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. 2023120400127 & 2023115017190. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John A. S. - VP
SIGNATURE OF WITNESS

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

James A. Sprott, R.S. # 24457-E
DATE

I, *Michele 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.

Michele C. Malak
SIGNATURE
REGISTRATION NO. PE-473220
DATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2024-09 EFFECTIVE THIS 15TH DAY OF FEBRUARY 2024.

John A. S. - VP
SECRETARY
Michele C. Malak
CHAIRPERSON

I, *John A. S. - VP*, 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, OEA.

John A. S. - VP
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF JANUARY 2024.

R. H. - 9PM
SECRETARY
J. H. - 9PM
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

Michele C. Malak
RECORDER OF DEEDS

PLAN BOOK 415
PAGE 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

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A Division of Sheffler & Company
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James A. Sperduto, RS # 24457-E