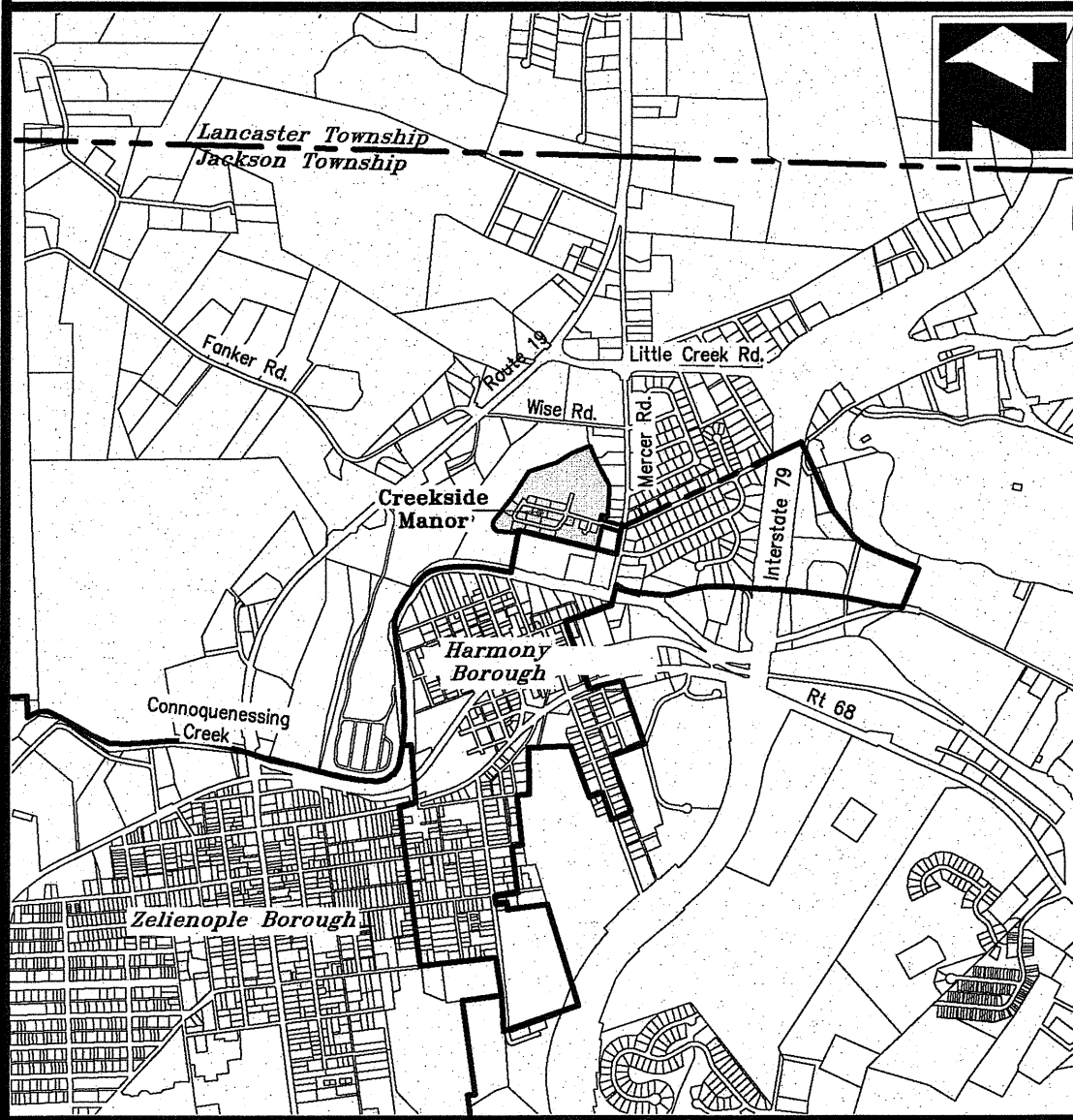


LOCATION MAP 1" = 2000'



Inst: 202504090005013
Page 1 of 56-00
Michele Mustello
Butler County Recorder PA
49°20'25.928 AM
17205004298

D.R. Horton - WPA, LLC

By a resolution approved on the 20th day of February, 2025, the Board of Directors of the D.R. Horton - WPA, LLC, a Delaware Limited Liability Company, owners of the land shown on the **Creekside Manor Amendment No. 9**, adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

D.R. Horton - WPA, LLC

Signature of Officer Witnessing

Signature of Authorized Officer

Brian Scheetz - VPCity Operations

Printed Name & Title of Officer Witnessing

Lori Sue Deal - Assistant Secretary

Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Lori Sue Deal of **D.R. Horton - WPA, LLC** who stated that (he/she) 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 Jackson Township.

Witness my hand and notarial seal this 20th day of February, 2025.

My commission expires the 28th day of August, 2027.

(Seal) [Signature] Notary Public

Commonwealth of Pennsylvania - Notary Seal
DAVID BERECK - Notary Public
Allegheny County
My Commission Expires August 28, 2027
Commission Number 1438332

I hereby certify that the title to the property contained in the **Creekside Manor Amendment No. 9** is in the name of **D.R. Horton - WPA, LLC** and is recorded at **Instrument No. 202407260010855**. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Signature of Authorized Officer

Surveyor

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

2/19/2025
Date

[Signature]
James A. Spurdute, RS # 24457-E

Jackson Township Planning Director/Manager

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

4/2/2025
Date

[Signature]
Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 28th day of February, 2025, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 24th day of March, 2025, The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Chairperson

This plat was delivered to applicant by Jackson Township on the 8th day of April, 2025.

[Signature]
Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of March, 2024.

[Signature]
Secretary

[Signature]
Chairperson

Plan # 24242

Butler County Recorder of Deeds

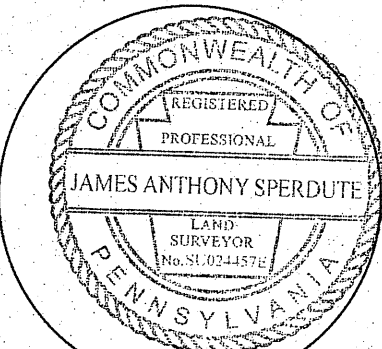
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 427, page(s) 1.

Given under my hand and seal this 9th day of April, 2025.

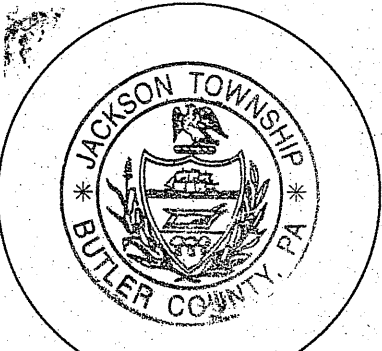
[Signature]
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

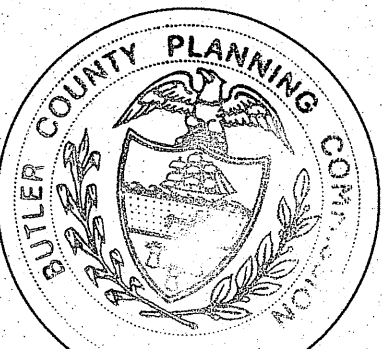
My Commission Expires First Monday in January 2028



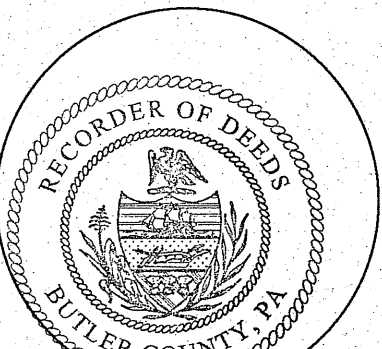
Registered
Surveyor



Jackson Township
Board of Supervisors



Butler County
Planning Commission



Butler County
Recorder of Deeds

Parcel Table - Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
201	13,035.38	0.299

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
201-A	3,082.649	0.071
201-B	1,833.900	0.042
201-C	1,833.900	0.042
201-D	1,833.900	0.042
201-E	1,833.900	0.042
201-F	2,617.128	0.060

Tabulation of Zoning Data at time of master plan approval.

Affected Zoning District: V-TND - Village Traditional Neighborhood Development

	Required	Provided on Master Plan	Provided on This Plan	Reference
Minimum Lot Size (Per Lot)	6000.00 sf	7083.89 sf	1,833.900 sf	(1)
Minimum Lot Width at Street Right of Way Line:	55.00 ft	76.40 ft	24.00 ft	(1)
Minimum Lot Width at Front Buiding Setback Line:	55.00 ft	68.00 ft	24.00 ft	
Minimum Front Yard Setback	15.00 ft	15.00 ft	15.00 ft	(2)
	5.00 ft	5.00 ft	5.00 ft	
Minimum Side Yard Setback (At End Dwelling Units):	10.00 ft	10.00 ft	10.00 ft	
	5.00 ft	5.00 ft	5.00 ft	
Minimum Distance Between Primary Buildings:	30.00 ft	20 ft	20 ft	

*Modification Granted for Building Separation as part of overall PRD Approval.

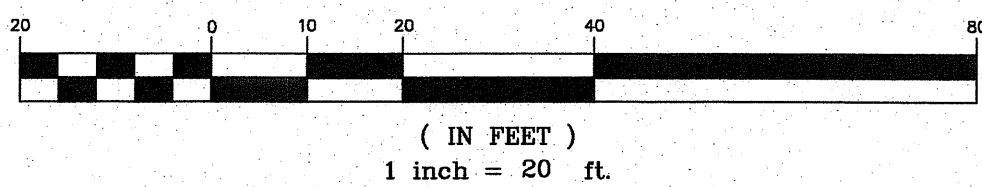
- (1) Minimum on master plan referred to lot prior to subdivision and not per unit
(2) From right of way line

Waivers granted on master plan that affect townhome construction:

§ 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rear yard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.

All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.

GRAPHIC SCALE



General Plan Notes

- This plan is a re-subdivision of Lot 201 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.
- No additional units are proposed that were not originally planned for.
- 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.

Property References

Ownership Reference:
Lot 201
Tax Parcel 180-S14-A201
Instrument # 202407260010855

D.R. HORTON
America's Builder

Property Owner:
D.R. Horton - WPA, LLC
1603 Carmody Court
Suite 300
Sewickley, PA 15143
412-218-4364

PLAN BOOK	PAGE
427	1

Drawing Number 1009-2427258
Drawing Scale 1"=20'
Date December 9, 2024
Drawn By
Revisions

73000

**Creekside Manor
Amendment 9**

Being a Re-subdivision of Lot 201 of the
Creekside Manor Phase 1 Plan of Lots As recorded in
Plan Book 405, Pages 12-14
Jackson Township, Butler County, Pennsylvania

Spurdute 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@SpurduteSurveying.com
James A. Spurdute, RS # 24457-E

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

OWNERS ADOPTION

CHARTER HOMES AT CRESCENT, INC., OWNER OF THE LAND SHOWN ON THE CRESCENT PLAN PHASE 1A-R3, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CRANBERRY TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 25th DAY OF March, 2025

ATTEST:

CHARTER HOMES AT CRESCENT, INC.

Anthony Faranda-Diedrich
SIGNATURE

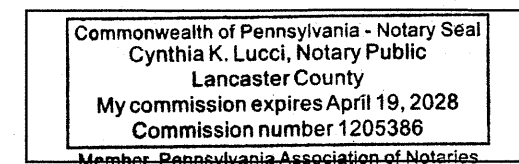
Anthony Faranda-Diedrich
PRINTED NAME OF SIGNATORY *Authorized Representative*

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF LANCASTER, PERSONALLY APPEARED, *Anthony Faranda-Diedrich*, THE ABOVE NAMED REPRESENTATIVE OF CHARTER HOMES AT CRESCENT, INC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF March, 2025.

MY COMMISSION EXPIRES THE 19th DAY OF April, 2028.



Cynthia K. Lucci
NOTARY PUBLIC

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRESCENT PLAN PHASE 1A-R3 IS IN THE NAME OF CHARTER HOMES AT CRESCENT, INC., AND IS RECORDED IN INSTRUMENT NO. 202208180017871.

Sam Dunn
WITNESS

Anthony Faranda-Diedrich
OWNER
Anthony Faranda-Diedrich
PRINT NAME & TITLE *Authorized Representative*

MORTGAGE CLAUSE

Trust MORTGAGEE OF THE PROPERTY CONTAINED IN THE CRESCENT PLAN PHASE 1A-R3 AS EVIDENCED IN INSTRUMENT NUMBERS 202212220025718 AND 20221220025719, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

REIT
WITNESS

REIT
NAME
TITLE

SURVEYOR'S CERTIFICATION

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

4-2-25
DATE

Patrick T. Cooper
PATRICK T. COOPER, P.L.S.
REG. NO. SU-040392-E

TOWNSHIP REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2025-07 ON THE 19th DAY OF February, 2025.

J. Oost
SECRETARY

Brian W. Ziegler
CHAIRPERSON, BOARD OF SUPERVISORS

TOWNSHIP MANAGER

I, *Daniel D. Santoro*, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2025-07 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

4/3/25
DATE

J. Oost
TOWNSHIP MANAGER

TOWNSHIP ENGINEER

I, *Michele M. Mustello*, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

4/13/25
DATE

Michele M. Mustello
TOWNSHIP ENGINEER
REG. NO. PE-073220

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF February, 2025.

Paul H. Hunsicker
SECRETARY

James Hunsicker
CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Rev # 25010

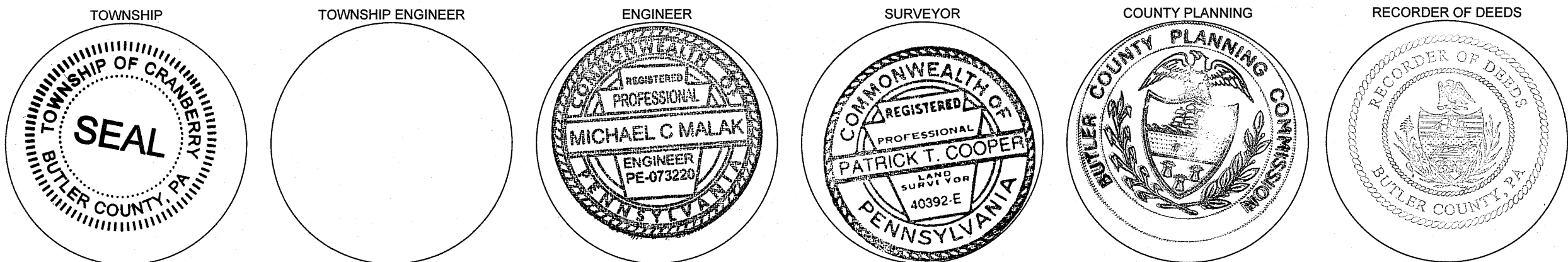
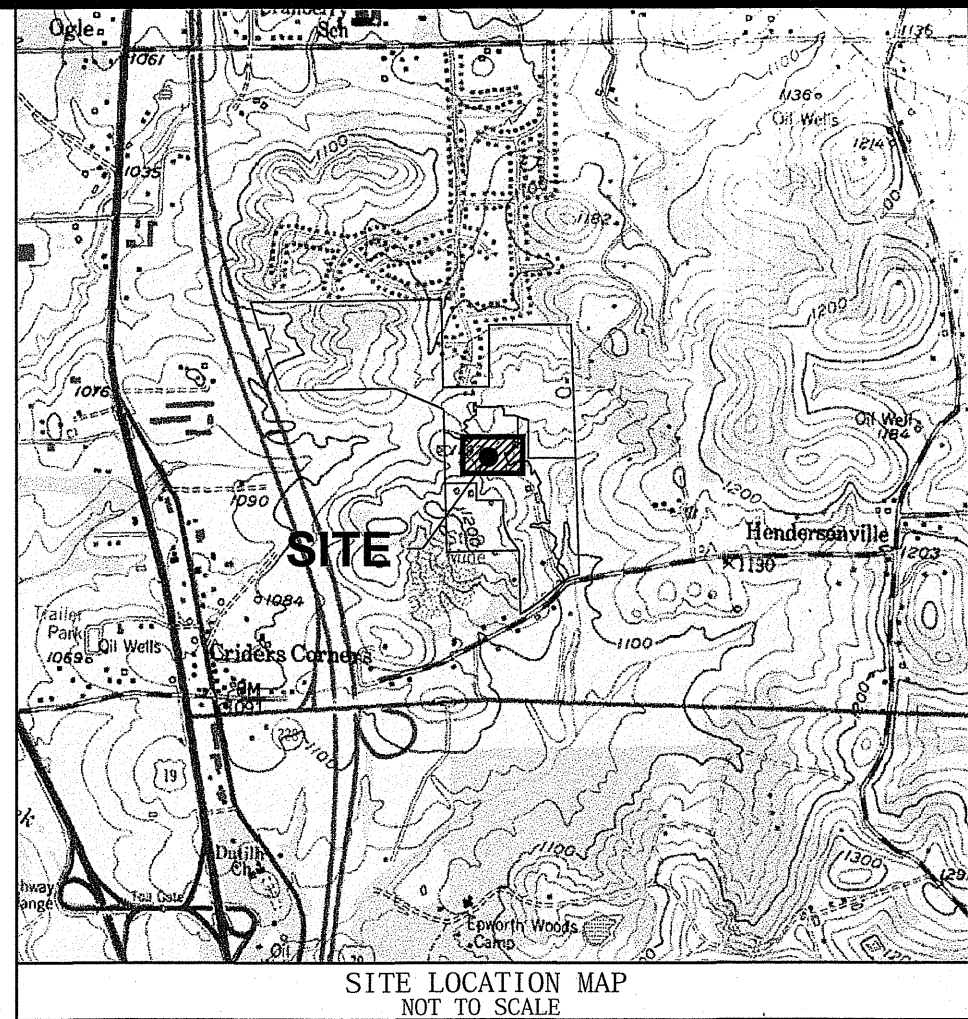
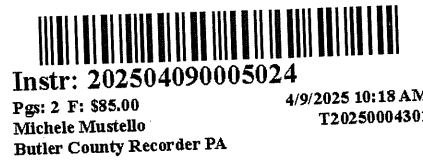
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 427 PAGE(S) 2-3.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF April, 2025.
Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



PLAN BOOK	PAGE
427	2

OWNER:
CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

LOT 147-R3 AREA: 1,386 SQ. FT. OR 0.032 ACRES
LOT 148-R2 AREA: 1,735 SQ. FT. OR 0.040 ACRES
TOTAL PLAN AREA: 3,121 SQ. FT. OR 0.072 ACRES

GATEWAY ENGINEERS

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

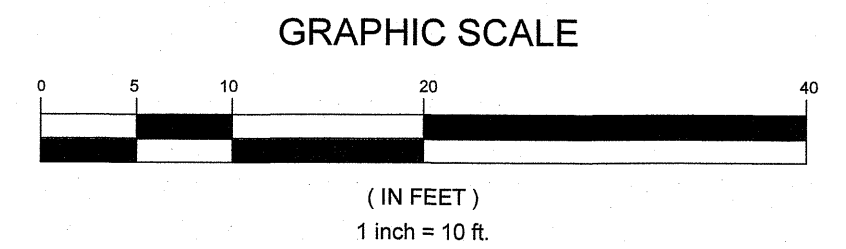
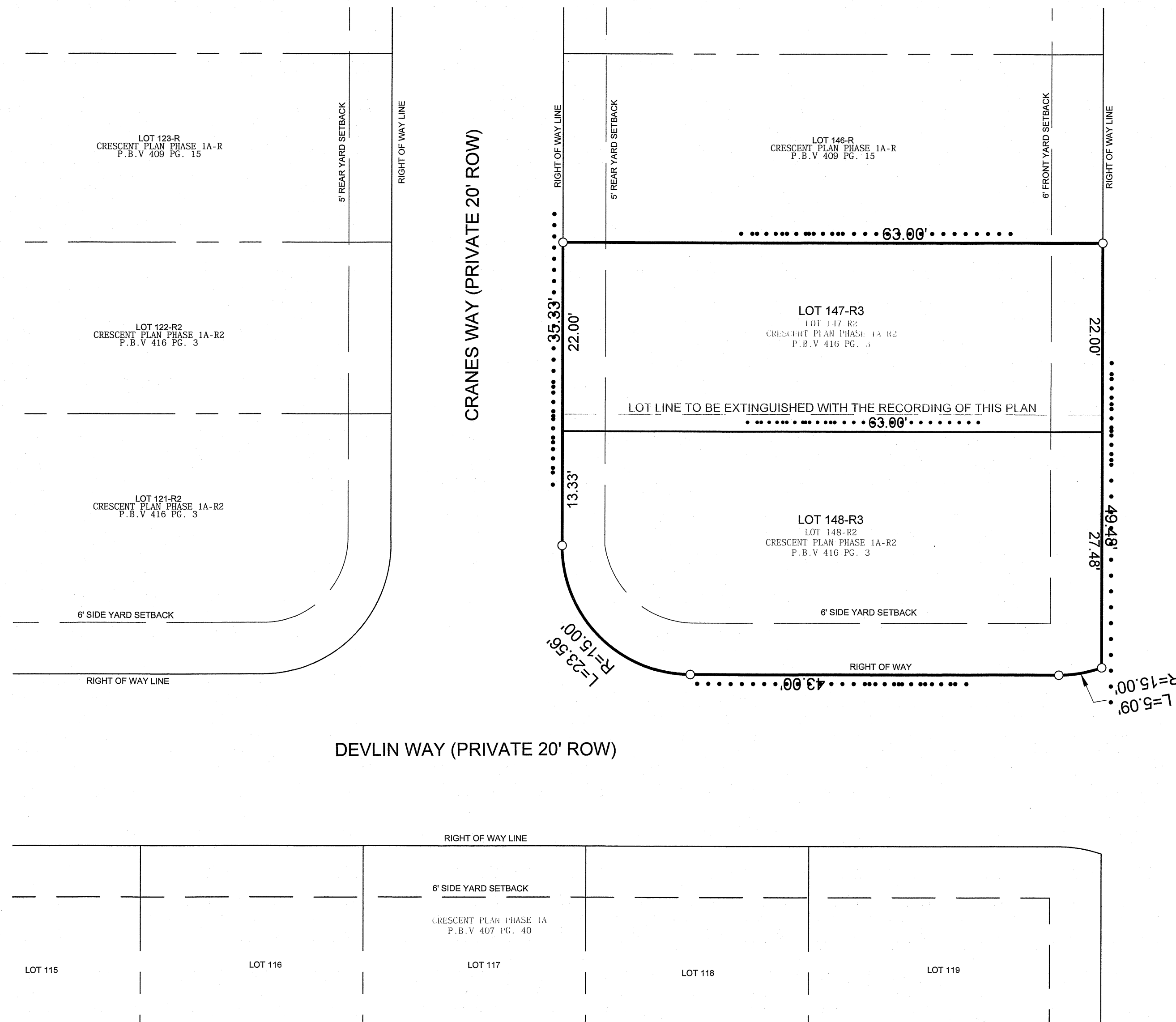
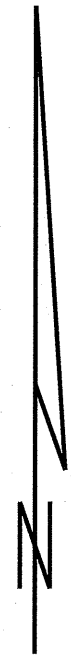
CRESCENT PLAN PHASE 1A-R3

BEING A REVISION OF LOT 147-R2 AND LOT 148-R2 IN THE CRESCENT PLAN PHASE 1A-R2, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 416, PAGE 3.


SITUATE IN
**CRANBERRY TOWNSHIP
BUTLER COUNTY, PA**
MADE FOR
**CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603**

PM: DMH DB: AMP CB: KCW SCALE: NONE

Date: JANUARY 7, 2025
Job Number: C-39977-0014
Dwg No: 404.523 SHEET 1 OF 2



LOT 147-R3 AREA: 1,386 SQ. FT. OR 0.032 ACRES
LOT 148-R3 AREA: 1,735 SQ. FT. OR 0.040 ACRES
TOTAL PLAN AREA: 3,121 SQ. FT. OR 0.072 ACRES

	GATEWAY ENGINEERS	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 www.GatewayEngineers.com 855-634-9284
CRESCENT PLAN PHASE 1A-R3 BEING A REVISION OF LOT 147-R2 AND LOT 148-R2 IN THE CRESCENT PLAN PHASE 1A-R2, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 416, PAGE 3.		
SITUATE IN CRANBERRY TOWNSHIP BUTLER COUNTY, PA MADE FOR CHARTER HOMES AT CRESCENT, INC. 322 NORTH ARCH STREET, FIRST FLOOR LANCASTER, PA 17603		
PH: DMH	DB: AMP	CB: KCW
SCALE: 1" = 10'		Date: JANUARY 7, 2025 Job Number: C-39977-0014 Dwg No: 404.523 SHEET 2 OF 2

PLAN BOOK	PAGE
427	3

22 \\Path & Filename=G:\Projects\3900039977 Charter-Flair\0014 Phase 10\02_Sheet\Phase 1A-R3 Revision.dwg
0 Print Date=1/9/2025 10:23 AM Aaron M. Peremba Save Date=1/9/2025 10:22 AM

OWNER'S CERTIFICATION

WE, ALBERT T. ROENIGK, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF 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 14 DAY OF MARCH, 2025.

x Albert T. Roenigk
ALBERT T. ROENIGK

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, ALBERT T. ROENIGK, 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 14 DAY OF MARCH, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

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

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.

JANUARY 28, 2025
DATE

x STEVEN D. GRAFF
REG. NO. SU-075753

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO 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 BUFFALO THIS 12 DAY OF FEBRUARY, 2025.

x James J. Zubran
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 5 DAY OF FEBRUARY, 2025.

x Debra L. DeLancey
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT # 25017

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19TH DAY OF FEB, 2025.

x Debra L. DeLancey
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

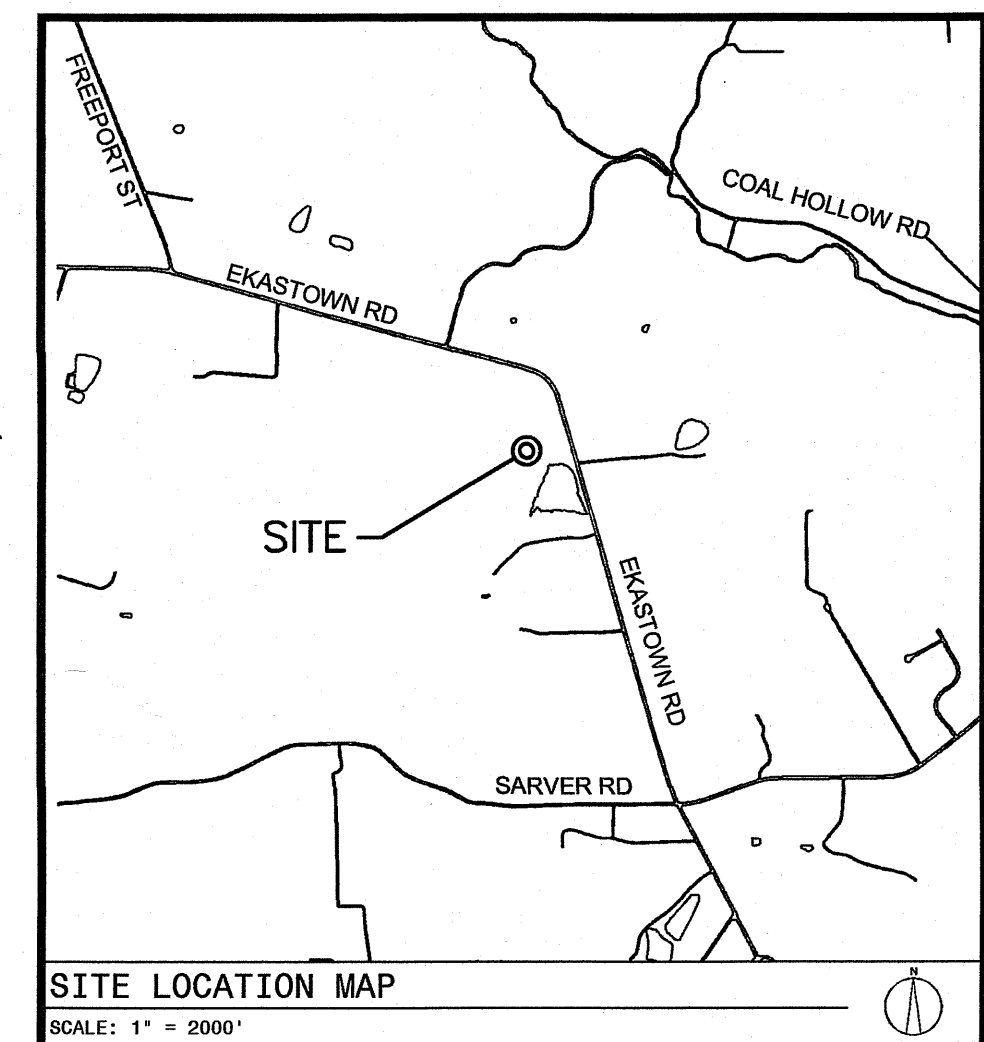
PLAN BOOK VOLUME 427 PAGE(S) 4

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF APRIL, 2025.

x Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



BUFFALO TOWNSHIP A-1 AGRICULTURAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	80,000 sq ft
Min. Lot Width	200 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 feet

CLINTON TOWNSHIP AGRICULTURAL CONSERVATION DISTRICT	
Dimension	Single Family
Min. Lot Area	See ordinance
Min. Lot Width	125 feet
Min. Front Yard Depth	75 feet
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	50 feet

CLINTON TOWNSHIP CORRIDOR PRESERVATION DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	5 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	200 feet from R/W
Min. Side Yard Depth	35 feet
Min. Rear Yard Depth	50 feet

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 CERTIFICATION

I, LOT 3 EKASTOWN RD LLC, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF 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 OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18 DAY OF MARCH, 2025.

x Matthew M. Mawber
LOT 3 EKASTOWN RD LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, LOT 3 EKASTOWN RD LLC, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF MARCH, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

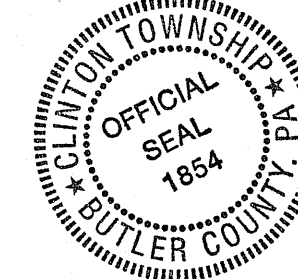
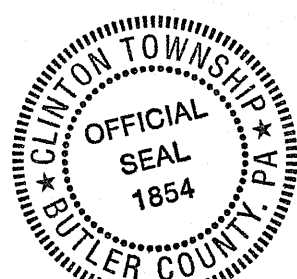
Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

REVISED LOT 3
ORIGINAL 26.820 AC
LESS PENNDOT R/W .030 AC
LESS TRACT A 2.087 AC
24.703 AC
*SEE NON-BUILDING NOTE

ORIGINAL
LOT 3 EKASTOWN RD LLC
040-1F92-A14J
Lot 3 of the
ROENIGK FAMILY TRUST PLAN
PB 402 Pg 26

NON-BUILDING WAIVER / REVISED LOT 3

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED LOT 3 OF THIS SUBDIVISION ARE DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF REVISED LOT 3 OF THIS SUBDIVISION HAVE 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 MODULES FOR REVISED LOT 3 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE 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 REVISED LOT 3 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO 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."



MUNICIPAL DECLARATIONS - CLINTON TOWNSHIP

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLINTON 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 CLINTON THIS 27th DAY OF JANUARY, 2025.

x Robert J. Kohley
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 27th DAY OF JANUARY, 2025.

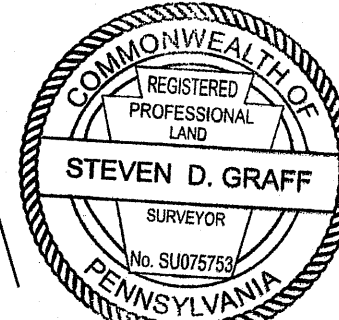
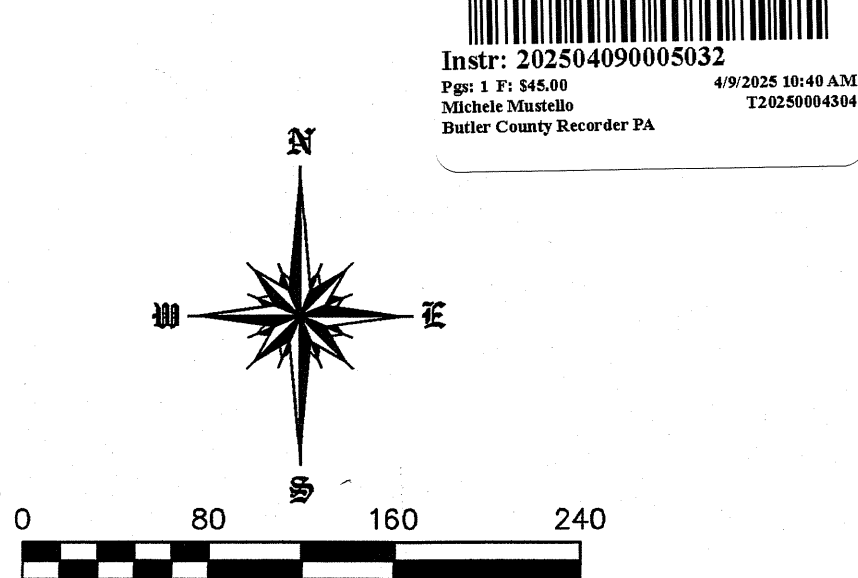
x Matthew M. Mawber
CHAIRPERSON
PLANNING COMMISSION

GENERAL NOTES:

- TAX ID: 040-1F92-A14G ALBERT T. ROENIGK
040-1F92-A14J LOT 3 EKASTOWN RD LLC
- ZONING DISTRICT:
2.1. BUFFALO TOWNSHIP: A-1 AGRICULTURAL DISTRICT
A-2 ACCESS MANAGEMENT OVERLAY
2.2. CLINTON TOWNSHIP: AGRICULTURAL CONSERVATION
CORRIDOR PRESERVATION OVERLAY
- SETBACKS: SEE TABLES
- REFERENCES
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. SELL SUBDIVISION PLAN BOOK 160 PG 32
4.2.2. GREGORY / MONTGOMERY PLAN PLAN BOOK 238 PG 30
4.2.3. ROENIGK FAMILY TRUST PLAN PLAN BOOK 402 PG 26

RECORDED	
PLAN BOOK	PAGE
427	4
SHEET of	

Course	Bearing	Distance
L1	S 09°12'13" W	11.11'
L2	S 16°05'40" E	27.00'
L3	S 46°02'20" E	9.51'



A	REVISED FOR PENNDOT R/W	SDG	1/29/2025
REV	DESCRIPTION	BY	DATE
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 A. ROENIGK PLAN BEING A LOT LINE REVISION FOR ALBERT ROENIGK LOT 3 EKASTOWN RD LLC			
SITUATE BUFFALO & CLINTON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 10/20/2024	DRAWN SDG	CHECKED Sdg	SCALE 1" = 80'
PROJECT NO. 24-035	TAX PARCEL NO. 040-1F92-A14G & A14J	REVISION A	

OWNER'S ADOPTION
WE, NEAL A. HAY AND CYNTHIA E. HAY, OWNERS OF THE LAND SHOWN ON THE HAY PLAN NO. 4, HEREBY ADOPT THIS PLAN AS OUR 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, 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 MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING 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 OUR HEIRS, EXECUTORS, AND ASSIGNS.

x Neal A. Hay
NEAL A. HAY

x Cynthia E. Hay
CYNTHIA E. HAY

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, NEAL A. HAY AND CYNTHIA E. HAY, 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 8 DAY OF April, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF February, 2027.

x 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 (NO MORTGAGE)

WE, NEAL A. HAY AND CYNTHIA E. HAY, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE K. WARD PLAN AND IS RECORDED IN INSTRUMENT NUMBER 19890722001989. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

x Debra L. DeLaney
WITNESS

x Neal A. Hay
NEAL A. HAY

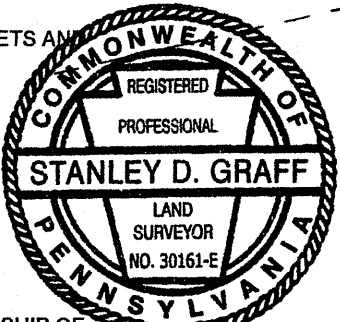
x Cynthia E. Hay
CYNTHIA E. HAY

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.

March 10, 2025
DATE

x Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-001616-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.

x Jeffrey A. Mikesic
SECRETARY

x Stanley D. Graff
CHAIRPERSON
BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2025-13, EFFECTIVE THIS 2nd DAY OF APRIL, 2025.

x Jeffrey A. Mikesic
SECRETARY

x Stanley D. Graff
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 26 DAY OF MARCH, 2025.

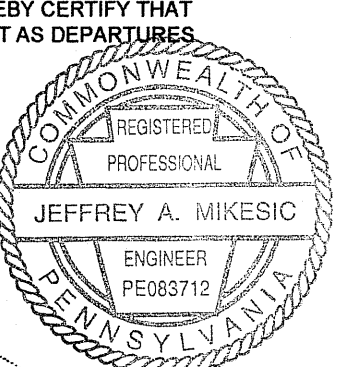
x Jeffrey A. Mikesic
SECRETARY

x Stanley D. Graff
CHAIRPERSON
PLANNING COMMISSION

I, Jeffrey A. Mikesic, A 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.

x Jeffrey A. Mikesic
TOWNSHIP ENGINEER

PE083712 4/4/2025
REGISTRATION NO. DATE



BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18 DAY OF December, 2024.

x Debra L. DeLaney
SECRETARY

x Debra L. DeLaney
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

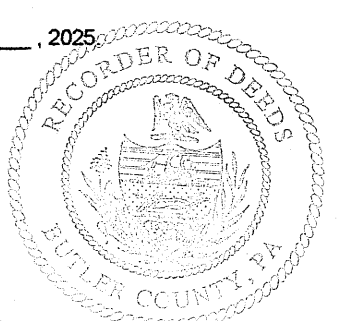
PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 427, PAGE(S) 5

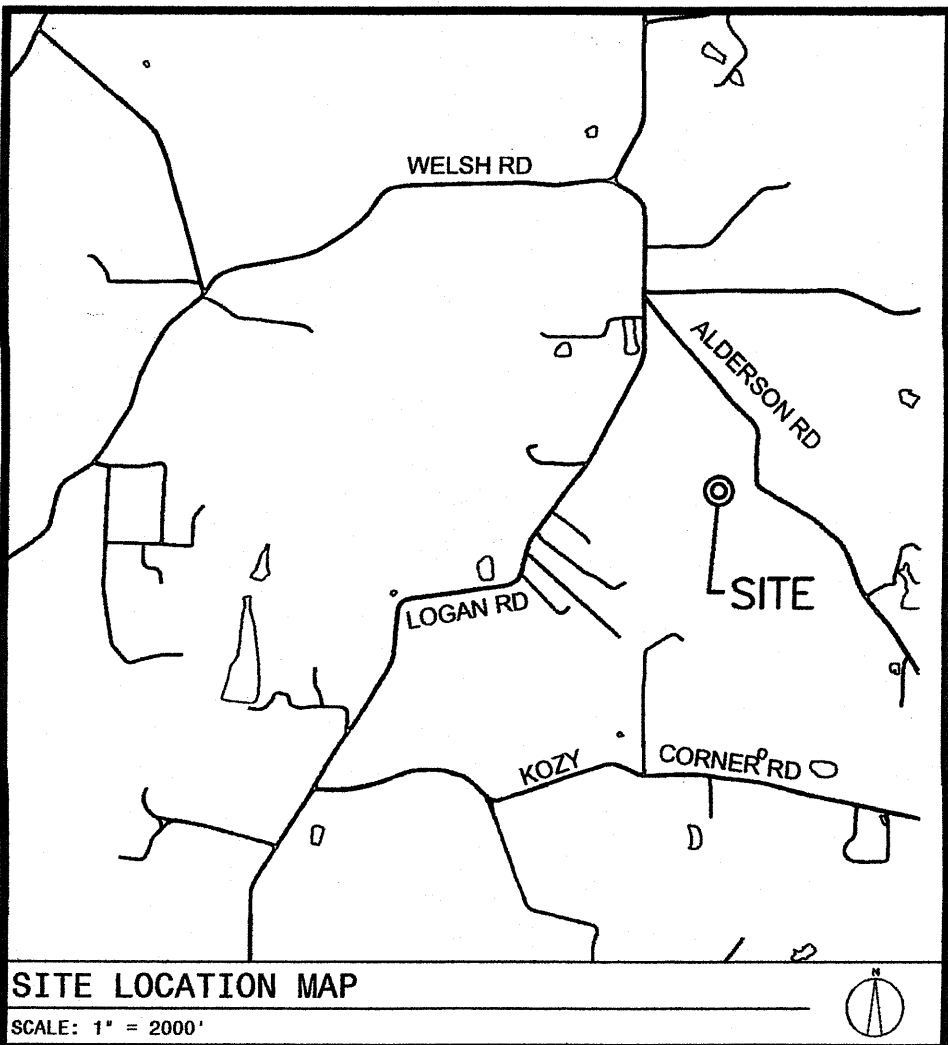
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF April, 2025.

x Michele M. Mustello
RECORDER OF DEEDS



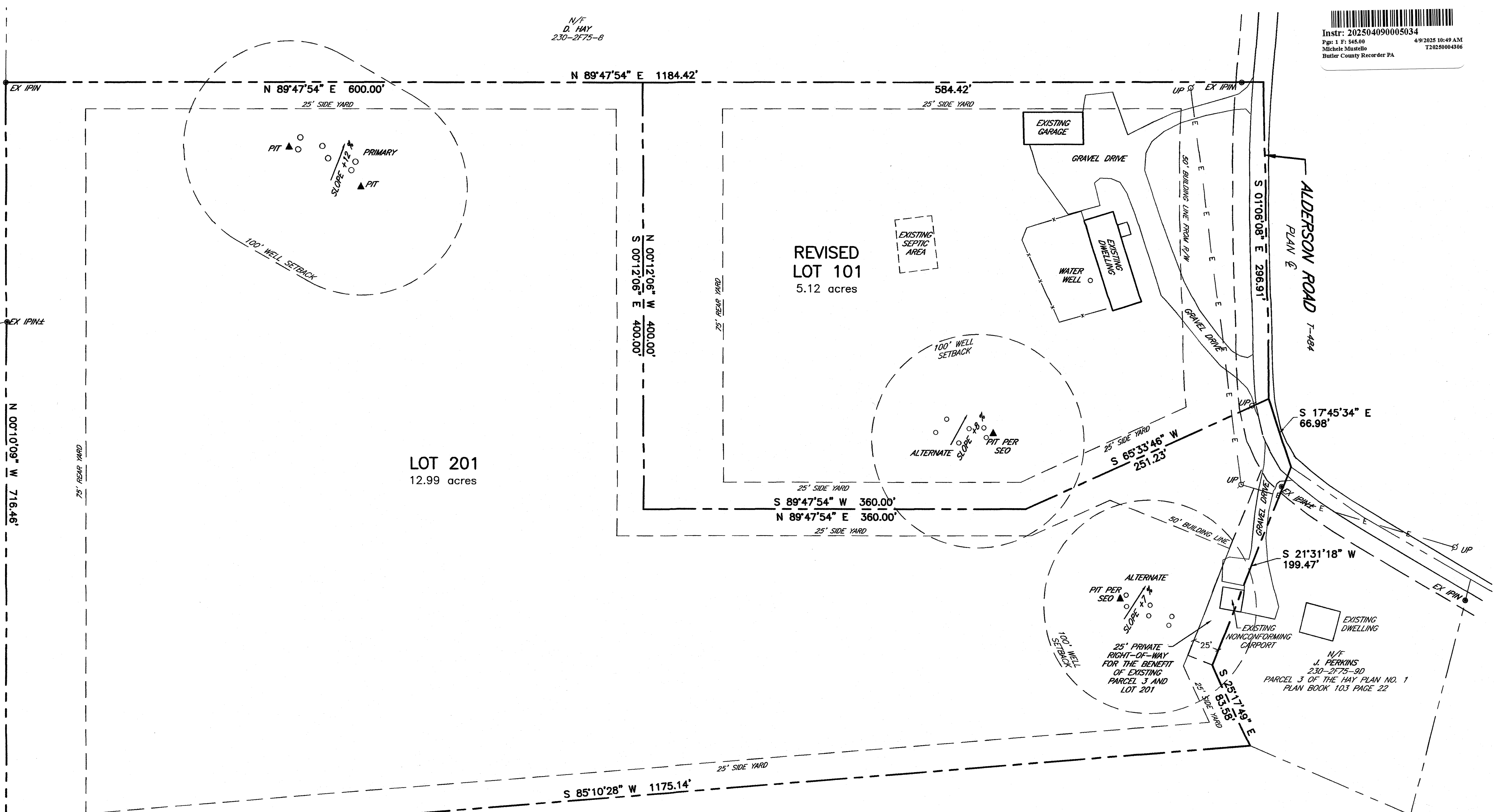
MICHELE M. MUSTELLO
RECORDER OF DEEDS

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.



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 PARCEL 3 AND LOT 201.
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 PARCEL 3 AND LOT 201, 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 PARCEL 3 AND LOT 201 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.

x Neal A. Hay
NEAL A. HAY

x Cynthia E. Hay
CYNTHIA E. HAY

x Justin Marcus Perkins
JUSTIN MARCUS PERKINS

x Joyce Iileen Perkins
JOYCE IILEEN PERKINS
AKA JOYCE IILEEN PERKINS

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF April, 2025.

x Debra L. DeLaney
NOTARY PUBLIC

SEAL & STAMP

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

GENERAL NOTES:

1. TAX ID: 230-2F75-9B
2. OWNERS: NEAL A. HAY
CYNTHIA E. HAY
3. ZONING DISTRICT: AG-A RURAL RESIDENTIAL
4. SETBACKS: SEE TABLE
5. REFERENCES:
 - 5.1. CURRENT DEEDS OF RECORD
 - 5.2. PREVIOUSLY RECORDED PLANS
 - 5.2.1. HAY SUBDIVISION NO. 1
PLAN BOOK 103 PG 22
 - 5.2.2. HAY SUBDIVISION NO. 3
PLAN BOOK 120 PG 19

PROPERTY AREAS:

EXISTING TOTALS	LOT 101	18.11 ACRES
REVISED TOTALS	REVISED LOT 101	5.12 ACRES
	+LOT 201	12.99 ACRES
	REVISED TOTAL	18.11 ACRES

PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

REPLACEMENT DISPOSAL SITE NOTE:
THE REPLACEMENT DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS. THIS AREA MUST NOT BE DISTURBED.

MIDDLESEX TOWNSHIP AG-A RURAL RESIDENTIAL DISTRICT	
Dimension	Single Family Dwelling
Min. Lot Area	43,560 sq ft
Min. Lot Width	125 feet
Min. Front Yard Depth	50 feet from lot line or 75 feet from centerline
Min. Side Yard Depth	Dwelling 25 feet
Min. Rear Yard Depth	Dwelling 75 feet

RECORDED		20
PLAN BOOK	PAGE	
427	5	
SHEET	of	

D	REVISE SEPTIC INFO AND LOT LINE	SDG	2/20/2025
C	REVISED SEPTIC TEST AREAS WITH NEW PERCOLATION TESTING HOLES	SDG	12/31/2024
B	REVISED PIT LOCATIONS PER S.E.O. FIELD MARKINGS	SDG	11/19/2024
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/11/2024	SDG	10/22/2024
REV	DESCRIPTION	BY	DATE

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

HAY PLAN No. 4
BEING A
SUBDIVISION SURVEY
FOR
NEAL AND CYNTHIA
HAY

SITUATE

MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/08/2024	SDG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-114	230-2F75-9B	D	

Being a subdivision of Lot 101 of the Hay Plan No. 3,
Plan Book Volume 120 Page 19, and being Butler
County Tax Parcel 230-2F75-9B

HAY PLAN No. 4

OWNER'S CERTIFICATION

WE, JERRY J. McGARRAH AND CHRISTINE E. McGARRAH, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF 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 8 DAY OF APRIL, 2025.

x *[Signature]*
JERRY J. McGARRAH

x *[Signature]*
CHRISTINE E. McGARRAH

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, JERRY J. McGARRAH AND CHRISTINE E. McGARRAH, 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 8 DAY OF APRIL, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

x *[Signature]*
NOTARY PUBLIC

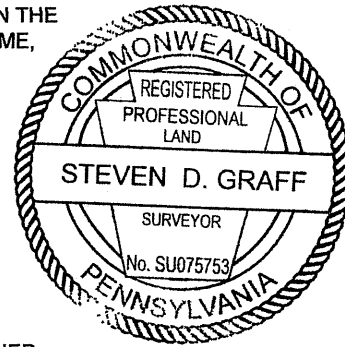
Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

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.

FEB. 26, 2025
DATE

x *[Signature]*
STEVEN D. GRAFF
REG. NO. SU-07573



MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CENTER 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 CENTER THIS 7th DAY OF April, 2025.

x *[Signature]*
SECRETARY

x *[Signature]*
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 26th DAY OF February, 2025.

x *[Signature]*
SECRETARY

x *[Signature]*
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17 DAY OF February, 2025.

x *[Signature]*
SECRETARY

x *[Signature]*
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

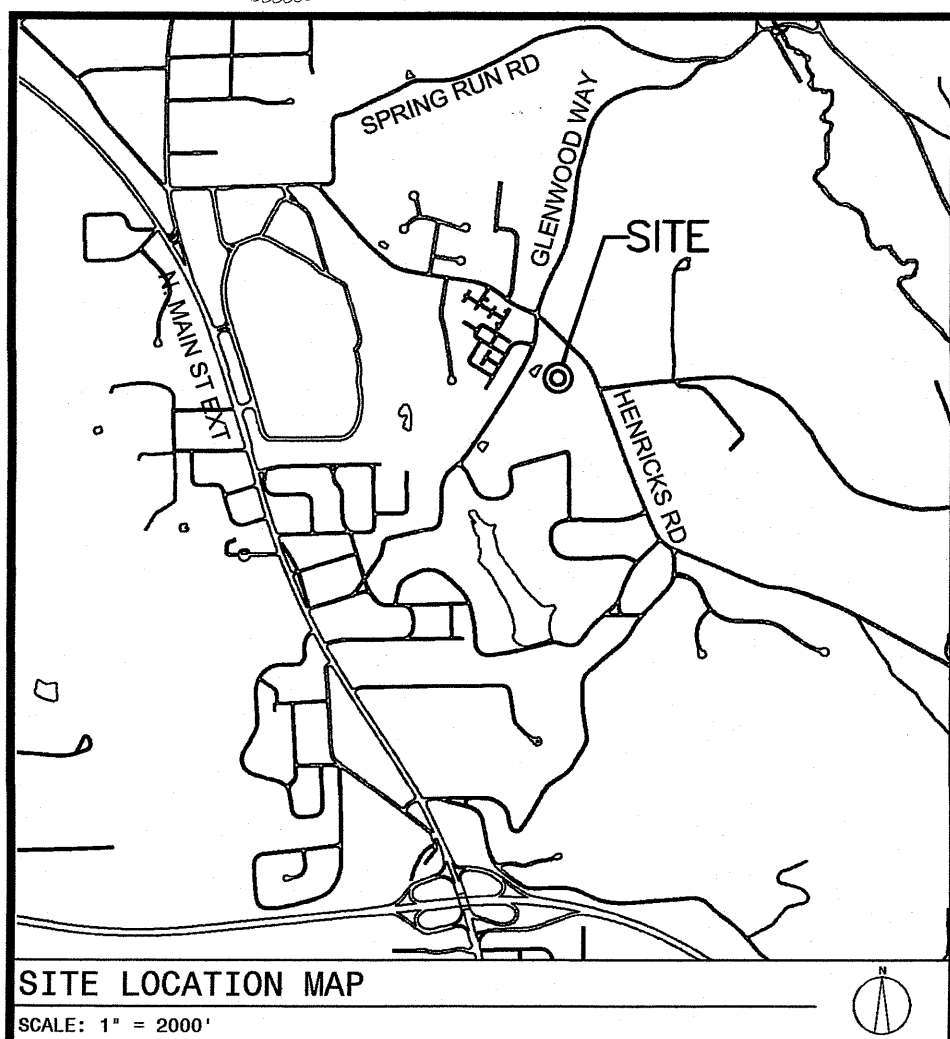
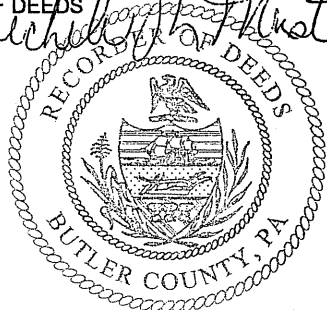
PLAN BOOK VOLUME 427, PAGE(S) 6

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF April, 2025.

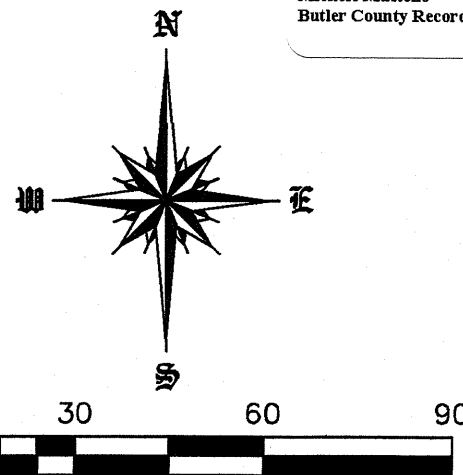
x *[Signature]*
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



Instr: 202504090005035
Type: F: 544-00
Michele Mustello
Butler County Recorder PA



PROPERTY AREA SUMMARY:

EXISTING TOTALS	
REVISED 2/F63-31	3.31 AC
REVISED TOTALS	
LOT 1	1.02 AC
LOT 2	2.29 AC
REVISED TOTAL	3.31 AC

CENTER TOWNSHIP R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	0.5 acre
Min. Lot Width	100 feet
Min. Front Yard Depth	35 feet from R/W
Min. Side Yard Depth	15 feet
Min. Rear Yard Depth	35 feet

GENERAL NOTES:

1. TAX PARCEL: 060-2F63-31
2. PROPERTY OWNER: JERRY AND CHRISTINE McGARRAH
3. ADDRESS: 550 GLENWOOD WAY
BUTLER PA 16001
4. PROPERTIES SERVED BY PUBLIC WATER
5. ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
CORE INFILL OVERLAY
6. LOT REQUIREMENTS: SEE TABLE
7. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 420180024D
FIRM EFFECTIVE: 8/2/2018
8. REFERENCES
- 8.1. CURRENT DEEDS OF RECORD
- 8.2. PREVIOUSLY RECORDED PLANS
- 8.2.1. HAAS SUBDIVISION
PLAN BOOK 120 PG 49
- 8.2.2. HAAS SUBDIVISION
PLAN BOOK 83 PG 24
- 8.2.3. LAKEWOOD MANOR ADDITION #1
PLAN BOOK 52 PG 24
- 8.2.4. E. MOSELEY ESTATE PLAN
PLAN BOOK 408 PG 40
- 8.2.5. DELUGA / MOSELEY ESTATE PLAN
PLAN BOOK 413 PG 44

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.

