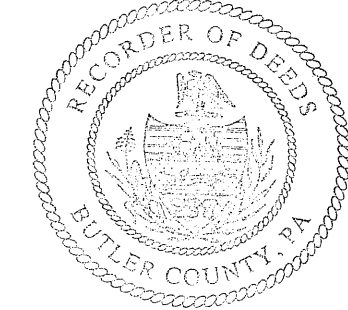


Instr: 202410280015940
Page 3 of 3
10/28/2024 2:58 PM
Michele Mustello
Butler County Recorder PA



PROOF OF RECORDING

RECORDER IN THE OFFICE FROM THE RECORDING OF DEEDS, PLATS, ETC., IN THE COUNTY OF BUTLER,
IN PLAN BOOK VOLUME 423 PAGE(S) 1-3

GIVEN UNDER MY HAND AND SEAL
THIS 28th DAY OF October, 2024

Michele Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PROFESSIONAL ENGINEER STATEMENT

I, MATTHEW B. SCHMIDT, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF PENN TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

10-16-24
DATE

Matthew B. Schmidt
SIGNATURE

NO. PE079144
REGISTRATION NO.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Allegheny

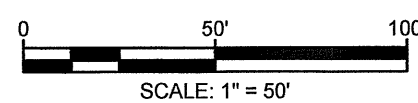
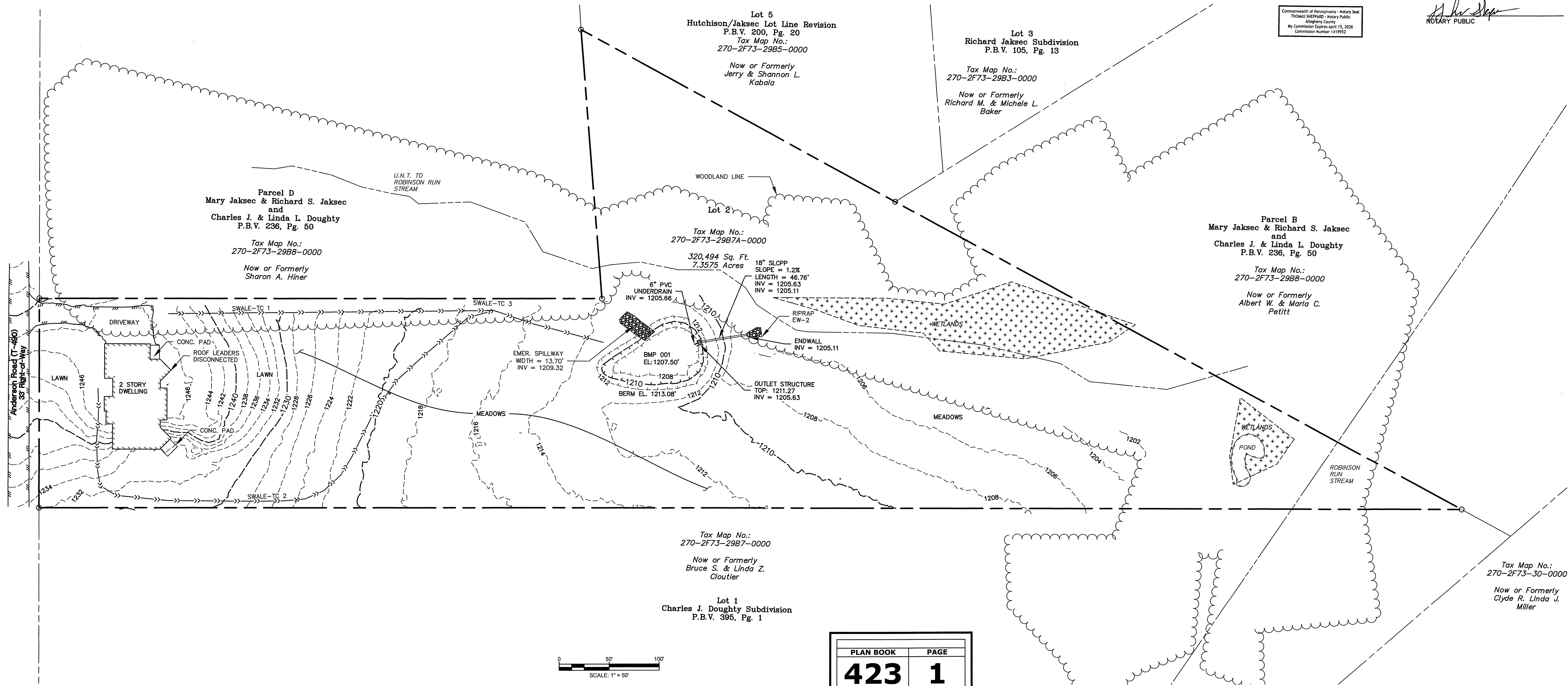
ON THIS, THE 16 DAY OF October, 2024, BEFORE ME A
NOTARY PUBLIC,

PERSONALLY APPEARED MATTHEW B. SCHMIDT, KNOW TO ME OR
SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE WITHIN
INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES
THEREIN CONTAINED.

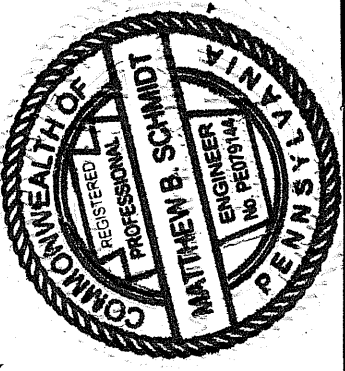
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS SHEPARD - Notary Public
Allegheny County
My Commission Expires April 15, 2026
Commission Number 1419952

Thomas Shepard
NOTARY PUBLIC



PLAN BOOK
PAGE
423 1

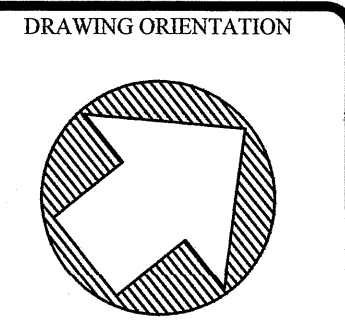


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123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

PROJECT STATUS:	
DATE ISSUED:	DATE
10-09-2024	
REVISIONS:	
NO.	DESCRIPTION

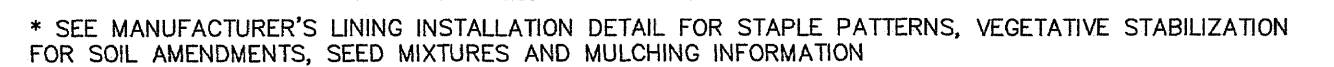


PROJECT TITLE:
ANGERT RESIDENCE
AS-BUILT
TAX PARCEL - 270-2F73-29B7A-0000

CLIENT NAME & ADDRESS:
JUSTIN ANGERT
225B ANDERSON ROAD, PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: AMG
CHECKED BY: MBS
CAD FILE: 13903 AS-BUILT.DWG
HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 50'
SHEET: 1 OF 3
AS-BUILT
PROJECT #: 13903

Z:\PROJECTS\13903\13903 Job\1390304.dwg, 10/16/2024 1:20 PM, Aaron Barnett

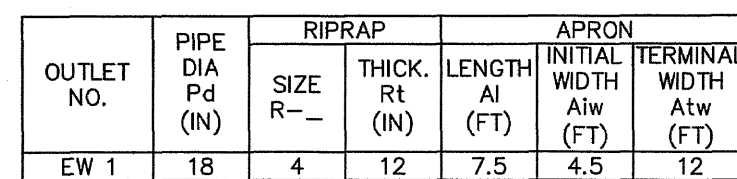


NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.



NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

The drawing consists of two views: a Plan View at the top and a Section B-B at the bottom.

Plan View: Shows the top-down layout of the gate valve. It features a central rectangular structure with dimensions 57 3/4" and 45 1/4". To the left is a "GALVANIZED STEEL ORIFICE PROTECTION (SEE DETAIL)". To the right is an "OUTLET PIPE". Above the central structure is an "INLET BOX, SEE PENNDOT RC-46M". Below the central structure is the "INLET CREST TRASH RACK WITH ANTI-VORTEX PLATE (SEE DETAIL THIS SHEET)". Dimensions include 6" for the inlet box width, 24" for the central structure width, and 6" for the outlet pipe offset. Arrows indicate flow direction from left to right.

Section B-B: Shows a cross-section of the gate valve. It includes a "VALVE STEM & HANDLE (VERIFY THE VALVE OPERATION IS NOT OBSTRUCTED)" at the top. Below it is the "INLET CREST TRASH RACK WITH ANTI-VORTEX PLATE (SEE DETAIL THIS SHEET)". The "EXTEND 1' BEYOND VALVE" dimension is shown. The "EMBANKMENT" is on the right. The "OUTLET PIPE DIAMETER, AS INDICATED" is shown on the right. The "OUTLET PIPE INVERT ELEVATION*" is indicated. The "3' GATE VALVE" is shown in the center. The "BASIN INVERT ELEV *" is indicated. The "ORIFICE / WEIR INVERT ELEV *" is indicated. The "ORIFICE PROTECTION TRASH RACK (SEE DETAIL)" is indicated. The "CORE & SEAL WITH NON-SHRINK GROUT" is indicated. The "UNDERDRAIN PIPE" is indicated. The "BASE AGGREGATE (6'')*" is indicated. Arrows indicate flow direction from left to right.

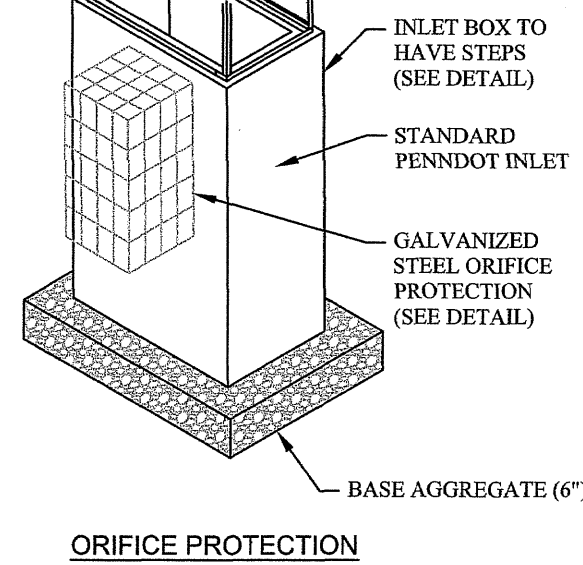
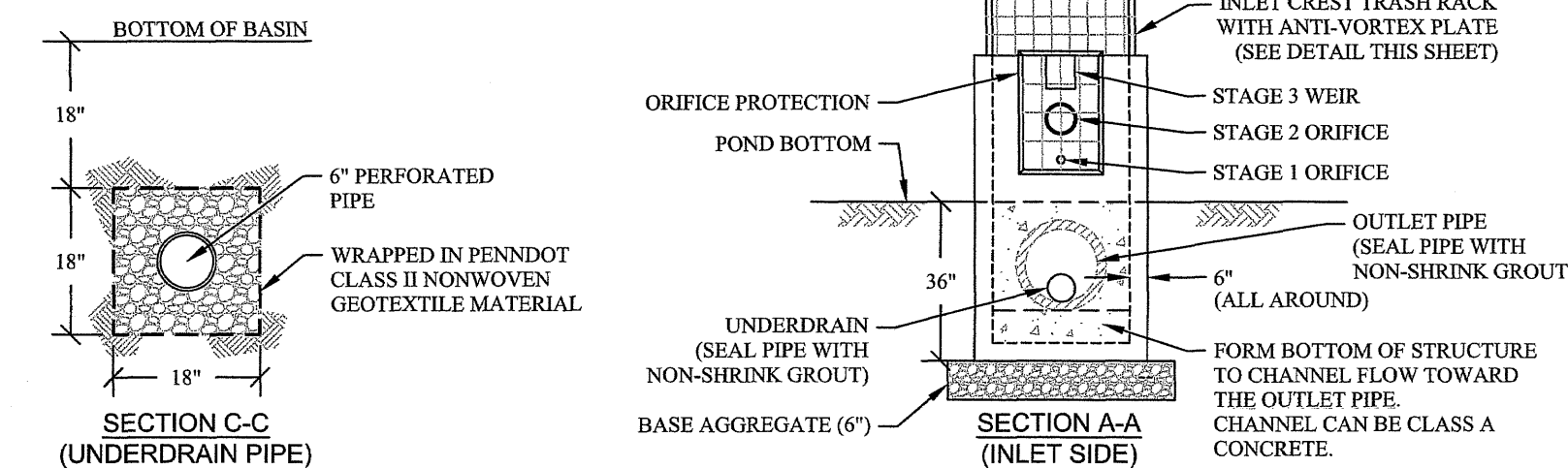
Labels and Dimensions:

- 57 3/4"
- 45 1/4"
- 6"
- 24"
- 6"
- 6"
- 6"
- 6" MIN
- 3' GATE VALVE
- OUTLET PIPE INVERT ELEVATION*
- OUTLET PIPE DIAMETER, AS INDICATED
- EXTEND 1' BEYOND VALVE
- INLET CREST TRASH RACK WITH ANTI-VORTEX PLATE (SEE DETAIL THIS SHEET)
- VALVE STEM & HANDLE (VERIFY THE VALVE OPERATION IS NOT OBSTRUCTED)
- EMBANKMENT
- BASE AGGREGATE (6'')*
- CORE & SEAL WITH NON-SHRINK GROUT
- UNDERDRAIN PIPE
- BASIN INVERT ELEV *
- ORIFICE PROTECTION TRASH RACK (SEE DETAIL)
- ORIFICE / WEIR INVERT ELEV *
- INLET BOX, SEE PENNDOT RC-46M
- GALVANIZED STEEL ORIFICE PROTECTION (SEE DETAIL)
- OUTLET PIPE
- FLOW
- FLOW

PLAN VIEW

SECTION B-B

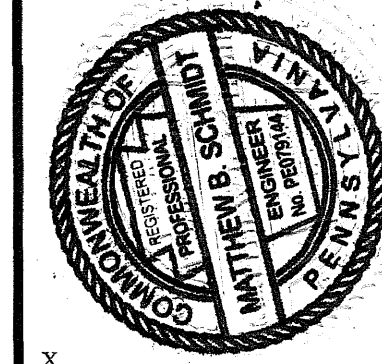
* ELEVATION AS INDICATED



SCALE: N.T.S

SCALE: N.T.S.

SCALE: N.T.S.



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FAX: (724) 625-4549

[illegible]

DRAWING ORIENTATION

PROJECT TITLE:
ANGERT RESIDENCE
AS-BUILT
DETAILS

PROJECT LOCATION: 225B ANDERSON ROAD, PENN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA	CLIENT NAME & ADDRESS: JUSTIN ANGERT 225B ANDERSON ROAD, BUTLER, PA 16002,
---	--

DRAWN BY: AMG	CHECKED BY: MBS
CAD FILE: 13903_AS-BUILT-DETAIL.DWG	
HORZ. SCALE: N.T.S.	VERT. SCALE: -
SHEET: 2 OF 3	
DETAILS	
PROJECT #: 13903	

A. PROGRAM OVERVIEW

1. REMOVE DEBRIS FROM INLETS AND THE OUTLET STRUCTURES ON ALL BMPS.
2. MAINTAIN STORAGE CAPACITY AND OPERATING CONDITION OF BMPS AND STORMWATER CONVEYANCE SYSTEM.

1. REMOVE DEBRIS FROM INLETS AND THE OUTLET STRUCTURES ON ALL BMPS.
2. MAINTAIN STORAGE CAPACITY AND OPERATING CONDITION OF BMPS AND STORMWATER CONVEYANCE SYSTEM.

1. THE DEVELOPER WILL OWN AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND FUNCTION OF THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED OR CONVERTED TO THEIR PERMANENT CONFIGURATION IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
3. THE DEVELOPER SHALL MAINTAIN ALL FACILITIES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE AND SHALL KEEP ALL FACILITIES IN A SAFE AND ATTRACTIVE MANNER.
4. THE DEVELOPER SHALL KEEP 10 YEARS OF RECORDS OF INSPECTIONS ONSITE.
5. THE DEVELOPER SHALL CONVEY TO SHALER TOWNSHIP EASEMENTS AND/OR RIGHTS-OF-WAY TO ASSURE ACCESS FOR INSPECTIONS BY SHALER TOWNSHIP AND MAINTENANCE IF REQUIRED.
6. THE DEVELOPER WILL OWN AND MAINTAIN THE STORMWATER FACILITIES STATED ON LINE ITEM #1 OF THE MAINTENANCE PROGRAM AND ALL OTHER BMPs LOCATED ON THE SITE. THE DEVELOPER'S CONTACT INFORMATION IS AS FOLLOWS:

JUSTIN ANGERT
225B ANDERSON ROAD.
BUTLER, PA 16002

7. IF THE DEVELOPER FAILS TO MAINTAIN THE STORMWATER CONTROL FACILITIES FOLLOWING DUE NOTICE BY SHALER TOWNSHIP TO CORRECT THE PROBLEM(S), SHALER TOWNSHIPS MAY PERFORM THE NECESSARY MAINTENANCE WORK OR CORRECTIVE WORK AND THE DEVELOPER SHALL REIMBURSE SHALER TOWNSHIP.
8. THE DEVELOPER SHALL NOTIFY SHALER TOWNSHIP WITHIN TEN (10) DAYS OF ANY CHANGES TO THE RESPONSIBLE PARTIES.
9. THE DEVELOPER HAS THEIR OWN OPERATIONS STAFF TO COORDINATE THE CONTINUING OPERATION AND MAINTENANCE OF THE FACILITIES.

1. DETENTION BASIN-THE DETENTION BASIN MUST BE INSPECTED AS INDICATED BELOW, AND ON AN AS NEEDED BASIS WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 40%. CARE SHOULD BE EXERCISED DURING BASIN DRAWDOWNS TO PREVENT DOWNSTREAM DISCHARGE OF SEDIMENTS OF ANOXIC WATER AND SLOPE STABILITY. USED BY KEY AND DRAWDOWN, ALL BASIN STRUCTURES EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED AT LEAST ANNUALLY. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASINS ARE COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY ONCE SEDIMENT IS REMOVED. DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND RELEGATED. MOWING AND TRIMMING SHOULD BE PERFORMED AS NECESSARY TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IF STATE AND MUNICIPAL REGULATIONS ALLOW. TO MAINTAIN VEGETATIVE COVER SPECIES, ANTICIPATED ANNUALLY FOR EROSION AND INVASIVE SPECIES. VEGETATED COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95%. IF REDUCED BY 10%, VEGETATION IS TO BE REESTABLISHED. ANTICIPATED PERSONNEL AND EQUIPMENT REQUIRED: 1 LABORER, 1 BOBCAT WITH OPERATOR, AND 1 DUMP TRUCK WITH DRIVER.
2. DETENTION BASIN INFILTRATION ZONE- THE INFILTRATION BASIN MUST BE INSPECTED AT LEAST ANNUALLY, AND ON AN AS NEEDED BASIS. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND BARE POTS BE REVEGETATED AS SOON AS POSSIBLE. PRECAUTIONS SHOULD BE TAKEN TO PREVENT MAINTENANCE VEHICLES AND EQUIPMENT FROM PARKING OR DRIVING IN THE INFILTRATION AREA OTHER THAN AS REQUIRED TO PERFORM NEEDED MAINTENANCE. PERFORMANCE MONITORING TO MEASURE VEGETATIVE COVER SPECIES. THE BASIN SHALL BE INSPECTED FOR ACCUMULATION OF SEDIMENT, DAMAGE TO THE OUTLET STRUCTURE, SIGNS OF WATER CONTAMINATION / SPILLS, SLOPE STABILITY AND ANY EROSION ISSUES. IF UPON INSPECTION IT IS FOUND THAT THE INFILTRATION ZONE OF A BASIN IS NOT INFILTRATING WITHIN THE REQUIRED 72 HOURS THE INFILTRATION ZONE OF SAID BASIN SHOULD BE REJUVENATED. THE BASIN SHOULD BE DRAINED BY EITHER OPENING THE DRAIN IN THE OUTLET STRUCTURE OR BY USE OF A PUMP. ONCE ALL WATER IS REMOVED ANY SEDIMENT BUILDUP OR OTHER DEBRIS FOUND IN THE BASIN SHOULD BE REMOVED, AND THE BASIN SHOULD BE RETURNED TO ITS ORIGINAL DESIGN. THE BASIN SHOULD BE REPLACED WHILE WORKING WITHIN THE BASIN CARE SHOULD BE TAKEN TO NOT OVERLY COMPACT THE BASIN FLOOR, SO AS NOT TO ADDITIONALLY AFFECT THE INFILTRATION RATE OF THE SOIL. ONCE THE PREVIOUS STEPS ARE COMPLETE PERFORM THE FOLLOWING SOIL ENHANCEMENT TECHNIQUES:
 - RIPPING (SUB-SOILING) SHOULD BE PERFORMED USING A SOLID-SHANK RIPPER AND TO A DEPTH OF 20 INCHES.
 - SPREAD 2-3 INCHES OF APPROVED COMPOST ON EXISTING SOIL. TILL ADDED SOIL INTO EXISTING SOIL WITH A ROTARY TILLER THAT IS SET TO A DEPTH OF 6 INCHES. ADD AN ADDITIONAL 4 INCHES OF APPROVED COMPOST TO BRING THE AREA UP TO GRADE.
 - PERFORM PERMANENT SEEDING USING DETENTION BASIN MIX AS SHOWN HEREIN OR EQUIVALENT.
3. RIPRAP APRON OUTLET PROTECTION / DISSIPATORS- ENERGY DISSIPATORS SHALL BE INSPECTED ANNUALLY. IF RIPRAP HAS BEEN DAMAGED, REPAIRS SHOULD BE MADE PROMPTLY TO PREVENT A PROGRESSIVE FAILURE. IF REPAIRS ARE NEEDED REPEATEDLY AT ONE LOCATION, THE SITE SHOULD BE EVALUATED TO DETERMINE IF THE ORIGINAL DESIGN CONDITIONS HAVE CHANGED.
4. SWALES - THE SWALE MUST BE INSPECTED ANNUALLY, AND ON AN AS NEEDED BASIS WHEN THE ORIGINAL SWALE CROSS SECTION HAS 6 INCHES OF SEDIMENT AND DEBRIS AND IS NOT FUNCTIONING AS DESIGNED. CARE SHOULD BE TAKEN TO RESTORE THE SWALE TO ITS ORIGINAL DESIGN. WHEN THE SWALE CROSS SECTION IS RESTORED CARE SHOULD BE TAKEN TO AVOID EROSION OF THE SWALE. PROPER EROSION CONTROL BMPs SHOULD BE UTILIZED. VEGETATION HEIGHT SHOULD BE MARINATED AT APPROXIMATELY 6-INCHES.
5. STORM SEWER INLETS- INLETS ARE TO BE INSPECTED SEMI-ANNUALLY AND CLEARED OF DEBRIS AS NEEDED. DEBRIS IS TO BE DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY. THE INLETS THAT HAVE SUMP SHALL HAVE ALL SEDIMENT/DEBRIS REMOVED. A VACUUM SERVICE CENTER MAY BE HIRED TO PERFORM THE CLEANING.

1. DETENTION BASIN- THE DETENTION BASIN MUST BE INSPECTED AS INDICATED BELOW, AND ON AN AS NEEDED BASIS WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 40%. CARE SHOULD BE EXERCISED DURING BASIN DRAWDOWNS TO PREVENT DUSTS AND DISCHARGE OF SEDIMENTS OR ANOXIC WATER AND SLOPE STABILITY. CAUSED BY ROOTS, DRAINAGE, ALL BASIN STRUCTURES EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED AT LEAST ANNUALLY. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASINS ARE COMPLETELY DRY. DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND RELEGATED. MOWING AND TRIMMING SHOULD BE PERFORMED AS NECESSARY TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IF STATE AND MUNICIPAL AGENCIES AND AGRICULTURE AGENTS HAVE GIVEN THEIR APPROVAL. ANNUAL EROSION AND INVASIVE SPECIES. VEGETATED COVERS SHOULD BE MAINTAINED AT A MINIMUM OF 95%. IF REDUCED BY 10%, VEGETATION IS TO BE REESTABLISHED. ANTICIPATED PERSONNEL AND EQUIPMENT REQUIRED: 1 LABORER, 1 BOBCAT WITH OPERATOR, AND 1 DUMP TRUCK WITH DRIVER.
2. DETENTION BASIN INFILTRATION ZONE- THE INFILTRATION BASIN MUST BE INSPECTED AT LEAST ANNUALLY, AND ON AN AS NEEDED BASIS. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND BARE POTS BE REVEGETATED AS SOON AS POSSIBLE. PRECAUTIONS SHOULD BE TAKEN TO PREVENT MAINTENANCE VEHICLES AND EQUIPMENT FROM PARKING OR DRIVING IN THE INFILTRATION AREA OTHER THAN AS REQUIRED TO PERFORM NEEDED MAINTENANCE. PERFORM A SURVEY OF THE INFILTRATION ZONE FOR VEGETATIVE COVER SPECIES. THE BASIN SHALL BE INSPECTED FOR ACCUMULATION OF SEDIMENT, DAMAGE TO THE OUTLET STRUCTURE, SIGNS OF WATER CONTAMINATION / SPILLS, SLOPE STABILITY AND ANY EROSION ISSUES. IF UPON INSPECTION IT IS FOUND THAT THE INFILTRATION ZONE OF A BASIN IS NOT INFILTRATING WITHIN THE REQUIRED 72 HOURS THE INFILTRATION ZONE OF SAID BASIN SHOULD BE REJUVENATED. THE BASIN SHOULD BE DRAINED BY EITHER OPENING THE DRAIN IN THE OUTLET STRUCTURE OR BY USE OF A PUMP. ONCE ALL WATER IS REMOVED ANY SEDIMENT BUILDUP OR OTHER DEBRIS FOUND IN THE BASIN SHOULD BE REMOVED, AND THE BASIN SHOULD BE RESEED. ONCE THE BASIN IS RESEED, THE BASIN SHOULD BE REPLACED WHILE WORKING WITHIN THE BASIN CARE SHOULD BE TAKEN TO NOT OVERLY COMPACT THE BASIN FLOOR, SO AS NOT TO ADDITIONALLY AFFECT THE INFILTRATION RATE OF THE SOIL. ONCE THE PREVIOUS STEPS ARE COMPLETE PERFORM THE FOLLOWING SOIL ENHANCEMENT TECHNIQUES:
 - RIPPING (SUB-SOILING) SHOULD BE PERFORMED USING A SOLID-SHANK RIPPER AND TO A DEPTH OF 20 INCHES.
 - SPREAD 2-3 INCHES OF APPROVED COMPOST ON EXISTING SOIL. TILL ADDED SOIL INTO EXISTING SOIL WITH A ROTARY TILLER THAT IS SET TO A DEPTH OF 6 INCHES. ADD AN ADDITIONAL 4 INCHES OF APPROVED COMPOST TO BRING THE AREA UP TO GRADE.
 - PERFORM PERMANENT SEEDING USING DETENTION BASIN MIX AS SHOWN HEREIN OR EQUIVALENT.
3. RIPRAP APRON OUTLET PROTECTION / DISSIPATORS- ENERGY DISSIPATORS SHALL BE INSPECTED ANNUALLY. IF RIPRAP HAS BEEN DAMAGED, REPAIRS SHOULD BE MADE PROMPTLY TO PREVENT A PROGRESSIVE FAILURE. IF REPAIRS ARE NEEDED REPEATEDLY AT ONE LOCATION, THE SITE SHOULD BE EVALUATED TO DETERMINE IF THE ORIGINAL DESIGN CONDITIONS HAVE CHANGED.
4. SWALES - THE SWALE MUST BE INSPECTED ANNUALLY, AND ON AN AS NEEDED BASIS WHEN THE ORIGINAL SWALE CROSS SECTION HAS 6 INCHES OF SEDIMENT AND DEBRIS AND IS NOT FUNCTIONING AS DESIGNED. CARE SHOULD BE TAKEN TO RESTORE THE SWALE TO ITS ORIGINAL DESIGN. WHEN THE SWALE CROSS SECTION IS RESTORED, CARE SHOULD BE TAKEN TO AVOID EROSION OF THE SWALE. PROPER EROSION CONTROL BMPs SHOULD BE UTILIZED. VEGETATION HEIGHT SHOULD BE MARINATED AT APPROXIMATELY 6-INCHES.
5. STORM SEWER INLETS- INLETS ARE TO BE INSPECTED SEMI-ANNUALLY AND CLEARED OF DEBRIS AS NEEDED. DEBRIS IS TO BE DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY. THE INLETS THAT HAVE SUMP SHALL HAVE ALL SEDIMENT/DEBRIS REMOVED. A VACUUM SERVICE CENTER MAY BE HIRED TO PERFORM THE CLEANING.

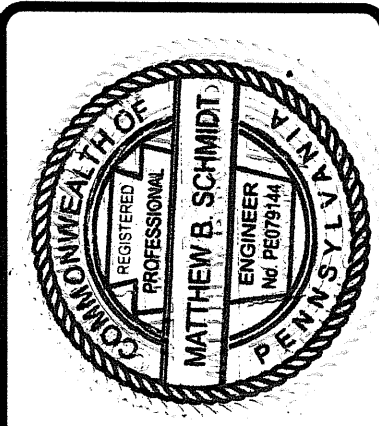
THE BMPs WILL BE CONTINUALLY INSPECTED PER THE APPROVED MAINTENANCE PLAN. THE DEVELOPER WILL MAINTAIN WRITTEN DOCUMENTATION OF INSPECTION AND MAINTENANCE ACTIVITIES. DEVELOPER WILL DEVELOP A WASTE MANAGEMENT PLAN FOR THE MONITORING AND MAINTENANCE OF ALL BMPs. ANY WASTE GENERATED BY THE BMPs THAT IS NOT BIODEGRADABLE WILL BE RECYCLED OR PROPERLY DISPOSED OF PER ALL APPLICABLE LAWS AND REGULATIONS. THIS COULD REQUIRE THE MATERIAL BE TRUCKED FROM THE SITE AND DISPOSED OF AT A DEP APPROVED LANDFILL SITE. MECHANICS SHALL BE IN PLACE DURING MAINTENANCE OF THE BMPs TO CONTROL CONSTRUCTION WASTES, WHICH INCLUDE, BUT ARE NOT LIMITED TO, OIL, GREASE, PAINTS, SOLVENTS, AND COOLANT WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT SHALL BE IMPLEMENTED. ULTIMATELY THE RECYCLING OF WASTE MATERIALS IS PREFERRED RATHER THAN THE DISPOSAL WHERE IT IS FEASIBLE.

FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS BOTH A TEMPORARY AND A FINAL EROSION AND SEDIMENTATION CONTROL MEASURE. GRASS MIXTURES ARE USED ACCORDING TO PERMANENT AND TEMPORARY COVER REQUIREMENTS. THE TEMPORARY SEED MIX SHALL BE USED IN ALL DISTURBED AREAS THAT WILL NOT BE REWORKED WITHIN 4 DAYS AND DURING PERIODS OF THE YEAR WHEN PERMANENT SEEDING CANNOT BE PLACED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATION FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. PERMANENT SEEDING MIXTURES SHALL BE USED IN ALL AREAS WHERE EROSION CONTROL HAS BEEN COMPLETED. APPLY SEED SLOPING ON SLOPES GREATER THAN 3V:1H. REFERENCE TO THE MODIFIED VERSION OF PADEP E&S MANUAL STANDARD WORKSHEET #21 BELOW FOR TEMPORARY AND PERMANENT SEEDING STABILIZATION SPECIFICATIONS.

(TEMPORARY)	
SPECIES: PERENNIAL RYEGRASS	
% PURE LIVE SEED:	95 %
APPLICATION RATE:	40 LB/ACRE
FERTILIZER TYPE:	10-10-10 (X-X-X)
FERTILIZER APPL. RATE:	500 LB/ACRE
LIMING RATE:	1.0 T/ACRE
MULCH TYPE:	STRAW OR HAY
MULCHING RATE:	3.0 T/ACRE

SPECIES:	KENTUCKY BLUEGRASS, (PERENNIAL RYEGRASS)	
% PURE LIVE SEED:	85. (95)	%
APPLICATION RATE:	40. (19)	LB/ACRE
FERTILIZER TYPE:	10-20-20	(XX-X-X)
FERTILIZER APPL. RATE:	1000	LB/ACRE
LIMING RATE:	6.0	T/ACRE
MULCH TYPE:	STRAW OR HAY	
MULCHING RATE:	3.0	T/ACRE
ANCHOR MATERIAL:	NON-ASPHALTIC EMULSION (IF NECESSARY)	
ANCHORING METHOD:	SPRAY	
RATE OF ANCHOR MATERIAL APPL.:	120 GALLONS PER ACRE	LB/ACRE
SEEDING SEASON DATES:	MARCH 15 TO JUNE 1 / AUG 1 TO OCT. 15	

TOPSOIL PLACEMENT DEPTH:	2.0 IN.
SPECIES:	ANNUAL RYEGRASS, (SWITCH GRASS)
% PURE LIVE SEED:	98.(95)%
APPLICATION RATE:	11(40)LB/ACRE
FERTILIZER TYPE:	10-20-20(X-X-X)
FERTILIZER APPL. RATE:	100(LB./ACRE)
LIMING RATE:	6.0 T./ACRE
MULCH TYPE:	N/A
MULCHING RATE:	N/AT./ACRE
EROSION CONTROL BLANKET TYPE:	NAG S150BN OR APPROVED EQUAL
ANCHOR MATERIAL:	NON-ASPHALTIC EMULSION (IF NECESSARY)
ANCHORING METHOD:	SPRAY
RATE OF ANCHOR MATERIAL APPL:	120 GALLONS PER ACRE LB/ACRE
SEEDING SEASON DATES:	MARCH 15 TO JUNE1/ AUG 1 TO OCT. 15
MULCHING RATE:	3.0 T./ACRE
EROSION CONTROL BLANKET TYPE:	NAG S75 OR APPROVED EQUAL
ANCHOR MATERIAL:	NON-ASPHALTIC EMULSION (IF NECESSARY)
ANCHORING METHOD:	SPRAY
RATE OF ANCHOR MATERIAL APPL.:	120 GALLONS PER ACRE LB/ACRE
SEEDING SEASON DATES:	MARCH 15 TO JUNE1/ AUG 1 TO OCT 15



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

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

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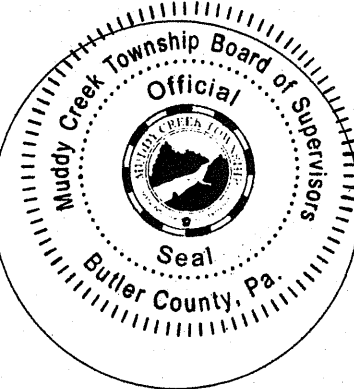
PROJECT TITLE:
ANGERT RESIDENCE
AS-BUILT
PCSCM OPERATION MAINTENANCE

PROJECT LOCATION:
225B ANDERSON ROAD, PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

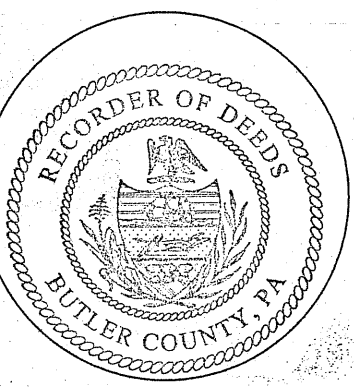
DRAWN BY: AMG		CHECKED BY: MBS	
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HORZ. SCALE: N.T.S.		VERT. SCALE: -	
SHEET:		3 OF 3	
MAINT.			
PROJECT #:		13903	

PLAN BOOK	PAGE
423	3

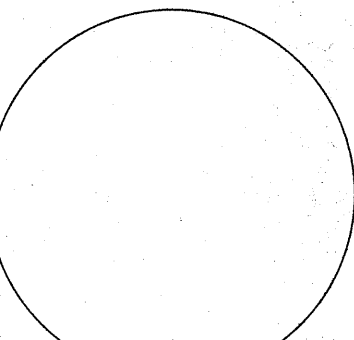
MUDDY CREEK TOWNSHIP BOARD OF SUPERVISORS



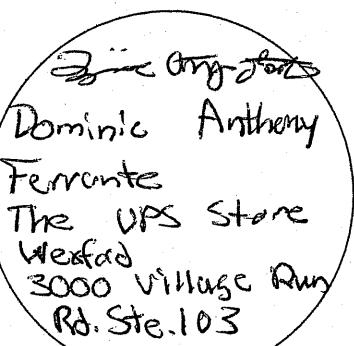
BUTLER COUNTY RECORDER OF DEEDS



BUTLER COUNTY PLANNING COMMISSION



NOTARY PUBLIC



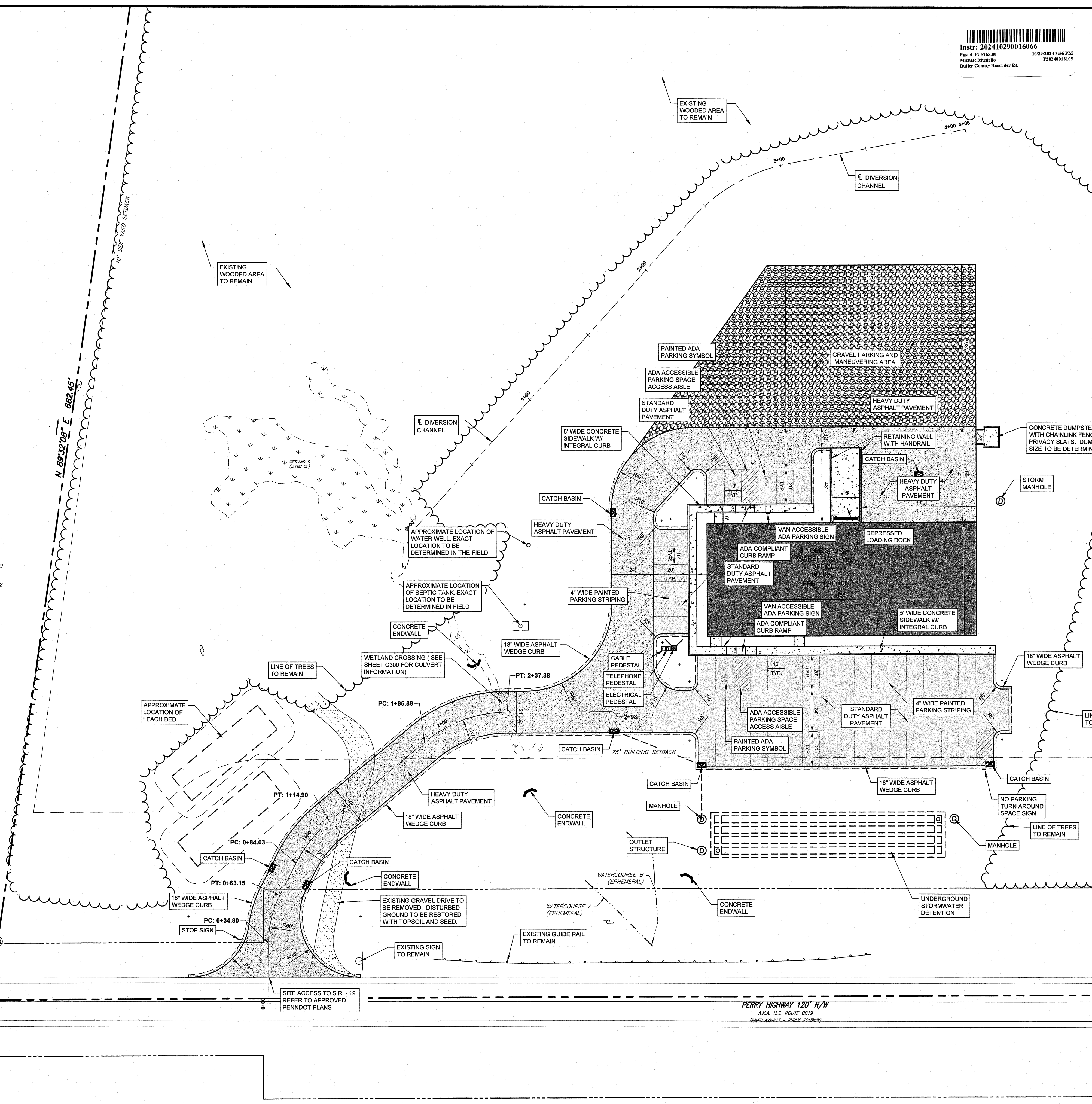
N/E
MATTHEW S. & SUZANNE GARDNER
INST. NO. 19911050031537
TAX MAP NO. 240-4F96-A1CA-0000

BEING LOT 5 IN THE
BEATRICE TOWNSHIP PLAN OF LOTS #2
P.B.V. 226, PG. 6

PROFESSIONAL SURVEYOR



NOTES: 1. EXISTING DENSELY WOODED AROUND PERIMETER OF SITE TO REMAIN AS BUFFER TO ADJACENT PROPERTIES. 2. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR CONSTRUCTION OF THE DRIVEWAY CONNECTION TO S.R. 0019.



INSTR: 20241029016066
Fig: 4 P: 1165-88
Michele Mustello
Butler County Recorder PA

INDIVIDUAL ADOPTION, DEDICATION, AND RELEASE

KNOWN ALL MEN BY THESE PRESENTS, that We JOSEPH V. BULLANO & LESLIE A. BULLANO, of Wexford of County of Allegheny, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, Township of Muddy Creek, We JOSEPH V. BULLANO & LESLIE A. BULLANO, hereby covenant and agree to and by these presents do release and forever discharge said successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon JOSEPH V. BULLANO & LESLIE A. BULLANO, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this day 12th of August 2024.

ATTEST:
Notary Public
My Commission Expires: 07/04/2028

I/We JOSEPH V. BULLANO & LESLIE A. BULLANO, fully understanding and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorded of Deeds Office of Butler County, County Courthouse, Pennsylvania, within 90 (90) days of date of said approval.

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Joseph V. Bullano & Leslie A. Bullano, who being duly sworn according to law, depose and say that he/she is the OWNER of the property shown on this plan, that the plan thereof was made at his/her direction, that he/she acknowledges the same to be his/her act and deed, and that he/she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this day 12th of August 2024.

Notary Public
My Commission Expires: 07/04/2028
Dominic Anthony Ferrante, Notary Public
Allegheny County
My commission expires July 4, 2028
Commission number 1447873
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE - NO MORTGAGE

I/We JOSEPH V. BULLANO & LESLIE A. BULLANO, do hereby certify that the title to the property shown herein is in the name of Joseph V. Bullano & Leslie A. Bullano and is recorded in Instrument No. 202309260014327.

I/we further certify that there is no mortgage, lien or other encumbrance against this property.

WITNESS:
Notary Public
My Commission Expires: 07/04/2028

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, GARY A. SHEFFLER, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan 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 as shown on the plan have been 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.

SEAL
Surveyor's Name
Surveyor's Registration No.

Date: 8/12/2024

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 12th day of August 2024.

Recording Secretary
Chairman

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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 approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 12th day of August 2024.

ATTEST:
Secretary, Board of Supervisors
Chairman, Board of Supervisors

SEAL
Approved by the Board of Supervisors of the Township of Muddy Creek this 12th day of August 2024.

SEAL
Butler County Planning Commission

Reviewed with or without comments by the Butler County Planning Commission this 20th day of August 2024.

SEAL
Director

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plats, etc., in said County, at Instrument Number 20241029016066, on 10/29/2024, Page 4 of 7.

Given under my hand and seal this 29th day of October A.D. 2024.

Recorder

PLAN BOOK
423
PAGE
4

MICHELE M. MUSTELLO
RECORDER OF DEEDS

DEVELOPER'S ACCEPTANCE OF FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Know all men by these presents, that We JOSEPH V. BULLANO & LESLIE A. BULLANO, of Wexford of County of Allegheny, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan of lots until such time as We, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specification and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance We for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Muddy Creek affirm and responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this day 12th of August 2024.

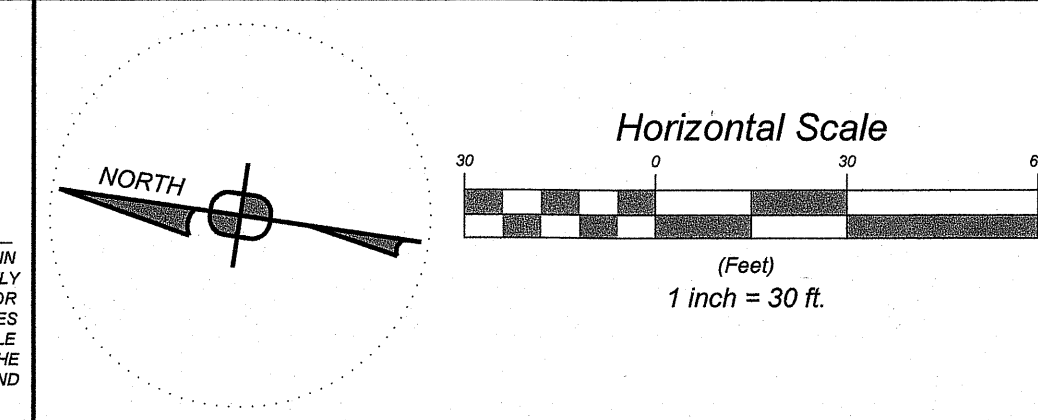
ATTEST:
Notary Public
My Commission Expires: 07/04/2028

NOTES:
1. EXISTING DENSELY WOODED AROUND PERIMETER OF SITE TO REMAIN AS BUFFER TO ADJACENT PROPERTIES
2. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR CONSTRUCTION OF THE DRIVEWAY CONNECTION TO S.R. 0019.

Site Plan Legend

	PROPOSED BOUNDARY LINE
	RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	PROPOSED ASPHALT WEDGE CURB
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL PAVEMENT

811 Know what's below. Call before you dig.



Date:	Revision Description:	By:
2/14/2024	Preliminary / Final Township Submittal	JRG
3/27/2024	Final Township Submittal	JRG
4/23/2024	Initial NPDES Submission to BCCD	ASB

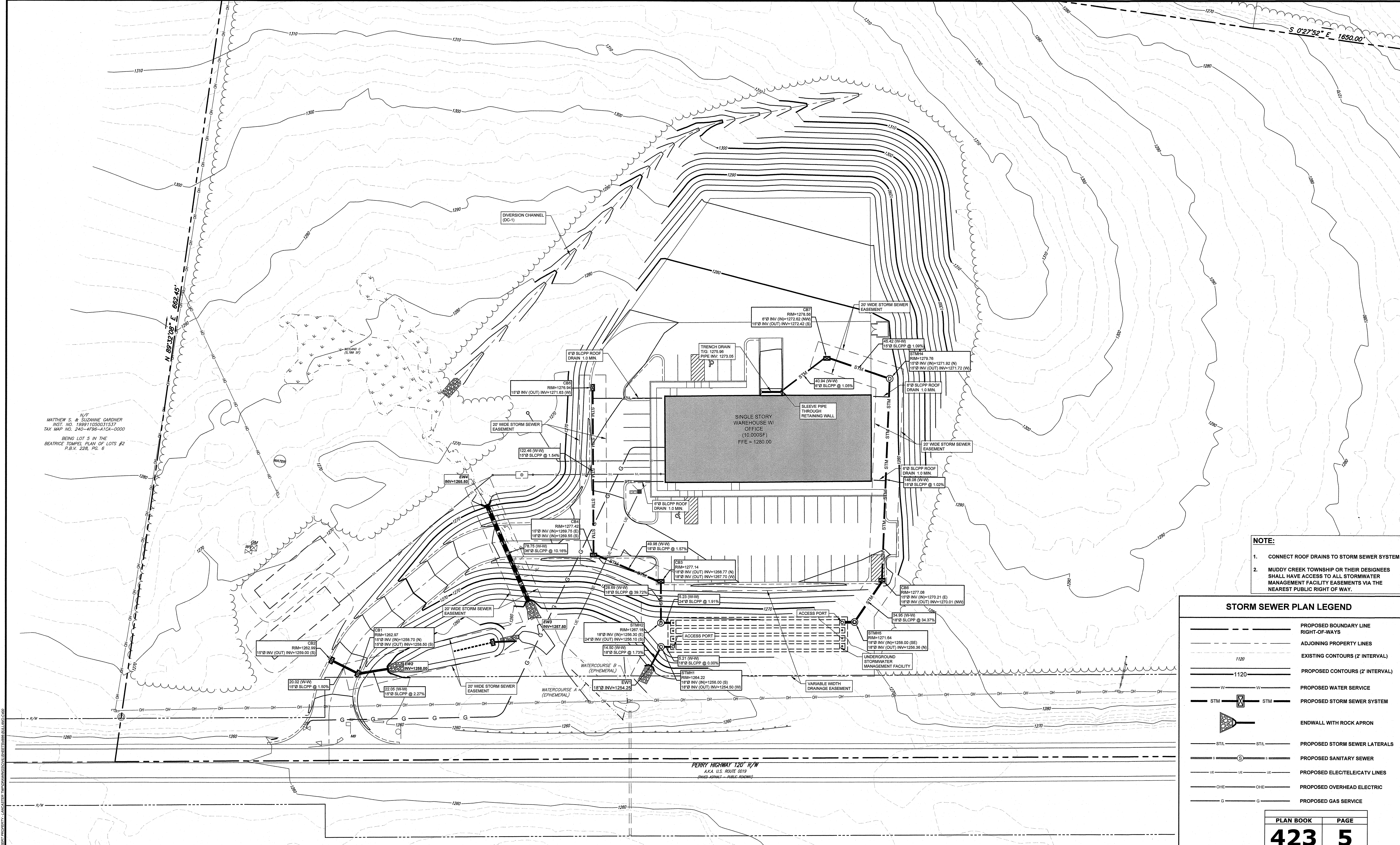
Professional Seal
GARY A. SHEFFLER, JR.
REGISTERED PROFESSIONAL
ENGINEER
P.E. 057446

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

953 Perry Highway
Warehouse and Office
Prepared For:
Joseph V. Bullano & Leslie A. Bullano
Situate In:
Muddy Creek Township, Butler County, Pennsylvania

SITE LAYOUT PLAN		Joseph V. Bullano & Leslie A. Bullano 713 Copper Creek Lane Wexford, PA 15090 (724) 570-9205 jvb57@gmail.com
DRAWING SCALE: 1" = 30'	DESIGNED BY: JRG	Sheet No.
DATE ISSUED: 2/14/2024	REVIEWED BY: GAS	
PROJECT JOB#: 4886	FIELD BOOK #: 4759	
CADD#: 4886-BULLANO-C200.DWG		

C200



STORM SEWER PLAN LEGEND

PROPOSED BOUNDARY LINE RIGHT-OF-WAYS

ADJOINING PROPERTY LINES

EXISTING CONTOURS (2' INTERVAL)

PROPOSED CONTOURS (2' INTERVAL)

PROPOSED WATER SERVICE

PROPOSED STORM SEWER SYSTEM

ENDWALL WITH ROCK APRON

PROPOSED STORM SEWER LATERALS

PROPOSED SANITARY SEWER

PROPOSED ELEC/TELE/CATV LINES

PROPOSED OVERHEAD ELECTRIC

PROPOSED GAS SERVICE

PLAN BOOK	PAGE
423	5

**Know what's below.
Call before you dig.**

POCS SER. #: DESIGN - DIG -

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

HORIZONTAL SCALE
1 inch = 30 ft.

Date:	Revision Description:	By:	Professional Seal:	Prepared By:
2/14/2024	Preliminary / Final Township Submittal	JRG		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com
3/27/2024	Final Township Submittal	JRG		
4/23/2024	Initial NPDES Submission to BCCD	ASB		

**953 Perry Highway
Warehouse and Office**

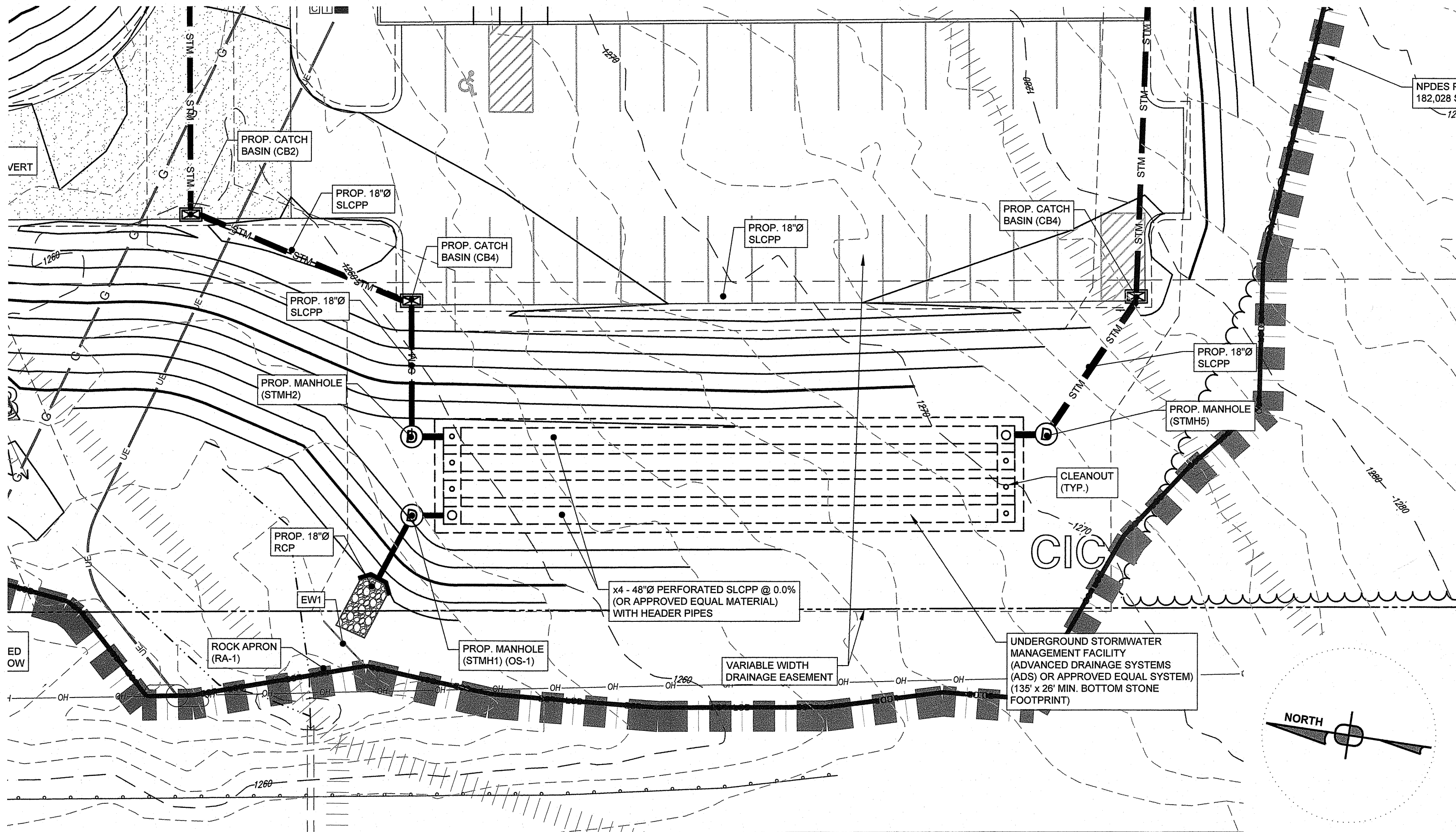
Prepared For:
Joseph V. Bullano & Leslie A. Bullano

Situat In:
Muddy Creek Township, Butler County, Pennsylvania

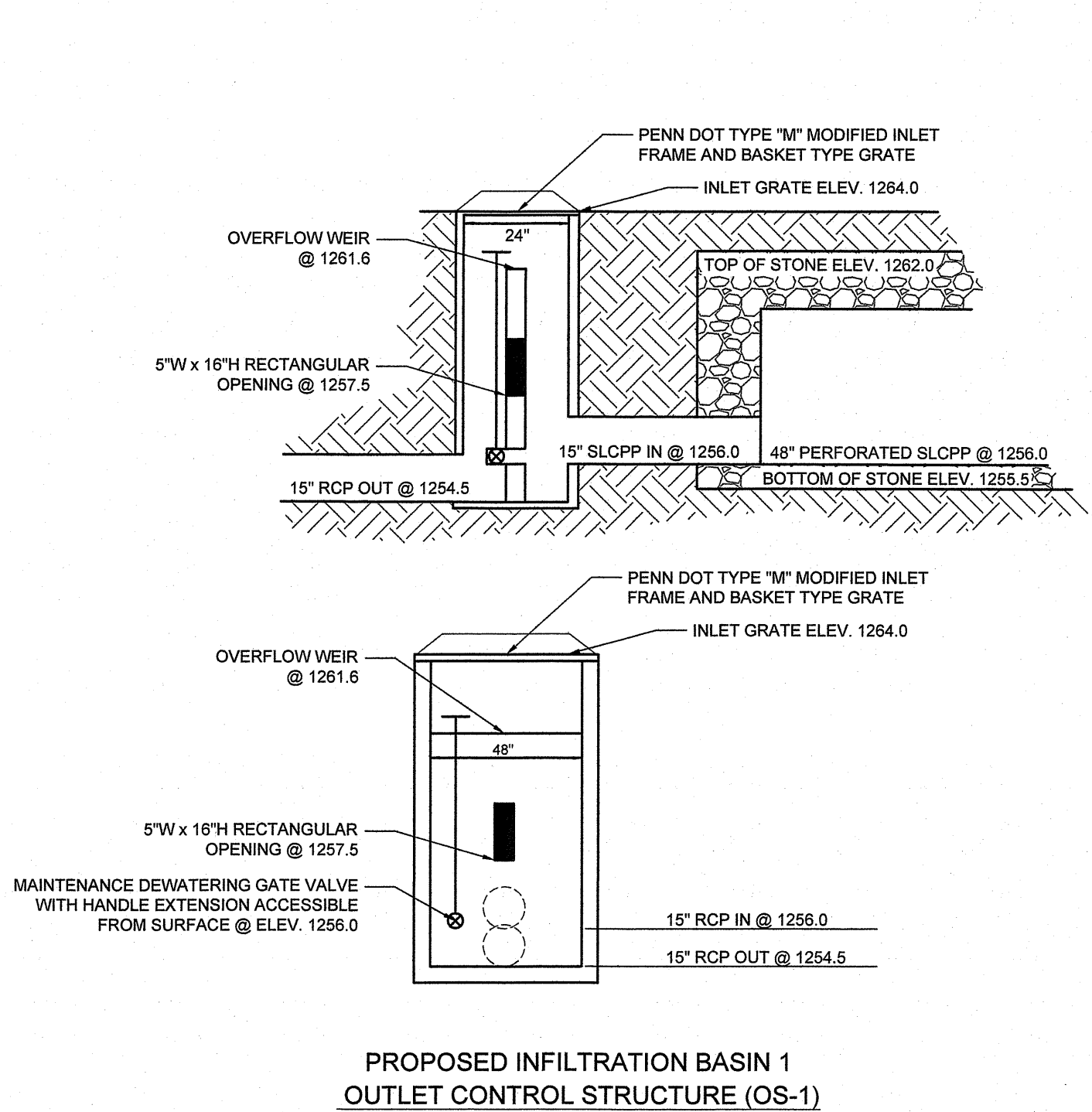
STORMWATER MANAGEMENT PLAN

DRAWING SCALE: 1" = 30'
DESIGNED BY: JRG
DATE ISSUED: 2/14/2024
REVIEWED BY: GAS
PROJECT JOB#: 4886
FIELD BOOK #: 4759
CADD#: 4886-BULLANO-C400.DWG

Joseph V. Bullano & Leslie A. Bullano
713 Copper Creek Lane
Westford, PA 15090
(724) 516-9225
jvbull7@gmail.com
Sheet No.
C400



PROPOSED INFILTRATION BASIN 1
SCALE: 1" = 20'



**PROPOSED INFILTRATION BASIN 1
OUTLET CONTROL STRUCTURE (OS-1)**
Not to Scale

OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

THE OPERATION AND MAINTENANCE AGREEMENT APPROVED BY MUDDY CREEK TOWNSHIP SHALL BE CONSIDERED A PART OF THIS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

SURFACE STORMWATER DETENTION FACILITY

THE OWNER OF THE PROPOSED STORMWATER CONTROL FACILITIES SHALL AT ALL TIMES OPERATE AND MAINTAIN THE FACILITIES IN A SAFE AND OPERABLE CONDITION SO AS NOT TO IMPERIL LIFE, HEALTH, SAFETY, OR PROPERTY LOCATED ABOVE OR BELOW THE FACILITY.

THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR THE EVALUATION OF THE SAFETY AND OPERATIONAL STATUS OF THE FACILITY AND ALL APPURTENANT STRUCTURES AND THE MODIFICATION THEREOF IN ACCORDANCE WITH THE REQUIREMENT TO ENSURE PROTECTION OF LIFE AND PROPERTY AS SPECIFIED ABOVE.

THE OWNER OF THE FACILITY SHALL INSPECT THE FACILITIES AND ALL APPURTENANT WORKS ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE FACILITY AND ITS APPURTENANT CONTROL, AND CONVEYANCE WORKS SHALL BE INSPECTED AT LEAST ONCE EVERY THREE (3) MONTHS, AND DIRECTLY AFTER EVERY HEAVY STORM EVENT.
2. THE OWNER SHALL RETAIN RECORDS OF SUCH INSPECTIONS, INCLUDING RECORDS OF ACTIONS TAKEN TO CORRECT CONDITIONS FOUND DURING SUCH INSPECTIONS.

THE PERIODIC INSPECTION OF THE PROPOSED FACILITY SHALL BE COMPLETED IN SUCH A MANNER SO AS TO DETECT ANY OF THE FOLLOWING CONDITIONS WHICH MAY OCCUR DURING THE NORMAL OPERATION OF THE FACILITY:

1. SLIDING OF THE UPSTREAM OR DOWNSTREAM SLOPED OR ABUTMENTS CONTIGUOUS TO THE EMBANKMENT.
2. LONGITUDINAL OR TRANSVERSE CRACKING OF THE CREST OF THE EMBANKMENT.
3. ANY EXCESSIVE SETTLEMENT OF THE DOWNSTREAM SLOPE OF THE DAM.
4. SIGNIFICANT LANDSLIDES IN THE IMPOUNDMENT AREA.
5. OBSTRUCTIONS OR SIGNIFICANT DEBRIS ACCUMULATION INTERFERING WITH THE OUTLET CONTROL STRUCTURE.
6. THE ACCUMULATION OF SIGNIFICANT AMOUNTS OF SEDIMENT IN THE STORAGE AREA.

SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

THE OWNER SHALL ALSO INSPECT THE BIOTENTION BOTTOMS OF THE BASIN TO ASSURE THAT THE BASINS SHALL INFILTRATE WATER TO THE SUBSTRATE WORKING ORDER AT LEAST ONCE PER YEAR. THE VALVE SHOULD BE OPENED AND CLOSED COMPLETELY DURING THIS INSPECTION.

THE SHOEPES AT SOUTHPOINTE, LLC OR FUTURE OWNER.

INFILTRATION BASIN BIOTENTION WATER QUALITY BMP MAINTENANCE REQUIREMENTS

1. BIOTENTION PLANTS WILL EVENTUALLY BECOME EXHAUSTED FROM THEIR WORK IN ABSORBING AND TRANSFORMING CONTAMINANTS THAT OCCUR IN STORMWATER. PLANTS MUST TO BE REPLACED OVER TIME, BEFORE THE WOODY PLANTS REACH MATURITY. CURRENT RESEARCH SHOWS THAT IN A PROPERLY FUNCTIONING RAIN GARDEN PLANTS CAN THRIVE FROM 5-10 YEARS.
2. CONSTRUCTED SOIL MEDIA MUST BE REPLACED WHEN IT IS OBSERVED THROUGH VISUAL INSPECTION THAT CONTAMINANTS, POSSIBLY EVERY 5 TO 10 YEARS, PLANT HEALTH WILL BE A MAJOR INDICATOR FOR WHEN IT IS TIME TO REPLACE SOIL.
3. MAINTENANCE OF THE CHANNEL ENVELOPE CAN BE BEST ACHIEVED THROUGH CONSTRUCTION OF CONSTRUCTION OF CONSTRUCTION.
4. SHOULD ANY OF THE ABOVE MENTIONED CONDITIONS EXIST AT THE TIME OF SUCH AN INSPECTION, IMMEDIATE ACTION SHOULD BE TAKEN TO CORRECT THE SAME, AND A FULL REPORT OF ALL ACTION TAKEN SHALL BE RETAINED BY THE OWNER OF THE FACILITY.

VEGETATION NOTES

THE SLOPES ARE TO BE STABILIZED BY VEGETATION SHALL BE INSPECTED FOR RILLS OR GULLIES, BARE SOIL PATCHES OR ACCUMULATION OF SEDIMENT AT THE TOE OF SLOPES. ERODED AREAS SHALL BE REGRADED, AND SUBSTANDARD VEGETATED AREAS SHALL BE RE-SEED AND MULCHED AS SPECIFIED ON THE PLANS.

VEGETATED SWALE (CHANNELS)

MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 30 DAYS OF A 100-YEAR STORM EVENT.

1. INSPECT VEGETATION ON SLOPES FOR EROSION PROBLEMS, DAMAGE TO EROSION CONTROL, AND DEBRIS ACCUMULATION ADDRESS WHEN 3 INCHES ANY SPOT OR COVERING VEGETATION.
2. INSPECT VEGETATION ON SLOPES FOR EROSION PROBLEMS, DAMAGE TO EROSION CONTROL, AND DEBRIS ACCUMULATION ADDRESS WHEN 3 INCHES ANY SPOT OR COVERING VEGETATION.
3. INSPECT FOR POOLS OF STANDING WATER, DEBRIS AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
4. MOW AND TRIM VEGETATION TO ENSURE SAFE ACCESS TO THE FACILITY. MOW ONLY WHEN SWALE IS DRY TO AVOID.
5. INSPECT FOR LITTER, REMOVE PRIOR TO MOWING.
6. INSPECT FOR LONGITUDINAL SLOPE CORRECTION AS NEEDED.
7. INSPECT SWALE INLET (CURB CUTS, PIPES, ETC) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.

MAINTENANCE DURING EXTREME DRY PERIODS

1. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
2. RESEED BARE AREAS, INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
3. WATER DURING EXTREME DRY PERIODS.
4. UNDERGROUND CONVEYANCE SYSTEM (STORM SEWER).
5. INSPECT AND CLEAN AS NEEDED, ALL INFILTRATION BASINS AT LEAST ONCE EVERY OTHER YEAR (AT LEAST 50% OF ENTIRE SYSTEM INSPECTED AND CLEANED EACH YEAR).
6. INSPECT AND CLEAN AS NEEDED, ALL INFILTRATION BASINS IN KNOWN PROBLEM AREAS AT LEAST ONCE A YEAR.
7. INSPECT AND CLEAN AS NEEDED, SUMP AND DEBRIS RACKS AT PUMP STATIONS, DETENTION BASINS, DRAINAGE DITCHES AND DEBRIS BASINS THROUGHOUT THE SYSTEM.
8. CLEANING ACTIVITIES MAY OCCUR ON A YEAR ROUND BASIS, HOWEVER, KNOWN PROBLEM AREAS SHALL BE TARGETED PRIOR TO THE RAINY SEASON.
9. THERMAL IMPACTS ASSOCIATED WITH THIS PROJECT WERE MINIMIZED BY ALLOWING THE FIRST FLUSH FROM THE TWO YEAR STORM TO BE STORED IN THE INFILTRATION BASIN. THE FIRST FLUSH USUALLY HAS THE MOST THERMAL IMPACT DURING STORM EVENTS. THE SEDIMENT TRAPS AND INFILTRATION BASINS ARE ALSO KEPT A SIGNIFICANT DISTANCE FROM ANY STREAM THUS ALLOWING ANY WATER TRAVELING THROUGH THE SUBSTRATE TO COOL BEFORE DISCHARGING INTO A WATERWAY. INFILTRATION, IN ITSELF, ALSO PROVIDES A MEASURE OF THERMAL IMPACT REDUCTION COMPARED TO AN ABOVE GROUND RUNOFF AFTER STORM EVENTS. UPON COMPLETION OF CONSTRUCTION, THE BIOTENTION SOIL AMENDMENT AT THE BOTTOM OF THE CONVERTED SEDIMENT TRAPS ARE 2 TO 3 FEET BELOW GROUND WHICH KEEPS ANY ACCUMULATED RUNOFF FROM THE SURFACE OF THE INFILTRATION BASIN AT THE LOWER TEMPERATURE.

SEQUENCE OF CONSTRUCTION FOR INFILTRATION/STORMWATER AREAS

1. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AT THE DIRECTION OF THE DESIGNATED INSPECTOR.
2. REMOVE ALL ACCUMULATED SEDIMENT AND EXCAVATE INFILTRATION AREAS TO PROPOSED DEPTH, USE RELATIVELY LIGHT, TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER FINAL GRADING HAS BEEN COMPLETED, DEEPLY TILL THE BASIN FLOOR (2-3 MIN) WITH ROTARY TILERS OR DISC HARROWS TO PROVIDE WELL-AERATED, HIGHLY POROUS SUBSTRATE TEXTURE.
3. CONTACT A REGISTERED PROFESSIONAL OR DESIGNER AS THE REMAINING STEPS ARE CONSIDERED CRITICAL STAGES.
4. INSTALL ALL CHANNELS, DETENTION BASINS AND PIPING IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE BASIN.
5. A GEOTEXTILE SHALL BE PLACED BETWEEN THE STONE BED LAYER AND THE SOIL MEDIA MIXTURE.
6. STABILIZE DISTURBED AREAS BY SEEDING AND MULCHING, PLACE SOIL, SILT FENCE OR EROSION CONTROL FABRIC AS NECESSARY.
7. UPON AUTHORIZATION FROM DESIGNATED INSPECTOR, REMOVE ALL TEMPORARY EROSION CONTROLS AND UNLOCK ANY CURB CUTS OR CRIPICES THAT ARE INTENDED TO DIVERT STORMWATER DRAINAGE INTO THE INFILTRATION AREAS, EFFECTIVELY PUTTING THE FACILITY ONLINE.

STREET SWEEPING

THE OWNER OF THE PROPERTY MUST ENSURE THAT SITE-WIDE STREET SWEEPING BY A VACUUM TRUCK IS BEING PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

STREET SWEEPING SCHEDULE

THE SITE-WIDE IMPERVIOUS PARKING AREAS OF THE SITE SHALL BE SWEEP BIANNIALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. STREET SWEEPING SHOULD OCCUR IN THE SPRING IMMEDIATELY FOLLOWING THE LAST ANTICIPATED SNOWFALL, USUALLY IN THE LAST WEEK OF APRIL OR FIRST WEEK OF MAY.
2. STREET SWEEPING SHOULD OCCUR AGAIN AT OR NEAR THE END OF OCTOBER OR BEGINNING OF NOVEMBER.

NOTIFICATION POLICY

ESTABLISH A STREET SWEEPING NOTIFICATION POLICY SUCH AS POSTING TEMPORARY SIGNS AND THE USE OF FLYERS. NOTIFICATION SHOULD INCLUDE THE DATE AND TIME OF THE SCHEDULED STREET SWEEPING AND SHOULD BE DISPLAYED OR DISTRIBUTED 3 DAYS PRIOR TO THE DAY OF SWEEPING.

DISPOSAL OF SWEEPINGS

STREET SWEEPING MATERIAL, OFTEN INCLUDES SAND, SALT, LEAVES AND OTHER DEBRIS THAT COULD CONTAIN POLLUTANTS AND MUST BE TESTED PRIOR TO DISPOSAL, TO DETERMINE IF MATERIAL IS HAZARDOUS. DISPOSAL AND REUSE OF MATERIAL SHOULD ADHERE TO ALL FEDERAL AND STATE REGULATIONS.

STREET SWEEPINGS REUSE PRACTICES

ALTHOUGH SWEEPINGS MAY CONTAIN POLLUTANTS, FEDERAL AND STATE REGULATIONS MAY ALLOW THE REUSE OF SWEEPINGS FOR GENERAL FILL, PARKS, ROAD SHOULDERS AND OTHER APPLICATIONS AS LONG AS THE MATERIAL IS NOT A THREAT TO SURFACE WATERS. PRIOR TO REUSE, TRASH, LEAVES, AND OTHER DEBRIS FROM SWEEPINGS SHOULD BE REMOVED BY SCREENING OR OTHER METHODS. TRASH AND DEBRIS REMOVED SHOULD BE DISPOSED OF BY RECYCLING OR SENT TO A LANDFILL.

RESPONSIBLE PARTY: THE SHOEPES AT SOUTHPOINTE, LLC (OR FUTURE OWNER)

BASEIN CONVERSION - CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE OUTLINES THE PRESCRIBED METHODS FOR CONVERSION OF AN EROSION CONTROL SEDIMENT BASIN TO A PCSM INFILTRATION BASIN.

THIS IS CONSIDERED A CRITICAL STAGE DURING THE CONSTRUCTION PROCESS. DURING THIS CRITICAL STAGE A REGISTERED PROFESSIONAL ENGINEERING QUALIFIED REPRESENTATIVE MUST BE ON-SITE TO OBSERVE AND INSPECT EACH CONSTRUCTION OF THE PROJECT. CONVERSION OF SEDIMENT BASINS TO PCSM BASINS (ONLY WHEN 10% OVERALL VEGETATIVE STABILIZATION IS ACHIEVED) SHALL ONLY OCCUR IN THE BASIN.

ANY EAS BIRMS THAT ARE TO REMAIN AS PCSM BIRMS MUST BE MODIFIED WHERE NECESSARY TO MEET THE REQUIREMENTS OF THE PERMANENT FACILITY. IF ANY SEDIMENT BASINS OR TRAPS ARE TO BE CONVERTED TO DETENTION PONDS, CONVERSION SHOULD BE RESTRICTED TO THE GROUNDWATER, AND THE SEQUENCE SHOULD DESCRIBE THE PROCEDURE TO BE USED.

- a. FLUSHING ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM UTILIZING AN APPROVED AND ACCEPTABLE METHOD.
- b. THE INFILTRATION BASIN DEP. REGULATIONS, UTILIZING AN APPROVED PUMPED SHAFER FILTER BARS.
- c. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PER THE APPROPRIATE PA DEP REGULATIONS, AND AT A PROPERLY REGULATED DISPOSAL LOCATION.
- d. REMOVE ALL OF OTHER TEMPORARY FACILITIES FROM THE BASIN/IMP SUCH AS BARRIERS, CLEANOUT STAKES, DEWATERING FACILITIES, ETC.
- e. PROVIDE APPROVED PERMANENT DRAINAGE OR WEIR UNTIL THE PERMANENT FACILITY INFILTRATION IS COMPLETED.
- f. REMOVE THE TEMPORARY RISER AND THE INSTALLATION/OPENING OF THE PERMANENT RISER. IF NOT TO BE USED IN THE FUTURE, THE OPENING FOR THE CONNECTION OF THE TEMPORARY DEWATERING DEVICE MUST BE GROUTED CLOSED, AND ANY ADDITIONAL DEVICE OPENINGS TO BE UTILIZED DURING THE PCSM STAGE SHALL BE MADE OPERABLE PERMANENT. INTERNAL BASIN BOTTOM MUST BE STABILIZED TO PREVENT SEGMENT LADEN FLOW FROM ESCAPING THE BASIN.
- g. COMPLETE STABILIZATION OF THE INTERIOR OF THE IMPOUNDMENT, AS WELL AS ANY STEPS NECESSARY TO PROVIDE ANY PROPOSED INFILTRATION CAPACITY (IF APPLICABLE).

1. ONCE GRADING OPERATIONS ARE COMPLETE, PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS PER THE SEEDING SPECIFICATIONS.

CONVERT SEDIMENT BASINS TO INFILTRATION BASINS (BASIN TO INFILTRATION BASIN) (BASIN TO INFILTRATION BASIN) (BASIN TO INFILTRATION BASIN)

THE INSTALLATION OF THE DETENTION BASIN, INCLUDING THE PERMANENT OUTLET STRUCTURE, OUTFALL PROTECTION, EMERGENCY SPILLWAY, AND GRADING.)

- 1) DEWATERING NECESSARY USING PUMPED SHAFER FILTER BARS.
- 2) REMOVE ALL ACCUMULATED SEDIMENT FROM THE TRAP.
- 3) DEWATERING NECESSARY USING PUMPED SHAFER FILTER BARS.
- 4) REMOVE ORFICE AND WEIR COVERS (IF PRESENT), REMOVE TEMPORARY OR INSTALL PERMANENT RISER EXTENSIONS AS NECESSARY PER THE PCSM DETAIL.
- 5) INSTALL 2" INFILTRATION SYSTEM
- 6) INSTALL UNDERDRAIN SYSTEM

GEOLOGICAL AND SOIL CONDITIONS

THESE ARE NO GEOLOGICAL OR SOIL CONDITIONS KNOWN TO EXIST ON SITE THAT WOULD HAVE THE POTENTIAL TO CAUSE POLLUTION. SHOULD ANY SUCH CONDITION OR MATERIAL BE DISCOVERED DURING THE EARTHWORKING ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT, THE CONTRACTOR IS REQUIRED TO FOLLOW ALL FEDERAL AND LOCAL STANDARDS FOR THE PROPER HANDLING AND DISPOSAL OF SUCH MATERIAL. IF ANY QUESTIONS ARISE ABOUT PROPER PROCEDURES FOR HANDLING SUCH MATERIAL, THE CONTRACTOR SHOULD CONTACT THE ALLEGHENY COUNTY CONSERVATION DISTRICT AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

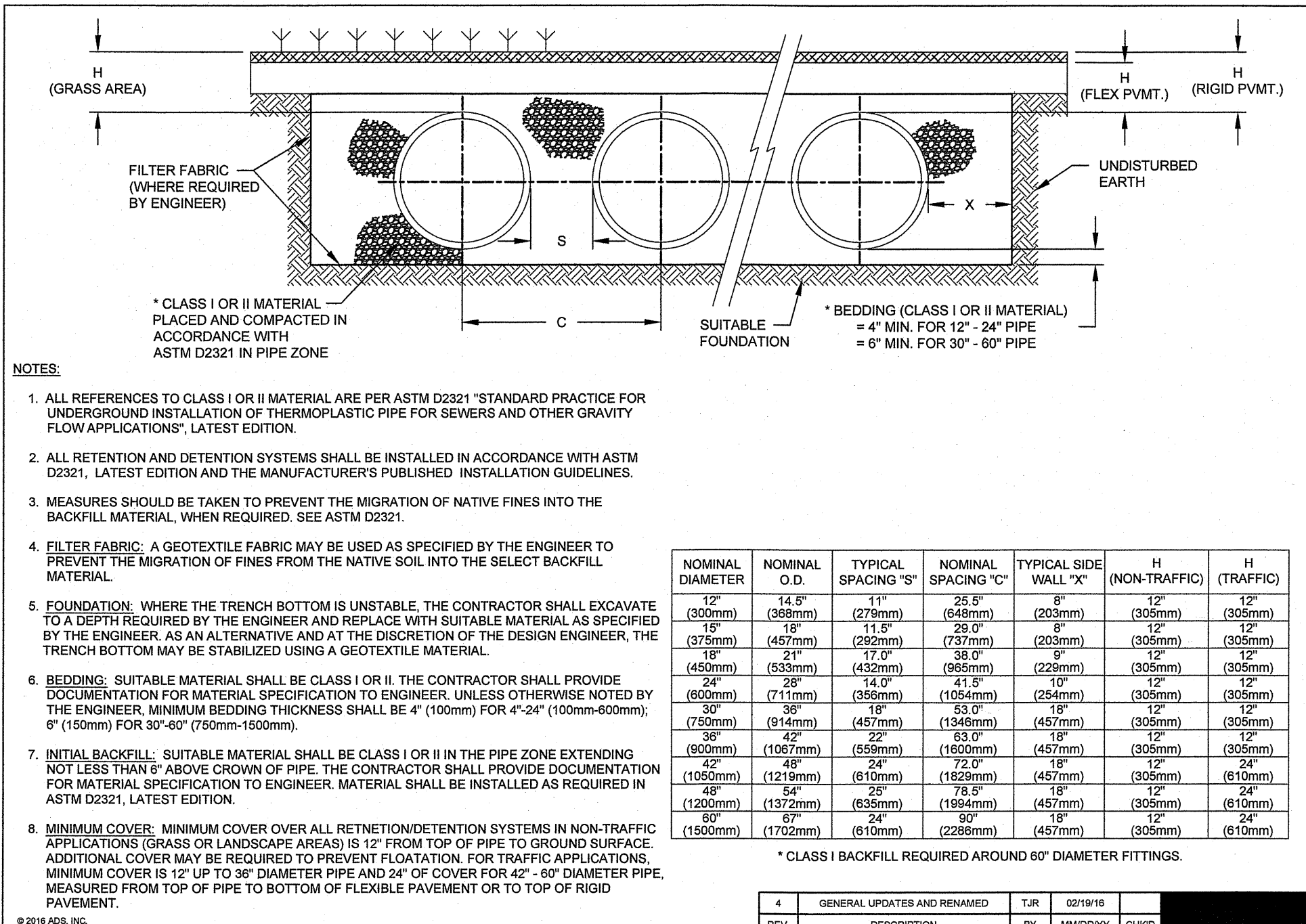
2. THOSE LAWN AND RE-VEGETATED AREAS INTENDED TO RECEIVE STORMWATER RUNOFF FROM DISCONNECTED ROOF LEADERS, AND DISCONNECTED NON-ROOF IMPERVIOUS SURFACES SUCH AS DRIVEWAYS, PARKING AREAS, ETC., SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL, OR AN EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF SIX (6) INCHES. ALL OTHER RE-VEGETATED AND LAWN AREAS SHALL BE FINAL GRADED WITH UNCOMPACTED TOPSOIL OR EQUIVALENT AMENDED SOIL MIXTURE, HAVING A MINIMUM DEPTH OF FOUR (4) INCHES. OTHER PLANNED STORMWATER MANAGEMENT BMP'S SUCH AS RAMMGRASSES, INFILTRATION BASINS, BIOTENTION AREAS, ETC., SHALL BE CONSTRUCTION WITH SOIL AMENDMENT OR TOPSOIL REQUIREMENTS, INCLUDING SOIL DEPTH, AS SPECIFIED IN THE FINAL APPROVED SITE PLAN DRAWINGS, NOTES AND CONSTRUCTION DETAILS.

RECYCLING AND WASTE DISPOSAL:

- UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL MATERIALS WHICH COULD CAUSE POLLUTION SHALL BE THE RESPONSIBILITY OF THE EARTHWORKING CONTRACTOR.
- CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
- CONSTRUCTION WASTE FROM REMOVED EROSION CONTROL MATERIALS, INCLUDING EXCESS TOPSOIL, SHALL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
- WHERE THERE ARE NO KNOWN NATURALLY OCCURRING GEOLOGICAL FORMATIONS OR SOIL CONDITIONS LOCATED ON THE SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION, IF SUCH CONDITIONS ARE ENCOUNTERED, STOP WORK AND CONTACT THE GEOGRAPHICAL ENGINEER AND/OR DEP.
- GEOLOGICAL ROCK FORMATIONS OR SOIL CONDITIONS THAT ARE IDENTIFIED BY THE GEOTECHNICAL ENGINEER ON SITE THAT HAVE THE POTENTIAL TO DEGRADE WATER QUALITY WILL BE ISOLATED IN PLACE OR WILL BE RELOCATED ON-SITE FOLLOWED BY APPROPRIATE CAPPING WITH AN IMPERVIOUS SURFACE SUCH AS PAVEMENT OR A BUILDING, OR WILL BE EXCAVATED AND REMOVED TO AN OFF-SITE DEP-APPROVED AREA CAPABLE TO HANDLE HAZARDOUS WASTE, DEPENDING ON THE LEVEL OF CONTAMINATION, BLENDING OF SOIL MAY ACHIEVE ACCEPTABLE STANDARDS.

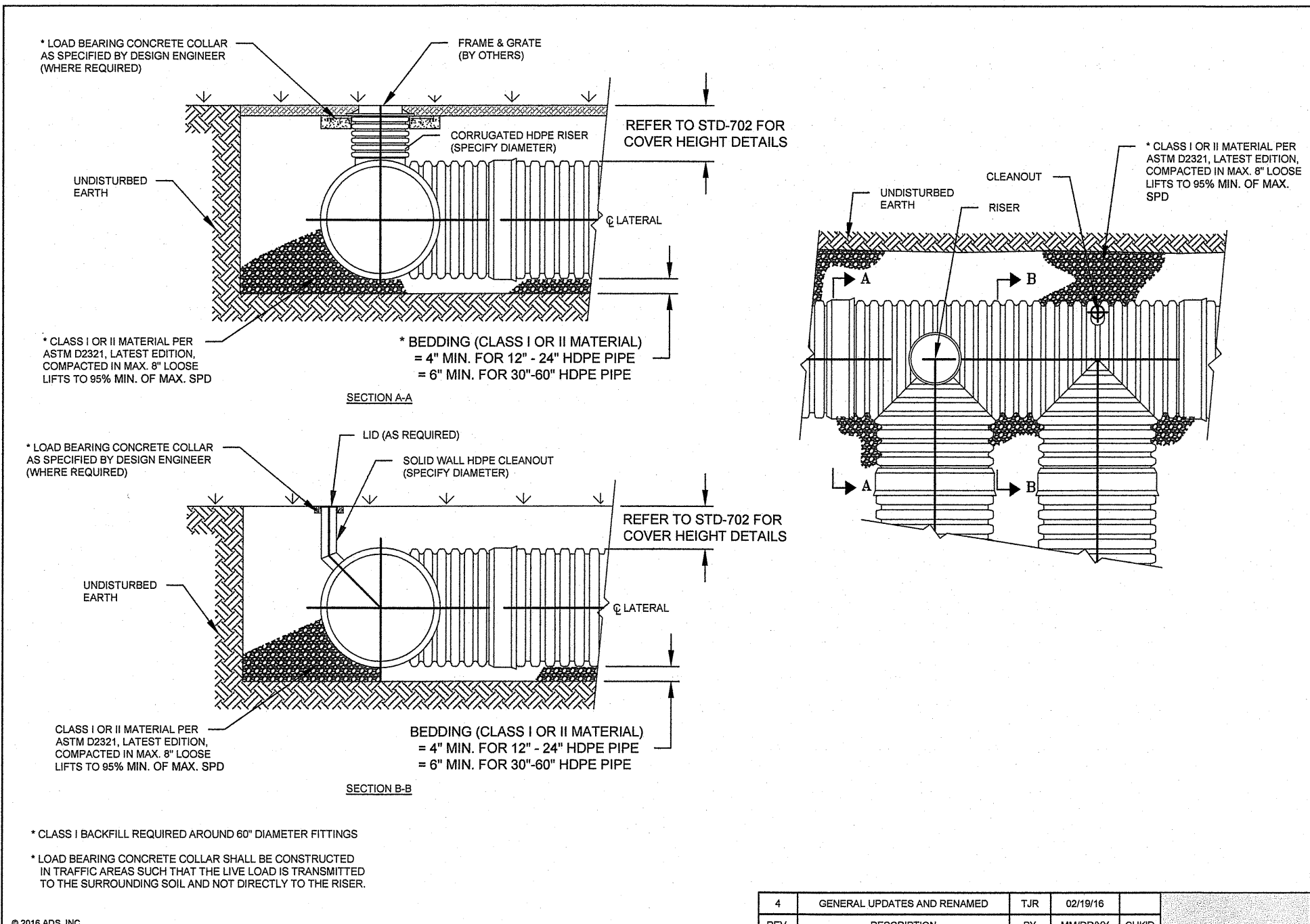
GENERAL NOTES

1. ALL OFFSITE WATERBODIES ARE TO BE APPROVED BY THE COUNTY CONSERVATION DISTRICT.
2. CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.).
3. CONSTRUCTION WASTE FROM REMOVED EROSION CONTROL MATERIALS, INCLUDING EXCESS TOPSOIL, SHALL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.
4. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-246-1776.
5. RECORD DRAWINGS, CERTIFIED BY THE DESIGN PROFESSIONAL, STATING THAT THE FACILITIES WERE CONSTRUCTED CORRECTLY, WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
6. A LICENSED PROFESSIONAL, OR DESIGNER MUST BE PRESENT FOR THE INSTALLATION OF THE FOLLOWING CRITICAL STAGES
7. SWM FACILITIES, INCLUDING THE MONITORING OF SOIL AMENDMENTS



4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
REV	DESCRIPTION	BY	DATE	CHKD
1	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
2	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
3	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD

DRAWING NUMBER: STD-702



4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
REV	DESCRIPTION	BY	DATE	CHKD
1	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
2	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
3	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	CHKD

DRAWING NUMBER: STD-703

Know what's below.
Call before you dig.

POCS SER. #: DESIGN - DIG -

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

Date: 2/14/2024
2/14/2024
3/27/2024
4/23/2024

Revision Description:
Preliminary / Final Township Submittal
Final Township Submittal
Initial NPDES Submission to BCCD

By:
JRG
JRG
ASB

Professional Seal:
GARY A. SHEFFLER, JR.
REGISTERED PROFESSIONAL
ENGINEER
PE 037446

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: info@ShefflerCo.com

953 Perry Highway
Warehouse and Office

Prepared For:
Joseph V. Bullano & Leslie A. Bullano

Situate In:
Muddy Creek Township, Butler County, Pennsylvania

Joseph V. Bullano & Leslie A. Bullano
713 Copper Creek Lane
Westport, PA 15090
(724) 510-9225
jvb57@gmail.com

**POST CONSTRUCTION STORM
WATER MANAGEMENT DETAILS**

DRAWING SCALE: AS NOTED DESIGNED BY: JRG Sheet No.

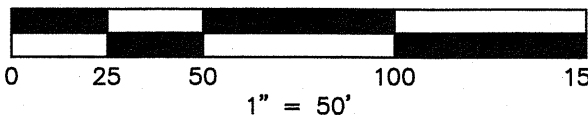
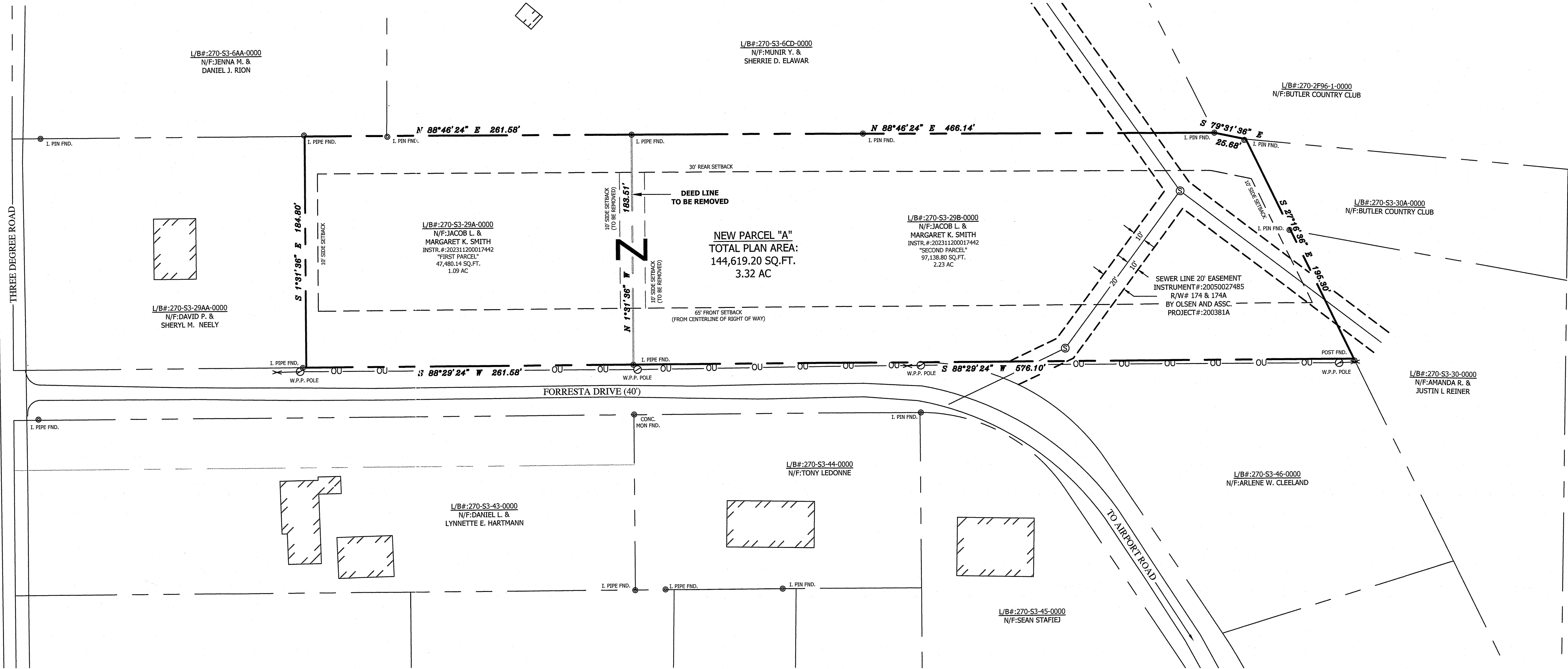
DATE ISSUED: 2/14/2024 REVIEWED BY: GAS

PROJECT JOB#: 4886 FIELD BOOK #: 4759

CADD#: 4886-BULLANO-PCSM2.DWG

423

7



R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)	
LOT AREA	
MINIMUM LOT AREA (SQ. FT.)	FARMING: 10 ACRES COMMERCIAL KENNELS: 8 ACRES SINGLE FAMILY (TWO PUBLIC WATER & SEWER): 1 ACRE SINGLE FAMILY (TWO PUBLIC WATER & SEWER): 25,000 SQUARE FEET FARMETTE: 5 ACRES
LOT WIDTH	
MINIMUM LOT WIDTH (FT.)	INTERIOR LOT (TWO PUBLIC WATER & SEWER): 150 FEET CORNER LOT (TWO PUBLIC WATER & SEWER): 175 FEET INTERIOR LOT (WITH PUBLIC WATER & SEWER): 125 FEET CORNER LOT (WITH PUBLIC WATER & SEWER): 125 FEET
HEIGHT	
MAXIMUM HEIGHT (FT.)	35 FEET AND NOT MORE THAN 2 STORIES FOR SINGLE FAMILY DWELLING 35 FEET AND NOT MORE THAN 3 STORIES FOR OTHER PRINCIPAL STRUCTURES ACCESSORY STRUCTURES SHALL NOT EXCEED 20 FEET IN HEIGHT ACCESSORY AGRICULTURAL STRUCTURES, SUCH AS BARN OR SILOS, SHALL BE EXEMPT FROM MAXIMUM HEIGHT RESTRICTIONS
YARD	
MINIMUM FRONT YARD SETBACK (FT.)	FOR SINGLE FAMILY DWELLINGS WITH OR WITHOUT PUBLIC WATER OR SEWERS, A MINIMUM OF 40' FROM RIGHT OF WAY LINE OR 60' FEET FROM CENTERLINE, WHICHEVER IS GREATER
MINIMUM SIDE YARD SETBACK (FT.)	FOR SINGLE FAMILY DWELLINGS WITH OR WITHOUT PUBLIC WATER OR SEWERS, A MINIMUM OF 10' FEET
MINIMUM REAR YARD SETBACK (FT.)	FOR SINGLE FAMILY DWELLINGS WITH OR WITHOUT PUBLIC WATER OR SEWERS, A MINIMUM OF 30' FEET
ACCESSORY STRUCTURE	1,000 SQUARE FEET OR LESS MUST MEET THE FRONT YARD SAME AS PRINCIPAL USE, SIDE AND REAR YARDS - 20 FEET MINIMUM, 1,000 SQUARE FEET OR MORE SHALL MEET REQUIREMENTS OF SECTION 3.05 A, B, AND C

KNOW ALL MEN BY THESE PRESENTS, that we, Jacob & Margaret Smith of the Township of Penn, County of Butler and State of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damages caused by any grading thereof to any grade hereafter at any time established and all slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Jacob and Margaret Smith, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, to this we set our hand and seal this 10 day of Oct, 2024.

ATTEST:
Notary Public
Jacob Smith
Margaret Smith

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Jacob and Margaret Smith, and acknowledged the foregoing adoption and dedication to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 10 day of Oct, 2024.

My Commission expires the 12 day of Sept, 2025.
(Seal)
Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number: 1192974

We, hereby certify that the title to the property contained in the Smith Consolidation Plan is in the name of Jacob and Margaret Smith and is recorded in instrument number 202311200017442. We further certify that there is no mortgage lien or other encumbrance against this property.

Witness
Jacob Smith
Margaret Smith

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

I, further certify that there are no requirements of Zoning existent under the laws of the Township in which this subdivision is located.

I, further certify that this plan meets with the requirements of all ordinances, including Zoning, existent under the laws of the Township in which the subdivision is located and which affect this plan.

9/24/2024
Date
Dustin N. Drost
Reg. No. SU-075674

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

ATTEST:
Secretary
Chairman

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

REF: THE D.M. SMITH PLAN OF LOTS (UNRECORDED)

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TO THE 2 (TWO) SEPARATE PARCEL I.D. NOS. AS SHOWN INTO 1 (ONE) PARCEL CONTAINING 3.32 ACRES

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE Z - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN

ALL DEED OR PLAN BEARINGS HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. BEARINGS HAVE BEEN ROTATED FROM THE BEARINGS PROVIDED IN INSTRUMENT NUMBER 202311200017442, RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS.

OWNER & ADDRESS:
JACOB AND MARGARET SMITH
107 COLE ROAD
SARVER, PA 16055
724.822.9670

SURVEYOR & ADDRESS:
DUSTIN N. DROST, FLS
12 HIGHLAND DRIVE
MCKEES ROCKS, PA 15136
412.519.6461

Approved by the Planning Commission of the Township of Penn, this 20 day of October 2024.
ATTEST:
Secretary
Chairperson

Approved by the Board of Supervisors of the Penn Township by Resolution, this 12 day of November 2024.
ATTEST:
Secretary
Chairperson

Reviewed by the Butler County Planning Commission, this 9th day of Oct. 2024.
ATTEST:
Secretary
Chairperson

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 423, Page(s) 9.

Given under my hand and seal this 14th day of November, 2024.

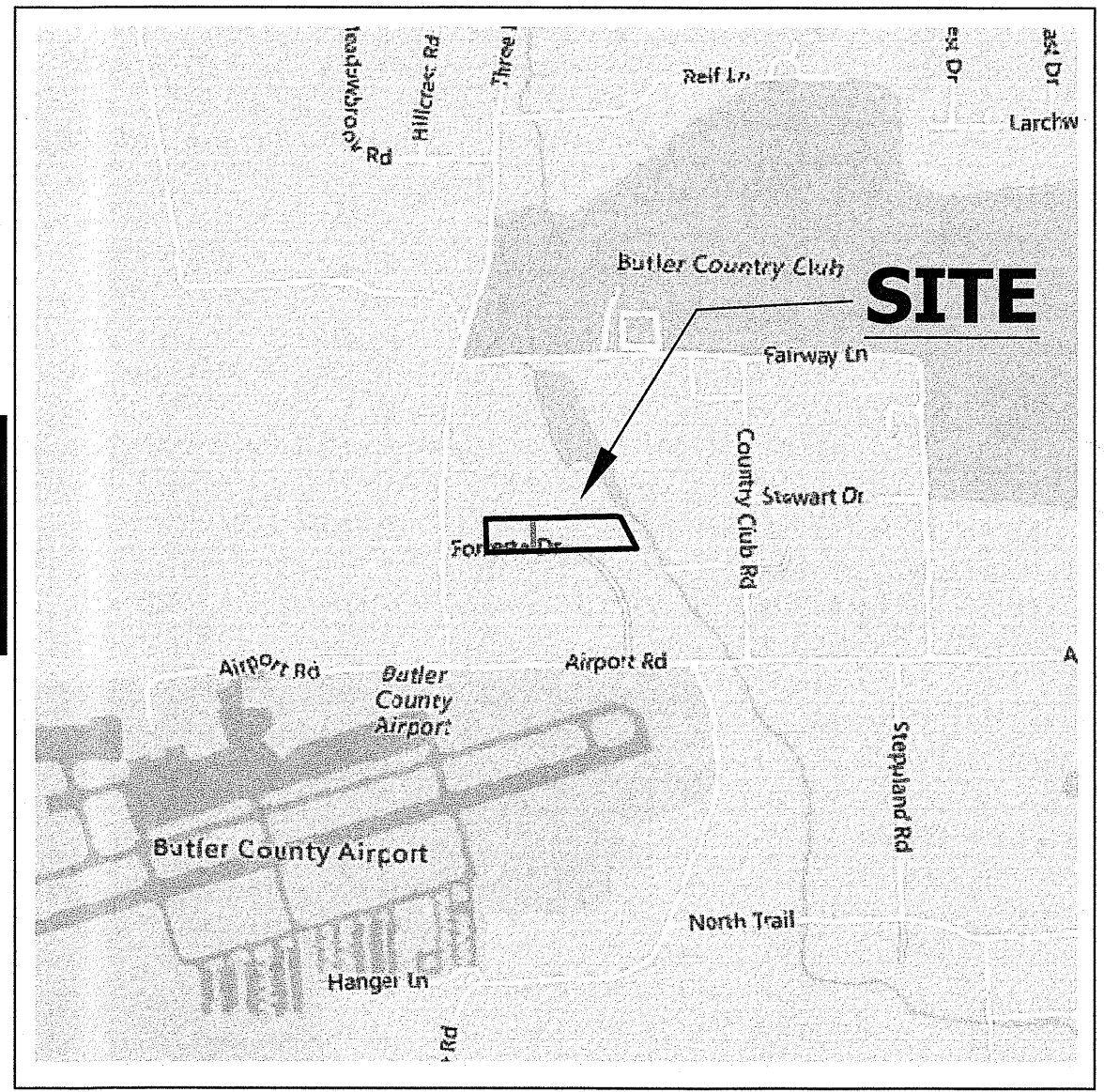
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

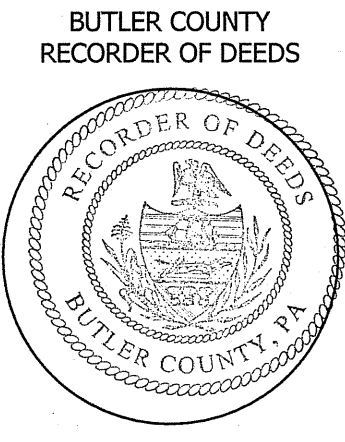
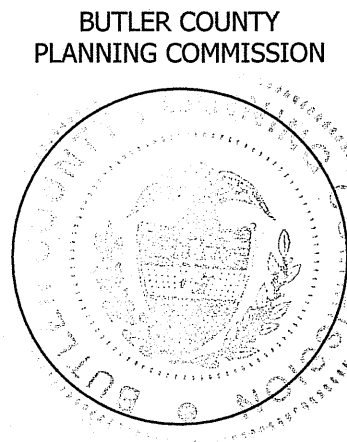
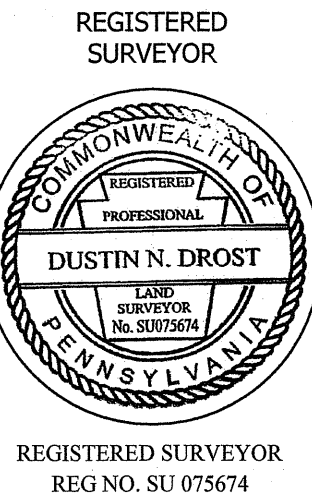
PLAN BOOK	PAGE
423	9

LOT AREA TABULATION	
L/B#:270-S3-29A-0000	EXISTING AREA 47,480.14 Sq. Feet 1.09 Acres
L/B#:270-S3-29B-0000	EXISTING AREA 97,138.80 Sq. Feet 2.23 Acres
TOTAL PLAN AREA: 144,619.20 Sq. Feet 3.32 Acres	

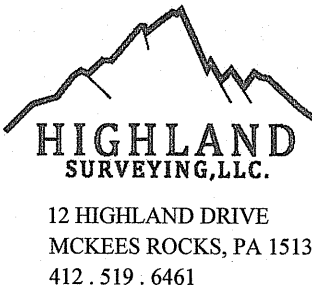


(VICINITY MAP)

1"=1000'



LEGEND	
--- SUBJECT PROPERTY	--- SANITARY SEWER
--- ADJOINING PROPERTY	--- STORM SEWER
--- EASEMENT LINE	--- ANCHOR
+++++ RAILROAD TRACKS	o EXISTING DLC POLE
--- FENCE	o PROPOSED DLC POLE
--- UNDERGROUND ELEC.	o DLCO MANHOLE
--- OVERHEAD UTILITY	o SEWER MANHOLE
--- CATCH BASIN	o WATER METER
--- WATER VALVE	o GAS METER
--- GAS VALVE	o GAS VALVE
o IRON PIN FOUND	o IRON PIN FOUND
o IRON PIN SET	o IRON PIN SET



DATE: 09/24/2024
SCALE: 1"=50'
DRAWN BY: JLS
FILE: 24-020

SMITH CONSOLIDATION PLAN
A CONSOLIDATION OF LOTS
270-S3-29A-000 AND 270-S3-29B-000

SITUATE IN:
PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
MADE FOR:
JACOB AND MARGARET SMITH

KNOW ALL MEN BY THESE PRESENTS THAT WE, KORY CLIFTON JONES AND HEATHER JO JONES, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HUSBANDS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY AFFIRM AS OUR OWN ACT AND DEED, THAT WE HAVE CONVEYED AND DO HEREBY CONVEY TO THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, ALL AND SINGULAR THE RIGHTS, CLAIMS AND INTERESTS OF OURSELVES, OUR HUSBANDS, EXECUTORS, ADMINISTRATORS AND ASSIGNS IN AND TO ALL AND SINGULAR THE PUBLIC HIGHWAYS ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND ALL OTHER PUBLIC HIGHWAYS, AND ALL RIGHTS, CLAIMS AND INTERESTS OF OURSELVES, OUR HUSBANDS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN AND TO THE SAME, TO THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND TO BIND OURSELVES, OUR HUSBANDS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, TO THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADINGS THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME, THIS DEDICATION BEING IN FULL SATISFACTION OF THE ABOVE NAMED PROPERTY OWNERS, OUR HUSBANDS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

x
KORY CLIFTON JONES

x
HEATHER JO JONES

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, KORY CLIFTON JONES AND HEATHER JO JONES AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2021

Lindsey Barry
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lindsey Berry, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

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

DATE SEPT 23, 2024

STEVEN D. GRAFF
REG. NO. SU-075753

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 14th DAY OF November, 2024

x Amoby Berry
SECRETARY


CHAIRPERSON
BOARD OF SUPERVISORS

Thomas R. Hartwig
SECRETARY
Asst. Secretary

x Steve K. Lipp
CHAIRPERSON
PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 22 DAY OF October, 2024

x R. H. G. R. M.
SECRETARY

x 
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

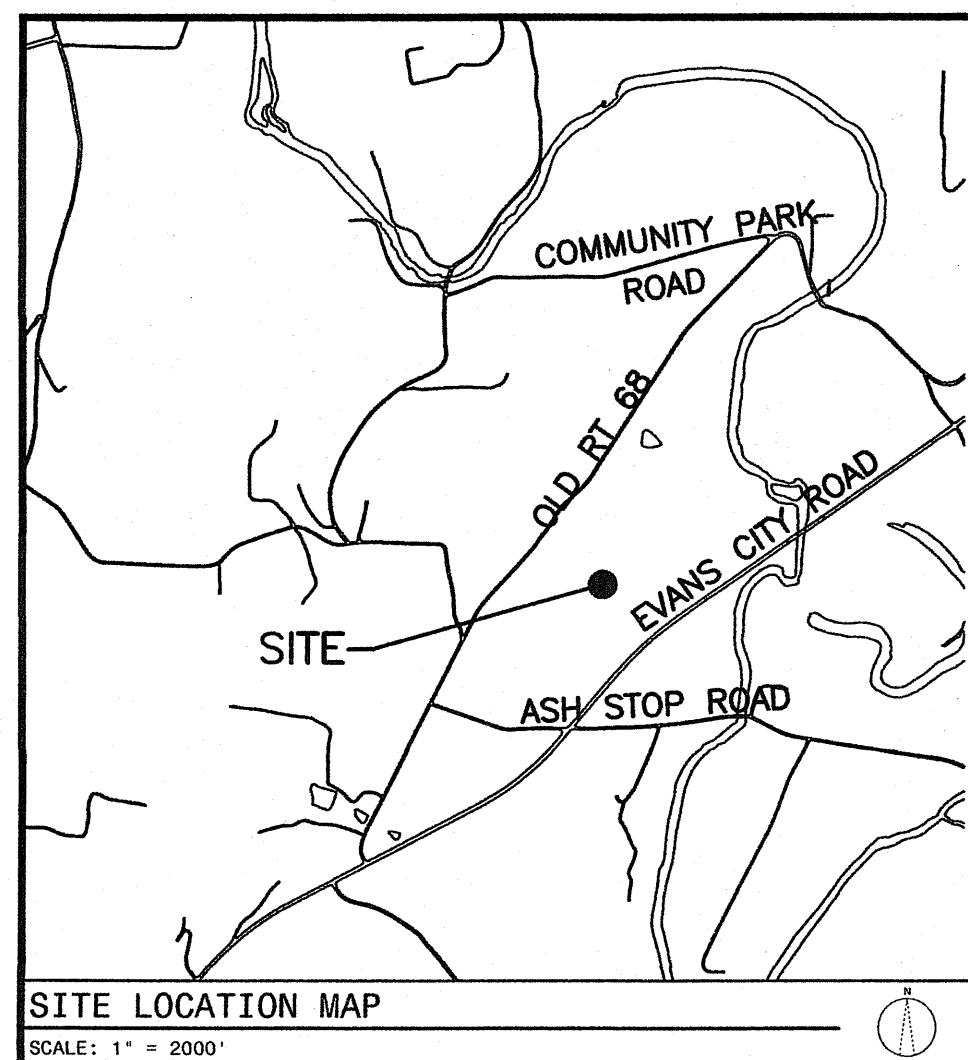
PLANBOOK VOLUME 423, PAGE(S) 10

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER, 2024.