RECORDED	20
PLAN BOOK	PAGE
427	6
SHEET	of

A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2/24/2025	SDG	2/28/2025
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 McGARRAH PLAN BEING A SUBDIVISION FOR JERRY J. McGARRAH CHRISTINE E. McGARRAH			
SITUATE CENTER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 01/15/2025	DRAWN SDG	CHECKED Sdg	SCALE 1" = 30'
PROJECT NO. 25-006	TAX PARCEL NO. 060-2F63-31	REVISION A	

ALL SIGNATURES MUST BE IN BLUE INK

GENERAL NOTES

1. The owner of the property to be subdivided is

Leonard P. & Lauren L. Splane
107 Gray Lane
Mars, PA 16046
(412) 398-0192

2. The purpose of this plan is to divide the subject parcel into two (2) separate lots.

3. This proposed Plan of Lots is located within the RC (Rural Conservation) Zoning District and must adhere to the following setbacks:

Minimum Lot Area: 43,560 square feet (1 acre)
Minimum Lot Width (at front setback line): 150 feet
Minimum Front Yard Depth: 50 feet
Minimum Side Yard Depth: 20 feet
Minimum Rear Yard Depth: 25 feet
Minimum Yard Depth adjacent to a public road: 50 feet

4. By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map #2015C00509D, Community No. 421415, Panel 509, Suffix D, bearing an effective date of 08-02-18 and is not in a special flood hazard area.

5. Bearings shown hereon are based upon those of Instrument No. 202112060033789

6. Subject premises served by private water well and sewer by Breakneck Creek Regulatory Authority as shown.

We, Leonard P. & Lauren L. Splane, owners of the land shown on the Splane Plan of Lots, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Adams. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this we set our hands and seal this day of March, 2025.

ATTEST:

[Signature]
Notary Public

[Signature]
Signature of Owner
[Signature]
Signature of Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Leonard P. & Lauren L. Splane, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 15th day of March, 2025.

My commission expires the 6th day of February, 2026.

(Seal)
Commonwealth of Pennsylvania - Notary Seal
DANIELLE A. CROSS - Notary Public
Allegheny County
My Commission Expires February 6, 2028
Commission Number 1362196

[Signature]
Notary Public

I, Christopher R. Jackson, a registered Professional Surveyor in 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.

03/11/2025
Date

[Signature]
Christopher R. Jackson, PLS
SU075499
Registration number

Approved by the Board of Supervisors of the Township of Adams, this 24 day of March, 2025.

[Signature]
Secretary

[Signature]
Chairman Board of Supervisors

Approved by the Adams Township Planning Commission this 5th day of February, 2025.

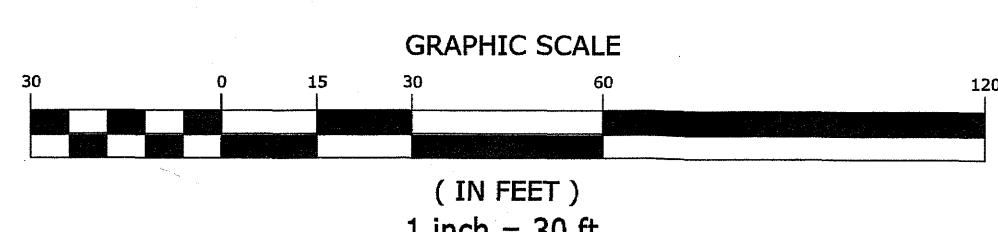
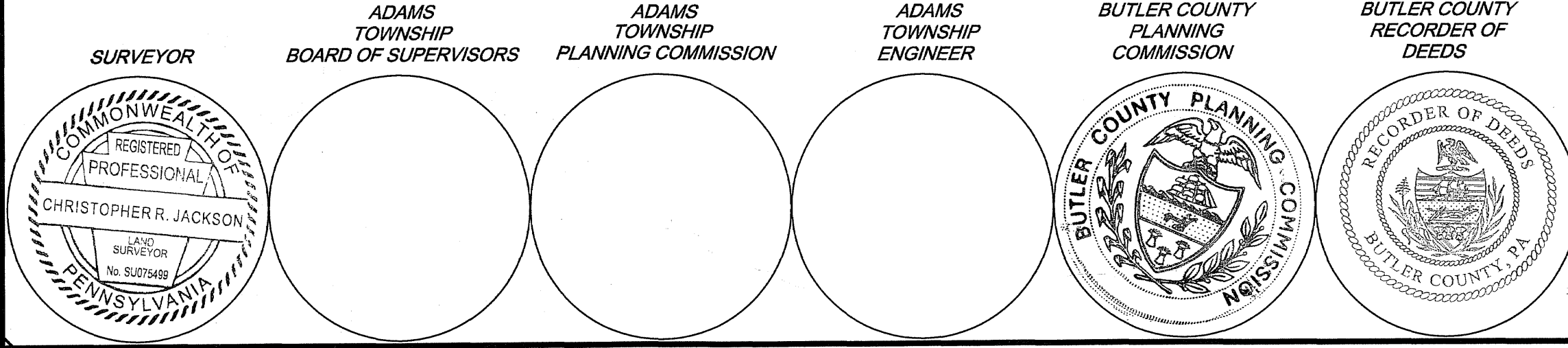
[Signature]
Secretary

[Signature]
Chairman

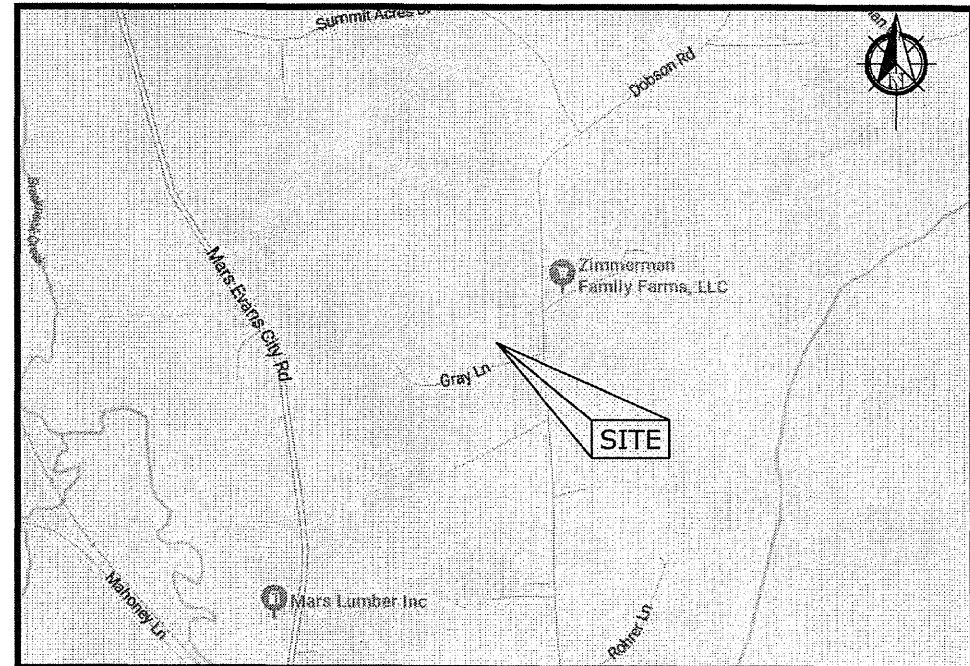
I, Ronald Orsen, a registered Professional Engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering requirements of the Adams Township subdivision and zoning ordinances, except as departures have been authorized by the approval authority.

March 13, 2025
Date

[Signature]
Licensed Engineer
26400-E



Instr: 202504150005438
Fig: 1 P: 545.06
Michele Mustello
Butler County Recorder PA
4/15/2025 2:09 PM
12/20/2004/04/25



SITE LOCATION MAP
SCALE: 1"=1,000'

LEGEND OF SYMBOLS

- Contour Line ---
Setback Line ---
Iron pin w/cap set (unless otherwise noted)
Right-of-Way RW
Asphalt
Gravel

REVIEWED
Approved by the Butler County Planning Commission this 16 day of December, 2024.

[Signature]
Chairman
Plans # 24174
[Signature]
Secretary

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said county in Plan Book Volume 427, Page 7.

Given under my hand and seal this 15th day of April, 2025.

Recorder *[Signature]*

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

AREA TABLE		
TAX PARCEL NO.	ACRES	SQUARE FEET
010-3F68-23A5-0000	2.000	87,120
LOT 1	1.000	43,560
LOT 2	1.000	43,560
SUBTOTAL		
IN GRAY LANE R/W		
TOTAL	2.000	87,120

PLAN BOOK
427
PAGE
7

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07/19/24	ORIGINAL SUBMITTAL	WJM
2	09/30/24	PER REVIEW COMMENTS	WJM
3	11/18/24	PER REVIEW COMMENTS	WJM
4	12/27/24	ADDED PROPOSED DRIVEWAY	WJM

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmlc.com
www.mdmlc.com


SCALE: 1"=30'
DATE: 01/17/25
DRAWN BY: WJM
CHK'D BY: CRJ

SHEET
1 of 1


SPLANE PLAN OF LOTS
A SUBDIVISION OF TAX PARCEL NO. 010-3F68-23A5-0000
Property of Leonard P. & Lauren L. Splane
107 Gray Lane
Adams Township, Butler County, Pennsylvania
January 17, 2025
MDM PROJECT NO. 10064-Subdivision

Know All Men By These Presents, that ALLEN CREED ASSOCIATES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, by virtue of a Resolution of its Board of Directors, does hereby assert as its Plan of Subdivision of its property situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby certify that said plan of subdivision was duly approved by the Board of Directors of said company, and that said plan of subdivision has been duly filed for record in the Office of the Recorder of Deeds of the County of Adams, Pennsylvania, and that said plan of subdivision was duly recorded in the Office of the Recorder of Deeds of the County of Adams, Pennsylvania, 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, ALLEN CREED ASSOCIATES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, hereby covenants and agrees to and by these presents releases and forever discharges the successors and assigns from any liability for damages arising to and arise from the appropriation of said ground for public highways and other purposes hereafter created or to be created, and release and discharge the binding upon ALLEN CREED ASSOCIATES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY its successors and assigns and purchasers of lots in this plan.

ATTEST: ALLEN CREEK ASSOCIATES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY




Secretary




President - BRENDAN MOYHER

ATTEST:

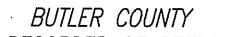
ALLEN CREEK ASSOCIATES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY


President - BRENDAN MOYER

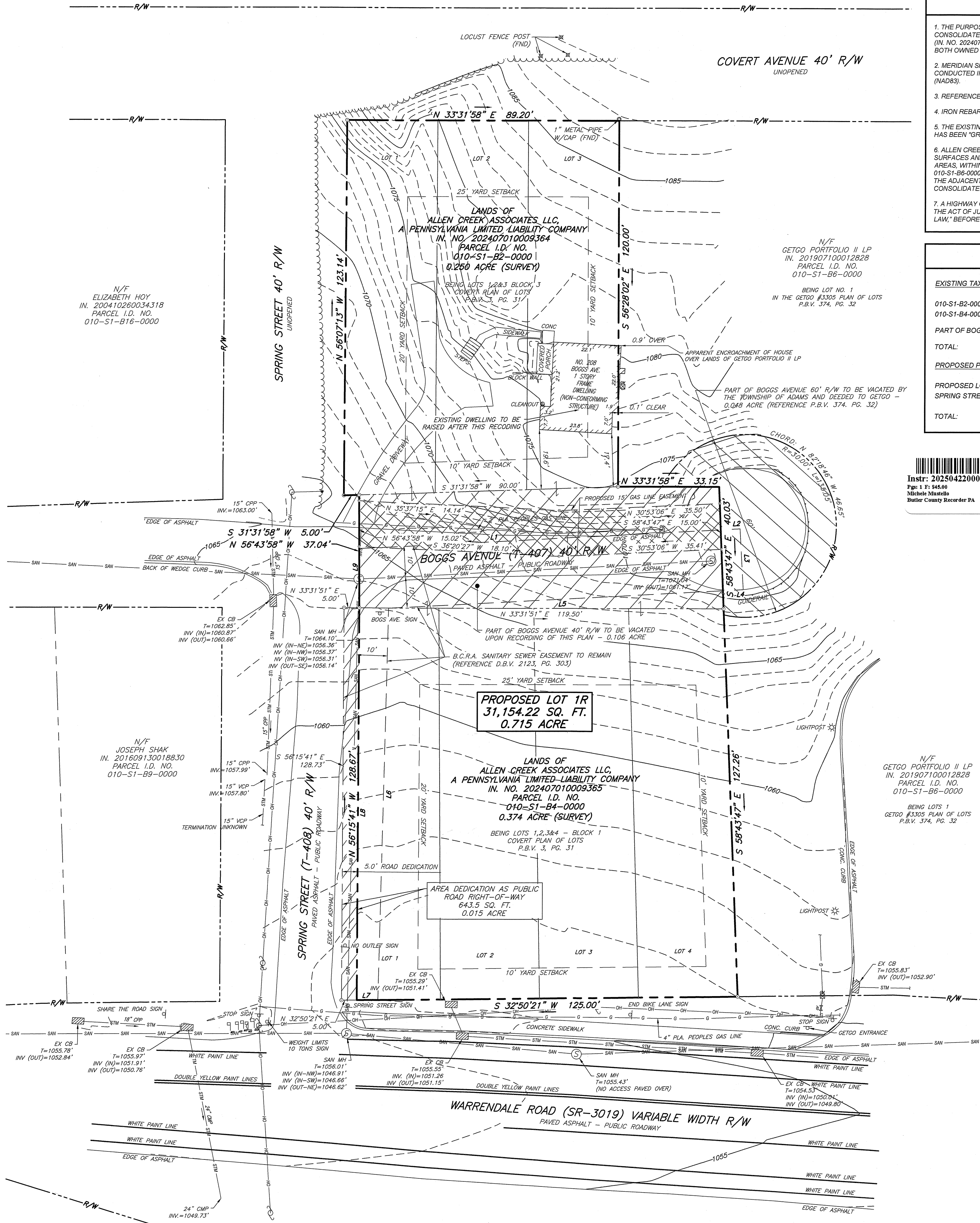
COUNTY OF BUTLER


Brendan Moyer
President
(Title)

My Commission Expires the 25th day of March, 2029



(Recorder of Deeds)



1. THE PURPOSE OF THIS PLAN TO VACATE A PART OF BOGGS AVENUE AND CONSOLIDATE WITH THE TWO EXISTING PROPERTIES TAX MAP NO. 010-S1-82-0000 (IN NO. 010-S1-82-0000) AND TAX MAP NO. 010-S1-83-0000 (IN NO. 0264701-0000363) BOTH OWNED BY ALLEN CREW ASSOCIATES LLC, INTO ONE (1) TRACT OF LAND.
2. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATION/S CONDUCTED IN THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM (NAD83).
3. REFERENCE: THE COVERT PLAN OF LOTS RECORDED IN P.B.3, PG. 31.
4. IRON REBAR "1786-E" TO BE SET AT CORNERS.
5. THE EXISTING DWELLING ON THE SUBJECT PROPERTY IS NON-CONFORMING, IT HAS BEEN "GRANDFATHERED" INTO THE CURRENT ZONING REGULATIONS.
6. ALLEN CREW ASSOCIATES LLC HEREBY AGREES TO REMOVE ALL IMPEVIOUS STRUCTURES AND SUDERIAL, AND RESTORE AND REVEGETATE ALL DISTURBED AREAS, WITHIN THE VACATED BOGGS AVENUE RIGHT OF WAY ON TAX MAP NO. 010-S1-82-0000, AT THE TIME OF CONSTRUCTION OF BUILDING IMPROVEMENTS ON THE ADJACENT PARCEL, TAX MAP NO. 010-S1-82-0000 & 010-S1-83-0000, TO BE CONSOLIDATED AS ONE TAX PARCEL.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF ACT 60 OF 1988, KNOWN AS THE "STATE HIGHWAY" OR "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

Line Table		
Line #	Length	Direction
L1	118.75	N30° 25' 11"E
L2	6.32	N30° 25' 11"E
L3	20.00	S59° 34' 49"E
L4	6.61	S30° 25' 11"W
L5	109.81	S30° 25' 11"W
L6	128.57	S55° 04' 07"E
L7	6.95	S32° 50' 21"W
L8	128.67	N56° 15' 41"W
L9	19.45	N56° 43' 58"W

CODE@ADAMSTWP.ORG

IRON PIN W/ CAP (FND)	①	PROPERTY ADJOINER	-----	-----
CATCH BASIN	②	SUBJECT PROPERTY	-----	-----
SANITARY MANHOLE	③	PROPERTY EASEMENT	-----	-----
SANITARY CLEAN OUT	④	ROAD CENTERLINE	-----	-----
GAS MARKER	⑤	ROAD LEGAL R/W	-----	-----
GAS VALVE	⑥	MAJOR CONTOUR	-----	1060
GAS METER	⑦	MINOR CONTOUR	-----	-----
UTILITY POLE	⑧	OVERHEAD LINES	OH-----OH	OH-----OH
WATER VALVE	⑨	GAS UTILITY	G-----G	G-----G
SINGLE POST SIGN	⑩	STORM UTILITY	STM-----STM	STM-----STM
MAIL BOX	⑪	WATER UTILITY	W-----W	W-----W
FENCE POST	⑫	SANITARY UTILITY	SAN-----SAN	SAN-----SAN
UTILITY POLE	⑬			

PLAN BOOK	PAGE
427	8

Adams Township, Butler County, Commonwealth of PA

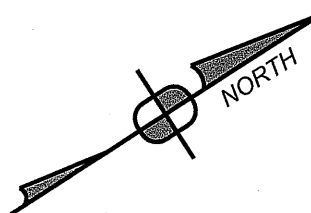
CADD#: 5039 - Boggs Ave Consolidation dwg

7



POCS SER. #: DESIGN - 20241081016-000
DIG - 20241081034-000

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



11/11/2011

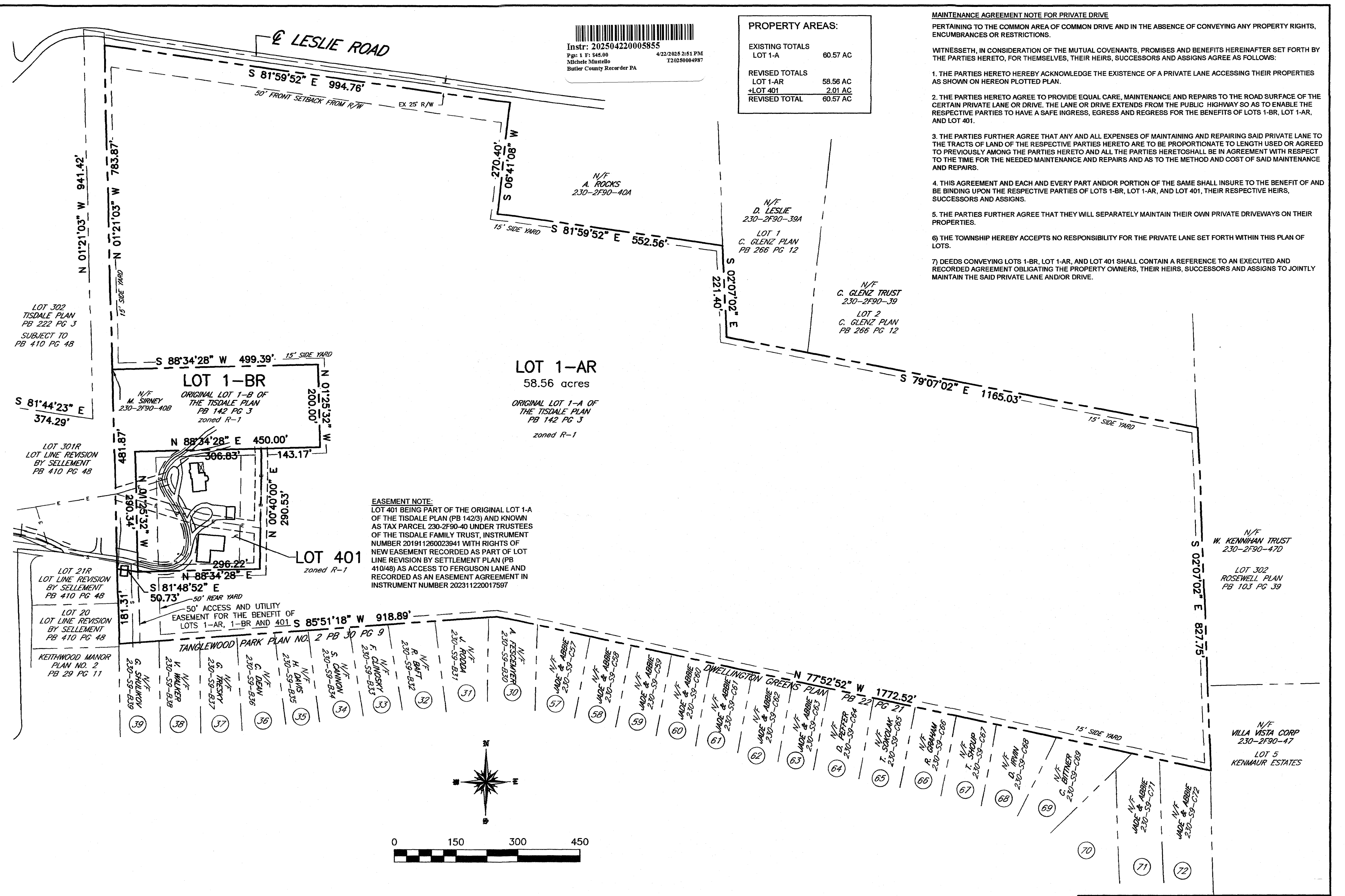
(Feet)

[illegible]

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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



SITE LOCATION MAP

SCALE: 1" = 2000'

The map shows a network of roads. Pittsburgh Rd (Route 8) runs vertically on the left. Dwellington Dr runs horizontally across the middle. Browns Hill Rd runs diagonally from the top right towards the center. Leslie Rd runs horizontally above Dwellington Dr. Sandy Hill Rd runs diagonally from the bottom right towards the center. A circled dot on Dwellington Dr, just west of its intersection with Pittsburgh Rd, is labeled 'SITE' with a leader line. A north arrow is located in the bottom right corner.

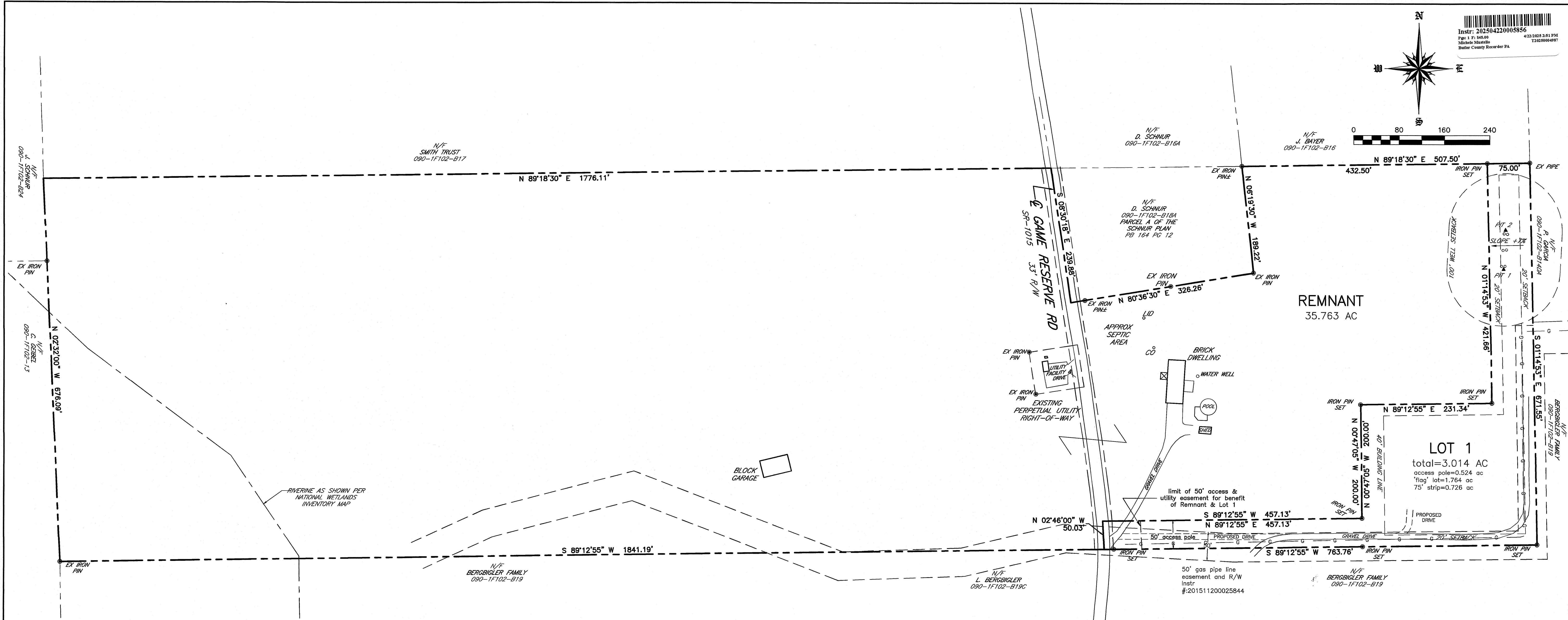
X Debbie Hines NF
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

My Commission Expires First Monday in January 2028

7) DEEDS CONVEYING LOTS 1-BR, LOT 1-AR, AND LOT 401 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.

1. TAX ID: 230-2F90-40
2. PROPERTY OWNER: TISDALE FAMILY TRUST
3. STREET ADDRESS: 135 FERGUSON LANE
VALENCIA, PA 16059
4. ZONING DISTRICT: R-1 LOW INTENSITY RESIDENTIAL

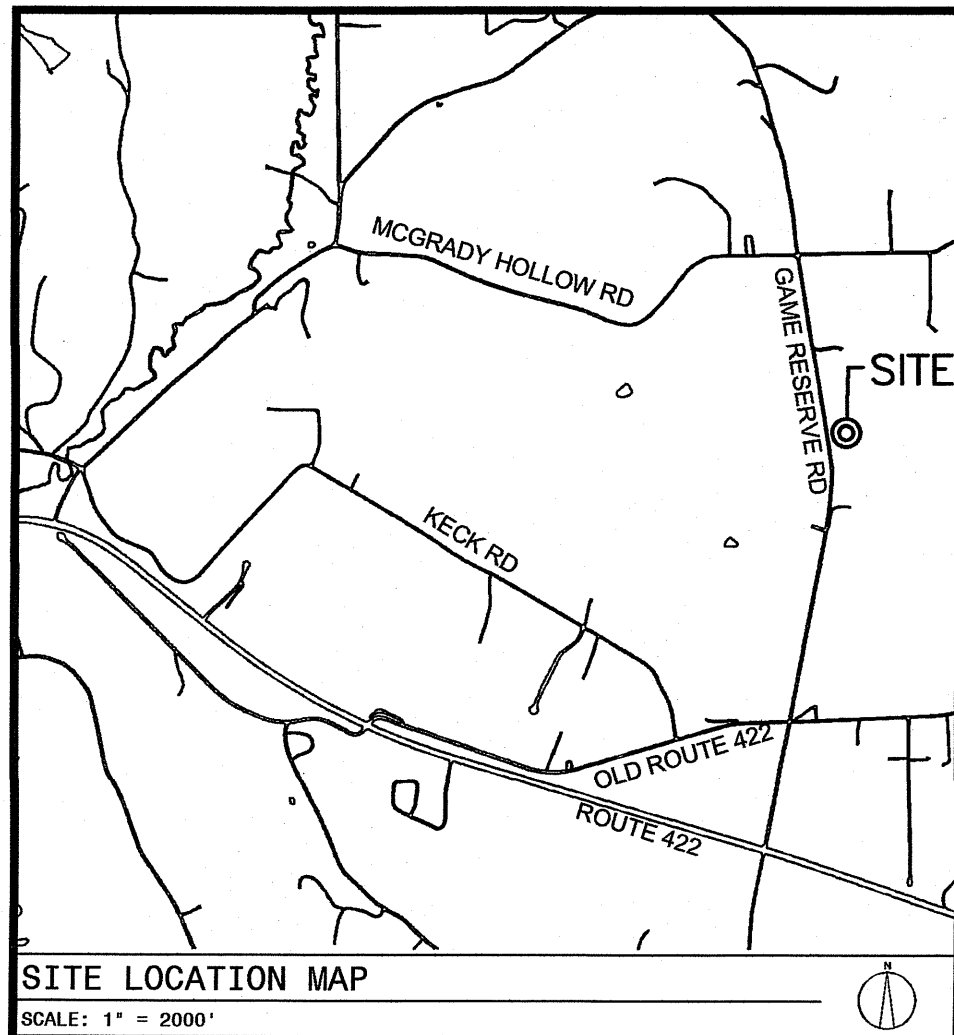
DATE 12/18/2024	DRAWN SDG	CHECKED Sdg	SCALE VARIES
PROJECT NO. 24-193	TAX PARCEL NO. 230-2F90-40		REVISION C



PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

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.



OWNER'S CERTIFICATION

WE, PAUL D. BERGBIGLER AND SANDRA L. BERGBIGLER, 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 18 DAY OF APRIL, 2025.

Paul D. Bergbiger
PAUL D. BERGBIGLER

Sandra L. Bergbiger
SANDRA L. BERGBIGLER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, PAUL D. BERGBIGLER AND SANDRA L. BERGBIGLER, 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 18 DAY OF APRIL, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

Debra L. DeLancey
NOTARY PUBLIC

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

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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

MARCH 10, 2025
DATE

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-030161-E



MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLEARFIELD ASSUMES NO 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 CLEARFIELD THIS 14th DAY OF April, 2025.

Joe Scudell
SECRETARY

Chairperson
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 10th DAY OF May, 2025.

Chairperson
PLANNING COMMISSION

Philip J. Hay
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF February, 2025.

Chairperson
BUTLER COUNTY PLANNING COMMISSION

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 427, PAGE(S) 10

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF APRIL, 2025.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

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:

- THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.
- 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 REMNANT PARCEL.
- 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 HERETOSHAL 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.
- 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 THE REMNANT PARCEL, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
- THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
- THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
- 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.
- DEEDS CONVEYING LOTS 1 AND REMNANT PARCEL 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.

GENERAL NOTES:

- TAX PARCEL: 090-1F102-B18
- OWNERS: PAUL AND SANDRA BERGBIGLER
- PA ONE CALL: 20242810997
- SETBACKS: FRONT LINE - 40'
BACK & SIDE - 20'
- REFERENCES
- CURRENT DEEDS OF RECORD
- PREVIOUSLY RECORDED PLANS

RECORDED	20
PLAN BOOK	PAGE
427	10
SHEET	of

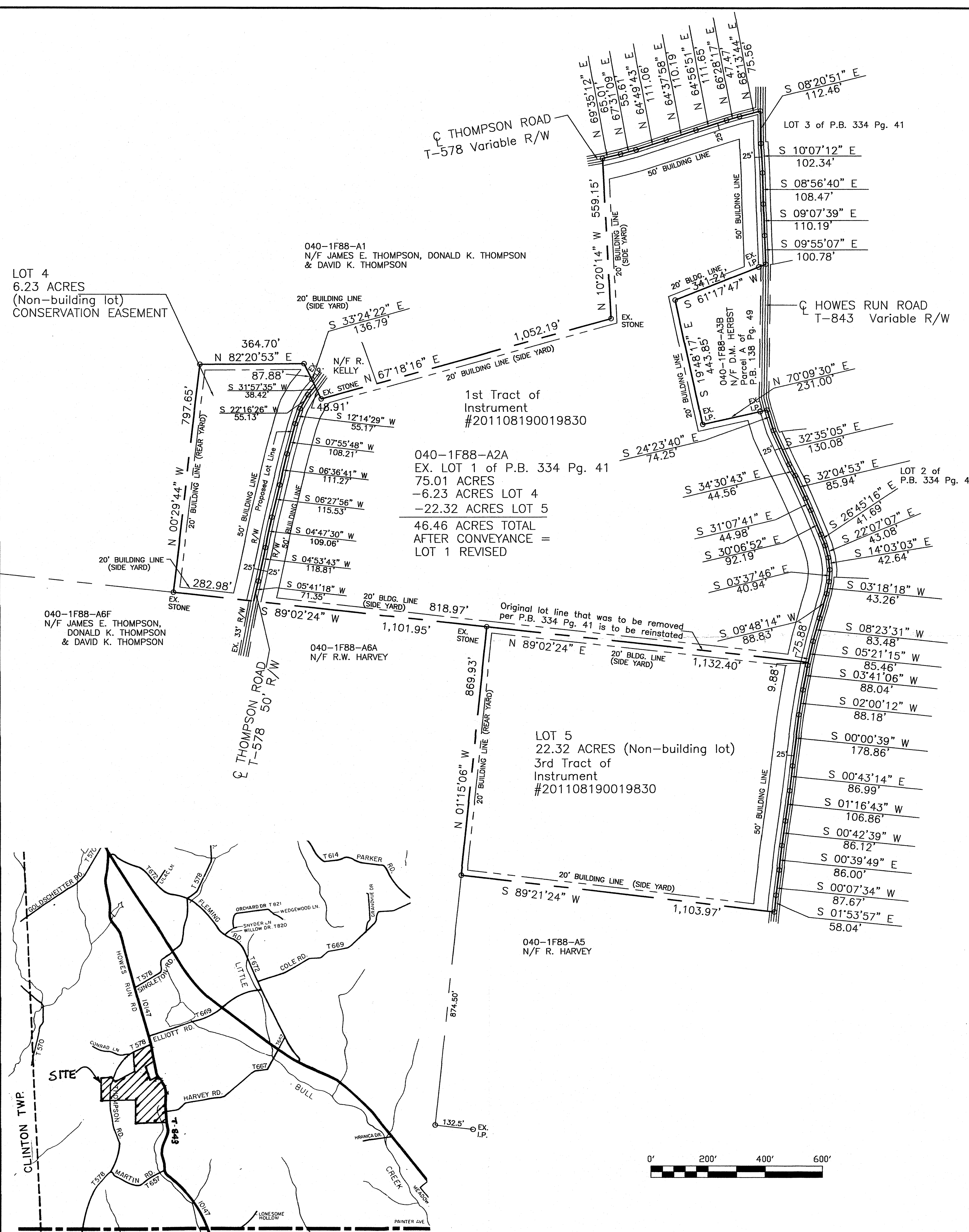
C	REVISIONS PER SUPERVISORS REVIEW	SDG	2/18/2025
B	REVISIONS PER PLANNING COMMISSION REVIEW	SDG	2/10/2025
A	EXISTING SEPTIC LABEL ADDED	SDG	2/3/2025
REV	DESCRIPTION	BY	DATE



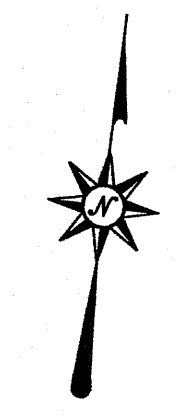
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
P. BERGBIGLER PLAN BEING A SUBDIVISION FOR PAUL & SANDRA BERGBIGLER 270 GAME RESERVE RD, BUTLER PA

SITUA			
CLEARFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 11/18/2024	DRAWN SDG	CHECKED Sdg	SCALE 1" = 80'
PROJECT NO. 24-147	TAX PARCEL NO. 0990-1F102-B18		REVISION C



Instr: 202504250006118
Page 1 of 64450
Michele Mustello
Butler County Recorder PA



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURAL USE. THIS WAIVER APPLIES TO LOTS 4 & 5 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY BUFFALO TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (39 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 LOT 4 SHOULD CONTACT APPROPRIATE OFFICIALS OF BUFFALO TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REF: PLAN OF SUBDIVISION FOR AUDUBON SOCIETY OF WESTERN PENNSYLVANIA BY LAND SURVEYORS, INC., #11-147, P.B. 334 PG. 41
REF: PROPERTY SURVEY FOR SCOT A. ZARNICK BY LAND SURVEYORS, INC., 06/06/03, #03-062.
REF: PROPERTY SURVEY FOR BUTLER COUNTY CONSERVATION DISTRICT OF JAMES E. THOMPSON, DONALD K. THOMPSON & DAVID K. THOMPSON PROPERTY, BY LAND SURVEYORS, INC., 03/24/98, #98-038
REF: CERTIFICATION SURVEY FOR WILLIAM J. DAVIS BY LAND SURVEYORS, INC., 08/24/94, #94-268.
REF: PROPERTY LINE SURVEY FOR REBECCA S. CROWLEY BY LAND SURVEYORS, INC., 11/07/94, #94-313.
REF: PLAN OF SUBDIVISION FOR GEORGE & DOROTHY LYDICK BY LAND SURVEYORS, INC., 08/11/92, #92-294, P.B. 158 PG. 45.
REF: SUBDIVISION FOR F. MICHAEL & MARIE-PAULE DOUGLAS, P.B. 138 PG. 49
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4 FROM THE PARENT TRACT AS A CONSERVATION AREA AND NON-BUILDING LOT.

ZONING: AGRICULTURAL
BUILDING REQUIREMENTS:
MIN. LOT AREA: 80,000 S.F.
MIN. LOT WIDTH: 150'
MIN. FRONT YARD: 50'
MIN. SIDE YARD: 20'
MIN. REAR YARD: 20'
OWNER:
AUDUBON SOCIETY OF WESTERN PENNSYLVANIA
614 DORSEYVILLE ROAD
PITTSBURGH, PA 15238

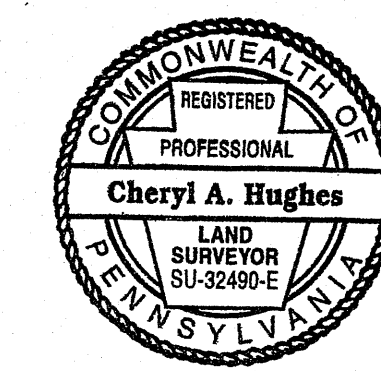
KNOW ALL MEN BY THESE PRESENTS, that James A. Bonner, Executive Director of Audubon Society of Western Pennsylvania, of the Township of Buffalo, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Buffalo Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Buffalo, 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 Buffalo, 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 James A. Bonner, Executive Director of Audubon Society of Western Pennsylvania, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of April, 2025.
ATTEST:
James A. Bonner
James A. Bonner, EXECUTIVE DIRECTOR

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)
Cheryl A. Hughes, Notary Public
My commission expires December 4, 2025
Commission number 1441327
Member, Pennsylvania Association of Notaries

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James A. Bonner, Executive Director of Audubon Society of Western Pennsylvania, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 25th day of April, 2025.
My Commission expires the 9th day of September, 2025.
SEAL: Diane J. Parks, Notary Public
Diane J. Parks, Notary Public
My commission expires September 9, 2025
Commission number 1218170
Member, Pennsylvania Association of Notaries



I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
DATE: October 30, 2024
SEAL: Cheryl A. Hughes
REG. NO. SU-32490-E

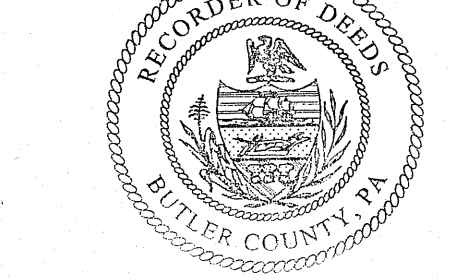
The Board of Supervisors of the Township of Buffalo hereby gives public notice that in approving this plan for recording purposes only, the Township of Buffalo assumes no obligation, legal or otherwise, expressed or implied, either to accept streets as Township streets or roads or grade, pave and curb 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 Buffalo this 12th day of March, 2025.
James E. Johnson, SECRETARY
Renee E. Johnson, CHAIRMAN/PRESIDENT

Approved by the Buffalo Township Planning Commission this 5th day of March, 2025.
Susan Gray, SECRETARY
J. Hines, CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 13th day of November, 2024.
R. Hensler, SECRETARY
J. Hines, CHAIRMAN/PRESIDENT
PLAN # 24233

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 427 page 11.
Given under my hand and seal this 25th day of April, 2025.
SEAL: Michele M. Mustello
RECORDED: Michele M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1081
Butler, PA 16003-1061
(724) 287-8865
Cheryl A. Hughes, PLS Owner

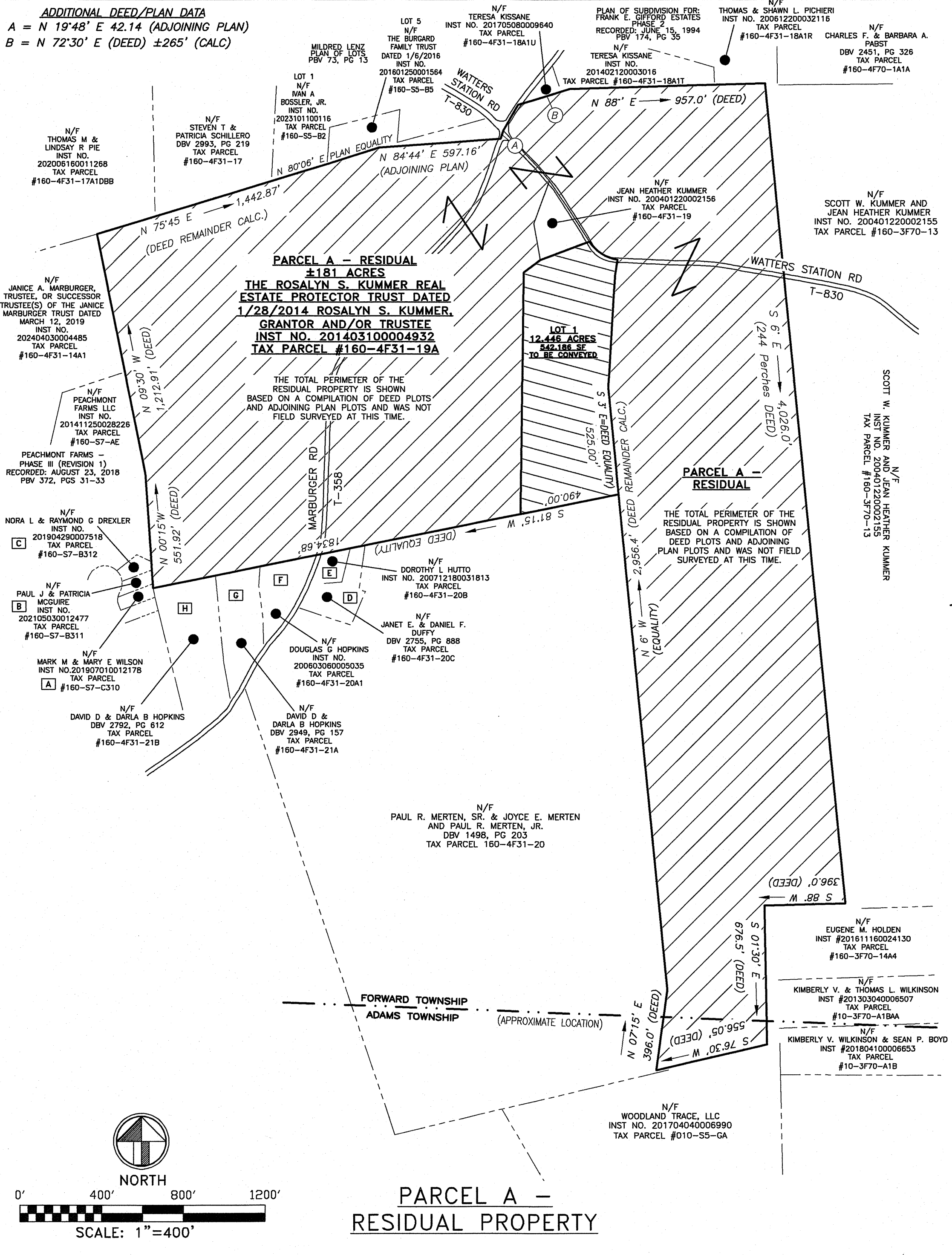


PLAN OF SUBDIVISION #2	
FOR: AUDUBON SOCIETY OF WESTERN PENNSYLVANIA	
SITUATE: BUFFALO TWP., BUTLER CO., PA	
Date 10/30/2024 Scale 1" = 200'	Dwn By BEC Ckd By CAH
Parcel No. 040-1F88-A2A	Instrument # 201108190019830
Address	Service No. 24-048

PLAN BOOK	PAGE
427	11

ALLEGHENY COUNTY
VICINITY MAP Scale: 1" = 2000'

ADDITIONAL DEED/PLAN DATA
 A = N 19°48' E 42.14 (ADJOINING PLAN)
 B = N 72°30' E (DEED) ±265' (CALC)



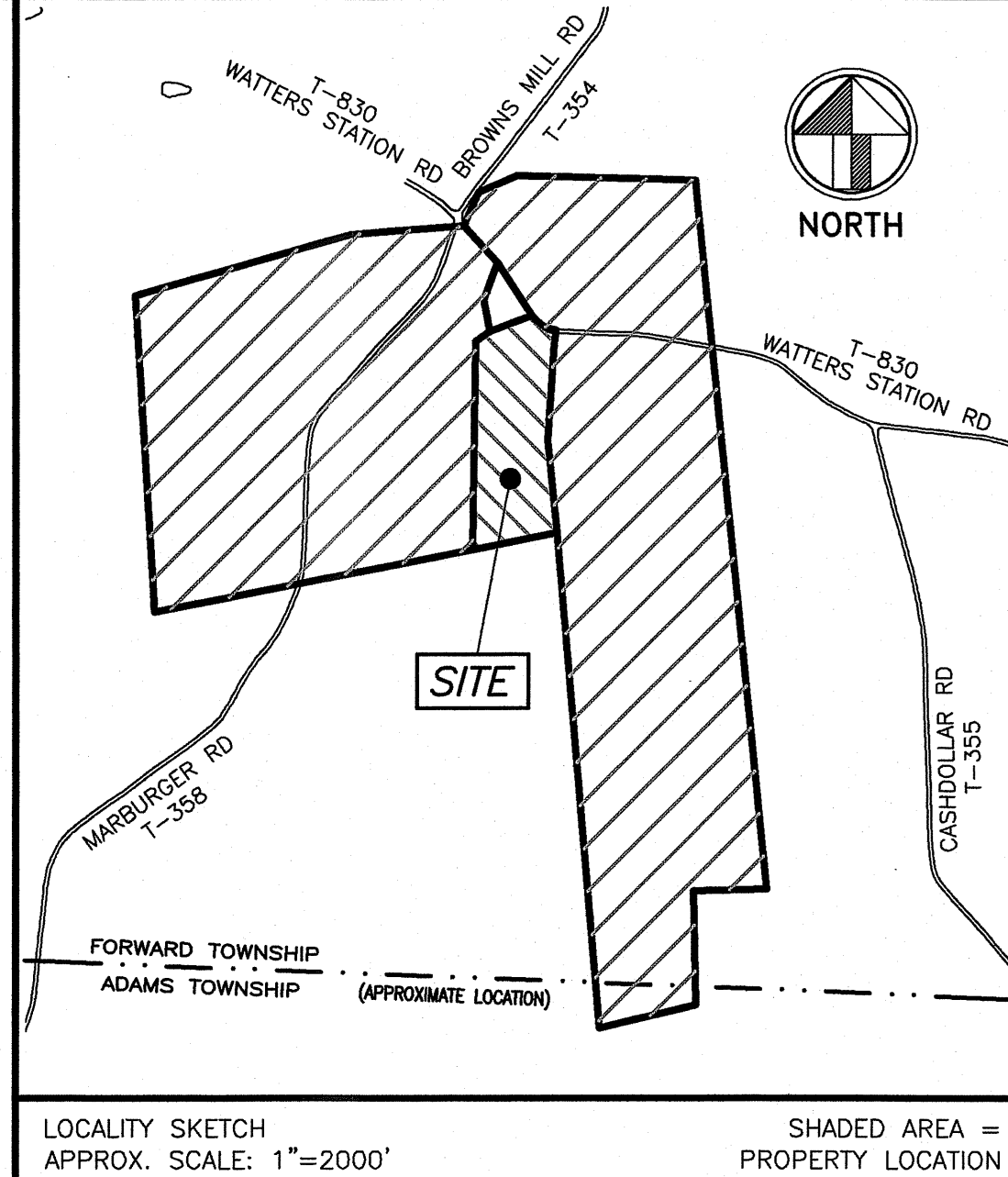
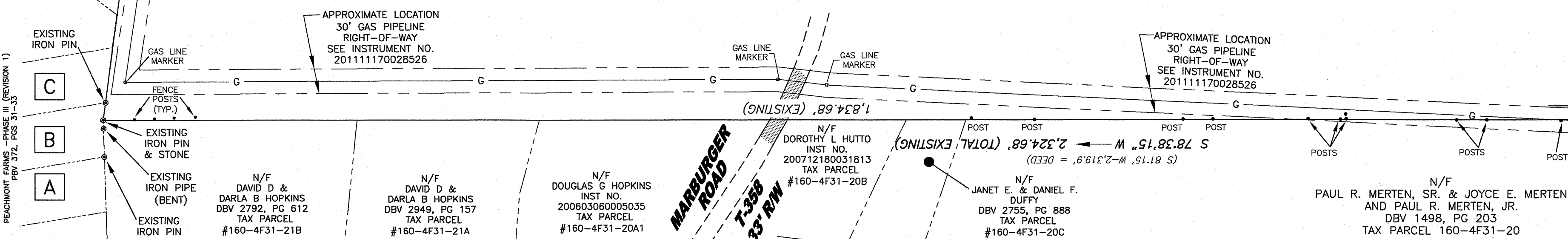
FORWARD TOWNSHIP
PRESENT LOT & BLOCK REQUIREMENTS

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED.
ORD. No. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT: NO ZONING	REQUIREMENT
MINIMUM LOT SIZE:	43,560 SQUARE FEET (1 ACRE)
MINIMUM LOT WIDTH:	100 FEET AT THE BUILDING LINE
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM SIDE YARD:	15 FEET

NOTES

1. THIS SITE IS NOT LOCATED WITHIN A MAPPED FLOOD ZONE AS SHOWN ON FIRM MAPPING. SEE MAP NUMBERS 42019C0394D AND 42019C0507D.
2. LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776.
3. THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.



REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER
THIS 15 DAY OF JANUARY 2025.

For Henshaw
SECRETARY

Asseffine
CHAIRMAN

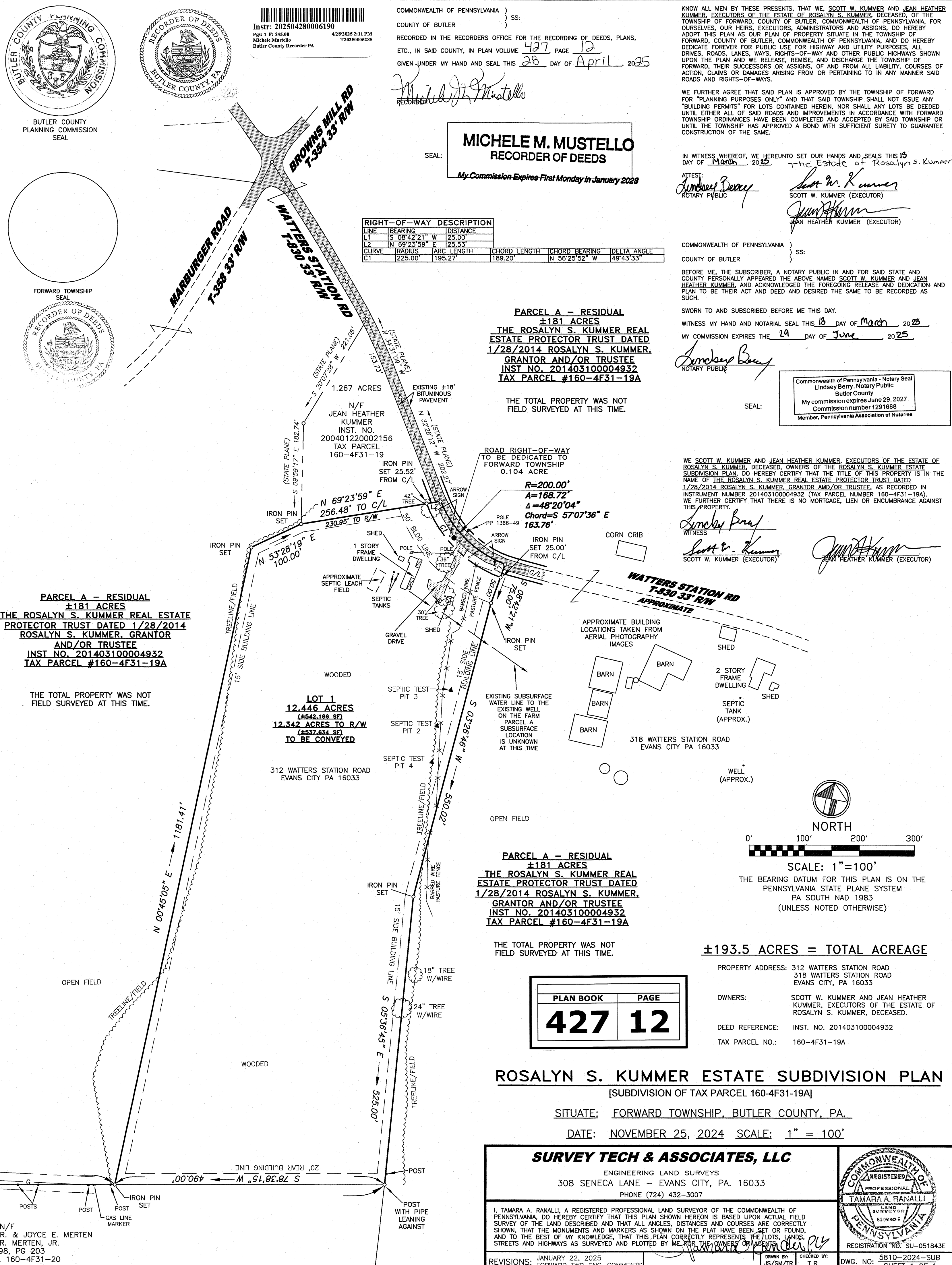
Plan # 25002
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 28
DAY OF February, 2025.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES THAT THE TOWNSHIP OF FORWARD ASSUMES NO OBLIGATIONS, LIABILITIES OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR TO 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 13 DAY OF March 2025
Andrew Berry *Mark Mark*
SECRETARY PRESIDENT

PARCEL A - RESIDUAL
#181 ACRES
THE ROSALYN S. KUMMER REAL ESTATE
PROTECTOR TRUST DATED 1/28/2014
ROSALYN S. KUMMER, GRANTOR
AND/OR TRUSTEE
INST NO. 201403100004932
TAX PARCEL #160-4F31-19A

THE TOTAL PROPERTY WAS NOT
FIELD SURVEYED AT THIS TIME



PARCEL A - RESIDUAL
±181 ACRES
THE ROSALYN S. KUMMER REAL
STATE PROTECTOR TRUST DATED
2/8/2014 ROSALYN S. KUMMER,
GRANTOR AND/OR TRUSTEE
INST NO. 201403100004932
TAX PARCEL #160-4F31-19A

THE TOTAL PROPERTY WAS NOT
FIELD SURVEYED AT THIS TIME.

PLAN BOOK	PAGE
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ROSALYN S. KUMMER ESTATE SUBDIVISION PLAN
[SUBDIVISION OF TAX PARCEL 160-4F31-19A]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: NOVEMBER 25, 2024 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC

ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033

I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREOF IS BASED UPON ACTUAL FIELD

SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THE PLAT CORRECTLY REPRESENTS THE LAND.

AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS,
STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

REVISIONS: JANUARY 22, 2025
FORWARD TWP ENG-COMMENT

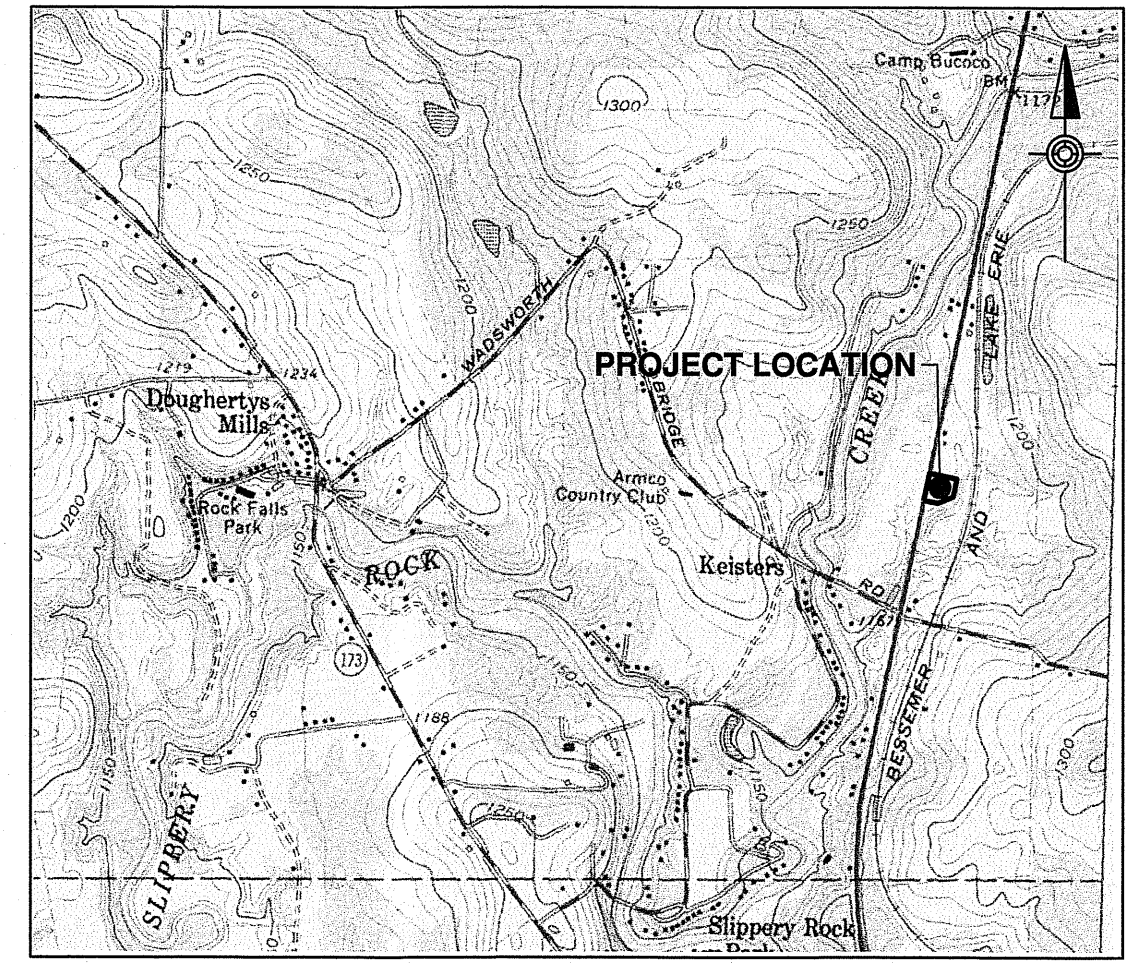
DRAWN BY: JS/SM/TR	CHECKED BY: T.R.	DWG. NO: <u>5810-2024-SUB</u> SHEET 1 OF 1
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LAND DEVELOPMENT PLANS FOR RECORDING

FOR

SLIPPERY ROCK - DOLLAR GENERAL #2

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1"=2000'

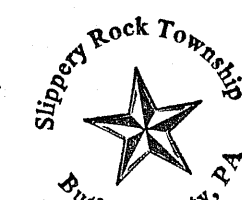
Instr: 202504280006221
Page 20 of 5005.00
Michelle Mustello
Butler County Recorder PA

SLIPPERY ROCK TOWNSHIP REVIEW

REVIEWED AND RECOMMENDED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION
ON THIS 28th DAY OF April, 2025

Christina M. Pankley
SECRETARY

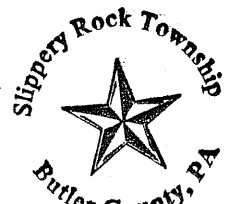
Scott & Michelle Bradley
CHAIRPERSON



REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS ON THIS 28th DAY OF April, 2025

Christina M. Pankley
SECRETARY

Paul A. Dill
CHAIRPERSON



BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19 DAY OF June, 2024

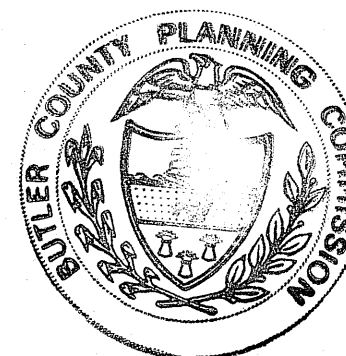
SIGNED AND NOTED AS APPROVED THIS DAY OF 20th June, 2025

Paul A. Dill
SECRETARY

Scott & Michelle Bradley
CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

24129
PLAN NUMBER



PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

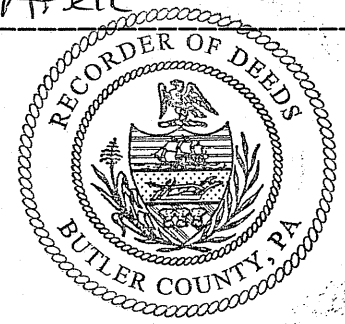
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN
PLAN BOOK VOLUME 427 PAGE(S) 13-32

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF April, 2025

Michelle M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



OWNER'S CERTIFICATION

WE, PTV 1395, LLC OWNER(S) OF THE LAND SHOWN ON THE LAND DEVELOPMENT PLAN FOR PTV 1395, LLC, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS(S) OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER(S)'S CONSENT, AND THAT THE OWNER(S) OF THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS OF WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 10th DAY OF FEBRUARY, 2025

PTV 1395, LLC
Austin Weinman COO

ACKNOWLEDGEMENT

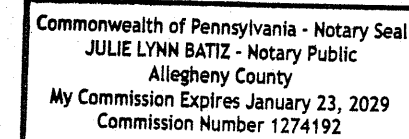
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED SCOTT & MICHELLE BRADLEY Austin Weinman COO 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF FEBRUARY, 2025

Julie L. Batz
(NOTARY PUBLIC)

SEAL



MY COMMISSION EXPIRES THE 23rd DAY OF JANUARY, 2029

SEAL

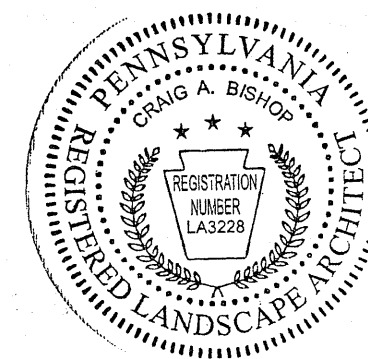
PROFESSIONAL'S CERTIFICATION

I CRAIG A. BISHOP, A PROFESSIONAL LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE WORTH 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.

Craig A. Bishop
PROFESSIONAL'S SIGNATURE

2-8-25
DATE

LA003228
REGISTRATION NUMBER



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. PA ONE-CALL SERIAL NO. 20240862307 HAS BEEN ASSIGNED TO THIS PROJECT ON 2023.03.08

PLAN BOOK	PAGE
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Sheet List Table		
Sheet Description	Sheet Title	Sheet Number
GN-1	COVER SHEET	01
EC-1	GENERAL NOTES	02
SI-1	EXISTING CONDITIONS AND DEMOLITION PLAN	03
TT-1	SITE LAYOUT PLAN	04
GR-1	SITE TURNING TEMPLATE	05
UT-1	SITE GRADING AND DRAINAGE PLAN	06
PR-1	SITE UTILITY PLAN	07
LA-1	PROFILES SHEET	08
DT-1	SITE LANDSCAPING PLAN	09
DT-2	SITE DETAILS	10
ES-1	SITE DETAILS	11
ESNT-1	EROSION AND SEDIMENT CONTROL PLAN	12
ESDT-1	EROSION AND SEDIMENT CONTROL NOTES	13
ESDT-2	EROSION AND SEDIMENT CONTROL DETAILS	14
PC-1	EROSION AND SEDIMENT CONTROL DETAILS	15
PCNT-1	PCSM PLAN	16
PCDT-1	PCSM NOTES	17
PCDT-2	PCSM DETAILS	18
PH.1	PCSM DETAILS	19
PH.1	*SITE LIGHTING	20

*PHOTOMETRIC PLAN BY OTHERS

HRG
HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 16066
724.778.4777 | hrg-inc.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
SLIPPERY ROCK DOLLAR GENERAL #2

PTV 1395, LLC

400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS	DESCRIPTION	DATE
NO.		
1	2024.07.08 REVISED PER TOWNSHIP COMMENTS	
2	2024.07.31 REVISED PER NPDES COMMENTS	
3	2024.08.09 PER PLANNING COMMISSION COMMENTS	
4	2024.08.19 REVISED PER NPDES COMMENTS	
5	2025.02.05 LAND DEVELOPMENT PLANS FOR RECORDING	
6		
7		
8		
9		

SHEET TITLE:
COVER SHEET

SHEET:

01

LEGEND

○	Existing Fence Post
⌵	Existing Sign
○	Existing Bollard
●	Existing Road Delineation Post
▣ MB	Existing Mailbox
—+—+—+—	Railroad Track
—+—+—+—	Property Line
—+—+—+—	Legal Right-of-Way Line
—+—+—+—	Setback Line
—C&A—	Soil Boundaries
—E&B—	Existing Easement
—+—+—+—	Floodplain
—540—	Existing Contour Major
—+—+—+—	Existing Contour Minor
—+—+—+—	Existing Ditch Or Swale
—+—+—+—	Existing Shrub
—+—+—+—	Existing Coniferous Tree
—+—+—+—	Existing Deciduous Tree
—+—+—+—	Tree/Brush Line
—+—+—+—	Shrub Row
—+—+—+—	Existing Curb
—+—+—+—	Existing Edge of Road
—+—+—+—	Existing Edge of Gravel
—X—	Existing Fence
—E,T,C,TV—	Existing Above Ground Electric, Telephone and Cable TV Line
	Floodplain Area
—G—	Existing Gas Line
⊗ GV	Existing Gas Valve
○ GM	Existing Gas Meter
—S—	Existing Sanitary Sewer Line
12" CMP	Existing Storm Sewer Line
San. MH	Existing Sanitary Sewer Manhole
	Existing Storm Sewer Inlet
—W—	Existing Water Line
⊗ WV	Existing Water Valve
□ FH	Existing Fire Hydrant
—+—+—+—	PROPOSED EASEMENT
490	PROPOSED CONTOUR
X 490.00	PROPOSED SPOT ELEVATION
X BC 490.00	PROPOSED BOTTOM OF CURB SPOT ELEVATION
X TC 490.00	PROPOSED TOP OF CURB SPOT ELEVATION
X HP 490.00	PROPOSED HIGH POINT SPOT ELEVATION
X LP 490.00	PROPOSED LOW POINT SPOT ELEVATION
20	PROPOSED CURB
4	PROPOSED PARKING SPACE QUANTITY TAG
●	PROPOSED SIGN
●	PROPOSED BOLLARD
LOD	LIMIT OF DISTURBANCE
RCE	ROCK CONSTRUCTION ENTRANCE
SS	SILT SOXX - 8"
	INLET PROTECTION
T	PROPOSED TELEPHONE LINE
E	PROPOSED ELECTRIC LINE
FOT	PROPOSED FIBER OPTIC LINE
E	PROPOSED ELECTRICAL BOX
	PROPOSED LIGHT STANDARD
G	PROPOSED GAS LINE
⊗ GV	PROPOSED GAS VALVE
○ GM	PROPOSED GAS METER
S	PROPOSED SANITARY LINE
●	PROPOSED SANITARY/STORM MANHOLE
○ CO	PROPOSED SANITARY CLEANOUT
W	PROPOSED WATER LINE
⊗ WV	PROPOSED WATER VALVE
□ FH	PROPOSED FIRE HYDRANT
○ WM	PROPOSED WATER METER

SITE DATA

PROPERTY ADDRESS:	3227 WILLIAM FLYNN HWY SLIPPERY ROCK, PA 16057	
PROPERTY OWNER(S):	BT-HIKEED, LLC	
TAX PARCELS:	280-3F90-21A-0000	
ZONING DISTRICT:	N/A	
SITE AREA:	7.7122 AC. TOTAL; 1.7531 AC. SUBDIVIDED	
LOCAL JURISDICTION:	SLIPPERY ROCK TOWNSHIP	
PROPOSED USE:	COMMERCIAL RETAIL	
	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA:	1 AC.	1.7531 AC.
MINIMUM SETBACKS:	FRONT-50' SIDE-25' REAR-50'	63.09' 29.33', 172.24' 51'
MAXIMUM BUILDING HEIGHT:	3 STORIES	18'
IMPERMEABLE SURFACES:	40%	30%
LOT DEPTH TO WIDTH RATIO:	4:1	2:1

PARKING DATA

MINIMUM PARKING STALL QUANTITY:	REQUIRED 27 SPACES	PROPOSED 30 SPACES
MINIMUM PARKING STALL AREA:	10'x18'	10'x18'
MINIMUM PARKING AISLE WIDTH:	24'	36'

SURVEY NOTES

1. THE TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE PLANS IS BASED UPON A FIELD SURVEY PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., DATED APRIL 2024.
2. THE BEARING BASE AND HORIZONTAL DATUM FOR THIS PROJECT ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH (NAD83). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB, EDGE OF PAVING, OR EDGE OF BUILDING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90" UNLESS OTHERWISE NOTED.
3. ALL CURBED RADII SHALL BE FIVE FEET UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL ONLY. MINOR CHANGES THAT DO NOT VIOLATE MUNICIPAL REGULATIONS MAY OCCUR AT THE FINAL BUILDING DESIGN PHASE OF THE PROJECT.
5. HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
6. THE CONTRACTOR SHALL NEATLY SAW CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEETS EXISTING PAVING AND/OR CONCRETE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
8. THE CONTRACTOR IS ENCOURAGED TO OBTAIN COPIES AND BECOME FAMILIAR WITH THE COUNTY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, BOROUGH'S STORMWATER MANAGEMENT ORDINANCE AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO MEET THE REQUIREMENTS OF THESE ORDINANCES AND SPECIFICATIONS FOR VARIOUS PUBLIC IMPROVEMENTS.
9. THE 100-YEAR FLOOD PLAIN BOUNDARY DOES NOT ENCROACH ON THE PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C01450.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PENNDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL UTILITIES SHALL BE TERMINATED AND SECURED PRIOR TO DEMOLITION ACTIVITIES. DISCONNECT, CUT, CAP AND/OR ABANDON SERVICE LINES TO BE DEMOLISHED IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.
3. UTILITY SERVICE TO ADJACENT PROPERTIES MUST REMAIN CONTINUOUSLY OPERABLE UNLESS SERVICE DISRUPTION IS AGREED TO IN ADVANCE BY THOSE AFFECTED.
4. ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. IF ANY ITEM TO REMAIN IS DAMAGED OR MADE INOPERABLE FOR ITS INTENDED FUNCTION, IT SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION WHEN DAMAGED.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN AN APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION.
12. WHERE EXISTING PAVING AND CONCRETE IS TO REMAIN, THE CONTRACTOR SHALL NEATLY SAWCUT THE PAVING PRIOR TO REMOVAL OF PAVING/CONCRETE SCHEDULED FOR DEMOLITION.

GRADING/UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287, NOTIFICATION OF PUBLIC UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
4. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
5. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A STORMWATER COLLECTION FACILITY. ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.
6. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. NO EARTH DISTURBANCE MAY OCCUR OUTSIDE THE PERMITTED NPDES BOUNDARY LINE.
8. THE CONTRACTOR SHALL APPLY A STABILIZATION FABRIC, OR EQUIVALENT, TO ALL SLOPES STEEPER THAN 3:1 FOR ANY TEMPORARY OR PERMANENT CUTS OR FILLS.
9. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED CONTROLS NECESSARY FOR THE STABILIZATION OF ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.
10. ALL STORMWATER PIPING ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURES IS WATERTIGHT.
11. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FLOW CHANNEL FROM INVERT IN TO INVERT OUT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT AND HAVE TRAFFIC BEARING RING AND COVER. LIDS SHALL BE LABELED "STORM".



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SUITE 100
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PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

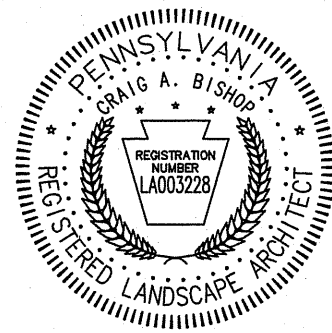
FOR

SLIPPERY ROCK DOLLAR GENERAL #2

PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R00B385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION	REVISIONS						
			1	2	3	4	5	6	7
1	2024.07.06	REVISED PER TOWNSHIP COMMENTS							
2	2024.07.31	REVISED PER NPDES COMMENTS							
3	2024.08.09	PER PLANNING COMMISSION COMMENTS							
4	2024.08.19	REVISED PER NPDES COMMENTS							
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING							
6									
7									
8									
9									

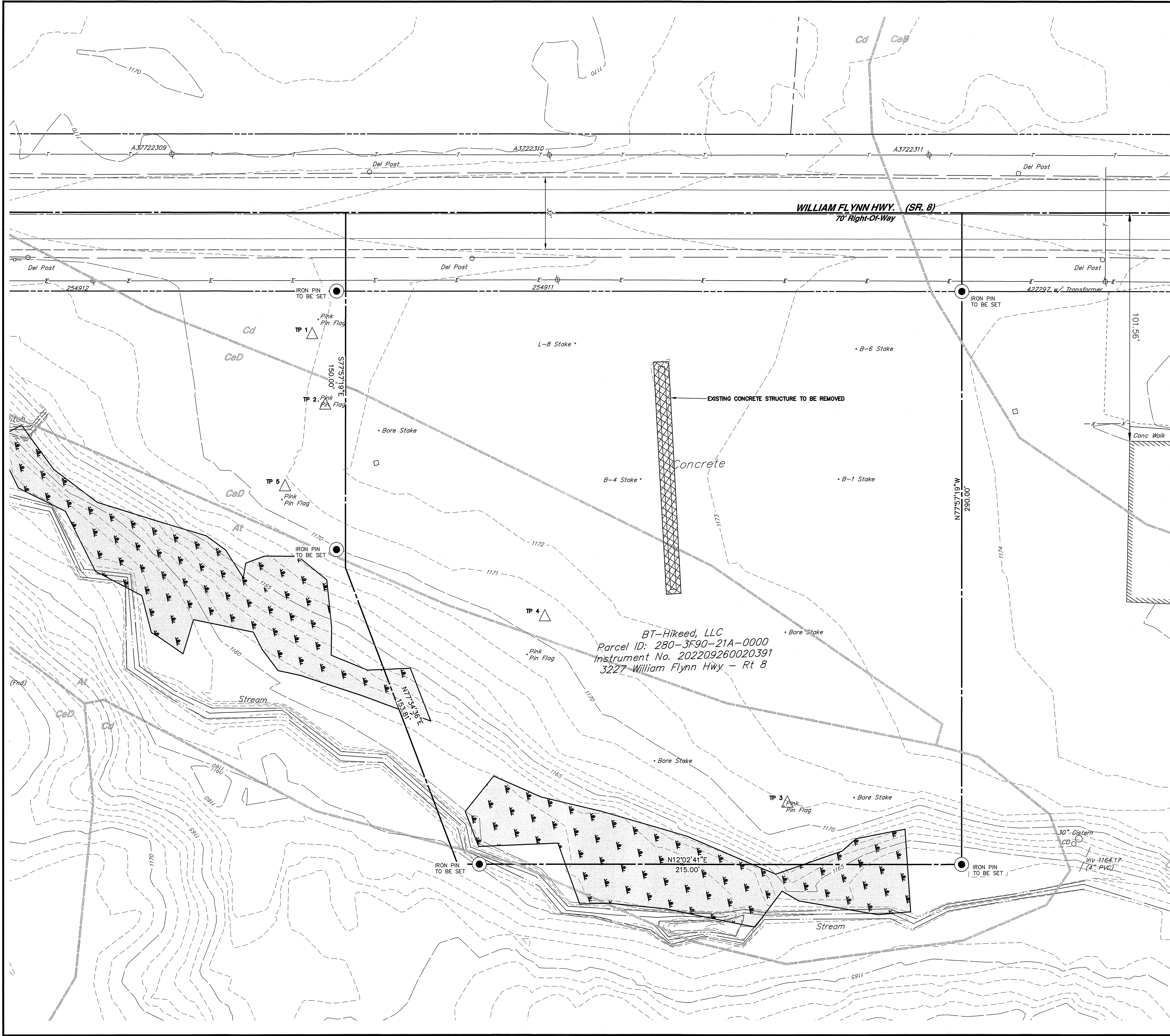
SHEET TITLE:

GENERAL NOTES

SHEET: GN-1

02

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DEMOLITION LEGEND

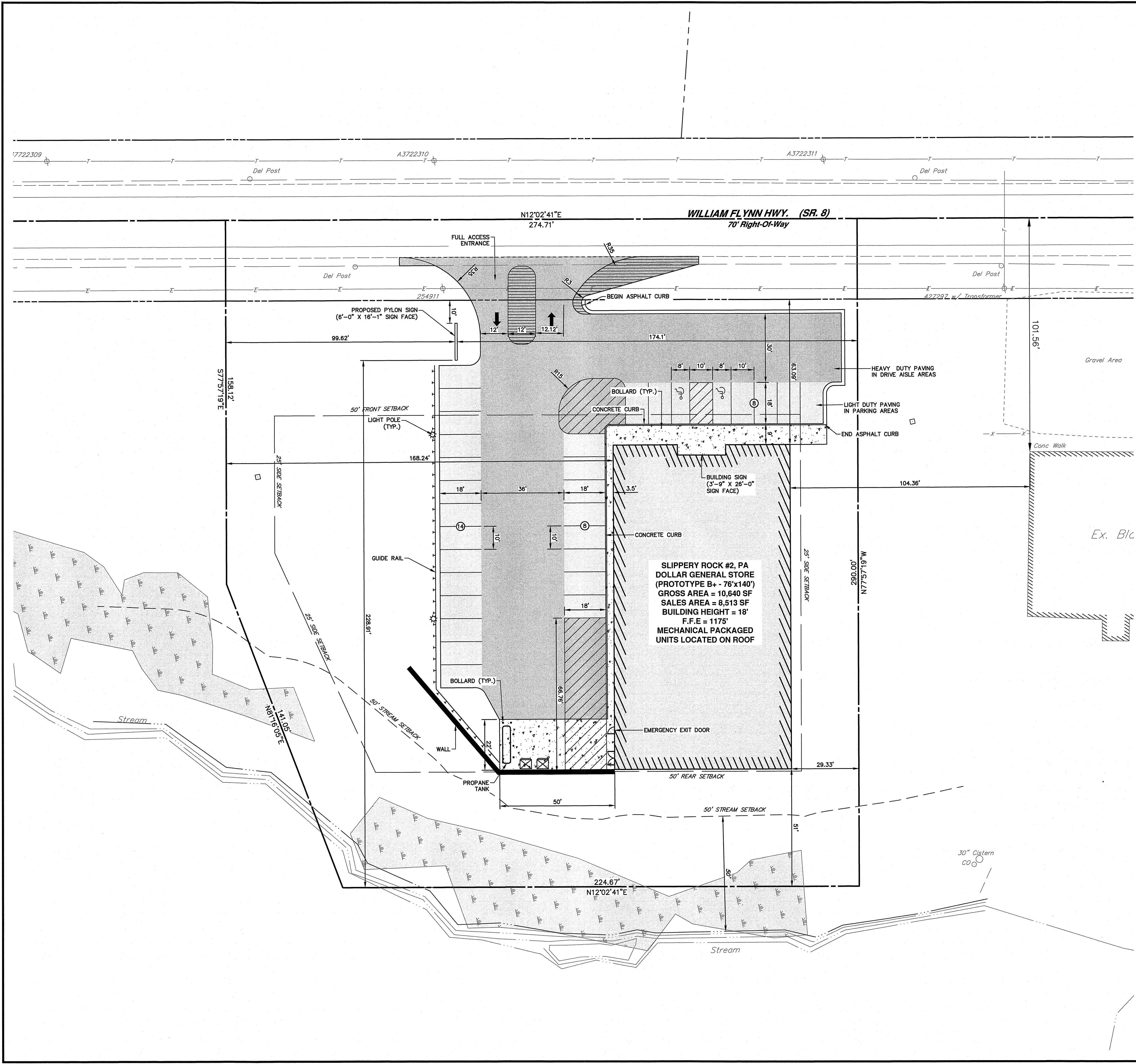
EXISTING TO BE DEMOLISHED

PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS		DESCRIPTION
NO.	DATE	
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS
2	2024.07.31	REVISED PER NPDES COMMENTS
3	2024.09.09	REVISED PER NPDES COMMENTS
4	2024.09.19	REVISED PER NPDES COMMENTS
5	2025.02.03	LAND DEVELOPMENT PLANS FOR RECORDING
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8		
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LEGEND

- CONCRETE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT

SITE DATA

PROPERTY ADDRESS: 3227 WILLIAM FLYNN HWY (S.R. 8)
SLIPPERY ROCK, PA 16057

PROPERTY OWNER(S): BT-HIKEED, LLC

TAX PARCELS: 280-3F90-21A-0000

ZONING DISTRICT: ECONOMIC DEVELOPMENT CORRIDOR DISTRICT (EDC)

SITE AREA: 1.7531 AC.

LOCAL JURISDICTION: SLIPPERY ROCK TOWNSHIP

PERMITTED USE: RETAIL BUSINESS

PROPOSED USE: RETAIL BUSINESS

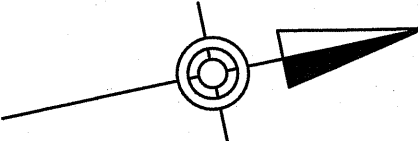
SITE REQUIREMENTS

ZONE	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 AC.	1.7531 AC.
MINIMUM LOT WIDTH	150 FT.	215 FT.
MINIMUM FRONT YARD SETBACK	50 FT.	63.1 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	29.3, 168.2 FT.
MINIMUM REAR YARD SETBACK	50 FT.	51 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	18 FT.
MAXIMUM LOT COVERAGE	20%	17%

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM PARKING STALL QUANTITY	27 SPACES	30 SPACES
MINIMUM PARKING STALL AREA	10' W x 18' L	10' W x 18' L
MINIMUM LOADING SPACE	1 LOADING BERTH	1 LOADING BERTH
MINIMUM LOADING SPACE SIZE	10' W x 65' L	18' W x 66.8' L

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PAGE 16



GRAPHIC SCALE
20' 10' 0' 20'
SCALE: 1"= 20'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
SLIPPERY ROCK DOLLAR GENERAL #2
PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:

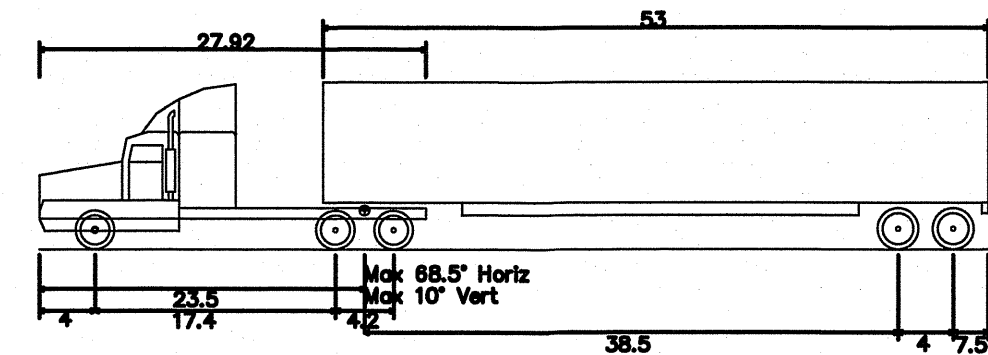
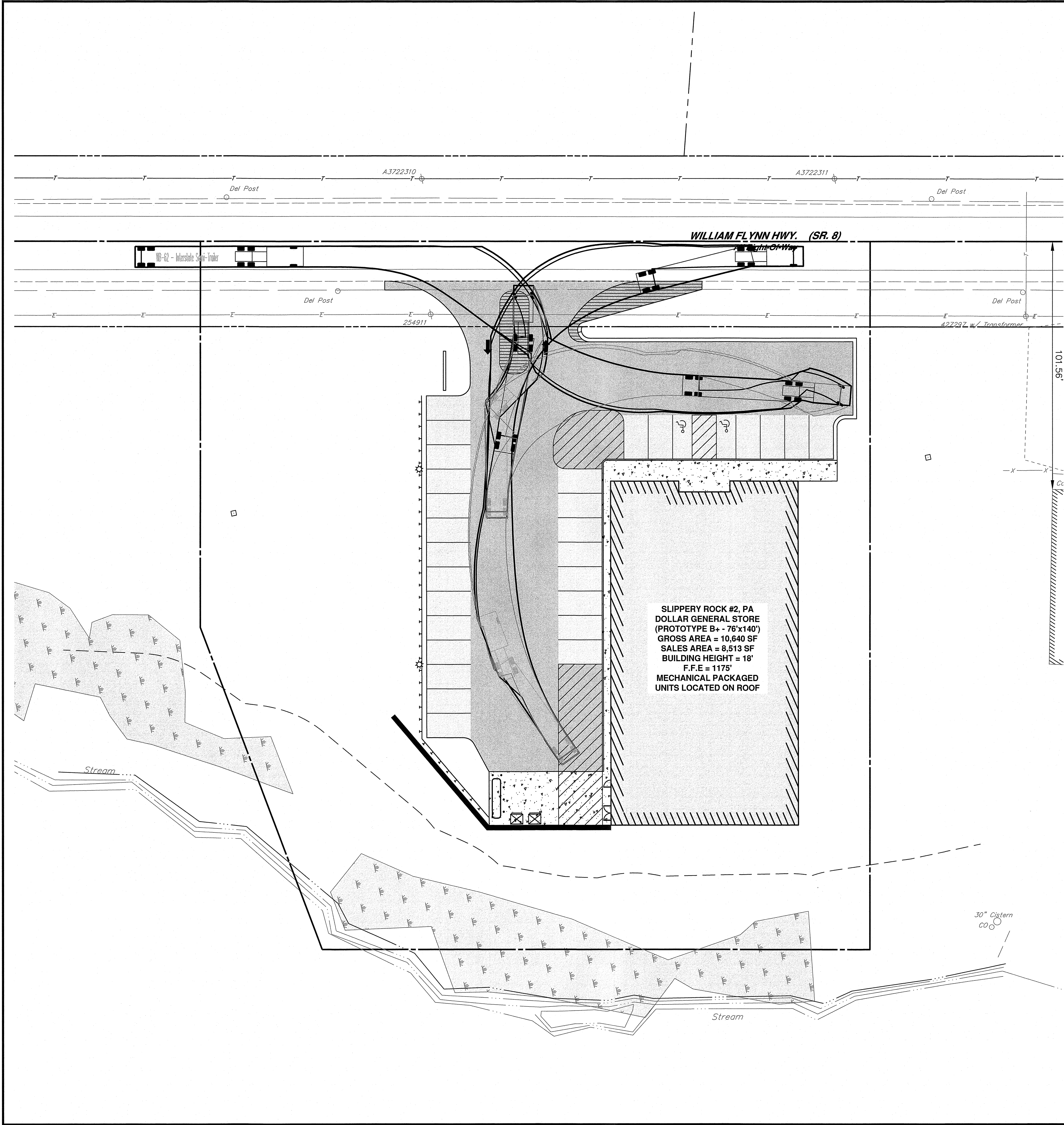
HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS
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4	2024.08.19	REVISED PER NPDES COMMENTS
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING
6		
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SHEET TITLE:
SITE LAYOUT PLAN

SHEET: SI-1

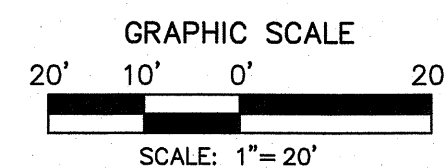
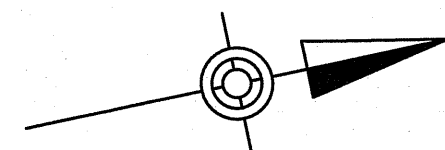
04




WB-62 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min. Body Ground Clearance 1.33ft
Max. Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

WB-62 VEHICLE PROFILE

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PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
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PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION
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4	2024.09.19	REVISED PER NPDES COMMENTS
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING
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SHEET TITLE:
**SITE TURNING
TEMPLATE**

SHEET: **TT-1**

05



FOR
SLIPPERY ROCK DOLLAR GENERAL #2

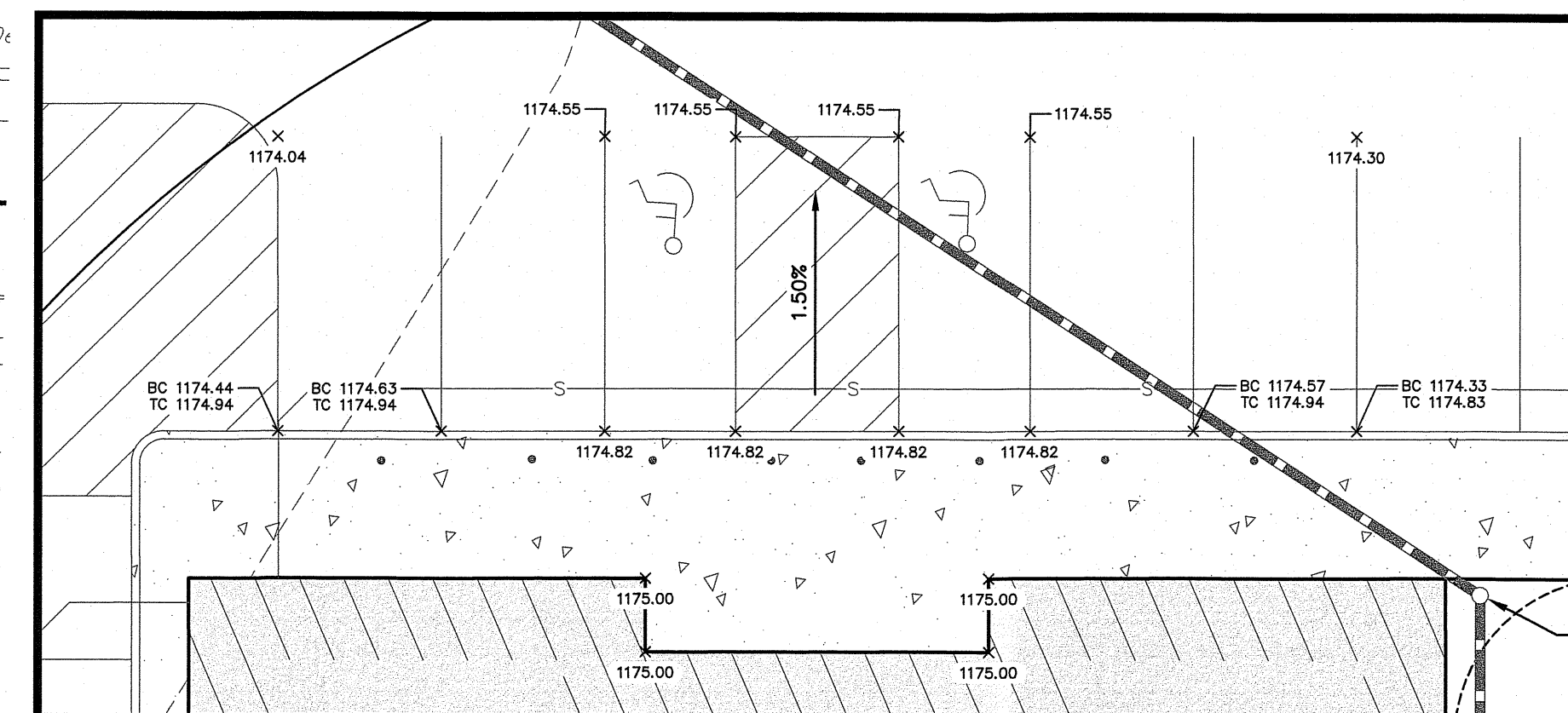
PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

HRG PROJECT NUMBER:	R008385.0457
PLAN DATE:	MAY 2024
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	CRAIG A. BISHOP

REVISIONS		
NO.	DATE	DESCRIPTION
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06



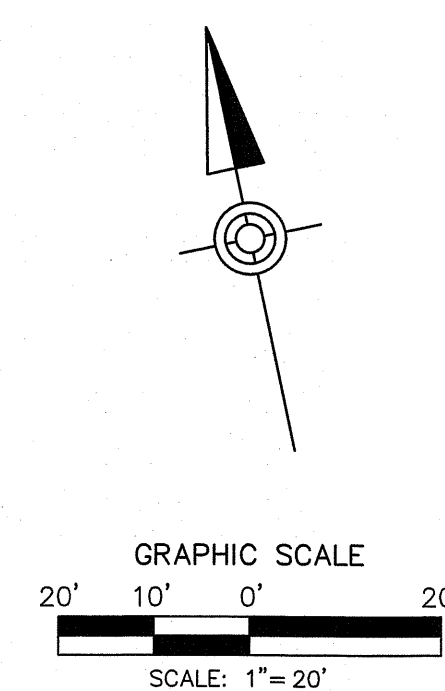
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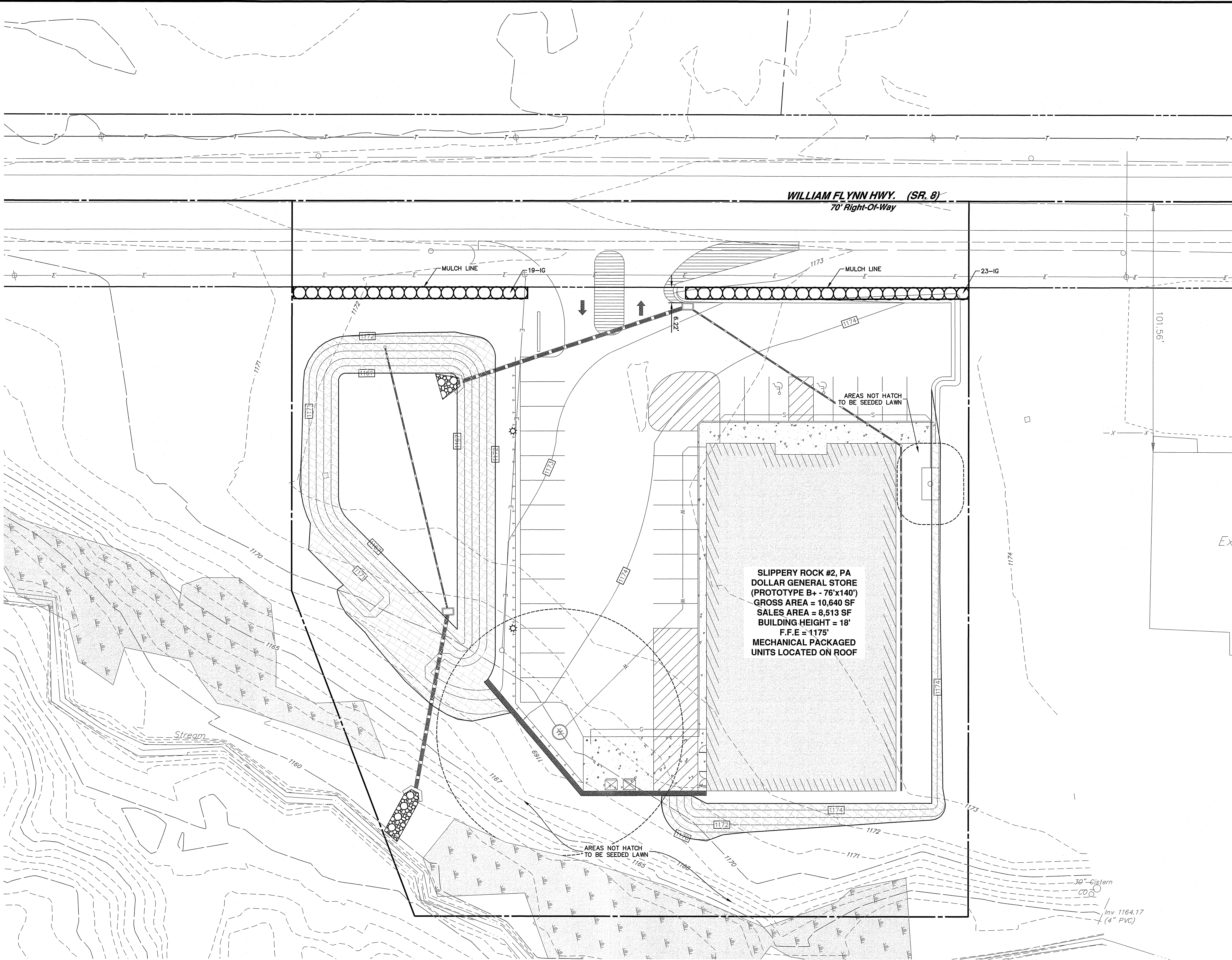
1010	PROPOSED CONTOUR
X 410.00	PROPOSED SPOT ELEVATION
X TW 410.00	PROPOSED TOP WALL
X BW 410.00	PROPOSED BOTTOM WALL
X TC 410.00	PROPOSED TOP OF CURB
X BC 410.00	PROPOSED BOTTOM OF CURB

CUT:	1,170.84 CY
FILL:	2,387.39 CY
NET:	1,216.55 CY

THE CONTRACTOR SHALL APPLY A STABILIZATION FABRIC, OR EQUIVALENT, TO ALL SLOPES STEEPER THAN 3:1 FOR ANY TEMPORARY OR PERMANENT CUTS OR FILLS.

PLAN BOOK	PAGE
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PROPOSED LANDSCAPE LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED STORM SEWER & INLET
- PROPOSED SHRUB
- PROPOSED MULCH LINE
- PROPOSED STEEP SLOPE MIX

LANDSCAPE REQUIREMENTS

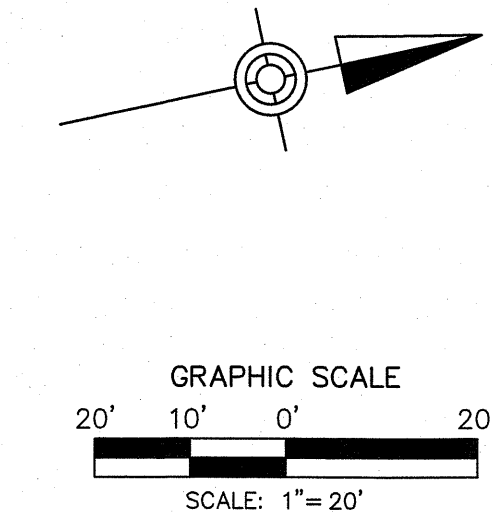
- PARKING LOT SCREENING (SECTION 407.B.5):
NUMBER OF PARKING SPACES: 5
REQUIRED PARKING SCREENING: SCREENED ON SIDE WHICH ADJOINS A RESIDENTIAL DISTRICT
PROVIDED PARKING SCREENING: 23 SHRUBS
PARKING LOT LANDSCAPE (SECTION 407.B.5):
REQUIRED PARKING LANDSCAPE: MIN. 5 FT. OF PLANTING STRIP BETWEEN FRONT LOT LINE AND PARKING LOT
PROVIDED PARKING LANDSCAPE: 6.22 FT. WIDE PLANTING STRIP, WITH 23 SHRUBS AND MULCH

LANDSCAPE NOTES

- ALL DISTURBED OR DAMAGED AREAS SHALL BE REPAIRED AND REFINISHED WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF WORK. LOCATIONS OF EXISTING AERIAL OR SUB-SURFACE UTILITY LINES INDICATED ARE APPROXIMATE AND NEITHER THE OWNER OR ENGINEER GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE LOCATIONS. IF THERE ARE ANY CONFLICTS DUE TO EXISTING OR AS-BUILT CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR FIELD ADJUSTMENT APPROVAL.
- THE CONTRACTOR SHALL NOTIFY PA ONE-CALL BY CALLING 1-800-242-1778. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DISTURBING ALL EXISTING UTILITY LINES WHETHER MAPPED, MARKED OR ENCOUNTERED DURING CONSTRUCTION.
- ALL SHRUBBERY AND PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.
- COORDINATE THE PLACEMENT OF THE LANDSCAPING MATERIALS WITH WINDOW OR VENT LOCATIONS AND OTHER SITE IMPROVEMENTS.
- ALL DISTURBED AREAS 4:1 OR LESS NOT LANDSCAPED, PAVED OR BUILT UPON SHALL BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH PENNDOT FORMULA B MIX UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS GREATER THAN 4:1 NOT LANDSCAPED, PAVED OR BUILT UPON SHALL BE SEED, FERTILIZED AND MULCHED WITH A NO MOW SEED MIX UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES THAT OVERHANG PEDESTRIAN OR VEHICULAR ROUTES SHALL BE MAINTAINED TO KEEP AWAY FROM GROUND TO A HEIGHT OF 8 FT. FREE OF BRANCHES AND FOLIAGE.
- THE CONTRACTOR SHALL PROVIDE CLEANUP, PROTECTION AND MAINTENANCE OF LANDSCAPED AREA UNTIL OWNER INSPECTION AND ACCEPTANCE.
- QUANTITIES SHOWN ON THE PLAN SHALL GOVERN IF TOTALS DO NOT AGREE WITH PLANTING SCHEDULE QUANTITIES.
- PLANTING AREAS IDENTIFIED AS MULCH AREA ON PLANS SHALL HAVE DOUBLE SHREDDED MULCH AS GROUND COVER AND ALL OTHER PLANTING AREAS WILL HAVE LAWN AS GROUND COVER.
- SHRUBS AND TREES SHALL REMAIN IN GOOD CONDITION AS DETERMINED BY THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT THROUGHOUT THE LIFE OF THE PROJECT. TREES OR SHRUBS THAT ARE DETERMINED TO NOT BE IN GOOD CONDITION, SHALL BE REPLACED WITH THE SAME SPECIES OR AN APPROVED EQUAL BY THE TOWNSHIP.
- LAWN AREA SHALL BE MAINTAINED AND IN GOOD CONDITION AS DETERMINED BY THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT THROUGH THE LIFE OF THE PROJECT. AREAS THAT ARE DETERMINED TO NOT BE IN GOOD CONDITION, SHALL BE REPAIRED AND RESEED.