RECORDED OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



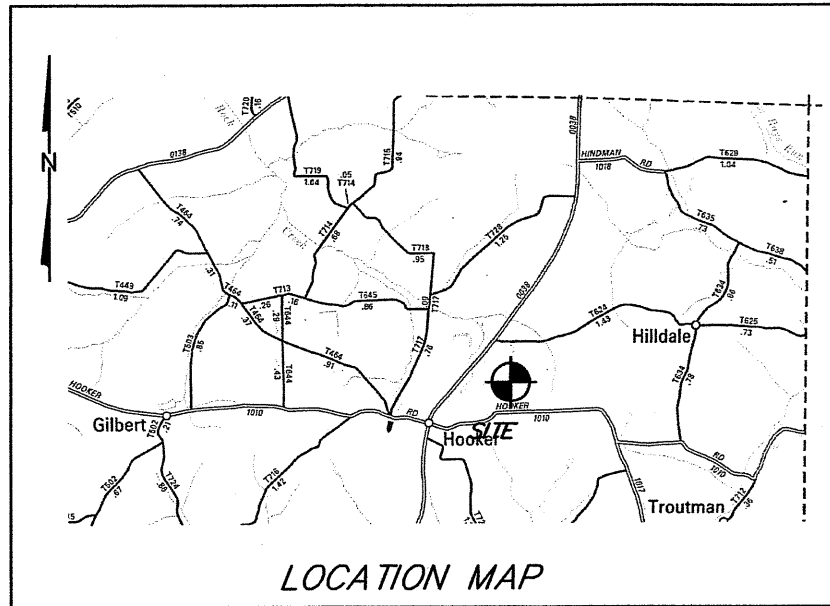
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



1. OWNER: KORY CLIFTON JONES AND HEATHER JO JONES
2. TITLE: INSTRUMENT NUMBER 202409130013708
3. SETBACKS: BUILDING LINE - 50'
SIDE YARD - 15'
REAR YARD - 20'
4. REFERENCES
 - 4.1. CURRENT DEEDS OF RECORD
 - 4.2. PREVIOUSLY RECORDED PLANS
 - 4.2.1. SUBDIVISION OF ROLAND G. & HELEN HERB PROPERTY LOTS 1-6
P.B. 124 PG. 29
 - 4.2.2. WHITE OAK FARM PLAN OF LOTS
P.B. 336 PG. 22
 - 4.2.3. IMAN & WHITE OAK FARM, LLC,
LOT LINE REVISION
P.B. 344 PG. 10
 - 4.2.4. LOT LINE REVISION
P.B. 316 PG. 7
 - 4.2.5. RICE LOT LINE REVISION
P.B. 309 PG. 41
 - 4.2.6. JEFFREY AND KATHRYN PANDOCCHI PLAN
P.B. 265 PG. 8
 - 4.2.7. RAYNOVICH OF SUBDIVISION A
P.B. 253 PG. 20
 - 4.2.8. WHITE OAK FARM PLAN NO. 2
PB 366 PG 18
 - 4.2.9. WHITE OAK FARM PLAN NO. 3
PB 417 PG 18

REV		DESCRIPTION		BY		DATE			
GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM									
PROJECT DESCRIPTION									
JONES PLAN BEING A SUBDIVISION FOR KORY CLIFTON JONES HEATHER JO JONES									
SITUATE									
FORWARD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA									
DATE	DRAWN	CHECKED	SCALE						
09/20/2024	SDG	Sdg	1" = 150'						
PROJECT NO.		TAX PARCEL NO.	REVISION						
24-155		160-4F29-10B	-						

RECORDED _____ 20 _____	
PLAN BOOK	PAGE
423	10
SHEET _____ of _____	



NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEYED PARCEL.

NOTE:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

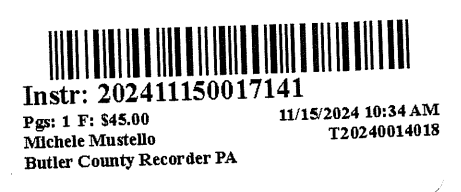
SUBJECT TO :
EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ECT., IF ANY THAT MAY APPEAR EITHER RECORDED OR UNRECORDED.

BUILDING SETBACK LINES:
FRONT 50' FROM R\W
SIDE 15'+5'
REAR 15'+5'

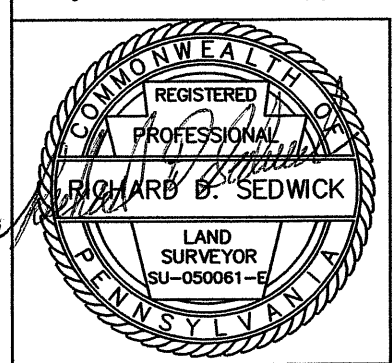
I, the undersigned FRED M. SCHRECEGOST CONCORD TRUST (owners) of the Real Estate shown and described, here in do hereby certify that I have laid off, platted, and subdivided, and hereby layoff, plat, and Develop said Real Estate in accordance with the within plat.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 28 day of OCTOBER 2024 Before me a Notary Public
in and for said state and county personally came
MARLIN M. SCHRECEGOST
FRED M. SCHRECEGOST JR known to be the person whose name is
subscribed to the within instrument.
In witness whereof I have here unto set my name and official seal.

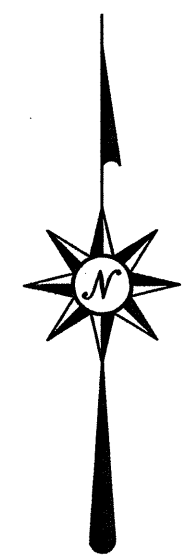
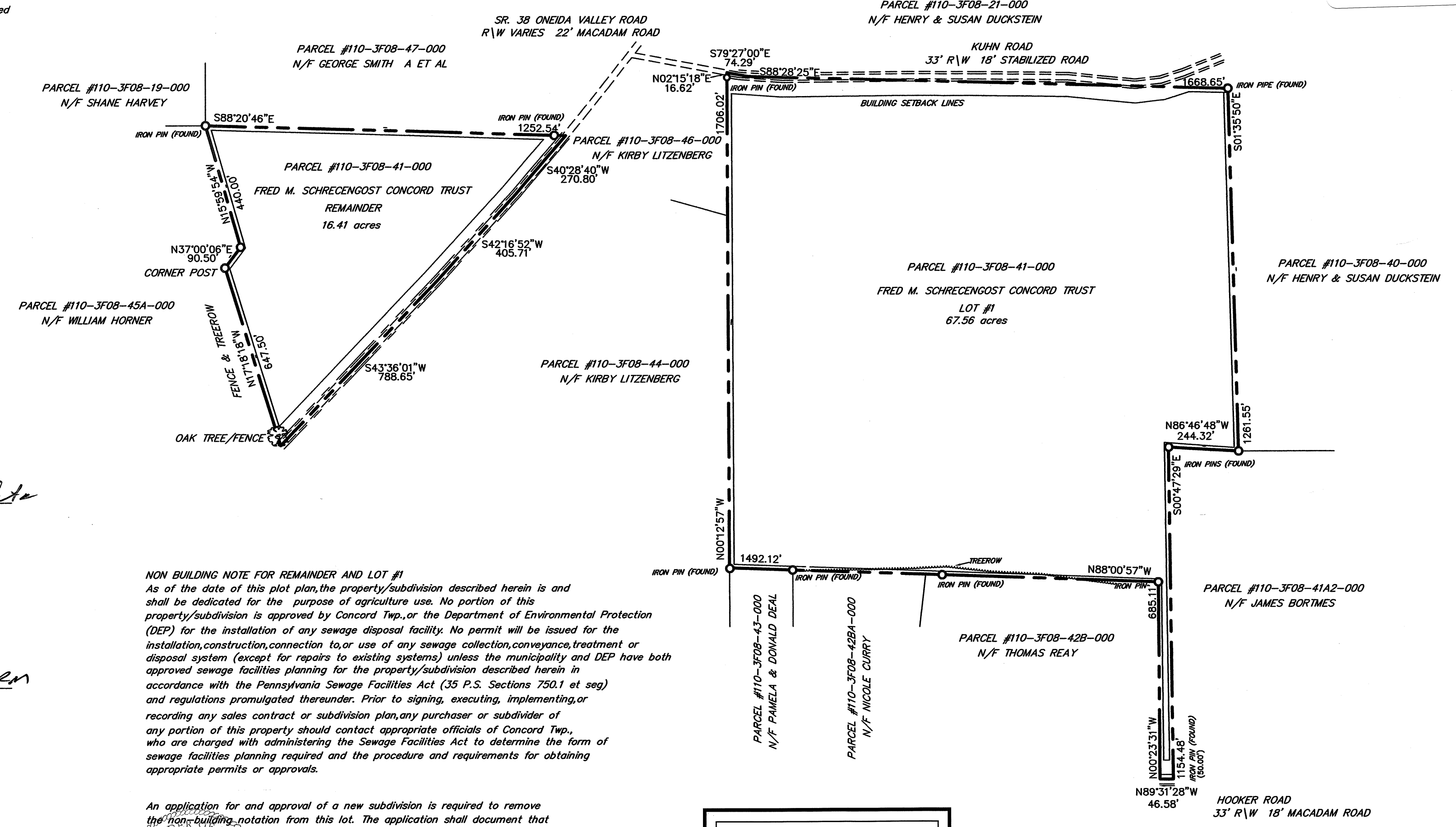
Notary Public
Teresa A. Lincoln
Commonwealth of Pennsylvania - Notary Seal
Teresa A. Lincoln, Notary Public
Allegheny County
My commission expires February 12, 2027
Commission number 1288278
Member, Pennsylvania Association of Notaries



Certification by Professional Land Surveyor
I, Richard D. Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s)



SEPT. 2024
Date



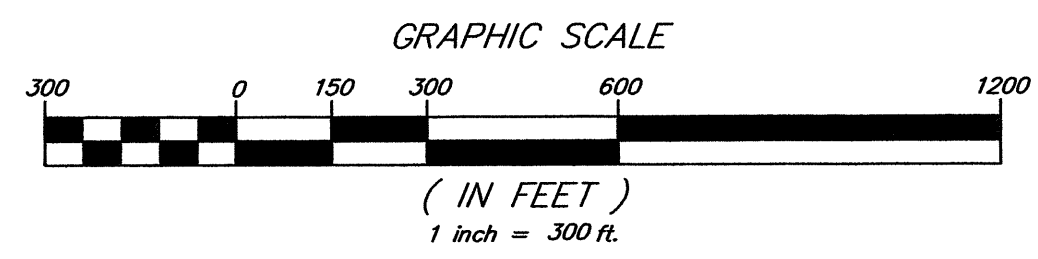
Reviewed by the Concord Twp.
this 12th day of November 2024
Michelle Thompson Secretary
Sandra A. Latta Chairman

Final Approval by the Butler County Planning Commission
this 16th day of OCT 2024
R. Hunsper Secretary
J. Hunsper Chairman

NON BUILDING NOTE FOR REMAINDER AND LOT #1
As of the date of this plot plan, the property/subdivision described herein is and shall be dedicated for the purpose of agriculture use. No portion of this property/subdivision is approved by Concord Twp., or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to, or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq) and regulations promulgated thereunder. Prior to signing, executing, implementing, or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Concord Twp., who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

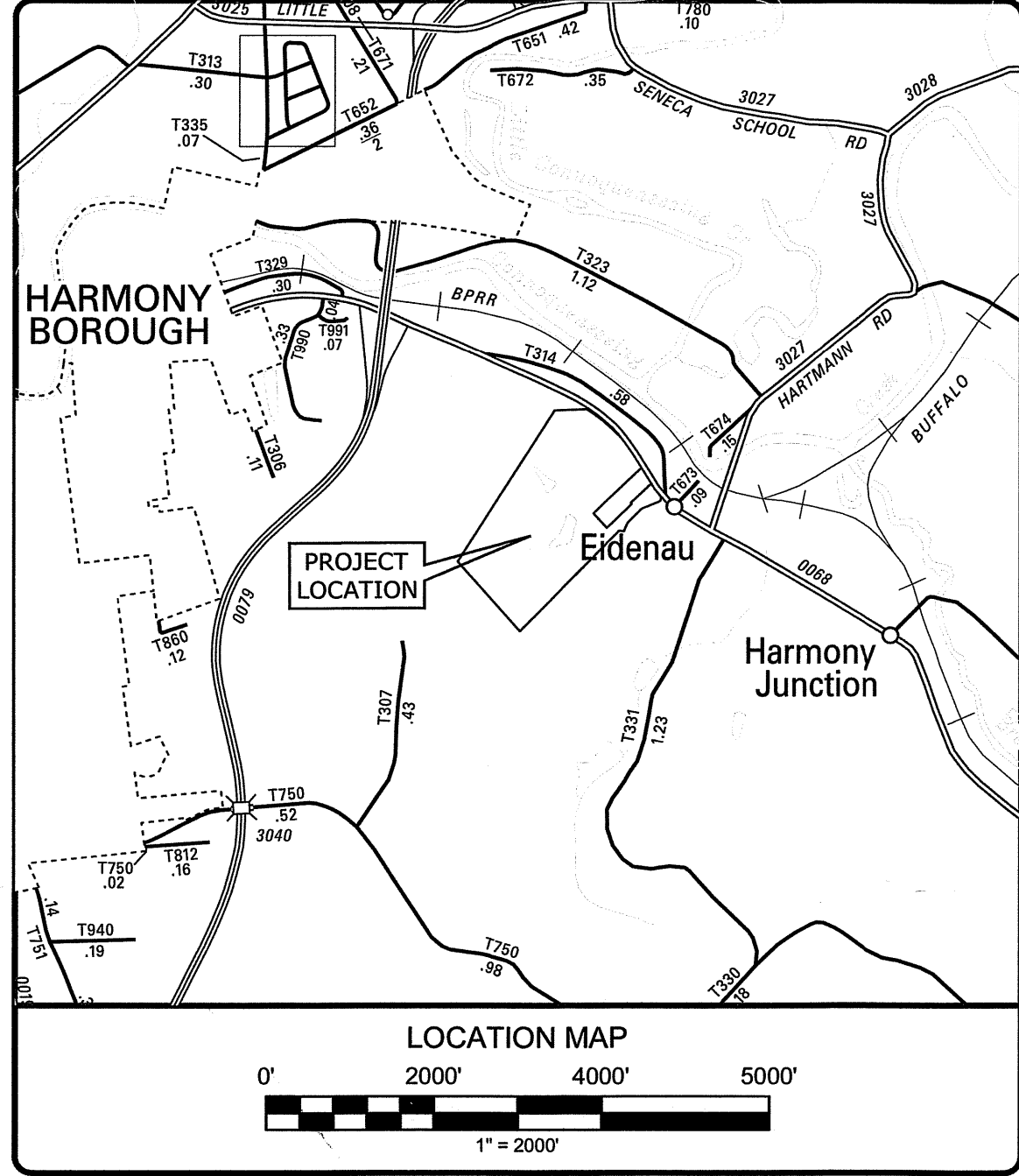
An application for and approval of a new subdivision is required to remove the non-building notation from this lot. The application shall document that the lot has suitable sanitary sewer service in accordance with section 613.

PLAN BOOK	PAGE
423	11



RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
On this the 15th day of NOVEMBER 2024 before me, the Recorder of Deeds in and for said County of Butler, personally appeared AT PLAN BOOK 423 PAGE 11, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

DRAWN BY: R.D.S.	SUBDIVISION PLAN FINAL PLAN MADE FOR FRED M. SCHRECEGOST CONCORD TRUST MARLIN SCHRECEGOST 124 CONSTITUTION AVE. SAXONBURG PA. 16056 CONCORD TWP. BUTLER CO. PA.
CHECKED BY D.R.D.	
SCALE: 1"=300'	
DATE: SEPT. 2024	
DRAWING NO: 110-3F08-41	
R.D. SEDWICK P.L.S. PO BOX 119 CLARINGTON PA. 15828 724-355-9302	



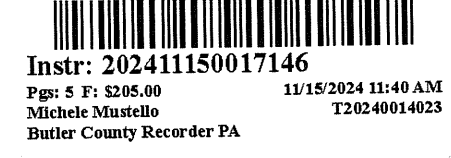
TRAILS AT HARMONY JUNCTION

PHASE 2 FINAL

PLANNED RESIDENTIAL DEVELOPMENT

JACKSON TOWNSHIP

BUTLER COUNTY, PENNSYLVANIA



OWNERS ADOPTION, ACKNOWLEDGEMENT AND DEDICATION

TRAILS AT HARMONY JUNCTION, LLC, OWNER OF THE LAND SHOWN ON THE TRAILS AT HARMONY JUNCTION PRD HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF JACKSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JACKSON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADINGS THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

BY: TRAILS AT HARMONY JUNCTION, LLC

CHRISTOPHER J. KACLIK, MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, MEMBER OF TRAILS AT HARMONY JUNCTION, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF October, 2024

MY COMMISSION EXPIRES THE 15 DAY OF August, 2025

Paula K. Rouda

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141588
Member, Pennsylvania Association of Notaries

OWNERS CERTIFICATION OF TITLE MORTGAGEE CONSENT

I, CHRISTOPHER J. KACLIK, MEMBER OF TRAILS AT HARMONY JUNCTION, LLC., HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TRAILS AT HARMONY JUNCTION PRD PLAN IS IN THE NAME OF TRAILS AT HARMONY JUNCTION, LLC AS RECORDED AT INSTRUMENT NO. 202106010015584.

OWNER

WITNESS

Washington Financial Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE TRAILS AT HARMONY JUNCTION PRD PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

OWNER

WITNESS

JACKSON TOWNSHIP SEWAGE FACILITIES DECLARATION

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.

November 13, 2024

DATE

TOWNSHIP MANAGER/SECRETARY

TOWNSHIP ENGINEERS CERTIFICATION

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

10/17/24

DATE

NAME

PE 077527

REG #

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF JAN., 2020.

SECRETARY

CHAIRPERSON

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 443 PAGE(S) 1A-1C.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF November, 2024.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

SURVEYORS CERTIFICATION

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.

MICHAEL E. RENN

SU061929

LICENSE No.

SIGNATURE

DATE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

CHRIS KERNS

074272

LICENSE No.

SIGNATURE

DATE

STORMWATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

CHRIS KERNS

074272

LICENSE No.

SIGNATURE

DATE

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE JACKSON TOWNSHIP ON THE 22nd DAY OF January, 2024, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED, January 24, 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.

SIGNED AND NOTED AS APPROVED THIS 13th DAY OF November, 2024.

SECRETARY

CHAIRPERSON

THIS PLAN WAS DELIVERED TO TRAILS AT HARMONY JUNCTION, LLC BY JACKSON TOWNSHIP ON THE 14th DAY OF November, 2024.

TOWNSHIP MANAGER/SECRETARY

JACKSON TOWNSHIP PLANNING COMMISSION APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 3rd DAY OF January, 2024, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED, January 24, 2024. 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.

SIGNED AND NOTED AS APPROVED THIS 13th DAY OF November, 2024.

TOWNSHIP SECRETARY

PLANNING DIRECTOR

WESTERN BUTLER COUNTY AUTHORITY

THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE WESTERN BUTLER COUNTY AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH, AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES, AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LATEFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

WITNESS

OWNER

EASEMENTS APPROVED BY THE WESTERN BUTLER COUNTY AUTHORITY ON THIS 10 DAY OF October, 2024.

AUTHORITY REPRESENTATIVE

PROPERTY OWNER:

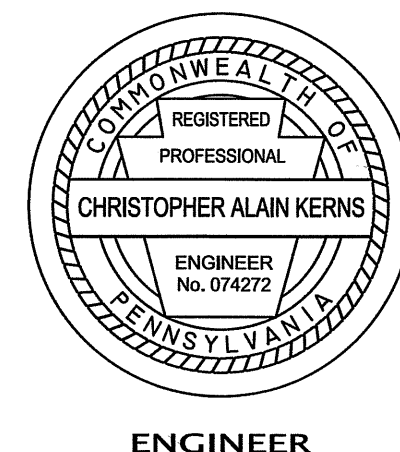
TRAILS AT HARMONY JUNCTION, LLC
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

TAX PARCEL(S):

180-4F102-8 - INSTRUMENT NO. 202106010015584

PREPARED FOR:

TRAILS AT HARMONY JUNCTION, LLC
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033
(724) 432-3101



ENGINEER



SURVEYOR



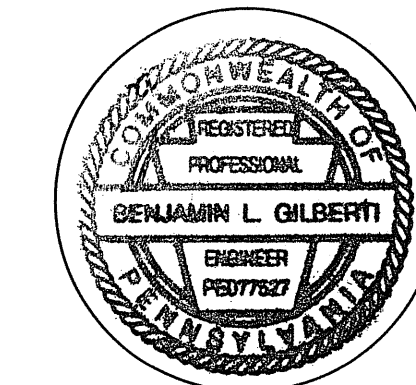
BUTLER COUNTY
PLANNING COMMISSION



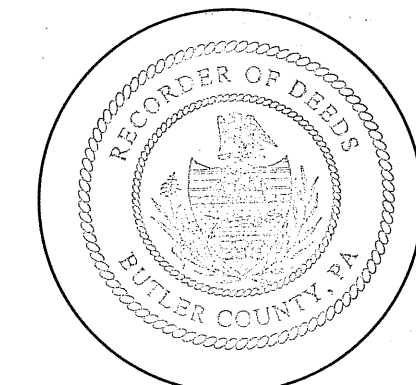
JACKSON TOWNSHIP
PLANNING COMMISSION



JACKSON TOWNSHIP
BOARD OF SUPERVISORS



JACKSON TOWNSHIP
ENGINEER



BUTLER COUNTY
RECORDER OF DEEDS

APPROVED MODIFICATIONS / WAIVERS		
ORDINANCE	REQUIREMENT	MODIFICATION OR WAIVER
\$22-602D(2)(a)	CUL-DE-SAC STREET SERVING SINGLE FAMILY DETACHED DWELLINGS: MAX 800' IN LENGTH	SPENCER COURT EXCEEDS THE 800', AS SHOWN ON THE PLANS
\$22-603.B(3)(c)	RECREATIONAL TRAILS SHALL BE A MINIMUM OF 6' WIDE	TO ALLOW THE WIDTH OF THE TRAIL TO BE SHORTER THAN 6' WIDE, AS SHOWN ON THE PLANS
\$26-146.B(8)	EXTERIOR SLOPES OF COMPACTED SOIL SHALL NOT EXCEED 3:1	TO ALLOW A SLOPE AS SHOWN ON THE PLANS
\$27-1110.K(8)	ALL UNITS & ACCESSORY STRUCTURES SHALL BE SETBACK A MINIMUM OF 75'	TO ALLOW A VARIABLE SETBACK OF 20' - 75' AS SHOWN ON THE PLANS
\$27-1901.F	ATTACHMENT 2 OF THE ZONING ORDINANCE REQUIRING BUFFERYARD 'A' ALONG THE EXISTING VILLAGE OF HARMONY JUNCTION	DUE TO THE NATURE OF THE EXTENSION OF THE PLAN NO BUFFERYARD IS REQUIRED AT THE LOCATION OF THE PROPERTY LINES TO THE VILLAGE AT HARMONY JUNCTION
\$27-1205.E(4)(c)	A 50' STRIP OF LAND SHALL BE INCLUDED IN THE COMMON OPEN SPACE ALONG EXISTING STREETS	THE PROPOSED PLAN IS EXTENDING FROM THE EXISTING STREET, RYLE DR; THEREFORE, THE 50' STRIP WOULD NOT BE REQUIRED ALONG RYLE DR

DEVELOPMENT AREA:

PARCEL "D" - PHASE 1 PLAN
(TAX PARCEL 180-4F102-8)

2,015,516.43 SQ. FT

42.270 ACRES

LOT/PARCEL TOTALS:

PARCEL "D" REMAINING
(TAX PARCEL 180-4F102-8)

1,310,677.50 SQ. FT

30.089 ACRES

PROPOSED DEDICATED R/W

94,715.09 SQ.FT.

2.174 ACRES

AREA WITHIN LOTS

610,123.84 SQ.FT.

14.007 ACRES

NOTES:

- THERE IS A TOTAL OF 56 LOTS BEING DEVELOPED WITH THE PROPOSED PLAN.
- THIS PLAN REPRESENTS A SUBDIVISION OF TAX PARCEL 180-4F102-8, WHICH IS OWNED BY TRAILS AT HARMONY JUNCTION, LLC AND SHOWN AS PARCEL D ON THE PHASE 1 PLAN OF LOTS.
- THE PROPERTY IS ZONED R-RESIDENTIAL LOCATED IN THE TRANSITIONAL OVERLAY AND IS BEING DEVELOPED AS A PRD - PLANNED RESIDENTIAL DEVELOPMENT.
- THE PERIMETER BOUNDARY SURVEY WAS CONDUCTED AND PREPARED BY SPERDUTE SURVEYING. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY.
- THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
- CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET AT THE RIGHT OF WAY LINE.
- ALL STREETS SHOWN ON THIS PLAN SHALL BE PUBLIC STREETS AND OFFERED FOR DEDICATION TO JACKSON TOWNSHIP.
- ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE TRAILS AT HARMONY JUNCTION HOME OWNERS ASSOCIATION. THE OPEN SPACE PARCELS SHALL ALSO HAVE A BLANKET EASEMENT FOR THE BENEFIT OF JACKSON TOWNSHIP SPECIFICALLY FOR A TRAIL CONNECTION TO ADJACENT PROPERTIES.
- RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND DRAINAGE EASEMENTS SHOWN HEREON FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
- ALL EASEMENTS LABELED AS PRIVATE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPER, BUILDER AND OR HOMEOWNERS ASSOCIATION SHALL RETAIN THE RIGHT TO INSTALL AND MAINTAIN AN ENTRY MONUMENT AND ASSOCIATED LANDSCAPING AND OR LIGHTING AT THE ENTRANCE OF THE DEVELOPMENT PROVIDED THAT THESE IMPROVEMENTS ARE WITHIN THE OPEN SPACE PARCELS.
- FOR ANY LOCATIONS WHERE THE SANITARY SEWER IS INSTALLED OUTSIDE OF PUBLIC RIGHT-OF-WAY, A TWENTY-FIVE (25) FEET WIDE SANITARY EASEMENT SHALL EXIST CENTERED OVER THE EXACT INSTALLED LOCATION OF THE SANITARY FACILITIES. FOR ANY LOCATIONS WHERE THE SANITARY FACILITIES ARE INSTALLED IN PUBLIC RIGHT OF WAY, AND A MINIMUM OF TWELVE AND ONE-HALF (12.5) FEET IS NOT PROVIDED FROM THE CENTER OF THE SANITARY FACILITIES TO THE EDGE OF THE PUBLIC RIGHT OF WAY, AN EASEMENT SHALL EXIST WHICH ADJUTS TO THE EDGE OF THE PUBLIC RIGHT OF WAY, AND PROVIDES A MINIMUM OF TWELVE AND ONE-HALF (12.5) FEET FROM THE CENTER OF THE INSTALLED LOCATION OF THE SANITARY FACILITIES.

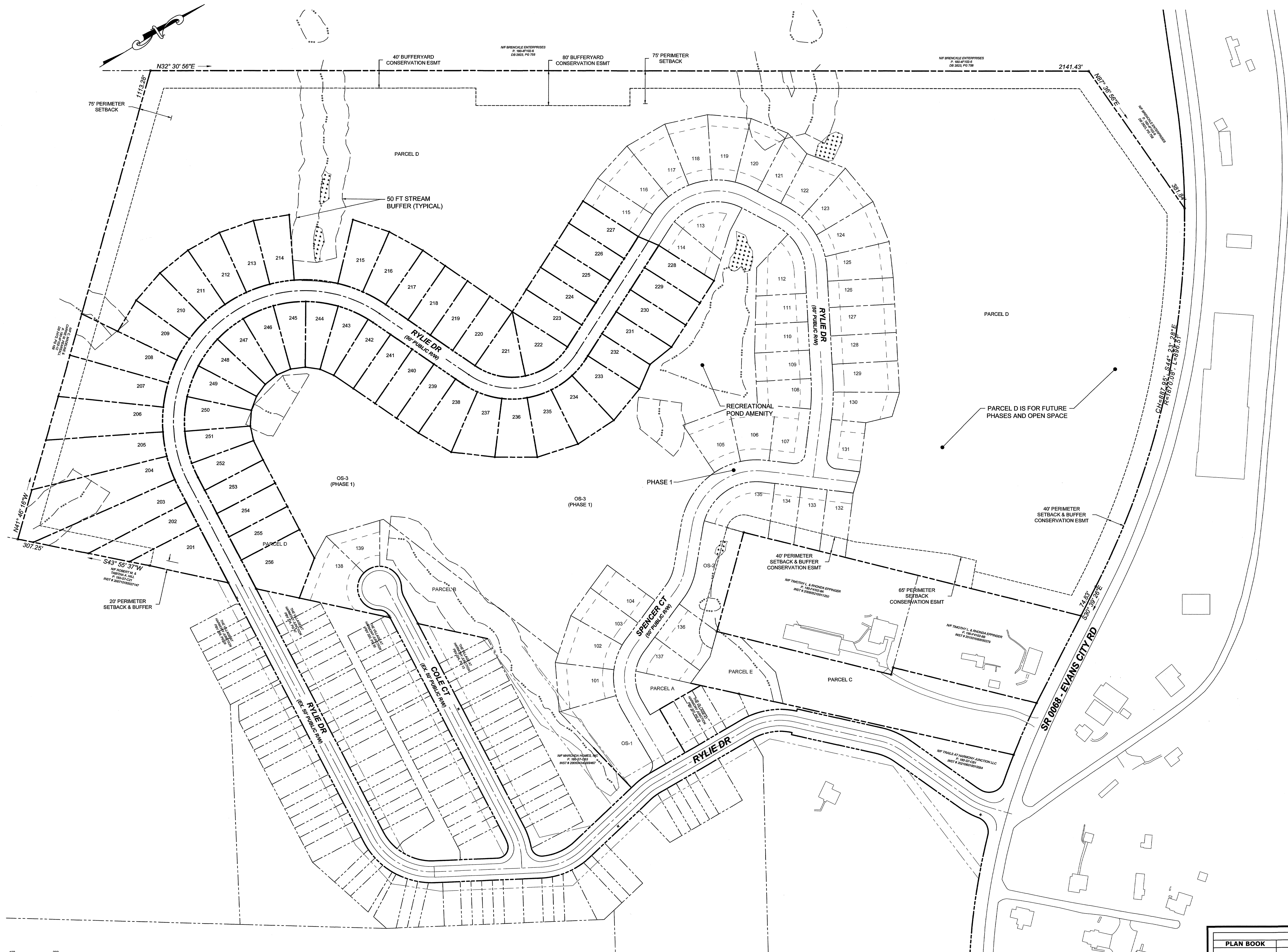
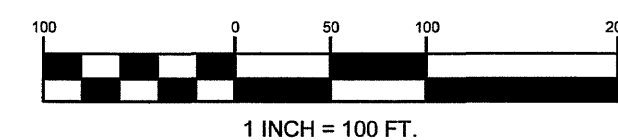
PRD OVERLAY SUMMARY CHART		
CRITERIA	REQUIRED	PROPOSED
MINIMUM SITE SIZE	20 Ac.	71.18 Ac.
MAXIMUM DENSITY	0.8 / Ac. = 86	0.6 / Ac. = 63
PERIMETER SETBACK	75 FL	40-75 FL
OPEN SPACE REQUIRED	40% = 28.47 Ac.	43.4% = 30.90 Ac. *
GROSS DENSITY	3 Units/ Ac. Max.	1.77 Units/ Ac.
MAXIMUM LOT COVERAGE	40%	40%
MAXIMUM IMP. COVERAGE	60%	60%
MINIMUM LOT SIZE (Sq. Ft.)	SINGLE FAMILY 7,200	DUPLEX 3,000
MINIMUM LOT WIDTH	55 FL	22 FL
MINIMUM FRONT YARD	20 FL	20 FL
MINIMUM REAR YARD	25 FL	25 FL
MINIMUM SIDE YARD	15 FL Total 5 FL Min	10 FL

NOTE:
*THE OPEN SPACE CALCULATION DOES NOT INCLUDE PARCELS A, B & C THAT WILL BE DEDICATED AS OPEN SPACE AND CONVEYED TO THE VILLAGE OF HARMONY JUNCTION HOA.
**MINIMUM LOT WIDTH AT CULDESACS AND LOTS ON OUTSIDE ROW CURVES ARE MEASURED AT THE BUILDING SETBACK LINE.

PLAN BOOK	PAGE
423	12

DATE		DESCRIPTION	
12/12/23	3/4/24	1 INITIAL SUBMISSION	
		2 REVISED UTILITY EASEMENT WIDTH IN FRONT OF LOT 24	
JANSSI			
PREPARED FOR: TRAILS AT HARMONY JUNCTION LLC 1272 MARS-EVANS CITY RD EVANS CITY, PA 16033			
ECO LAND SOLUTIONS LLC Land Planning & Engineering Tel: (412) 357-2937 Fax: (866) 914-1344 info@ecolandolutions.com			
BUTLER COUNTY PENNSYLVANIA JACKSON TOWNSHIP PHASE 2 TRAILS AT HARMONY JUNCTION PLAN OF LOTS			
DRAWN BY		CAK	
CHECKED BY		MER	
PROJECT No.		HARMONY	
SHEET		1 of 5	

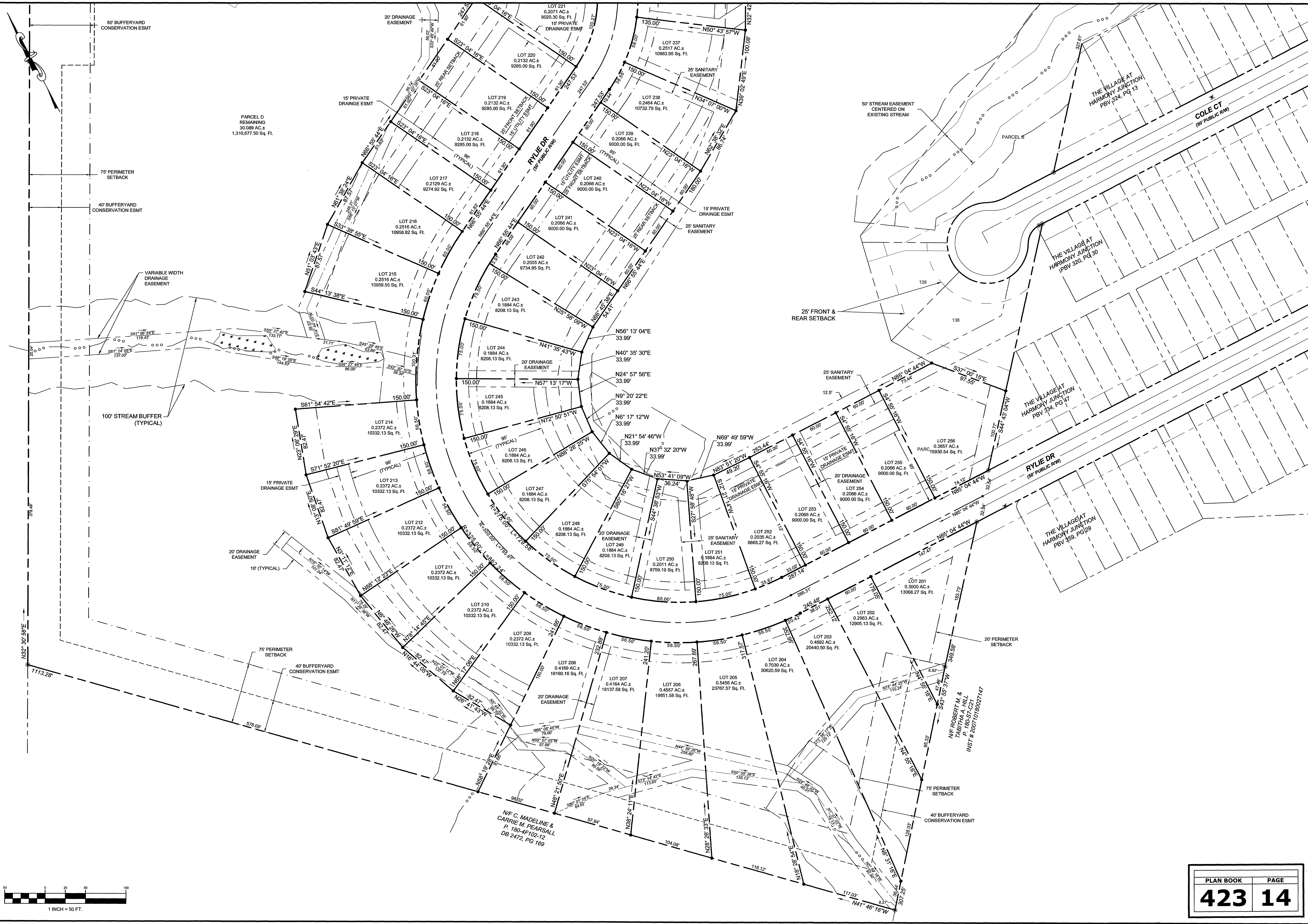
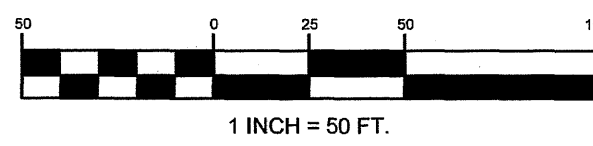
C:\Users\Land\Documents\PA\Butler\Harmony Junction\Harmony Junction Phase 2 Final Planning Plan



PLAN BOOK	PAGE
423	13

JACKSON TOWNSHIP		BUTLER COUNTY PENNSYLVANIA		PHASE 2 TRAILS AT HARMONY JUNCTION		PLAN OF LOTS		SHEET		2 of 5		ISSU		PREPARED FOR: TRAILS AT HARMONY JUNCTION LLC 1272 MARCEVANS CITY RD EVANS CITY, PA 16033 ECO LAND SOLUTIONS LLC Land Planning & Engineering Eco Land Solutions, LLC. 133 Hay Lane Murrysville, PA 15668 Tel: (412) 357-2937 Fax: (886) 914-0344 info@ecoland.com	
DRAWN BY		CAK		CHECKED BY		MER		PROJECT No.		HARMONY		#	DESCRIPTION	#	DATE
												1	INITIAL SUBMISSION	1	12/13/23
												2	REVISED UTILITY EASEMENT WIDTH IN FRONT OF LOT 234	2	3/4/24
												</			

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DATE	
12/1/2013	
3/4/24	

DESCRIPTION	
1	INITIAL SUBMISSION
2	REVISED UTILITY EASEMENT WIDTH IN FRONT OF LOT 24

ISSUE	
#	
1	
2	

PREPARED FOR:
TRAILS AT HARMONY JUNCTION LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
Land Planning & Engineering
Tel: (412) 357-2837
Fax: (888) 914-0344
info@ecoland.com

JACKSON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PHASE 2
TRAILS AT HARMONY JUNCTION
PLAN 1

DRAWN BY	CAK
CHECKED BY	MER
PROJECT No.	HARMONY
SHEET	
423	14

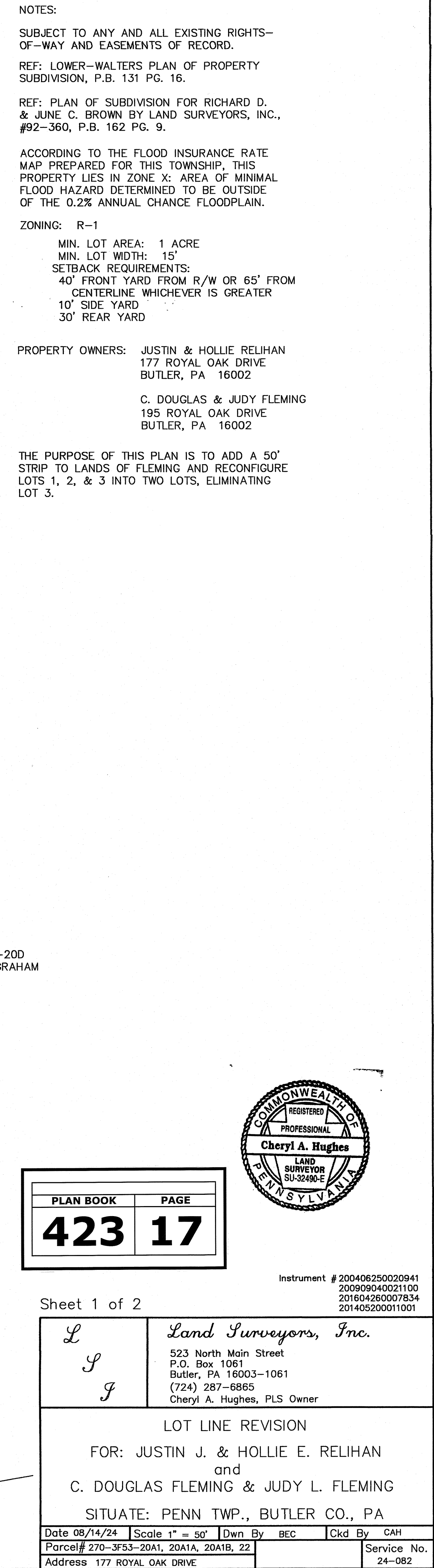
3 of 5

C:\Eco Land Projects\PA-Butler-Harmony Junction\dwg\Harmony Junction Phase 2 Final Planning 1.dwg



PLAN BOOK	PAGE
423	16

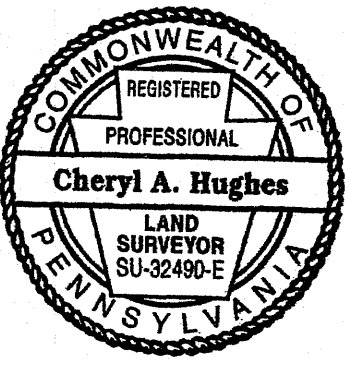
DATE		DESCRIPTION	ISSUE
#			
1	12/13/23	INITIAL SUBMISSION	
2	3/4/24	REVISED UTILITY EASEMENT WIDTH IN FRONT OF LOT 234	
PREPARED FOR:			
TRAILS AT HARMONY JUNCTION LLC			
1272 MARS-EVANS CITY RD			
EVANS CITY, PA 16033			
ECO LAND SOLUTIONS LLC			
Land Planning & Engineering			
Tel: (412) 357-2937			
Fax: (866) 914-0344			
info@ecoland.com			
JACKSON TOWNSHIP			
BUTLER COUNTY			
PENNSYLVANIA			
PHASE 2			
TRAILS AT HARMONY JUNCTION			
PLAN 3			
DRAWN BY		CAK	
CHECKED BY		MER	
PROJECT No.		HARMONY	
SHEET		5 of 5	



EXISTING PRIVATE R/W DESCRIPTION

MATCHLINE (See Sheet 1 of 2)

270-3F53-21A
N/F J.S. BLAIR



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

I further certify that there are no requirements of Zoning existent under the laws of the Township in which this subdivision is located.

I further certify that this plan meets with the requirements of all ordinances, including Zoning, existent under the laws of the Township in which this subdivision is located, and which affect this plan.

SURVEYOR'S NAME & DATE
Cheryl A. Hughes 8/14/24

NOTE: EXCEPTIONS TO REQUIREMENTS OF ZONING ARE NOTED ON PLAN.

Approved by the Board of Supervisors of the Penn Township by Resolution this 8th day of October, 2024

ATTEST:
Shirley A. Zupars SECRETARY
Samuel M. Mustello CHAIRMAN

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

ATTEST:
Shirley A. Zupars SECRETARY
Samuel M. Mustello CHAIRMAN

The following owner(s) of the land within or adjacent to this plan of lots do hereby agree to the recording of this plan insofar as it affects these properties.
N/A N/A N/A

Approved by the Planning Commission of the Township of Penn this 24 day of Sept, 2024

ATTEST:
Art Black SECRETARY
Samuel M. Mustello CHAIRMAN

Reviewed by the Butler County Planning Commission this 6th day of SEPT., 2024

ATTEST:
R. H. gem SECRETARY
J. H. gem CHAIRMAN

STATE 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 423 Page 17-18

Given under my hand and seal this 15th day of NOVEMBER, 2024

SEAL
Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

Instrument # 200406250020941
200909040021100
201604260007834
201405200011001

Sheet 2 of 2
L
S
J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1081
Butler, PA 16003-1081
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: JUSTIN J. & HOLLIE E. RELIHAN
and
C. DOUGLAS FLEMING & JUDY L. FLEMING
SITUATE: PENN TWP., BUTLER CO., PA

Date 08/14/24 Scale 1" = 50' Dwn By BEC Ckd By CAH
Parcel# 270-3F53-20A1, 20A1A, 20A1B, 22
Address 177 ROYAL OAK DRIVE
Service No. 24-082

KNOW ALL MEN BY THESE PRESENTS, that we, Justin J. and Hollie E. Relihan, of the Township of Penn, County of Butler and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highway shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damage caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon Justin J. and Hollie E. Relihan, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of Oct., 2024

ATTEST:
Jarrah Roxberry NOTARY PUBLIC
Justin J. Relihan OWNER
Hollie E. Relihan OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named Justin J. and Hollie E. Relihan, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 31 day of Oct., 2024

My Commission expires the 24 day of Feb., 2026

SEAL
Jarrah Roxberry NOTARY PUBLIC
Justin J. Relihan OWNER
Hollie E. Relihan OWNER

MORTGAGE CLAUSES
We, Justin J. and Hollie E. Relihan, owners of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against the property, being tax parcel 270-3F53-20A1A as recorded in instrument #201604260007834.

WITNESS
Cheryl A. Hughes OWNER
Justin J. Relihan OWNER
Hollie E. Relihan OWNER

KNOW ALL MEN BY THESE PRESENTS, that we, C. Douglas Fleming and Judy L. Fleming, of the Township of Penn, County of Butler and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in Penn Township, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all drives, roads, streets, lanes and ways and other public highway shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and we hereby release and forever discharge the Township of Penn, their successors and assigns, from any liability for damage caused by any grading thereof to any grades hereafter at any time established and any slopes required for the support and maintenance thereof according to such established grades. This dedication and release shall be binding upon C. Douglas Fleming and Judy L. Fleming, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of Oct., 2024

ATTEST:
Jarrah Roxberry NOTARY PUBLIC
C. Douglas Fleming OWNER
Judy L. Fleming OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came the above named C. Douglas Fleming and Judy L. Fleming, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

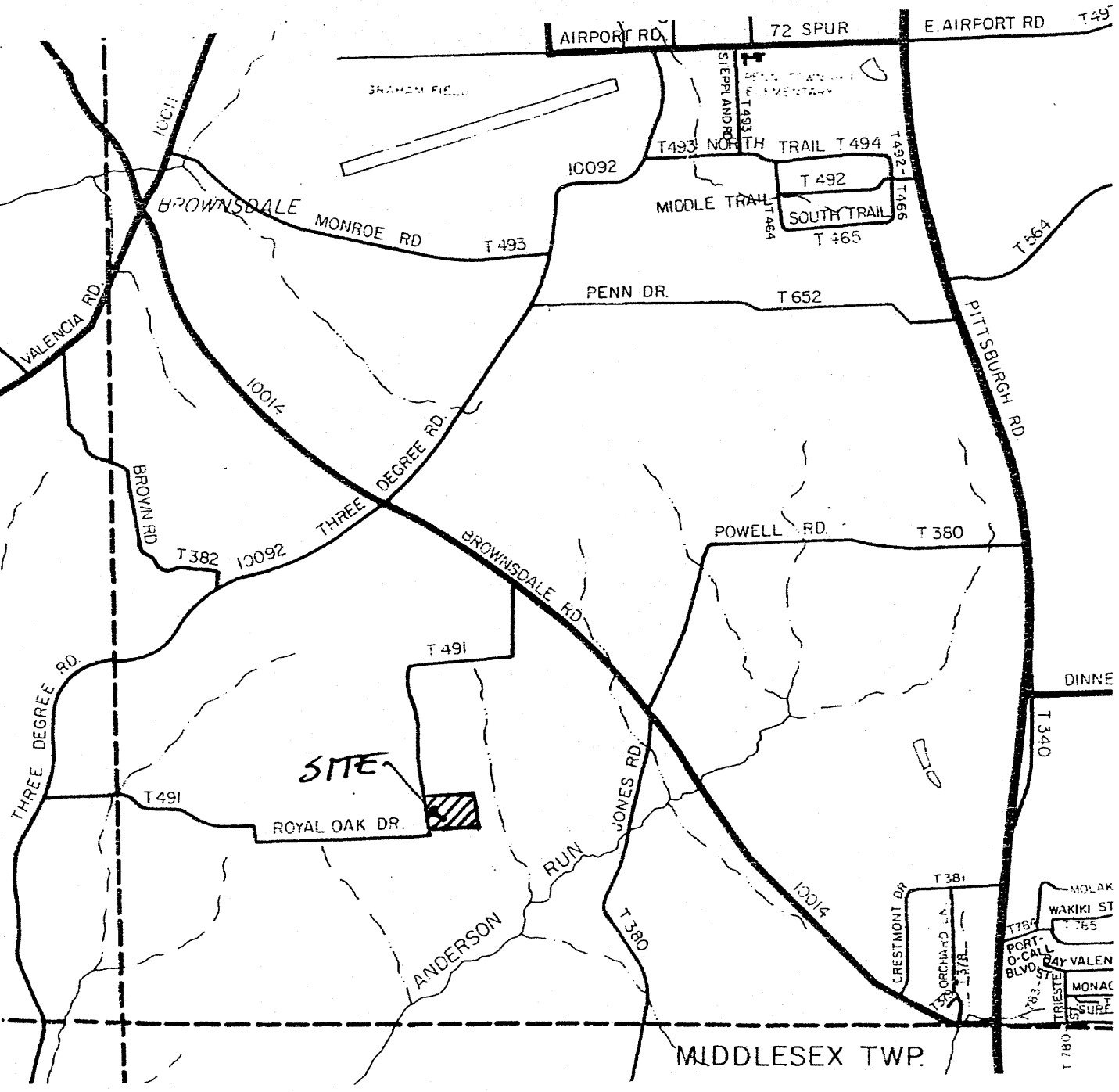
WITNESS MY HAND AND NOTARIAL SEAL this 31 day of Oct., 2024

My Commission expires the 24 day of Feb., 2026

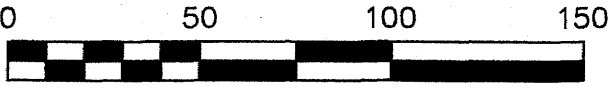
SEAL
Jarrah Roxberry NOTARY PUBLIC
C. Douglas Fleming OWNER
Judy L. Fleming OWNER

MORTGAGE CLAUSES
We, C. Douglas Fleming and Judy L. Fleming, owners of the property shown in this plan of subdivision, do hereby certify that there is no mortgage, lien or encumbrance against this property.

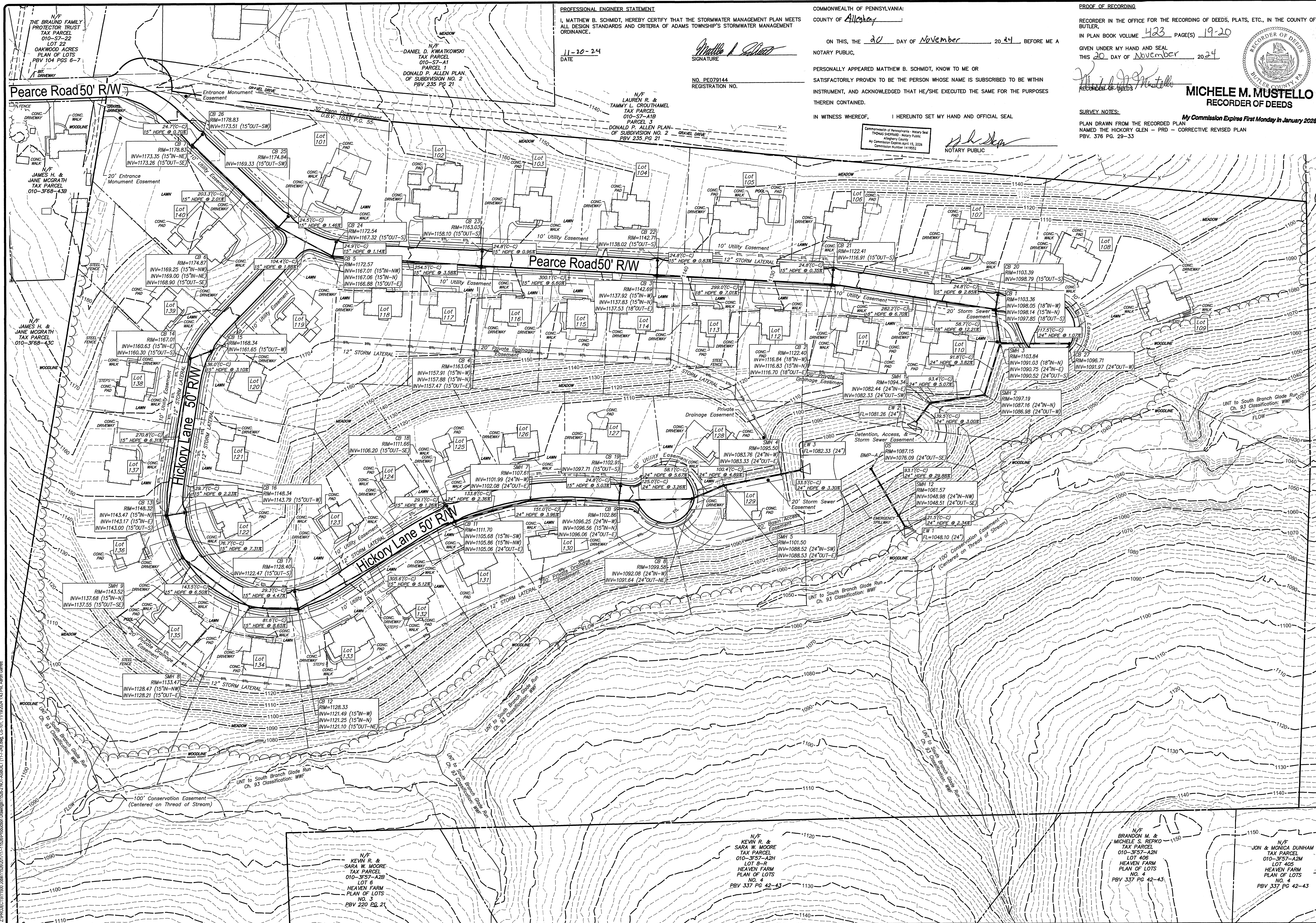
WITNESS
Cheryl A. Hughes OWNER
C. Douglas Fleming OWNER
Judy L. Fleming OWNER



VICINITY MAP Scale: 1" = 2000'



PLAN BOOK	PAGE
423	18



PROFESSIONAL ENGINEER STATEMENT

I, MATTHEW B. SCHMIDT, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF ADAMS TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

11-20-24
DATE

Y. M. T.
SIGNATURE

NO. PE079144
REGISTRATION NO.

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Allegheny:

ON THIS, THE 20 DAY OF November, 2024, BEFORE ME A
NOTARY PUBLIC,

PERSONALLY APPEARED MATTHEW B. SCHMIDT, KNOW TO ME OR
SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE WITHIN
INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS SHEPPARD - Notary Public
Allegheny County
My Commission Expires April 15, 2026
Commission Number 1419552

NOTARY PUBLIC

PROOF OF RECORDING

RECORDER IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN THE COUNTY OF BUTLER,
IN PLAT BOOK VOLUME 423 PAGE(S) 19-20

GIVEN UNDER MY HAND AND SEAL
THIS 20 DAY OF November, 2024

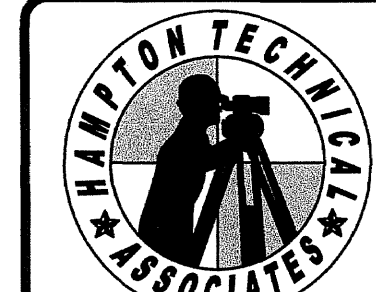
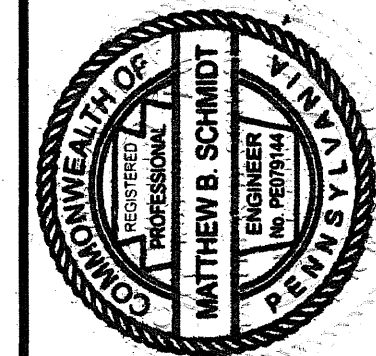
RECORDED OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

SURVEY NOTES:

My Commission Expires First Monday in January 2028

PLAN DRAWN FROM THE RECORDED PLAN
NAMED THE HICKORY GLEN - PRD - CORRECTIVE REVISED PLAN
PBY, 376 PG. 29-33



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

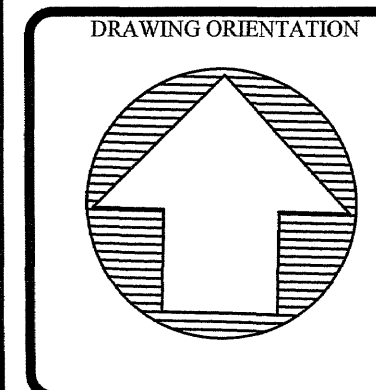
☒ Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

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

DATE ISSUED:	PROJECT STATUS:
--------------	-----------------

PLAN BOOK
423

DESCRIPTION	PAGE
	19



PROJECT TITLE:
**HICKORY GLENN
PLAN FOR RECORDING
NOT - AS-BUILT - PLAN**

CLIENT NAME & ADDRESS:
THICKORY GLENN PARTNERS, L.P.
C BOX 400000, DALLAS, TX 75240

PROJECT LOCATION:
EASTERN END PEARCE ROAD

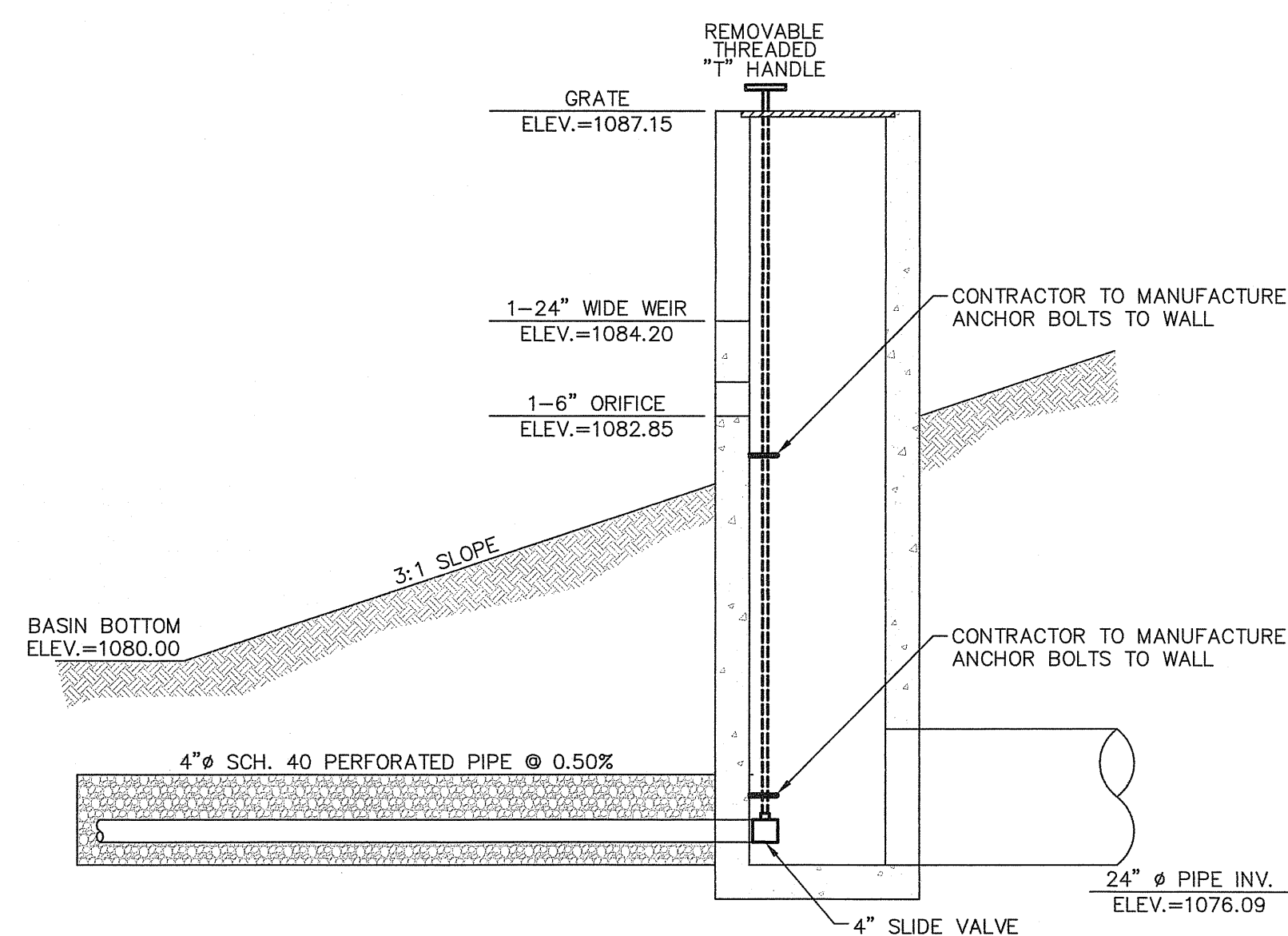
DRAWN BY: AMG	CHECKED BY: MB
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CAD FILE:
11528-2 NOT-ASBUILT(11-7-24).DWG

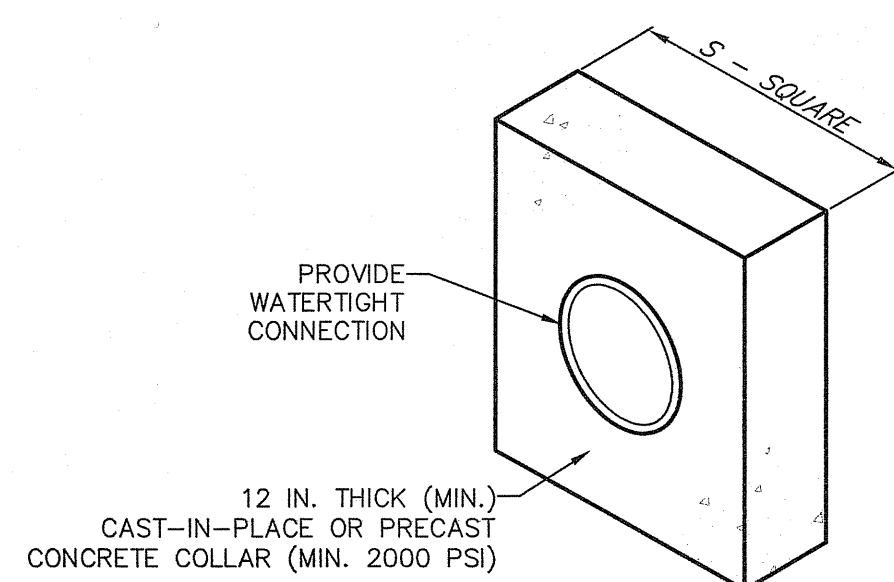
HORZ. SCALE:	VERT. SCALE:
1" = 70'	
SHEET:	4 OF

CS-101

PROJECT #: 11526-2



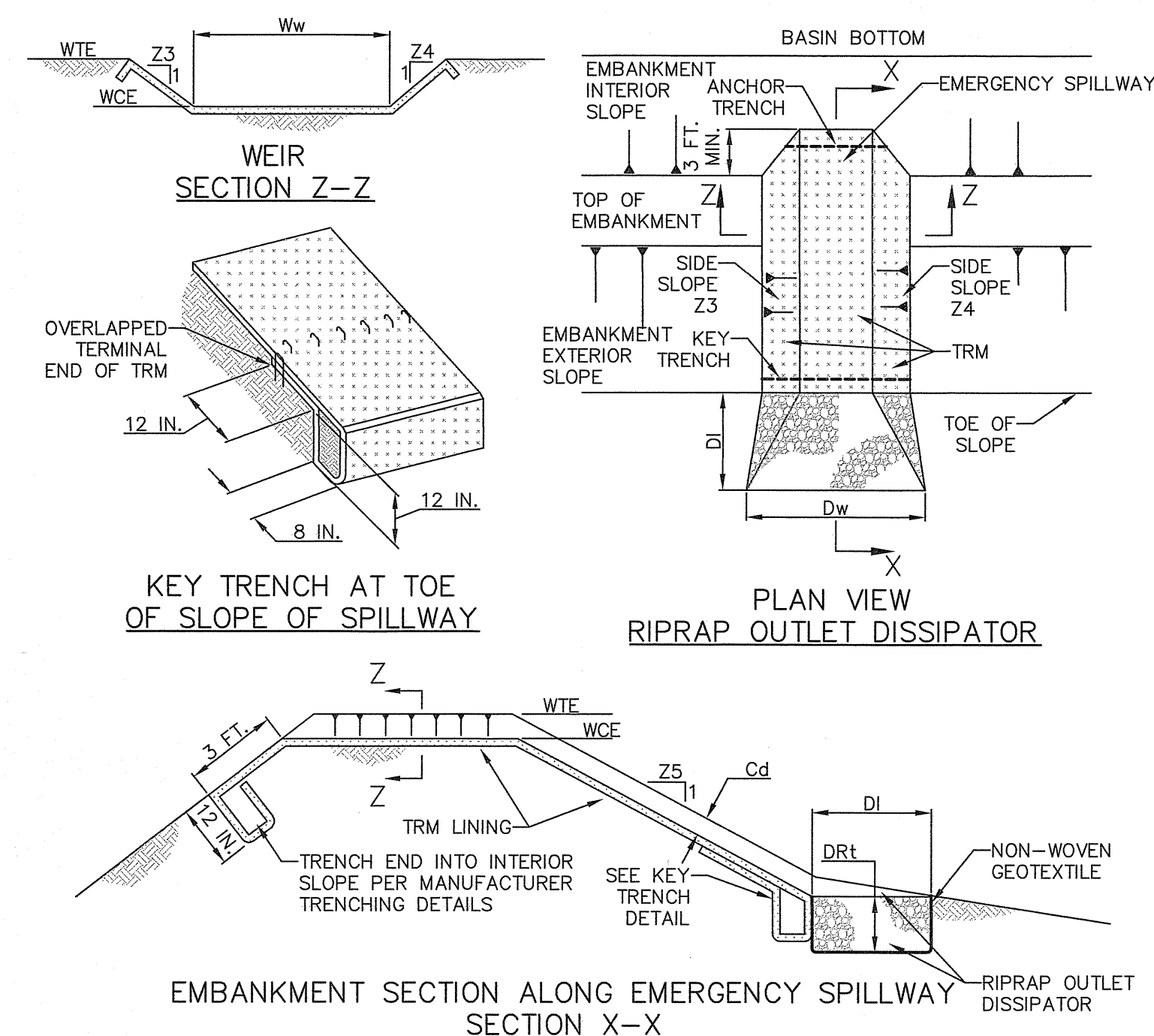
SCALE: N.T.S



BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
A	24	62	3	20	12

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

SCALE: N.T.S.

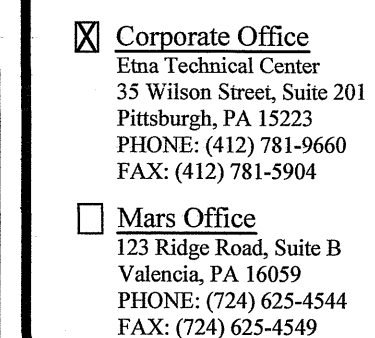


BASIN NO.	WEIR				LINING			CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Wd (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH Ld (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R—)	RIPRAP THICK. (IN)
A	3	3	1090.50	1088.50	40	V—MAX	C	2	0.5	15	64	5	27

THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

SCALE: N.T.S.

4. STORM SEWER INLETS – INLETS ARE TO BE INSPECTED ANNUALLY AND CLEANED OF DEBRIS AS NEEDED. DEBRIS IS TO BE DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY. THE INLETS THAT HAVE SUMP SHALL HAVE ALL SEDIMENT/DEBRIS REMOVED. A VACUUM SERVICE CENTER MAY BE HIRED TO PERFORM THE CLEANING.



DATE ISSUED: 11-7-24		PROJECT STATUS:	
REVISIONS:			
NO.	DESCRIPTION	DATE	
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DRAWING ORIENTATION

PROJECT TITLE: HICKORY GLENN PLAN FOR RECORD NOT - AS-BUILT - DETAILS & MAINTENANCE

DRAWN BY: AMG	CHECKED BY: MBS
CAD FILE: 11526-2 NOT-ASBUILT(11-7-24).DWG	
HORZ. SCALE:	VERT. SCALE:
SHEET: 2 OF	
CS-501	
PROJECT #: 11526-2	

FAUST / NOAH PLAN

Being a lot line revision of Lot 2 and the Residual of the
Faust Plan No. 2, PB 386 Pg 6, and being Butler County
Tax Parcels 190-2F10-4C and 190-2F10-4

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, JAMES M. FAUST AND L. JUNE FAUST, TRUSTEES OF THE JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST AND BRIAN J. NOAH AND MARTHA E. FLEMING, AS INITIAL CO-TRUSTEES OF THE BRIAN J. NOAH AND MARTHA E. FLEMING FAMILY REVOCABLE TRUST DATED MAY 1, 2010, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 20 DAY OF November, 2024.

James M. Faust
JAMES M. FAUST
TRUSTEE
Brian J. Noah
BRIAN J. NOAH
CO-TRUSTEE
L. June Faust
L. JUNE FAUST
TRUSTEE
Martha E. Fleming
MARTHA E. FLEMING
CO-TRUSTEE

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED JAMES M. FAUST AND L. JUNE FAUST, TRUSTEES OF THE JAMES M. FAUST REVOCABLE LIVING TRUST AND BRIAN J. NOAH AND MARTHA E. FLEMING, AS INITIAL CO-TRUSTEES OF THE BRIAN J. NOAH AND MARTHA E. FLEMING FAMILY REVOCABLE TRUST DATED MAY 1, 2010, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF November, 2024.

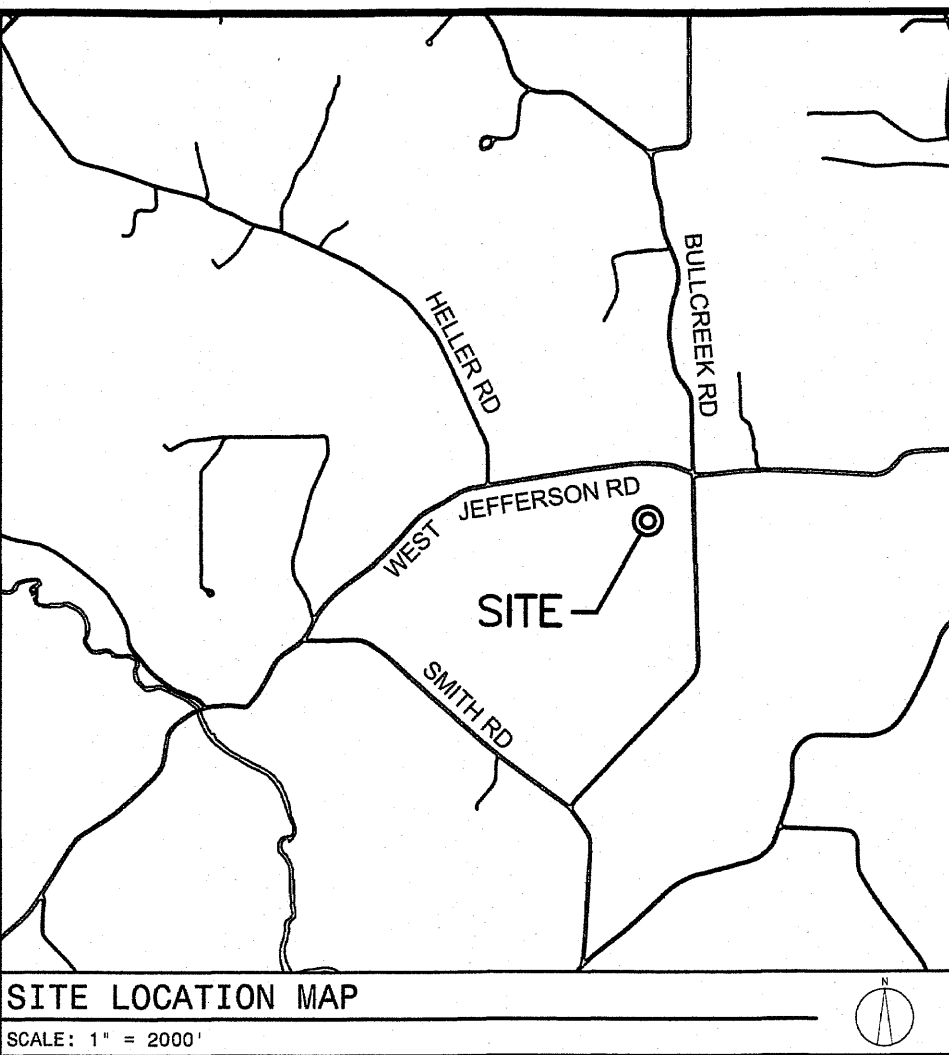
MY COMMISSION EXPIRES THE 17 DAY OF February, 2027.

Debra L. DeLaney
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLaney, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152794
Member, Pennsylvania Association of Notaries

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PAS-S) / NAD 1983

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS THAT WE, JAMES M. FAUST AND L. JUNE FAUST, TRUSTEES OF THE JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST AND BRIAN J. NOAH AND MARTHA E. FLEMING, AS INITIAL CO-TRUSTEES OF THE BRIAN J. NOAH AND MARTHA E. FLEMING FAMILY REVOCABLE TRUST DATED MAY 1, 2010, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEE'S AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON JAMES M. FAUST AND L. JUNE FAUST, TRUSTEES OF THE JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST AND BRIAN J. NOAH AND MARTHA E. FLEMING, AS INITIAL CO-TRUSTEES OF THE BRIAN J. NOAH AND MARTHA E. FLEMING FAMILY REVOCABLE TRUST DATED MAY 1, 2010, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 11TH DAY OF November, 2024

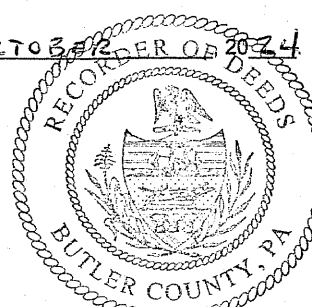
Travis Fennell
SECRETARY

David G. Glick
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 21ST DAY OF October, 2024

Martha E. Fleming
SECRETARY

David G. Glick
CHAIRPERSON
PLANNING COMMISSION



SURVEYOR'S CERTIFICATION

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

Nov 12, 2024
DATE

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-030662

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF Oct., 2024

R. H. - JRM
SECRETARY

David G. Glick
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 423, PAGE(S) 21

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF November, 2024

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
190-2F10-4	79.35 AC
190-2F10-4A	0.97 AC
+ 190-2F10-3G	11.78 AC
EXISTING TOTAL	92.11 AC

REVISED 2F10-4A	
ORIGINAL 2F10-4A	0.97 AC
+ TRACT A	1.31 AC
REVISED 2F10-4A	2.28 AC

REVISED LOT 6	
ORIG REV LOT 6	11.79 AC
+ TRACT B	9.18 AC
REVISED LOT 6	20.97 AC

RESIDUAL	
ORIGINAL 190-2F10-4	79.35 AC
+ TRACT A	1.31 AC
+ TRACT B	9.18 AC
RESIDUAL TOTAL	89.86 AC

REVISED TOTALS	
RESIDUAL	89.86 AC
REVISED 2F10-4A	2.28 AC
+ REVISED LOT 6	20.97 AC
REVISED TOTAL	92.11 AC



GENERAL NOTES:

- TAX ID: 190-2F10-4, 190-2F10-4A, 190-2F10-3G
- OWNERS: JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST, BRIAN J. NOAH AND MARTHA E. FLEMING FAMILY REVOCABLE TRUST
- SETBACKS: FRONT LINE - 75' FROM CENTERLINE, BACK & SIDE - 25'
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - FAUST SUBDIVISION NO. 3, PLAN BOOK 408 PG 24
 - FAUST SUBDIVISION NO. 2, PLAN BOOK 386 PG 6
 - CALLITHEN NOAH PLAN, PLAN BOOK 212 PG 27
 - FAUST SUBDIVISION, PLAN BOOK 175 PG 24
 - FOERTSCH LASKO PLAN, PLAN BOOK 168 PG 20

RECORDED	20
PLAN BOOK	PAGE
423	21
SHEET	of

C	ADDED NOTARY DEDICATION	SDG	11/12/2024
B	REVISED PER TOWNSHIP EMAIL	SDG	10/29/2024
A	REVISED PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/21/24	SDG	10/24/2024
REV	DESCRIPTION	BY	DATE



GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

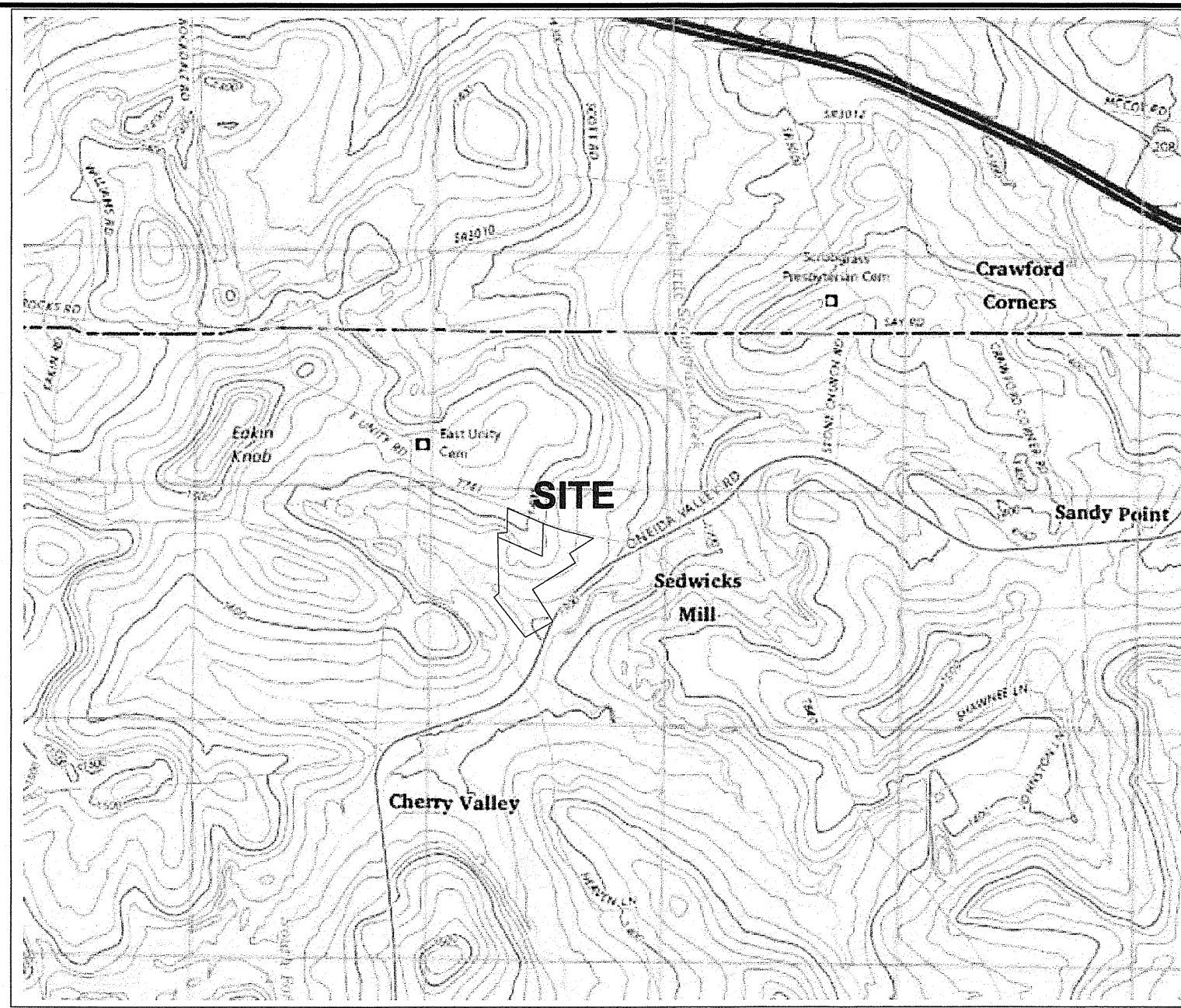
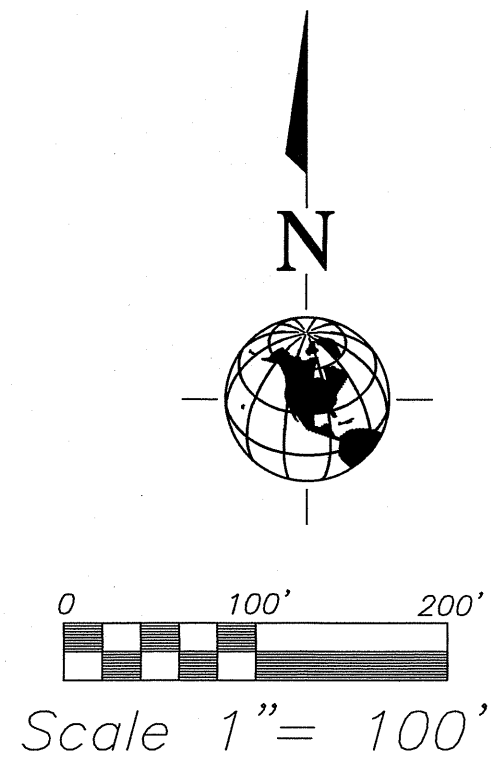
FAUST / NOAH PLAN
BEING A
LOT LINE REVISION
FOR
FAUST TRUST
NOAH / FLEMING TRUST

SITUATE			
JEFFERSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
9/10/2024	SDG	Sdg	1" = 12
PROJECT NO.	TAX PARCEL NO.		REVISION
24-133	190-2F10-4, 4A & 3G		C

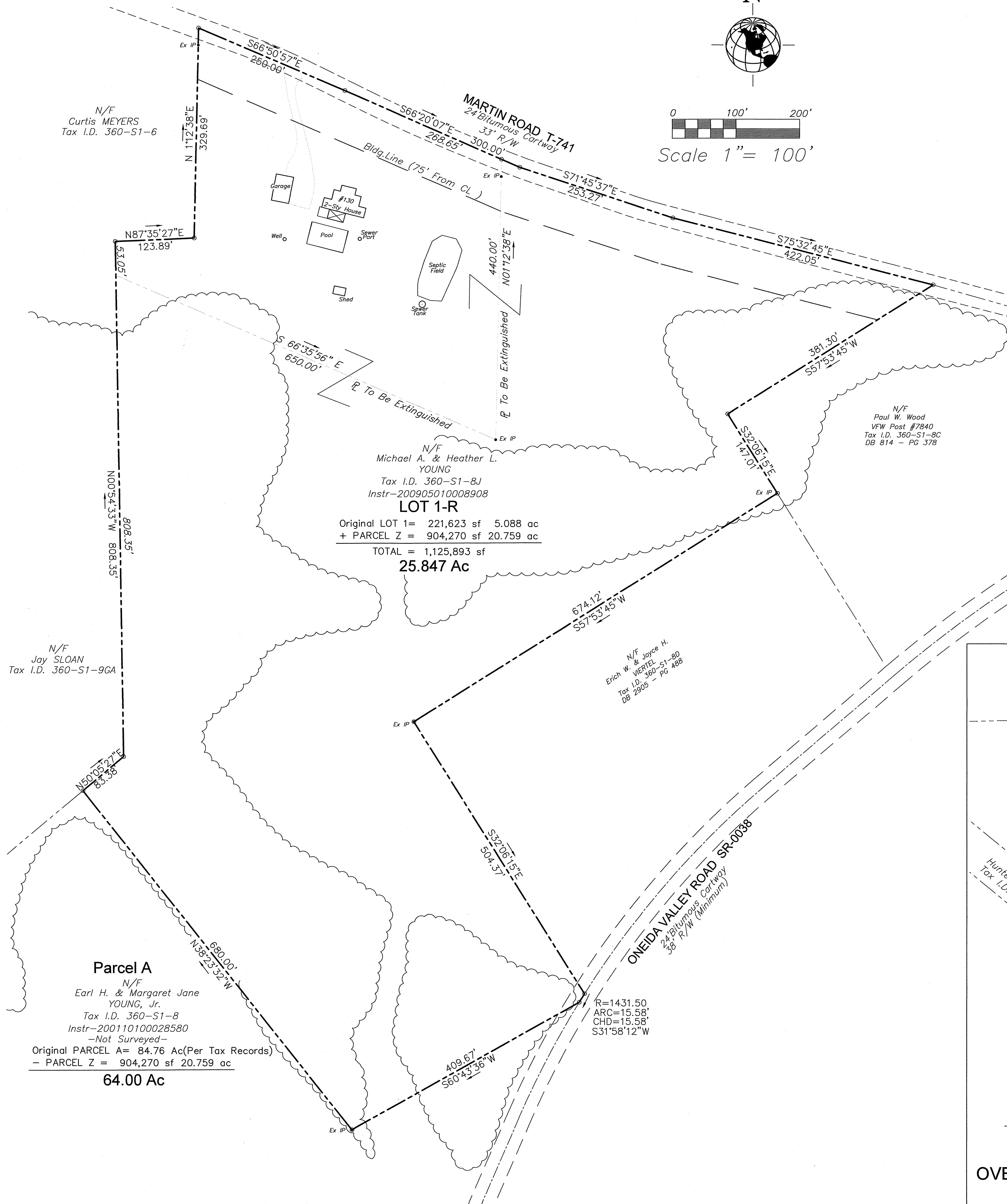
PLAN NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION. NO NEW BUILDING LOT IS 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. THESE PROPERTIES ARE NOT IN A FEMA DEFINED FLOODPLAIN.
4. REFERENCE MADE TO RECORDED PLAN YOUNG-ROSS-MARTIN SUBDIVISION, PLANBOOK 267 - PAGE 21.
5. ALL FRONT BUILDING SETBACK LINES ARE 75' FROM ROAD CENTERLINE.
6. ONLOT SEWER AND WELL WATER ARE PRESENTED ON LOT 1.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.
8. UPON THE APPROVAL OF A FINAL PLAN, THE DEVELOPER SHALL, WITHIN NINETY (90) DAYS OF SUCH FINAL APPROVAL, OR NINETY DAYS (90) AFTER THE DATE OF DELIVERY OF AN APPROVED FINAL PLAN SIGNED BY THE BUTLER COUNTY PLANNING COMMISSION, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL, WHICHEVER IS LATER, RECORD SUCH FINAL PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY.

Instr: 202411220017601
Pg 1 of 1
Butler County Recorder PA



USGS LOCATION MAP
Scale: 1"=2000'
Eau Claire, PA USGS Quad 2019



OVERALL PROPERTY
Scale: 1"= 400'

OWNERS ADOPTION

WE, MICHAEL A. YOUNG & HEATHER L. YOUNG, THE UNDERSIGNED, HEREBY DECLARE THAT MICHAEL A. YOUNG & HEATHER L. YOUNG ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HERELUNTO SET OUR HAND AND SEAL THIS 12 DAY OF November, 2024.

NOTARY PUBLIC Virginia L. Bower OWNER Michael A. Young
NOTARY PUBLIC Virginia L. Bower OWNER Heather L. Young

ACKNOWLEDGMENT

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 MICHAEL A. YOUNG & HEATHER L. YOUNG, WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION AND LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF November, 2024.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

Commonwealth of Pennsylvania - Notary Seal
Virginia L. Bower, Notary Public
Butler County
My commission expires June 19, 2026
Commission number 1015417
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC SIGNATURE Virginia L. Bower

OWNERS ADOPTION

WE, EARL H. YOUNG & MARGARET J. YOUNG, THE UNDERSIGNED, HEREBY DECLARE THAT EARL H. YOUNG & MARGARET J. YOUNG ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HERELUNTO SET OUR HAND AND SEAL THIS 12 DAY OF November, 2024.

NOTARY PUBLIC Virginia L. Bower OWNER Earl H. Young
NOTARY PUBLIC Virginia L. Bower OWNER Margaret Jane Young

ACKNOWLEDGMENT

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 EARL H. YOUNG & MARGARET J. YOUNG, WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION AND LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF November, 2024.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

Commonwealth of Pennsylvania - Notary Seal
Virginia L. Bower, Notary Public
Butler County
My commission expires June 19, 2026
Commission number 1015417
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC SIGNATURE Virginia L. Bower

MUNICIPAL REVIEW

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

REVIEWED AND APPROVED THIS 12 DAY OF November, 2024.

SECRETARY Earl H. Young PRESIDENT Margaret Jane Young

COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 9TH DAY OF OCTOBER, 2024.

SECRETARY B. Henshaw CHAIRMAN A. Henshaw

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 24211

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 423

PAGE 22

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF November, 2024.

SEAL RECORDER Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

SURVEYORS CERTIFICATION

I, JAMES A. DAY, A REGISTERED 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 PLAN 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.

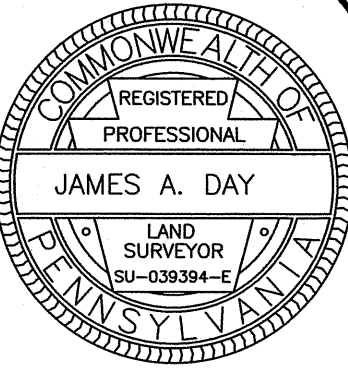
Nov 12-2024

DATE

James A. Day
REGISTRATION NUMBER # PA-SU038394E

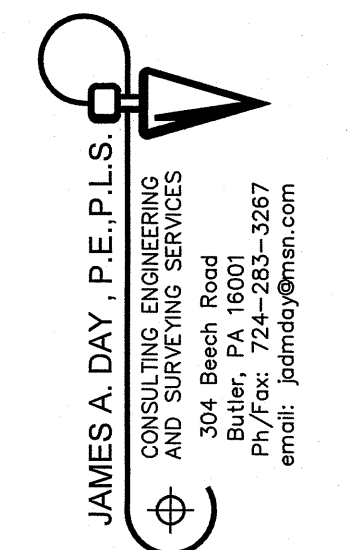
SUBDIVISION OWNERS CONTACT:
MICHAEL YOUNG
130 MARTIN ROAD
EMLENTON, PA 16373
EARL H. & MARGARET J. YOUNG, Jr.
110 YOUNGS LANE
EMLENTON, PA 16373
PH: 724-791-2622

RECORDED
PLAN BOOK
423
PAGE
22



Situated at:
MARTIN ROAD & ONEIDA VALLEY ROAD
CHERRY VALLEY BOROUGH
BUTLER COUNTY, PA

LOT LINE REVISION PLAN
MICHAEL YOUNG & EARL YOUNG, Jr.



DRAWING DATE: 09-11-2024
SHEET 1 / 1

OWNER'S CERTIFICATION

We, DALE R. WIMER, KAREN S. WIMER, SETH A. WIMER & TRAVIS D. WIMER
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
21 day of November, 2024

Dale R. Wimer
(Owners signature)

Karen S. Wimer
(Owners signature)

Andrew
(Owners signature)

Travis D. Wimer
(Owners signature)

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }

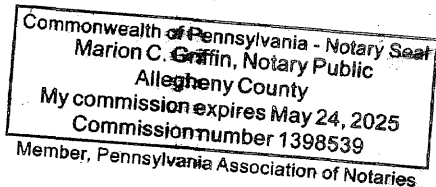
COUNTY OF Allegheny }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally
appeared the above named, DALE R. WIMER, KAREN S. WIMER, SETH A. WIMER & TRAVIS D. WIMER
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 21 day of November, 2024

Marion C. Griffin
(Notary Public)

My commission expires the 24 day of May, 2025



MUNICIPAL APPROVAL (WORTH TWP.-BUTLER CO.)

The Board of Supervisors of the Township of Worth hereby gives public notice that in approving this
plan for recording purposes only, the Township of Worth 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.

Approved by the TOWNSHIP of WORTH BOARD OF SUPERVISORS
this 1 day of November, 2024

Shari Meitz
(Secretary)

Frederick Bruns
(Chairman)

Reviewed by the TOWNSHIP of WORTH PLANNING COMMISSION
this 3 day of October, 2024

Shari Meitz
(Secretary)

Kevin J. Mas
(Chairman)

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission
this 10 day of October, 2024

B. Henshaw
(Secretary)

J. Henshaw
(Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 24216

SEAL

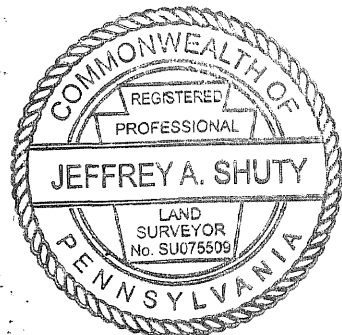
PROFESSIONAL CERTIFICATE

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)

SU075509
(Professional's Registration No.)

10/18/2024
(Date)



PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF BUTLER }

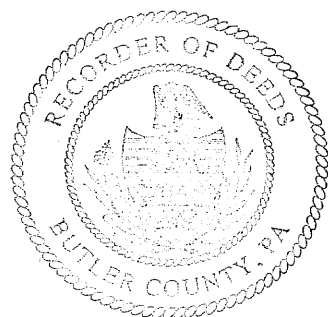
Recorded in the office for the recording of deeds, plats and plans in said County, in
Plan Book Volume 423 Page(s) 23

Given under my hand and seal this 22 day of November, 2024.

Michele M. Mustello
(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS

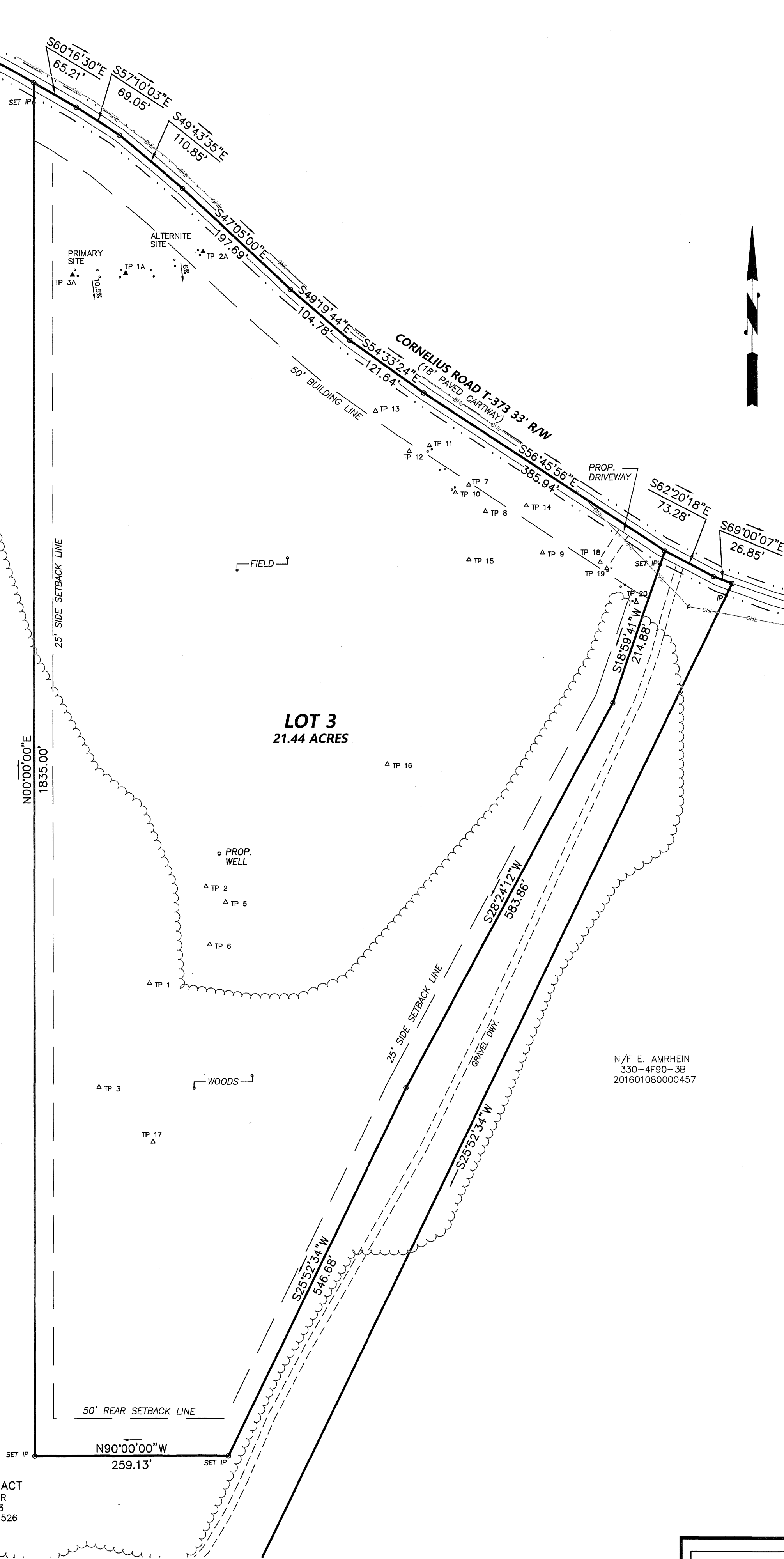
My Commission Expires First Monday in January 2028



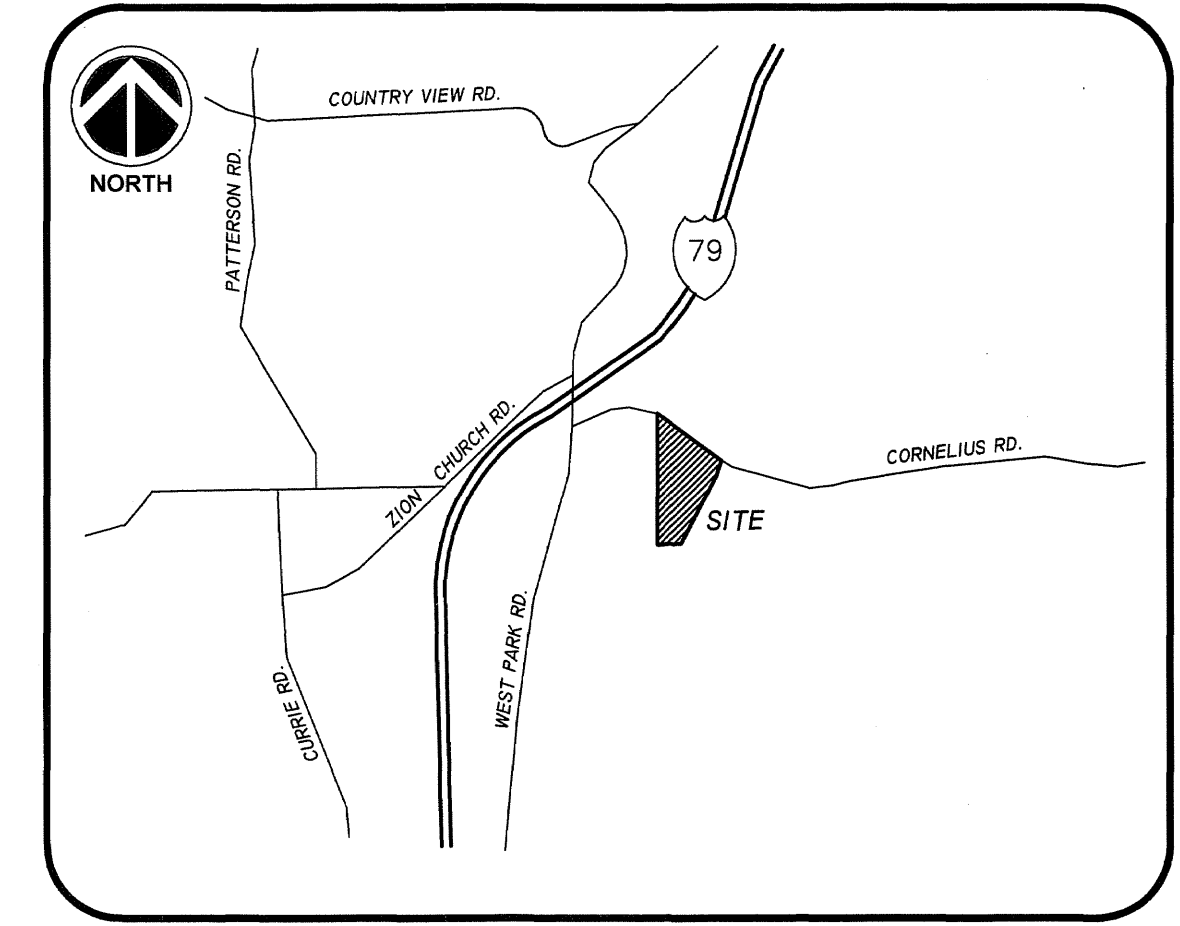
RESIDUAL TRACT
N/F D. WIMER
330-4F90-3
202012220030526

N/F D. WIMER
330-4F90-2
202012220030526

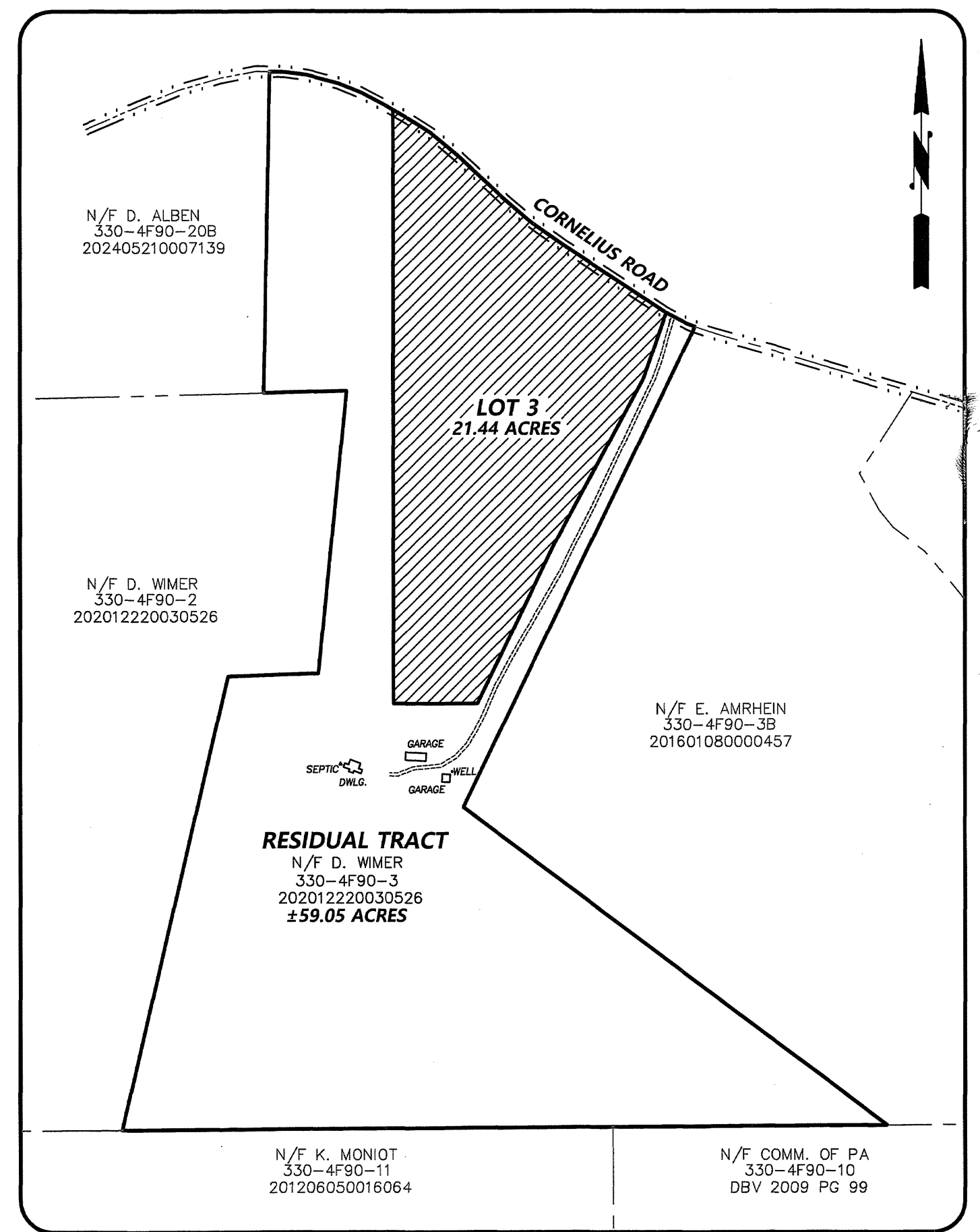
RESIDUAL TRACT
N/F D. WIMER
330-4F90-3
202012220030526



Instr: 202411220017615
Pg 1 of 16-68
Michele Mustello
Butler County Recorder PA



VICINITY MAP
NOT TO SCALE



RESIDUAL MAP

1" = 400'

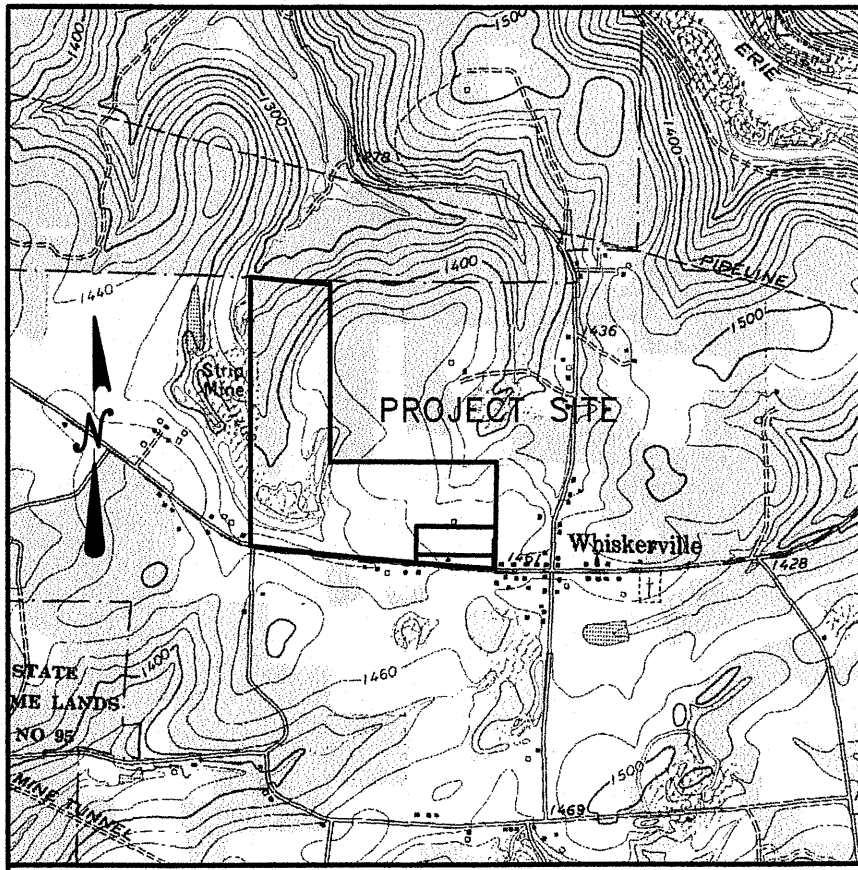
TOTAL PLAN AREA ±80.49 ACRES
LOT 1 21.44 ACRES
RESIDUAL TRACT ±59.05 ACRES

Agricultural Security Area
The property is in, or abuts, an agricultural security area, and the
owner/resident must tolerate the noise, dust and odors which are inherent
parts of normal farming practices.