PLANTING SCHEDULE

ID	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES
PARKING LOT & BUFFER LANDSCAPE SHRUB							
IG	42	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" HT.	CONT.	AS SHOWN	



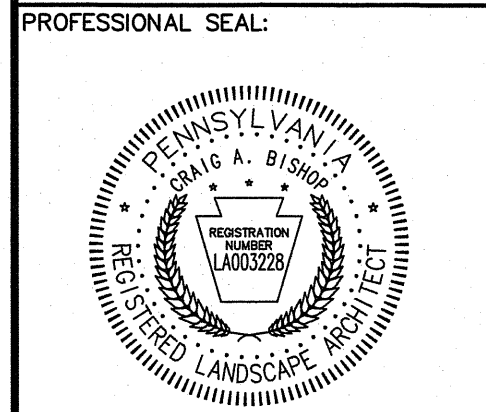
PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

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5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING
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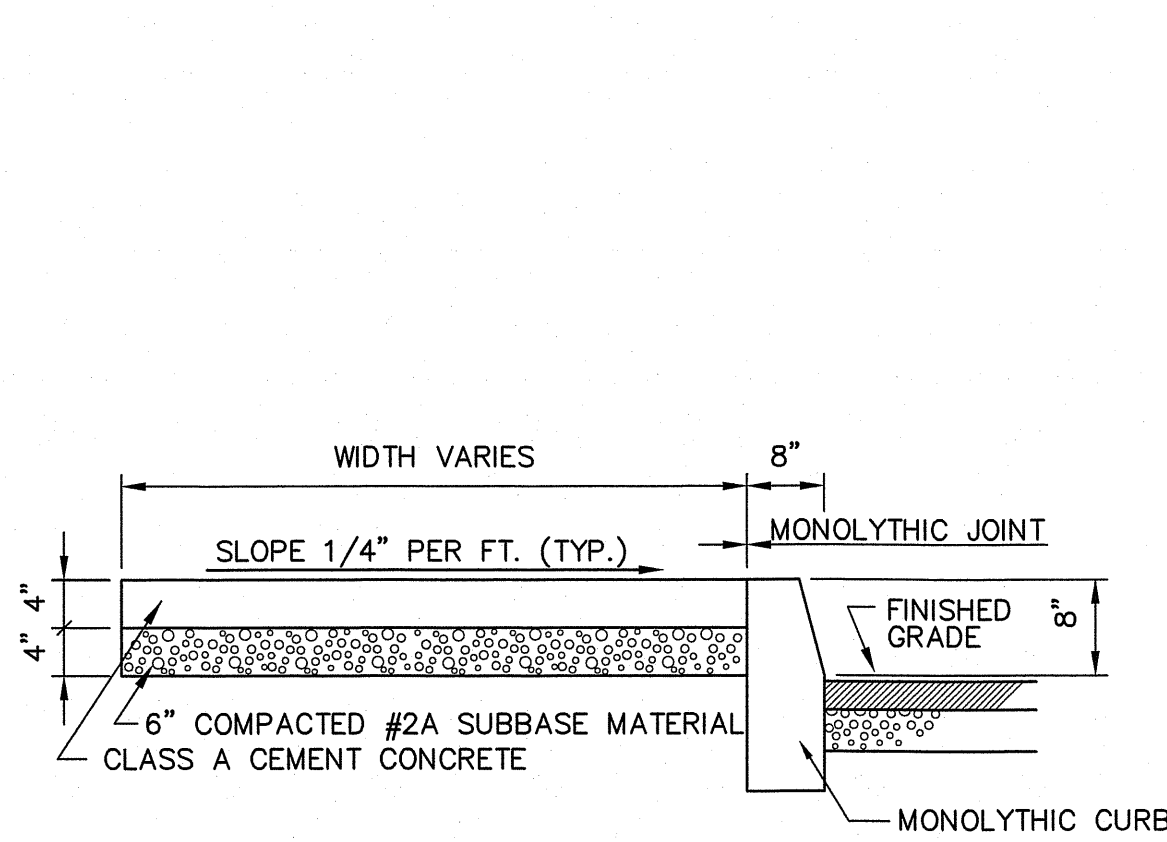
SHEET TITLE:
**SITE
LANDSCAPING
PLAN**



HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

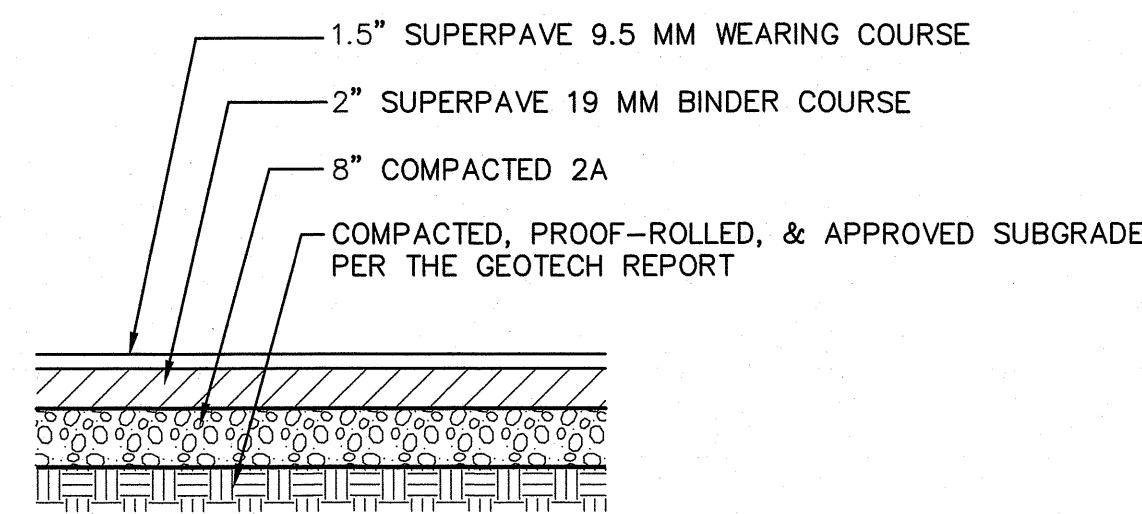
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SHEET TITLE:
SITE DETAILS

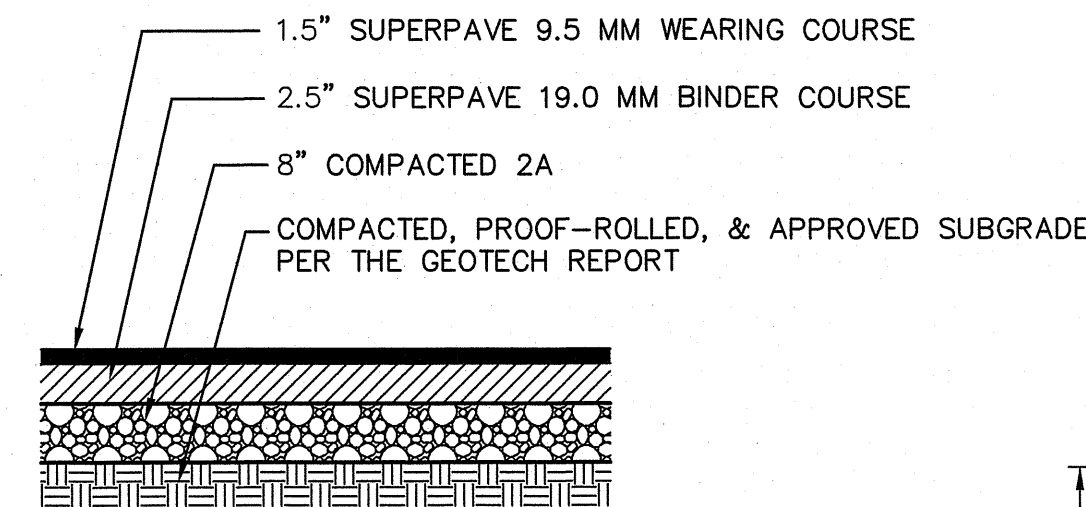


- NOTE:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

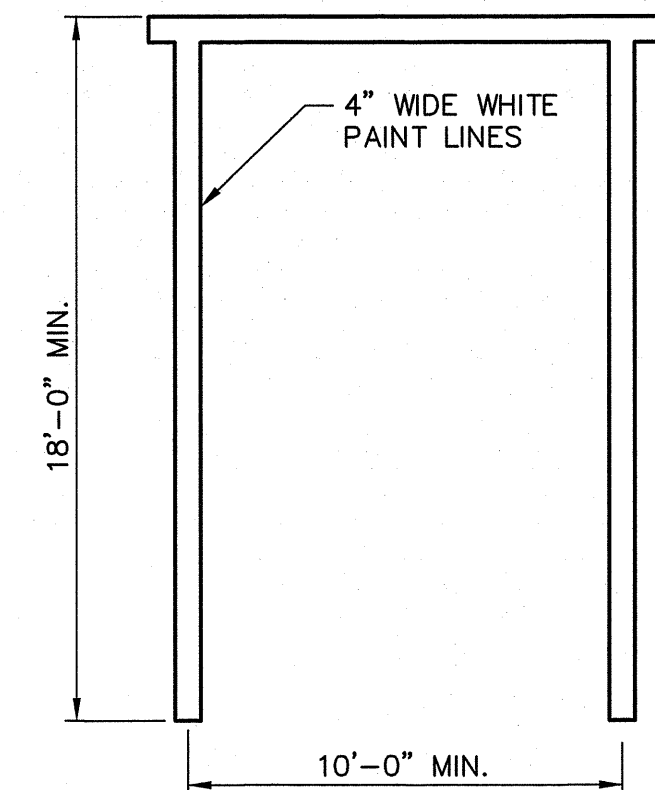
SIDEWALK DETAIL ADJACENT TO CURB
NOT TO SCALE



**STANDARD DUTY
LIGHT DUTY PAVEMENT**
NOT TO SCALE

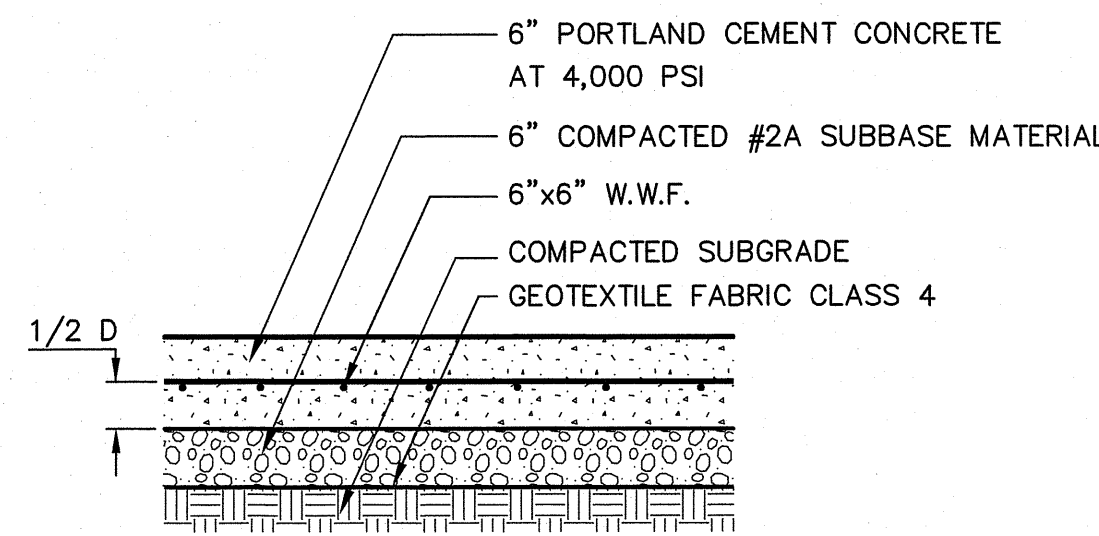


HEAVY DUTY PAVEMENT SECTION
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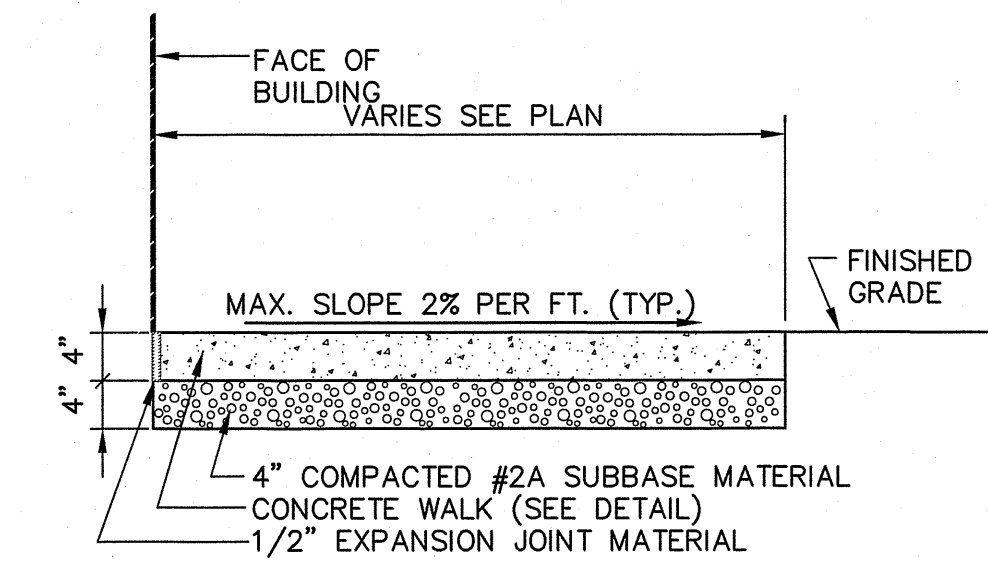


- NOTE:
1. ALL PARKING SPACES SHALL BE MARKED WITH ALL WEATHER PAINT.

PARKING SPACE STRIPING
NOT TO SCALE

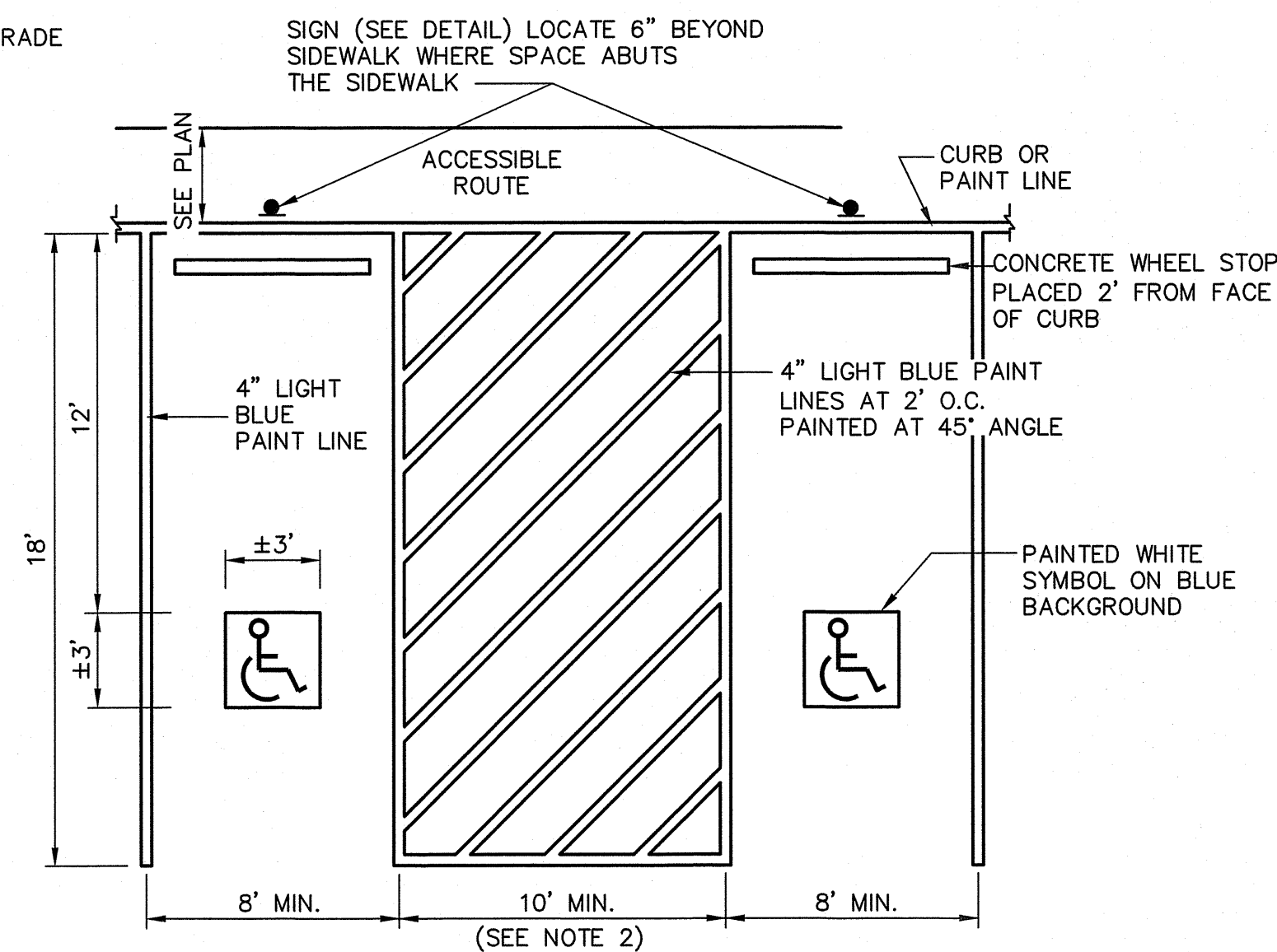


**CONCRETE
CONCRETE PAVEMENT SECTION DETAIL**
NOT TO SCALE



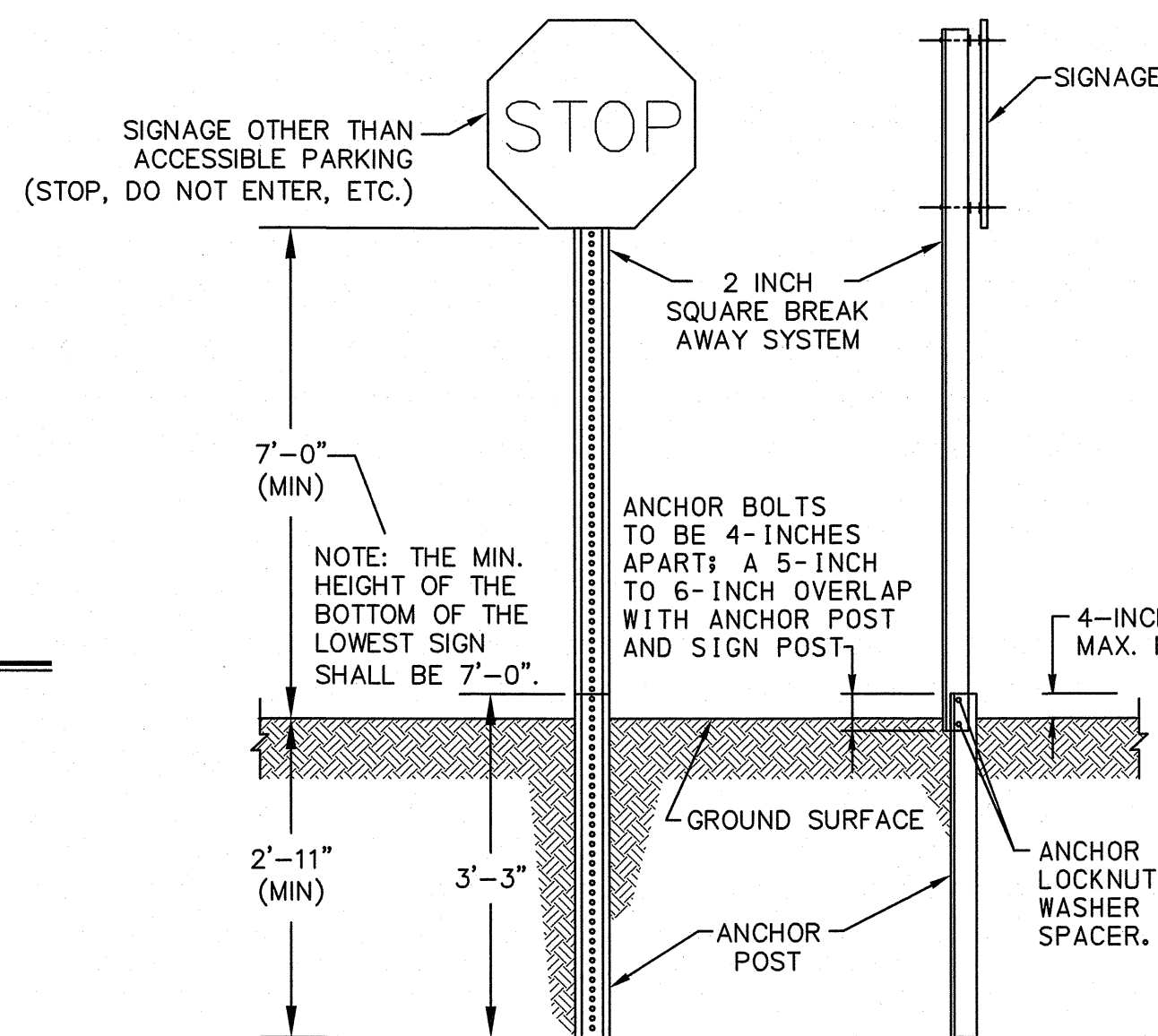
- NOTES:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC.
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

WALK ADJACENT TO BUILDING
NOT TO SCALE

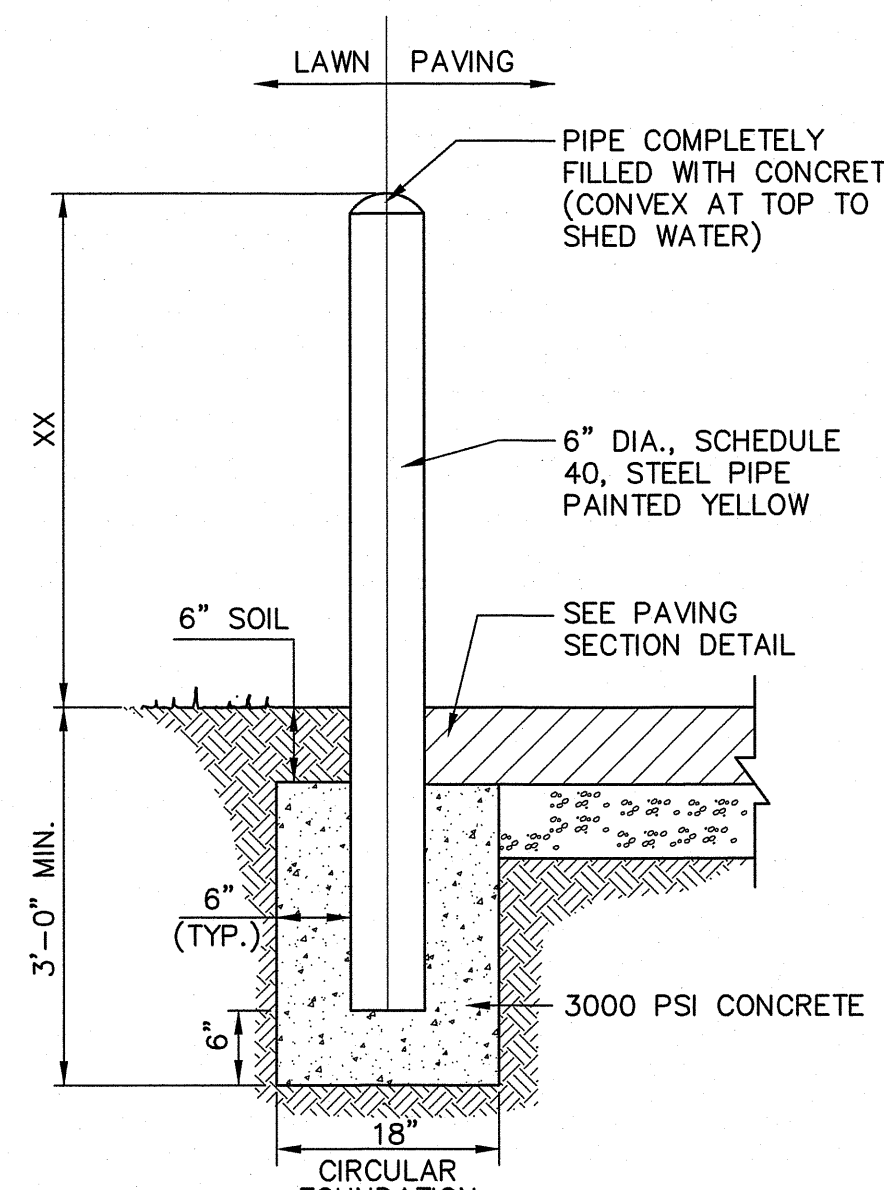


- NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS AND DIMENSIONS.
2. ACCESS AISLE SHALL BE 8'-0" MIN. WIDTH FOR VAN ACCESSIBLE SPACES.
3. APPLY TWO COATS OF PAINT ON ALL SURFACES.
4. FOR CURB APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM FACE OF CURB. FOR PAINT APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE PAINT LINE.
5. PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

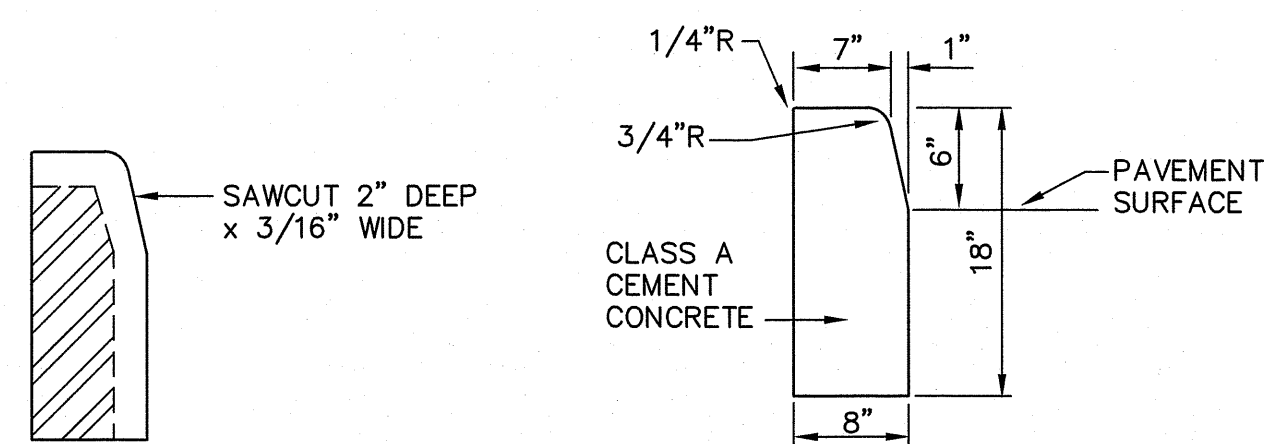
ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



SIGN POST
NOT TO SCALE

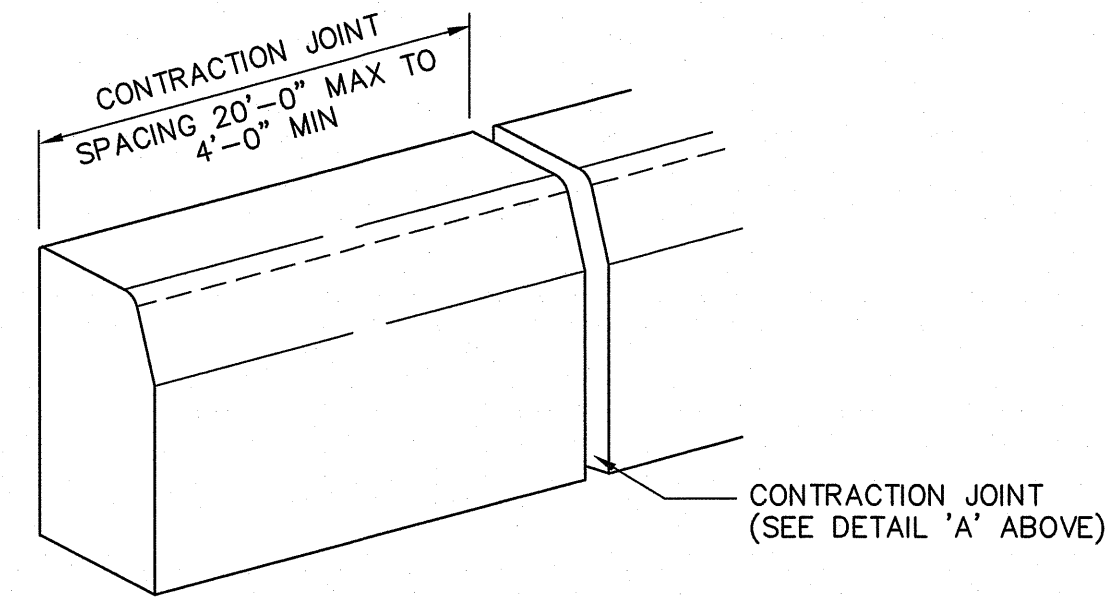


STEEL BOLLARD
NOT TO SCALE



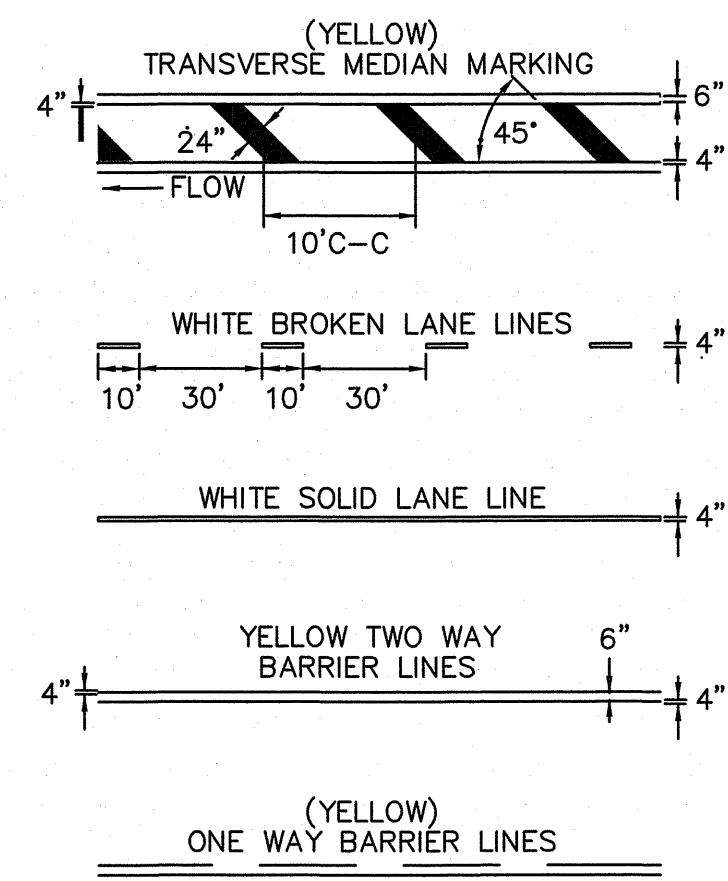
DETAIL 'A' CONTRACTION JOINT

TYPICAL CROSS-SECTION



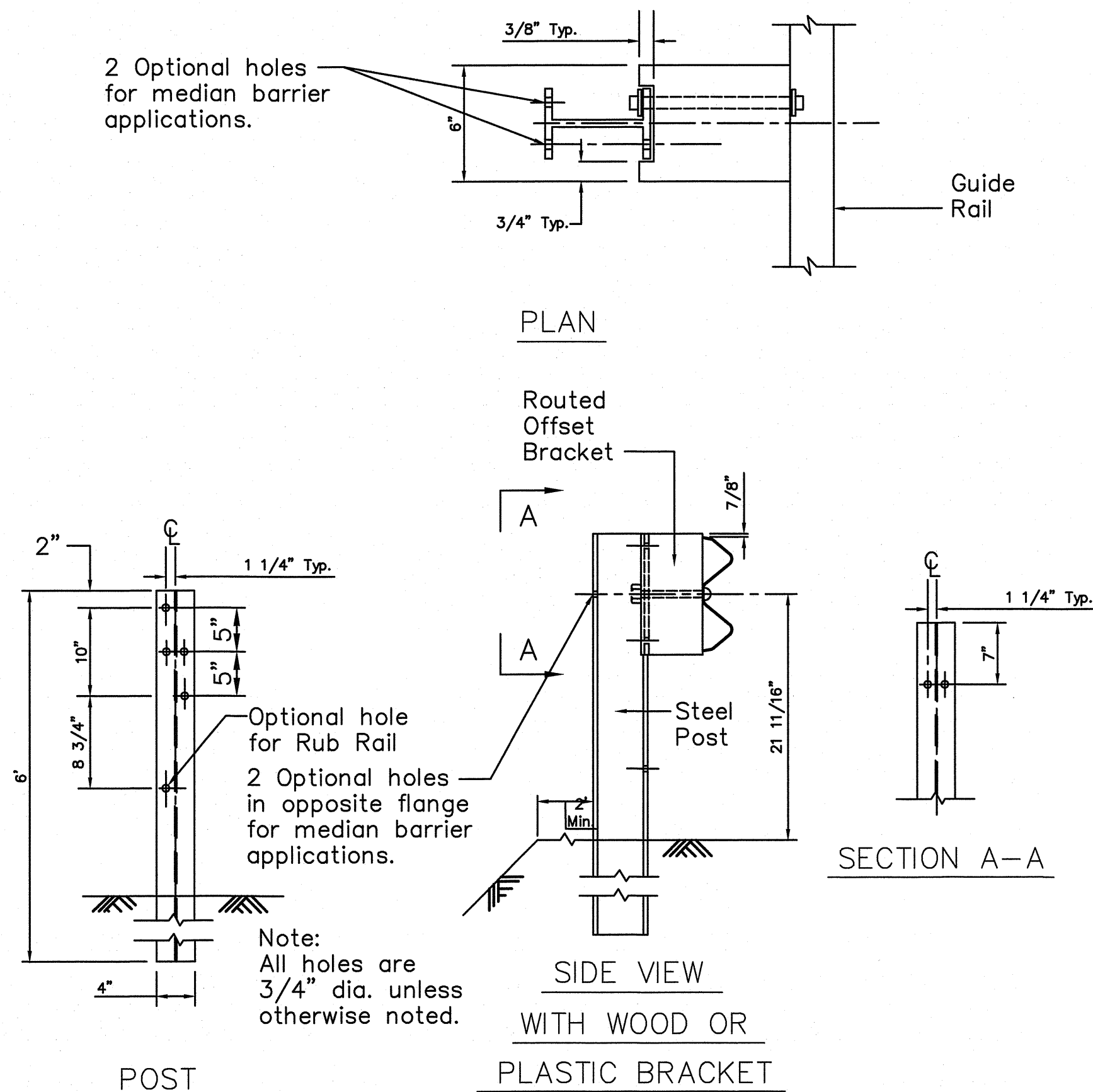
- NOTE:
1. CONSTRUCT CURBING IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUBLICATION 408 AND ROADWAY CONSTRUCTION DRAWINGS (RC-64)

CONCRETE CURB DETAIL
NOT TO SCALE



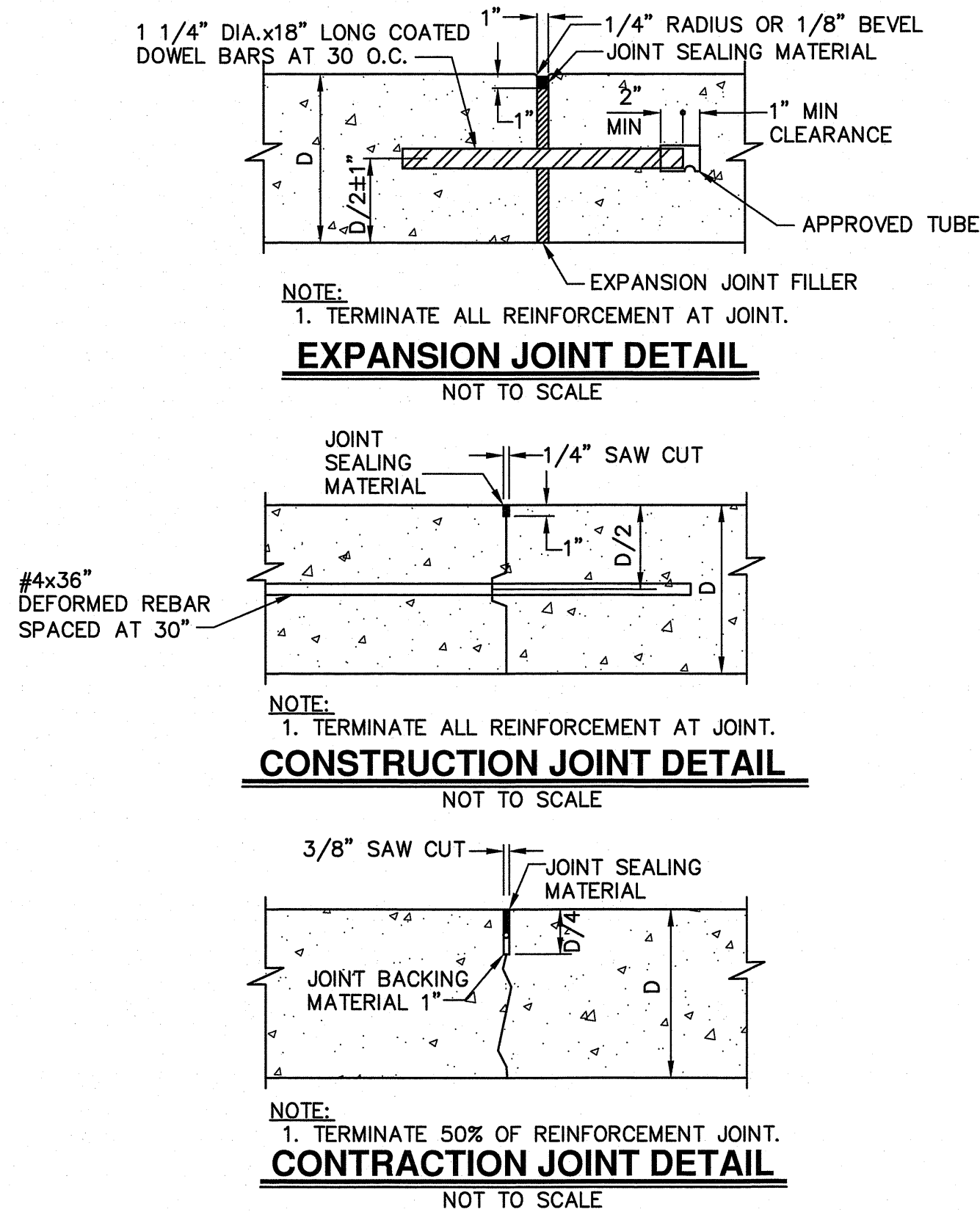
SITE STRIPING
PAINTED YELLOW

- NOTE:
PAINT SHALL CONFORM TO DOT STANDARD. APPLY 2 COATS, ALLOWING 1 WEEK MINIMUM BETWEEN COATS.



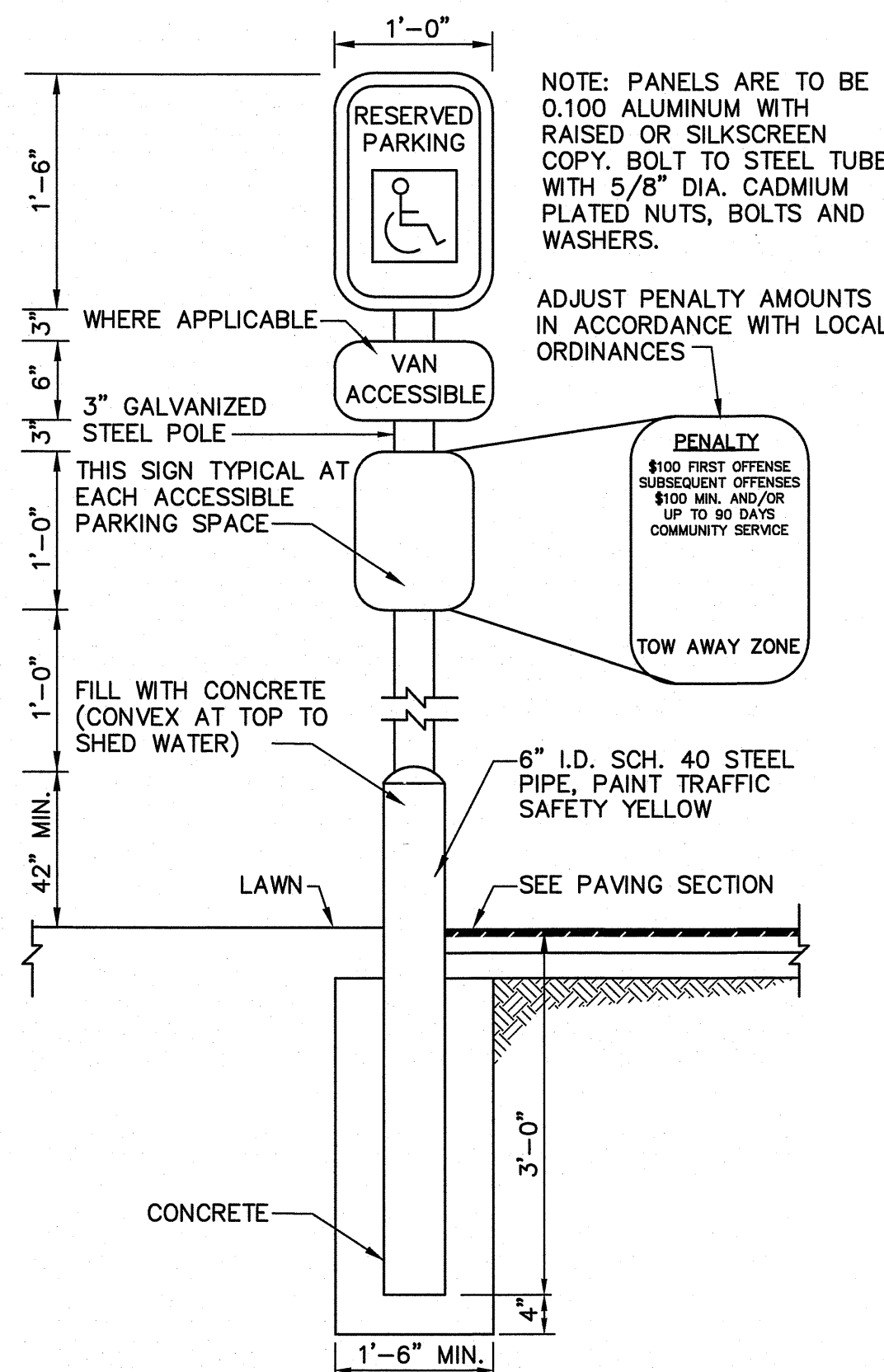
GUIDE RAIL DETAIL

NOT TO SCALE



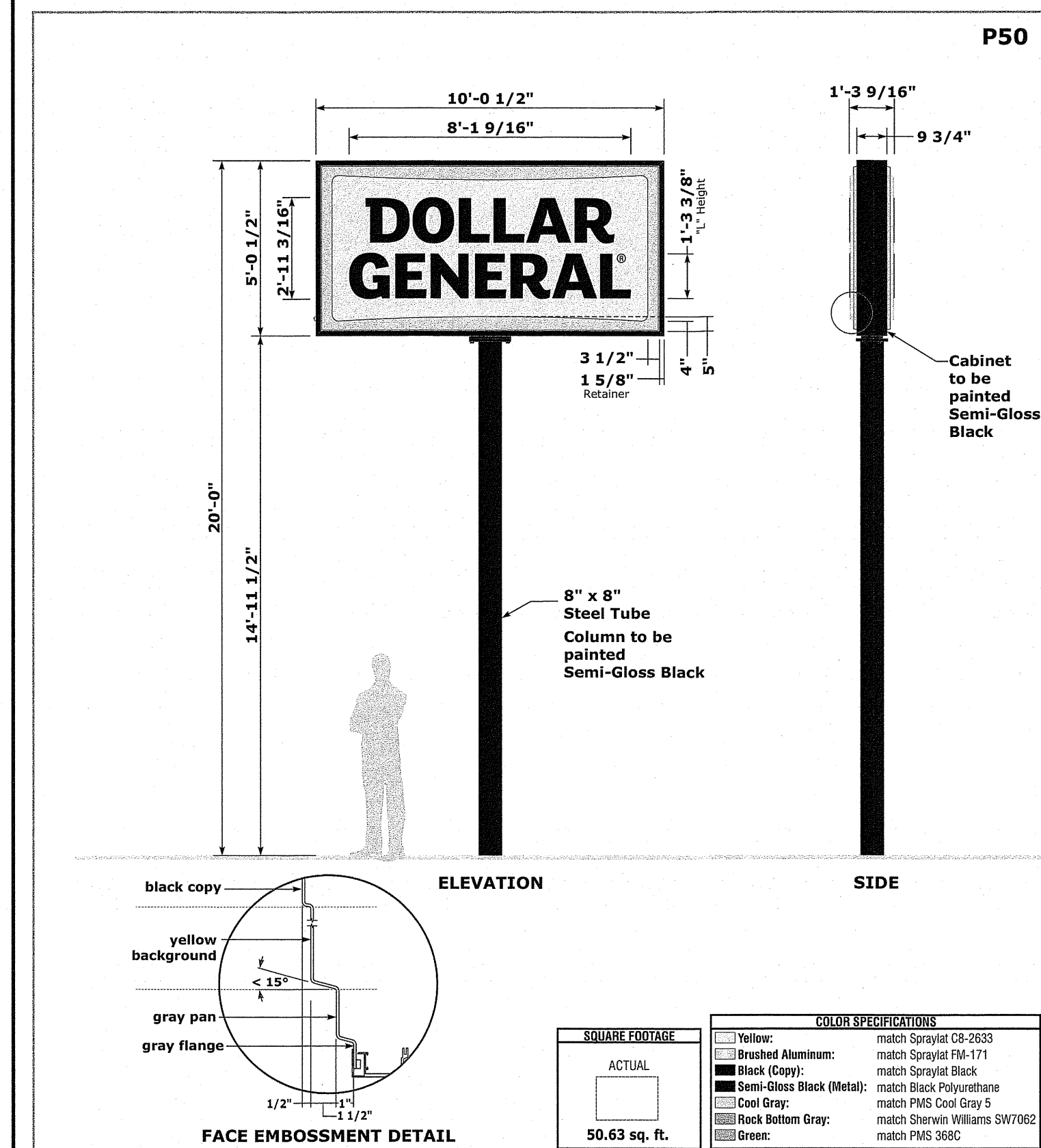
ACCESSIBLE SIGN ON BOLLARD

NOT TO SCALE



DOLLAR GENERAL

5'-0 1/2" x 10'-0 1/2" PYLON



File Name: Dollar General Cutsheets 2013
Project #: 13-0181
Date: 08/30/2013
Approved By:

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138 SOUTH DAVID LANE
KNOXVILLE, TN 37922
PHONE: 865-539-4001
FAX: 865-539-0851
WWW.LINKENBERG.COM

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
SLIPPERY ROCK DOLLAR GENERAL #2

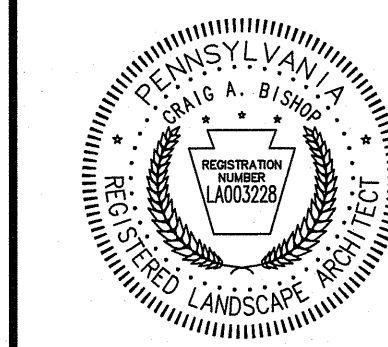
PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

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23

PROFESSIONAL SEAL:



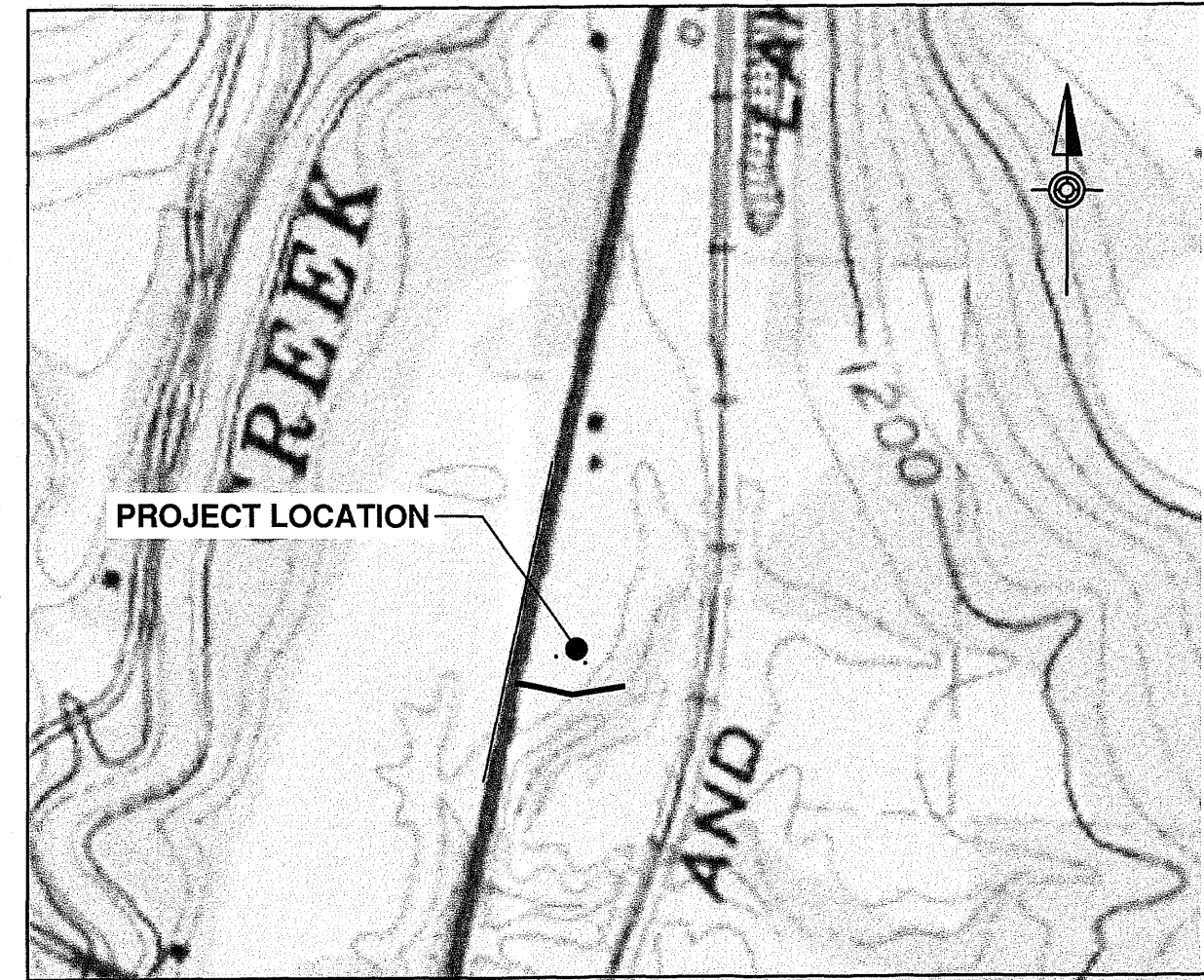
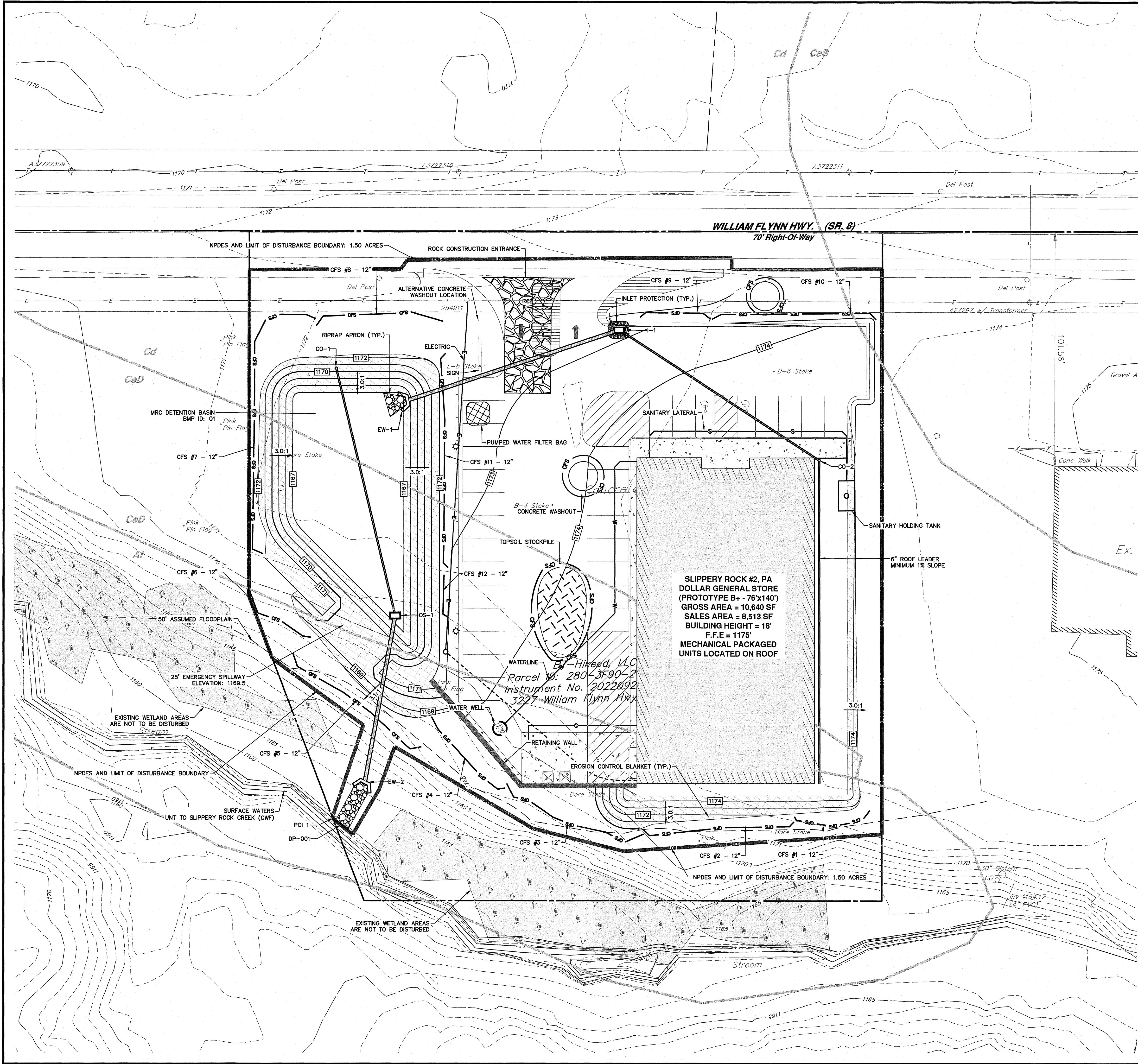
HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS		DESCRIPTION
NO.	DATE	
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS
2	2024.07.31	REVISED PER NPDES COMMENTS
3	2024.09.09	PER PLANNING COMMISSION COMMENTS
4	2024.09.19	REVISED PER NPDES COMMENTS
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING
6		
7		
8		
9		

SHEET TITLE:
SITE DETAILS

SHEET:
DT-2

11



LOCATION MAP
SCALE: 1"=500'
IMAGE SOURCE: USGS SLIPPY ROCK

EROSION & SEDIMENT CONTROL LEGEND

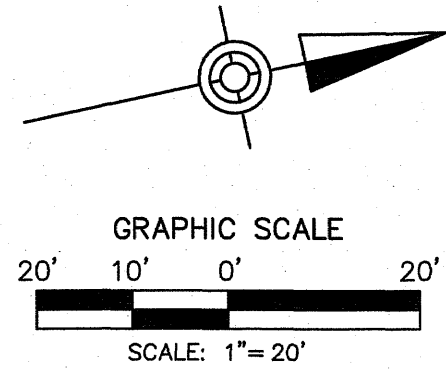
- 1010 PROPOSED CONTOUR
- X 410.00 PROPOSED SPOT ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- CFS COMPOST FILTER SOCK
- INLET PROTECTION
- EROSION CONTROL BLANKET
- NPDES NPDES BOUNDARY
- LOD LIMIT OF DISTURBANCE
- PROPOSED STORM SEWER & INLET
- Soil Boundaries
- Floodplain
- Existing Contour Major
- Existing Contour Minor
- Existing Stream Line

NPDES BOUNDARY: 1.50 AC
LIMIT OF DISTURBANCE: 1.50 AC
RECEIVING STREAM: UNT TO SLIPPY ROCK CREEK (CWF)

NOTES:

- NO DISTURBANCE SHALL OCCUR IN EXISTING WETLAND AREAS IDENTIFIED ON PLAN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MARK LIMIT OF DISTURBANCE BOUNDARY AND ADJACENT WETLAND AREAS WITH FLAGS, AND OR ORANGE CONSTRUCTION FENCING, TO ENSURE THAT WETLANDS ARE NOT DISTURBED AT ANY POINT DURING CONSTRUCTION.
- BUILDING ROOF LEADERS SHALL BE CONVEYED TO STORMWATER DETENTION BASIN (BMP ID: 01).

PLAN BOOK	PAGE
427	24



HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 15066
724.779.4777 | hrg-inc.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
SLIPPY ROCK DOLLAR GENERAL #2
PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
SLIPPY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

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7		
8		
9		

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET: **ES-1** **12**

PURPOSE

THIS PLAN WAS DESIGNED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION, MINIMIZE THE EXTEND AND DURATION OF EARTH DISTURBANCE, COMPACTION, AND GRADING, WHERE FEASIBLE. THIS PLAN UTILIZES OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF AN INCREASE IN STORMWATER RUNOFF. THE MAJORITY OF THE LAND CONSISTS OF EXISTING IMPERVIOUS STORMWATER RUNOFF DURING CONSTRUCTION WILL BE MANAGED THROUGH THE USE OF INLET FILTER BAGS AND COMPOST FILTER SOCKS.