GRAPHIC SCALE 100 0 50 100 200 400 (IN FEET) 1 inch = 100 ft.		OWNER: DALE R. & KAREN S. WIMER SETH A. WIMER & TRAVIS D. WIMER 822 WEST PARK RD. PORTERSVILLE, PA 16051 724-991-6103 PARCEL ID: 330-4F90-03 DEED REF: 202012220030526 PBV 189 PG 5	
Scale 1" = 100'		Wimer Subdivision	
Date Aug. 22, 2024		Situate in Worth Township, Pa. Butler County, Pa.	
Job No.		Prepared For Dale Wimer	
3751		Sheet No. 1 of 1	

PLAN BOOK PAGE
423 23

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



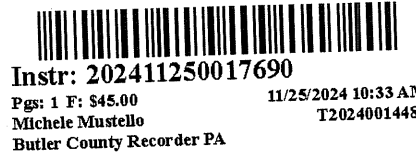
VICINITY MAP: HILLIARDS USGS QUADRANGLE
SCALE: 1" = 2000'

NOTES:

- Property corners set are 5/8" Rebar w/cap unless noted.
- A highway occupancy permit is required pursuant to Section 402 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.
- Basis of Bearing: Grid North PA83 South NAD.
- Lot 2 has an existing on-lot sewage system. (Approx. location shown).
- Parcels "A" (0.106 Ac.) is to be added to and joined in common with other lands of Sandra Weber to create one tract of land containing approximately 1.108 acres to be known as Lot #1-R and may not be sold separately.
- BUILDING SETBACKS: Front/Rear - 50', Side - 20'.

NON-BUILDING WAIVER:

"As of the date of this deed/plot plan recording, the property/subdivision described herein (RESIDUE TRACT) is and shall be dedicated for the express purpose of MINING use. No portion of the RESIDUE TRACT of this property/subdivision are approved by WASHINGTON TWP (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 et seq.) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of WASHINGTON TWP (municipality), who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."



OWNER CERTIFICATION

I (we) Michael Slenska THE UNDERSIGNED, HEREBY DECLARE THAT
(Name of owner(s) or authorized legal representative)
Amcord Inc. (IS/ARE) THE OWNERS(S) OF THE PROPERTY SHOWN ON
(we) or name of partnership/corporation/etc.)
THIS FINAL PLAN, THAT THE FINAL PLAN AND PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER(S) CONSENT, AND THAT THE OWNER(S) DESIRE(S) THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF (I OR WE) HAVE SET (MY OR OUR) HAND(S) AND SEAL(S) THIS 28 DAY OF August 2024.
Michael Slenska (OWNER SIGNATURE) (OWNER SIGNATURE)
(Michael Slenska, President)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Allegheny

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED
Michael Slenska, President
(name of owner(s); name and title of legal authorized officer or representative)
WHO ACKNOWLEDGED THE FORGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE (HIS, HERS, THEIR) ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF August, 2024.
MY COMMISSION EXPIRES THE 13th DAY OF October, 2025

Amy Schneider
NOTARY PUBLIC

NOTARY
Commonwealth of Pennsylvania - Notary Seal
Amy Schneider, Notary Public
Allegheny County
My commission expires October 13, 2025
Commission number 140839

LOT #1
RESIDUE
N/F
AMCORD, INC.
Parcel 310-2F32-10-0000
Instr. No 202107070021236
Remaining Area: 88.742 Ac.

Land Use: Mining

OWNER
Amcord, Inc.
1 Oxford Center
Pittsburgh, PA 15219

LOT #1
RESIDUE
N/F
AMCORD, INC.
Parcel 310-2F32-10-0000
Instr. No 202107070021236
Remaining Area: 88.742 Ac.

Land Use: Mining

LOT #2
RESIDUE
N/F
AMCORD, INC.
Parcel 310-2F32-10-0000
Instr. No 202107070021236
Land Use: Residential

300-FOOT ISOLATION DISTANCE AREA TO MINE PERMIT BOUNDARY.
NO NEW RESIDENTIAL BUILDINGS MAY BE BUILT WITHOUT A DEP
WAIVER FORM FOR CONSTRUCTION.

Lot #1
7.808 ACRES

Parcel "A"
AREA=4,613 SQ. FT.
0.106 ACRES

N/F
Sandra Weber
Parcel 310-S1-C13AA-0000
Instr. No 20090306004175
Original Area
1.002 Acres

LOT #1-R
REVISED AREA
1.108 ACRES

N/F
Sandra Weber
Parcel 310-S1-C13AA-0000
Instr. No 20090306004175

N/F
Katelyn Cyphert
Parcel 310-S1-C13B-0000
Instr. No 201505290011437

N/F
Kevin Travaglia
Parcel 310-S1-C13-0000
DBV 2564, Pg 0465

N/F
Richard Osterreider
Parcel 310-S1-C12-0000
Instr. No. 200511140032798

N/F
Gary Young et ux
Parcel 310-S1-C11-0000
DBV 1128, Pg 0470

J.C. GRAHAM PLAN OF LOTS
March 1942 (unrecorded)

N/F
Kevin Travaglia
Parcel 310-S1-C13-0000
DBV 2564, Pg 0465

N/F
Katelyn Cyphert
Parcel 310-S1-C13B-0000
Instr. No 201505290011437

N/F
Richard Osterreider
Parcel 310-S1-C12-0000
Instr. No. 200511140032798

N/F
Gary Young et ux
Parcel 310-S1-C11A-0000
DBV 1395, Pg 0795

SURVEYORS CERTIFICATE

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

Jeffrey A. Ripple
JEFFREY A. RIPPLE, PLS
SU-039703-E

DATE
08/14/2024

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
RECORDED ON THIS 28 DAY OF November, 2024
IN THE RECORDER'S OFFICE OF SAID COUNTY,
PLAN BOOK VOL 423 PAGE 24, GIVEN UNDER
MY HAND AND SEAL OF SAID OFFICE, THE DAY AND
YEAR AFORESAID.
Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

WASHINGTON TOWNSHIP REVIEW

REVIEWED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF WASHINGTON THIS DAY OF 10/3, 2024.

Doreen
SECRETARY

Radha
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS DAY OF Nov. 20th, 2024

R. H. Jem
SECRETARY

J. H. Jem
CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION. PLAN NUMBER 24227

MINOR SUBDIVISION FINAL PLAN

TOTAL PLAN AREA = 7.917 ACRES

Morris Knowles
& Associates, Inc.
Consulting Engineers and Land Surveyors
1740 Golden Mile Hwy., Ste 101
Monroeville, PA 15146
Telephone: (724) 468-4622
Fax: (724) 468-8940

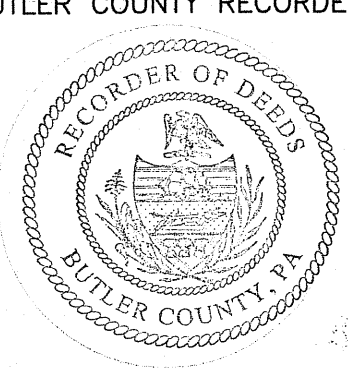
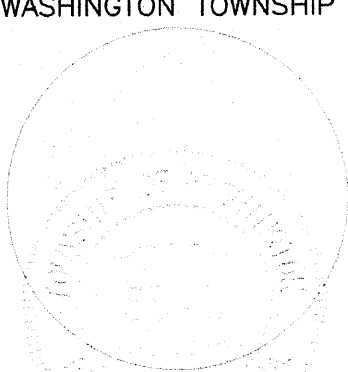
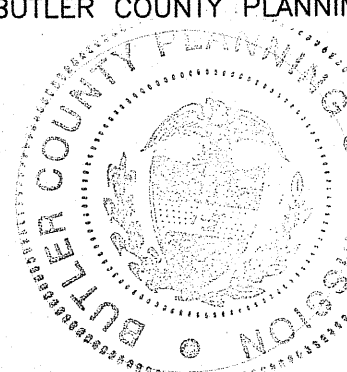
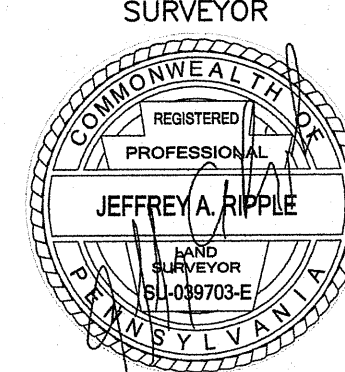
AMCORD SUBDIVISION

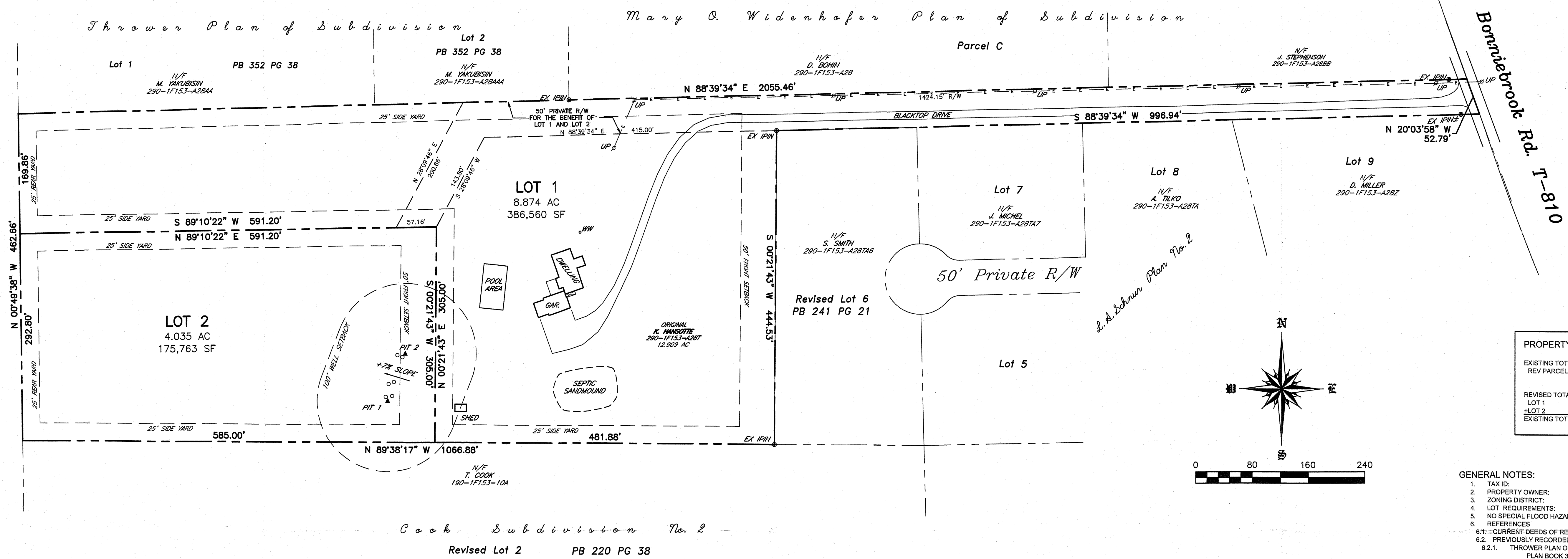
SITUATE IN
WASHINGTON TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
Amcord, INC.
1551 Branchton Road

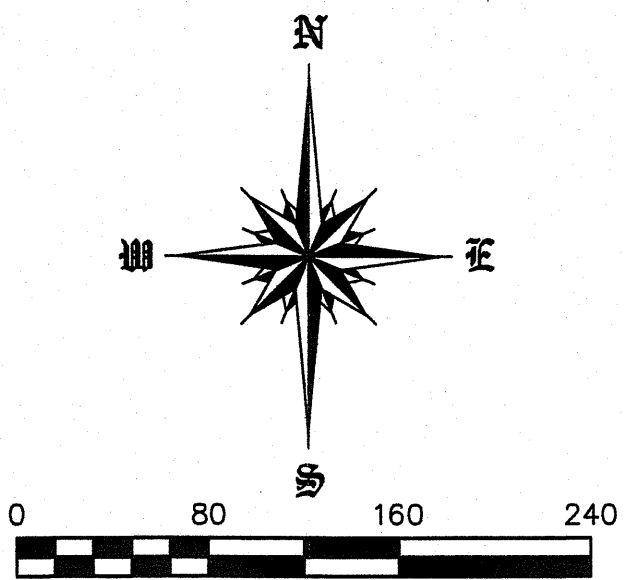
REVISIONS:

CHECKED BY: JAR
DRAWN BY: JAR
FBK: — PG: —
SU-5360
DATE: 6/10/2024
DWG. NO.: D-26828
SCALE: 1" = 50'





PROPERTY AREAS:		
EXISTING TOTALS		
REV PARCEL E	12,909 AC	562,323 SF
REVISED TOTALS		
LOT 1	8.874 AC	386,560 SF
LOT 2	4.035 AC	175,763 SF
EXISTING TOTAL	12,909 AC	562,323 SF



- GENERAL NOTES:
1. TAX ID: 290-1F153-A28T
 2. PROPERTY OWNER: KEVIN AND JUDITH HANSOTTE
 3. ZONING DISTRICT: R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
 4. LOT REQUIREMENTS: SEE TABLE
 5. NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED AS PER FEMA MAPPING
 6. REFERENCES
 - 6.1. CURRENT DEEDS OF RECORD
 - 6.2. PREVIOUSLY RECORDED PLANS
 - 6.2.1. THROWER PLAN OF SUBDIVISION
 - 6.2.2. HANSOTTE SMITH LOT LINE REVISION
 - 6.2.3. L. A. SCHNUR PLAN NO. 2
 - 6.2.4. COOK SUBDIVISION PLAN NO. 2
 - 6.2.5. HANSOTTE AND SCHNUR SUBDIVISION

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 1 AND 2.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHAALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1 AND 2, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
6. THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
7. FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
8. DEEDS CONVEYING LOTS 1 AND 2 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

OWNER'S CERTIFICATION

WE, KEVIN P. HANSOTTE AND JUDITH A. HANSOTTE, 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 OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 20th DAY OF November, 2024.

KEVIN P. HANSOTTE
JUDITH A. HANSOTTE

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } ss:
Armstrong

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, KEVIN P. HANSOTTE AND JUDITH A. HANSOTTE, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF November, 2024.

MY COMMISSION EXPIRES THE 22nd DAY OF March, 2026

NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Theresa Schwackengast, Notary Public
Armstrong County
My commission expires March 22, 2026
Commission number 1417978

SURVEYOR'S CERTIFICATION

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

DATE: November 12, 2024
STEVEN D. GRAFF
REG. NO. SU-075753



MUNICIPAL DECLARATIONS

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 OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS 20th DAY OF November, 2024.

SECRETARY: [Signature]
CHAIRPERSON: [Signature]
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 12th DAY OF November, 2024.

SECRETARY: [Signature]
CHAIRPERSON: [Signature]
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

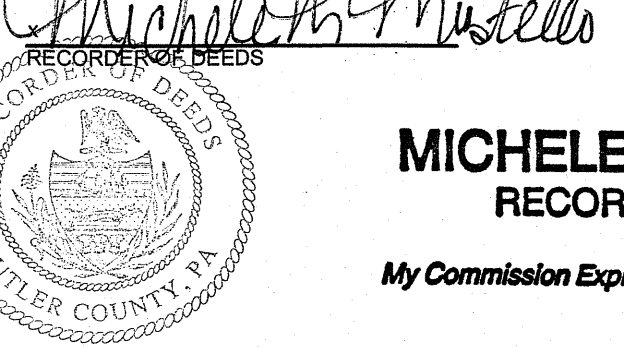
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF November, 2024.

SECRETARY: [Signature]
CHAIRPERSON: [Signature]
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

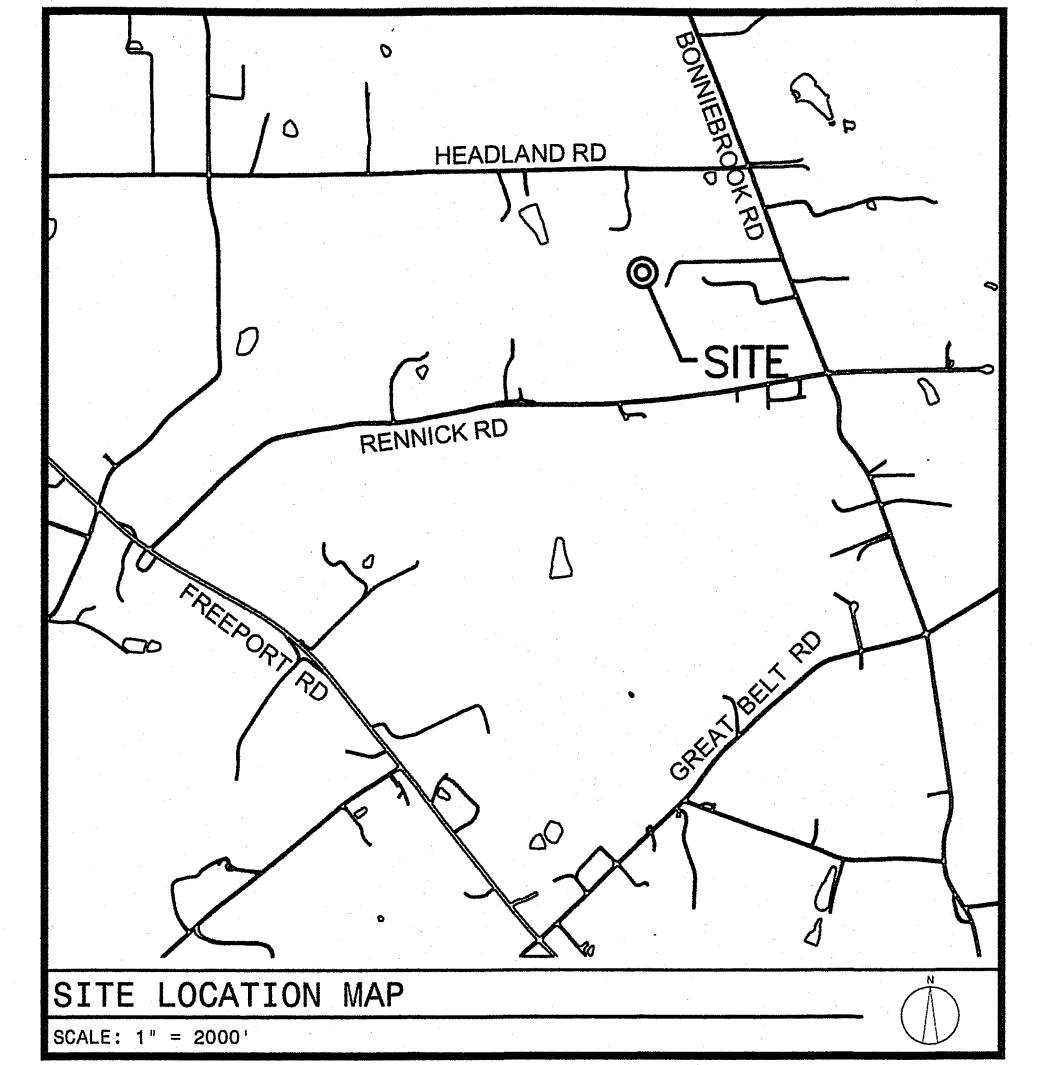
PLAN BOOK VOLUME 423, PAGE(S) 25
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF November, 2024.



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

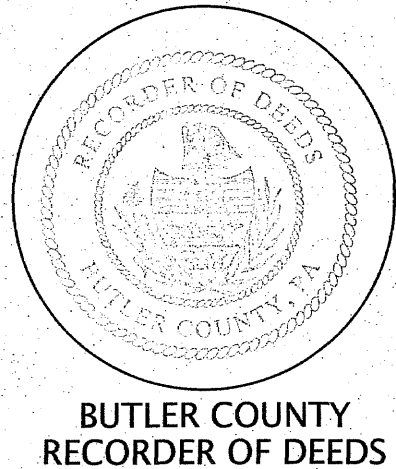
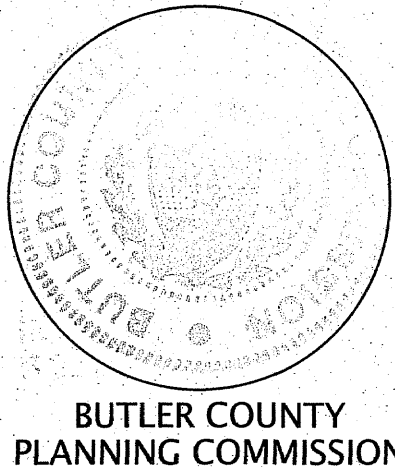
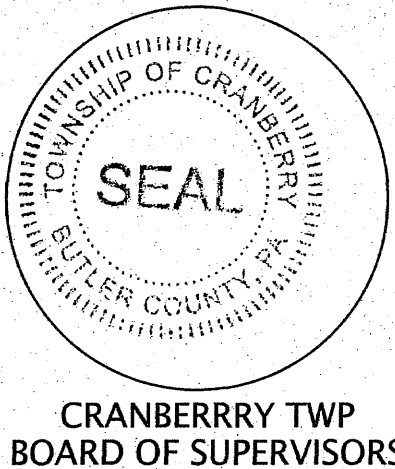
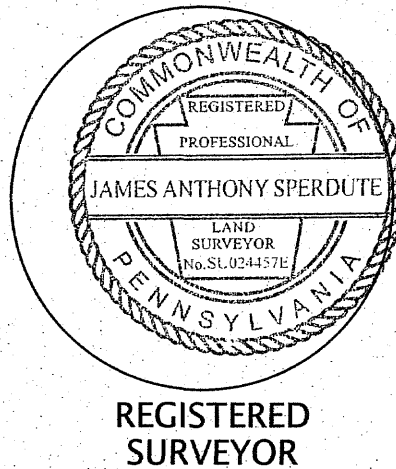
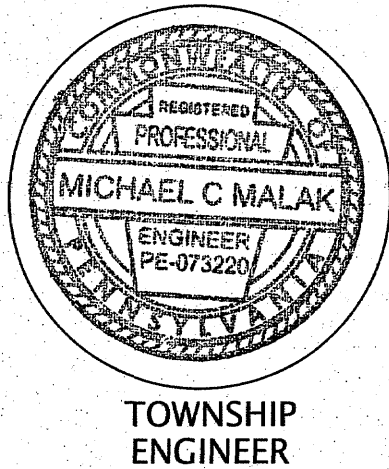
PLAN BOOK	PAGE
423	25



PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

Instr: 202412040018163
Pg: 1 of 1
Michael Mustello
Butler County Recorder PA



BY RESOLUTION APPROVED ON THE 25th DAY OF November, 2024, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 68 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

[Signature]
SIGNATURE AND TITLE OF OFFICER WITNESSING

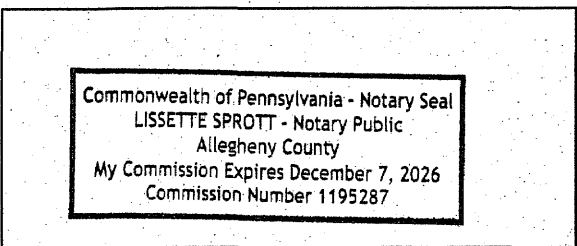
11/25/2024
DATE

NVR, INC.
[Signature] - 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 Peter 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 25th DAY OF November, 2024

(SEAL)



[Signature]
NOTARY PUBLIC

I, Peter Robertson, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 68 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202408140011916. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
SIGNATURE OF WITNESS

[Signature] v.p.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

11/8/24
DATE

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

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

11/20/24
DATE

[Signature]
SIGNATURE
REGISTRATION NO. PE-873220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION/RESOLUTION NO. 2024-01 EFFECTIVE THIS 1st DAY OF November, 2024

[Signature]
SECRETARY

[Signature]
CHAIRPERSON

I, Daniel D. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2024-01 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature]
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF OCT, 2024

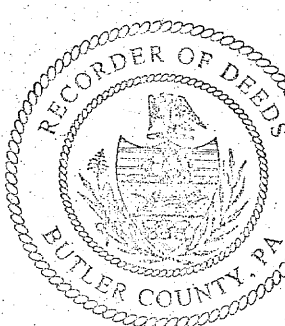
[Signature]
SECRETARY

[Signature]
CHAIRPERSON

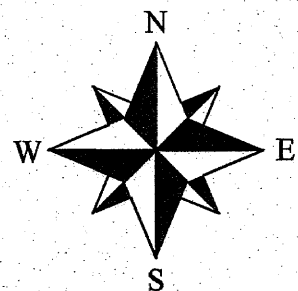
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 423 PAGE 26

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF December, 2024

[Signature]
RECORDER OF DEEDS

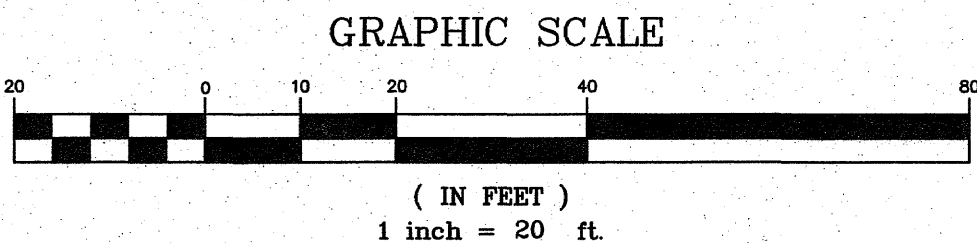
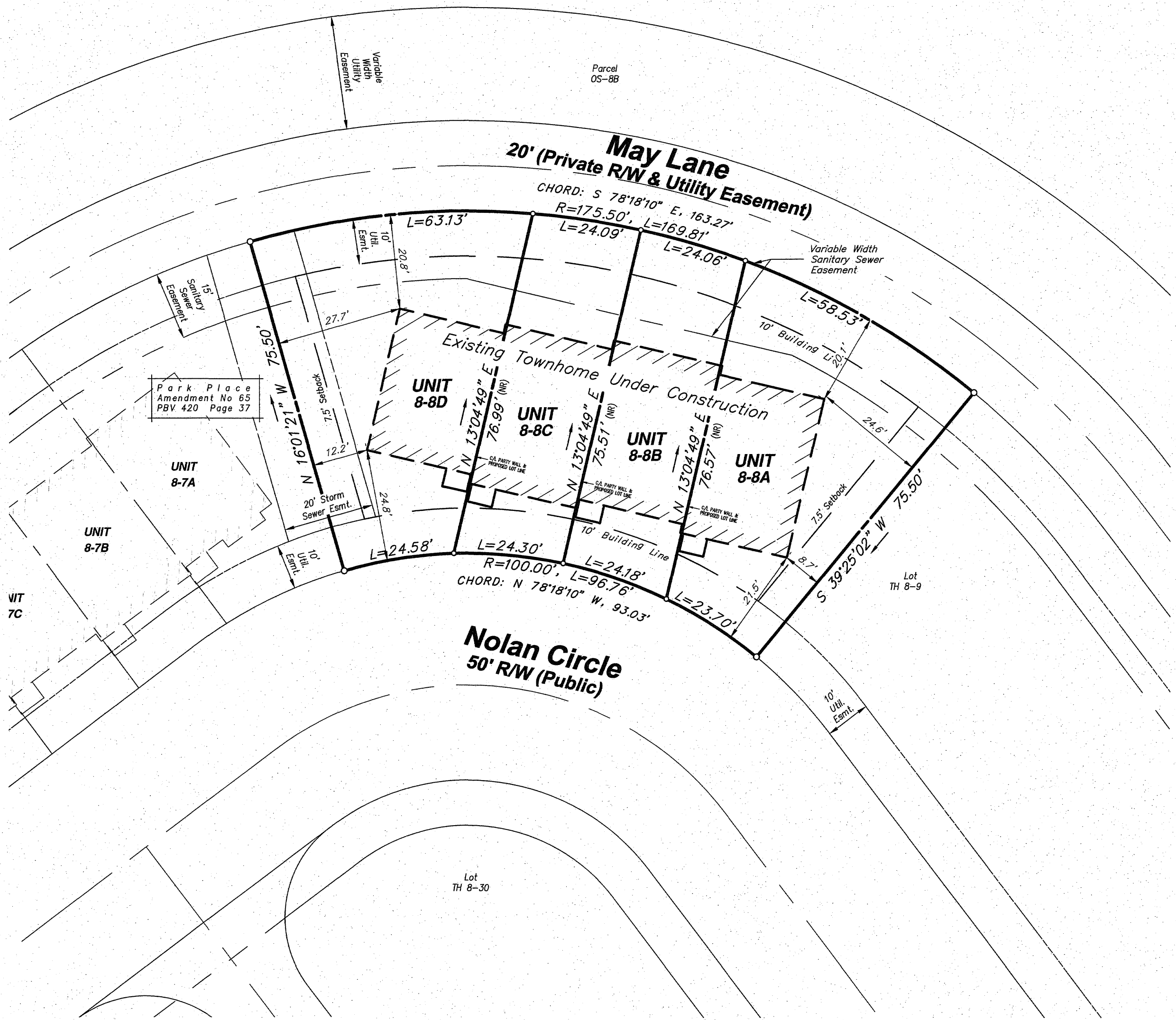


MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

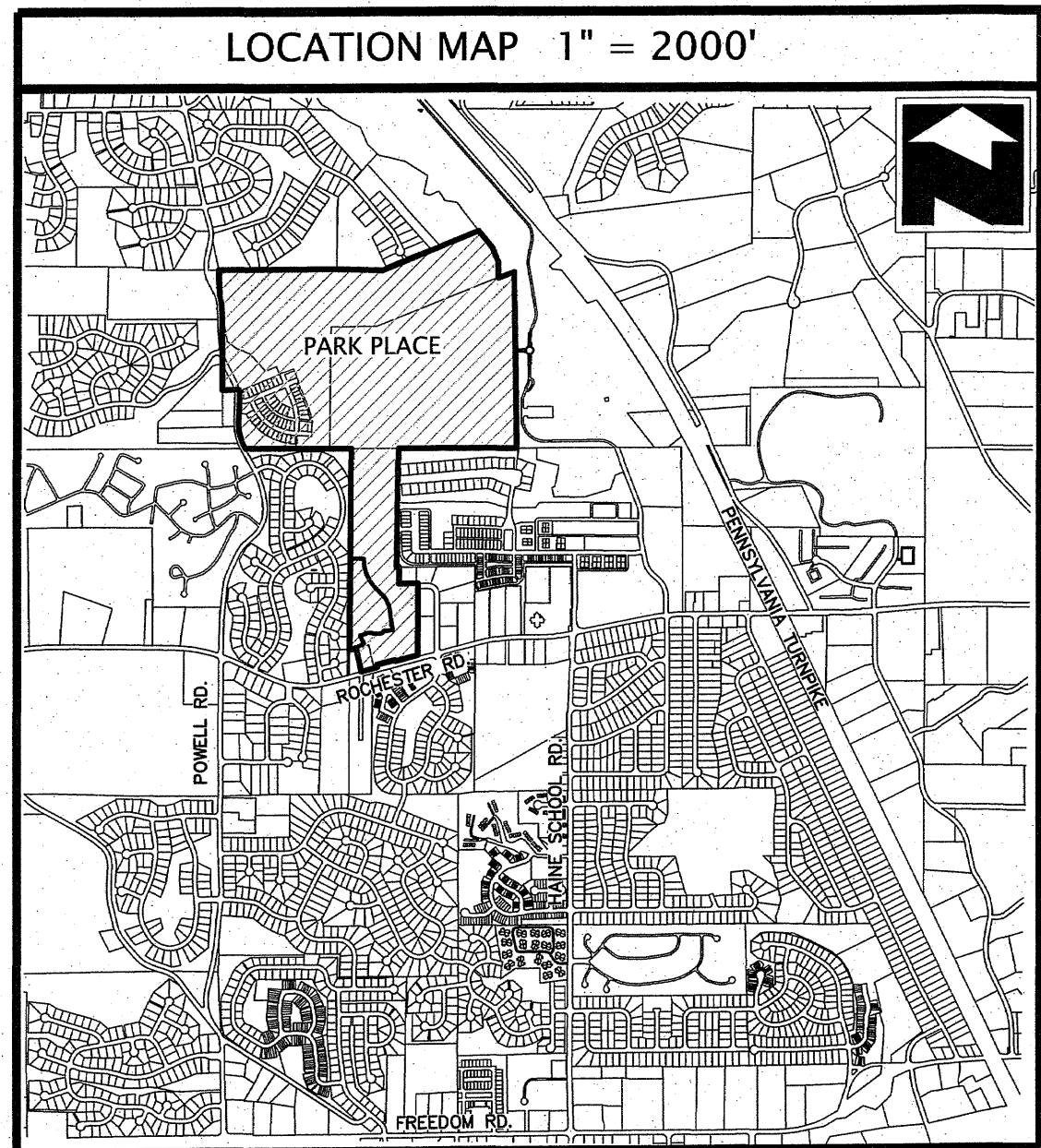


Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-8	10,063.23	0.23

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-8A	3,105.28	0.07
8-8B	1,819.84	0.04
8-8C	1,824.72	0.04
8-8D	3,313.39	0.08



PLAN BOOK	PAGE
423	26



GENERAL PLAN NOTES

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

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

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

PROPERTY REFERENCES

LOT TH 8-8
TAX PARCEL 130-546-88
INST# 202408140011916
PARK PLACE REVISED FINAL PHASE 8A
PBV 404, PAGES 1-2

DEVELOPER / PROPERTY OWNER:



DRAWING NUMBER: 1004-2428931
DRAWING SCALE: 1"=20'
DATE: September 1, 2024
DRAWN BY:
REVISIONS:

PARK PLACE AMENDMENT NO. 68

BEING A RE-SUBDIVISION OF PARCEL TH 8-8 OF THE PARK PLACE REVISED FINAL PHASE 8A
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying

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

DATE 12/2/2024

MARK B. SCHMIDT
REGISTRATION NO. SU-36950-E

COUNTY OF BUTLER

ON THIS THE 2 DAY OF December, 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARK B. SCHMIDT KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREINCONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Se
THOMAS SHEPPARD - Notary Public
Allegheny County
My Commission Expires April 15, 2026
Commission Number 1419552

A) LIBERTY POINTE SUBDIVISION PLAN
INSTR# 202301260001228
P.B.V. 408, PGS. 48-51

B) LIBERTY POINTE CONDOMINIUM
PLAT AND PLANS
INSTR# 202312010018058
P.B.V. 414, PGS. 31-32

Instr: 202412040018177
Pg: 2 F: \$85.00
Michele Mustello
Butler County Recorder PA

ROAD ROW A-R
194,878 SQ FT
4.4738 ACRES

EX. PIPE

11

1

10

11

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of said County on this 4TH day

of December 2024
to ~~January~~ **PLAN BOOK**
No. Plan Book 423 Pages 27-28

Witness my hand and the seal of said Office
Michael J. Mastella REC

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 202

LIBERTY POINTE CONDOMINIUM
PLATS AND PLANS
PREVIOUSLY RECORDED AT
INST. # 202312010018058
PLAN BOOK 414, PAGE 31

N/F
KURT C. & ANNETTE
MALECKI
TAX PARCEL
190-1F157-12A-0000
LOT 1
DANTE & CATHERINE
CHARLETT SUBDIVISION
PRV 117 PG 16

N/F
KURT C. & ANNETTE
MALECKI
TAX PARCEL
190-1F157-12B-0000

UNIT 101: 41,440 SQ. FT. - 0.9513 ACRES
UNIT 102: 48,603 SQ. FT. - 1.1158 ACRES
=====

CONVERTED AREA:	90.043 SQ. FT. - 2.0671 ACRES
CONVERTIBLE AREA:	1,700,735 SQ. FT. - 39.0435 ACRES
ROAD R.O.W.:	194,878 SQ. FT. - 4.4738 ACRES
=====	
TOTAL AREA:	1,985,656 SQ. FT. - 45.5844 ACRES

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-CF/CON
LOT 6
STONEBROOK CONDOMINIUM PLAT
PRV 304 PG 1

N/F
THE MILDRED I. GARDNER
REVOCABLE LIVING TRUST
TAX PARCEL
190-1F157-13-0000
LOT 2
MILDRED E. SIMMONS PLAN NO. .
PBV 234 PG 17

 UNITS
 COMMON ELEMENTS
 LIMITED COMMON ELEMENTS-
DRIVEWAYS (MUST BE BUILT)
 LIMITED COMMON ELEMENTS-
PATIOS (MUST BE BUILT)

0 50' 100'

SCALE: 1" = 50'

[illegible]

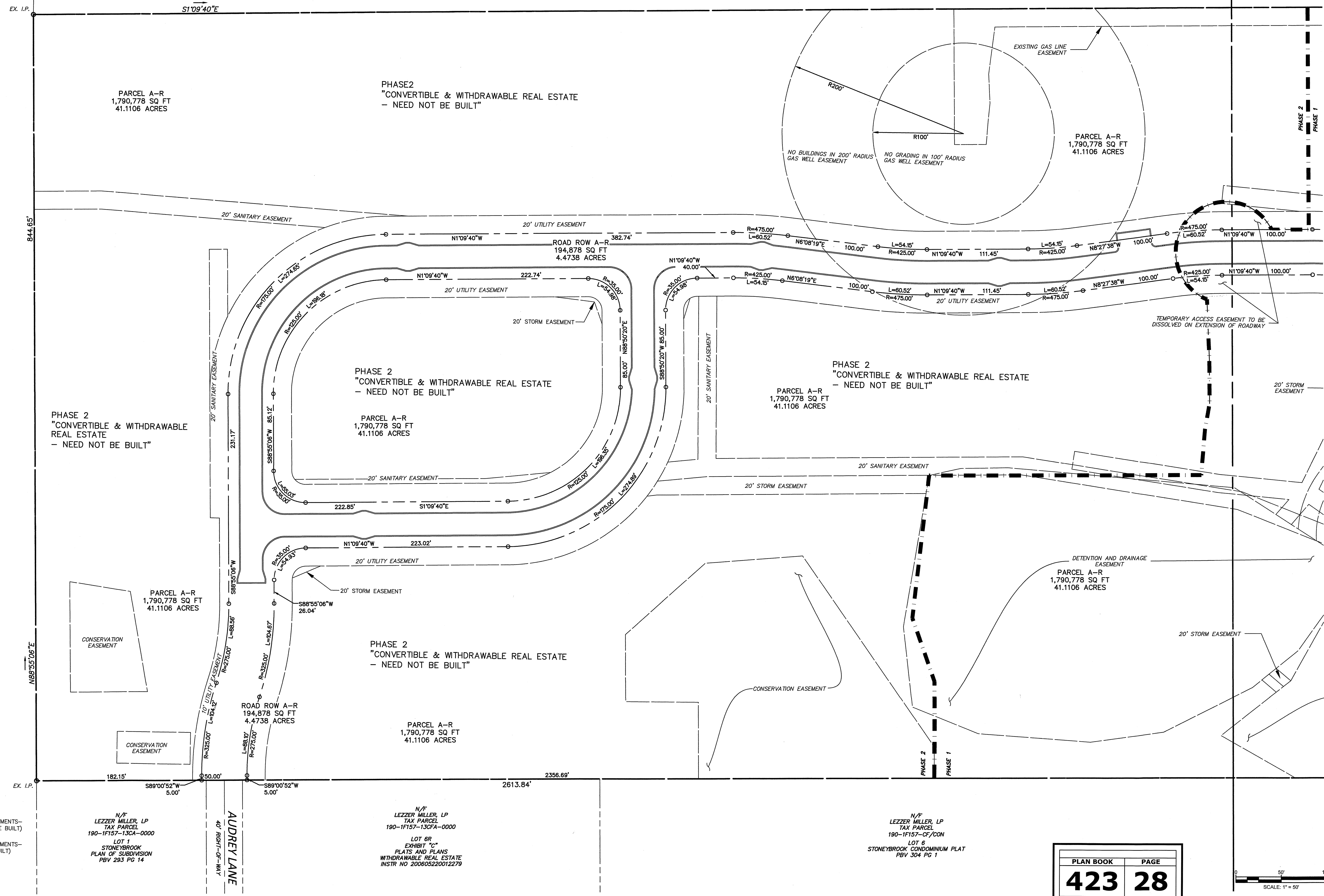
DRAWING ORIENTATION

A circular diagram with a large white arrow pointing left, indicating the drawing orientation. The arrow is centered within the circle, and the background of the circle is filled with diagonal hatching lines.

PROJECT TITLE: LIBERTY POINTE CONDOMINIUM PLATS AND PLANS AMENDMENT NO. 2	CLIENT NAME & ADDRESS: LIBERTY POINTE PARTNERS, LLC 3413 BABCOCK BLVD., PITTSBURGH, PA 15237
---	--

DRAWN BY: JLR	CHECKED BY: MBS
CAD FILE: 13719_CC101-AMENDMENT NO.2.DWG	
HORIZ. SCALE: 1" = 50'	VERT. SCALE:
SHEET: 1 OF 2	
CC101	
PROJECT #: 13719	

\\hampton-is\comparry\PROJECTS\13700_Jobs\13719\04_Dwg\03_Production\Phase 2 Production Drawings\Condominium Plats And Plans\Amendment No. 2.dwg, CC101, 11/21/2024 5:09 PM, Greg Strab

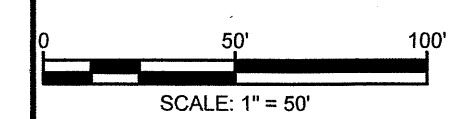


- UNITS
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS-
DRIVEWAYS (MUST BE BUILT)
- LIMITED COMMON ELEMENTS-
PATIOS (MUST BE BUILT)

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CA-0000
LOT 1
STONEBROOK
PLAN OF SUBDIVISION
PBV 283 PG 14

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-13CA-0000
LOT 6R
EXHIBIT "C"
PLATS AND PLANS
WITHDRAWABLE REAL ESTATE
INSTR NO 200605220012279

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-0F/CON
LOT 6
STONEBROOK CONDOMINIUM PLAT
PBV 304 PG 1



MARK B. SCHMIDT
PROFESSIONAL SURVEYOR
STATE OF PENNSYLVANIA
NO. 123456

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

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

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

PROJECT STATUS:	
DATE ISSUED:	11/21/2024
REVISIONS:	
NO.	DESCRIPTION

DRAWING ORIENTATION

PROJECT TITLE:
**LIBERTY POINTE
CONDOMINIUM PLATS AND PLANS
AMENDMENT NO. 2**

DRAWN BY:
JLR

CHECKED BY:
MBS

CAD FILE:
13719_CC101-AMENDMENT NO.2.DWG

HORIZ. SCALE:
1" = 50'

VERT. SCALE:
1" = 50'

SHEET:
2 OF 2

PROJECT #:
13719

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

NOTES:

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

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

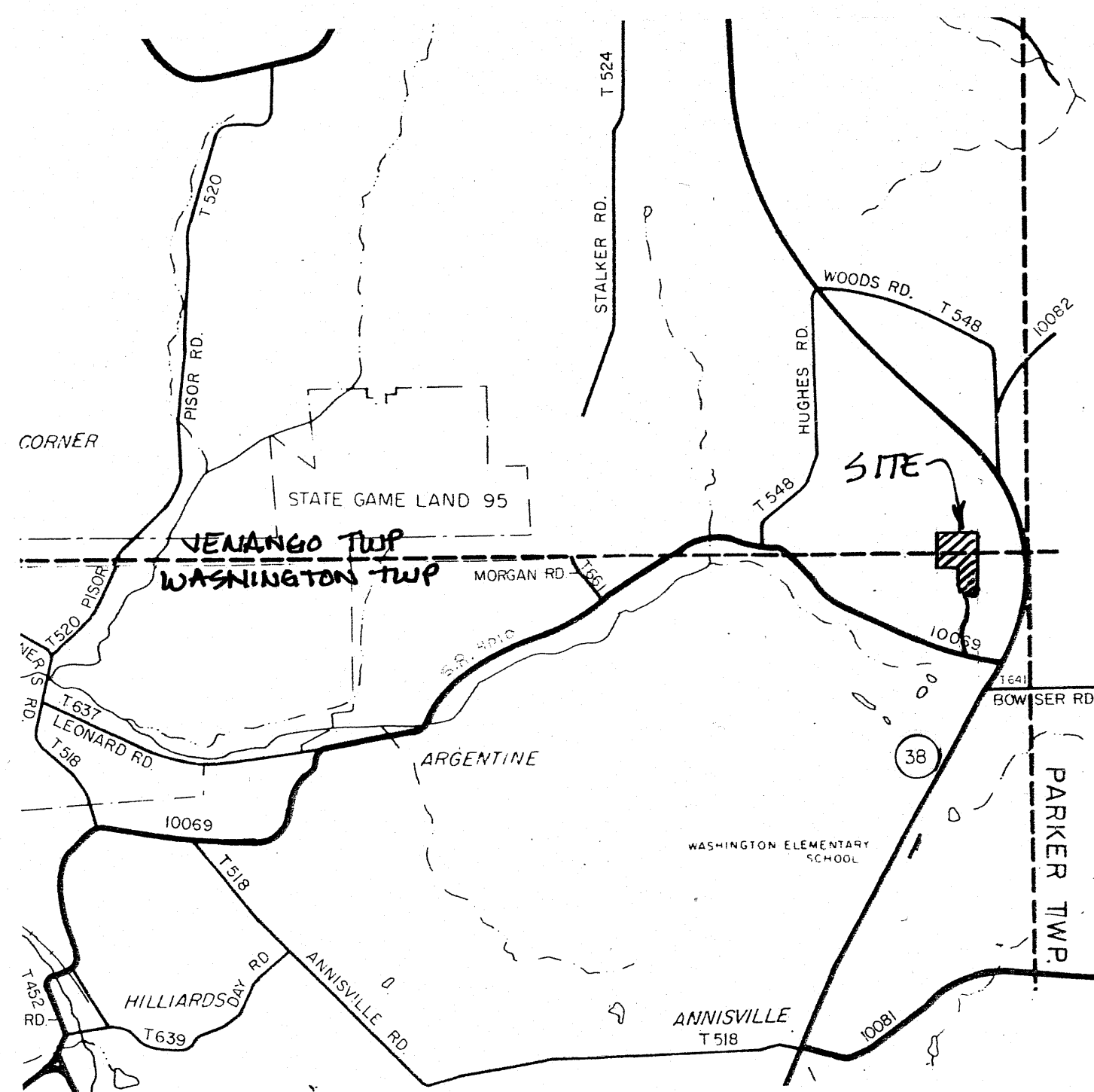
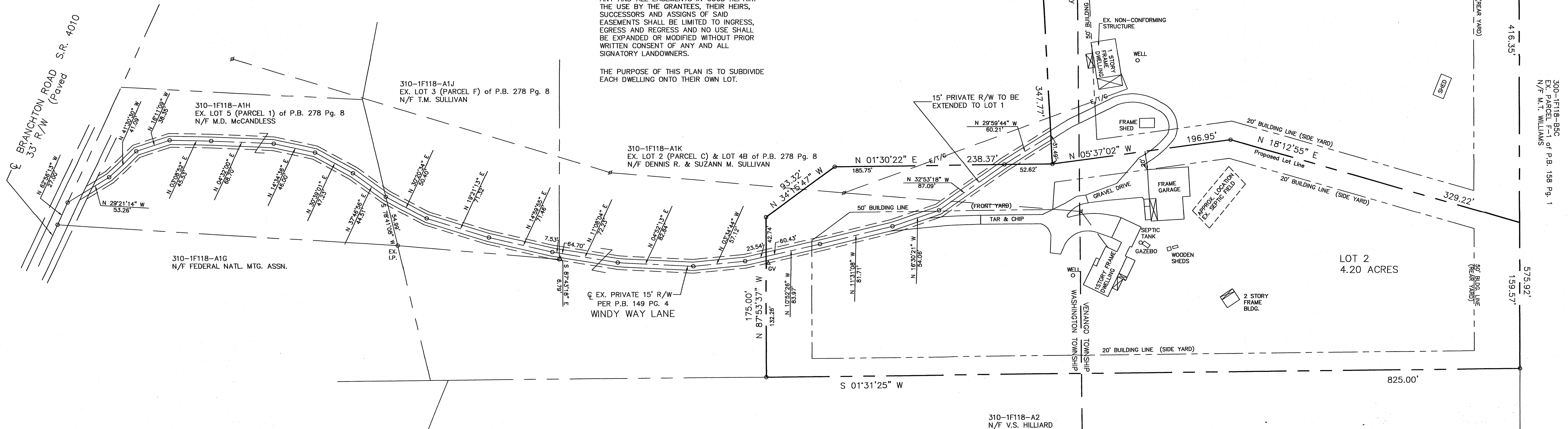
PROPERTY OWNERS: RICKIE & LYNNE SULLIVAN
157 WINDY WAY LANE
HILLIARDS, PA 16040

REF: LOT 1 OF SULLIVAN SUBDIVISION NO. 2,
10/15/04, P.B. 278 PG. 8

REF: SULLIVAN SUBDIVISION NO. 1, 09/18/91,
P.B. 149 PG. 4.

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 SUBDIVIDE
EACH DWELLING ONTO THEIR OWN LOT.



We, Dennis R. and Suzann M. Sullivan, 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, we hereunto set our hands and seals this 03rd
day of December, 2024

ATTEST:

[Signature] *[Signature]*
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named Dennis R. and Suzann M. Sullivan,
who acknowledged the foregoing final plan of subdivision or land
development 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 03rd day of December
2024

My Commission expires the 06th day of MARCH, 2028

SEAL

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

We, Rickie L. and Lynne A. Sullivan, 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, we hereunto set our hands and seals this 03rd
day of December, 2024

ATTEST:

[Signature] *[Signature]*
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named Rickie L. and Lynne A. Sullivan,
who acknowledged the foregoing final plan of subdivision or land
development 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 03rd day of December
2024

My Commission expires the 06th day of MARCH, 2028

SEAL

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common-
wealth of Pennsylvania, do hereby certify that this plan as shown hereon is
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
plot 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.