GENERAL E&S POLLUTION CONTROL NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE TOWNSHIP OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE BUTLER CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 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 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE BUTLER CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY ONLY ENTER DIRECTLY OR EXIT DIRECTLY FROM THE ROCK CONSTRUCTION ENTRANCE.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE BUTLER CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE BUTLER CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE SOMERSET CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.

- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT SPECIFICATIONS, PUB. 408, SECTION 206. EMBANKMENTS.
- THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND PLAN NARRATIVE ARE FOR THE INSTALLATION, MAINTENANCE AND MEASURES TO CONTROL EROSION AND SEDIMENT POLLUTION ONLY. REFER TO APPROPRIATE PLAN SHEETS FOR ALL UTILITY, STORMWATER, SITE IMPROVEMENT AND OTHER CONSTRUCTION INFORMATION.
- UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITEE OR CO-PERMITEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH §102.8(M)(2). UNTIL THE PERMITEE OR CO-PERMITEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITEE OR CO-PERMITEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.
- A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.

RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES

- DEMOLITION WASTES
- CONCRETE WASH WATER
- EXCESS BUILDING MATERIALS

- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 P.A. CODE 260.1 ET SEQ. 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- CONCRETE WASHOUTS MUST BE PROVIDED ON-SITE FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES. TREES AND WOODED DEBRIS MAY BE HAULED OFF-SITE OR MAY BE SHREDED INTO WOOD CHIPS AND USED AS MULCH TO AID IN STABILIZATION OF DISTURBED AREAS. AN ALTERNATIVE USE FOR WOOD CHIPS MAY BE USED TO CONSTRUCT WOOD CHIP BERMS IN LIEU OF COMPOST FILTER SOCKS. PLACEMENT AND CONSTRUCTION OF WOOD CHIP FILTER BERMS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

STABILIZATION NOTES

- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEEDING.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
- SURFACE ROUGHENING, STAIR STEPPING, GROOVING, AND TRACKING SHALL BE INCORPORATED INTO THE GRADING TECHNIQUES.
 - SURFACE ROUGHENING IS THE PRACTICE OF PROVIDING A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS FOR THE PURPOSE OF REDUCING RUNOFF VELOCITY, INCREASING INFILTRATION, AIDING THE ESTABLISHMENT OF VEGETATION, AND REDUCING EROSION.
 - STAIR STEP GRADING MAY BE CONDUCTED ON SLOPES HAVING BEDROCK SOFT ENOUGH TO BE RIPPED BY A BULLDOZER. WHEREVER STAIR STEP GRADING IS USED THE SIZE OF THE HORIZONTAL CUT SHOULD EXCEED THAT OF THE VERTICAL CUT BY AT LEAST 10-INCHES. INDIVIDUAL VERTICAL CUTS SHOULD NOT EXCEED 30-INCHES IN SOFT MATERIALS OR 40-INCHES IN HARDER ROCK. THE HORIZONTAL CUT SHOULD BE GRADED TOWARD THE VERTICAL CUT.
 - GROOVING SLOPES CONSISTS OF USING MACHINERY TO CREATE DEPRESSIONS PARALLEL TO CONTOUR ALONG THE SLOPE. IN SOFTER MATERIALS AND ON SLOPES GENTLER THAN 3:1, THIS MAY BE DONE WITH DISCS, TILLERS, OR HARROWS; THE TEETH OF A FRONT END LOADER MAY BE USED FOR HARDER MATERIALS. GROOVES SHALL BE AT LEAST THREE-INCHES DEEP AND NOT MORE THAN 15-INCHES APART. GROOVING SHALL BE USED ON FILL SLOPES GENTLER THAN 3:1.
 - TRACKING SLOPES SHALL BE DONE BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. CARE SHALL BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.

RECEIVING WATER COURSE

STORMWATER FROM THE SITE FLOWS INTO UNT TO SLIPPERY ROCK CREEK, CLASSIFIED AS A CWF.

CONSTRUCTION SEQUENCE

- FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
 - NO DISTURBANCE SHALL OCCUR IN EXISTING WETLAND AREAS IDENTIFIED ON PLAN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MARK LIMIT OF DISTURBANCE BOUNDARY AND ADJACENT WETLAND AREAS WITH FLAGS, AND/OR ORANGE CONSTRUCTION FENCING, TO ENSURE THAT WETLANDS ARE NOT DISTURBED AT ANY POINT DURING CONSTRUCTION.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE, AS SHOWN ON PLANS.
 - NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.
- INSTALL COMPOST FILTER SOCKS (CFS) #1-#10 AS SHOWN ON PLANS.
- BEGIN ROUGH GRADING THE AREA REQUIRED FOR BMP INSTALLATION OF MRC DETENTION BASIN 1 (BMP ID: 01). STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEEDING AND MULCHING OPERATIONS.

NOTES:

 - THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
 - UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.
- BEGIN INSTALLATION OF MRC DETENTION BASIN (BMP ID: 01). ROUGH GRADE BASIN AREA, INSTALL BERM, AND OUTLET STRUCTURE.
- ONCE MRC DETENTION BASIN HAS BEEN GRADED, INSTALL COMPOST FILTER SOCKS #11 AND #12.
- FINISH INSTALLATION OF MRC DETENTION BASIN (BMP 01).
 - DO NOT COMPACT IN-SITU SOILS DURING CONSTRUCTION OF BASIN.
 - PROTECT BASIN FROM SEDIMENT-LADEN RUNOFF. ADJUST CFS #11 AND CFS #12 AS NEEDED TO PROTECT BASIN FROM SEDIMENT.
- RETAINING WALL INSTALLATION MAY BEGIN.
- ONCE THE BASIN AND CFS #11 AND CFS #12 ARE INSTALLED, ROUGH GRADING OF THE REMAINING SITE MAY BEGIN. STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEEDING AND MULCHING OPERATIONS.

NOTES:

 - THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
 - UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.
- GRADE IN BUILDING FOOTPRINT. ONCE FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN.
- INSTALLATION OF WATER, SANITARY, GAS AND ELECTRIC UTILITIES MAY BEGIN.

- ALL REMAINING STORMWATER CONVEYANCES MAY BE INSTALLED, WORKING DOWNSTREAM TO UPSTREAM.
 - INSTALL INLET FILTER PROTECTION ON INLETS AS INSTALLED.

- FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.
- FINISH SITE GRADING AND LANDSCAPING. ONCE FINAL GRADE IS REACHED, SPREAD TOPSOIL, SEED, AND MULCH. DURING ESTABLISHMENT OF PERMANENT GROUND COVER RESEED AND RE-MULCH, ACCORDING TO THE SEEEDING SCHEDULE ON THE PLANS, ANY AREAS THAT HAVE BECOME ERODED OR DO NOT PROPERLY ESTABLISH AS SHOWN ON THE PLANS.
- COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.
- INSTALL DOLLAR GENERAL STORE SIGN.
- UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND INLET PROTECTION. REMOVE SITE E&S CONTROLS (ROCK ENTRANCE ENTRANCE, CFS, CONCRETE WASHOUT(S), AND INLET FILTER PROTECTION).

SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

MRC DETENTION BASIN:

- PROTECT IN-SITU SOILS FROM COMPACTION PRIOR TO INSTALLATION.
- INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- INSTALL PERMANENT OUTLET STRUCTURE, OUTLET DISCHARGE PIPE AND ASSOCIATED RIPRAP.
- GRADE BASIN TO PROPOSED BOTTOM ELEVATION AND INSTALL PERFORATED UNDERDRAINS WITH 1' UPTURN ELBOW, AS SHOWN ON PCSM DETAILS.
- FILL BASIN WITH AMENDED SOIL MEDIA TO PROPOSED ELEVATION AND MEDIA DEPTH AS SHOWN ON PCSM DETAILS, THEN SEED AND MULCH.
- UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER INCLUDING BASIN SIDE SLOPES AND BOTTOM), TEMPORARY EROSION CONTROLS MAY BE REMOVED AND NO SEDIMENT RUNOFF IS TO ENTER DETENTION BASIN.

MAINTENANCE PROGRAM NOTES

- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. PADEP VISUAL SITE INSPECTION REPORT MUST BE COMPLETED FOR EACH BMP SITE INSPECTION.
- ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG, FORM SPECIFIED BY THE DEP, SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE BUTLER CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- IF BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND/OR CO-PERMITEE SHALL IMMEDIATELY CONTACT THE DISTRICT. DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REDUCE, ELIMINATE AND PREVENT RECURRENCE OF THE PROBLEM.
- INSPECTION MUST BE CONDUCTED WITHIN 24 HOURS FOLLOWING A 24-HOUR PERIOD IN WHICH AT LEAST 0.25 INCH OF PRECIPITATION OCCURS, OR WHEN SNOWMELT OCCURS THAT IS SUFFICIENT TO PRODUCE A DISCHARGE.

BEST MANAGEMENT PRACTICES MAINTENANCE SCHEDULE		
BMP	INSPECTION SCHEDULE	REQUIRED MAINTENANCE
COMPOST FILTER SOCK	INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT	SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK. ANY SECTIONS WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET
INLET PROTECTION	INSPECT DAILY AND AFTER EVERY RUNOFF EVENT	IMMEDIATELY REMOVE ALL SEDIMENT DEBRIS, AND LITTER FROM THE INLET PROTECTION.
ROCK CONSTRUCTION ENTRANCE	INSPECT DAILY AND AFTER EVERY RUNOFF EVENT	SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH DAY.
EROSION CONTROL BLANKETS	INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT	IMMEDIATELY REPAIR ANY EROSION CONTROL BLANKET THAT IS NOT FUNCTIONING PROPERLY.
CONCRETE WASHOUT	INSPECT WEEKLY AND AFTER EVERY RUNOFF EVENT	REPAIR AND REPLACE DAMAGED GEOMEMBRANE AND COMPOST FILTER SOCK AS NEEDED.
PUMPED WATER FILTER BAG	INSPECT DAILY	IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.


SOILS LEGEND

At- ATKINS SILT LOAM, 3 TO 8 PERCENT SLOPES
Cd- CANADICE SILTY LOAM
C&d- CANADEA SILT LOAM, 3 TO 8 PERCENT SLOPES

SOILS LIMITATION NOTES

- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

PLAN BOOK	PAGE
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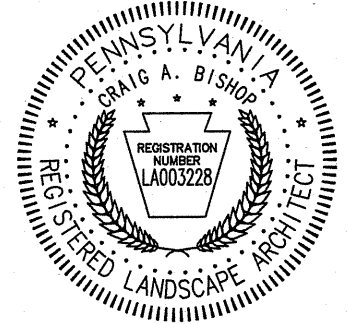


HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 16066
724.779.4777 | hrg-inc.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
SLIPPERY ROCK DOLLAR GENERAL #2

PTV 1995, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PROFESSIONAL SEAL:


HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS

NO.	DATE	DESCRIPTION
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS
2	2024.07.31	REVISED PER INPDES COMMENTS
3	2024.09.09	PER PLANNING COMMISSION COMMENTS
4	2024.09.19	REVISED PER INPDES COMMENTS
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING
6		
7		
8		
9		

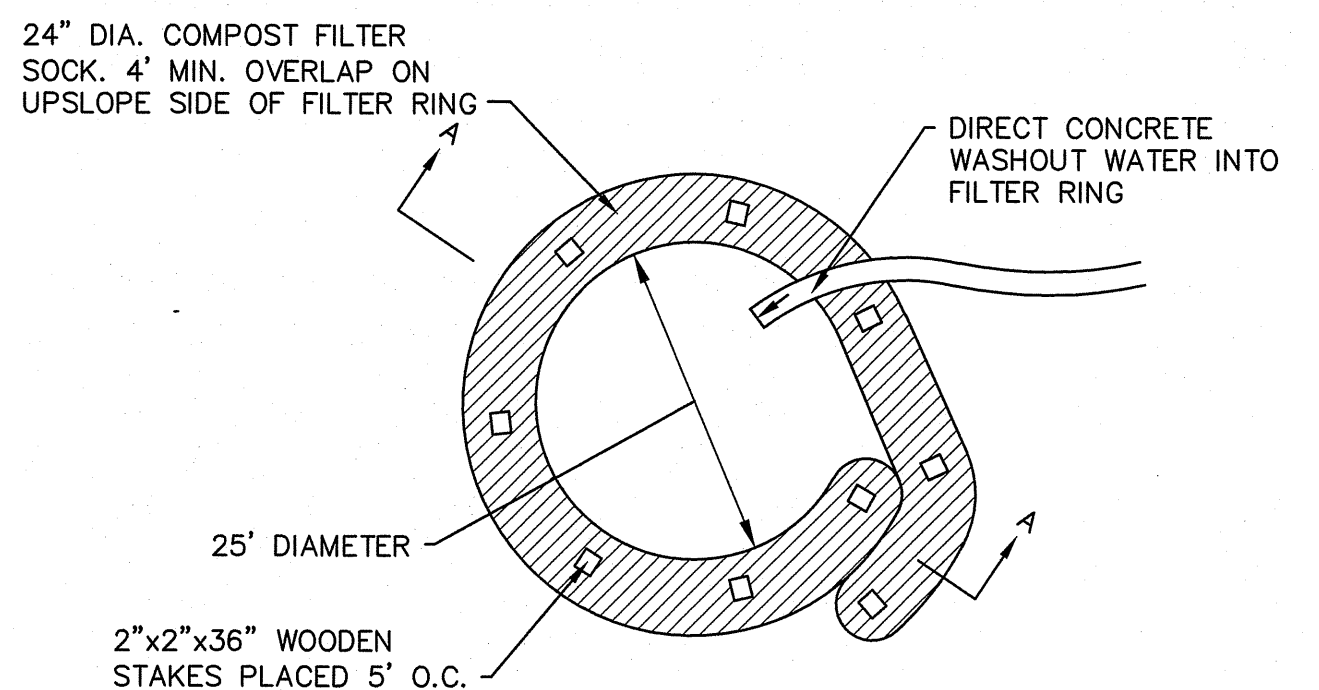
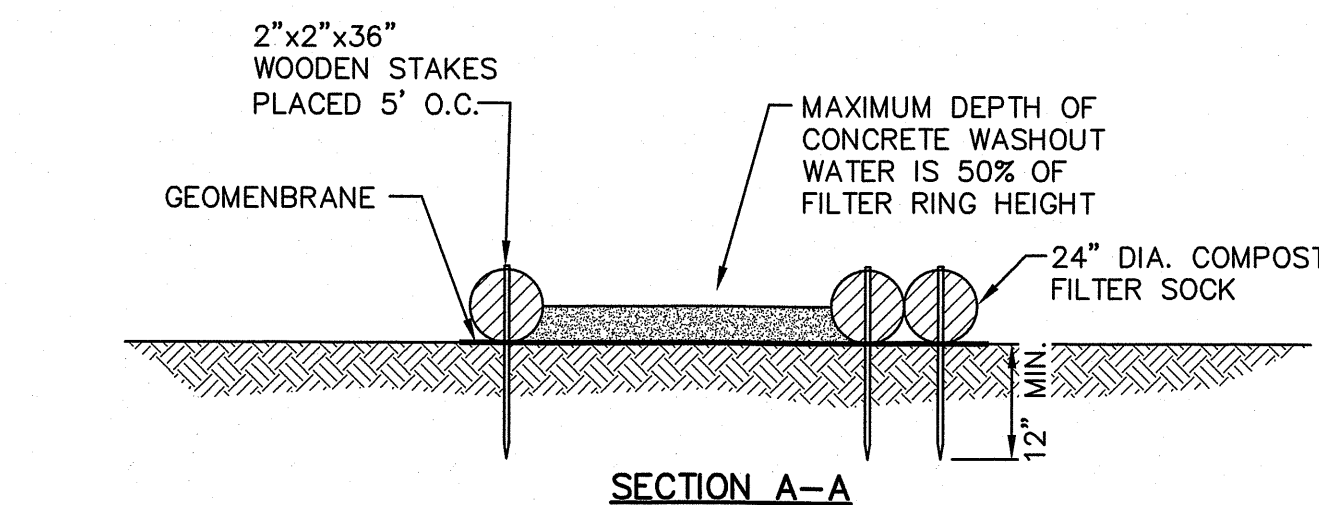
SHEET TITLE:
EROSION AND
SEDIMENT
CONTROL NOTES

SHEET:
ESNT-1

13

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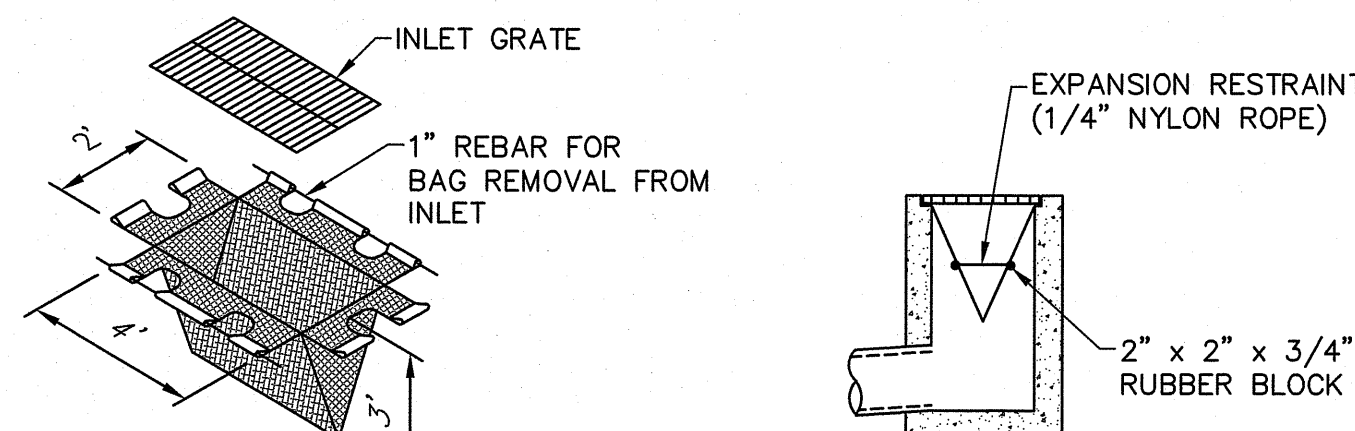
NO.	DATE	DESCRIPTION
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2	2024.07.31	REVISED PER NPDES COMMENTS
3	2024.09.09	PER PLANNING COMMISSION COMMENTS
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7		
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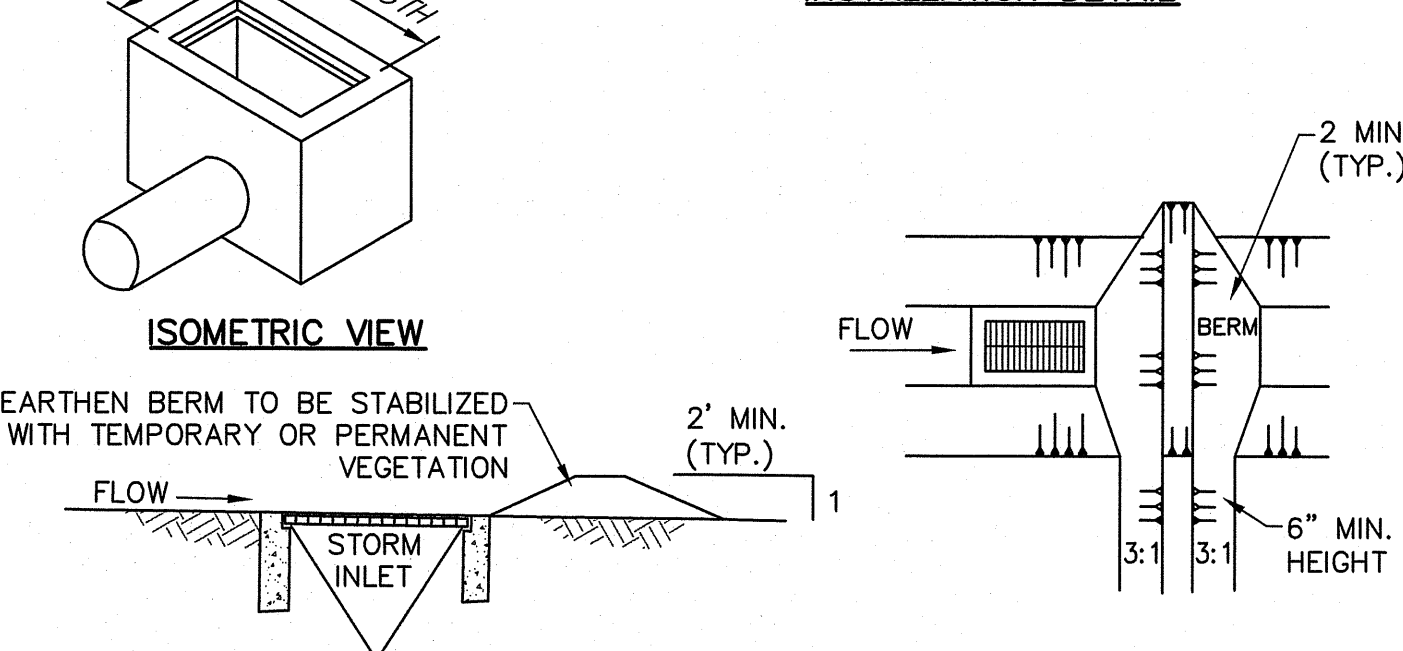
- NOTES:**
1. PROVIDE PROPER SIGNAGE FOR CONCRETE DELIVERY VEHICLE DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. UNDER NO CIRCUMSTANCES SHOULD WASH WATER BE ALLOWED TO ENTER ANY SURFACE WATERS.
 3. WHEREVER POSSIBLE, CONCRETE WASHOUTS SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
 4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITHIN THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, 18" SOCKS MAY BE STACKED ONTO 24" SOCKS AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE



INSTALLATION DETAIL



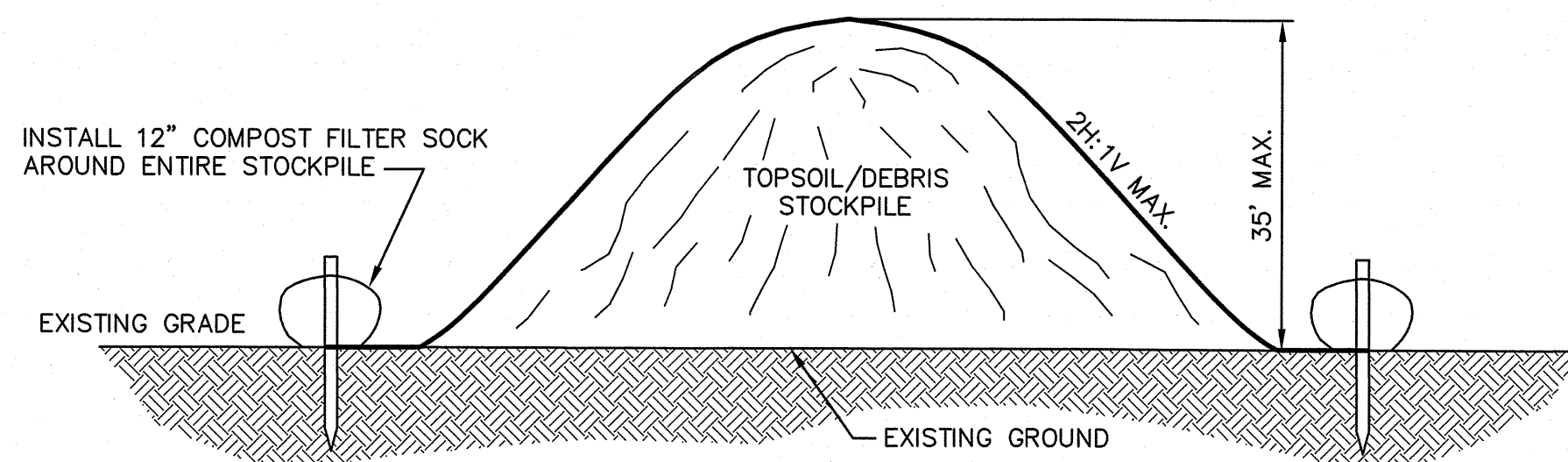
ELEVATION VIEW

PLAN VIEW

- NOTES:**
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 3. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
 4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET

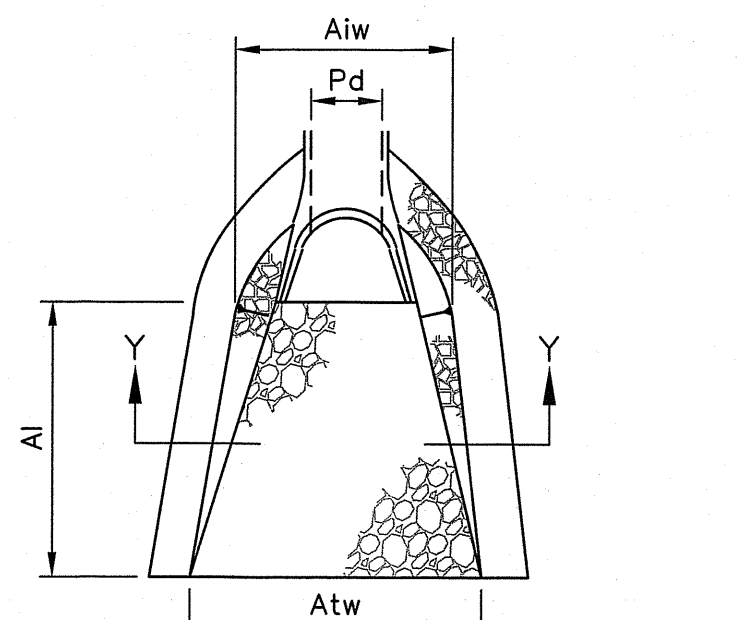
NOT TO SCALE



- NOTES:**
1. ANIONIC PAM MAY BE USED TO TEMPORARILY STABILIZE TOPSOIL STOCKPILES. HOWEVER, ANIONIC PAM MAY LOSE ITS EFFECTIVENESS IN AS LITTLE AS 2 MONTHS. THEREFORE, REAPPLY MIXTURE AS NECESSARY.

TOPSOIL/DEBRIS STOCKPILE DETAIL

NOT TO SCALE



PLAN VIEW

SECTION Y-Y

ELEVATION VIEW

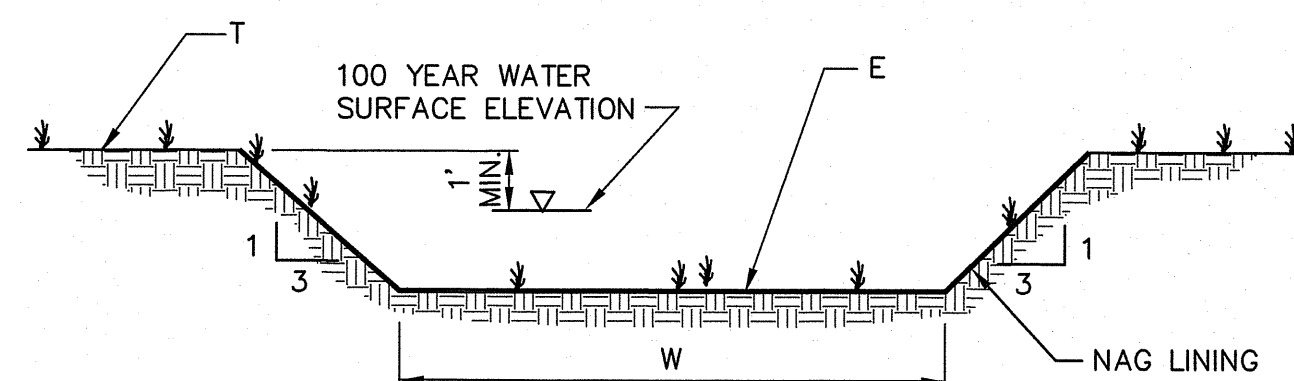
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R-	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-1	15	4	18	8	4	12
EW-2	15	4	18	8	4	12

- 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.

STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE



BASIN NO.	WIDTH W	TOP BERM EL. T	SPILLWAY EL. E	LINING
1	25'	1171.00	1169.50	S150 NAG

EMERGENCY SPILLWAY

NOT TO SCALE

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS					
MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (MFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	—	26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% @ 1000 HRS	23% @ 1000 HRS	—	100% @ 1000 HRS	100% @ 1000 HRS
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING			HDPE BIAxIAL NET		
			CONTINUOUSLY WOUND		
			FUSION-WELDED JUNCTURES		
			3/4"x3/4" MAX. APERTURE SIZE		
OUTER FILTRATION MESH			COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)		
			3/16" MAX. APERTURE SIZE		
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

TABLE 4.2 COMPOST STANDARDS

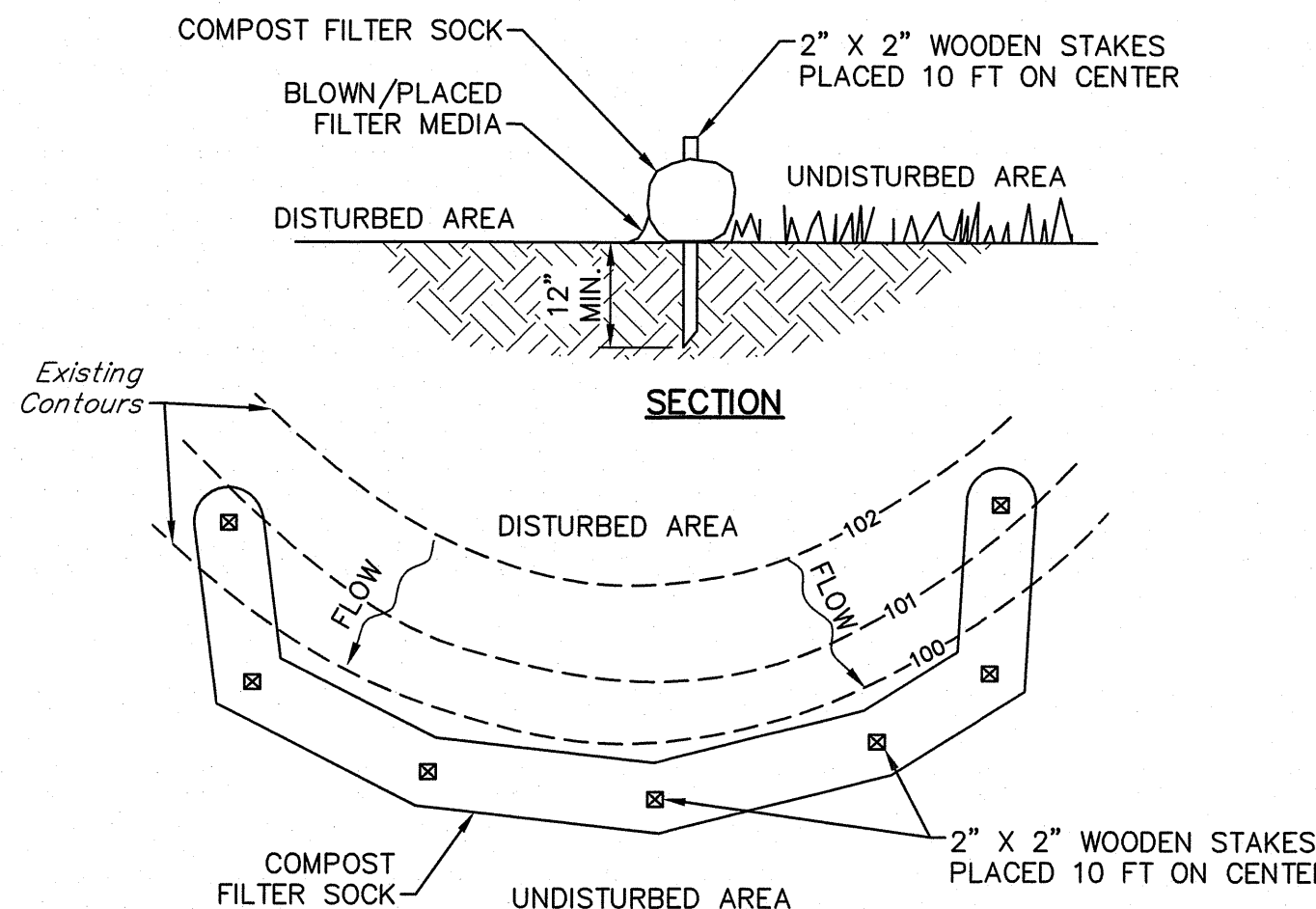
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAX.

NOTES:

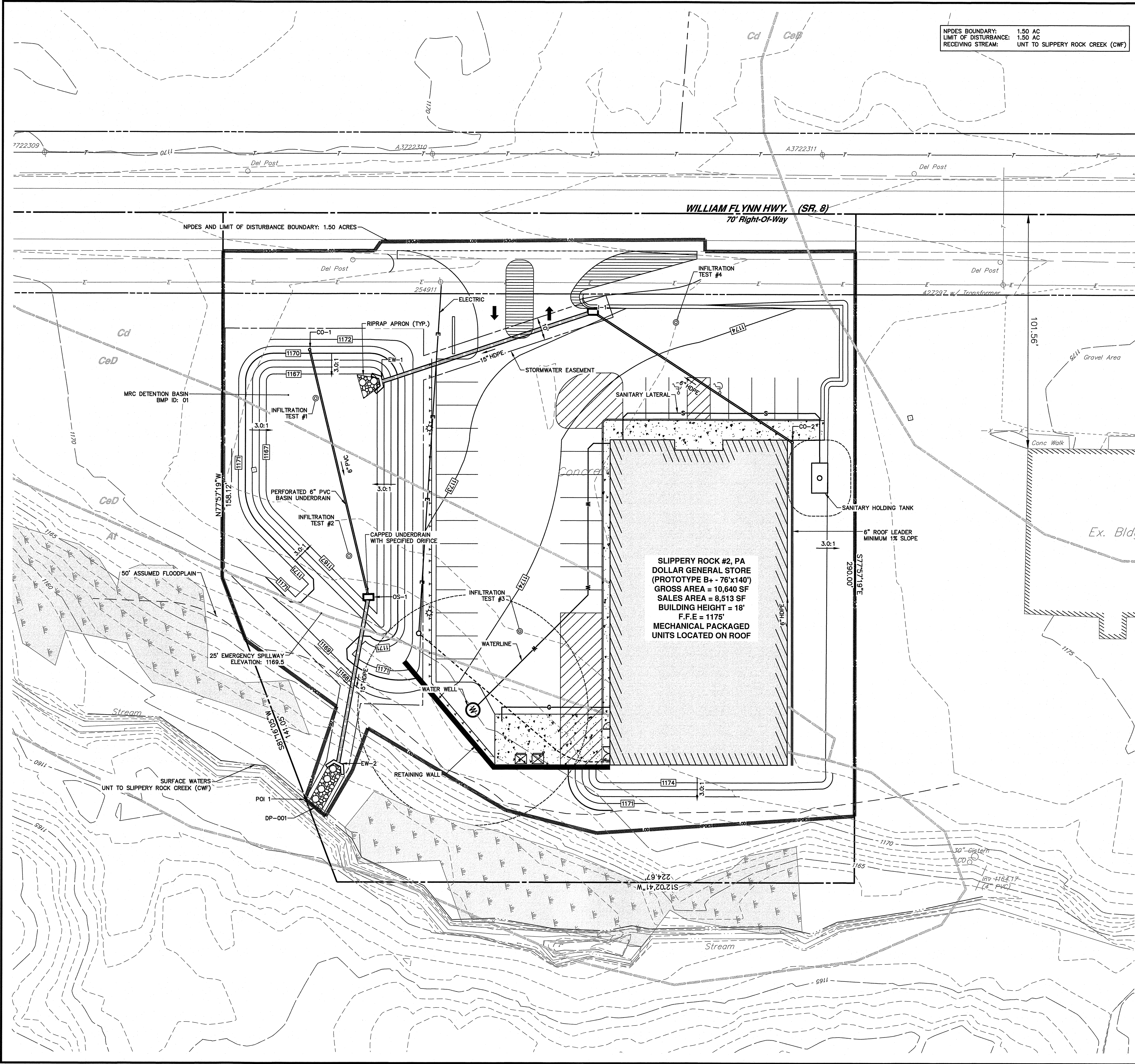
1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURE.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE



PLAN VIEW



THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED WITHIN ESTABLISHED GUIDELINES AND STANDARDS TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. THE PLAN WAS DEVELOPED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION WHILE PRESERVING THE INTEGRITY OF STREAM CHANNELS AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE PLAN ALSO MINIMIZES THE INCREASE IN STORMWATER RUNOFF VOLUME, BY MINIMIZING LAND CLEARING, GRADING, SOIL COMPACTION AND IMPERVIOUS AREAS WHILE UTILIZING STRUCTURAL OR NONSTRUCTURAL BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.

LISTED BELOW ARE THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE WILL BE PRESENT ON SITE TO OBSERVE CONSTRUCTION OR CERTIFY CONSTRUCTION:

- DETENTION BASIN AND OUTLET STRUCTURE
 - INSTALLATION OF BASIN UNDERDRAINS AND SOIL MEDIA
 - INSTALLATION OF OUTLET STRUCTURE
 - INSTALLATION OF ANTISEEP COLLARS

- LITTER
- GRASS CLIPPINGS
- TRASH
- DEBRIS

NOTICE OF TERMINATION

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(a)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH § 102.4 AND § 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE THE FACILITY NAME, ADDRESS AND LOCATION; THE OPERATOR NAME AND ADDRESS; THE PERMIT NUMBER; THE REASON FOR PERMIT TERMINATION; IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH § 102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

GENERAL MAINTENANCE

1. ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THE PLANS. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED HEREIN.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO THE TOWNSHIP AND THE COUNTY CONSERVATION DISTRICT. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN. THE TOWNSHIP AND COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO PERFORMING REPAIRS.
3. INSPECT STORMWATER CONVEYANCE FACILITIES (INLETS, STORM SEWERS AND OUTLET PROTECTION) BI-ANNUALLY OR AFTER EACH SIGNIFICANT RAINFALL-PRODUCING EVENT. CLEAR DEBRIS FROM INLETS TO ALLOW UN-IMPEDED FLOW, FLUSH STORM SEWERS IF THEY BECOME PLUGGED AND CLEAN AND REPAIR SWALES SHOULD THEY BECOME BLOCKED OR ERODED.

- INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS
- THE VEGETATION ALONG THE SURFACE OF THE BASIN AND AREAS SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE BASIN OR AREAS, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT THE BASIN AND AREAS AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS.
- ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
- REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND AREAS AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

GENERAL CONSTRUCTION SEQUENCE

1. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, REPRESENTATIVES FROM THE BUTLER COUNTY CONSERVATION DISTRICT (7224 284-5270), THE E&S PLAN PREPARER, PCSM PLAN PREPARER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. CLEAR AND GRUB EXISTING VEGETATION AND STRIP TOPSOIL ONLY AS NEEDED AS WORK PROGRESSES. TOPSOIL RESERVED FOR SEEDED AREAS SHALL BE PLACED IN THE TEMPORARY TOPSOIL STOCKPILE LOCATIONS SHOWN ON THE PLAN. TOPSOIL NOT REQUIRED FOR SEEDED AREAS SHALL BE PERMANENTLY PLACED IN LANDSCAPE BERMS OR REMOVED FROM THE SITE.

4. UPON CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED FOUR (4) DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
5. PLACE TOPSOIL FOR ALL AREAS NEARING FINAL GRADE AS CONSTRUCTION PROGRESSES. IMMEDIATELY STABILIZE WITH SEED AND MULCH OR EROSION CONTROL MATTING, AS REQUIRED, FOR ALL AREAS REACHING FINAL GRADE.
6. PROVIDE A CONCRETE WASHOUT FACILITY FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. PROVIDE PROPER SIGNAGE SO THAT DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
7. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER COUNTY CONSERVATION DISTRICT.
8. AS CONSTRUCTION PROGRESSES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE TO E&S BMPS.

1. FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
 - 1.1. NO DISTURBANCE SHALL OCCUR IN EXISTING WETLAND AREAS IDENTIFIED ON PLAN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MARK LIMIT OF DISTURBANCE BOUNDARY AND ADJACENT WETLAND AREAS WITH FLAGS, AND/OR ORANGE CONSTRUCTION FENCING, TO ENSURE THAT WETLANDS ARE NOT DISTURBED AT ANY POINT DURING CONSTRUCTION.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE, AS SHOWN ON PLANS.
 - 2.1. NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.
3. INSTALL COMPOST FILTER SOCKS (CFS) #1-#10 AS SHOWN ON PLANS.
4. BEGIN ROUGH GRADING THE AREA REQUIRED FOR BMP INSTALLATION OF MRC DETENTION BASIN 1 (BMP ID: 01). STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEDING AND MULCHING OPERATIONS.

- A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
 - B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.
5. BEGIN INSTALLATION OF MRC DETENTION BASIN (BMP ID: 01). ROUGH GRADE BASIN AREA, INSTALL BERM, AND OUTLET STRUCTURE.
6. ONCE MRC DETENTION BASIN HAS BEEN GRADED, INSTALL COMPOST FILTER SOCKS #11 AND #12.
7. FINISH INSTALLATION OF MRC DETENTION BASIN (BMP 01).
 - 7.1. DO NOT COMPACT IN-SITU SOILS DURING CONSTRUCTION OF BASIN.
 - 7.2. PROTECT BASIN FROM SEDIMENT-LADEN RUNOFF. ADJUST CFS #11 AND CFS #12 AS NEEDED TO PROTECT BASIN FROM SEDIMENT.
8. RETAINING WALL INSTALLATION MAY BEGIN.
9. ONCE THE BASIN AND CFS #11 AND CFS #12 ARE INSTALLED, ROUGH GRADING OF THE REMAINING SITE MAY BEGIN. STABILIZE ANY AREAS THAT WILL REMAIN UN-DISTURBED FOR MORE THAN 4 DAYS ACCORDING TO THE TEMPORARY SEEDING SCHEDULE. ONCE AN AREA HAS REACHED FINAL GRADE, STABILIZE IT IMMEDIATELY. ONCE BUILDING FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN. NO MORE THAN 15,000 S.F. OF DISTURBED AREA CAN REACH FINAL GRADE PRIOR TO INITIATING SEEDING AND MULCHING OPERATIONS.

- A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.
- B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MUCH, AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES THAT ARE GREATER THAN OR EQUAL TO 3:1 UNLESS SPECIFICALLY INDICATED ON THE PLAN.

10. GRADE IN BUILDING FOOTPRINT. ONCE FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN.

11. INSTALLATION OF WATER, SANITARY, GAS AND ELECTRIC UTILITIES MAY BEGIN.

12. ALL REMAINING STORMWATER CONVEYANCES MAY BE INSTALLED, WORKING DOWNSTREAM TO UPSTREAM.
 - 12.1. INSTALL INLET FILTER PROTECTION ON INLETS AS INSTALLED.
13. FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.
14. FINISH SITE GRADING AND LANDSCAPING. ONCE FINAL GRADE IS REACHED, SPREAD TOPSOIL, SEED, AND MULCH. DURING ESTABLISHMENT OF PERMANENT GROUND COVER RESEED AND RE-MULCH, ACCORDING TO THE SEEDING SCHEDULE ON THE PLANS, ANY AREAS THAT HAVE BECOME ERODED OR DO NOT PROPERLY ESTABLISH AS SHOWN ON THE PLANS.
15. COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.
16. INSTALL DOLLAR GENERAL STORE SIGN.
17. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND INLET PROTECTION. REMOVE SITE E&S CONTROLS (ROCK ENTRANCE ENTRANCE, CFS, CONCRETE WASHOUT(S), AND INLET FILTER PROTECTION).

MRC DETENTION BASIN:

1. PROTECT IN-SITU SOILS FROM COMPACTION PRIOR TO INSTALLATION.
2. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
3. INSTALL PERMANENT OUTLET STRUCTURE, OUTLET DISCHARGE PIPE AND ASSOCIATED RIPRAP.
4. GRADE BASIN TO PROPOSED BOTTOM ELEVATION AND INSTALL PERFORATED UNDERDRAINS WITH 1' UPTURN ELBOW, AS SHOWN ON PCSM DETAILS.
5. FILL BASIN WITH AMENDED SOIL MEDIA TO PROPOSED ELEVATION AND MEDIA DEPTH AS SHOWN ON PCSM DETAILS, THEN SEED AND MULCH.
6. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER INCLUDING BASIN SIDE SLOPES AND BOTTOM), TEMPORARY EROSION CONTROLS MAY BE REMOVED AND NO SEDIMENT RUNOFF IS TO ENTER DETENTION BASIN.

SEEDING SCHEDULE									
APPLICATION	TOPSOIL PLACEMENT DEPTH	SPECIES – %	SEEDING APPLICATION RATE (LBS./AC.)	FERTILIZER TYPE	FERTILIZER APPLICATION RATE (LBS./AC.)	LIMING RATE (TONS/AC.)	MULCH TYPE	MULCHING RATE (TONS/AC.)	SEEDING DATES
TEMPORARY	N/A	ANNUAL RYEGRASS – 100	30	40–40–40	120	1	STRAW	3	N/A
MAINTAINED LAWN	6" ±1"	MARRAKECH TALL FESCUE – 35 PATAGONIA TALL FESCUE – 35 DOMINATOR PERENNIAL RYEGRASS – 20 KENTUCKY BLUEGRASS – 10	250	10–20–20	500	4	STRAW	3	3/1 TO 6/1 & 8/1 TO 10/15



SOIL LIMITATION RESOLUTIONS	
LIMITATION	RESOLUTION
CUTBANKS CAVE	CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS.
CORROSIVE TO CONCRETE OR STEEL	PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OR OTHER METHODS.
DROUGHTY	SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
EASILY ERODIBLE	PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS	SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED AREAS DURING CONSTRUCTION.
LOW STRENGTH \ LANDSLIDE PRONE	LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS.
SLOW PERCOLATION	LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS.
PIPING	IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
POOR SOURCE OF TOPSOIL	IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TESTS TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON-SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USE DURING RESTORATION.
FROST ACTION	IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
SHRINK--SWELL	LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS.