DATE August 14, 2024 SEAL *[Signature]*
REC. NO. SU-32490-E

Reviewed by the Supervisors of the Township of Washington this 2nd
day of October, 2024

[Signature] *[Signature]*
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Supervisors of the Township of Venango this 4th
day of November, 2024

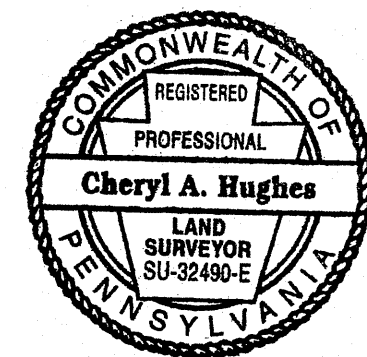
[Signature] *[Signature]*
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 18th
day of September, 2024

[Signature] *[Signature]*
SECRETARY CHAIRMAN/PRESIDENT

See Comments on File at the Butler County Planning Commission

Plan Number: 29186



MICHELE M. MUSTELLO
RECORDER OF DEEDS

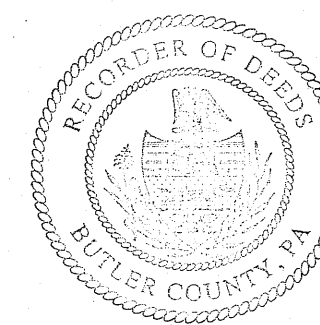
My Commission Expires First Monday in January 2028

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plans, etc. in
said County in Plan Book Volume 423 page 29

Given under my hand and seal this 5th day of December,
2024

[Signature]
RECORDED



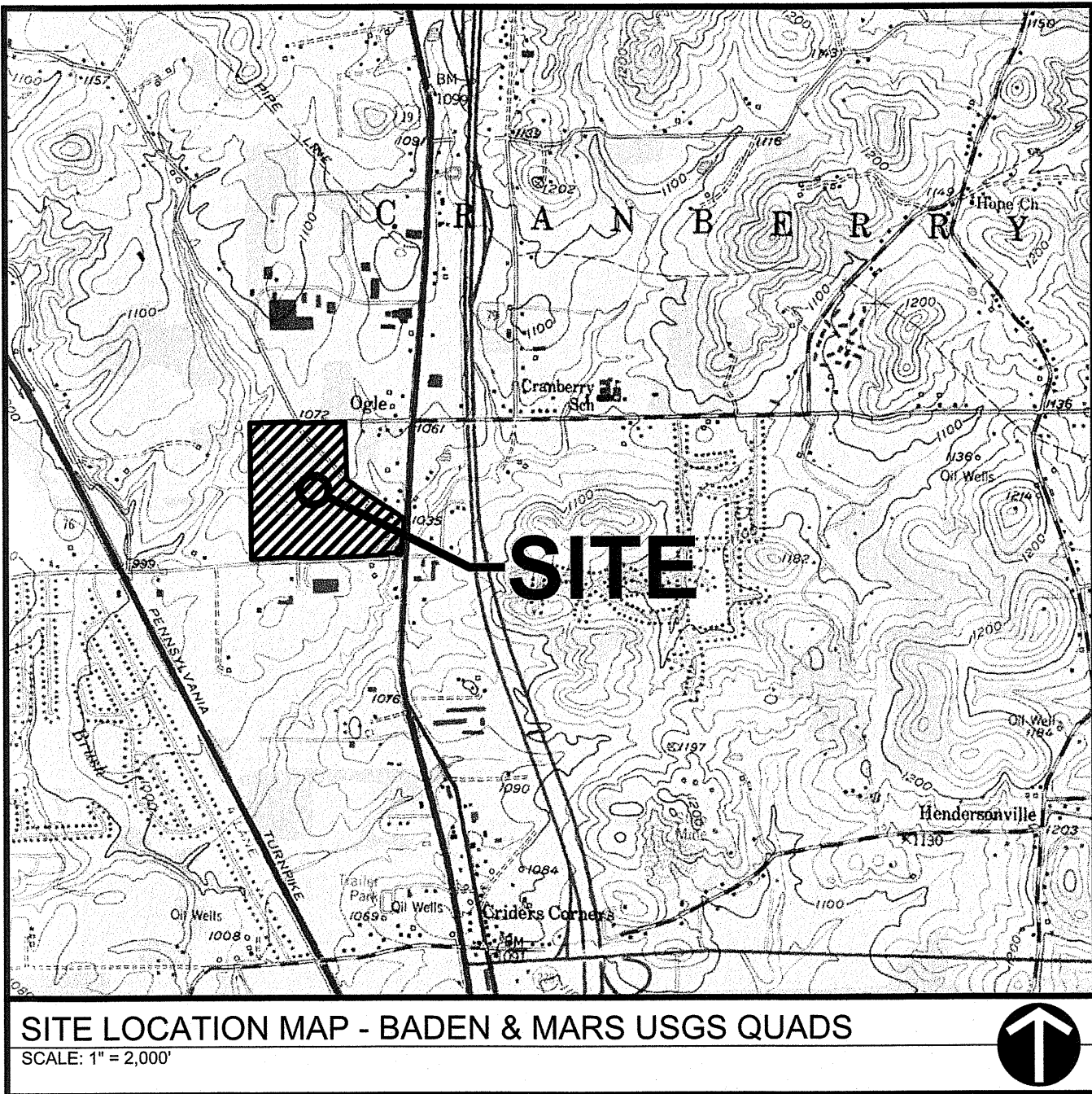
L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	FINAL PLAN OF SUBDIVISION FOR: RICKIE L. & LYNNE A. SULLIVAN and DENNIS M. & SUZANN M. SULLIVAN SITUATE: VENANGO & WASHINGTON TOWNSHIPS, BUTLER CO., PA		
Date 08/16/2024	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 310-1F118-A1F		Db-Pg 1987-305	Service No. 24-090
Address 157 WINDY WAY LANE			

MEEDER PHASE 1 REVISEDAS-PER PLANS

ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
BUSINESS PARK WITH CCD-2 OVERLAY

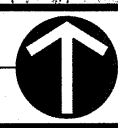
PREPARED FOR:

ROCHESTER ROAD INVESTMENT CO.
322 NORTH ARCH STREET
LANCASTER, PA 17603



SITE LOCATION MAP - BADEN & MARS USGS QUADS

SCALE: 1" = 2,000'



LIST OF UTILITIES	
PENNSYLVANIA POWER COMPANY (ATTN: DAN STEWART) 701 WEST NEW CASTLE STREET ZELIENOPLE, PA 16063 PHONE: 724-453-3433 FAX: 724-453-3416 EMAIL: DANSTEWART@FIRSTENERGYCORP.COM	
PEOPLES NATURAL GAS (ATTN: SEAN COUGHLAN) 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 PHONE: 412-258-4549 EMAIL: SEAN.COUGHLAN@PEOPLES-GAS.COM	
COLUMBIA GAS OF PA (ATT: JC DANHIRES) 350 KENTUCKY AVENUE ROCHESTER, PA 15047 PHONE: 724-610-8378 EMAIL: JDANHIRES@NISOURCE.COM	
CONSOLIDATED COMMUNICATIONS, INC. (ATTN: SHONDA WINCK) 4008 GIBSONIA ROAD GIBSONIA, PA 15044 PHONE: 724-444-2355 CELL: 412-952-7253 EMAIL: SHONDA.WINCK@CONSOLIDATED.COM	
ARMSTRONG CABLE (ATTN: ERIC EPPINGER) 531 PERRY WAY ZELIENOPLE, PA 16063 PHONE: 724-452-5695 X 243 CELL: 724-321-5313 FAX: 724-452-8008 EMAIL: EEPPIINGER@AGOC.COM	
CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION AND CONVEYANCE WATER PROVIDER (ATTN: JOSH ANDREE) 2525 ROCHESTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066 PHONE: 724-776-4806 X 1517 FAX: 724-776-6199 EMAIL: JOSH.ANDREE@CRANBERRYTOWNSHIP.ORG	

STREET TABLE	
STREET NAME	PUBLIC/PRIVATE
FOUNDATION DRIVE	PRIVATE
BARCLAY ALLEY	PRIVATE
EAST ALLEY	PRIVATE
ENGLAND ROAD	PRIVATE
FIDDLERS ALLEY	PRIVATE
FOLSOM WAY	PRIVATE
FOUNTAIN WAY	PRIVATE
GRATITUDE ROAD	PRIVATE
HALEY ALLEY	PRIVATE
JACKSON WAY	PRIVATE
MARKET HOUSE CIRCLE	PRIVATE
NINA WAY	PRIVATE
OLIVE WAY	PRIVATE
PARADE STREET	PRIVATE
RHONE WAY	PRIVATE
RODNEY LANE	PRIVATE
ROEBLING COURT	PRIVATE
SOLING ALLEY	PRIVATE
UMBLES WAY	PRIVATE
WEST ALLEY	PRIVATE
BENEFICIAL DRIVE	PRIVATE
GRESS ROAD	PRIVATE
HALCYON LANE	PRIVATE
HARLEQUIN STREET	PRIVATE
MAIN STREET / UNIONVILLE ROAD	PUBLIC
MEEDER LANE	PRIVATE
PARKER STREET	PRIVATE
PROMENADE STREET	PRIVATE
STRAND ROAD	PRIVATE
TILLARY LANE	PRIVATE
WITHERS PARK DRIVE	PRIVATE
BRICK WAY	PRIVATE
OLIVER WAY	PRIVATE
FREDERICK WAY	PRIVATE

OPEN SPACE BY PHASE (AC)	
PHASE 1	8.25

RESIDENTIAL UNIT COUNT & NON-RESIDENTIAL SQUARE FOOTAGE BY BUILDING					
BUILDING	RESIDENTIAL UNIT COUNT	NON-RESIDENTIAL SQUARE FOOTAGE			
		CROSSROADS (MIXED USE)	LIVE WORK	PROMENADE	
132	4	3500	-	-	
133	4	3505	-	-	
134	4	3220	-	-	
164	3	2275	-	-	
404	9	2500	0	-	
TOTAL	24	12500	2500	0	15000

PARKING SUMMARY TABLE				
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
1	150	11	398	559

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE										
PHASE	RESIDENTIAL UNIT COUNT						NON-RESIDENTIAL AREA (SQ. FT.)			
	SINGLE FAMILY	TRADITIONAL TOWNHOMES	LOFTS	CROSSROADS	LIVE WORK	APARTMENTS	TOTAL	CROSSROADS	PROMENADE	LIVE WORK
1	22	137	16	15	9	0	199	12500	-	2500
TOTAL	22	137	16	15	9	0	199	12500	0	2500

PHASE 1 BUILT vs. NOT YET BUILT										
PHASE	RESIDENTIAL UNIT COUNT						NON-RESIDENTIAL AREA (SQ. FT.)			
	SINGLE FAMILY	TRADITIONAL TOWNHOMES	LOFTS	CROSSROADS	LIVE WORK	APARTMENTS	TOTAL	CROSSROADS	PROMENADE	LIVE WORK
1	21	84	16	15	0	0	136	12500	0	0
1	1	53	0	0	9	0	63	0	0	2500
TOTAL	22	137	16	15	9	0	199	12500	0	2500

ZONING REQUIREMENTS

SITE ZONING: USE: CCD-2 OVERLAY,
BUSINESS PARK BASE ZONING

TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
USE	MIXED	MIXED	
DWELLING UNITS PER ACRE	10; 15 ¹	11 ¹	NO
MAXIMUM BUILDING HEIGHT (FEET)	65; 95 ⁴	≤ 65 ⁴	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4; 6 ³	≤ 4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA ²	10% - 75%	14.82%	NO
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	69,250 SF	NO
MINIMUM CCD OPEN SPACE	15% (9.1 AC)	15.6% (9.45 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	83%	65%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 20' or 2 STORIES	NO
MINIMUM ACREAGE	30 AC	59.58 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO / FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO / FRONT YARD (NONRESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

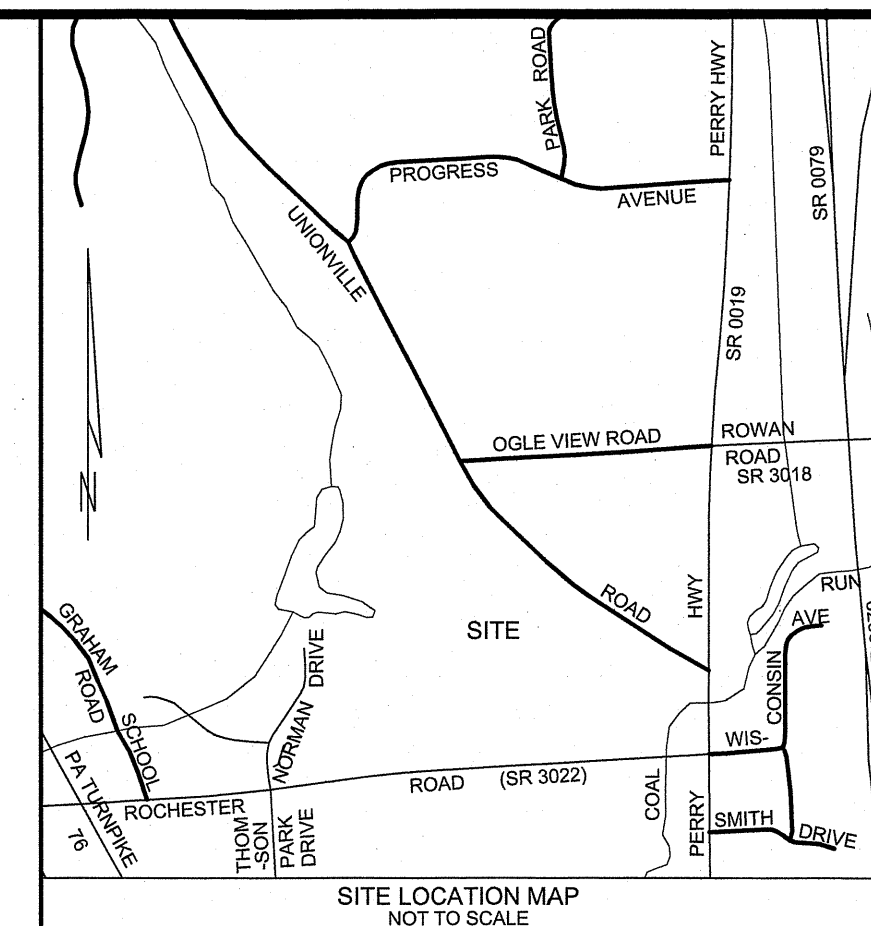
NOTES:

- HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
- THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
- THE TEN PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% FOR A LOT.
- AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

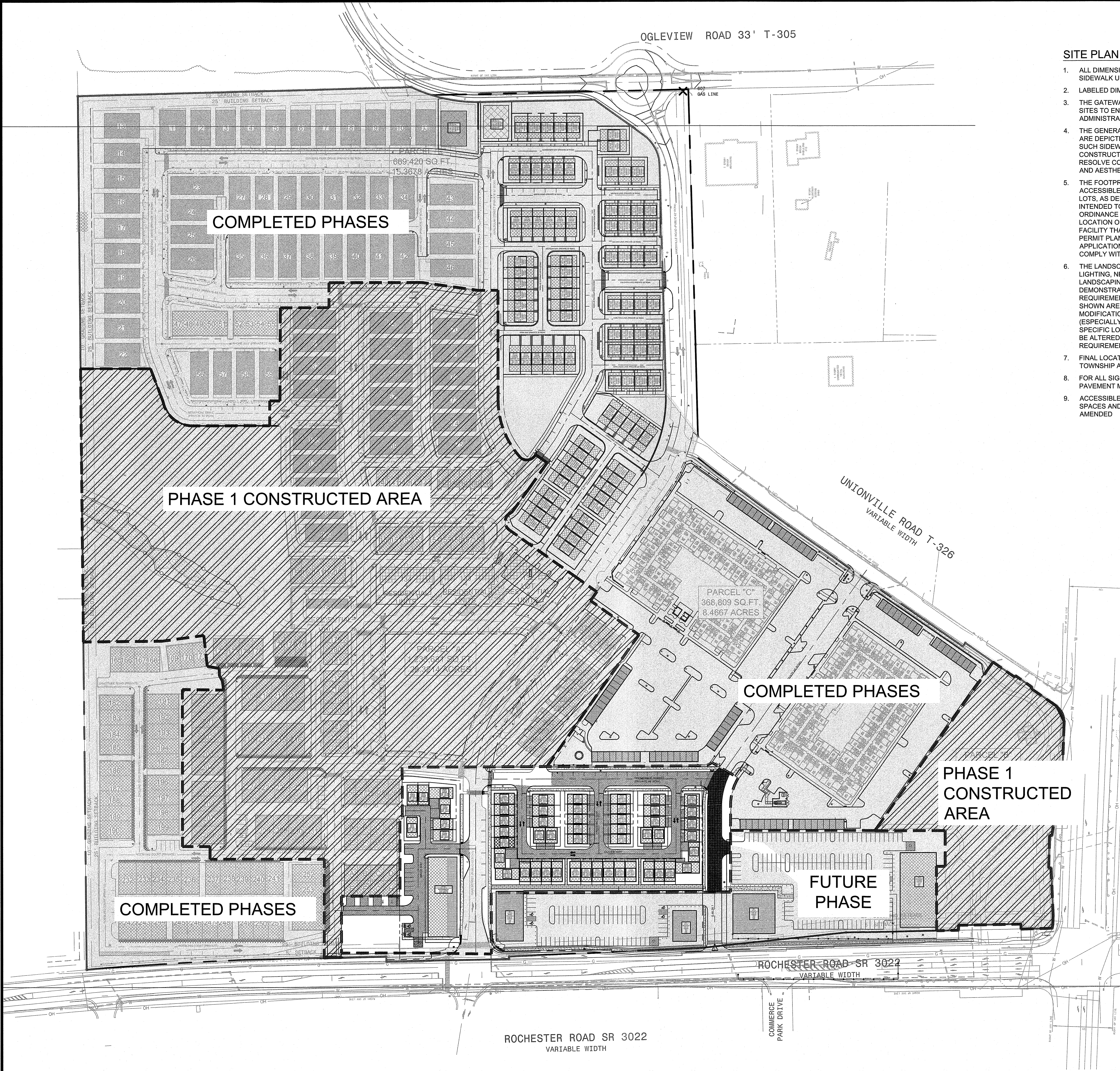
SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	COVER SHEET
C060	EXISTING CONDITIONS
C061	DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C111	OVERALL FIRE TRUCK TURNING TEMPLATE
C112	FIRE TRUCK TURNING TEMPLATE INSETS
C120	OVERALL GARBAGE TRUCK TURN TEMPLATE
C121	GARBAGE TRUCK TURN TEMPLATE INSETS
C122	OVERALL REVERSE GARBAGE TRUCK TURN TEMPLATE
C123	REVERSE GARBAGE TRUCK TURN TEMPLATE INSETS
C124	SCHOOL BUS TURNING TEMPLATE
C125	PUBLIC STREET PLAN
C140	PEDESTRIAN FACILITIES
C141	ROCHESTER ROAD ROW EXHIBIT
C142	ROCHESTER ROAD ROW EXHIBIT
C143	ROCHESTER ROAD ROW EXHIBIT
C144	PLAT PLAN
C145	MAILBOX LOCATIONS
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C204	GRADING PLAN
C205	GRADING PLAN
C206	GRADING PLAN
C207	GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	UTILITY PLAN
C400	STORM SEWER PROFILES
C401	STORM SEWER PROFILES
C402	STORM SEWER PROFILES
C403	STORM SEWER PROFILES
C404	STORM SEWER PROFILES
C405	STORM SEWER PROFILES
C410	SANITARY SEWER PROFILES
C411	SANITARY SEWER PROFILES
C412	SANITARY SEWER PROFILES
C413	SANITARY SEWER PROFILES
C414	SANITARY LATERAL TABLE
C415	SANITARY LATERAL DETAILS
C416	WATERLINE PLAN & PROFILES
C417	WATERLINE PLAN & PROFILES

RECORDING PLAN SHEET INDEX	
NO.	TITLE
C100	OVERALL SITE PLAN
C102	SITE PLAN
C300	OVERALL UTILITY PLAN
C302	UTILITY PLAN
1	SUBDIVISION PLAN
2	EASEMENT PLAN

C402	WATERLINE PLAN & PROFILES
C403	WATERLINE PLAN & PROFILES
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SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- LABELLED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
- THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
- THE GENERAL LOCATION OF SIDEWALKS AND WALKING AND BIKING TRAILS ARE DEPICTED ON THESE PLANS. THE FINAL DESIGN AND LOCATION OF SUCH SIDEWALKS AND TRAILS WILL BE DETERMINED IN THE FIELD DURING CONSTRUCTION, AND MAY BE ALTERED TO FIT ACTUAL SITE CONDITIONS, RESOLVE CONFLICTS (ESPECIALLY WITH UTILITIES), AND IMPROVE DESIGN AND AESTHETICS.
- THE FOOTPRINTS AND CONFIGURATIONS OF BUILDINGS, DRIVEWAYS, ADA ACCESSIBLE PATHS AND FACILITIES AND EACH OF THEIR LOCATIONS WITHIN LOTS, AS DEPICTED ON THESE PLANS, ARE ILLUSTRATIVE ONLY AND INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH CRANBERRY ORDINANCE REQUIREMENTS. THE ACTUAL FOOTPRINT, CONFIGURATION AND LOCATION OF EACH BUILDING, DRIVEWAY AND ADA ACCESSIBLE PATH AND FACILITY THAT IS TO BE CONSTRUCTED SHALL BE DEPICTED ON BUILDING PERMIT PLANS THAT ARE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH SUCH BUILDING. ALL SUCH BUILDINGS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS.
- THE LANDSCAPING, SCREENING, BUFFERING, STREET TREES, OUTDOOR LIGHTING, NEIGHBORHOOD ENTRY MONUMENTS, AND ANY OTHER LANDSCAPING ELEMENTS DEPICTED ON THESE PLANS ARE INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH CRANBERRY ORDINANCE REQUIREMENTS AND TO SERVE AS A GENERAL GUIDE. ALL LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENTS AND MODIFICATIONS TO FIT ACTUAL SITE CONDITIONS, RESOLVE CONFLICTS (ESPECIALLY WITH UTILITIES), AND IMPROVE DESIGN AND AESTHETICS. SPECIFIC LOCATIONS AND SPECIES OF ANY LANDSCAPING ELEMENTS MAY BE ALTERED AND/OR SUBSTITUTED PROVIDED THAT THE MINIMUM REQUIREMENTS OF APPLICABLE CRANBERRY ORDINANCES ARE STILL MET.
- FINAL LOCATION OF CLUSTER MAILBOXES AND ADDRESSES SUBJECT TO TOWNSHIP APPROVAL.
- FOR ALL SIGNAGE AND PAINTING CALLOUTS, REFER TO "SIGNAGE AND PAVEMENT MARKING PLANS" SHEETS C800-803
- ACCESSIBLE ROUTES WILL BE PROVIDED BETWEEN ACCESSIBLE PARKING SPACES AND BUILDINGS IN COMPLIANCE WITH ANSI A117.1-2003, AS MAY BE AMENDED

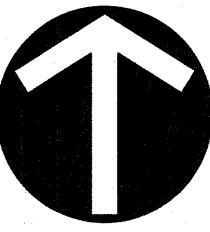
SITE LEGEND

	1	PROPOSED 48" STORM MANHOLE
	1	PROPOSED 48" SANITARY MANHOLE
	11	PROPOSED TYPE 'M' INLET
	3	PROPOSED HEADWALL/ ENDWALL
	8	PROPOSED HYDRANT
	6	PROPOSED LIGHT STANDARD
	1	PROPOSED SOLAR POST CAP LIGHT
	11	PROPOSED ADA SYMBOL
	7B	PROPOSED CONCRETE WHEEL STOP
	6	PROPOSED CURB RAMP
	12	PROPOSED LANDSCAPED STREET WALL
	0	PROPOSED RETAINING WALL
	3	PROPOSED GRANITE CURB
	7	PROPOSED CONCRETE CURB
	7	DEPRESSED GRANITE CURB
	14	GRANITE BLOCK CURB RAMP WITHOUT DWS
	1	PROPOSED CONCRETE SIDEWALK
	8	PROPOSED BITUMINOUS RECREATION SIDEWALK
	VARIES	PROPOSED CONCRETE PAVEMENT
	VARIES	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
	VARIES	PROPOSED ROAD AND STREET BITUMINOUS PAVING
	2	PROPOSED CROSSWALK - ENHANCED DESIGN
	13	PROPOSED CROSSWALK - STANDARD PIANO KEY
		PROPOSED TOWNHOME/LOFT
		PROPOSED SINGLE FAMILY HOME
		PROPOSED MIXED USE STRUCTURE
		PROPOSED COMMERCIAL STRUCTURE
		FUTURE PHASE TO BE SUBMITTED FOR APPROVAL SEPARATELY
		PHASE 1 COMPLETED CONSTRUCTION
		PROPOSED SIGN
		PROPOSED R.O.W. LINE
		PROPOSED PROPERTY LINE
		PROPOSED PHASE LINE
		PROPOSED MAILBOX CLUSTER REFER TO PATTERN BOOK
		PROPOSED APARTMENT PARKING COUNT
		PROPOSED LIVE WORK PARKING COUNT
		PROPOSED STREET PARKING COUNT
		TRAFFIC DIRECTIONAL ARROWS (NON PAINTED)

PLAN BOOK	PAGE
423	33

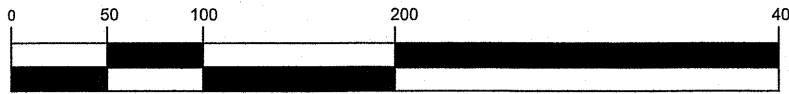


Know what's below.
Call before you dig.
Serial No. 20240523207

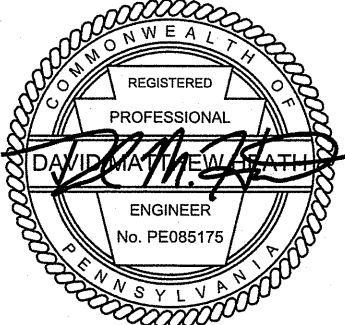


NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Date	No.	REVISION RECORD
01-24-2022	08	HOMESTORE UNIT COUNT REVISIONS
09-10-2024	09	REVISED TOWNSHIP SUBMISSION
09-20-2024	10	REVISED COVER SHEET
10-23-2024	11	AS-PER PLANS
11-08-2024	12	REVISED AS-PER PLANS
	13	
	14	
	15	

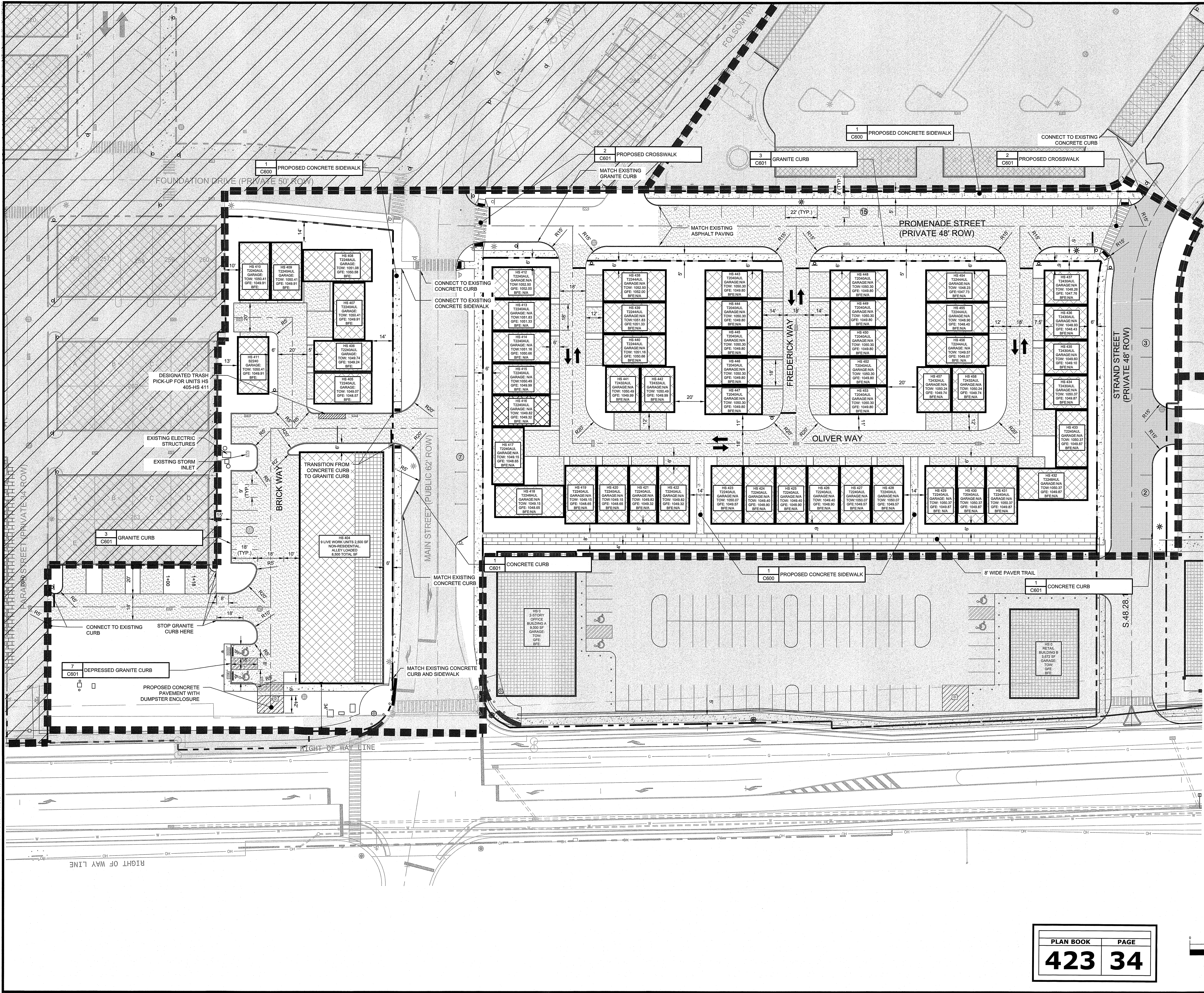
MEEDER
Cranberry Township/Pittsburgh, PA
CHARTERED SURVEYOR & NEIGHBORHOOD

MEEDER PHASE 1 REVISED
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
322 N ARCH STREET
LANCASTER, PA 17603

OVERALL SITE PLAN

Project Number: C-18807-0017
Drawing Scale: 1" = 100'
Date Issued: AUGUST 2024
Index Number: 403620
Drawn By: MBM
Checked By: DMH
Project Manager: DMH

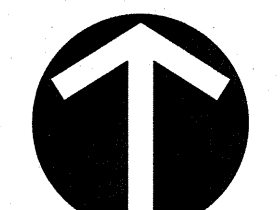
3. Civil & Electrical Plans: 10/10/2024 11:15 AM Ryan R. Richmond, E.I.T.
4. Final Design: 11/14/2024 11:15 AM Ryan R. Richmond, E.I.T.



SITE LEGEND	
	1 C602 PROPOSED 48" STORM MANHOLE
	1 C604 PROPOSED 48" SANITARY MANHOLE
	11 C602 PROPOSED TYPE 11" INLET
	3 C602 PROPOSED HEADWALL/ ENDWALL
	8 C603 PROPOSED HYDRANT
	6 C600 PROPOSED LIGHT STANDARD
	1 C603 PROPOSED SOLAR POST CAP LIGHT
	11 C603 PROPOSED ADA SYMBOL
	7B C603 PROPOSED CONCRETE WHEEL STOP
	6 001/603 PROPOSED CURB RAMP
	12 C600 PROPOSED LANDSCAPED STREET WALL
	0 C000 PROPOSED RETAINING WALL
	3 C601 PROPOSED GRANITE CURB
	1 C601 PROPOSED CONCRETE CURB
	7 C601 DEPRESSED GRANITE CURB
	14 C601 GRANITE BLOCK CURB RAMP WITHOUT DWIS
	1 C600 PROPOSED CONCRETE SIDEWALK
	8 C601 PROPOSED BITUMINOUS RECREATION SIDEWALK
	VARIES C605-8 PROPOSED CONCRETE PAVEMENT
	VARIES C605-8 PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
	VARIES C605-8 PROPOSED ROAD AND STREET BITUMINOUS PAVING
	2 C601 PROPOSED CROSSWALK - ENHANCED DESIGN
	13 C603 PROPOSED CROSSWALK - STANDARD PIANO KEY
	PROPOSED TOWNHOME/LOFT
	PROPOSED SINGLE FAMILY HOME
	PROPOSED MIXED USE STRUCTURE
	PROPOSED COMMERCIAL STRUCTURE
	FUTURE PHASE TO BE SUBMITTED FOR APPROVAL SEPARATELY
	PHASE 1 COMPLETED CONSTRUCTION
	PROPOSED SIGN
	PROPOSED R.O.W. LINE
	PROPOSED PROPERTY LINE
	PROPOSED PHASE LINE
	PROPOSED MAILBOX CLUSTER REFER TO PATTERN BOOK
	PROPOSED APARTMENT PARKING COUNT
	PROPOSED LIVE WORK PARKING COUNT
	PROPOSED STREET PARKING COUNT
	TRAFFIC DIRECTIONAL ARROWS (NON PAINTED)

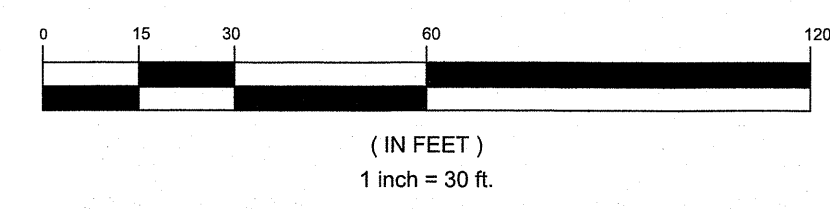


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NORTH

GRAPHIC SCALE



PLAN BOOK	PAGE
423	34

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
WWW.GATEWAYENGINEERS.COM
PITTSBURGH, PA 15203
PH: 412.382.4242

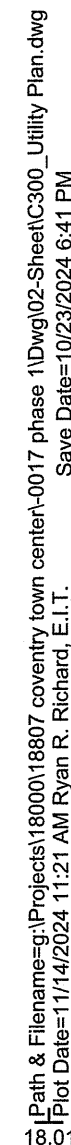
REVISION RECORD

No.	Date	REVISION	UNIT	COUNT	REVISIONS
08	01-24-2022	08	HOME	STORE	UNIT COUNT
09	09-10-2024	09	REVISED	TOWNSHIP	SUBMISSION
10	10-20-2024	10	REVISED	COVER	SHEET
11	10-23-2024	11	AS PER	PLANS	
12	11-09-2024	12	REVISED	AS PER	PLANS
13		13			
14		14			
15		15			

MEEDER
Cranberry Township/Pittsburgh, PA
CHARTERED ENGINEER & SURVEYOR

MEEDER PHASE 1 REVISED
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
322 N ARCH STREET
LANCASTER, PA 17603

Project Number: C-18807-0017
Drawing Scale: 1" = 30'
Date Issued: AUG 2018
Index Number: 403620
Drawn By: MBM
Checked By: DMH
Project Manager: DMH
C102



UTILITY ABBREVIATIONS

UTILITY PLAN NOTES:

1. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND HAVE AT LEAST 18" OF VERTICAL SEPARATION AND 40' HORIZONTAL SEPARATION FROM OTHER UTILITIES, UNLESS OTHERWISE NOTED ON THESE PLANS. REFER TO WATER PLAN/PROFILES FOR DETAILS OF WATERLINE CONSTRUCTION.
2. ALL ROOF DRAINS ARE TO BE 6" SLICPP AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LATERALS ARE ASSUMED TO BE AS SHOWN ON TOWNSHIP DETAIL SW-29 (TYPE I) UNLESS OTHERWISE NOTED.
4. REFER TO SHEET C414 FOR ALL SANITARY SEWER LATERAL INFORMATION.
5. ALL SANITARY SEWER LATERALS HAVE CLEANOUTS AT RIGHT-OF-WAY LINE. REFER TO DETAIL 12/C804 FOR CONNECTION TO BUILDINGS.

EASEMENT NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X. AREA OF MINIMAL FLOOD-HAZARD, & ZONE AE WHERE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1.5 FEET OR MORE; AND DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) 15005C0010D, DATED AUGUST 2, 2016.
2. ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE PUBLIC RIGHT-OF-WAYS DEPICTED UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE MEEDER NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE DEPICTED AND MAINTAINED BY THE TOWN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
3. ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE OWNED AT THE TIME OF THE RECORDATION OF THIS PLAN. ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
5. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.



Serial No. 20240523207



(IN FEET)
1 inch = 100 ft.

Date	No	REVISION RECORD
07-24-2022	08	HOMESTORE UNIT COUNT REVISIONS
09-10-2024	09	REVISED TOWNSHIP SUBMISSION
09-20-2024	10	REVISED COVER SHEET
10-23-2024	11	AS-PEER PLANS
11-08-2024	12	REVISED AS-PEER PLANS
01-22-2025	13	AS-PEER PLANS
02-11-2025	14	AS-PEER PLANS
03-03-2025	15	AS-PEER PLANS

MEEDER
Cranberry Township/Pittsburgh, PA
CHARTER: 1994/05 & 1998/01/02/05

MEEDER PHASE 1 REVISED
ROCHESTER ROAD
DANFORTH TOWNSHIP, PA 19003

CRANBERRY TOWNSHIP, PA 16066

ROCHESTER ROAD INVESTMENT CO.
322 N ARCH STREET
LANCASTER, PA 17603

OVERALL UTILIZATION
PLAN

Project Number: C-18807-0017
 Drawing Scale: 1" = 100'
 Date Issued: AUGUST 2024
 Index Number: 403620
 Drawn By: MBM
 Checked By: DMH
 Project Manager: DMH

C300

KNOW ALL MEN BY THESE PRESENTS That We, Frederick Carl & Merry L. Miller and Luke R. Kroneberg of the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situated in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Winfield, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Winfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We Frederick Carl & Merry L. Miller and Luke R. Kroneberg hand and seal this DEC. 9 day of 2024.

Frederick Carl Miller
Frederick Carl Miller
Merry L. Miller
Merry L. Miller
Luke R. Kroneberg
Luke R. Kroneberg

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Frederick Carl & Merry L. Miller and Luke R. Kroneberg and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of December 2024.

[Signature]
Notary Public
Seal & Stamp

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

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

Sept 27, 2024
Date
Stanley D. Graff
Stanley D. Graff
Professional Surveyor
No. 30161-E
P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Winfield this 21st day of November 2024.

Johnnie Knapp
Secretary
[Signature]
Chairman

Approved by the Winfield Township Planning Commission this 6th day of November 2024.

Rafal Dittus
Secretary
David Kenneth
Chairman

Reviewed by the Butler County Planning Commission this 16th day of October 2024.

R. Henn
Secretary
Buckley Plan #24149
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of 12AL3-1 plans, etc. in said County in Plan Book Volume 423, page 37.

Given under my hand and seal this 10th day of December 2024.

Michele M. Mustello
Recorder
Seal

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

RECORDED
BUTLER COUNTY, PA

Lot 3
Revised parcel 1F96-12A
Total ... 7.083 Acres

COURSE BEARING DISTANCE

12AL3-1 N 89°22'00"W 554.18'
12AL3-2 N 03°02'00"W 147.82'

RAD.: 25.00' TAN.: 22.92'
LEN.: 37.10' DELTA: 85°01'26"

12AL3-3 N 45°32'43"W 33.79'
12AL3-4 N 88°03'26"W 1154.54'

RAD.: 25.00' TAN.: 14.43'
LEN.: 26.18' DELTA: 60°00'00"

12AL3-5 S 61°56'34"W 25.00'
12AL3-6 S 31°56'34"W 149.42'

RAD.: 25.00' TAN.: 7.37'
LEN.: 14.34' DELTA: 32°52'14"

12AL3-7 S 15°30'27"W 14.15'
12AL3-8 S 00°55'40"E 100.00'

12AL3-9 S 35°00'00"E 100.00'
12AL3-10 S 00°37'37"E 80.98'

12AL3-11 N 89°15'29"E 457.90'
12AL3-12 S 01°36'18"E 158.63'

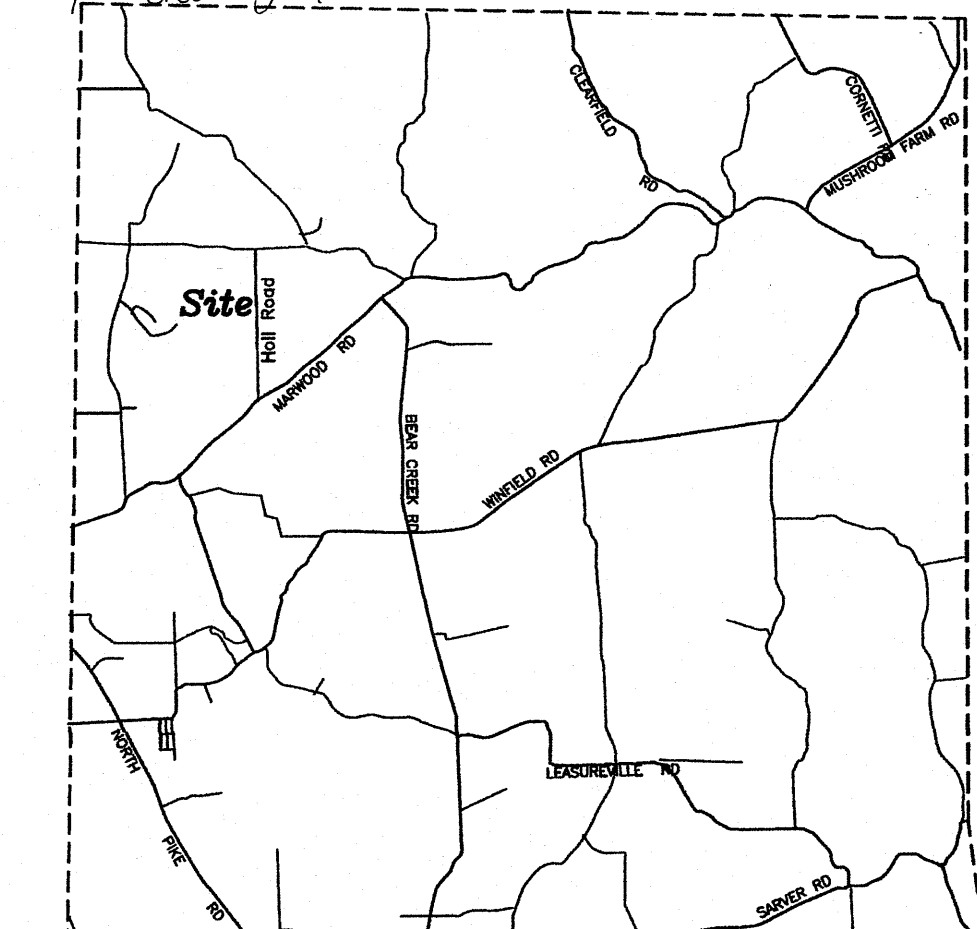
12AL3-13 S 01°35'58"E 145.89'
12AL3-14 S 89°05'10"W 567.19'

12AL3-15 N 00°55'40"W 758.08'
12AL3-16 S 88°03'26"E 1383.35'

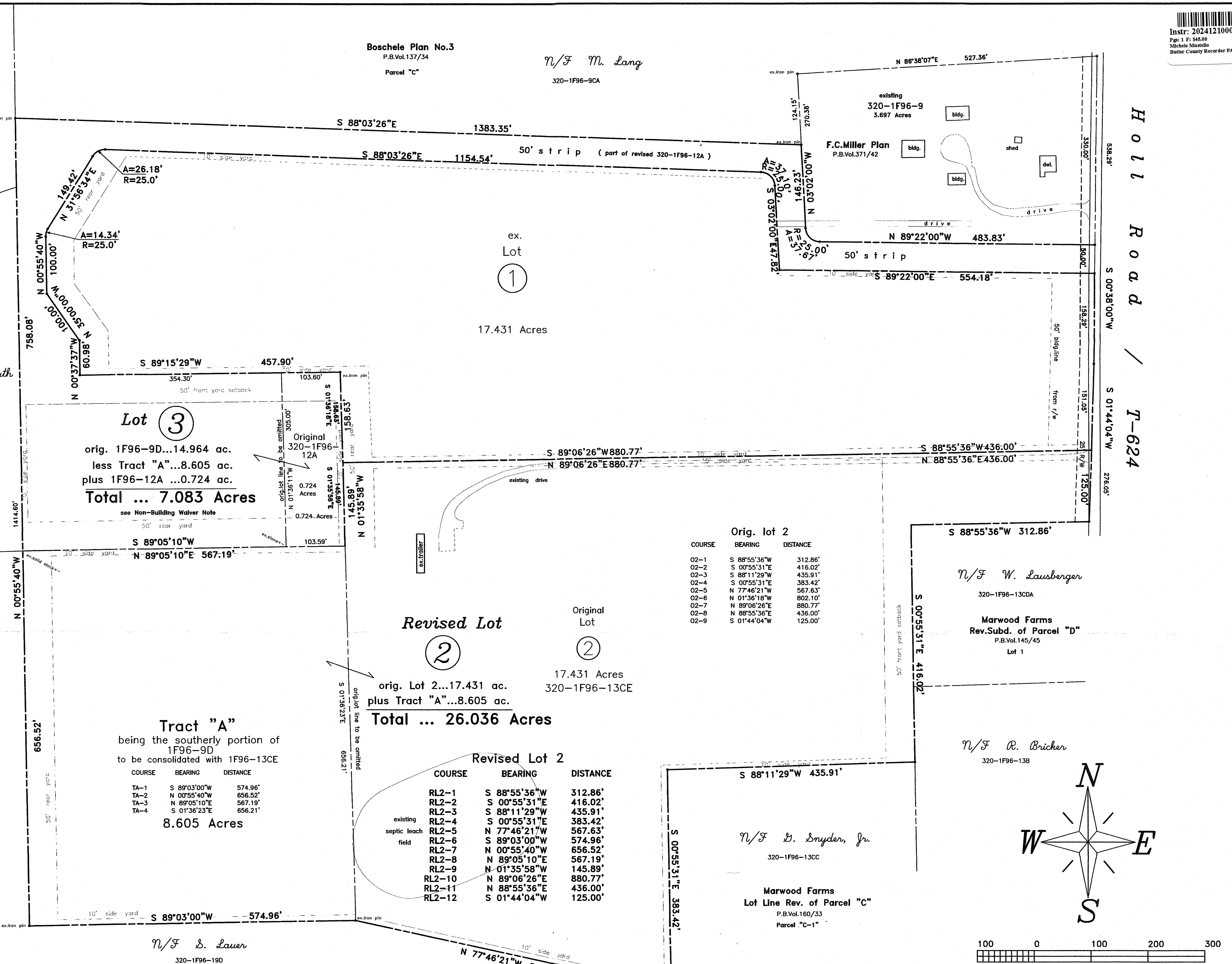
12AL3-17 S 03°02'00"E 146.23'

RAD.: 25.00' TAN.: 23.45'
LEN.: 37.67' DELTA: 86°20'00"

12AL3-18 S 46°12'00"E 34.21'
12AL3-19 S 89°22'00"E 483.83'
12AL3-20 S 00°38'00"W 50.00'



Vicinity Map



"As of the date of this plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P. S. Sections 760.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

References: ...current deeds of record
...Marwood Farms Revision of "D"
Plan Book Vol.145/45
...Marwood Farms Revision of "C"
Plan Book Vol.160/33
...Miller & Lang Lo Line Rev.
Plan Book Vol.167/23
...Yarnall Plan
Plan Book Vol.227/49
...Miller Plan
Plan Book Vol.371/42
...Miller Plan No.2
Plan Book Vol.375/22

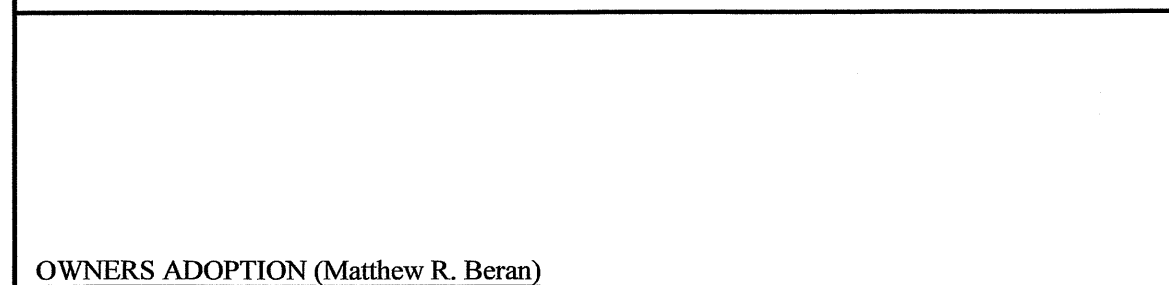
Miller / Kroneberg Plan

being a Lot Line Revision of
Assessed Tax Parcels 320-1F96-9D, 12A & 13CE

Reference:
F.C. Miller Plan No.2
Plan Book Volume 375/22

PLAN BOOK 423
PAGE 37
SHEET of

LOT LINE REVISION SURVEY for Miller & Kroneberg
PROJECT No: 24140
SITUATE: 144 Holl Road, Cabot, PA 16023
DATE: 7/25/24
OWNER: Frederick Miller, 148 Holl Road, Cabot, PA 16023
Luke Kroneberg, 144 Holl Road, Cabot, PA 16023



Know All Men By these Presents, that I, Matthew R. Beran, of the Township of Marion, of the County of Butler, of the Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Subdivision of my property, situated in the Township of Slippery Rock, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way and easements by the Township of Slippery Rock, County of Butler, of Marion, Beran hereby agree to and bind myself, my heirs, executors, administrators and assigns to forever discharge the Township of Slippery Rock, County of Butler, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Matthew R. Beran my heirs, executors, administrators and assigns and purchasers of lots in this plan.

Christina M. Farrelly Paul A. D...
(Secretary) (Chairman)

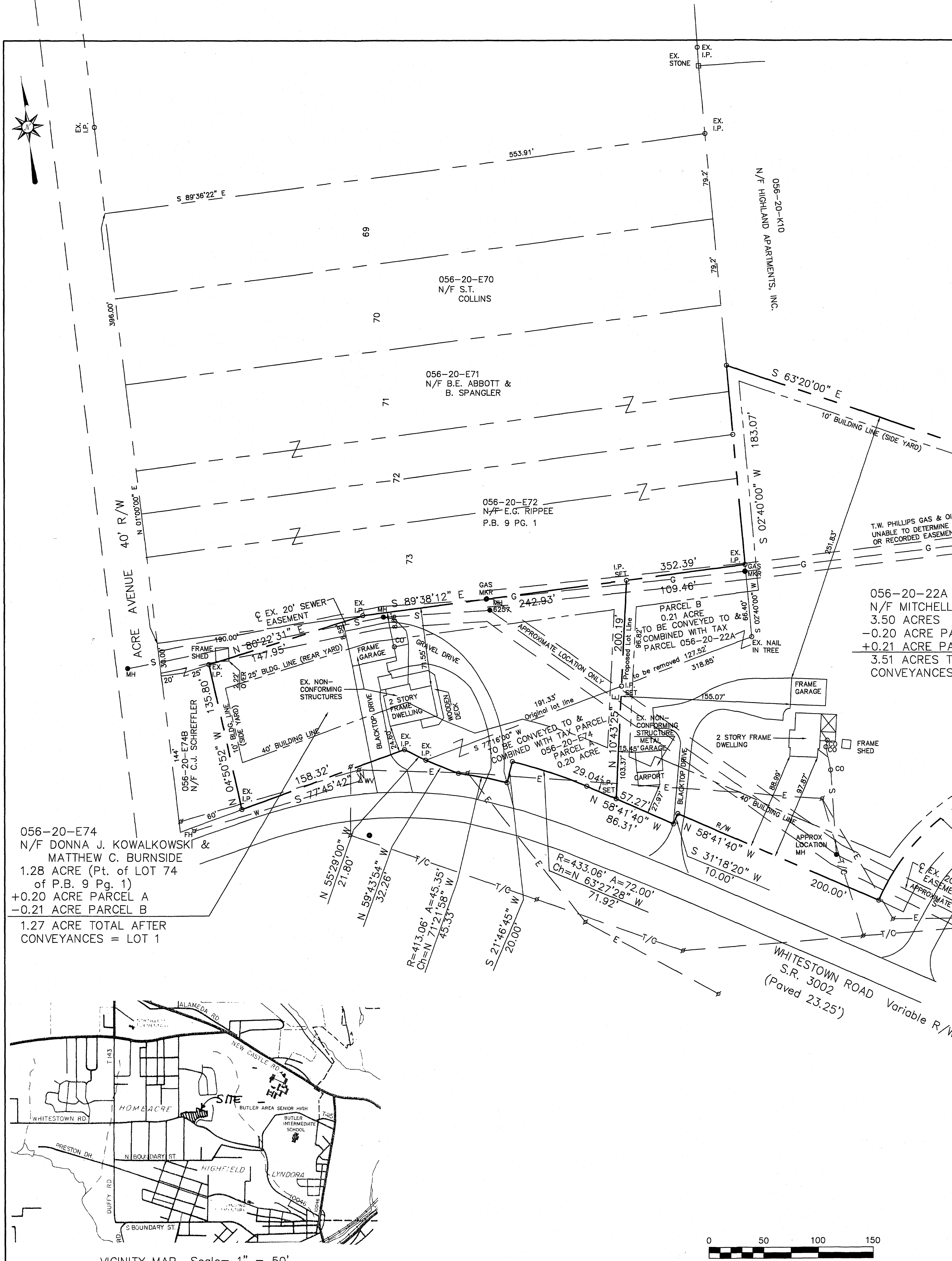
The logo of the Butler County Planning Commission is a circular seal. It features a central shield with a landscape scene, flanked by two figures. The shield is surrounded by a wreath. The words "BUTLER COUNTY PLANNING COMMISSION" are inscribed around the perimeter of the seal.[illegible]

COMMONWEALTH OF PENNSYLVANIA
 OFFICE OF THE ATTORNEY GENERAL
 JUDICIAL CENTER
 1700 JEFFERSON AVENUE
 PHILADELPHIA, PA 19104
 TEL: 215-566-2000
 FAX: 215-566-2001
 WWW.PA.GOV

	PROPERTY CORNER
	SET 3/4" REBAR WITH CAP
	EXISTING PROPERTY CORNER
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING DRIVEWAY
	EXISTING ROAD
	EXISTING ROAD RIGHT-OF-WAY
	STREAM
	FEMA FLOODWAY

REVISIONS	SHEET 1 OF 1
	LOT LINE REVISION PLAN
	MADE FOR
	ROBERT A. & MARY J. BURKE &
	MATTHEW R. BERAN
	SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY
	Prepared By:
	 BERAN ENVIRONMENTAL SERVICES Bayers, PA 724-735-2766
	October 03, 2024

October 03, 2024



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

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

In Witness Whereof, we hereunto set our hands and seals this 27 day of Nov, 2024

NOTARY PUBLIC: Robert John White OWNER: Donna J. Kowalkowski OWNER: Matthew C. Burnside (POA)
COMMONWEALTH OF PENNSYLVANIA)SS: By Donna J. Kowalkowski his Agent
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Donna J. Kowalkowski and Matthew C. Burnside, 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 27 day of Nov, 2024

My Commission Expires the 12 day of Sept, 2026

SEAL: Robert John White NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
We, Donna J. Kowalkowski and Matthew C. Burnside, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Donna J. Kowalkowski and Matthew C. Burnside, as recorded in Instrument #202208290018570, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: Robert John White OWNER: Donna J. Kowalkowski OWNER: Matthew C. Burnside (POA)

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

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

In Witness Whereof, I hereunto set my hand and seal this 27 day of Nov, 2024

NOTARY PUBLIC: Robert John White OWNER: Mitchell L. Arbour
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 Mitchell L. Arbour, 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 27 day of Nov, 2024

My Commission Expires the 12 day of Sept, 2026

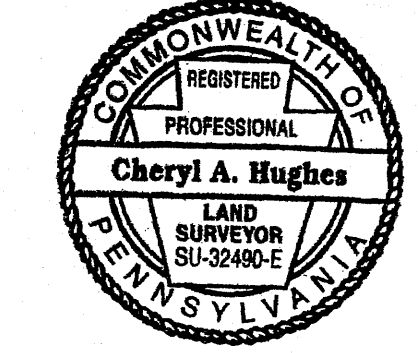
SEAL: Robert John White NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
I, Mitchell L. Arbour, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Mitchell L. Arbour, as recorded in Instrument #2020707110017989, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: Robert John White OWNER: Mitchell L. Arbour

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

DATE: September 23, 2024 SEAL: Cheryl A. Hughes
SIGNATURE AND REG. NO. SU-32490-E



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

THOMAS LINCOLN SECRETARY SEAL: JAMES LOLLHANN JR. PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 18TH day of November, 2024

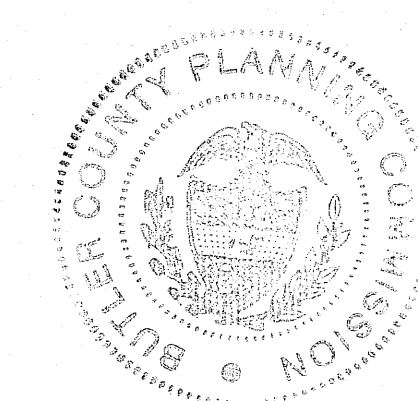
THOMAS LINCOLN SECRETARY SEAL: JAMES LOLLHANN JR. PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of November, 2024

F. M. H. SECRETARY SEAL: R. H. H. CHAIRMAN

Reviewed by the Butler County Planning Commission this 16th day of October, 2024

R. H. H. SECRETARY SEAL: J. H. H. CHAIRMAN
BC Plan # 24198

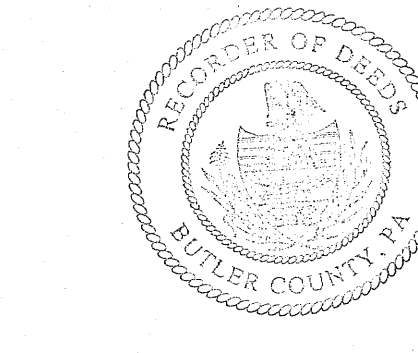


COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 423 page 39

Given under my hand and seal this 11th day of DECEMBER, 2024

SEAL: Michele M. Mustello MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028



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

REF: HOME ACRE LOTS PLAN, R.F. 9 PG. 1
REF: LOT LINE REVISION FOR JOHN & JENNIFER THOMA BY LAND SURVEYORS, INC., 08/04/08, #08-096, P.B. 311 PG. 6.