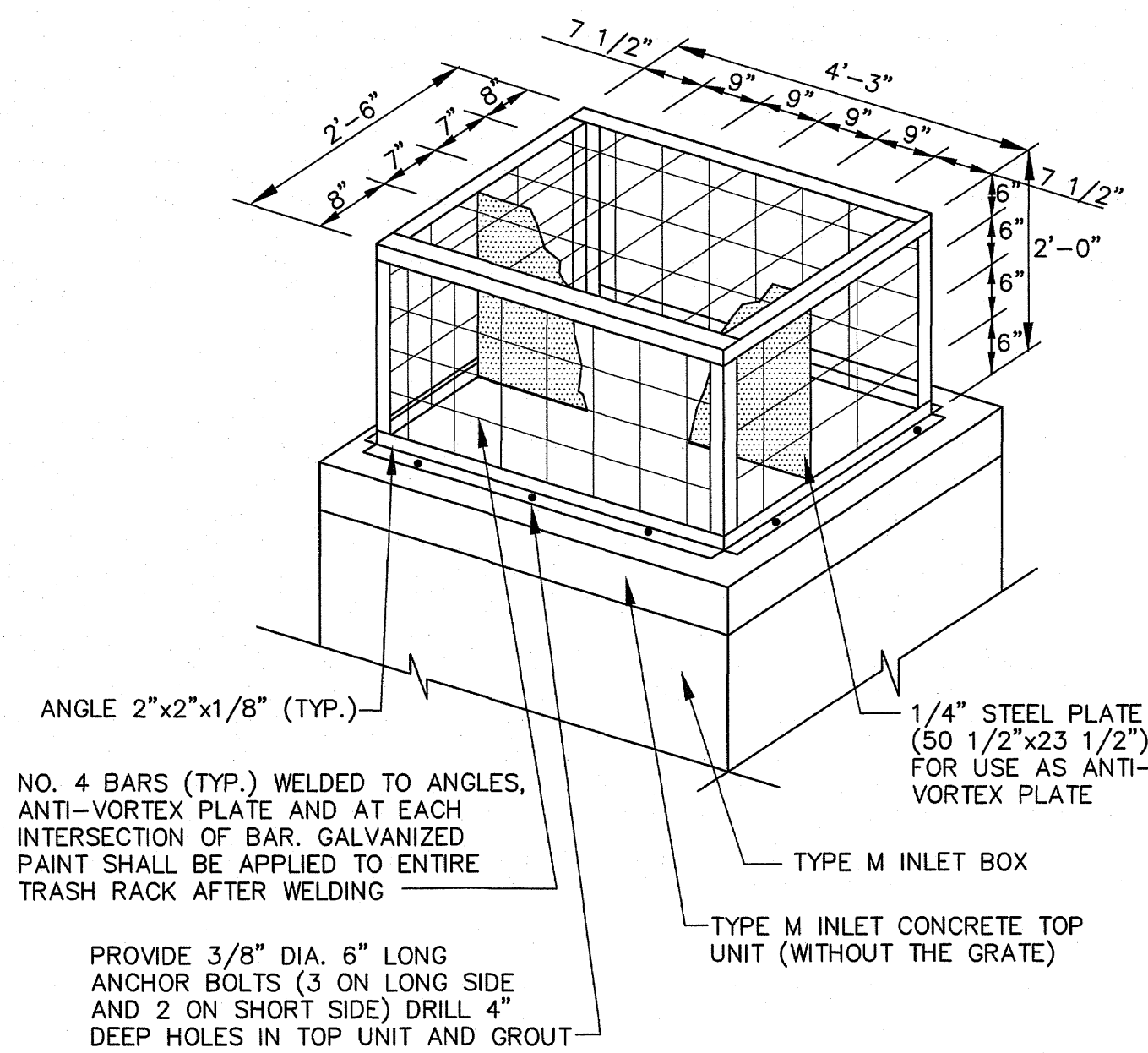
SOIL LIMITATIONS																	
SOIL NAME	OUTBACKS CAVE	CORROSIVE TO CONCRETE \ STEEL*		DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE	HYDRIC\HYDRIC INCLUSIONS	LOW STRENGTH \ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
ATKINS	X	C/S				X	X	X	X	X	X	X	X				X
CANADICE	X	S		X		X	X	X	X			X	X	X	X		X
CANEADEA	X	C/S		X		X	X	X	X			X	X	X			X

At- ATKINS SILT LOAM, 3 TO 8 PERCENT SLOPES
Cd- CANADICE SILTY LOAM
CeD- CANADEA SILT LOAM, 3 TO 8 PERCENT SLOPES

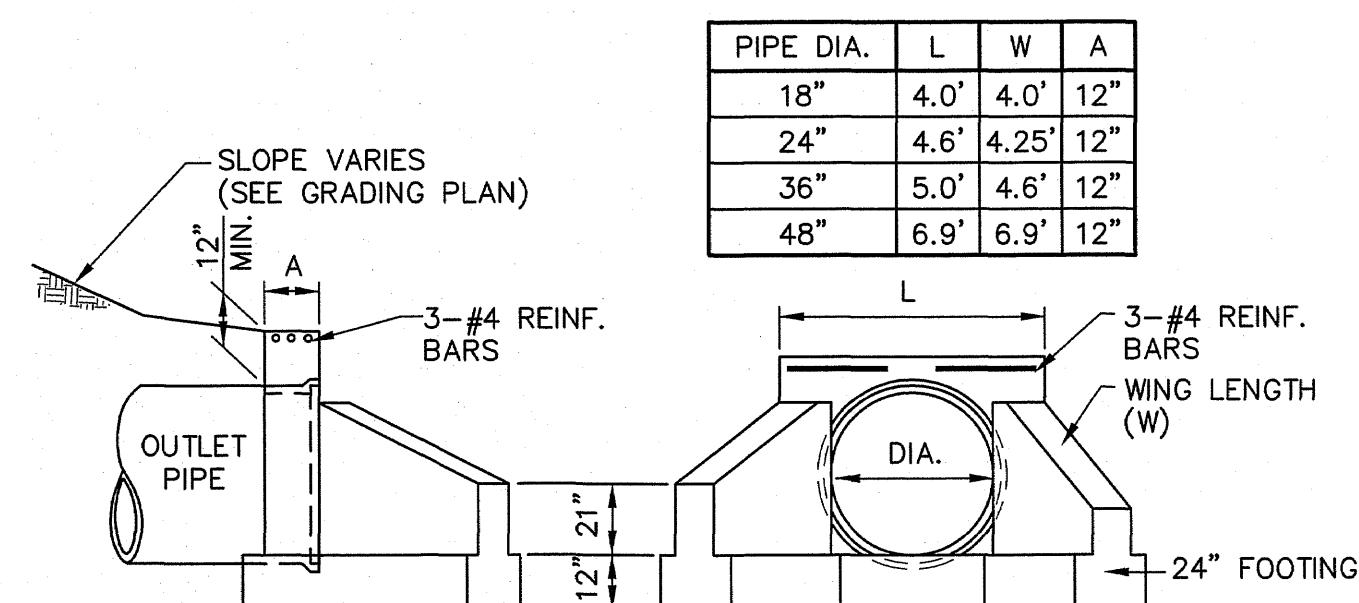
1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

PLAN BOOK	PAGE
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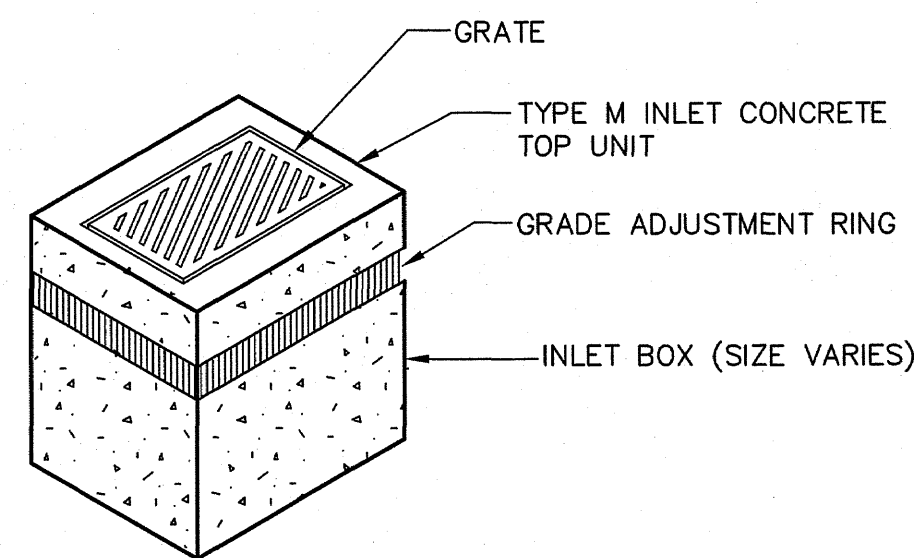
<div><div>HERBERT, ROWLAND & GRUBIC, INC. 220 WEST KENSINGTON DRIVE SUITE 100 CRANBERRY TOWNSHIP, PA 16066 724.779.4777 hrg-inc.com</div></div>		<div>PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR SLIPPERY ROCK DOLLAR GENERAL #2 PTV 1395, LLC 400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000 PITTSBURGH, PA 15235</div>		<div>SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA</div>	
<div>PROFESSIONAL SEAL: </div>					
<div>HRG PROJECT NUMBER: R008385.0457 PLAN DATE: MAY 2024 DRAWING SCALE: AS SHOWN PROJ. MANAGER: CRAIG A. BISHOP</div>					
REVISIONS					
NO.	DATE	DESCRIPTION			
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS			
2	2024.07.31	REVISED PER NPDES COMMENTS			
3	2024.09.09	PER PLANNING COMMISSION COMMENTS			
4	2024.09.19	REVISED PER NPDES COMMENTS			
5	2025.02.05	LAND DEVELOPMENT PLANS FOR RECORDING			
6					
7					
8					
9					
SHEET TITLE: PCSM NOTES					
SHEET:		PCNT-1		17	



**OVERFLOW TRASH RACK WITH
ANTI-VORTEX PLATE**
NOT TO SCALE

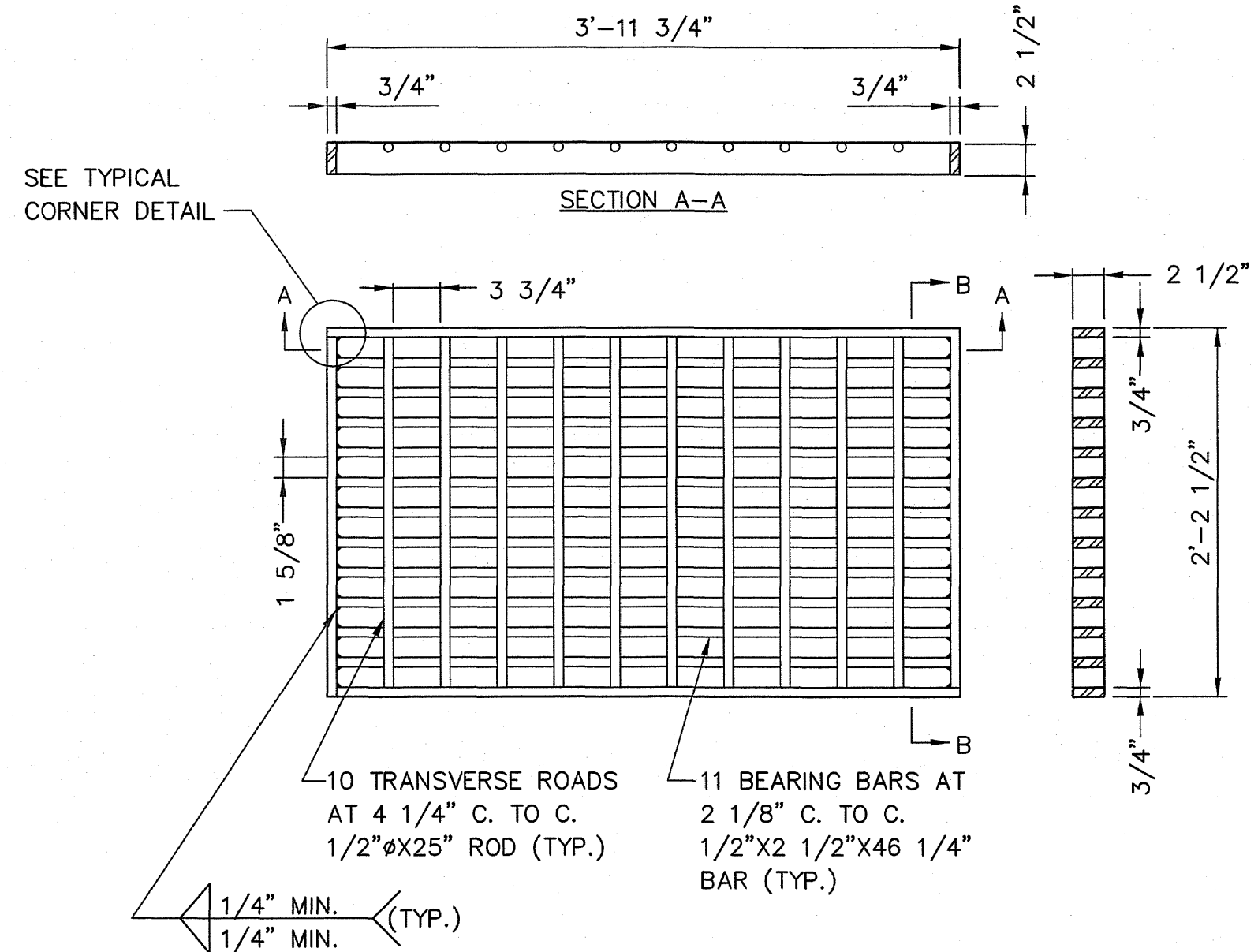


TYPE D-W ENDWALL DETAIL
NOT TO SCALE

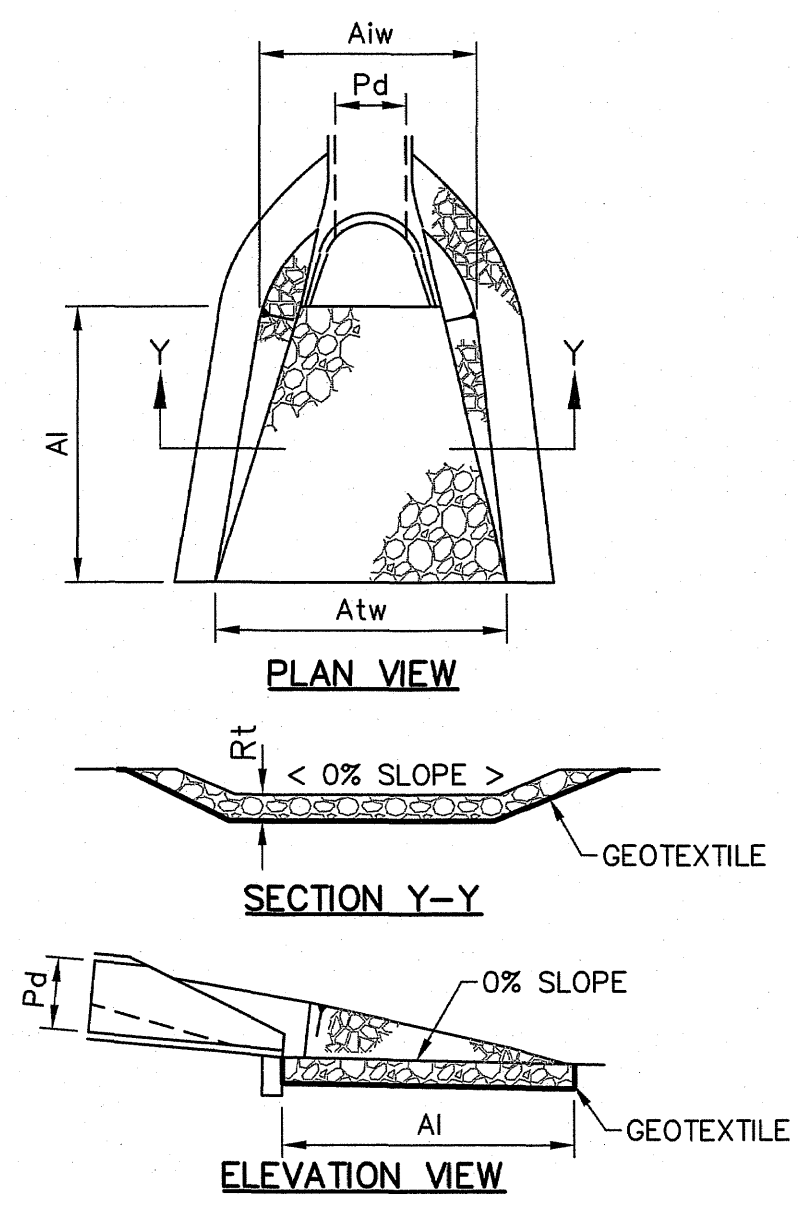


- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
 2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
 3. NO PIPES SHALL ENTER INLET BOX AT CORNER.
 4. ALL GRATES SHALL BE BICYCLE SAFE.

TYPE M INLET DETAIL
NOT TO SCALE



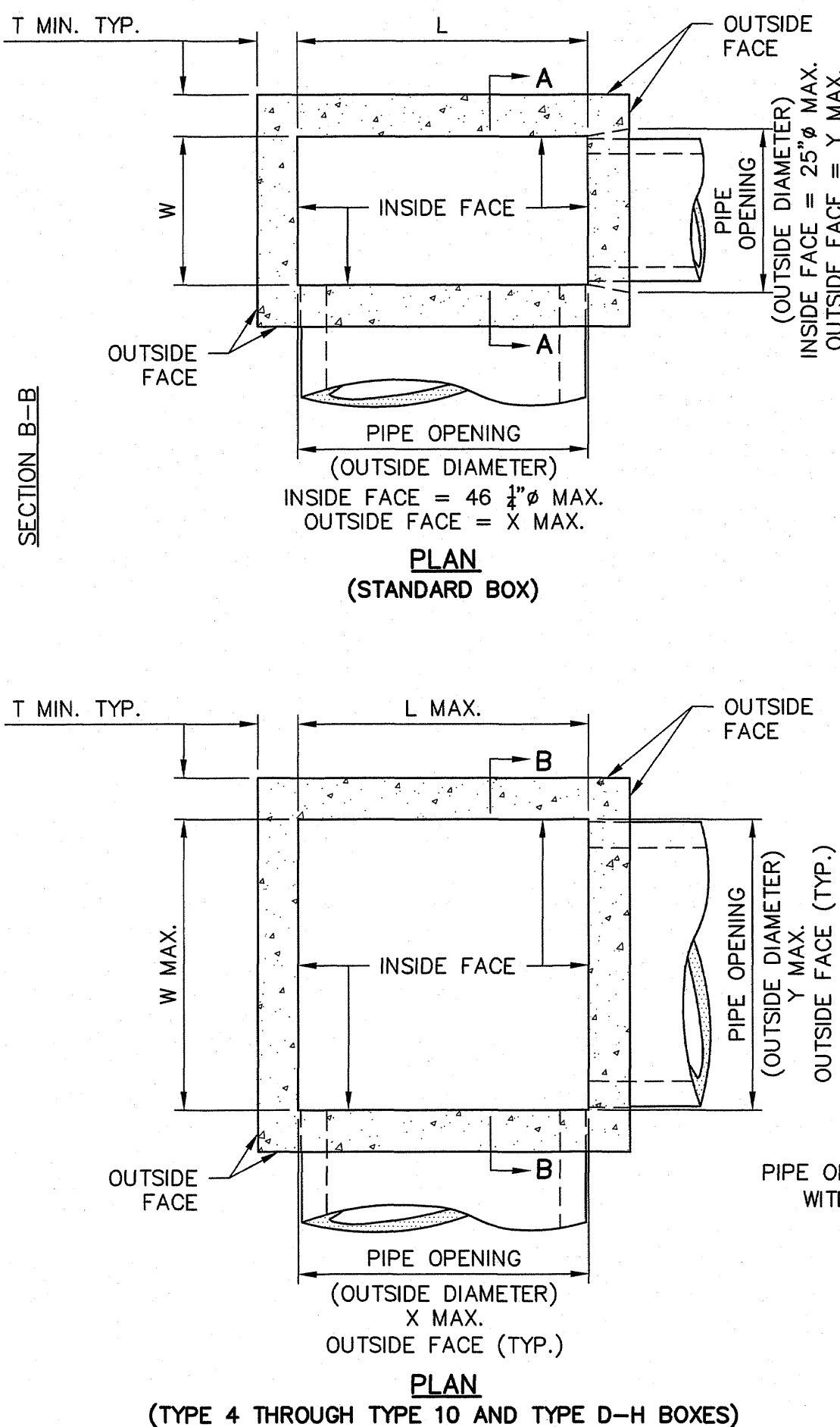
BICYCLE SAFE STRUCTURAL STEEL GRATE
NOT TO SCALE



OUTLET NO.	PIPE DIA (IN)	RIPRAP			APRON	
		SIZE R--	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-1	15	4	18	8	4	12
EW-2	15	4	18	8	4	12

- 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.

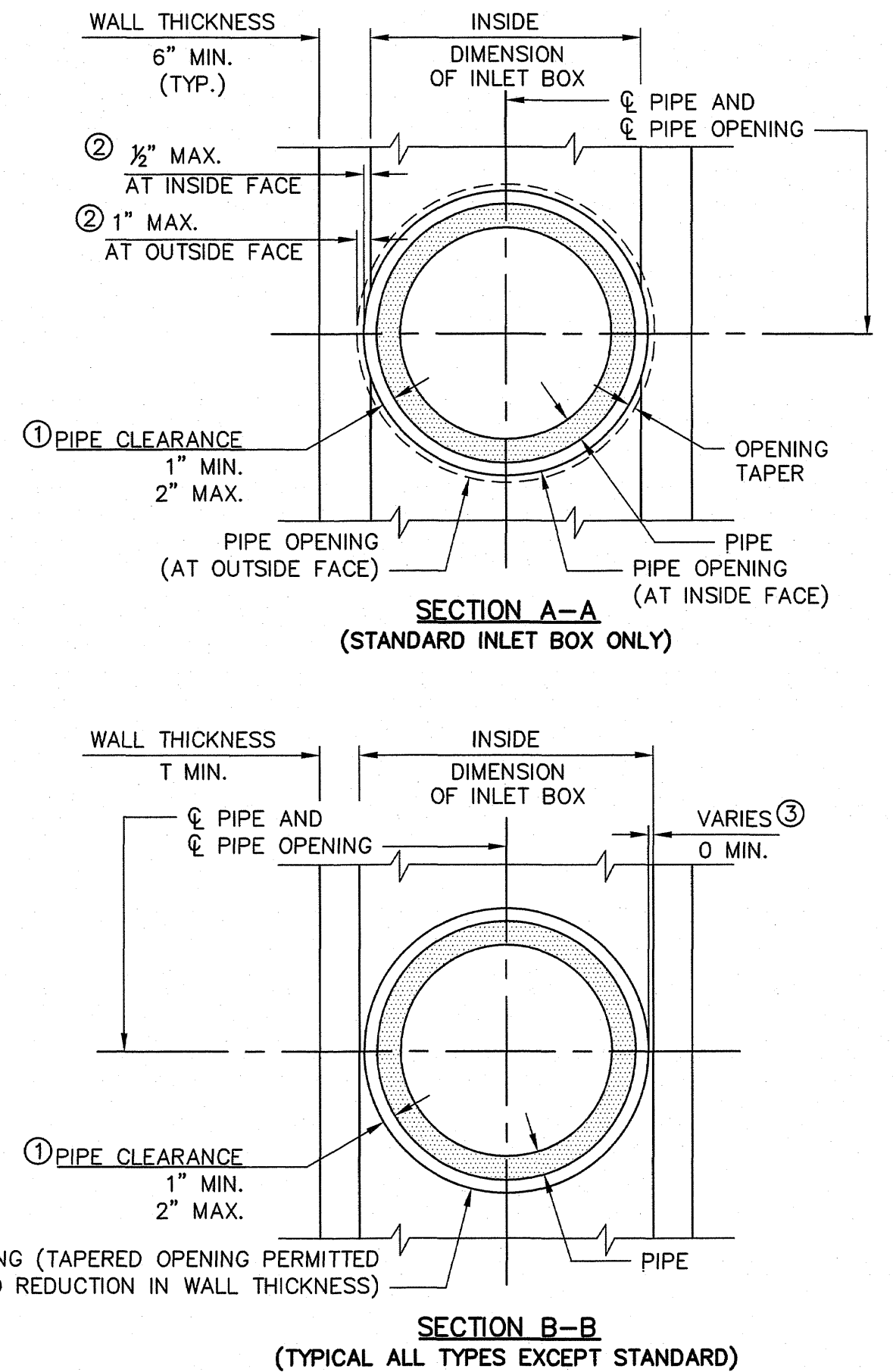
**STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL**
NOT TO SCALE



BOX TYPE	INSIDE BOX DIMENSIONS		WALL THICKNESS T	PIPE OPENING AT OUTSIDE FACE	
	W	L		X	Y
STANDARD	2'-0"	3'-9 1/4"	6"	47 1/4"	26"

- NOTES:
1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PADOT PUB. 408, SECTION 714 AND PUB. 72M, RC-43M.
 2. PERMIT ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN PADOT BULLETIN 15. USE CLASS AA CEMENT CONCRETE FOR PRECAST BOXES.
 3. SEE PADOT PUB 72M, RC-43M FOR CONCRETE TOP UNITS, TRANSITION SLABS, RISER SECTIONS AND GRADE ADJUSTMENT RINGS.
 4. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE SLAB ELEVATION IS GREATER THAN (10'-0").
 - VERTICAL PLACEMENT: 5'-0" MAXIMUM SPACING
 - HORIZONTAL PLACEMENT: PLACE WEEPHOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
 - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENING OR JOINTS.
 - LOCATE WEEPHOLES A MINIMUM OF 1'-0" ABOVE OUTLET PIPE INVERT.
 5. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. WHEN PROJECT CONDITIONS REQUIRE PIPE BLOCKOUTS TO BE FORMED WITHIN 4" FROM THE TOP OF THE INLET BOX, PROVIDE AN ADDITIONAL #3 REINFORCEMENT BAR LOCATED 1 5/8" FROM THE TOP OF THE INLET BASE, FULL WIDTH ALONG THE INLET FACE. REMOVE ANY VISIBLE PORTION OF THE BAR, IF REQUIRED DURING INSTALLATION AND PRIOR TO JOINING THE PIPE TO THE INLET. IF REINFORCED CONCRETE PIPE IS USED, THE PIPE BLOCKOUT MAY BE FORMED 'FLUSH' WITH THE INLET BASE. LIMIT PIPE BLOCKOUT OF WALL TO 1".
 6. PLACE SUBBASE MATERIAL MEETING THE REQUIREMENTS OF PADOT PUB. 408, SECTION 350.2, TO A DEPTH OF 12", IN LAYERS 4" THICK, COMPACTED TO A DENSITY SATISFACTORY TO THE ENGINEER.
 7. PROVIDE SUITABLE LIFTING DEVICES FOR HANDLING AND INSTALLATION. GALVANIZE METAL DEVICES AS SPECIFIED IN PADOT PUB. 408 SECTION 1105.
 8. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 3/8" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO RC-39M.

PRECAST INLET BOXES
NOT TO SCALE



- LEGEND
- ① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
 - ② REDUCTION IN WALL THICKNESS DIMENSION
 - ③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 15066
724.778.4777 | hrg-inc.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
SLIPPERY ROCK DOLLAR GENERAL #2
PTV 1395, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

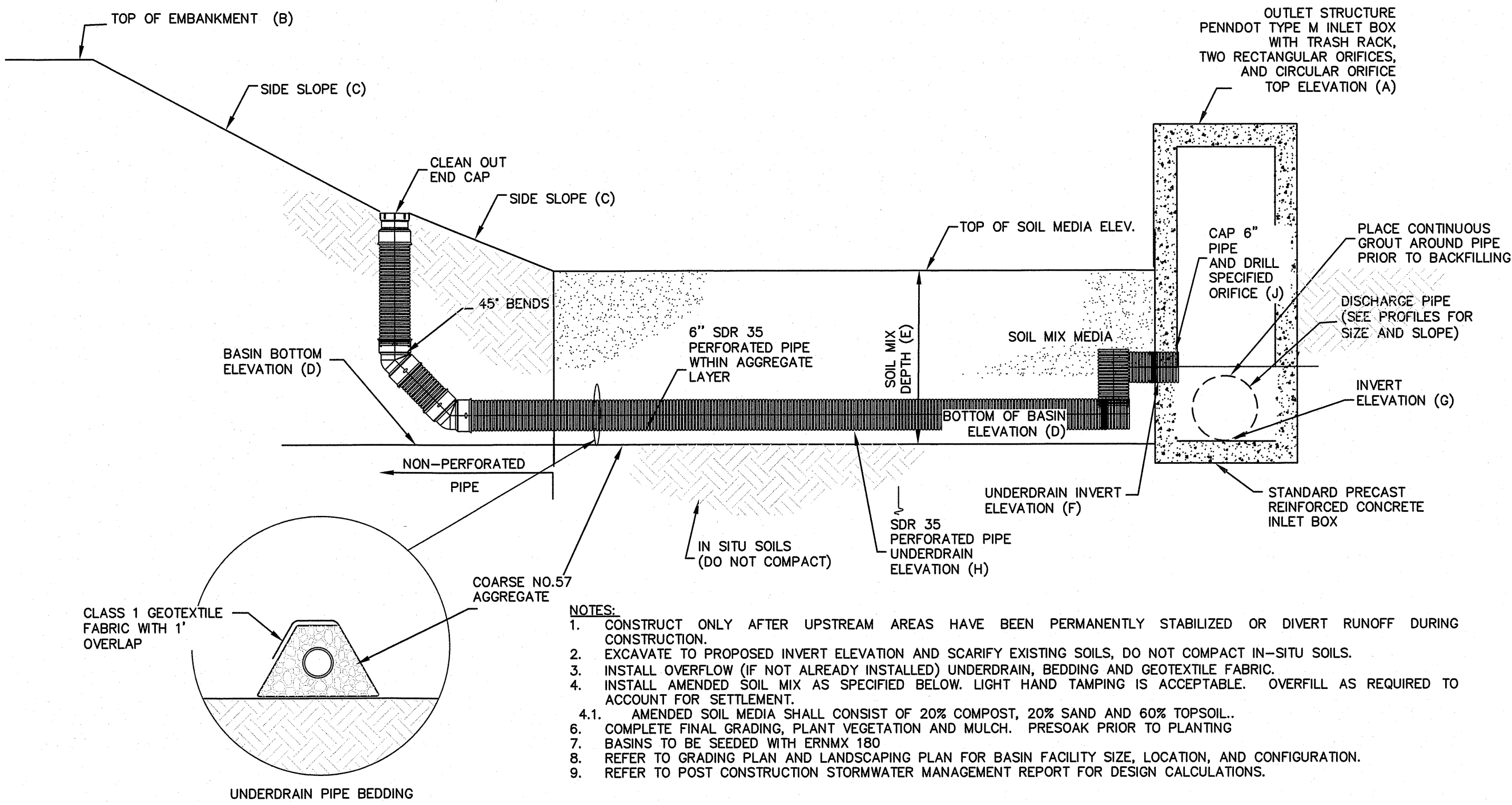
PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION
1	2024.07.08	REVISED PER TOWNSHIP COMMENTS
2	2024.07.31	REVISED PER NPDES COMMENTS
3	2024.09.09	REVISED PER PLANNING COMMISSION COMMENTS
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6		
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9		

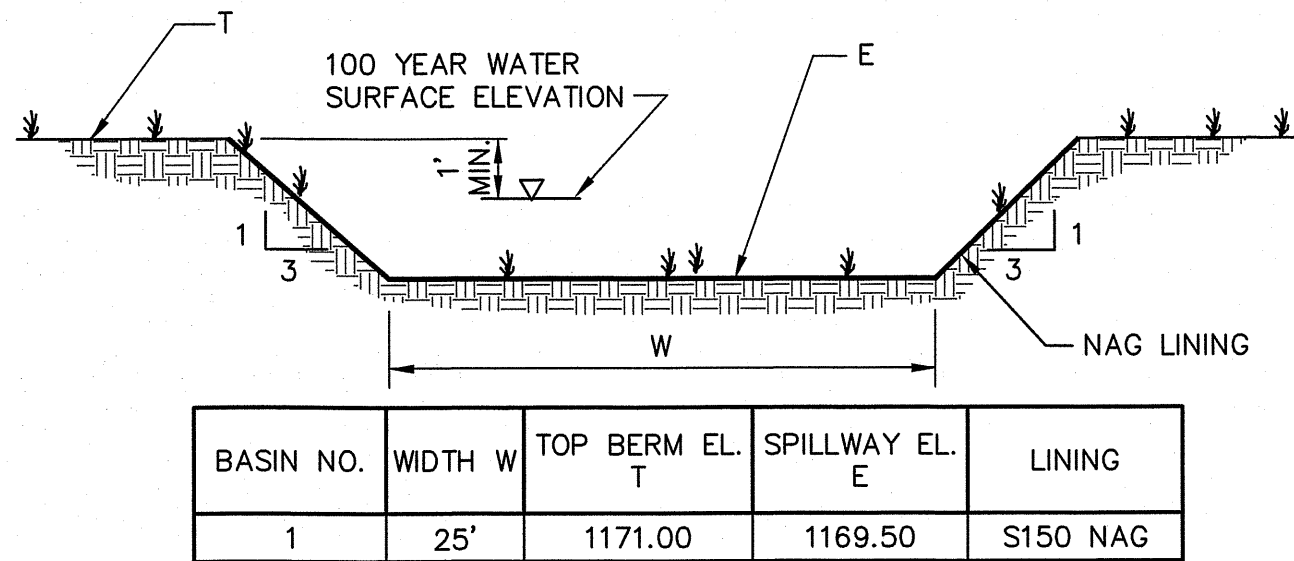
SHEET TITLE:
PCSM DETAILS

SHEET: **PCDT-1** **18**



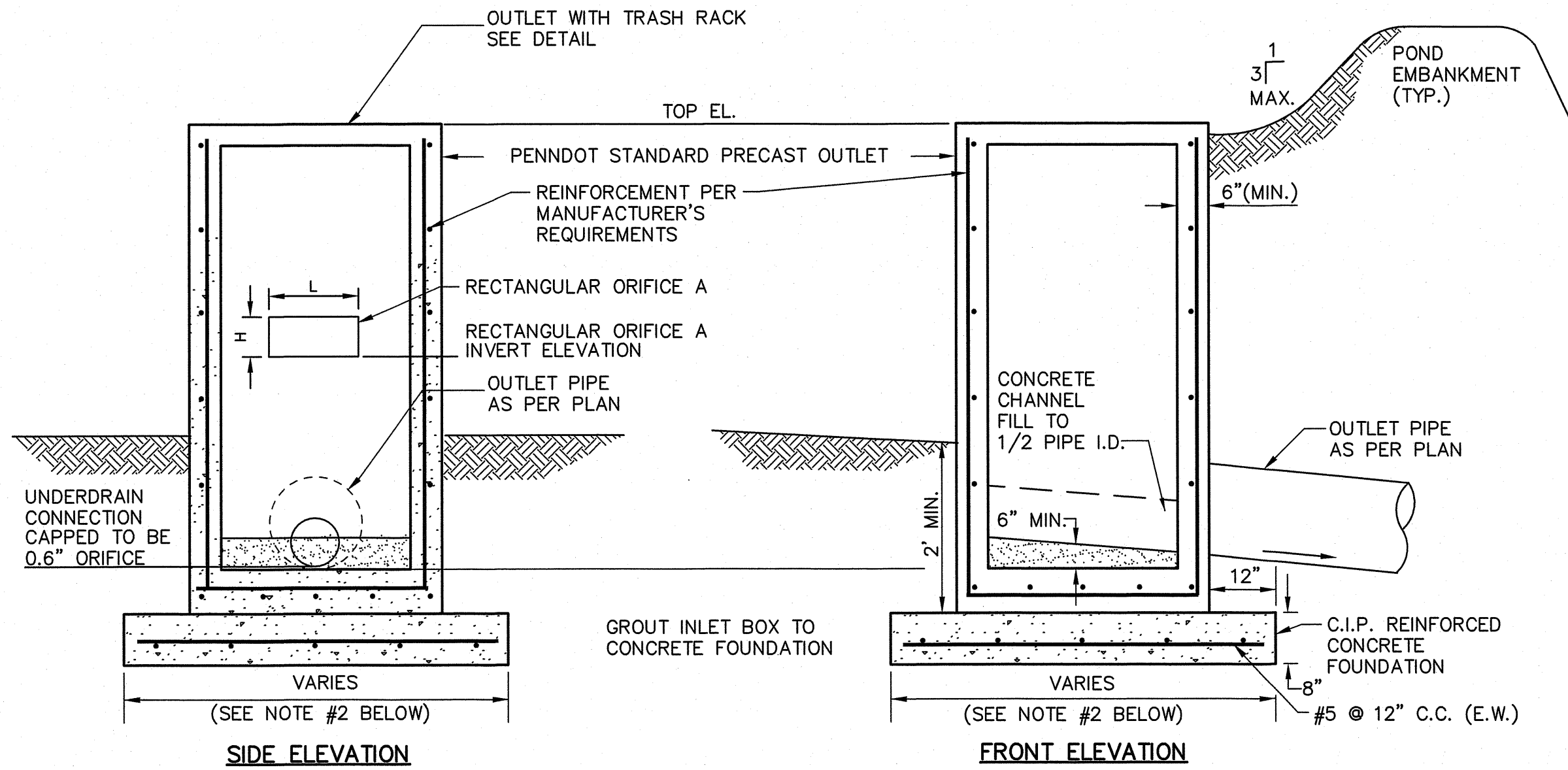
BASIN NUMBER	TOP ELEVATION (A)	TOP OF EMBANKMENT (FT.) (B)	SIDE SLOPE (C)	BOTTOM OF BASIN ELEVATION (FT.) (D)	TOP OF SOIL MEDIA ELEVATION (FT.)	SOIL MIX DEPTH (E) (FT.)	UNDERDRAIN INVERT ELEVATION (F) (FT.)	OUTLET PIPE INVERT ELEVATION (G) (FT.)	OUTLET STRUCTURE DIMENSIONS (FT.)	UNDERDRAIN ELEVATION (H) (FT.)	UNDERDRAIN ORIFICE (J) (INCHES)
1	1169.00	1171.00	3	1165.00	1167.00	2	1166.00	1162.25	2x4	1165.00	0.6

MRC DETENTION BASINS W/ PERFORATED UNDERDRAIN
NOT TO SCALE



BASIN NO.	WIDTH W	TOP BERM EL. T	SPILLWAY EL. E	LINING
1	25'	1171.00	1169.50	S150 NAG

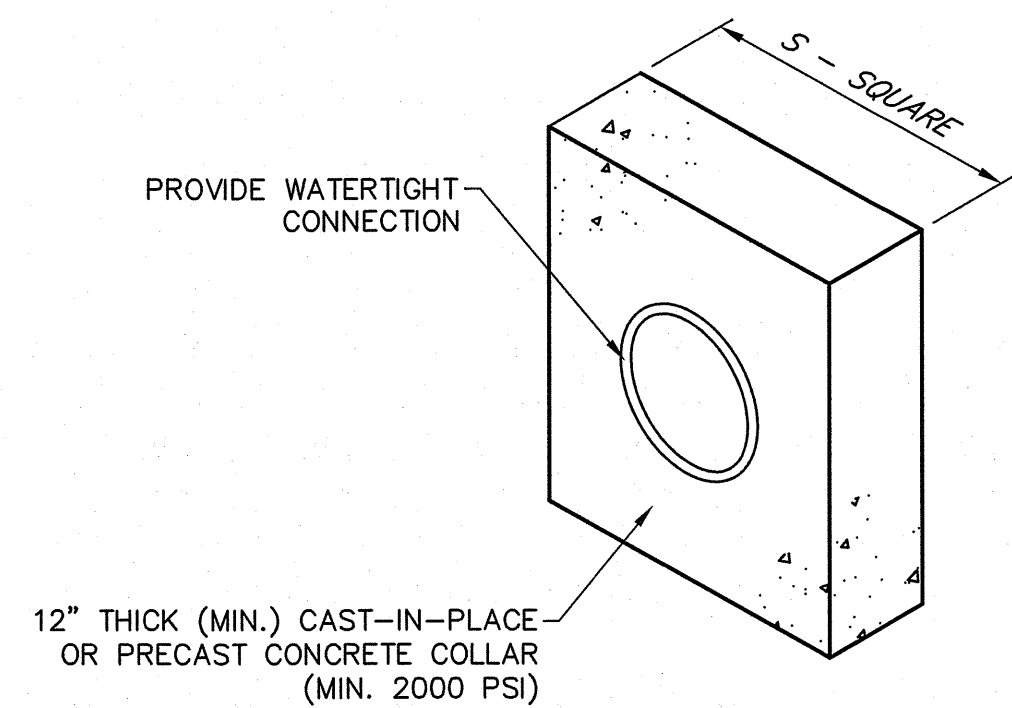
EMERGENCY SPILLWAY
NOT TO SCALE



- NOTES:**
1. PROVIDE FIELD PLACED CONCRETE FILL IN THE BOTTOM OF ALL OUTLET STRUCTURES TO A DEPTH OF 1/2 OF THE PIPE I.D. PROVIDE AN ADEQUATE FLOW CHANNEL FOR THE TRANSITION TO THE OUTLET PIPE. SHAPE BOX BOTTOM FOR POSITIVE DRAINAGE.
 2. CONSTRUCT THE REINFORCED CONCRETE FOUNDATION TO A DIMENSION 24\"
 3. CONSTRUCT OUTLET STRUCTURE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-34 FOR PRECAST CONCRETE INLET BOXES.

BASIN NUMBER	TOP GRATE ELEVATION	UNDERDRAIN ELEVATION	UNDERDRAIN CONNECTION ELEVATION	RECTANGULAR ORIFICE A INVERT ELEV.	RECTANGULAR ORIFICE A DIMENSIONS (L\"	PERFORATED PIPE CAPPED DIAMETER	OUTLET PIPE INVERT ELEVATION
1	1169.00'	1165.00'	1166.00'	1167.75'	6\"	0.6"	1162.25'

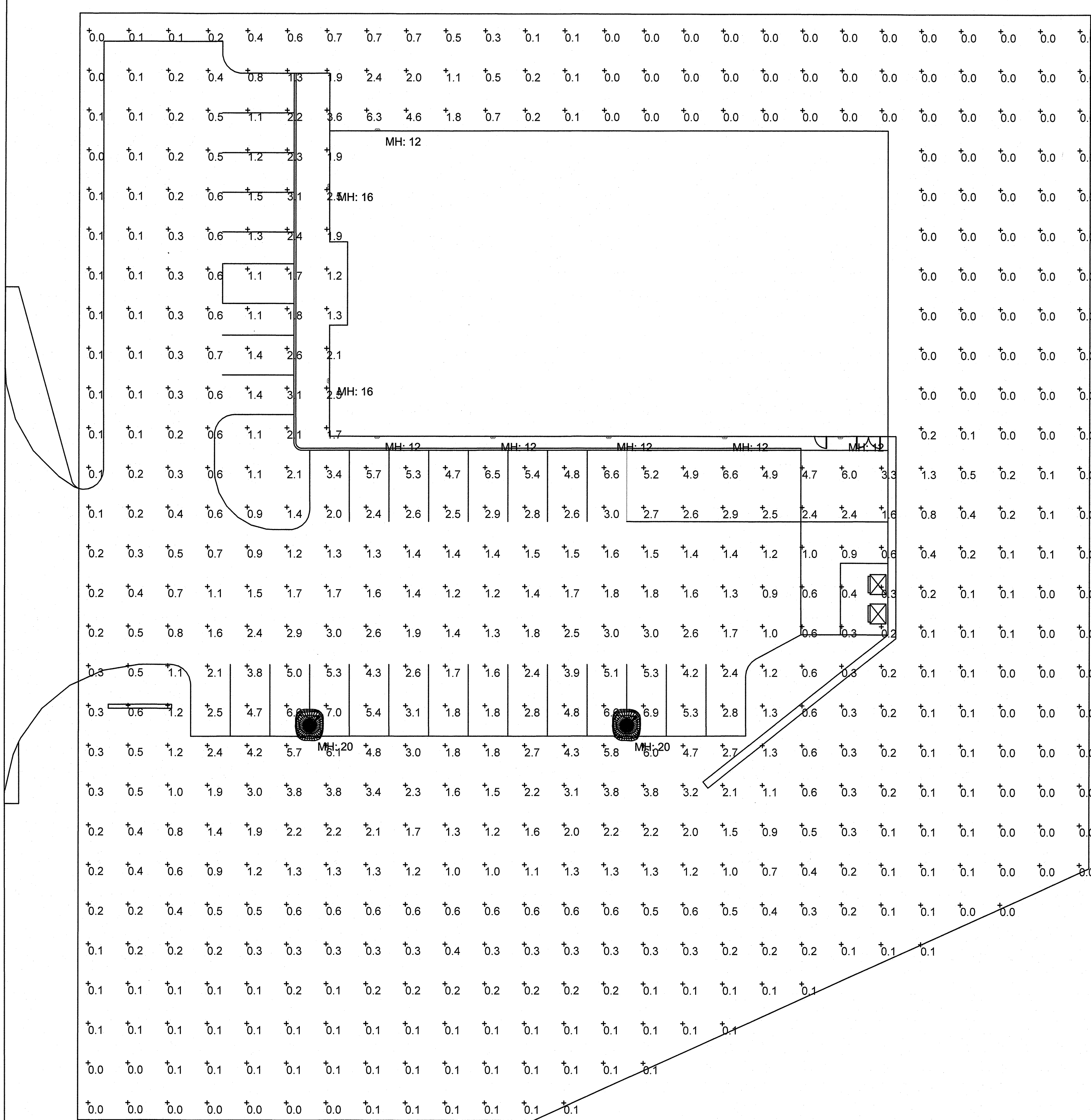
MRC DETENTION BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE



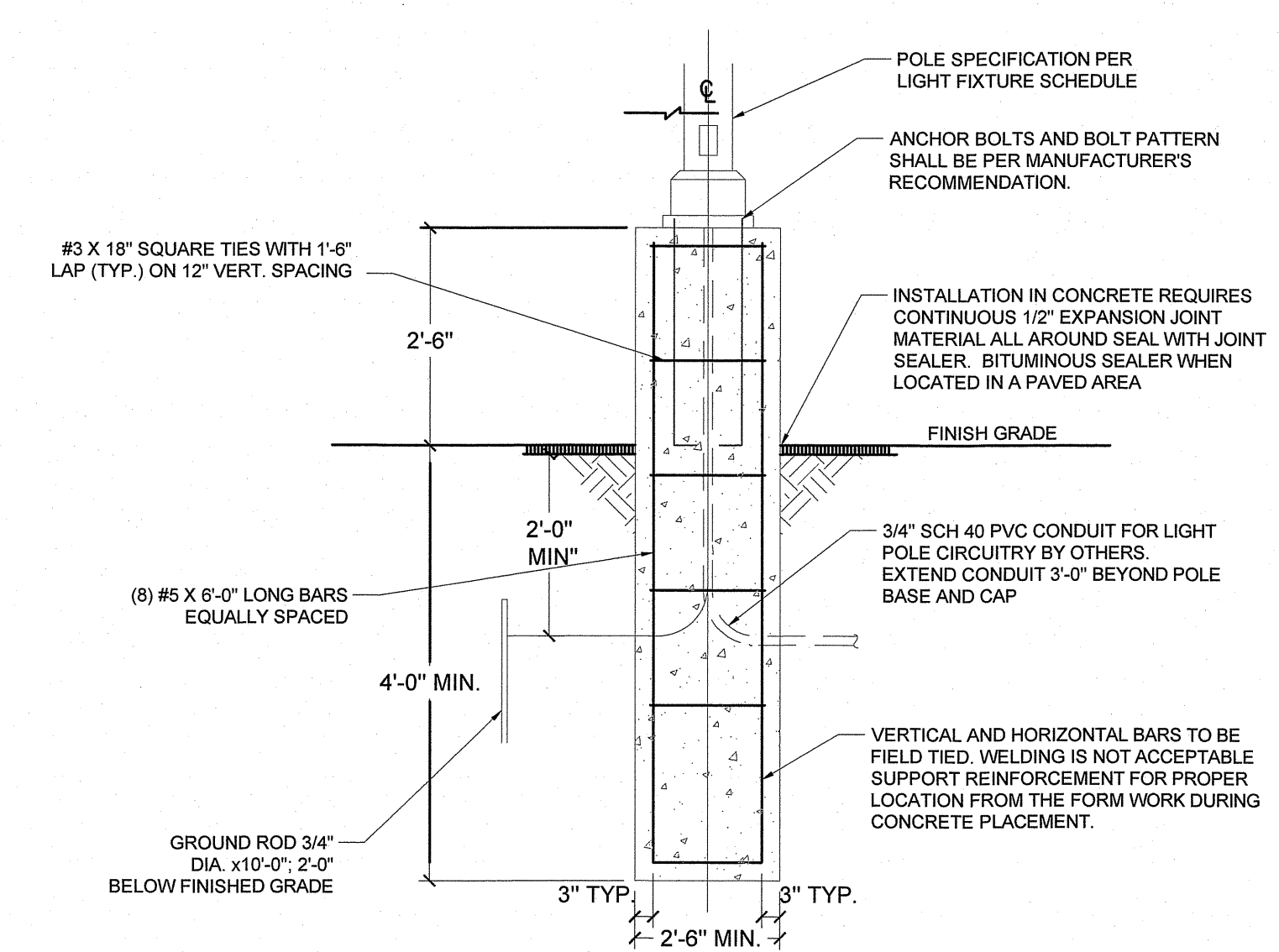
BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	15	66	2	10	20

- NOTES:**
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
 2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.
 3. REINFORCE COLLARS ACCORDING TO CRANBERRY TOWNSHIP'S SS-20 DETAIL.

CONSTRUCTION DETAIL #7-16
CONCRETE ANTI-SEEP COLLAR SIZE FOR
DETENTION BASIN 1
NOT TO SCALE



1 Photometric Site Plan
NTS



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

2 Site Lighting Pole Base Detail
NTS

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

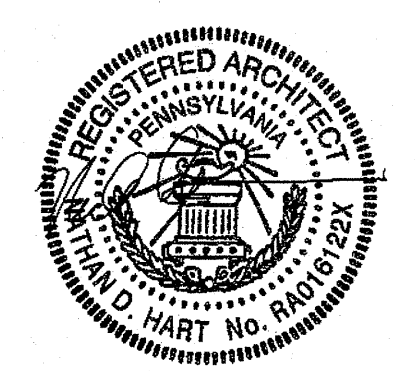
- GENERAL NOTES:
- * DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
 - * THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED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

PLAN BOOK	PAGE
427	32

Calculation Summary @ GRADE - Calculation Points = 10'x10'							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_Planar	Illuminance	Fc	1.05	7.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	LLF	Lum. Watts	Total Watts	Lum. Lumens MH
W	8	WPR3-UNVL-30-4-50-BZ	Wall Pack 37.1W 4701 Lumens 5000K Bronze	SINGLE	0.963	30	240	4616 12'16'
P	2	RCALR-15-50-UNVL-1-5-10SP-Z5	Pole - RCALR 19456lm 148W 120-277V 5000K 5M Lens	SINGLE	0.963	147.5	295	19456 20'

Seal



Dollar General
Store # 30798
3227 William Flynn Hwy
Slippery Rock, PA 16057

Revisions

Date
06.27.2024

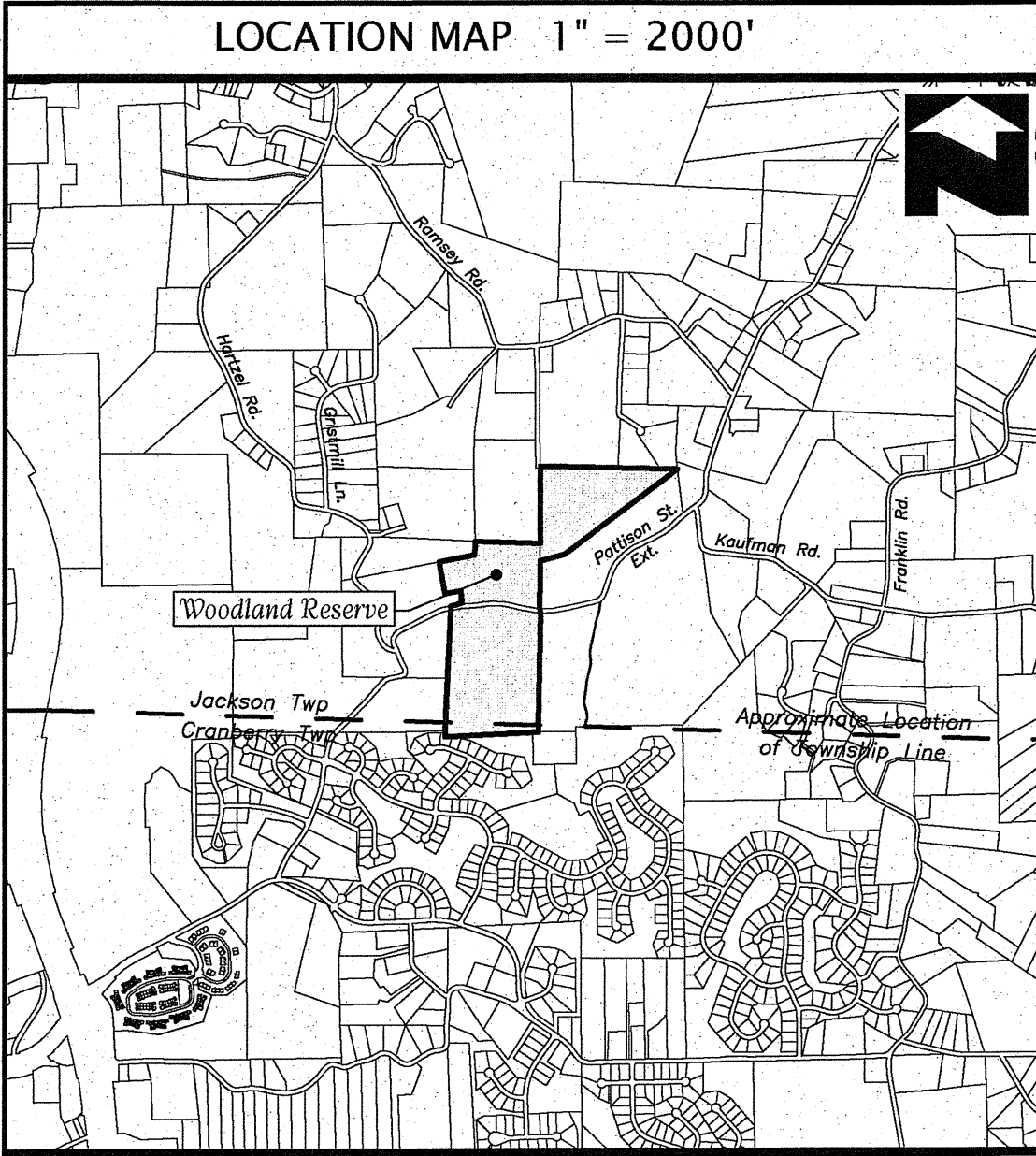
Client
PennTex Ventures

Project No.
2405.928

Drawing Title
Site Lighting

Sheet

PH1.1



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

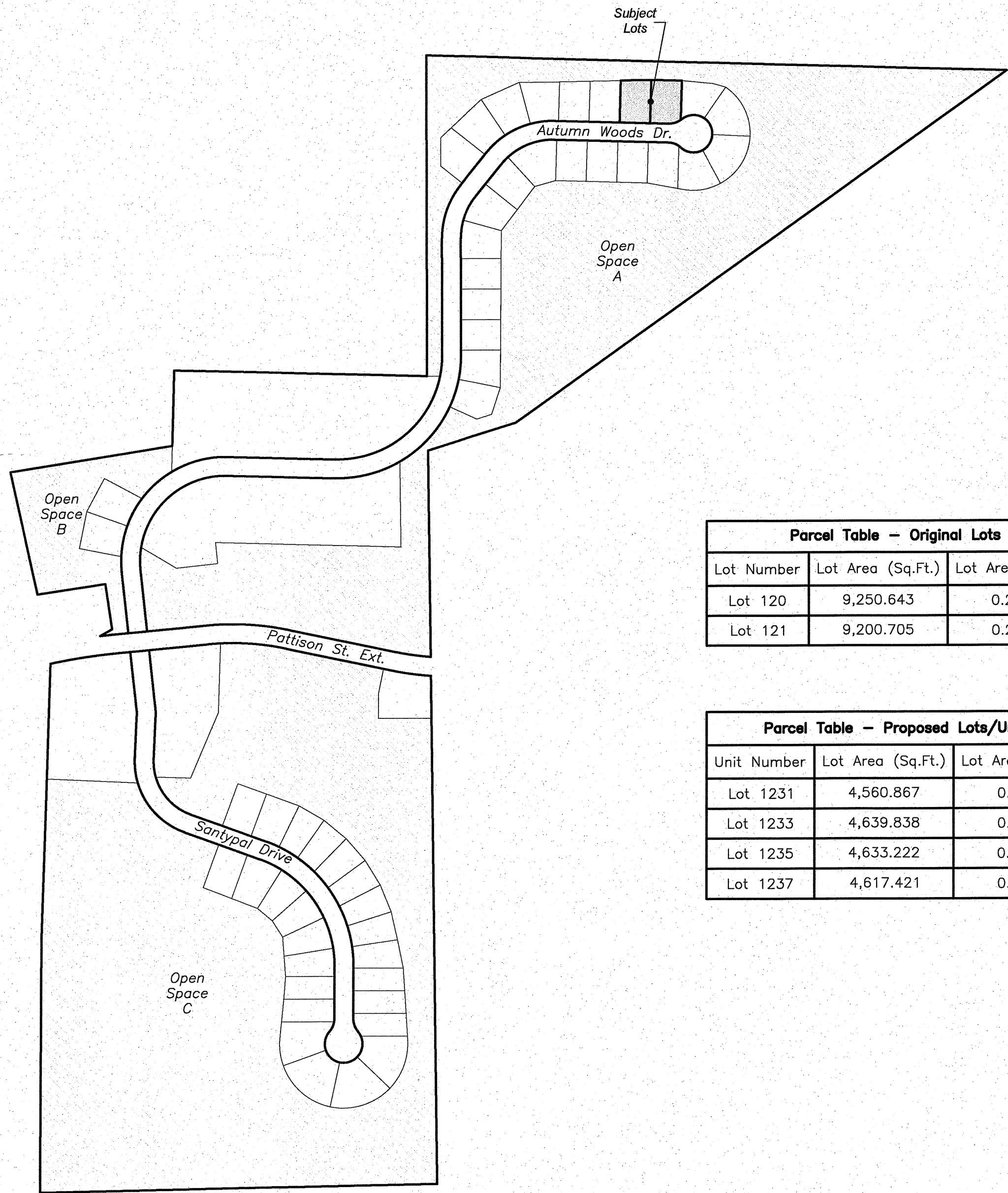
Township Standard	Required	Provided
Site Area	25.00 Acres	69.01 Acres
Open Space	60% (41.4 Acres)	62% (42.80 Acres)
Community Open Space	62,000 sq.ft.	70,494 sq.ft.
Density (Incentive Based)	2 Units/Acre (115 Units)	2.1 Units/Acre (124)**
PRD Perimeter	50.00 feet	50.00 feet
Steep Slope Disturbance	2.22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

* In lieu of 2.0 units per acre, a density of 2.1 acres per acre is proposed.

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

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

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

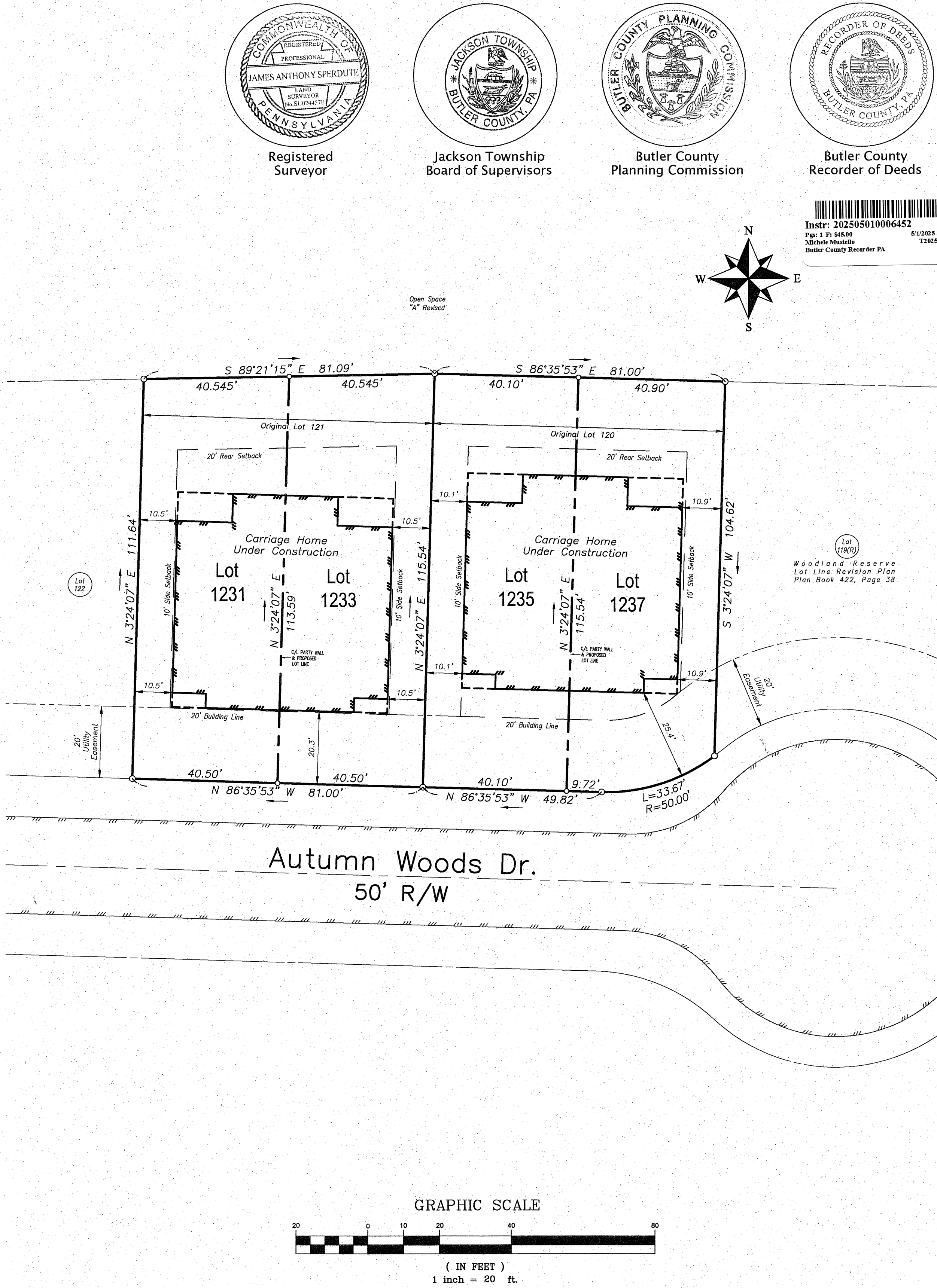


Parcel Table -- Original Lots

Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 120	9,250.643	0.2124
Lot 121	9,200.705	0.2112

Parcel Table -- Proposed Lots/Units

Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 1231	4,560.867	0.1047
Lot 1233	4,639.838	0.1065
Lot 1235	4,633.222	0.1064
Lot 1237	4,617.421	0.1060



General Plan Notes

- This plan is a re-subdivision of Lots 120 & 121 of the Woodland Reserve Planned Residential Development as recorded in Plan Book 411, Pages 43-46 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.
- No additional units are proposed by this plan that were not originally planned for.
- This plan is subject to any and all conditions of the previously approved plans as approved by Jackson Township.
- If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

Property References

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

Lot 120
Tax Parcel 180-S15-A120-0000

Lot 121
Tax Parcel 180-S15-A121-0000

Instrument No. 202303240004020

PLAN BOOK	PAGE
427	33
77000	

Woodland Reserve Amendment 6

Being a Re-subdivision of Lots 120 & 121 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46 Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

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

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

Woodland Reserve, LP

Woodland Reserve, LP, owner of the land shown on the Woodland Reserve Amendment 6 Plan hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this, I set my hand and seal this 17th day of March, 20 25.

ATTEST:

Notary Public

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

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

Witness my hand and notarial seal this 17th day of March, 20 25.

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

(Seal)

Notary Public

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

I hereby certify that the title to the property contained in the Woodland Reserve Amendment 6 is in the name of Woodland Reserve, LP and is recorded at Instrument No. 202303240004020.

Witness

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

Surveyor

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

3/25/25
Date

James A. Sperdute, RS # 24457-E

Jackson Township Planning Director/Manager

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

4/1/2025
Date

Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 25 day of March, 20 25, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 25 day of March, 20 25. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Chairperson

This plat was delivered to applicant by Jackson Township on the 23rd day of April, 20 25.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19 day of MARCH, 20 25.

Secretary

Chairperson

Plan # 25050

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 427, page(s) 33.

Given under my hand and seal this 1st day of May, 20 25.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE HERITAGE CROSSINGS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(b) AND (c) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(b) AND (c))

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE 4-29-25

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }
ON THE 29 DAY OF April 2025 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 14, 2027

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 427 PAGES 34-35 GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF May 2025

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

PHASE 5
34,330 SQ.FT.
(0.825 ACRES)
PART OF LOT 3
MUST BE BUILT

BUTLER COUNTY
RECORDER OF DEEDS

n/f JESS, L.P.
South Pike Square
Plan-Revision 2
PBV 320, Pg 7
Parcel S-1

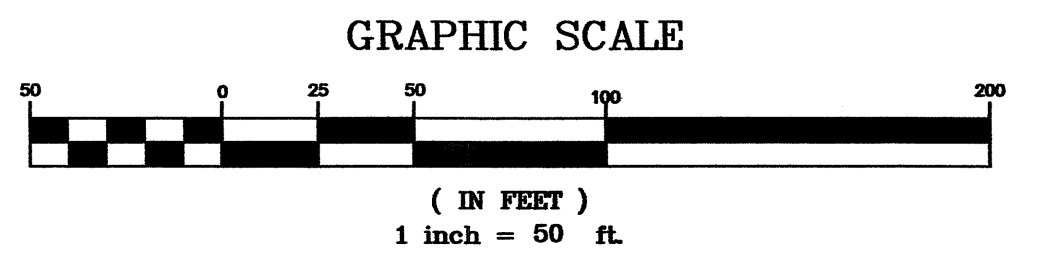
Condo Area Tabulation

	LOT 1	LOT 2	LOT 3			
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	39,502	0.907	316,293	7.281	591,122	13.570
CONDO PLAN NO. 1 PHASE 1A	0	0	98,892	2.270	0	0
CONDO PLAN NO. 1 PHASE 1B	39,502	0.907	0	0	0	0
CONDO PLAN NO. 2 PHASE 2A	0	0	217,401	4.991	0	0
CONDO PLAN NO. 2 PHASE 2B	0	0	0	0	173,246	3.977
CONDO PLAN NO. 2 PHASE 2C	0	0	0	0	45,524	1.045
CONDO PLAN NO. 3 PHASE 3A	0	0	0	0	74,912	1.720
CONDO PLAN NO. 3 PHASE 3B	0	0	0	0	34,905	0.801
CONDO PLAN NO. 4 PHASE 4A	0	0	0	0	35,956	0.825
CONDO PLAN NO. 4 PHASE 4B	0	0	0	0	145,450	3.339
CONDO PLAN NO. 5 PHASE 5	0	0	0	0	34,330	0.788
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00	46,799	1.074

LIMIT OF ENCLOSED UNIT AREA
PREVIOUSLY DECLARED PROPERTY
LIMITED COMMON ELEMENTS (DRIVEWAYS)
CANTERBURY UNIT
ARBY UNIT



ation	LOT 1		LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
	39,502	0.907	316,293	7.261	591,122	13.570
	0	0	98,892	2.270	0	0
	39,502	0.907	0	0	0	0
	0	0	217,401	4.991	0	0
	0	0	0	0	173,246	3.977
	0	0	0	0	45,524	1.045
	0	0	0	0	74,912	1.720
	0	0	0	0	34,905	0.801
	0	0	0	35,956	0.825	
	0	0	0	145,450	3.339	
	0	0	0	34,330	0.788	
DEVELOPMENT REAL ESTATE)	0.00	0.00	0.00	0.00	46,799	1.074



NOTES:
Prepared for: Heritage Crossings Partners, L.P.
P.O. Box 449
Mars, PA 16046

- All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
- All unit driveways are considered limited common elements and must be built.
- See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
- Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.

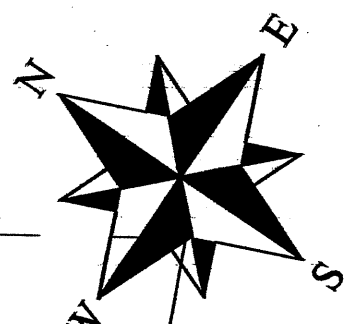
Plan References: Heritage Crossings Plan of Lots PBV 388, Pages 24-25
Heritage Crossings Condominium Plan No. 1 PBV 392, Page 40
Heritage Crossings Condominium Plan No. 2 PBV 398, Page 1
Heritage Crossings Condominium Plan No. 3 PBV 404, Page 19
Heritage Crossings Condominium Plan No. 4 PBV 411, Page 13

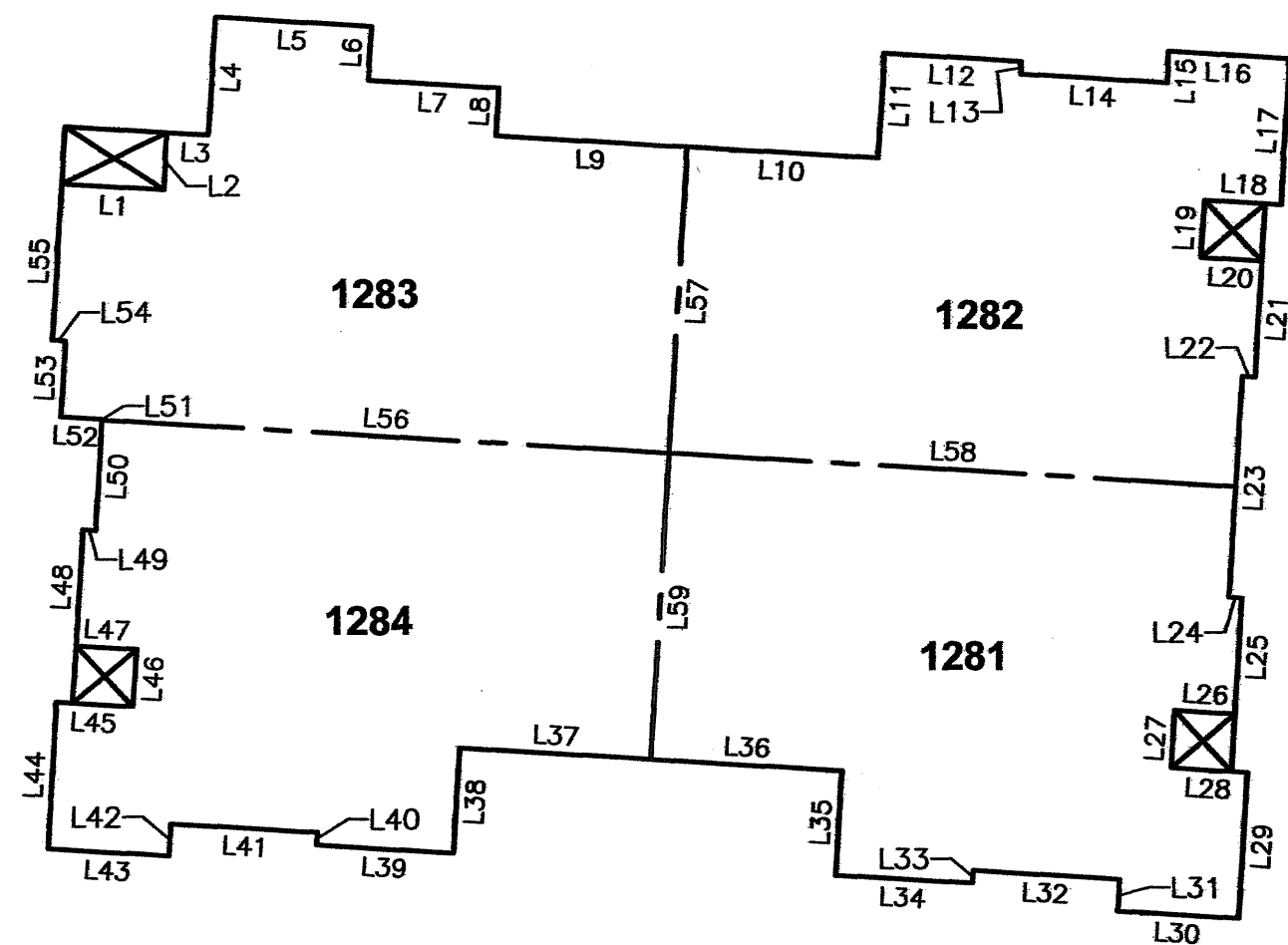
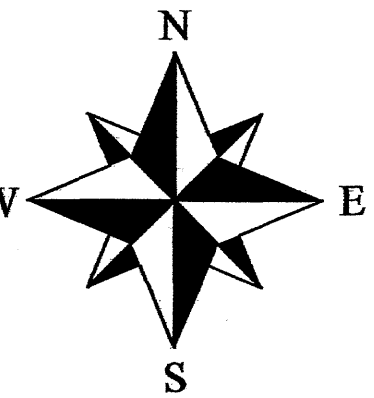
Owner/Developer
Heritage Crossings Partners, L.P.
Box 449
Mars, PA 16046
Reference:
Heritage Crossings Plan of Lots
PBV 388, Pages 24 - 25

DRAWING NUMBER: 1055-2527748
DRAWING SCALE: 1"=50'
DATE: April 28, 2025
DRAWN BY: JSS
REVISIONS:

Heritage Crossings
Condominium Plan 5
Buffalo Township, Butler County
Pennsylvania
Sheet 1 of 2

Sperdute Land Surveying
A Division of Sheffer & Company
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

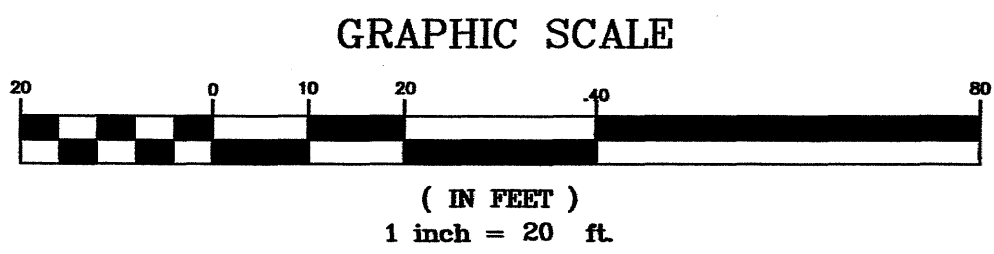




Line Table		
Line #	Length	Direction
L1	10.67'	S30° 39' 08"E
L2	6.00'	N59° 20' 52"E
L3	4.33'	S30° 39' 08"E
L4	12.33'	N59° 20' 52"E
L5	16.33'	S30° 39' 08"E
L6	5.67'	S59° 20' 52"W
L7	13.67'	S30° 39' 08"E
L8	5.00'	S59° 20' 52"W
L9	20.00'	S30° 39' 08"E
L10	20.00'	S30° 39' 08"E
L11	11.00'	N59° 20' 52"E
L12	14.33'	S30° 39' 08"E
L13	1.33'	S59° 20' 52"W
L14	15.33'	S30° 39' 08"E
L15	3.33'	N59° 20' 52"E
L16	12.67'	S30° 39' 08"E
L17	15.33'	S59° 20' 52"W
L18	8.00'	N30° 39' 08"W
L19	6.00'	S59° 20' 52"W
L20	6.33'	S30° 39' 08"E

Line Table		
Line #	Length	Direction
L21	12.17'	S59° 20' 52"W
L22	1.33'	N30° 39' 08"W
L23	23.13'	S59° 20' 52"W
L24	1.33'	S30° 39' 08"E
L25	12.17'	S59° 20' 52"W
L26	6.33'	N30° 39' 08"W
L27	6.00'	S59° 20' 52"W
L28	8.00'	S30° 39' 08"E
L29	15.33'	S59° 20' 52"W
L30	12.67'	N30° 39' 08"W
L31	3.33'	N59° 20' 52"E
L32	15.33'	N30° 39' 08"W
L33	1.33'	S59° 20' 52"W
L34	14.33'	N30° 39' 08"W
L35	11.00'	N59° 20' 52"E
L36	20.00'	N30° 39' 08"W
L37	20.00'	N30° 39' 08"W
L38	11.00'	S59° 20' 52"W
L39	14.33'	N30° 39' 08"W
L40	1.33'	N59° 20' 52"E

Line Table		
Line #	Length	Direction
L41	15.33'	N30° 39' 08"W
L42	3.33'	S59° 20' 52"W
L43	12.67'	N30° 39' 08"W
L44	15.33'	N59° 20' 52"E
L45	8.00'	S30° 39' 08"E
L46	6.00'	N59° 20' 52"E
L47	6.33'	N30° 39' 08"W
L48	12.17'	N59° 20' 52"E
L49	1.33'	S30° 39' 08"E
L50	11.56'	N59° 20' 52"E
L51	0.10'	N59° 20' 52"E
L52	4.33'	N30° 39' 08"W
L53	7.96'	N59° 20' 52"E
L54	1.33'	N30° 39' 08"W
L55	16.33'	N59° 20' 52"E
L56	59.33'	S30° 39' 08"E
L57	32.06'	S59° 20' 52"W
L58	59.33'	S30° 39' 08"E
L59	32.06'	S59° 20' 52"W

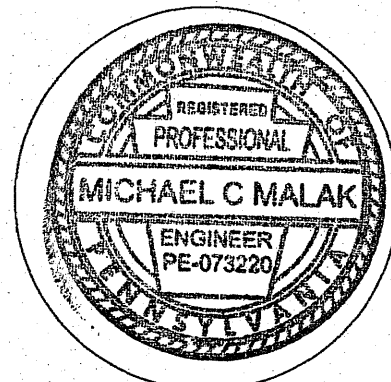


Owner/Developer
Heritage Crossings Partners, L.P.
Box 449
Mars, PA 16046
Reference:
Heritage Crossings Plan of Lots
PBV 388, Pages 24 - 25

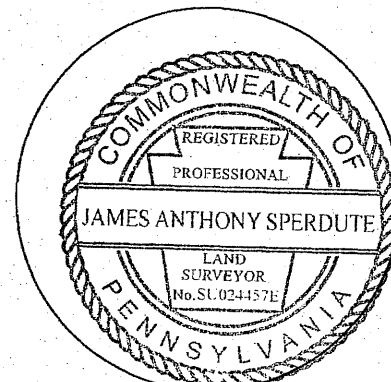
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DRAWING SCALE: 1"=50'
DATE: April 28, 2025
DRAWN BY: JSS
REVISIONS:
Sheet 2 of 2

**Heritage Crossings
Condominium Plan 5**
Buffalo Township, Butler County
Pennsylvania

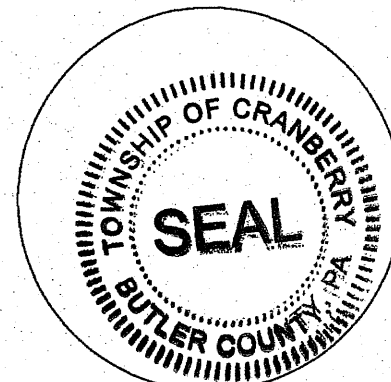
Sperdute Land Surveying
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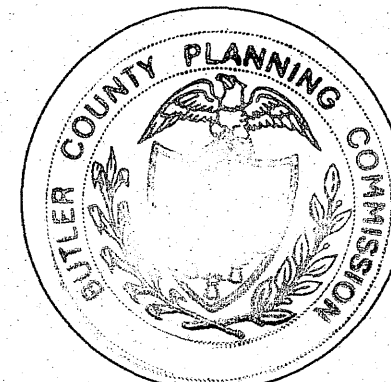
TOWNSHIP
ENGINEER



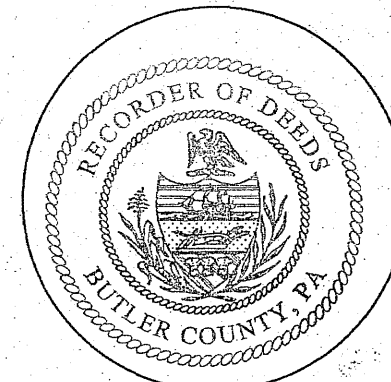
REGISTERED
SURVEYOR



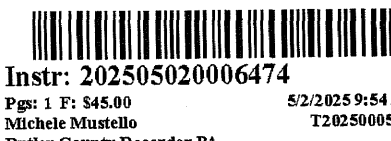
CRANBERRY TWP
BOARD OF SUPERVISORS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

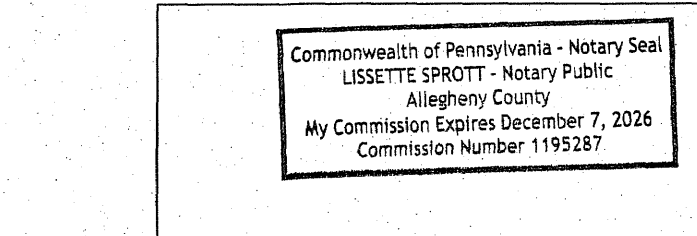


BY RESOLUTION APPROVED ON THE 9th DAY OF April, 2025, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 70 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

John Marney - V.P. NVR, INC.
SIGNATURE AND TITLE OF OFFICER WITNESS
DATE 4/9/25
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED John Marney 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 9th DAY OF April, 2025
(SEAL) James A. Spurdute
NOTARY PUBLIC



I, John Marney HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 70 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202501080000264. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John Marney SIGNATURE OF WITNESS
James A. Spurdute 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.

4/7/25 DATE
James A. Spurdute SIGNATURE
JAMES A. SPURDUTE, R.S. # 24457-E

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

4/2/25 DATE
MICHAEL C. MALAK SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2025-01 EFFECTIVE THIS 3rd DAY OF April, 2025

Daniel B. Santoro SECRETARY
Brian W. Hefner CHAIRPERSON

I, Daniel B. Santoro TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE RESOLUTION NO. 2025-01 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF CRANBERRY

Daniel B. Santoro TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF MARCH, 2025

Daniel B. Santoro SECRETARY
Brian W. Hefner CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 427 PAGE 36

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF May, 2025
Michele M. Mustello RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

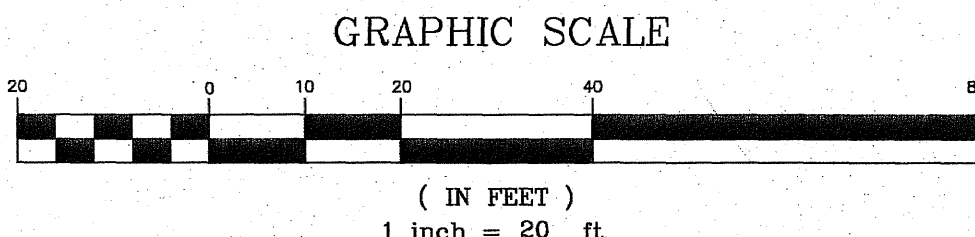
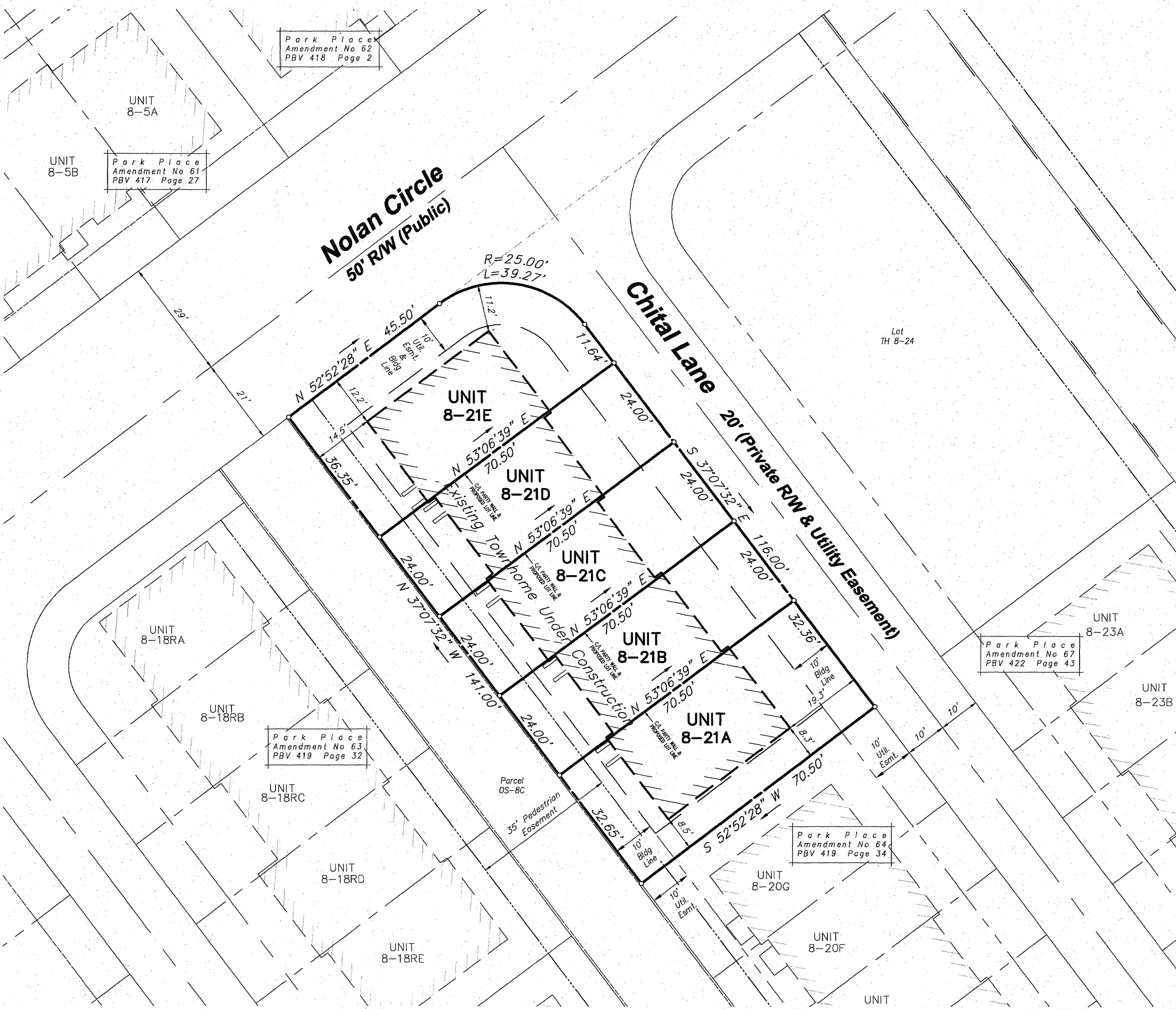
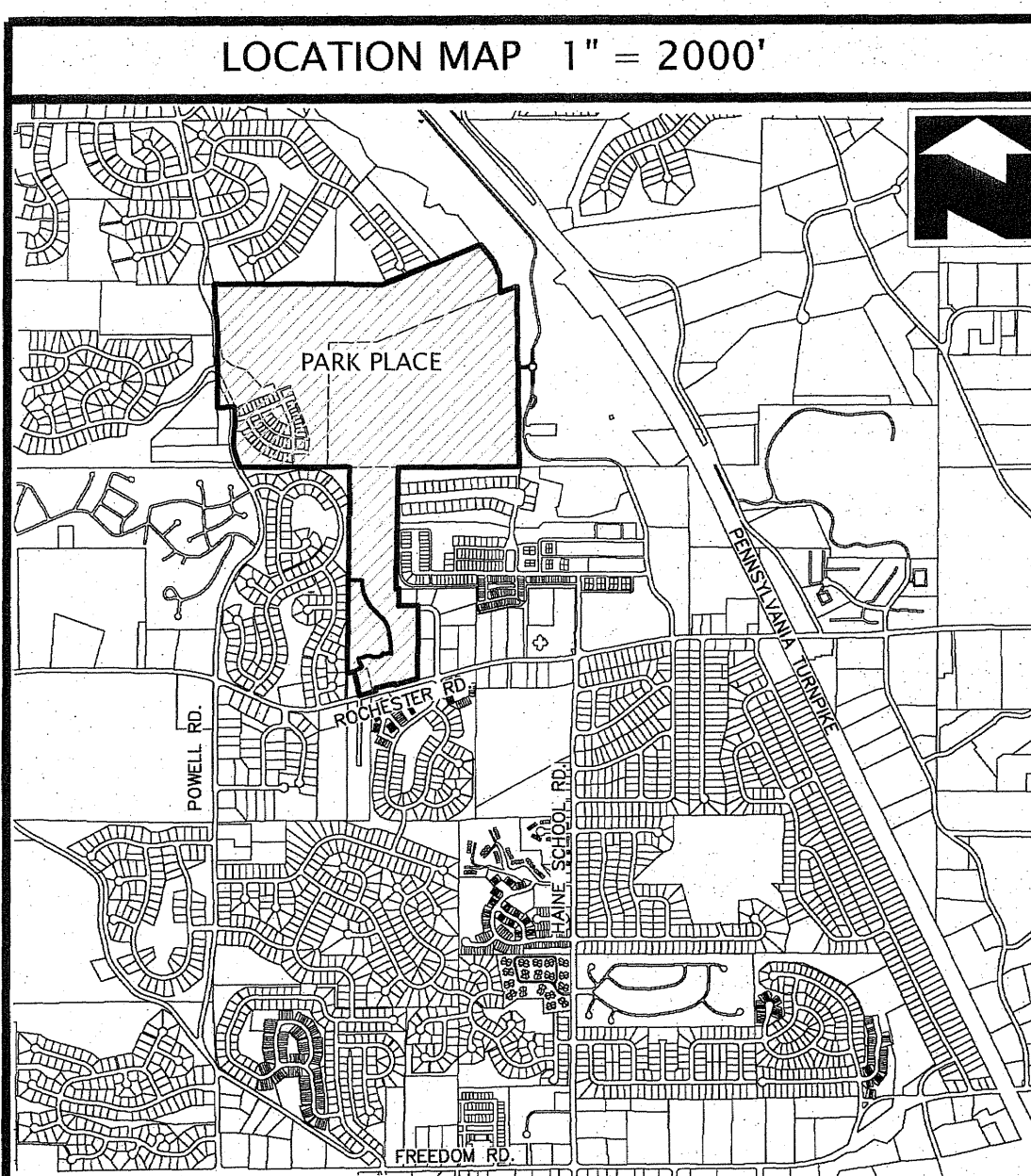
My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
427	36



Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 8-21	9,806.374	0.225

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-21A	2,291.300	0.053
8-21B	1,692.014	0.039
8-21C	1,692.014	0.039
8-21D	1,692.014	0.039
8-21E	2,439.031	0.056



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-21 OF THE PARK PLACE REVISED FINAL PHASE 8B AS RECORDED IN PLAN BOOK 411, PAGES 27-28.
- 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 8-21
TAX PARCEL 130-S46-B21
INST# 202501080000264
PARK PLACE REVISED FINAL PHASE 8B
PBV 411 PAGES 27-28

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

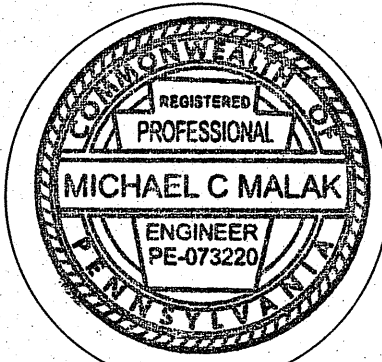
DRAWING NUMBER: 1004-2527458
DRAWING SCALE: 1" = 20'
DATE: February 18, 2024
DRAWN BY:
REVISIONS:

PARK PLACE AMENDMENT NO. 70

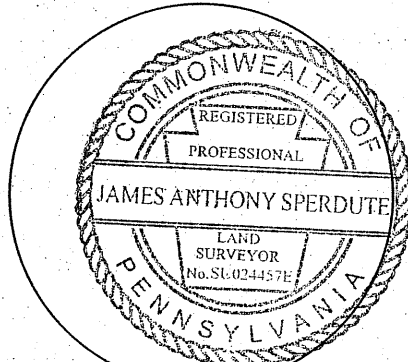
BEING A RE-SUBDIVISION OF PARCEL TH 8-21 OF THE PARK PLACE REVISED FINAL PHASE 8B
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

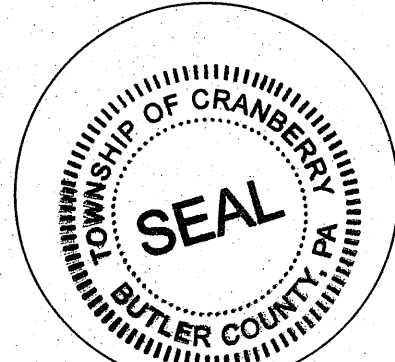
Inst: 2025020006475
Page: 1 of 1
Date: 5/2/2025 9:55 AM
Butler County Recorder PA



TOWNSHIP
ENGINEER



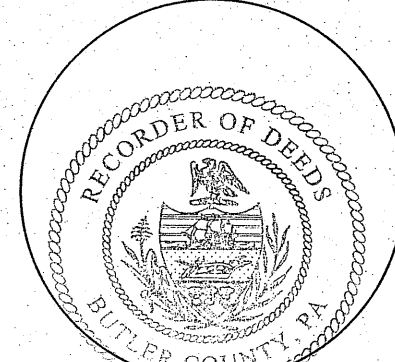
REGISTERED
SURVEYOR



CRANBERRY TWP
BOARD OF SUPERVISORS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 2nd DAY OF April, 2025, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 71 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.

John Maney - V.P.
SIGNATURE AND TITLE OF OFFICER WITNESSING

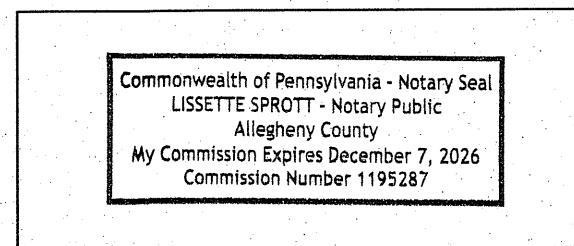
4/9/25
DATE

James A. Spurdute - V.P.
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 9th DAY OF April, 2025

(SEAL)



Lisette Spott
NOTARY PUBLIC

I, James A. Spurdute, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 71 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202502100001802. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John Maney
SIGNATURE OF WITNESS

James A. Spurdute - 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.

4/7/25
DATE

James A. Spurdute
JAMES A. SPURDUTE, R.S. # 24457-E

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

4/30/25
DATE

Michael C. Malak
SIGNATURE
REGISTRATION NO. PE-073221

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution RESOLUTION NO. 2025-22 EFFECTIVE THIS 3rd DAY OF April, 2025

Daniel A. Santoro
SECRETARY

Brian W. Hegarty
CHAIRPERSON

I, Daniel A. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE RESOLUTION NO. 2025-22 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES. OF Butler County, PA

Daniel A. Santoro
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF March, 2025

Ben Amos
SECRETARY
Plan # 25047

Ben Amos
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 427 PAGE 37

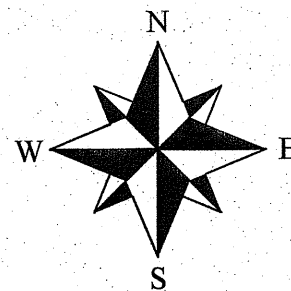
GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF May, 2025

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

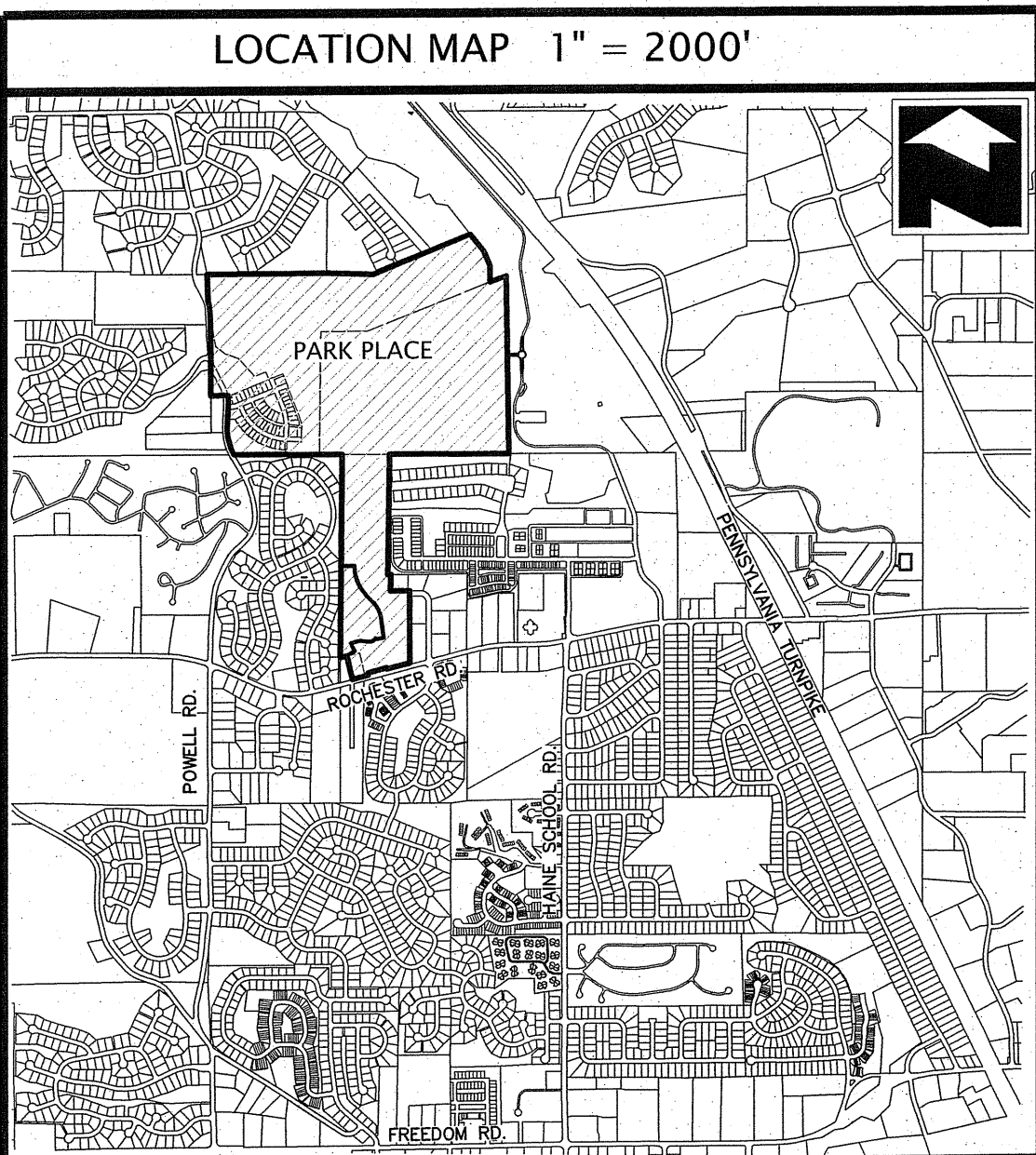
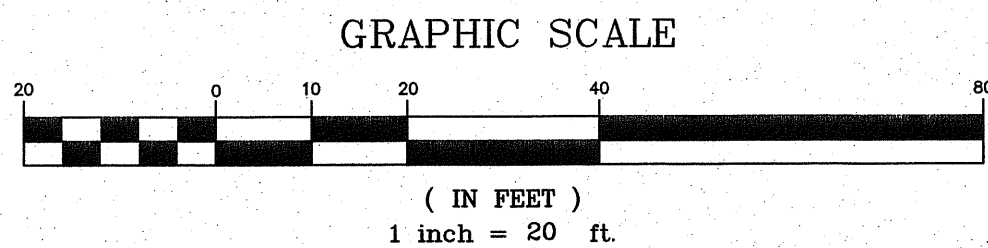
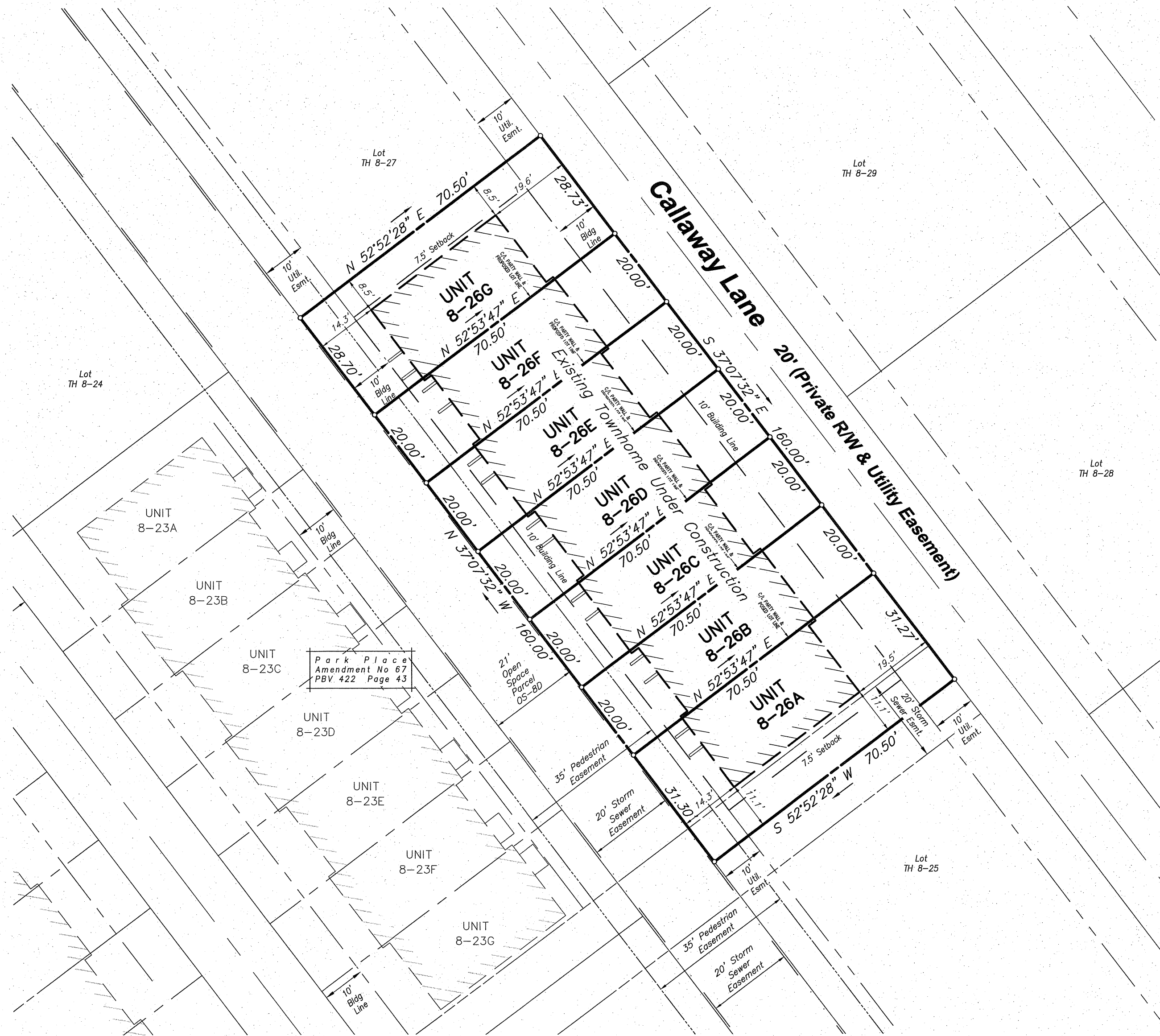
My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
427	37



Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
TH 8-26	11,280.000	0.259

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-26A	2,205.769	0.051
8-26B	1,410.000	0.032
8-26C	1,410.000	0.032
8-26D	1,410.000	0.032
8-26E	1,410.000	0.032
8-26F	1,410.000	0.032
8-26G	2,024.230	0.046



- GENERAL PLAN NOTES**
- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-26 OF THE PARK PLACE REVISED FINAL PHASE 8B AS RECORDED IN PLAN BOOK 411, PAGES 27-28.
 - 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 8-26
 - TAX PARCEL 130-S46-826
 - INST# 202502100001802
 - PARK PLACE REVISED FINAL PHASE 8B
 - PBV 411 PAGES 27-28

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

DRAWING NUMBER: 1004-2527514
DRAWING SCALE: 1"=20'
DATE: March 3, 2025
DRAWN BY:
REVISIONS:

PARK PLACE AMENDMENT NO. 71

BEING A RE-SUBDIVISION OF PARCEL TH 8-26 OF THE PARK PLACE REVISED FINAL PHASE 8B
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

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR HARCREST PARK PHASE 2

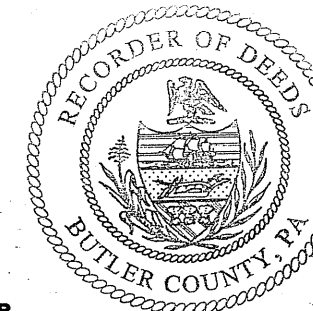
PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

FEBRUARY 23, 2024

CONTRACT NO. : 24-01

Instr: 202505020006502
Pg: 8 P: 5835-00
D: Michele Mustello
Butler County Recorder PA

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 23 day
of May 2025
to HIGHWAY PLAN BOOK PAGES
427 58-45
Witness my hand and the seal of said office.
Michele Mustello
RECORDER



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
CV-1	COVER SHEET
EC-1	EXISTING CONDITIONS PLAN
PC-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PR-1	POST CONSTRUCTION STORMWATER MANAGEMENT PROFILES
PCNT-1	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
PCNT-2	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
PCDT-1	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCDT-2	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

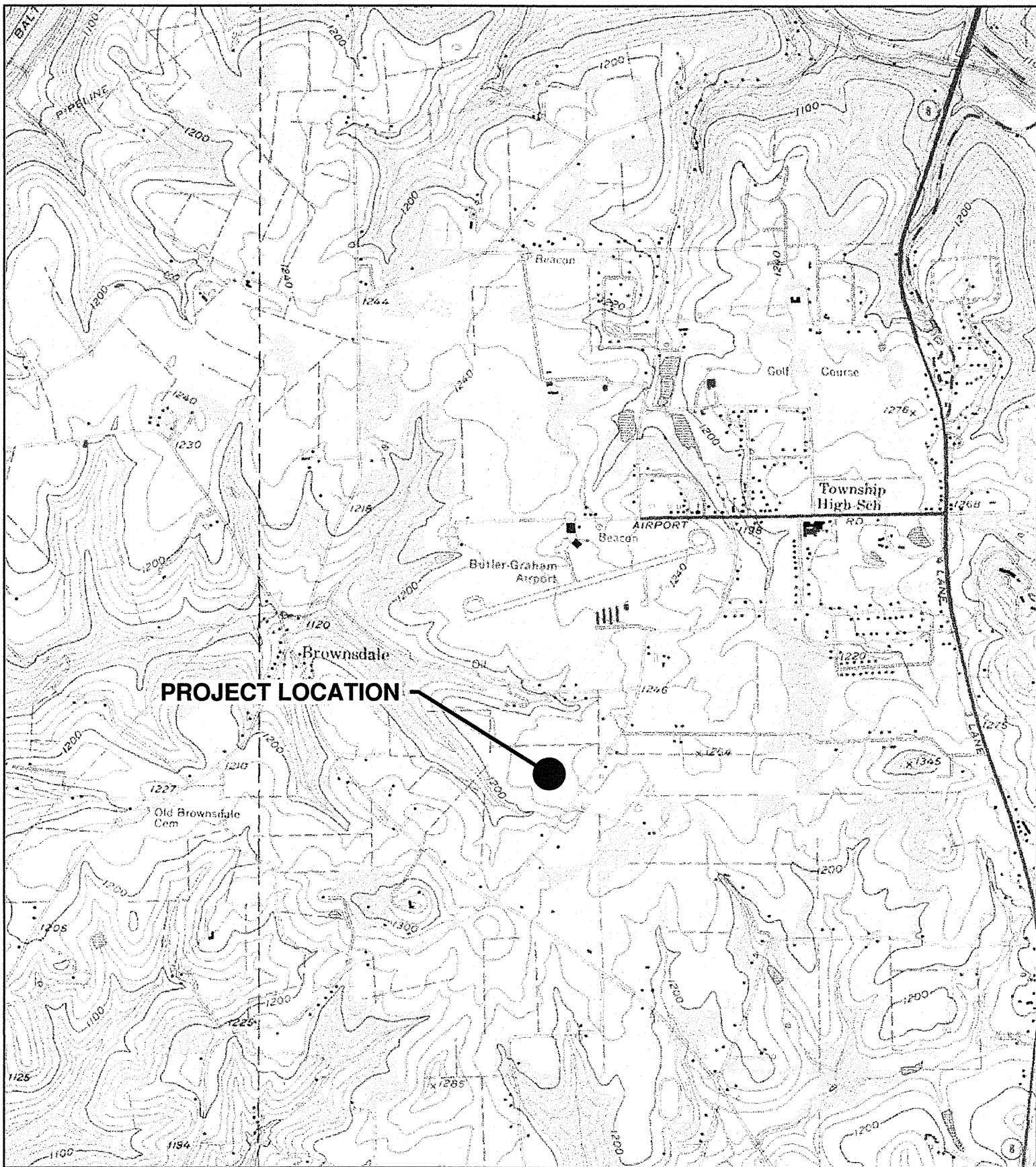
PA ONE CALL ACT 287, AS AMENDED



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.
PA ONE-CALL SERIAL NO. 20233131630 HAS BEEN ASSIGNED TO THIS PROJECT ON 11-09-23.

PA ONE CALL-UTILITY LIST

ADAMS TOWNSHIP MUNICIPAL WATER AUTHORITY	(724) 625-3166
PEOPLES GAS COMPANY, LLC	(412) 258-4415
ARMSTRONG	(724) 421-4434
FIRSTENERGY CORPORATION	(330) 604-4073
MARKWEST LIBERTY MIDSTREAM AND RESOURCES	(724) 579-0786
PENN TOWNSHIP	(724) 285-9317
SAXONBURG AREA AUTHORITY	(724) 352-1400



LOCATION MAP

SCALE: 1" = 2000'
IMAGE SOURCE: UNITED STATES
GEOLOGICAL SURVEY, PENNSYLVANIA
QUADRANGLE: BUTLER

ACKNOWLEDGEMENT OF DESIGN PROFESSIONAL

I, DEVIN DUNWOODY, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN
STANDARDS AND CRITERIA OF THE PENN TOWNSHIP, BUTLER COUNTY, STORMWATER MANAGEMENT
ORDINANCE.