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

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

ZONED: R-2
BUILDING SETBACK REQUIREMENTS:
40' FRONT SETBACK
10' SIDE SETBACK
25' REAR SETBACK

PROPERTY OWNERS: MITCHELL ARBOUR
270 WHITESTOWN ROAD
BUTLER, PA 16001
DONNA KOWALKOWSKI
MATTHEW BURNSIDE
104 WINTERWOOD DRIVE
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

REF: SPANISH HIGHLANDS SUBDIVISION, P.B. 87 PG. 8

PLAN BOOK	PAGE
423	39

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

LOT LINE REVISION
FOR: MITCHELL L. ARBOUR,
DONNA J. KOWALKOWSKI,
& MATTHEW C. BURNSIDE

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 09/23/24	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-20-E74 & 22A	Inst.# 202208290018570	Service No. 200707110017989	24-034
Address 270/278 WHITESTOWN RD.			

VICINITY MAP Scale= 1" = 50'

SURVEY NOTES

- OWNER OF RECORD: BT-HIKEED, LLC
- SOURCE OF TITLE: INSTRUMENT NUMBER 202209260020391
- PARCEL ID: 280-3F90-21A-0000
- PROPERTY ADDRESS: 3227 WILLIAM FLYNN HWY, SLIPPERY ROCK, PA 16057
- SURVEY INFORMATION AND BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).
- THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS, SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. A PA ONE CALL WAS PERFORMED PRIOR TO FIELD SURVEYING. SERIAL NO. 20240882307.
- THIS PARCEL IS ZONED ECONOMIC DEVELOPMENT CORRIDOR DISTRICT.
- THE WETLANDS INFORMATION SHOWN HEREON TAKEN FROM INFORMATION SUPPLIED BY JAMES C. MCCULLLEY IV, PWS, A REPORT DATED JUNE 24, 2024
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE MAP NUMBER 42019C01450, DATED AUGUST 02, 2018.
- THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY PREPARED BY HERBERT, ROWLAND & GRUBIC INC. DATED APRIL 15, 2024.

EXISTING LEGEND

IRON PIPE	— 540 —	EXISTING CONTOUR MAJOR
IRON PIN	— 540 —	EXISTING CONTOUR MINOR
PROPERTY LINE	— 540 —	EXISTING SHRUBS
LEGAL RIGHT-OF-WAY LINE	— 540 —	EXISTING WOODLINE
SETBACK LINE	— 540 —	EXISTING FENCE
ROAD CENTERLINE	— 540 —	EXISTING PRIVATE UTILITY POLE
EXISTING CURB	— 540 —	EXISTING ABOVE GROUND ELECTRIC LINE
EXISTING EDGE OF ROAD	— 540 —	EXISTING GUY WIRE
EXISTING EDGE OF GRAVEL	— 540 —	EXISTING GAS LINE
EXISTING SIGN	— 540 —	EXISTING GAS VALVE
EXISTING POST	— 540 —	EXISTING GAS LINE MARKER
EXISTING SANITARY SEWER LINE	— 540 —	EXISTING FIRE HYDRANT
EXISTING STORM SEWER LINE	— 540 —	EXISTING WATER LINE
EXISTING SANITARY SEWER MANHOLE	— 540 —	EXISTING STREAM
EXISTING STORM SEWER INLET	— 540 —	EXISTING FLOOD PLAIN
EXISTING STORM SEWER MANHOLE	— 540 —	
EXISTING WATER VALVE	— 540 —	

UTILITY COMPANIES

TELE COMMUNICATION: CROWN CASTLE
ELECTRIC COMPANY: WEST PENN POWER, PENN POWER
SEWER AUTHORITY: SLIPPERY ROCK MUNICIPAL AUTHORITY
WATER AUTHORITY: SLIPPERY ROCK MUNICIPAL AUTHORITY
TOWNSHIP: SLIPPERY ROCK

PA ONE CALL

ACT 287, AS AMENDED



PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN THE COMMONWEALTH OF PENNSYLVANIA, TO THE COMMONWEALTH OF PENNSYLVANIA. PA ONE-CALL SERIAL NO. 20240882307 HAS BEEN ASSIGNED TO THIS PROJECT ON 2024.12.20.

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS, IN SAID COUNTY, IN PLAN BOOK VOLUME 423 PAGE 40

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF December, 2024

RECORDED BY: Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

My Commission Expires First Monday in January 2028

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS DATED 11-19-2024

SECRETARY: R. Henne

CHAIRMAN: J. Henne

Butler Co. Plan # 24123

SURVEYOR'S CERTIFICATION

I, PAUL LAWRENCE SAMPLE, 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 SLIPPERY ROCK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PROFESSIONAL'S SIGNATURE: Paul Lawrence Sample

DATE: 11-7-2024

REGISTRATION NUMBER: SU075659

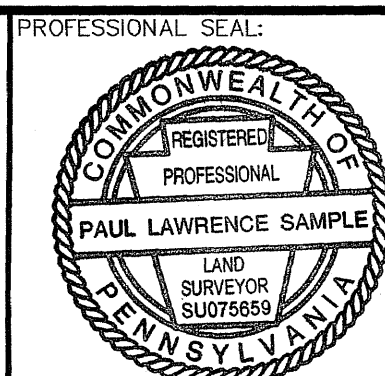
HERBERT, ROWLAND & GRUBIC, INC.

220 WEST KENSINGER DRIVE

SUITE 100

CRANBERRY TOWNSHIP, PA 16066

724.779.4777 | hrg-inc.com



SUBDIVISION PLAN
FOR
SLIPPERY ROCK DOLLAR GENERAL #2

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PTV 1395, LLC
400 PENN CENTER BOULEVARD
BUILDING 4, SUITE 1000

PITTSBURGH, PENNSYLVANIA 15235

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

HRG PROJECT NUMBER: R008385.0457

PLAN DATE: MAY 2024

DRAWING SCALE: 1" = 60'

PROJ. MANAGER: CRAIG BISHOP

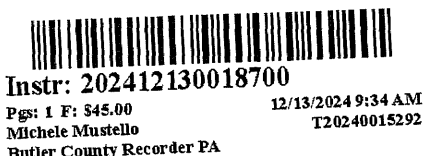
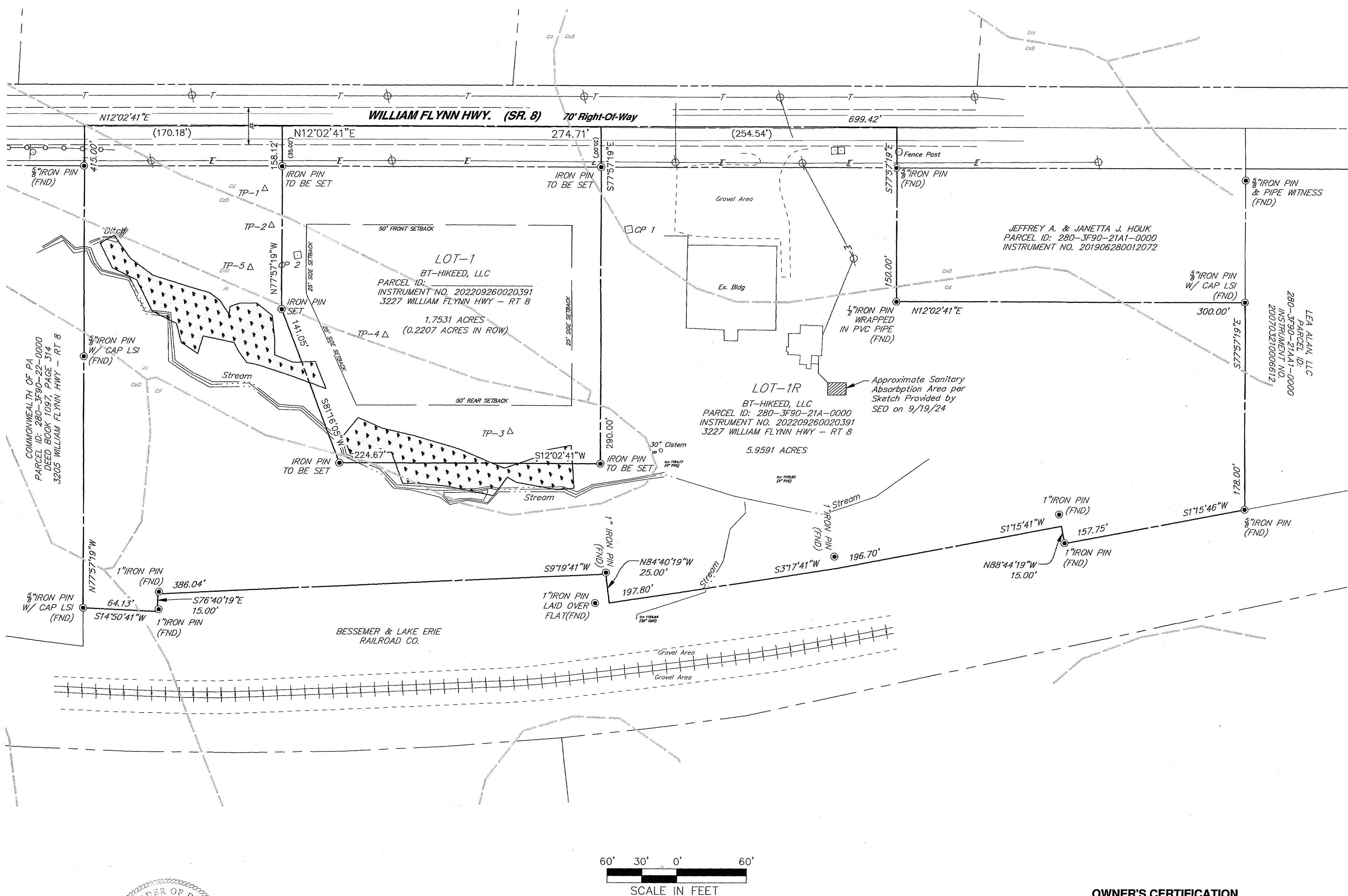
SHEET TITLE:

SUBDIVISION PLAN

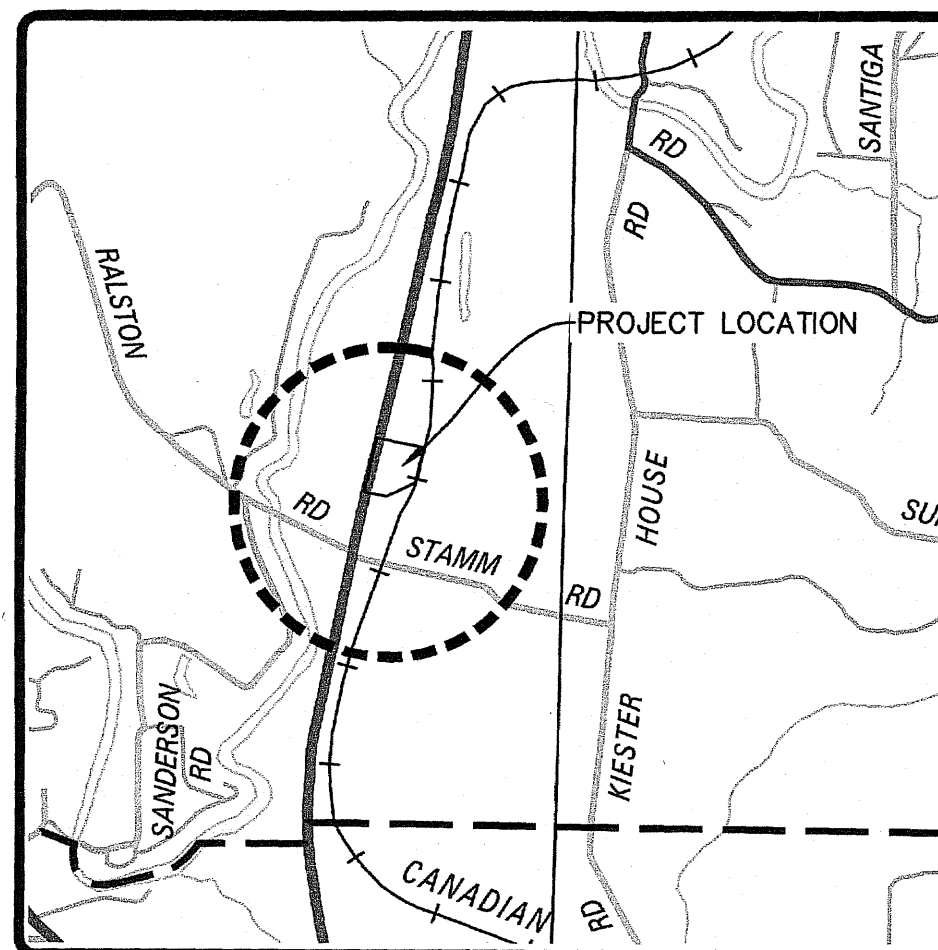
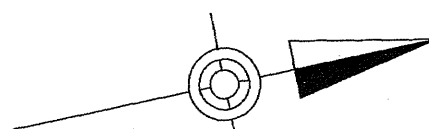
SHEET:

SD

1



Instr: 202412130018700
Page: 1 of 1
Michele Mustello
Butler County Recorder PA



1" = 2000'

PLAN INTENT

IT IS THE INTENT OF THIS PLAN TO SUBDIVIDE PARCEL NO. 280-3F90-21A-0000 INTO LOT NO. 1, AND 1-R.

SITE REQUIREMENTS

	REQUIRED
MINIMUM LOT AREA	1 AC.
MINIMUM LOT WIDTH	150 FT.
MINIMUM FRONT YARD SETBACK	50 FT.
MINIMUM SIDE YARD SETBACK	25 FT.
MINIMUM REAR YARD SETBACK	50 FT.
MAXIMUM STRUCTURE HEIGHT	45 FT.
MAXIMUM LOT COVERAGE	20%

ORIGINAL AREA - 7.7122 ACRES (335,943 SQ FT)

LOT #1 - 1.7531 ACRES (76,365 SQ FT)

LOT #1R - 5.9591 ACRES (259,578 SQ FT)

PLAN BOOK 423
PAGE 40

OWNER'S CERTIFICATION

WE, BT-HIKEED, LLC, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER(S) OF THE LAND SHOWN ON THE SUBDIVISION PLAN FOR SLIPPERY ROCK DOLLAR GENERAL #2, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN, AND THE PROPOSED SUBDIVISION WAS MADE WITH THE OWNER(S) CONSENT, AND THAT THE OWNER(S) OF THE PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 12 DAY OF November, 2024

James Todd Campbell
OWNER, TITLE

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED James Todd Campbell WHO ACKNOWLEDGED THE FOREGOING PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF November, 2024

Notary Public Seal

SEAL

MY COMMISSION EXPIRES THE 12 DAY OF November, 2024

SEAL

Commonwealth of Pennsylvania - Notary Seal
Angeliki K. Koutsoufakis, Notary Public
Butler County
My Commission Expires July 30, 2028
Commission Number 1450793

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD F. FINK & BENJAMIN C. ROBERTSON, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, DONALD F. FINK & BENJAMIN C. ROBERTSON, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DONALD F. FINK & BENJAMIN C. ROBERTSON, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF November 20 24.

ATTEST:

Megan Browne
WITNESS
Megan Browne
WITNESS
Donal F. Fink
OWNER
Benjamin C. Robertson
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Mercer)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED DONALD F. FINK & BENJAMIN C. ROBERTSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 25th DAY OF November 20 24.

MY COMMISSION EXPIRES THE 21st DAY OF June 2028.

Megan Browne
NOTARY PUBLIC

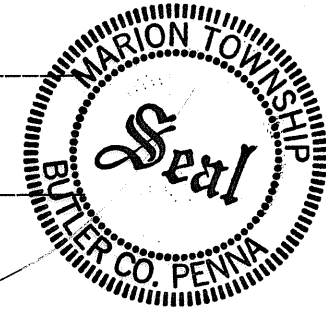
Commonwealth of Pennsylvania - Notary Seal
Megan Browne, Notary Public
Mercer County
My commission expires June 21, 2028
Commission number 1270349
Member, Pennsylvania Association of Notaries

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MARION 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.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 9th DAY OF December 9 2024.

Michael Burs
SECRETARY
James R. McBride
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR



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

11/20/2024
DATE
REG. NO. SU075509

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF November 2024.

R. Ham
SECRETARY
J. Ham
CHAIRMAN

Butler Co. Plan # 24231

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

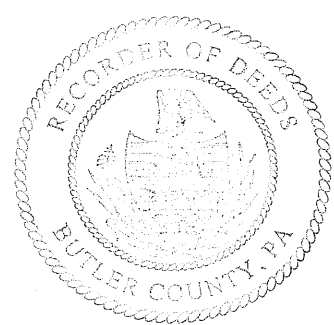
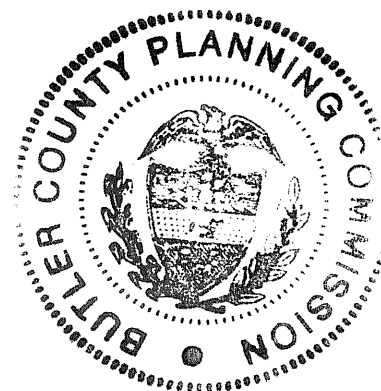
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 423 PAGE 41

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF DECEMBER 20 24.

Michelle M. Mustello
RECORDER

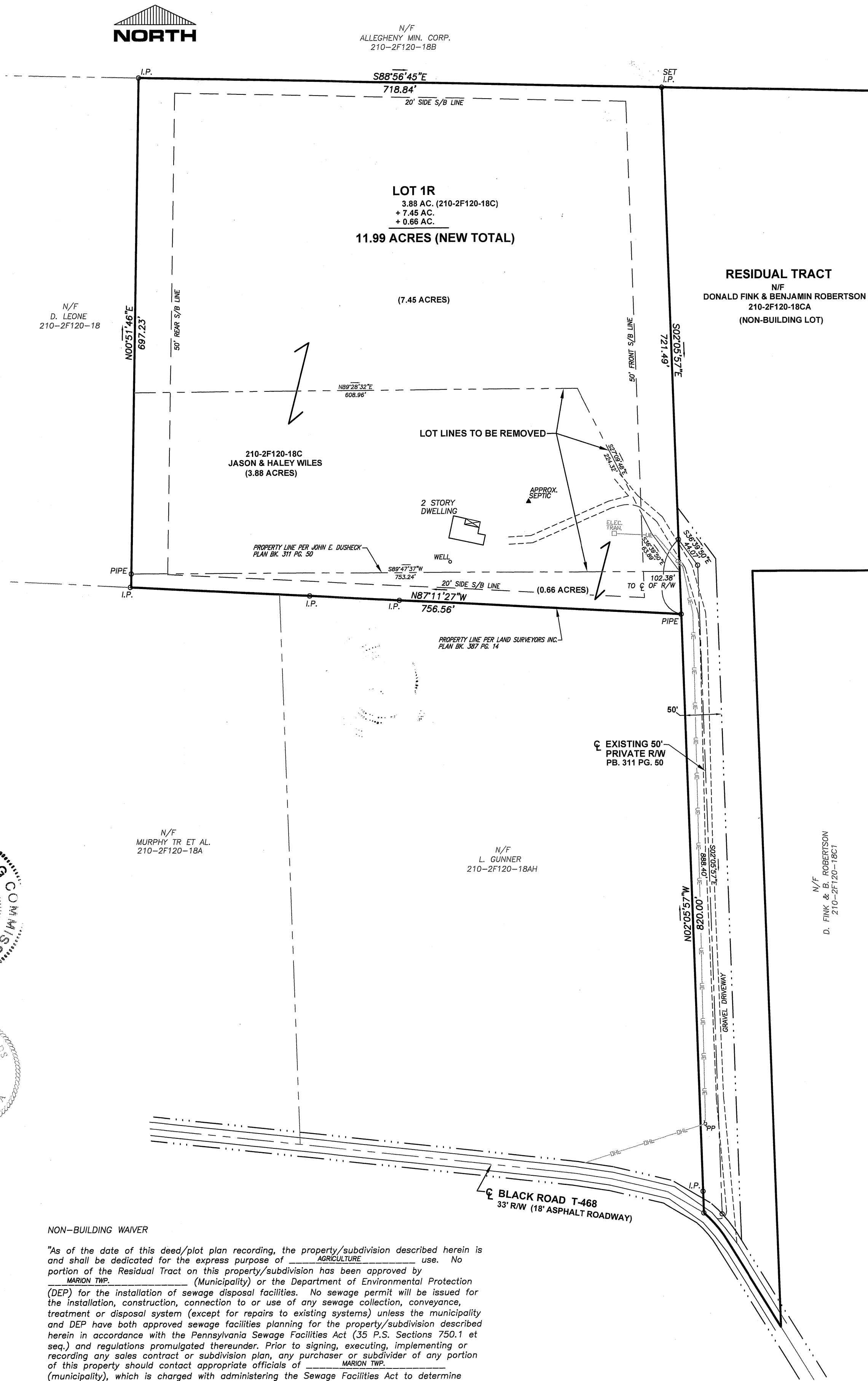
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



NON-BUILDING WAIVER

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of the Residual Tract on this property/subdivision has been approved by MARION TWP. (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of MARION TWP. (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



KNOW ALL MEN BY THESE PRESENTS, THAT JASON WILES & HALEY WILES, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, JASON WILES & HALEY WILES, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JASON WILES & HALEY WILES, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF November 20 24.

ATTEST:

Megan Browne
WITNESS
Megan Browne
WITNESS
Jason Wiles
OWNER
Haley Wiles
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Mercer)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED JASON WILES & HALEY WILES AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 25th DAY OF November 20 24.

MY COMMISSION EXPIRES THE 21st DAY OF June 2028.

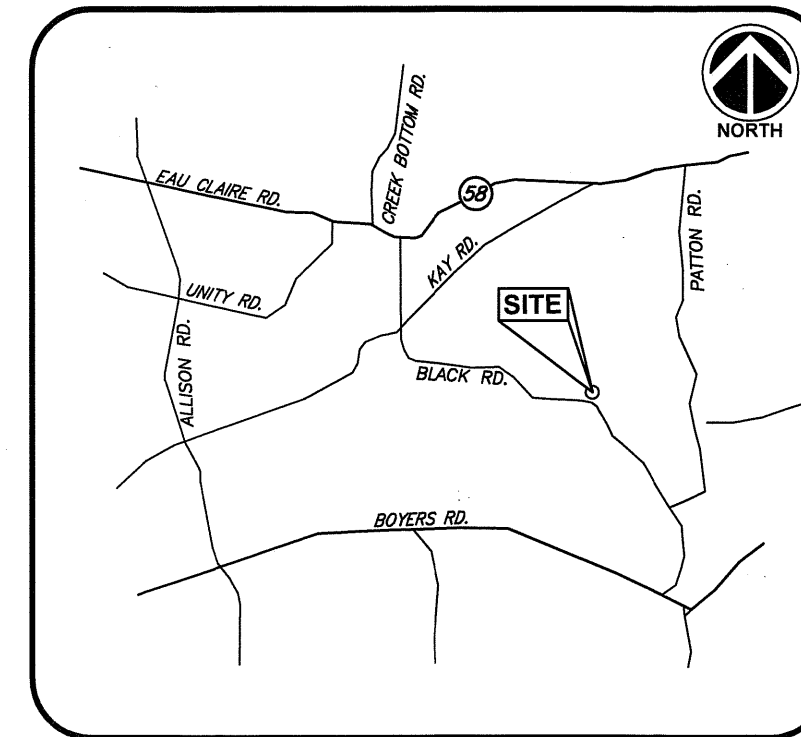
Megan Browne
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Megan Browne, Notary Public
Mercer County
My commission expires June 21, 2028
Commission number 1270349
Member, Pennsylvania Association of Notaries

NOTES:

- 7.45 AC. TO BE CONVEYED TO PARCEL 210-2F120-18C AND ALSO 0.66 AC. ERRONEOUSLY EXCLUDED FROM PREVIOUS SURVEY FROM PARCEL 210-2F120-18CA (RESIDUAL) TO FORM NEW LOT 1R.
- THIS PROPERTY IS SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, EASEMENTS, AND OTHER MATTERS AS MAY BE CONTAINED IN PRIOR INSTRUMENTS OF RECORD.
- ALL UTILITIES SHOWN HEREON WERE COLLECTED FROM FIELD EVIDENCE AND AVAILABLE DRAWINGS OF RECORD, AND SHOULD BE CONSIDERED APPROX. ONLY, ONE CALL PROCEDURES SHOULD BE FOLLOWED BEFORE EXCAVATION.

Instr: 202412130018749
Page 1 of 1
12/13/2024 1:45 PM
Butler County Recorder PA



VICINITY MAP

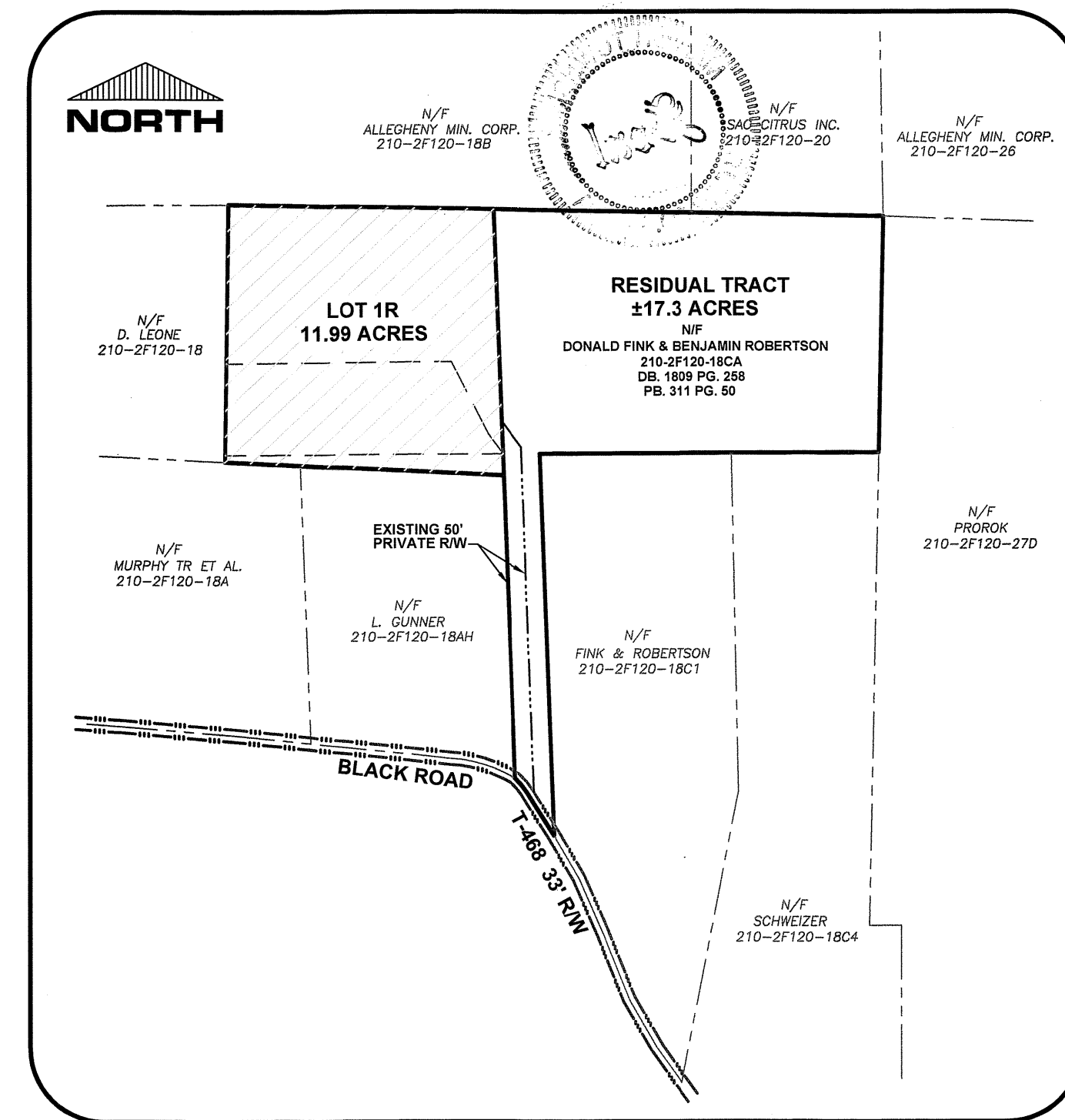
NOT TO SCALE

RIGHT-OF-WAY NOTE:

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

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

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS AND THIS PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 1R & THE RESIDUAL TRACT OF THIS PLAN AND OWNERS WITH ACCESS RIGHTS.



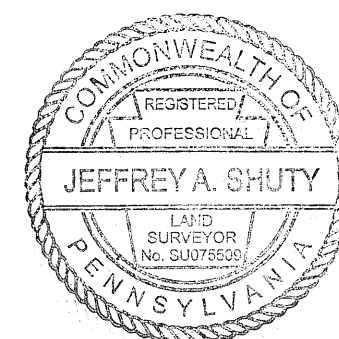
RESIDUAL MAP

SCALE: 1" = 400'

PLAN BOOK	PAGE
423	41

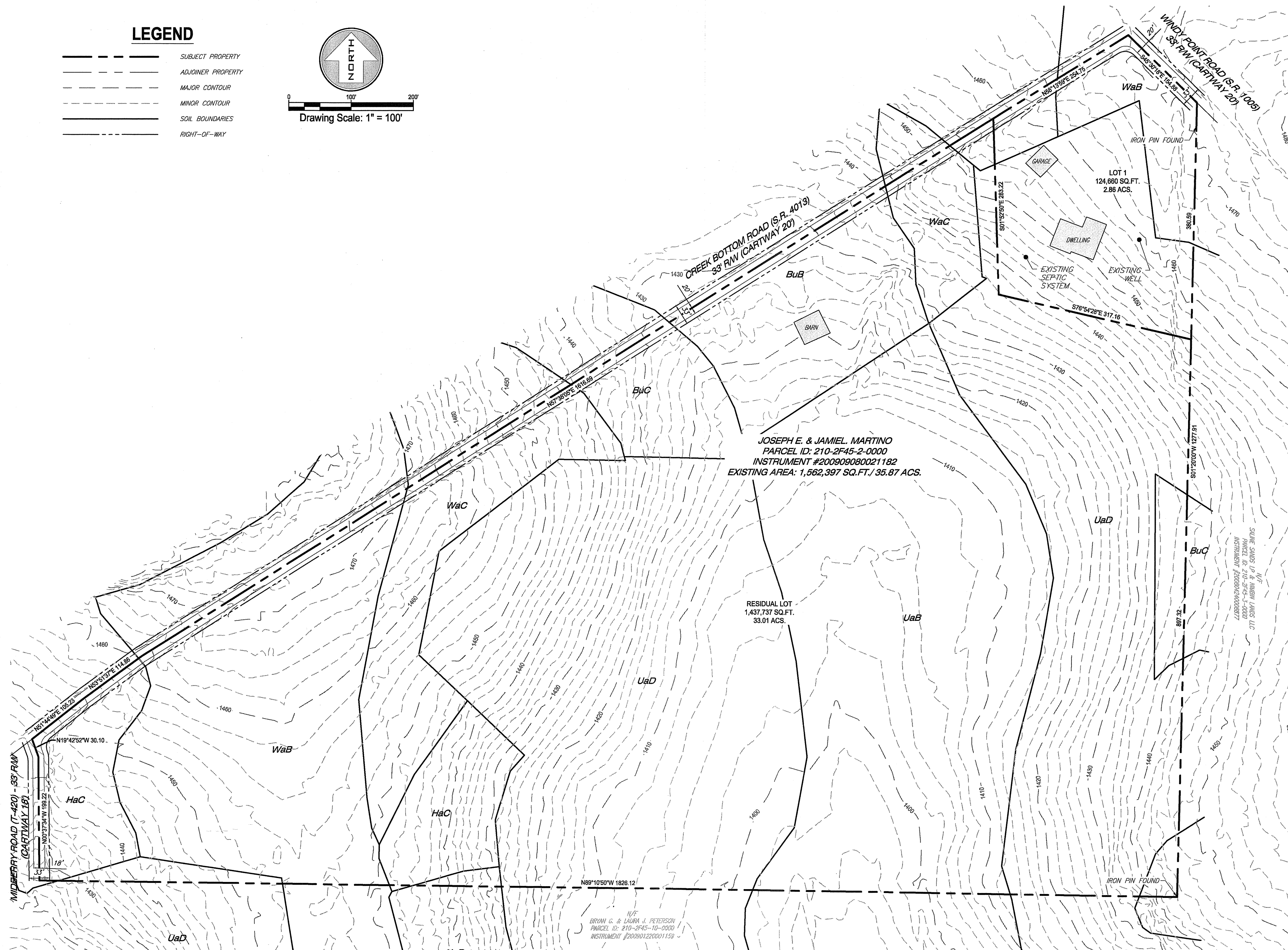
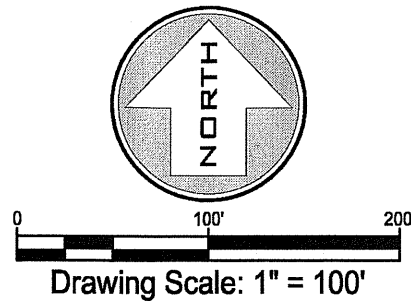
TOTAL PLAN AREA ±29.29 ACRES
LOT 1R 11.99 ACRES
RESIDUAL TRACT ±17.3 ACRES

Graphic Scale 0 50 100 200	OWNER: 210-2F120-18C JASON & HALEY WILES 130 CLOCKTOWER LN. HARRISVILLE, PA 16038 DEED REF: 200812310028083 PLAN REF: 311 PG. 50		OWNER: 210-2F120-18CA DONALD FINK & BENJAMIN ROBERTSON 118 BLACKWOOD LN. HARRISVILLE, PA 16038 DEED REF: 1809 PG. 258 PLAN REF: 311 PG. 50	
	NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889		Scale 1" = 100' Date NOV. 6, 2024	FINK / ROBERTSON — LOT LINE REVISION LOT 1R AND RESIDUAL — FINAL PLAN Situate in Marion Township Butler County, Pa.
		Job No. 3767	Prepared For DONALD FINK & BENJAMIN ROBERTSON	
			Sheet No. 1 of 1	



LEGEND

SUBJECT PROPERTY
ADJOINER PROPERTY
MAJOR CONTOUR
MINOR CONTOUR
SOIL BOUNDARIES
RIGHT-OF-WAY



OWNER INFORMATION
Joseph E. & Jamie L. Martino
262 Windy Point Road
Harrisville, PA 16002

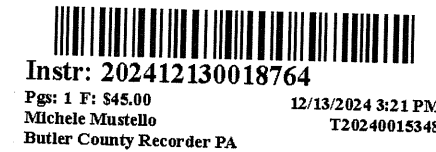
UTILITY INFORMATION
Electric - Central Electric
Gas - Peoples Gas
Cable & Internet - Armstrong
Phone - Verizon

GENERAL NOTES:

1. CONTOURS SHOWN, TAKEN FROM PASDA LIDAR DATED: 2006.
2. SOIL BOUNDARIES SHOWN, TAKEN FROM WEB SOIL SURVEY.

NON-BUILDING WAIVER

As of the date of this deed/plot plan/ deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated there under. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.



OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That we, Joseph E. Martino & Jamie L. Martino of the Township of Marion, 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 Township of Marion, Butler County, Pennsylvania and for divers advantage accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Marion, we hereby covenant and agree to and by these presents do release forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Marion, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time.

This dedication and release shall be binding upon Joseph E. Martino & Jamie L. Martino, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

Joseph E. Martino
Signature of Owner - Joseph E. Martino

12/12/2024
Date

Jamie L. Martino
Signature of Owner - Jamie L. Martino

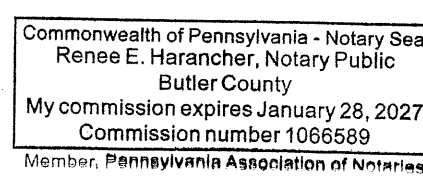
12/13/2024
Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Joseph E. Martino & Jamie L. Martino, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 13th day of December 2024.

My commission expires the 28th day of Jan 2027.

[Signature]
Notary Public



CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the "262 Windy Point Road - Subdivision Plan" is in the name of Joseph E. Martino and Jamie L. Martino and is recorded in Instrument #200909080021182.

Joseph E. Martino
Signature of Owner - Joseph E. Martino

12/13/2024
Date

Jamie L. Martino
Signature of Owner - Jamie L. Martino

12/13/2024
Date

Jacqueline Burrows
Witness

12/13/2024
Date

Walter Bank, Jr. mortgagee of the property contained in the "262 Windy Point Road - Subdivision Plan" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Jacqueline Burrows
Witness

Walter Bank, Jr.
Name, Title, and Mortgagee

SURVEYOR'S CERTIFICATION

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

Date of Plan: July 09, 2024

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

NO ACCEPTANCE OF DEDICATION

The Board of Supervisors of the Township of Marion, hereby gives notice that in approving this plan for recording, the Township of Marion has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary

Chairman, Board of Supervisors

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 21st day of August 2024

R. Ham Secretary
A. Hagan Chairman, Butler County Planning Commission

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the Recorder's Office for the recording of deeds; plans, etc., in said County in Plan Book Volume 423, Page 42.

Given under my hand and seal this 13th day of December 2024.

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

we approved MARION TOWNSHIP BOARD OF SUPERVISORS APPROVAL
By Board on 12.9.24 JRM.
Approved by the Board of Supervisors of the Township of Marion by Ordinance/Resolution No. _____ on the _____ day of September 2024.

Michelle Lust Secretary
Paul R. Misch Chairman, Board of Supervisors

MARION TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Marion Township Planning Commission this _____ day of _____, 20____.

NA No planning commission
Secretary Chairman, Planning Commission

PLAN BOOK	PAGE
423	42

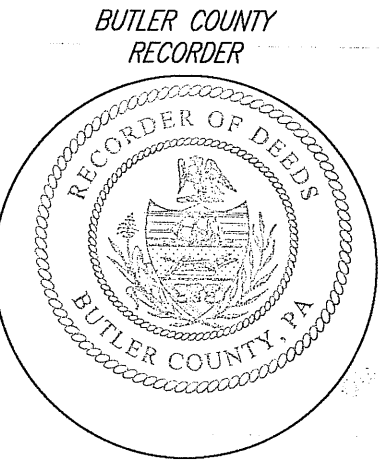
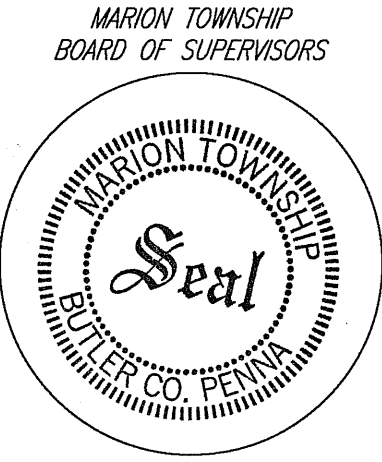
262 Windy Point Road Subdivision Plan

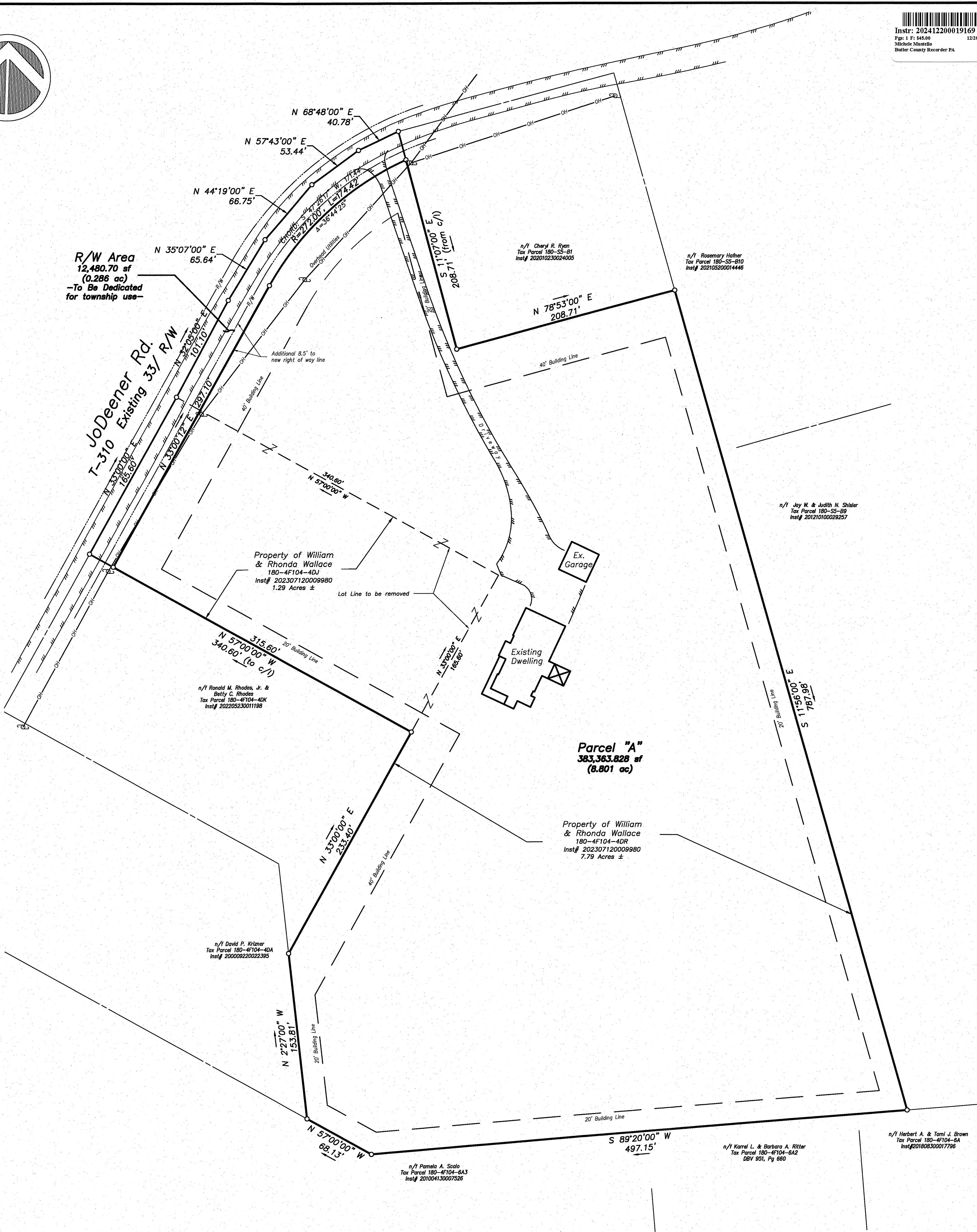
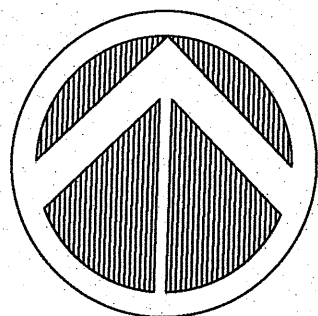
Situate In:
Marion Township
Butler County, Pennsylvania

Prepared For:
Joseph E. & Jamie L. Martino

Prepared By:
Greg Jones Surveying
752 Harmony Road
Slippery Rock, Pa 16057
(724) 421-6163

Drawing information
SCALE: As Noted
DATE: July 30, 2024
DWG: 262 Windy Point Road.dwg
CHECKED BY: GBJ
SHEET 1 of 1





Instr: 202412200019169
Page 1 of 1
12/20/2024 11:55 AM
Butler County Recorder PA

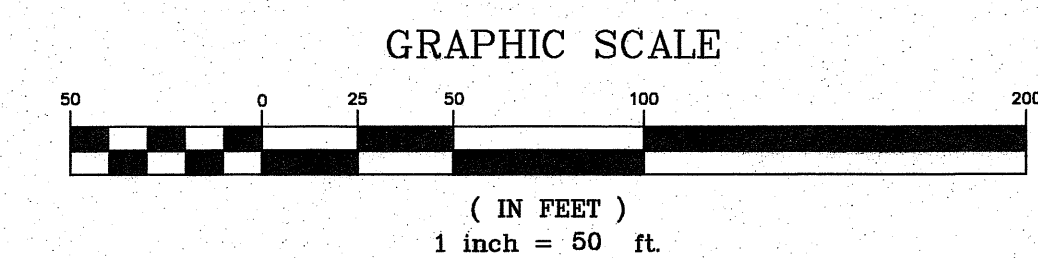
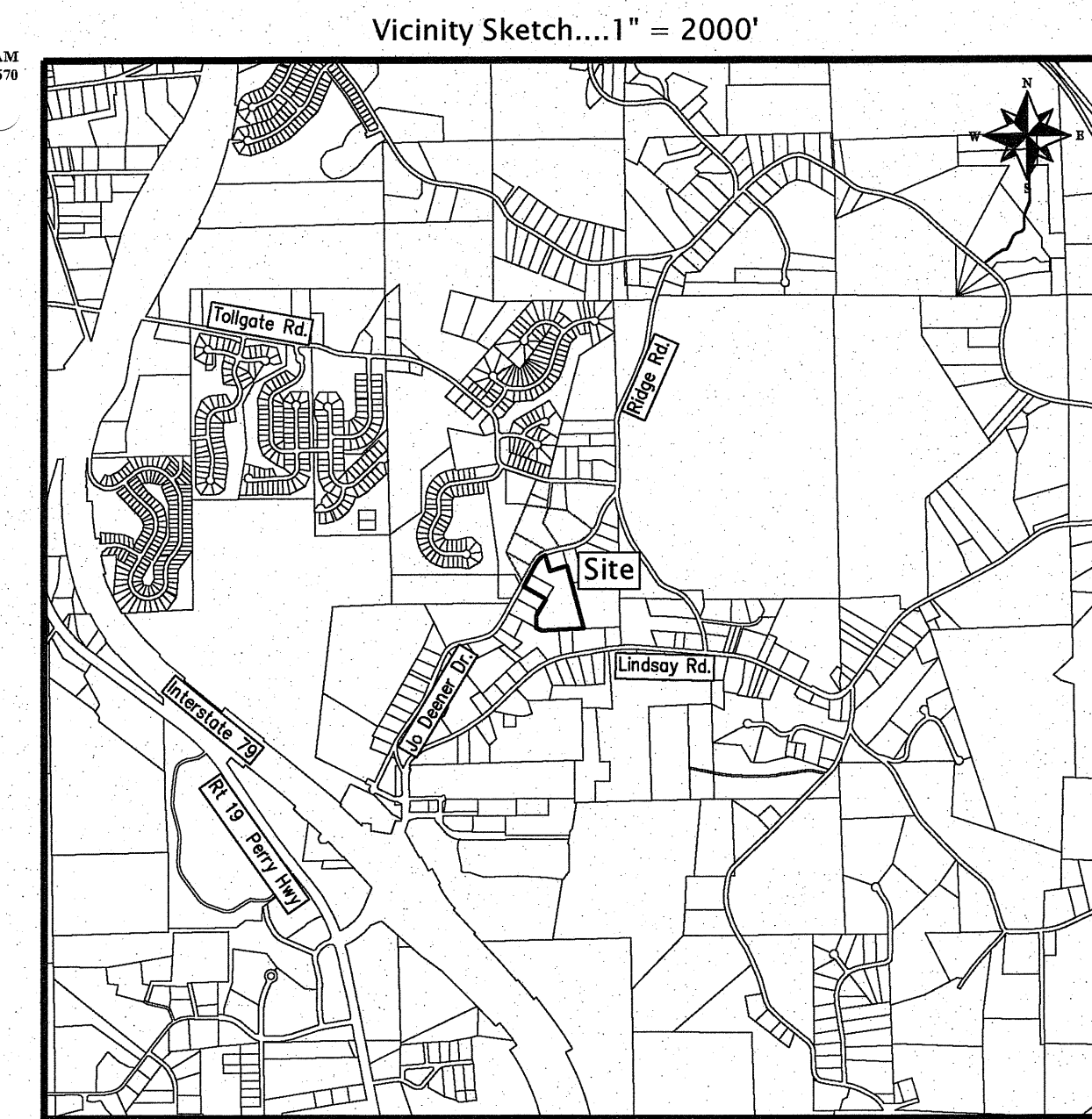


Table of Zoning Requirement R-Residential District		
	REQUIRED	PROVIDED
Minimum Lot Size:	1.50 Acres	1.50 Acres +
Minimum Lot Width:	150.00 Feet	150.00 Feet+
Minimum Front Setback:	40.00 Feet	40.00 Feet
Minimum Side Setback:	20.00 Feet	20.00 Feet*
Minimum Rear Setback:	20.00 Feet	20.00 Feet*
Maximum Lot Coverage:	50%	<50%
Maximum Gross Density:	.66 Units Per Acre	2.16 Units Per Acre

*10.00 Feet is the minimum required setback for accessory uses

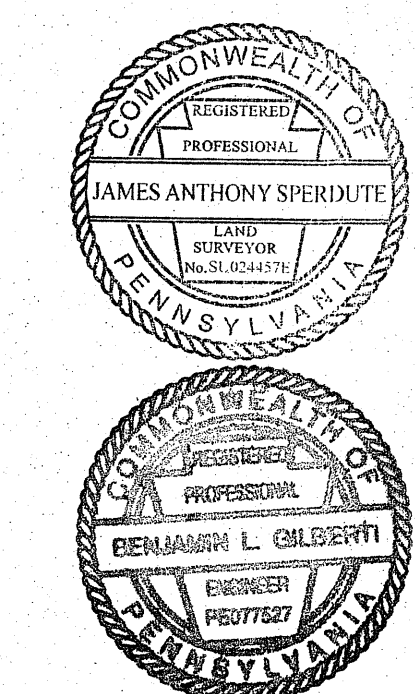
Lot area tabulation		
	Square Feet	Acres
Original Tax Parcel 180-4F104-4DJ	56,403.360	1.295
Original Tax Parcel 180-4F104-4DR	339,441.168	7.792
Total Property Affected:	395,844.528	9.087
Less Area in Road Right of Way	-12480.70	-0.29
Proposed Parcel "A"	383,363.828	8.801

Plan Notes:
Property owner:
William & Rhonda Wallace
189 JoDeener Road
Zelleno, PA 16063
Instrument No. 202307120009980
Tax Parcel 180-4F104-4DJ
Tax Parcel 180-4F104-4DR

PLAN BOOK	PAGE
423	43

- The purpose of this plan is to consolidate Tax Parcel 180-4F104-4DJ & Tax Parcel 180-4F104-4DR into one contiguous parcel. No new building lots are being proposed by this plan.
- The existing home is served by an on-lot well and sewage system.
- This survey was prepared without the benefit of a title report and although a diligent effort was made during the research phase of this survey, this survey is subject to any and all easements, rights of way, agreements, leases, mortgages and all matters, recorded or un-recorded normally discovered through an abstract of title.
- This survey is subject to above ground and below ground utilities beyond what is shown hereon. The surveyor makes no guarantee, implied or otherwise, that all utilities affecting the subject property are shown. Additionally, no investigation into the size or condition of these utilities was performed.

William Wallace & Rhonda Wallace
We, William Wallace & Rhonda Wallace, owners of the land shown on the Wallace Plan of Lot Consolidation plan hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on our heirs, executors, and assigns.
IN WITNESS WHEREOF, to this, we set our hand and seal this 11th day of October 2024
ATTEST:
Paula K. Rouds
Notary Public
Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouds, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141588
Member, Pennsylvania Association of Notaries
Witness my hand and notarial seal this 11th day of October 2024
My Commission Expires the 15 day of August 2025
Paula K. Rouds
Notary Public
Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouds, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141588
Member, Pennsylvania Association of Notaries
We hereby certify that the title to the property contained in the Wallace Plan of Lot Consolidation is in the name of William Wallace and Rhonda Wallace and is recorded at Instrument No. 202307120009980. I further certify that there is no mortgage, lien or other encumbrance against this property.
Paule K. Rouds
Witness
Rhonda Wallace
William Wallace



Surveyor
I hereby certify, to the best of my information, knowledge and belief that the survey and plan shown hereon are correct and accurate to the standards of the recorded ordinances of Jackson Township.
James A. Sperdute R.S. #24457-E
Date 9/17/24

Jackson Township Engineer
This plan was reviewed by the Jackson Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinances and other applicable ordinances.
Benjamin L. Gilbert P.E. PEO 77527
Signature
Printed Name & Registration Number
Date 11/17/2024

Jackson Township Board of Supervisors
Approved by the Board of Supervisors of Jackson Township on the 10th day of July 2024, subject to certain conditions referenced in the Township decision letter dated July 10, 2024. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligations to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
Signed and noted as approved this 22nd day of November 2024
Chairperson
Township Manager / Secretary

Jackson Township Planning Director
Approved by the Planning Director of Jackson Township on the 10th day of July 2024 pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended and subject to certain conditions referenced in the Township decision letter dated July 10, 2024. 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.
Signed and noted as approved this 22nd day of November 2024
Township Manager / Secretary
This plan was delivered to applicant by Jackson Township on the 10th day of December 2024

Butler County Planning Commission
Reviewed Butler County Planning Commission this 3rd day of July 2024
Secretary
Chairperson

Butler County Recorder of Deeds
Commonwealth of Pennsylvania :
County of Butler : SS
Recorded in the Recorder of Deeds office for the recording of deeds, plans, etc. in Butler County, Commonwealth of Pennsylvania in Plan Book Volume 423, Pages 43
Given under my hand and seal this 20th day of December 2024
Recorder of Deeds

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

Wallace Plan of Lot Consolidation
Situate In:
Jackson Township, Butler County, Pennsylvania

Drawing Scale: 1"=50'	Designed By: JSS	Project No. 1009-2325454
Date Issued: May 21, 2024	Reviewed By: JAS	Imagery Date:

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

NVR, Inc. - Owner

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

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

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its president and the same to be attested by its secretary, this 20th day of November, A.D. 2024.

ATTEST:

Witness

Vice President, NVR, Inc.

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

Commonwealth of Pennsylvania }
County of Butler }

On this 20th day of November, A.D. 2024, before me, a Notary Public in and for said County and Commonwealth, personally appeared Peter Davidson of NVR, Inc. who being duly sworn, deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly signed and sealed by and as for the act and deed of said, NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as Vice President of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponents own and proper respective handwriting.

Vice President, NVR, Inc.

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

Witness my hand and notarial seal this 20th day of November, A.D. 2024.

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

Notary Public

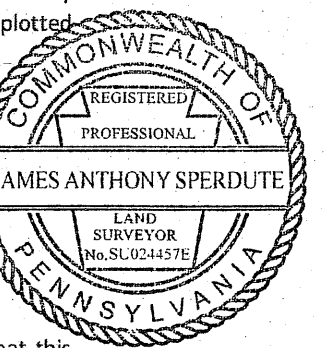
My commission expires the 7th day of December, 2026.

Registered Surveyor

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

James A. Spurdute, RS # 24457-E

11/8/24
Date



Township Engineer

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

Printed Name & Registration No. Ronald Olm 26400 E
Date Nov. 25, 2024

Adams Township Board of Supervisors

Approved by the Adams Township Board of Supervisors this 20th day of November, A.D. 2024.

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

Secretary, Adams Township Supervisors

Chairperson, Adams Township Supervisors

Adams Township Supervisor

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20th day of Nov, A.D. 2024.

Secretary, Butler County Planning Commission

Chairperson, Butler County Planning Commission

Butler County Recorder of Deeds

Commonwealth of Pennsylvania }
County of Butler }

Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 423 page(s) 44.

Given under my hand and seal this 20th day of December, A.D. 2024.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2025

Sperdute Land Surveying
A Division of Sheffer & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059

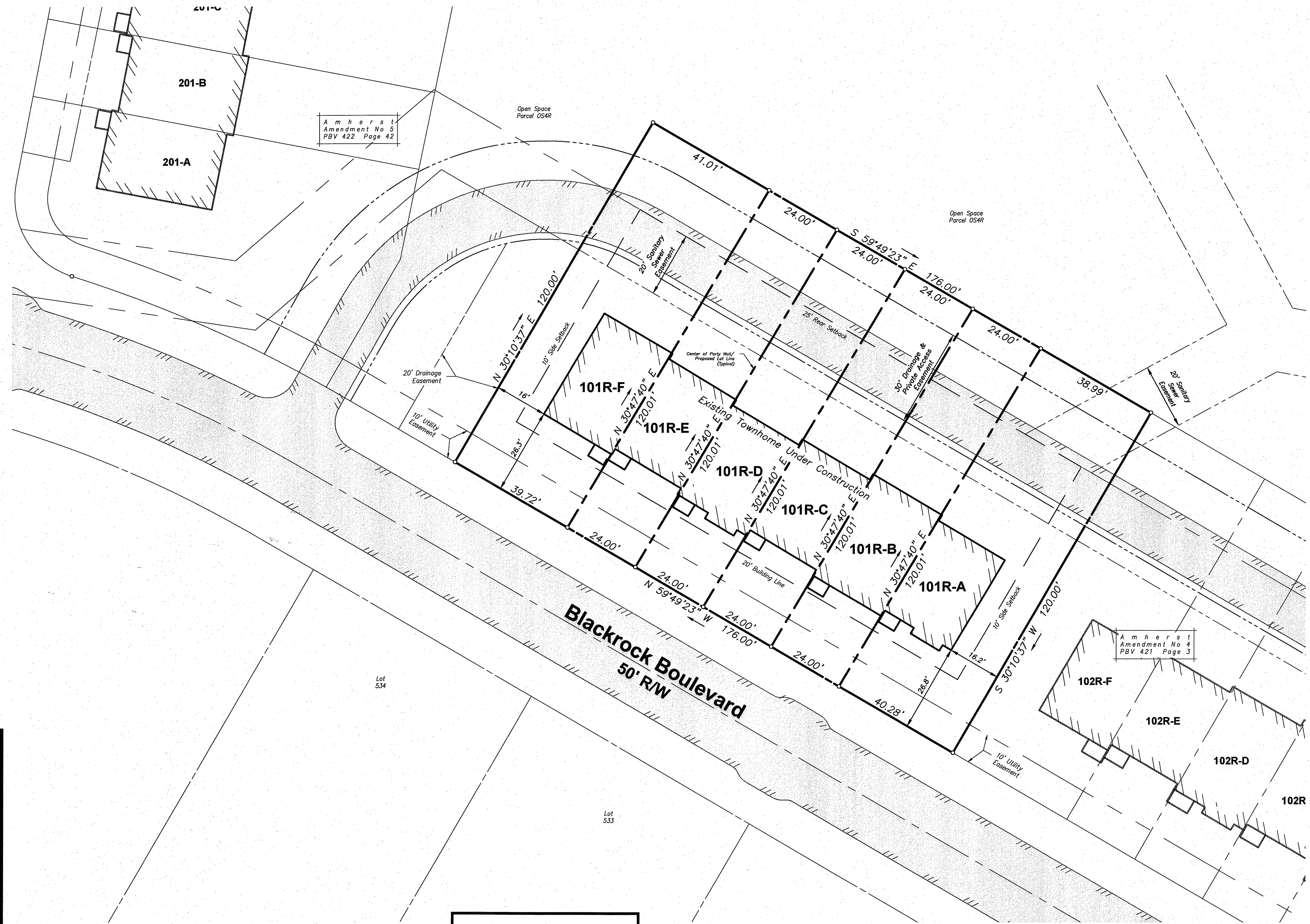
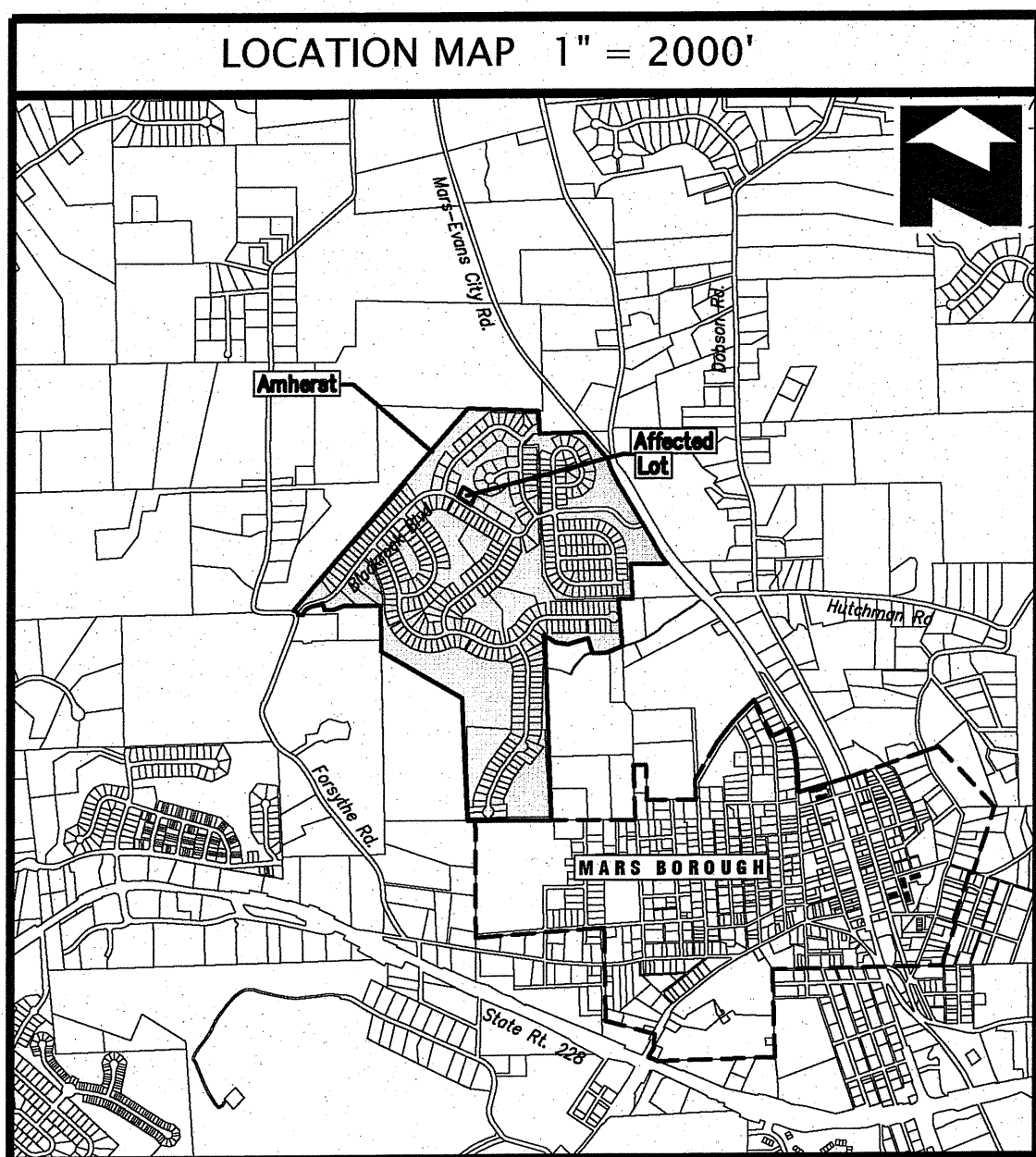
108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
101R	21,120.00	0.485

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
101R-A	4,755.752	0.109
101R-B	2,880.167	0.066
101R-C	2,880.167	0.066
101R-D	2,880.167	0.066
101R-E	2,880.167	0.066
101R-F	4,843.579	0.111



PLAN BOOK	PAGE
423	44

General Plan Notes

- This plan is a re-subdivision of TH-101R of the Amherst - Phase 5R Residential Subdivision as recorded in Plan Book 402, Pages 37 & 38 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.
- No additional units are proposed by this plan that were not originally planned for.
- This plan is subject to any and all conditions of the previously approved plans as approved by Adams Township.
- If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

Property References

NVR, Inc.
One Penn Center West
Suite 220
Pittsburgh, PA 15676

Lot:
TH-101R
Tax Parcel 180-4F35-9/101-0000
Deed Book 202410170015437

PROPERTY OWNER / BUILDER



Drawing Number 1001-2427162
Drawing Scale 1"=20'
Date November 1, 2024
Drawn By
Revisions

72000

**Amherst
Amendment 6**

Being a Re-subdivision of Lot TH-101R of the
Amherst - Phase 5R Residential Subdivision Plan
As recorded in Plan Book 402, Pages 37-38
Adams Township, Butler County, Pennsylvania

OWNERS ADOPATION FOR CORPORATION (ZELIENOPE BOROUGH)
BY RESOLUTION APPROVED ON THE 20th DAY OF November 2024 THE BOARD OF DIRECTORS OF THE GLADE RUN PROPERTIES, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE GLADE RUN VILLAGE RESIDENTIAL SUBDIVISION - PHASE 1 HEREIN ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO BOROUGH OF ZELIENOPE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (ZELIENOPE BOROUGH)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED LUCAS B. VIKI, OF THE GLADE RUN PROPERTIES, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THIS 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 ZELIENOPE BOROUGH.

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GLADE RUN VILLAGE RESIDENTIAL SUBDIVISION - PHASE 1 IN THE NAME OF THE GLADE RUN PROPERTIES, LLC, AND INCORPORATED IN INSTRUMENT(S) WITNESS: DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE GLADE RUN VILLAGE RESIDENTIAL SUBDIVISION - PHASE 1 HEREIN ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO BOROUGH OF ZELIENOPE BOROUGH.

WITNESS: NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE GLADE RUN VILLAGE RESIDENTIAL SUBDIVISION - PHASE 1 HEREIN ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO BOROUGH OF ZELIENOPE BOROUGH.

ENGINEER CERTIFICATION
A. ENGINEERING REQUIREMENTS
I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF ZELIENOPE BOROUGH.

B. STORMWATER MANAGEMENT REQUIREMENTS
I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF ZELIENOPE BOROUGH.

BOROUGH ENGINEER'S CERTIFICATION
THIS PLAN WAS REVIEWED BY THE BOROUGH ENGINEER FOR CONFORMANCE WITH THE ZELIENOPE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE BOROUGH ORDINANCES.

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
ZELIENOPE BOROUGH AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

WESTERN BUTLER COUNTY AUTHORITY
THE UNDERSIGNED OWNER(S), INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE WESTERN BUTLER COUNTY AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSIONS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH, AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO, WITHIN THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSE BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES, AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE FOREGOING PURPOSES.

EASEMENTS APPROVED BY THE WESTERN BUTLER COUNTY AUTHORITY ON THIS 13th DAY OF Dec 2024
BUTLER COUNTY RECORDER OF DEEDS
BUTLER COUNTY REGISTERED SURVEYOR
BUTLER COUNTY REGISTERED ENGINEER
BUTLER COUNTY PLANNING COMMISSION

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

POCS SER. #: 20191992518
811 Know what's below. Call before you dig.
Horizontal Scale
1 inch = 200 ft.

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

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPE, THIS DAY 13th DAY OF Dec 2024
BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF Dec 2024

SEE SHEET REC 2
PARCEL B
3,546,165.0 SQ. FT.
81.41 ACRES
BEING LANDS OF GLADE RUN PROPERTIES, LLC
INST. 2019030000077
TAX MAP NO. 550-84-5-000

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BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF Dec 2024
MICHELE M. MUSTELLO
RECORDED OF DEEDS
My Commission Expires First Monday in January 2028

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA
IN PLAN BOOK VOLUME 423 PAGE(S) 45-46
GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF December 2024
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RECORDED OF DEEDS

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

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Scale: 1"=2000'
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General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
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SITE

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

General Location Map: Zelenople, PA USGS Quad
Scale: 1"=2000'
SITE

Glade Run Village Residential
Subdivision - Phase 1

Prepared For:
Glade Run Properties

Situate in:
Zelenople Borough, Butler County, Pennsylvania

NORTH

Horizontal Scale

0500100

(Feet)

1 inch = 50 ft.

Prepared By:

Professional Seal

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Being a Subdivision of Parcel B, as shown in the Glade Run Foundation Plan of Consolidation, REC'D IN PBV-PG: 413-36.

Glade Run Properties
Attn: James Holcomb
380 Southpointe Blvd., Suite 400
Canonsburg, Pa 15317
Phone: 724-228-5800

DRAWING SCALE: 1"=50'

DESIGNED BY: AGM

Sheet No.

DATE ISSUED: 11/22/2024

REVIEWED BY: GAS

PROJECT JOB#: 4072

FIELD BOOK #: 4072

CADD#: 4072 - Glade Run - REC 1 - Ph 1 Subdiv.dwg

REC 2

Date:

Revision Description:

By:

12/01/2022

ORIGINAL SUBMISSION

AGM

12/21/2023

REVISED TOWNSHIP SUBMISSION

AGM

06/02/2023

WBCA-HRG RESUBMISSION

RLS

06/08/2023

REVISED PER WATER REVIEW COMMENTS

JRG

07/18/2023

WBCA-HRG RESUBMISSION

RLS

08/16/2023

REVISED PER WATER REVIEW COMMENTS

JRG

08/20/2023

WBCA-HRG RESUBMISSION

RLS

10/19/2023

WBCA-HRG RESUBMISSION

RLS

3/21/2024

REVISED ROAD 2 PROFILE

AGM

4/02/2024

REVISED SANITARY FOR NEW TIE-IN LOCATION

RLS

5/06/2024

REVISED PHASE 1 AND 2 LAYOUT

AGM

5/19/2024

REVISED PER UTILITY COMPANY COMMENTS

AGM

PARCEL AREA TABLE			PARCEL AREA TABLE		
PARCEL	AREA		PARCEL	AREA	
LOT 101	0.26 AC.	11,288.4 SQ.FT.	PARCEL T101C	0.07 AC.	3,120.0 SQ.FT.
LOT 102	0.24 AC.	10,400.0 SQ.FT.	PARCEL T101D	0.07 AC.	3,120.0 SQ.FT.
LOT 103	0.24 AC.	10,400.0 SQ.FT.	PARCEL T101E	0.12 AC.	5,070.0 SQ.FT.
LOT 104	0.24 AC.	10,400.0 SQ.FT.	PARCEL T102A	0.10 AC.	4,553.7 SQ.FT.
LOT 105	0.24 AC.	10,540.2 SQ.FT.	PARCEL T102B	0.07 AC.	3,120.0 SQ.FT.
LOT 106	0.26 AC.	11,432.2 SQ.FT.	PARCEL T102C	0.07 AC.	3,120.0 SQ.FT.
LOT 107	0.24 AC.	10,547.7 SQ.FT.	PARCEL T102D	0.10 AC.	4,546.3 SQ.FT.
LOT 108	0.24 AC.	10,406.7 SQ.FT.	PARCEL T103A	0.10 AC.	4,546.3 SQ.FT.
LOT 109	0.24 AC.	10,480.3 SQ.FT.	PARCEL T103B	0.07 AC.	3,120.0 SQ.FT.
LOT 110	0.23 AC.	10,153.7 SQ.FT.	PARCEL T103C	0.07 AC.	3,120.0 SQ.FT.
LOT 111	0.25 AC.	11,005.1 SQ.FT.	PARCEL T103D	0.10 AC.	4,556.6 SQ.FT.
LOT 112	0.33 AC.	14,375.6 SQ.FT.	PARCEL T104A	0.11 AC.	4,696.6 SQ.FT.
LOT 113	0.25 AC.	10,953.3 SQ.FT.	PARCEL T104B	0.07 AC.	3,197.1 SQ.FT.
LOT 114	0.24 AC.	10,400.0 SQ.FT.	PARCEL T104C	0.07 AC.	3,191.6 SQ.FT.
LOT 115	0.25 AC.	10,896.0 SQ.FT.	PARCEL T104D	0.07 AC.	3,168.4 SQ.FT.
LOT 116	0.26 AC.	11,476.5 SQ.FT.	PARCEL T104E	0.11 AC.	4,727.6 SQ.FT.
LOT 117	0.26 AC.	11,164.5 SQ.FT.	PARCEL T105A	0.11 AC.	4,806.3 SQ.FT.
LOT 118	0.24 AC.	10,400.0 SQ.FT.	PARCEL T105B	0.07 AC.	3,120.0 SQ.FT.
LOT 119	0.24 AC.	10,400.0 SQ.FT.	PARCEL T105C	0.07 AC.	3,120.0 SQ.FT.
LOT 120	0.24 AC.	10,489.2 SQ.FT.	PARCEL T105D	0.07 AC.	3,120.0 SQ.FT.
LOT 121	0.26 AC.	11,374.3 SQ.FT.	PARCEL T105E	0.11 AC.	4,813.7 SQ.FT.
LOT 122	0.20 AC.	8,756.6 SQ.FT.	PARCEL T105A	0.11 AC.	4,810.0 SQ.FT.
LOT 123	0.19 AC.	8,408.8 SQ.FT.	PARCEL T105B	0.07 AC.	3,120.0 SQ.FT.
LOT 124	0.20 AC.	8,664.8 SQ.FT.	PARCEL T105C	0.07 AC.	3,120.0 SQ.FT.
PARCEL B2	65.63 AC.	2,858,843.8 SQ.FT.	PARCEL T105D	0.07 AC.	3,120.0 SQ.FT.
PARCEL OS2	4.17 AC.	181,659.7 SQ.FT.	PARCEL T105E	0.22 AC.	9,744.1 SQ.FT.
PARCEL T101A	0.22 AC.	9,745.1 SQ.FT.	PUBLIC RW	3.08 AC.	134,085.3 SQ.FT.
PARCEL T101B	0.07 AC.	3,120.0 SQ.FT.			

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS. OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANYALL CONSTRUCTION PROJECTS.

3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 83. YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0370D & 42019C0387D, DATED AUGUST 2, 2018.

4. PORTIONS OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0370D & 42019C0387D, DATED AUGUST 2, 2018.

5. ANY TWENTY-FIVE (25) FEET WIDE SANITARY SEWER EASEMENT SHOWN ON THIS RECORDING PLAN SHALL BE DEFINED TO EXIST AS BEING CENTERED OVER THE FINAL INSTALLED LOCATION OF THE SANITARY SEWER FACILITIES. WHEN A SHARED UTILITY EASEMENT AND/OR PUBLIC RIGHT-OF-WAY ARE INVOLVED WITH THE SANITARY FACILITIES, A MINIMUM OF 12.5 FEET OF EASEMENT AND/OR PUBLIC RIGHT OF WAY SPACE SHALL EXIST ON EITHER SIDE OF THE FINAL INSTALLED LOCATION OF THE SANITARY FACILITIES.

The main map illustrates the Glade Run Village Residential Subdivision - Phase 1. It features a grid of lots numbered 101 through 124, along with several parcels including Parcel B2 (2,858,843.8 SQ. FT., 65.63 ACRES), Parcel OS2 (181,659.7 SQ. FT., 4.17 ACRES), and Parcel T101A through T101B. The map shows the layout of streets: Beaver Creek (50' Public R/W), Ironwood Street (50' Public R/W), Glade Run Boulevard (50' Public R/W), and Old Mill Lane (50' Public R/W). Various easements are indicated, including 12.5' utility easements, 20' drainage easements, and 50' temporary access easements for turn-around. The map also shows the location of the 100-year floodplain and the 12.5' sanitary sewer easement. The map is oriented with North at the top, as indicated by the north arrow in the top left corner. The map is titled 'Glade Run Village Residential Subdivision - Phase 1' and 'Glade Run Properties'.

This inset map shows the location of the Glade Run Village Residential Subdivision - Phase 1 within the larger context of the Glade Run Foundation Plan of Consolidation, REC'D IN PBV-PG: 413-36. The map shows the subdivision's location relative to the surrounding area, including the location of the 100-year floodplain and the 12.5' sanitary sewer easement. The map is titled 'Glade Run Village Residential Subdivision - Phase 1' and 'Glade Run Properties'.

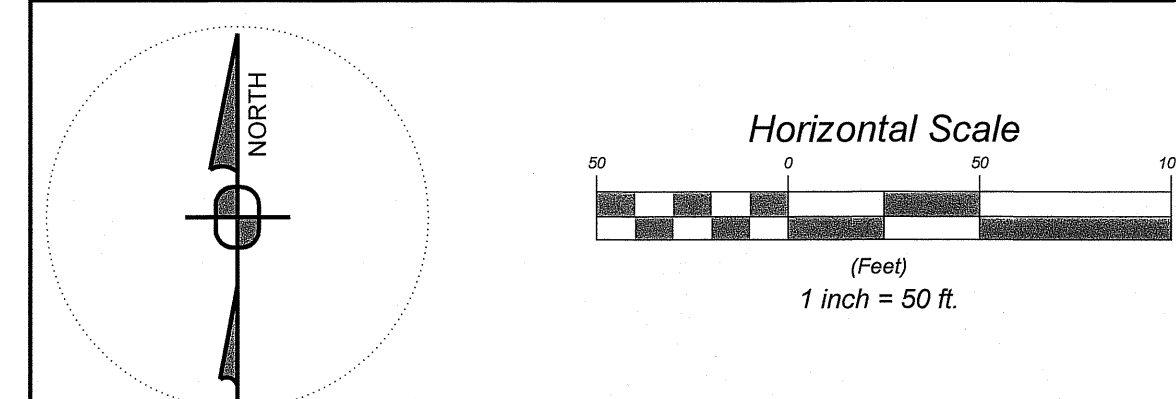
PLAN BOOK	PAGE
423	46

PARCEL B2
2,858,843.8 SQ. FT.
65.63 ACRES

Glade Run Village Residential
Subdivision - Phase 2

Prepared For:
Glade Run Properties

Situate In:
Zelenople Borough, Butler County, Pennsylvania



Prepared By: Professional Seal



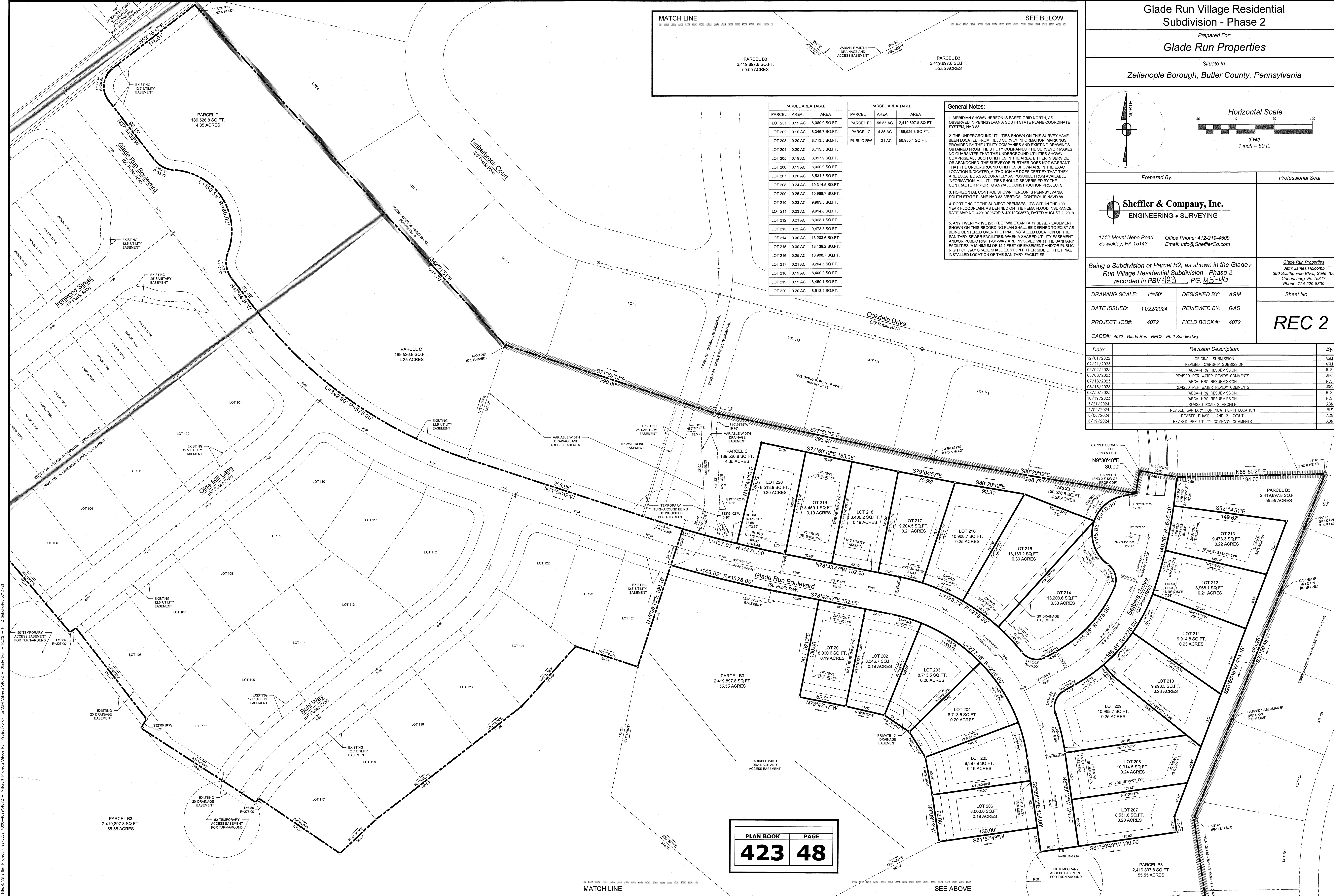
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: info@shefflerco.com

Being a Subdivision of Parcel B2, as shown in the Glade Run Village Residential Subdivision - Phase 2, recorded in PBV 423, PG. 45-46

Glade Run Properties
Attn: James Holcomb
380 Southpointe Blvd., Suite 400
Canonsburg, Pa 15317
Phone: 724-229-8800

DRAWING SCALE: 1"=50'	DESIGNED BY: AGM	Sheet No.
DATE ISSUED: 11/22/2024	REVIEWED BY: GAS	REC 2
PROJECT JOB#: 4072	FIELD BOOK #: 4072	
CADD#: 4072 - Glade Run - REC2 - Ph 2 Subdiv.dwg		

Date:	Revision Description:	By:
12/01/2022	ORIGINAL SUBMISSION	AGM
02/21/2023	REVISED: TOWNSHIP SUBMISSION	AGM
06/02/2023	WBCA-HRC RESUBMISSION	RLS
06/08/2023	REVISED PER WATER REVIEW COMMENTS	JRG
07/18/2023	WBCA-HRC RESUBMISSION	RLS
08/16/2023	REVISED PER WATER REVIEW COMMENTS	JRG
08/30/2023	WBCA-HRC RESUBMISSION	RLS
10/19/2023	WBCA-HRC RESUBMISSION	RLS
3/21/2024	REVISED ROAD 2 PROFILE	AGM
4/02/2024	REVISED SANITARY FOR NEW TIE-IN LOCATION	RLS
5/06/2024	REVISED PHASE 1 AND 2 LAYOUT	AGM
5/19/2024	REVISED PER UTILITY COMPANY COMMENTS	AGM



PLAN BOOK
423

PAGE
48

OWNER'S ADOPTION
I, KELLY WARD, OWNER OF THE LAND SHOWN ON THE K. WARD PLAN, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

Kelly Ward
KELLY WARD

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF November, 2024.

MY COMMISSION EXPIRES THE 27 DAY OF February, 2027

Debra L. Delaney
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. Delaney, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I, KELLY WARD, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE K. WARD PLAN AND IS RECORDED IN INSTRUMENT NUMBER 202311270017747.

WITNESS
KELLY WARD

RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS
NAME, TITLE, AND MORTGAGEE

CERTIFICATION OF TITLE (NO MORTGAGE)

I, KELLY WARD, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE K. WARD PLAN AND IS RECORDED IN INSTRUMENT NUMBER 202311270017747. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Kelly Ward
WITNESS

SURVEYOR'S CERTIFICATION

I CERTIFY THAT, 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.

Stanley D. Graff
DATE

Stanley D. Graff
REG. NO. 30161-E

MUNICIPAL DECLARATIONS

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.

Jeffrey A. Mikescic
CHAIRPERSON

Jeffrey A. Mikescic
BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 25, EFFECTIVE THIS 16 DAY OF October, 2024.

Jeffrey A. Mikescic
CHAIRPERSON

Jeffrey A. Mikescic
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 28 DAY OF September, 2024.

Jeffrey A. Mikescic
CHAIRPERSON

Jeffrey A. Mikescic
PLANNING COMMISSION

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

Jeffrey A. Mikescic
TOWNSHIP ENGINEER
REGISTRATION NO. PE083712
DATE 12/18/2024

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF August, 2024.

R. Fegen
SECRETARY

R. Fegen
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.

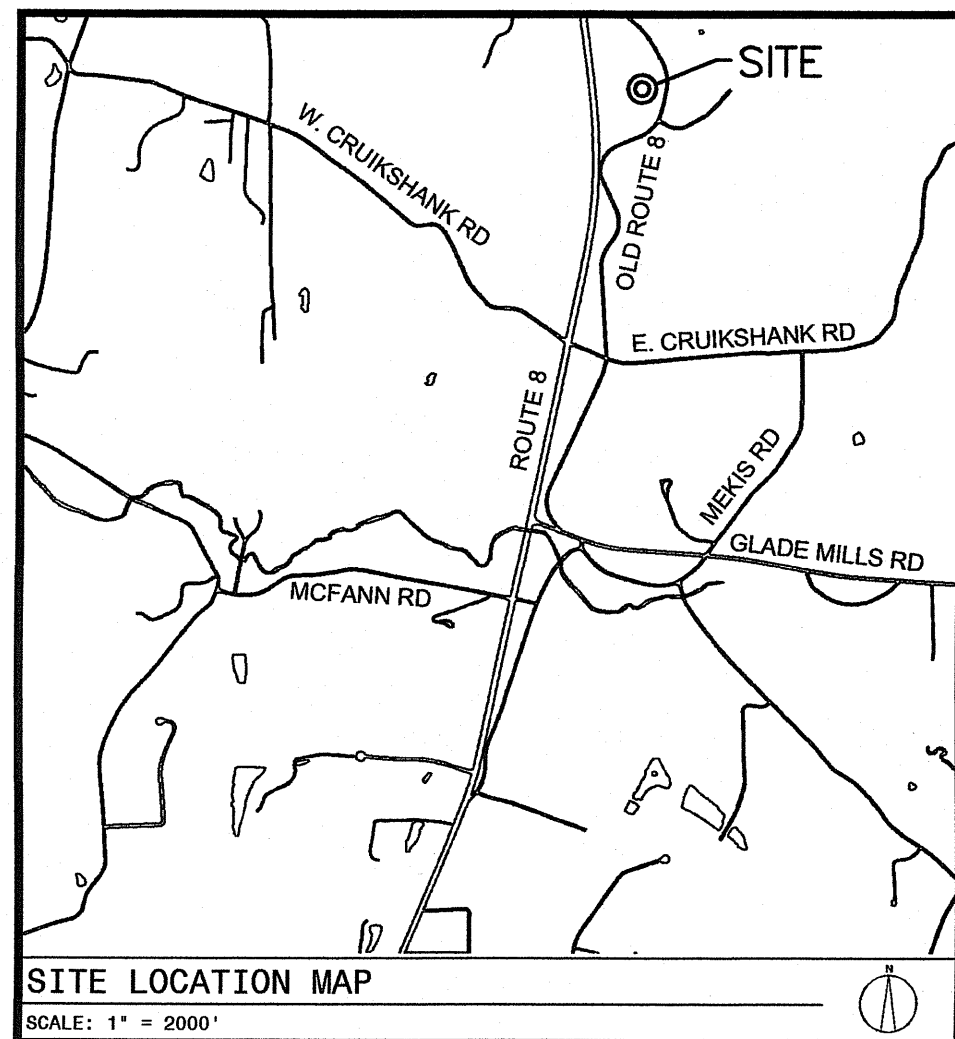
IN PLAN BOOK VOLUME 423, PAGE(S) 49

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF January, 2025.

Michele M. Mustello
RECORDER OF DEEDS

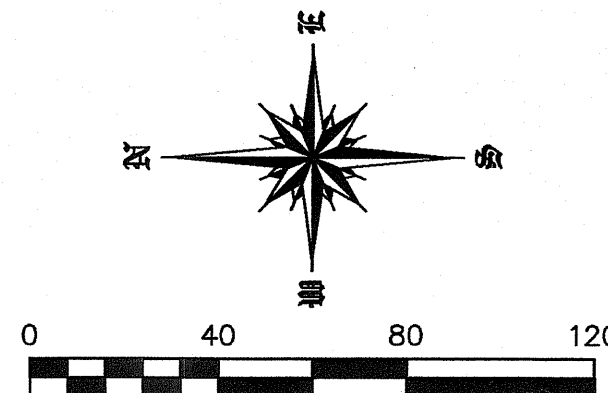
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



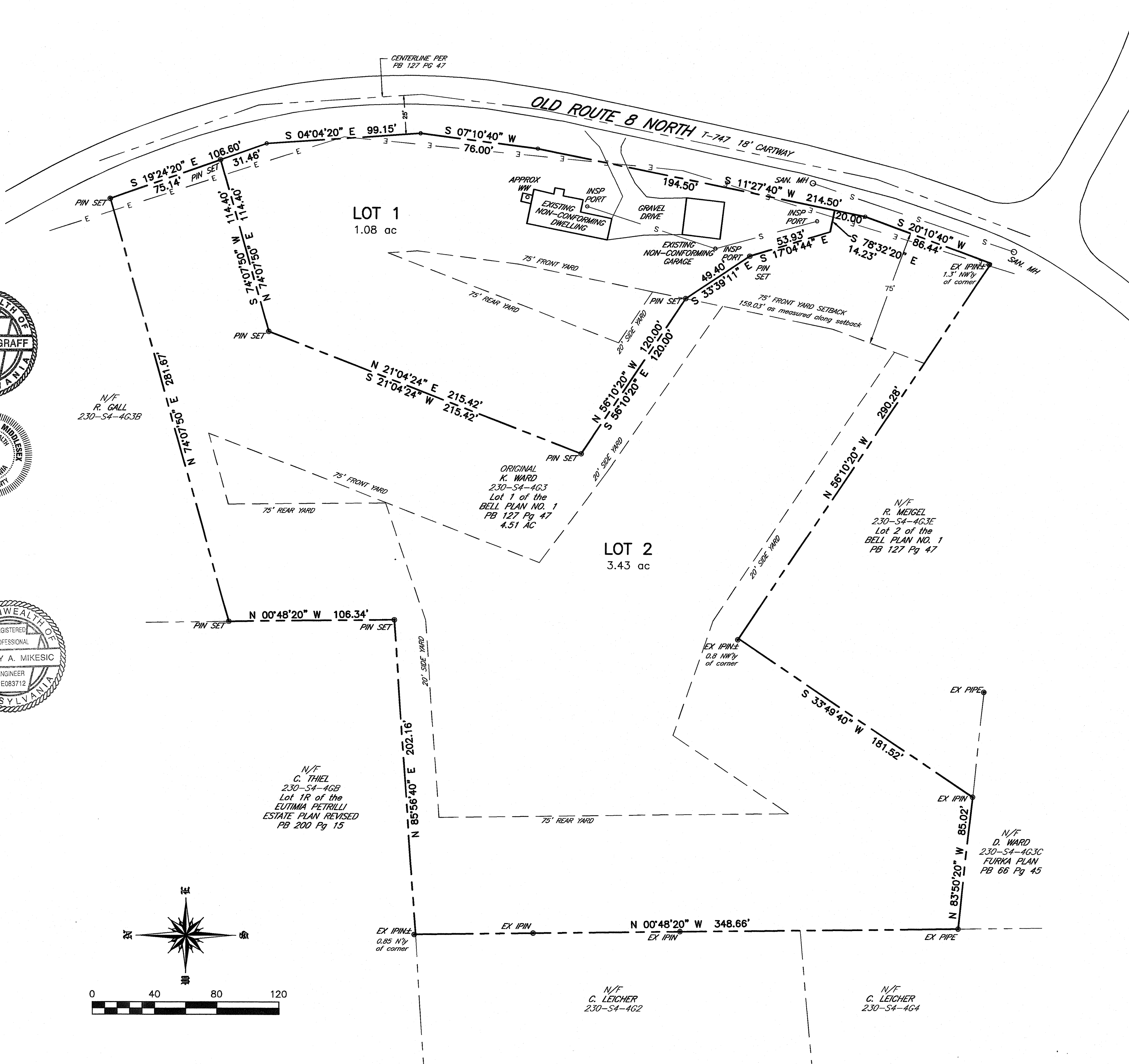
PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



K. WARD PLAN

Being a subdivision of Lot 1 of the Bell Plan No. 1, Plan Book Volume 127 Page 47, and being Butler County Tax Parcel 230-S4-4G3



PROPERTY AREAS:

EXISTING TOTALS	4.51 AC
230-S4-4G3	
REVISED TOTALS	1.08 AC
LOT 1	
+LOT 2	3.43 AC
REVISED TOTAL	4.51 AC

GENERAL NOTES:

- TAX ID: 230-S4-4G3
- OWNER: KELLY WARD
- ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
- SETBACKS: MIN. FRONT YARD - 75 FEET FROM LOT LINE
MIN. REAR YARD - 75 FEET
MIN. SIDE YARD - 20 FEET
- REFERENCES:
 - 5.1. CURRENT DEEDS OF RECORD
 - 5.2. PREVIOUSLY RECORDED PLANS
 - 5.2.1. BELL PLAN PLAN BOOK 127 PAGE 47
 - 5.2.2. EUTIMIA PETRILLI ESTATE PLAN PLAN BOOK 200 PAGE 15
 - 5.2.3. FURKA SUBDIVISION PLAN BOOK 66 PAGE 45

MIDDLESEX TOWNSHIP C-2 HIGHWAY COMMERCIAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	One acre
Min. Lot Width	150 feet
Min. Front Yard Depth	75 feet from lot line
Min. Side Yard Depth	40 ft adjoining AG & R / 20 ft
Min. Rear Yard Depth	75 feet

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP 8/28/24 PLANNING COMMISSION MEETING	SDG	9/3/2024
A	REVISION TO ACCOMMODATE LOCATION OF EXISTING SEWER LATERAL	SDG	8/29/2024

GRAFF
SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
K. WARD PLAN
BEING A
SUBDIVISION
FOR
KELLY WARD

SITUATE
MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/27/2024	SDG	Sdg	1" = 40'
PROJECT NO.	TAX PARCEL NO.	REVISION	
24-075	230-S4-4G3	B	

RECORDED	20
PLAN BOOK	PAGE
423	49
SHEET	of

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

AVAS Enterprises, LLC
(Name of Corporation)
Its successors and assigns and purchasers of lots in this plan.

ATTEST
AVAS Enterprises, LLC
(Name of Corporation)
Secretary
AVAS Enterprises, LLC
(Name of Corporation)
President

The foregoing adoption and dedication is made by **AVAS Enterprises, LLC** (Name of Individual or Corporate Owner) with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Jefferson, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within 90 days of the date of said approval.

CORPORATION ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this 19 day of DECEMBER, A.D. 2024, before me, a Notary Public in and for said County and State, personally appeared **Victor Wilczyski** member

AVAS Enterprises, LLC
(Name of Corporation)
who being duly sworn deposes and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of the deponent subscribed to the said release and dedication as

Member
(Title of Officer)
due execution and delivery of said release and dedication of the deponent's own free will and volition, and without any duress, fraud, or coercion.
Lisa A. Montebell, Notary Public
Butler County
My commission expires February 28, 2027
Commission number 1432262
Member, Pennsylvania Association of Notaries

Sworn to and subscribed before me the day and date written.
WITNESS MY HAND AND NOTARIAL SEAL this 19 day of December, 2024

My Commission Expires the 28 day of February, A.D., 2027

SURVEYOR'S CERTIFICATE
I, **STANLEY D. GRAFF**, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
(Seal)
Registration No. 50030161E
Date 19 DEC. 24

BUTLER COUNTY PLANNING COMMISSION REVIEW
(The County Planning Commission is required to review all subdivision plans.)
Reviewed by the Butler County Planning Commission this 19 day of December, 2024
Secretary
Chairman

APPROVAL BY THE JEFFERSON TOWNSHIP BOARD OF SUPERVISORS
The Board of Supervisors of the Township of Jefferson, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by Jefferson Township does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or right-of-ways, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibilities, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of Jefferson Township, Butler County, Pennsylvania, on this 14 day of October, 2024.

ATTEST:
Secretary
Chairman, Board of Supervisors

RECOMMENDATION OF THE JEFFERSON TOWNSHIP PLANNING COMMISSION
This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission on the 19 day of December, 2024, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated 11 day of December, 2024.

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
Recorder in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 423, page 50, given under my hand and seal this 26 day of December, 2024.

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
KNOW ALL MEN BY THESE PRESENTS, THAT I (or We) **AVAS Enterprises, LLC** of the Township of Jefferson, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as (I or We), our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Jefferson from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon

AVAS Enterprises, LLC
our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 19 day of December, A.D., 2024

ATTEST:
Secretary
(Owner or Owners)

Commonwealth of Pennsylvania, Notary Seal
Lisa A. Montebell, Notary Public
Butler County
My commission expires February 28, 2027
Commission number 1432262
Member, Pennsylvania Association of Notaries
My Commission Expires the 28 day of February, A.D., 2027

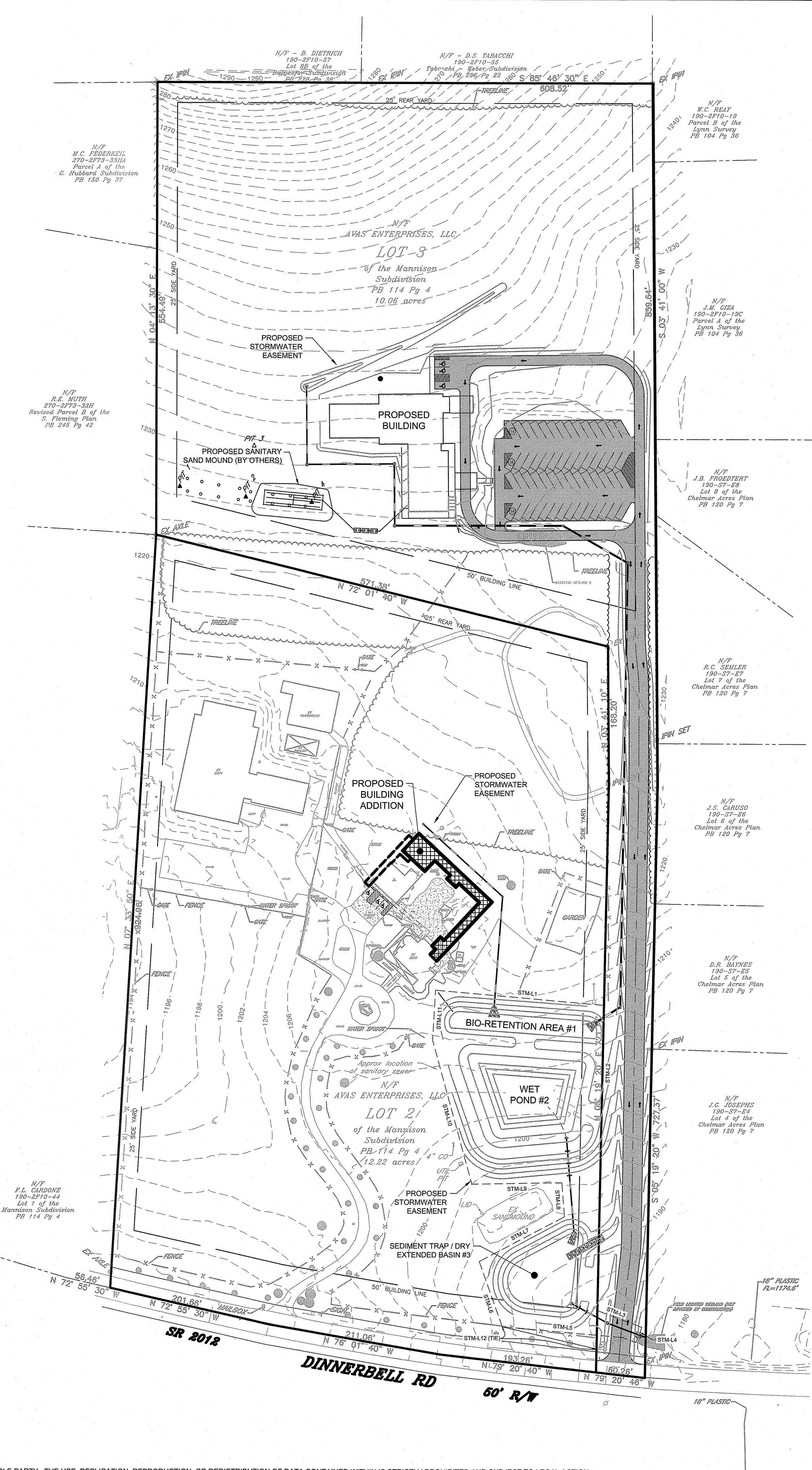
HIGHWAY OCCUPANCY PERMIT REQUIREMENT

This plat requires a Highway Occupancy Permit pursuant to 5420 of the Act of June 3, 1945 (P.L. 1242, No. 428), known as the "State Highway Law." Approvals of the Jefferson 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.

APPROVAL BY TOWNSHIP PLANNING COMMISSION
Reviewed and Approved by the Jefferson Township Planning Commission this 14 day of October, 2024.

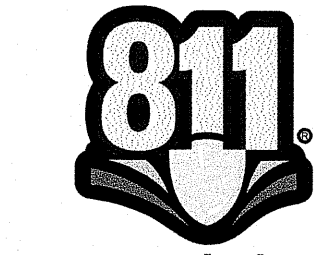
Secretary
Chairman

SEAL:



STORM SEWER EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	DESCRIPTION
STM-L1	207.582	N84° 54' 10.51\"W	BOUNDARY LINE
STM-L2	374.093	N01° 08' 56.43\"E	BOUNDARY LINE
STM-L3	58.261	N69° 18' 21.56\"W	BOUNDARY LINE
STM-L4	20.000	N20° 41' 38.44\"E	BOUNDARY LINE
STM-L5	148.268	S84° 57' 07.83\"E	BOUNDARY LINE
STM-L6	84.838	S19° 29' 01.88\"E	BOUNDARY LINE
STM-L7	118.170	S62° 19' 18.02\"W	BOUNDARY LINE
STM-L8	41.840	S04° 28' 40.90\"E	BOUNDARY LINE
STM-L9	110.602	N89° 03' 11.95\"E	BOUNDARY LINE
STM-L10	182.794	S15° 23' 31.30\"E	BOUNDARY LINE
STM-L11	61.555	S03° 23' 13.44\"W	BOUNDARY LINE
STM-L12 (TIE)	119.009	N76° 50' 11.70\"W	TIE

PLAN BOOK
423
PAGE
50



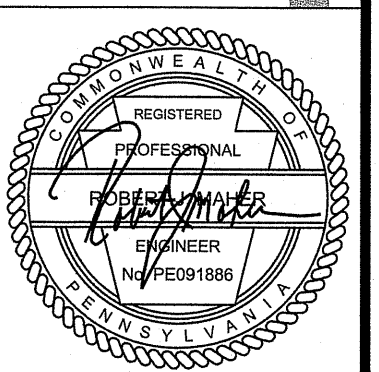
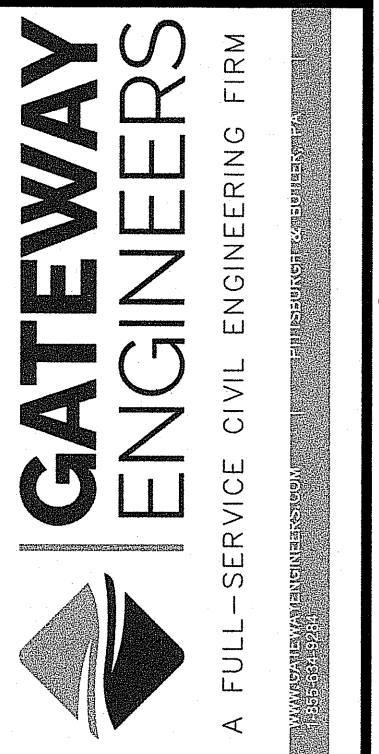
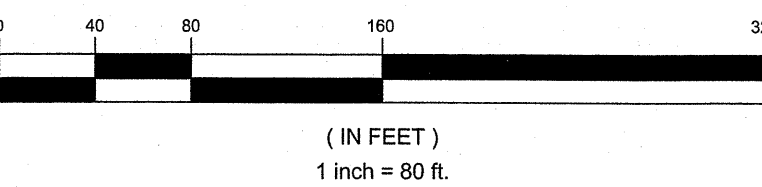
Know what's below.
Call before you dig.

Serial No. 20231314084



NORTH

GRAPHIC SCALE



REVISION RECORD	
Date	Revision
08-16-2024	01 INITIAL TOWNSHIP SUBMISSION SET
09-16-2024	02 REVISED AS PER COMMENTS FROM HRG REVIEW LETTER DATED 9/11/2024
09-19-2024	03 REVISED PER BCCD COMMENTS
10-25-2024	04 REVISED AS PER TOWNSHIP COMMENTS
	05
	06
	07
	08

AUSTIN'S PLACE
447 DINNIBELL ROAD
BUTLER, PA 16002
AVAS ENTERPRISES, LLC
276 KAUFMAN ROAD
GIBSONIA, PA 15044

OVERALL SITE PLAN
Project Number: C-41668-0003
Drawing Scale: 1" = 80'
Date Issued: AUG. 2024
Index Number:
Drawn By: BW/MTT
Checked By: RJM
Project Manager: RJM
C100