DEVIN DUNWOODY
REG. 080514-PE
DATE 5/2/2025

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF
PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED
Devin Dunwoody, THE ABOVE NAMED ENGINEER.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF May, 2025

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
CLINTON A. BONETTI - Notary Public
Butler County
My Commission Expires February 21, 2028
Commission Number 1364678

CLINTON A. BONETTI
NOTARY PUBLIC

PLAN BOOK	PAGE
427	38



HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 16066
724.779.4777 | hrg-inc.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

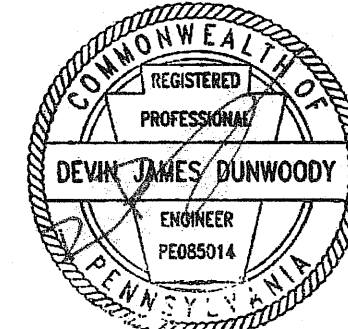
FOR
HARCREST PARK PHASE 2

PENN TOWNSHIP

157 EAST AIRPORT ROAD
BUTLER, PA 16002

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R006045.0476

PLAN DATE: FEBRUARY 23, 2024

DRAWING SCALE: AS SHOWN

PROJ. MANAGER: DEVIN J. DUNWOODY

REVISIONS	DESCRIPTION	DATE
NO.		
1	APRIL 2024 EDCD MPDES RESUBMISSION #1	
2	JULY 2024 EDCD MPDES RESUBMISSION #2	
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE:

COVER SHEET

SHEET:

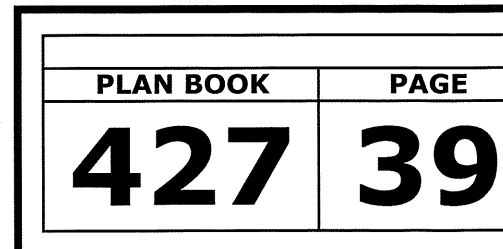
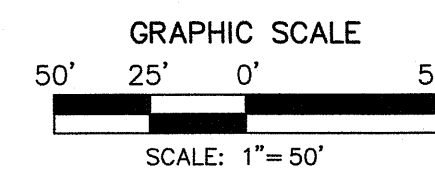
CV-1

01

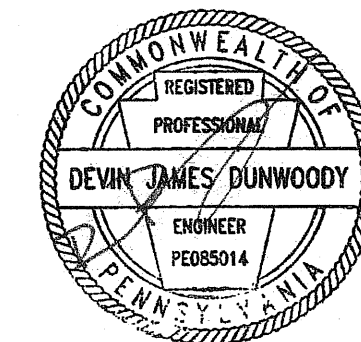


FOR
HARCREST PARK PHASE 2
PENN TOWNSHIP
157 EAST AIRPORT ROAD
BUTLER, PA 16002

PENN TOWNSHIP. BUTLER COUNTY. PENNSYLVANIA



PROFESSIONAL SEAL:



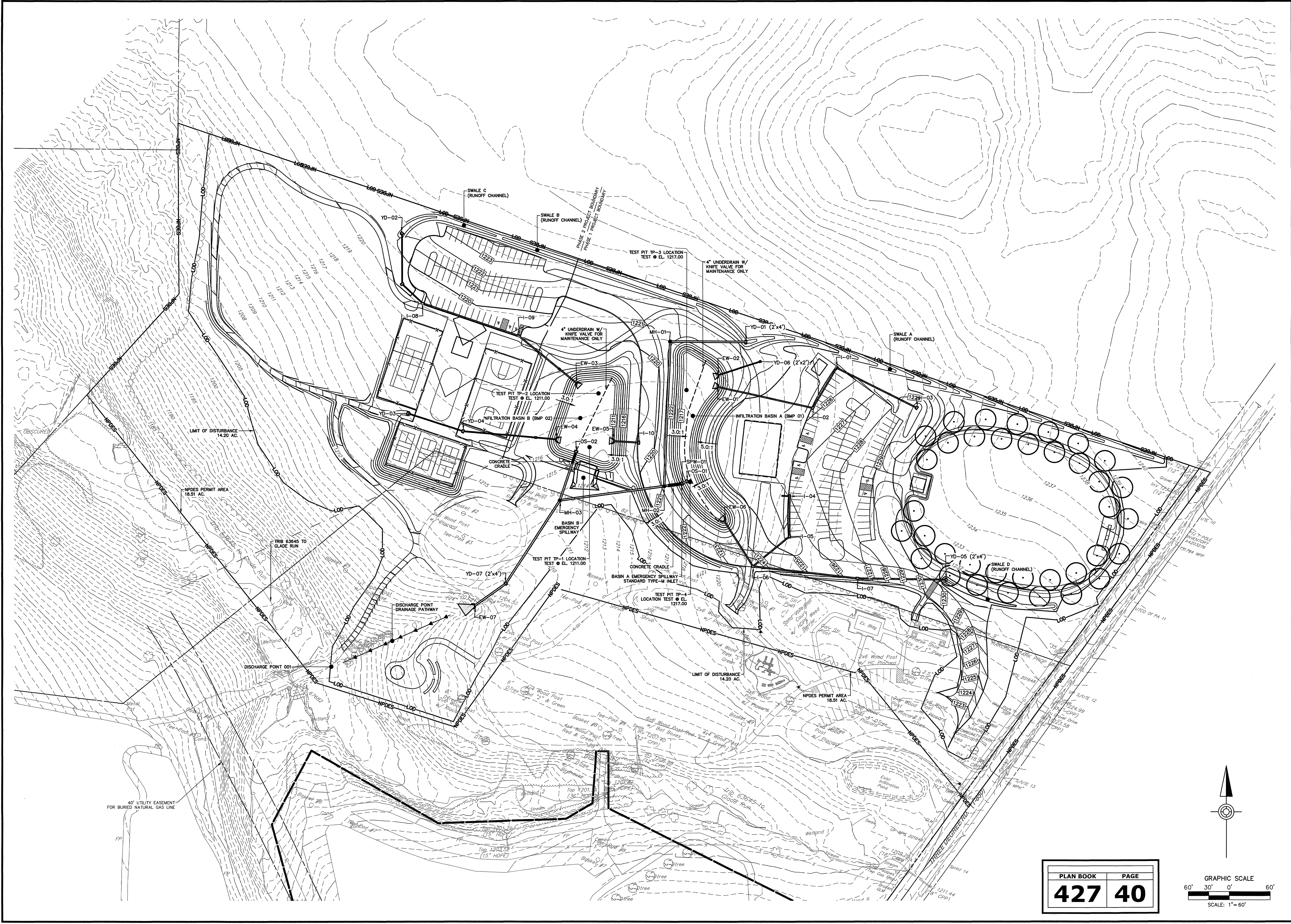
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PLAN DATE:	FEBRUARY 23, 2024
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	DEVIN J. DUNWOODY

REVIEWS		
NO.	DATE	DESCRIPTION
1	APRIL 2024	BCCD NPDES RESUBMISSION #1
2	JULY 2024	BCCD NPDES RESUBMISSION #2
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN**

SHEET: **EC-1**

02



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR
HARCREST PARK PHASE 2
PENN TOWNSHIP
157 EAST AIRPORT ROAD
BUTLER, PA 16002
PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

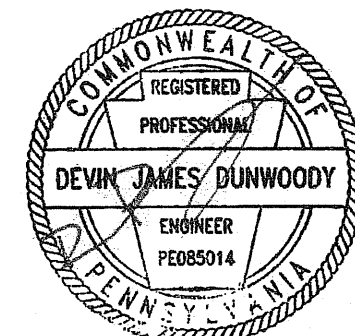
PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R006045.0476
PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: DEVIN J. DUNWOODY

REVISONS		SHEET TITLE:	
NO.	DATE	DESCRIPTION	
1	APRIL 2024	BCCD NPDES RESUBMISSION #1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
2	JULY 2024	BCCD NPDES RESUBMISSION #2	
3			
4			
5			
6			
7			
8			
SHEET: PC-1			03

FOR
HARCREST PARK PHASE 2
PENN TOWNSHIP
157 EAST AIRPORT ROAD
BUTLER, PA 16002
PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

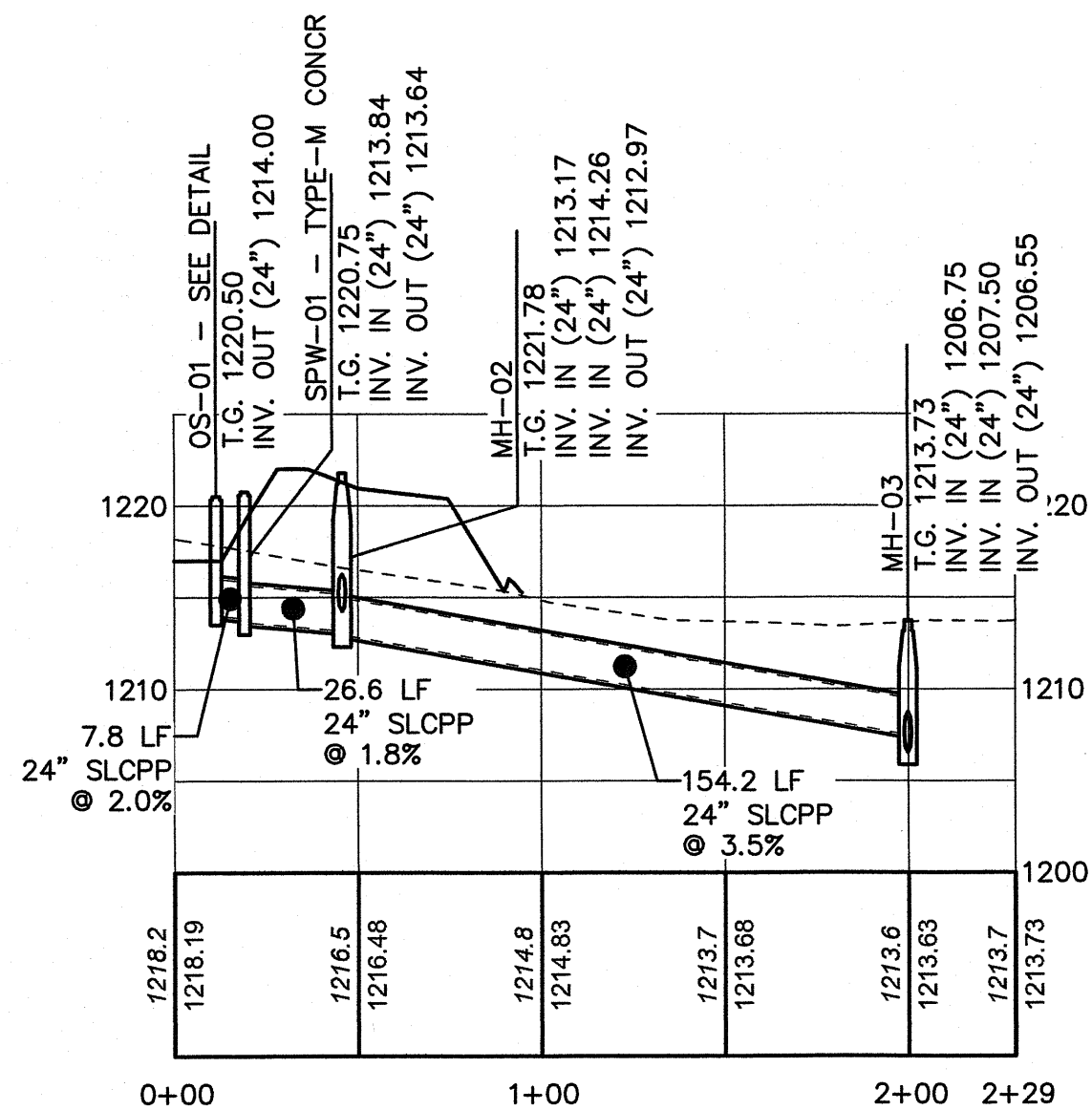


HRG PROJECT NUMBER: R006045.0476
PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: DEVIN J. DUNWOODY

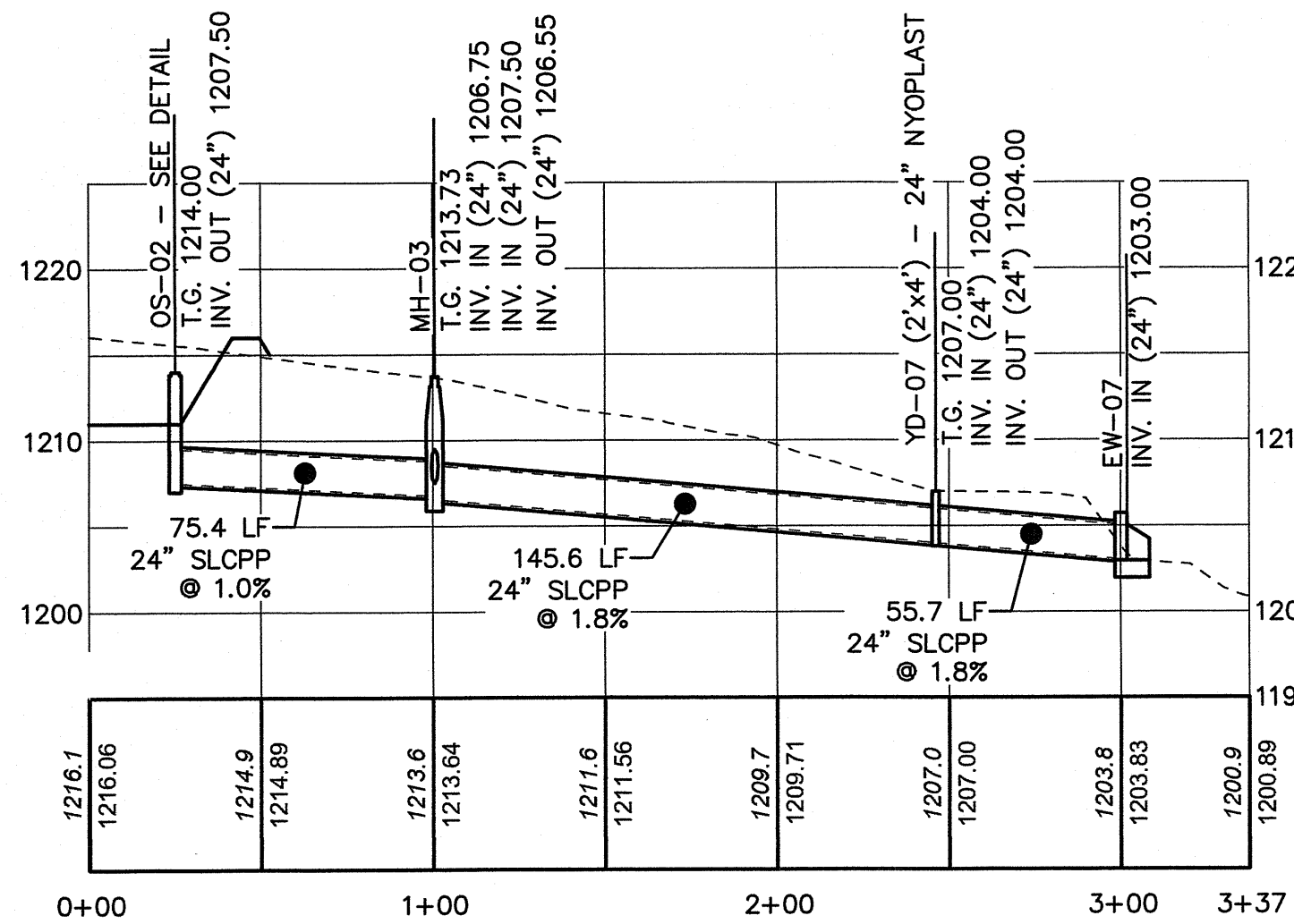
REVISIONS		NO.	DATE	DESCRIPTION
		1	APRIL 2024	BIDDING SUBMISSION #1
		2	JULY 2024	BIDDING SUBMISSION #2
		3		
		4		
		5		
		6		
		7		
		8		
		9		

SHEET TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT PROFILES

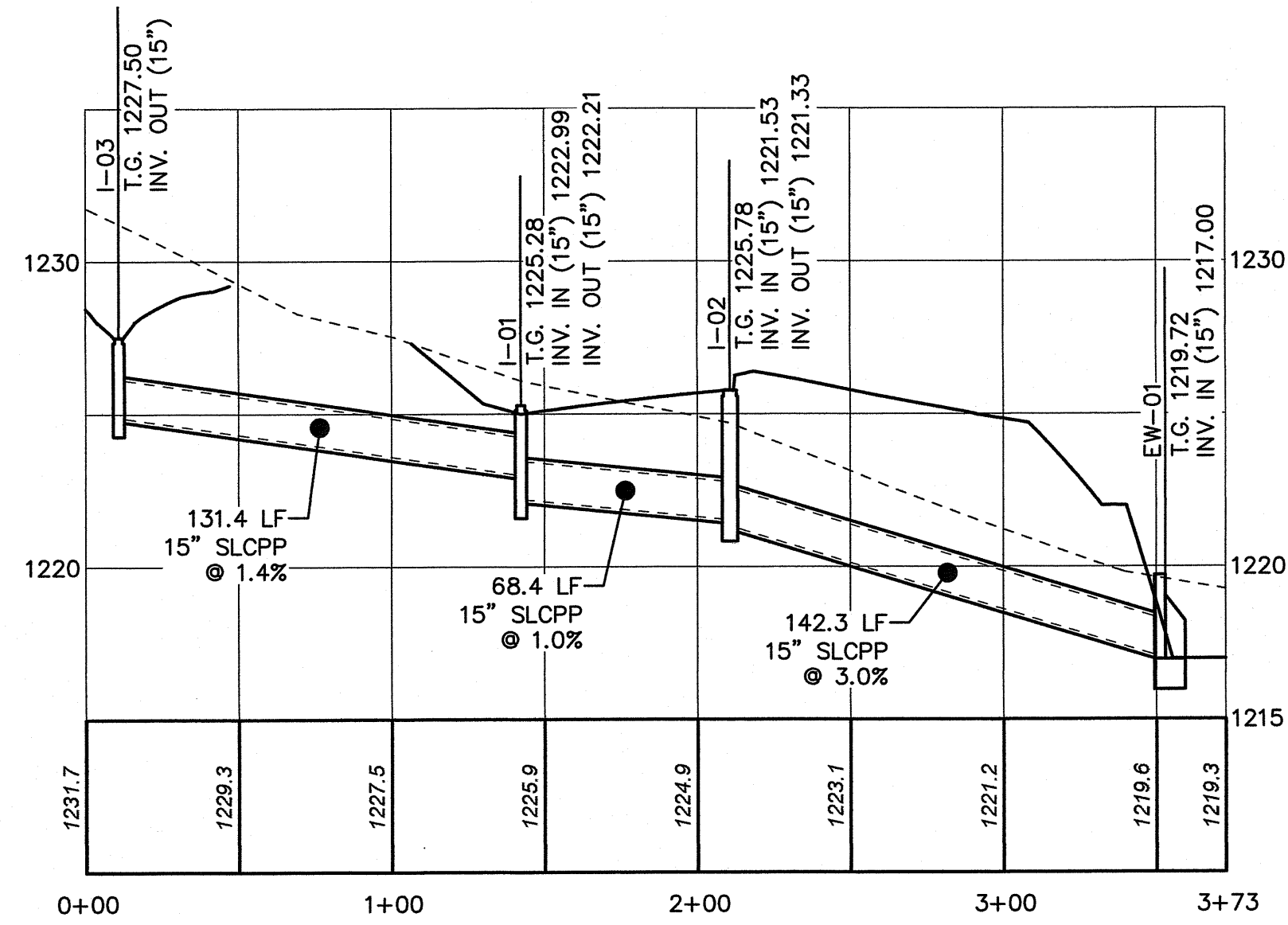
SHEET: **PR-1** **04**



STORM PROFILE OS-01 TO MH-03

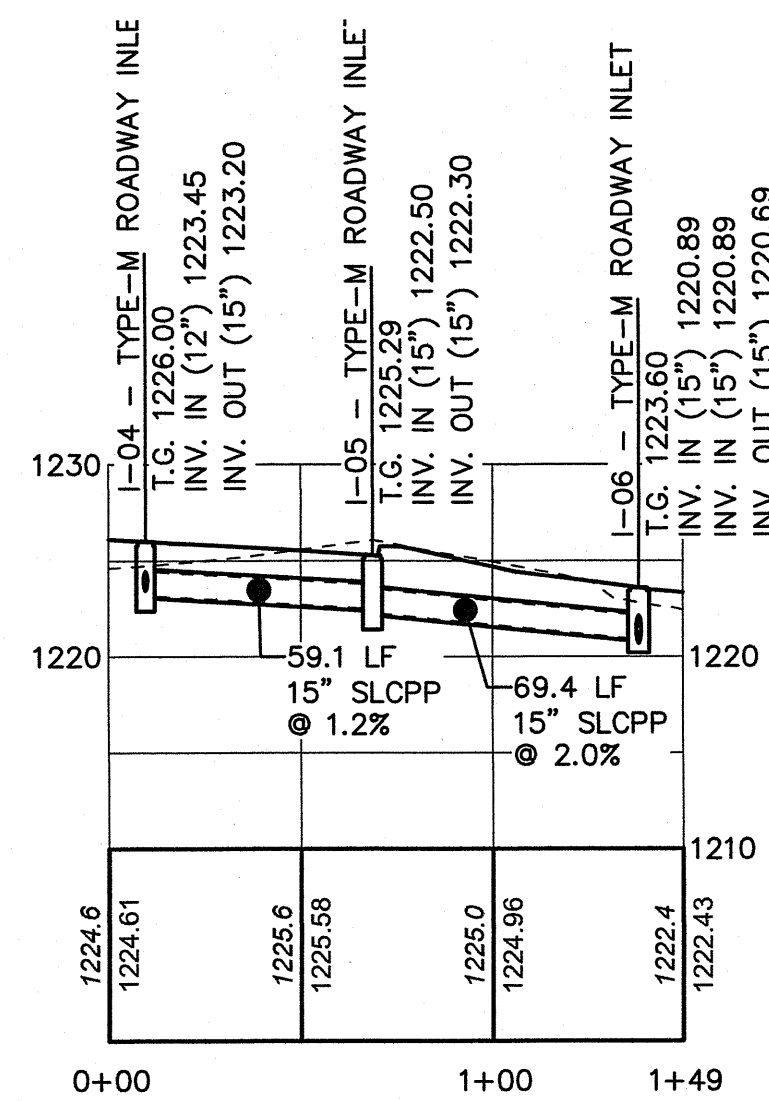


STORM PROFILE OS-02 TO EW-07

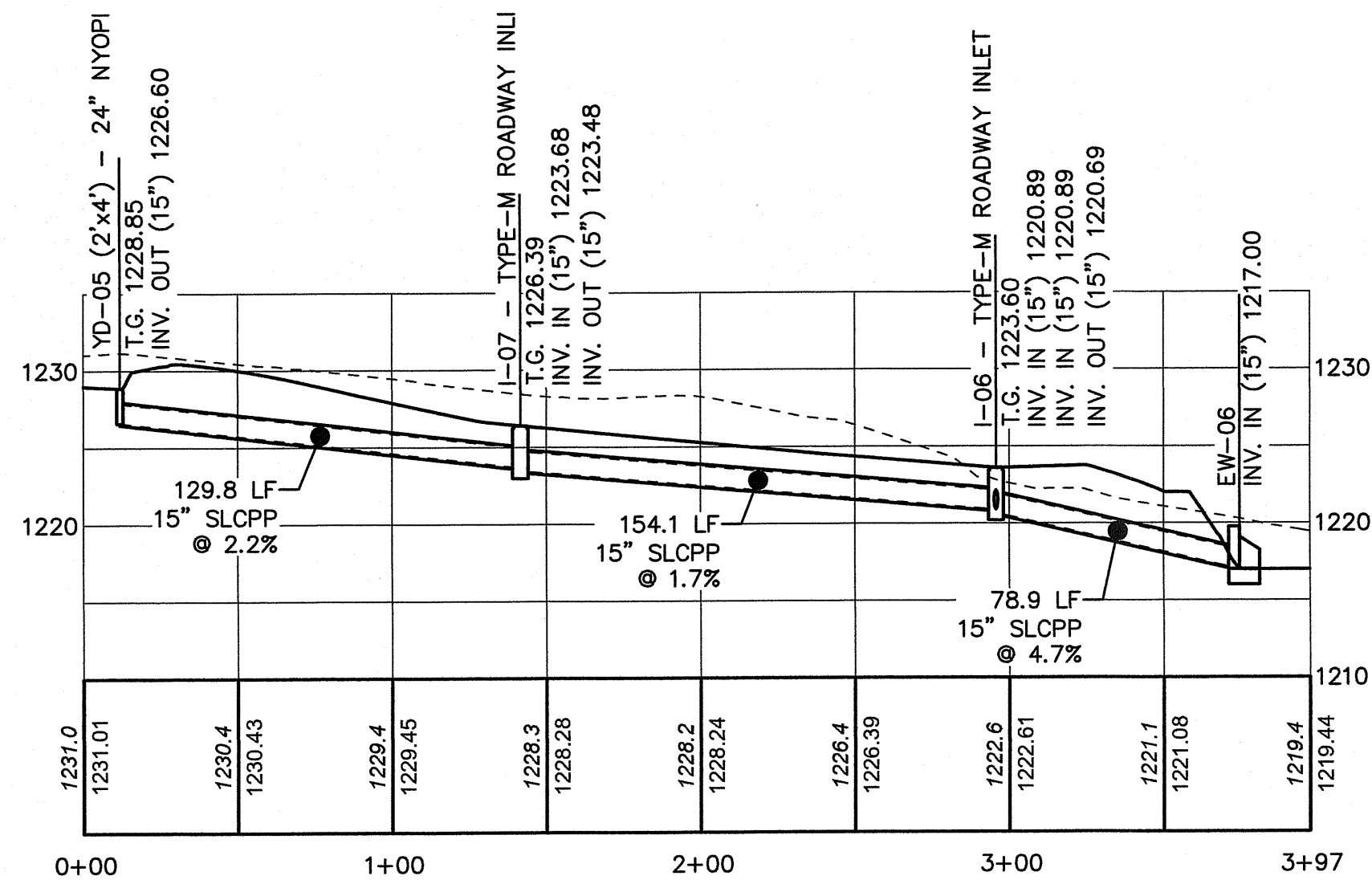


STORM PROFILE I-01 TO I-02

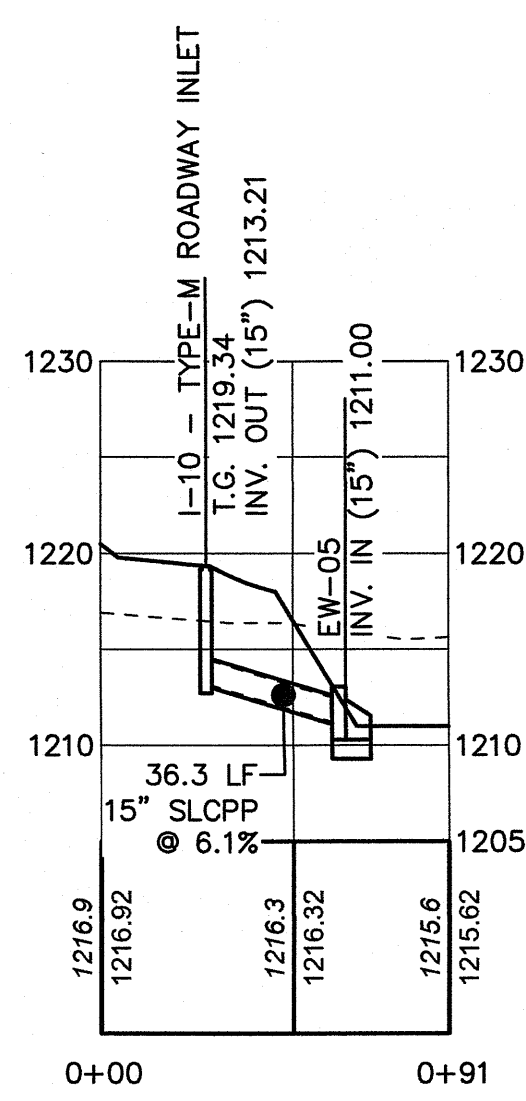
STORM PROFILE I-03 TO EW-01



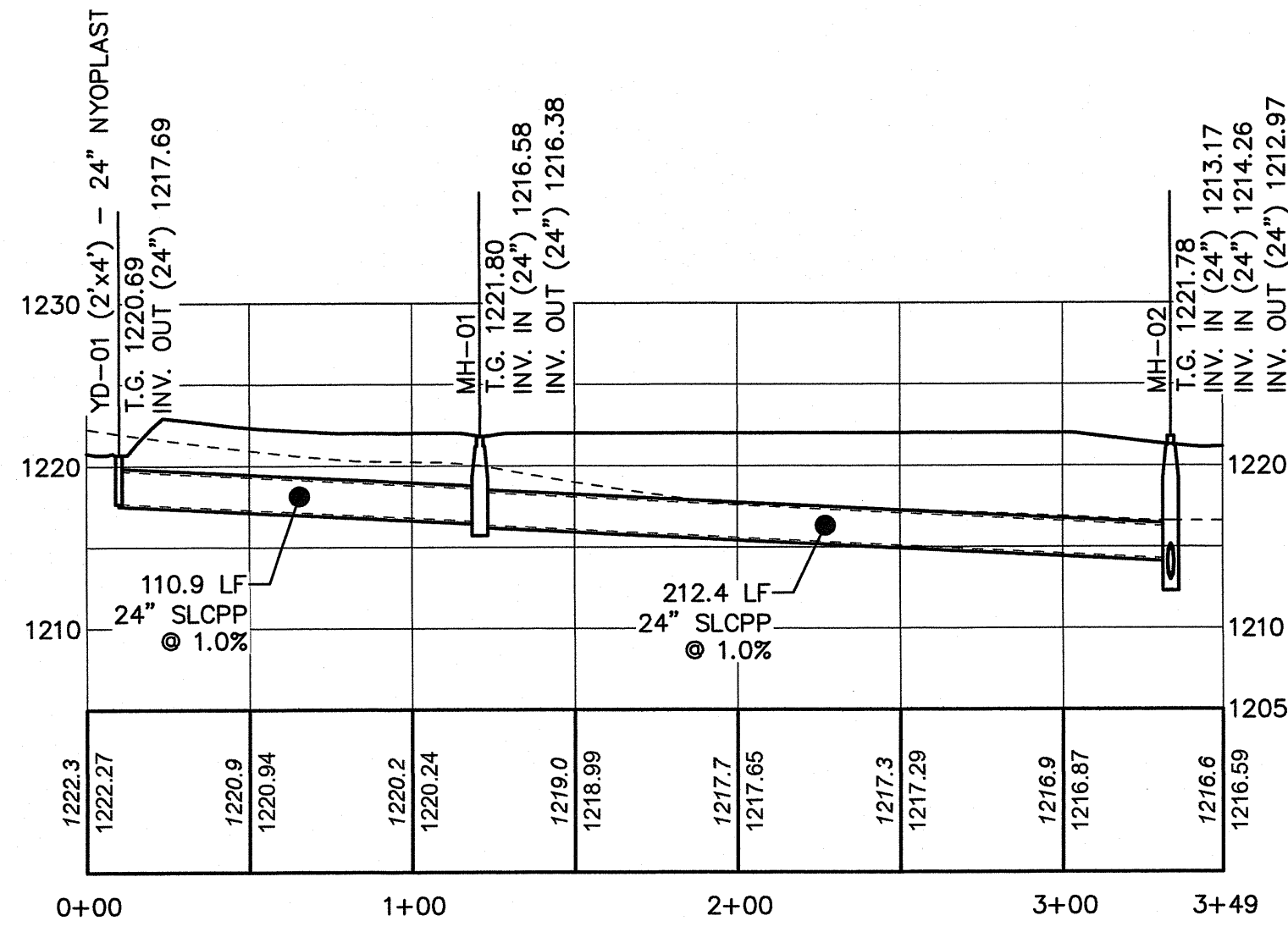
STORM PROFILE I-04 TO I-06



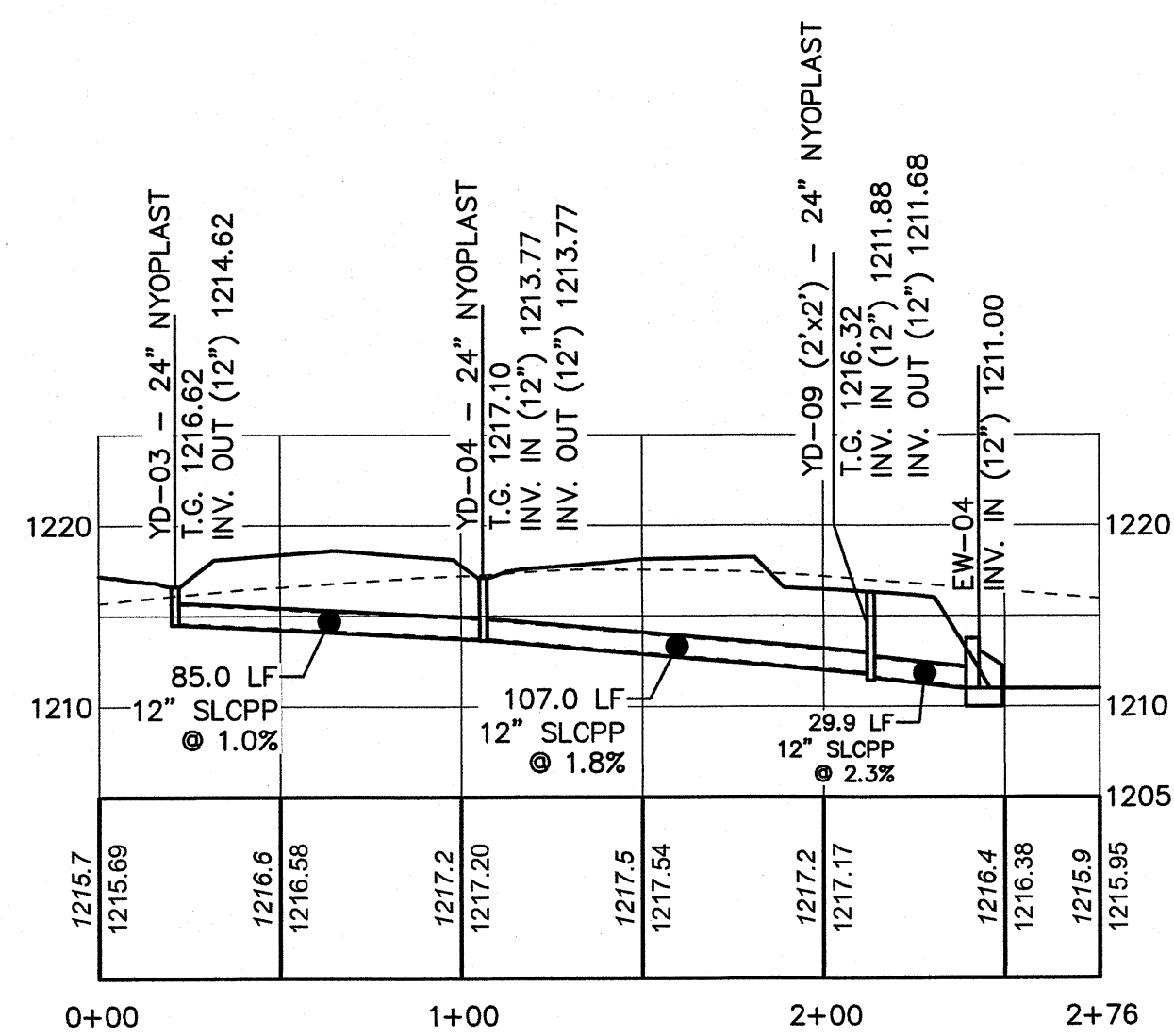
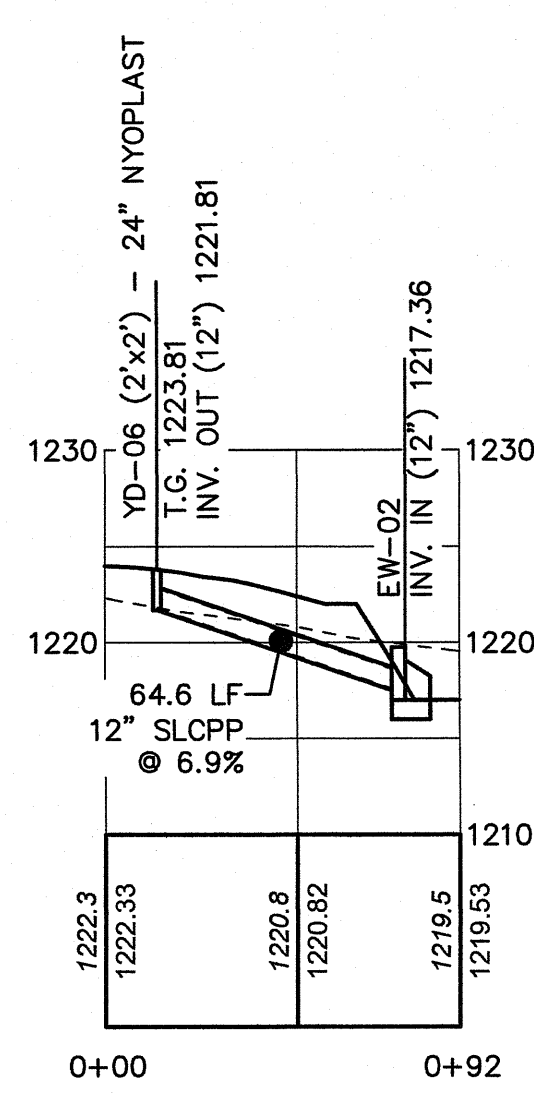
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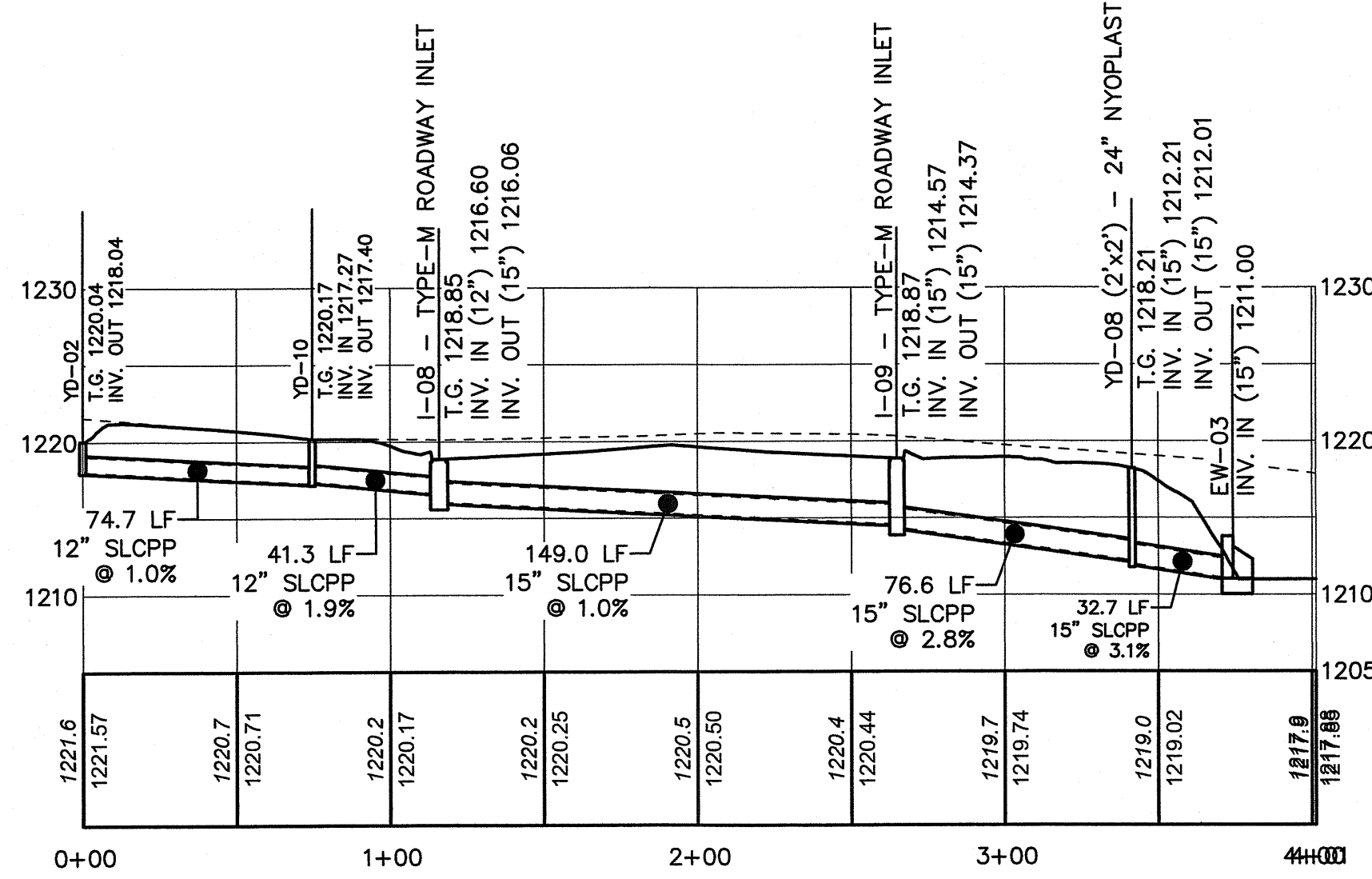
STORM PROFILE I-10 TO EW-05



STORM PROFILE YD-01 TO MH-02



STORM PROFILE YD-03 TO EW-04



STORM PROFILE YD-05 TO EW-06

STORM PROFILE YD-06 TO EW-02

SOIL LIMITATIONS																
SOIL NAME	CUTBACKS CAVE	CORROSIVE TO CONCRETE \ STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH \ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
ATKINS SILT LOAM	X	C/S			X	X	X	X	X	X	X	X				X
BRINKERTON SILT LOAM	X	C/S	X	X		X	X	X	X	X	X	X	X			X
CLYMER LOAM	X	C	X	X			X	X	X	X	X	X				X
COOKPORT LOAM	X	C/S	X	X		X	X	X	X	X	X	X				X
HAZLETON CHANNERY LOAM	X	C	X	X			X	X	X	X	X	X				
TILSIT SILT LOAM	X	C/S		X		X	X	X	X	X						X

SOIL LIMITATION RESOLUTIONS	
LIMITATION	RESOLUTION
CUTBANKS CAVE	CONDUCT TRENCHING OPERATION IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS.
CORROSIVE TO CONCRETE OR STEEL	PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND OTHER METHODS.
DROUGHTY	SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
EASILY ERODIBLE	PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE \ HYDRIC SOILS	SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATIVE AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED AREAS DURING CONSTRUCTION.
HYDRIC/HYDRIC INCLUSIONS	SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATIVE AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED AREAS DURING CONSTRUCTION.
LOW STRENGTH \ LANDSLIDE PRONE	LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS.
SLOW PERCOLATION	LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, OR ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS.
PIPING	IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS. LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
POOR SOURCE OF TOPSOIL	IDENTIFY AND RESOLVE CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. PERFORM SOIL TEST TO DETERMINE THE REQUIRED SOIL AMENDMENTS AND APPLICATION RATES. IDENTIFY SOILS ON-SITE THAT ARE ADEQUATE SOURCES OF TOPSOIL AND STOCKPILE THESE FOR USING DURING RESTORATION.
FROST ACTION	IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS. LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LIMIT EMBANKMENT SLOPE STEEPNESS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
SHRINK-SWELL	LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE. IMPORT OTHER SOILS FOR THESE FACILITIES OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS
WETNESS	SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATIVE AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DEWATER DISTURBED AREAS DURING CONSTRUCTION.

SOIL LIMITATIONS AND RESOLUTIONS

- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL NEED TO HAVE APPROPRIATE E&S CONTROLS.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- SOME SOIL TYPES PRESENT ON-SITE ARE PRONE TO A SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL IMPLEMENT PROPER PUMPING AND EXCAVATION METHODS INCLUDING PUMPING THROUGH A FILTER BAG AND ENSURING WORKER PROTECTION DURING EXCAVATION AND TRENCHING.

STORMWATER BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES

1.0 GENERAL MAINTENANCE

- ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS, AND SPECIFICATIONS IDENTIFIED ON THE PLANS. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THEIR SUCCESSOR'S AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED HEREIN.
- STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO THE MUNICIPALITY AS WELL AS THE NPDES PERMIT CONDITIONS SPECIFIED BY PA DEP. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN. THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO PERFORMING REPAIRS. THE OWNER SHALL CONTACT THE DESIGN ENGINEER IF, AFTER ROUTINE MAINTENANCE, THE BMPS DO NOT DEWATER WITHIN 72 HOURS.
- INSPECT STORMWATER CONVEYANCE FACILITIES (INLETS, STORM SEWERS, SWALES ETC.) BI-ANNUALLY OR AFTER EACH SIGNIFICANT RAINFALL-PRODUCING EVENT (> 0.25 INCHES IN A 24-HOUR PERIOD). CLEAR DEBRIS FROM INLETS TO ALLOW UN-IMPEDED FLOW, FLUSH STORM SEWERS IF THEY BECOME PLUGGED AND CLEAN/CLEAR OUTLET STRUCTURES IF IT BECOMES CLOGGED OR BLOCKED.

2.0 SPECIFIC MAINTENANCE

- INFILTRATION BASIN (BMP 01 AND BMP 02):**
 - A licensed professional engineer should provide an appropriate long-term operation and maintenance schedule for the BMP. Guidance should be based on the Stormwater BMP Manual to the greatest degree possible. The long-term operation and maintenance schedule should be project-specific. At a minimum, the long-term operation and maintenance schedule must meet 25 Pa. Code § 102.8(f)(10) and include the following: 1. Upgradient catch basins and inlets should be inspected and cleaned annually, or more often if maintenance records suggest a more frequent cleaning.
 - The vegetation (for the BMP and contributing drainage area) should be maintained in good condition, and any bare spots revegetated.
 - Care should be taken to avoid excessive compaction by mowers. Mow only as appropriate for vegetative species.
 - Inspect at least two times per year after runoff events greater than 0.8 inch and make sure that runoff drains down within 72 hours of the rain event.
 - At least two times per year, or more if historical maintenance indicate it is necessary, inspect for accumulation of sediment, damage to outlet control structures, erosion, signs of water contamination/spills, and instability. Leaf litter needs to be removed annually.
 - As needed, remove accumulated sediment as required to maintain infiltration through the BMP's soil media and to maintain water quality functionality. Restore original cross section. Properly dispose of sediment.
 - If porous pavement is included in the design, vacuum at least twice per year. Vacuum should have sufficient suction power and be designed for use with porous pavements.
 - All BMP components should be maintained as indicated in the Storm water BMP Manual.
 - Inspection should be done after .25 rain event. This includes visual inspections as well.

BEST MANAGEMENT PRACTICES MAINTENANCE SCHEDULE		
BMP	INSPECTION SCHEDULE	REQUIRED MAINTENANCE
INFILTRATION BASIN	INSPECT BI-ANNUALLY AND AFTER EVERY RUNOFF EVENT. MOW MONTHLY	MOW BASIN BOTTOM TO A HEIGHT OF 4-6 INCHES, INSPECT INLETS, CATCH BASINS, AND CONVEYANCE STRUCTURES, REMOVE EXCESS SEDIMENT AS NECESSARY

INSPECTION SHALL ALSO BE CONDUCTED AFTER ANY .25" RAIN EVENT, INCLUDING A VISUAL INSPECTION OF ALL MENTIONED E&S BMPS.

POST CONSTRUCTION STORMWATER MANAGEMENT STANDARD NOTES

PCSM REQUIREMENTS.

A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPS, STRUCTURALLY ENGINEERED BMPS, OR OTHER BMPS AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT. THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS. A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS LOCATED ON THE PROPERTY.

PERMIT TERMINATION

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN, THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE:

- THE FACILITY NAME, ADDRESS AND LOCATION
- THE OPERATOR NAME AND ADDRESS
- THE NPDES PERMIT NUMBER
- THE REASON OF PERMIT TERMINATION
- IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.
- COPY OF LEGAL INSTRUMENT: FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED OT LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF FOR FILING WITH THE NOTICE OF TERMINATION.
- FINAL CERTIFICATION:THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION 'RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

 - THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
 - THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN

THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE DESIGN ENGINEER AND THE BOROUGH PRIOR TO INITIATING THE CONSTRUCTION OF THESE STAGES SO THAT ADEQUATE INSPECTION CAN OCCUR IN ORDER TO PROVIDE THE FINAL CERTIFICATIONS. THE FOLLOWING LIST IDENTIFIES THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE MUST BE PRESENT ON SITE.

- DURING EXCAVATION AND SUBGRADE PREPARATION OF THE INFILTRATION FACILITIES TO ENSURE SOIL COMPACTION IS NOT OCCURRING.
- DURING CONSTRUCTION OF THE INFILTRATION BASIN, SWALES, & SPILLWAY.
- UPON FINAL COMPLETION TO VERIFY ALL PCSM MEASURES ARE INSTALLED AND FUNCTIONING AS DESIGNED.

SEEDING SCHEDULE										
APPLICATION	TOPSOIL PLACEMENT DEPTH	SPECIES	% PURE LIVE SEED	SEEDING APPLICATION RATE	FERTILIZER TYPE	FERTILIZER APPLICATION RATE	LIMING RATE	MULCH TYPE	MULCHING RATE	SEEDING DATES
TEMPORARY	N/A	ANNUAL RYEGRASS	88.2	10 LB/1000 SY	10-10-10	100 LB/1000 SY	410 LB/1000 SY	STRAW	1200 LB/1000 SY	3/15 TO 10/15
MAINTAINED LAWN	6" ±1"	PENNDOT FORMULA B	PER PENNDOT 408 SPECS	101.6 LB/AC	10-20-20	210 LB/1000 SY	2,480 LB/1000 SY	STRAW	3 T/AC	3/15 TO 6/30 & 9/1 TO 10/15
SWALES/INFILTRATION BASIN INTERIOR	6" ±1"	* ERNST ERNMX-183 - NATIVE DETENTION AREA MIX	PER MFR SPECS	20 LB/AC	N/A	N/A	N/A	STRAW	3 T/AC	PREFERRED: 3/15 TO 6/30 DORMANT SEASON: 9/1 TO 10/15

* CONTACT ERNST CONSERVATION SEED MANUFACTURER TO PROVIDE AN ANNUAL RYEGRASS COMPONENT (OR APPROVED EQUIVALENT) FOR EACH OF THE SEED MIXES. THE ANNUAL RYEGRASS COMPONENT OF APPROVED EQUIVALENT IS INTENDED TO COMPLEMENT THE ERNST SEED MIXES SPECIFIED AND ENSURE TEMPORARY STABILIZATION OF DISTURBED AREAS CAN BE ACHIEVED WITHIN THE FIRST GROWING SEASON UNTIL THE SPECIFIED ERNST CONSERVATION MIXES CAN GERMINATE AND PROVIDE PERMANENT STABILIZATION. FAILURE OF THE ERNST SEED MIXES WOULD BE DEFINED AS NOT OBTAINING UNIFORM 70% VEGETATIVE COVER UPON PERMANENT SITE STABILIZATION AFTER A FEW GROWING SEASONS.



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR

HARCREST PARK PHASE 2

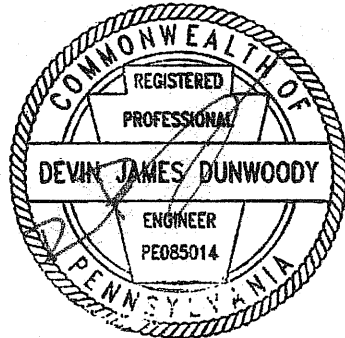
PENN TOWNSHIP

157 EAST AIRPORT ROAD

BUTLER, PA 16002

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:



HRG PROJECT NUMBER: R006045.0476
PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: DEVIN J. DUNWOODY

REVISIONS		DATE	DESCRIPTION
NO.			
1	APRIL 2024	ECDD NPDES RESUBMISSION #1	
2	JULY 2024	ECDD NPDES RESUBMISSION #2	
3			
4			
5			
6			
7			
8			
9			

SHEET TITLE:

POST
CONSTRUCTION
STORMWATER
MANAGEMENT
NOTES

SHEET:

PCNT-1

05

STAGING OF MAJOR CONSTRUCTION ACTIVITIES

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

GENERAL SEQUENCE NOTES:

- DISTURBED AREA ON SITE SHALL BE IMMEDIATELY STABILIZED UPON TEMPORARY CESSATION OF WORK – 4 DAYS OR MORE –OR AS SOON AS GRADED AREA REACHES FINAL GRADE.
- IN NO CASE SHALL AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.

PRE-CONSTRUCTION:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE BUTLER COUNTY CONSERVATION DISTRICT, TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND STRUCTURES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAS BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE DESIGN ENGINEER PRIOR TO INITIATING THE CONSTRUCTION OF THE FOLLOWING CRITICAL STAGES OF CONSTRUCTION: DURING EXCAVATION AND SUBGRADE PREPARATION OF THE INFILTRATION FACILITIES TO ENSURE SOIL COMPACTION IS NOT OCCURRING, DURING CONSTRUCTION OF THE INFILTRATION BASIN AND OUTLET STRUCTURES, UPON FINAL COMPLETION TO VERIFY ALL PCSM MEASURES ARE INSTALLED AND FUNCTIONING AS DESIGNED.

CONSTRUCTION SEQUENCE:

- FIELD MARK THE LIMITS OF DISTURBANCE AND INSTALL TEMPORARY FENCING.
- GENERAL SITE CLEARING AND GRUBBING SHALL BE CONDUCTED IN AREAS OF BMP INSTALLATION PRIOR TO MAJOR EARTH MOVING.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE.
- INSTALL COMPOST FILTER SOCKS #1- #38 AND #52. BEGIN SOIL STOCKPILE AND INSTALL PERIMETER COMPOST FILTER SOCK AROUND STOCKPILE.
- ROUGH GRADE SITE TO EXTENTS REQUIRED.
- CONSTRUCT INFILTRATION BASIN A (BMP 01) AND B (BMP 02), INCLUDING EMBANKMENTS & SPILLWAYS ACCORDING TO THE PLAN AND DETAILS.
 - PLACE EXCESS MATERIAL UPSLOPE AND TRIBUTARY TO THE MODIFIED DEPRESSIONS. LIMIT GRADING TO ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE INFILTRATION BASINS.
 - INSTALL COMPOST FILTER SOCKS #39-#51 AT TOP OF INFILTRATION BASINS TO PREVENT ANY SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION BASINS. AVOID DISTURBANCE/COMPACTION OF ANY AREAS PROPOSED FOR INFILTRATION FACILITIES.
 - CONTRACTOR TO AVOID COMPACTION WITHIN THESE AREAS. ANY EROSION & SEDIMENT CONTROL DEVICES ARE TO BE MAINTAINED DURING CONSTRUCTION. SILT SOCKS AND OTHER SIMILAR SEDIMENT REMOVAL DEVICES MUST BE MAINTAINED TO PREVENT ANY SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION BASINS A (BMP 01) AND B (BMP 02).
- AS SOON AS INFILTRATION BASINS ARE ESTABLISHED, BEGIN INSTALL AND LINE SWALE A AND B. AS PART OF THE CONSTRUCTION OF SWALE A AND B, INSTALL YD-01. INSTALL EW-07 UP TO YD-01, ALL ASSOCIATED ROCK APRONS, AND ALL CONNECTING PIPES AND STRUCTURES. INSTALL STRUCTURES OS-02, OS-01, AND SPW-01 AND ALL CONNECTING PIPES.
- BEGIN FINE GRADING OF ANY BUILDING PAD AND PAVED AREAS. AS AREAS ARE BROUGHT TO GRADE, BEGIN SIDEWALK, AND/OR LOT CONSTRUCTION. PLACE STONE BASE AS QUICKLY AS POSSIBLE TO STABILIZE AREAS. PORTIONS OF THE SITE TO REMAIN AS PERMANENT GRASS OR LANDSCAPED AREAS SHALL RECEIVE TOPSOIL, SEED, AND MULCH, AS SOON AS POSSIBLE FOLLOWING ROUGH GRADING. EROSION CONTROL MATTING SHOULD BE PLACED ON ALL 3:1 SLOPES CREATED BY THE GRADING ACTIVITIES.
- INSTALL EW-01 UP TO I-03 WITH ALL ASSOCIATED PIPING, STRUCTURES, AND ROCK APRONS WORKING DOWNSTREAM TO UPSTREAM. INSTALL I-02 UP TO I-01 WITH ALL ASSOCIATED PIPING AND STRUCTURES. INSTALL EW-06 TO I-04 WITH ALL ASSOCIATED PIPING, STRUCTURES, AND ROCK APRONS WORKING DOWNSTREAM TO UPSTREAM.
- CONSTRUCT THE PARKING AREA, SIDEWALKS, TRAILS, PAVILION, AND RESTROOM FACILITIES LOCATED IN THE LIMIT OF THE PARK. ALL STORMWATER STRUCTURES AND PIPING ASSOCIATED WITH ANY IMPROVED AREAS AND BUILDINGS ARE TO BE INSTALLED BEFORE EACH IMPERVIOUS AREA IS ADDED.
- INSTALL AND LINE SWALE D. AS PART OF THE CONSTRUCTION OF SWALE D, INSTALL YD-05. INSTALL I-06 UP TO YD-05 AND EW-05 UP TO I-10 WITH ALL ASSOCIATED ROCK APRONS, AND ALL CONNECTING PIPES AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION WHERE INDICATED ON THE PLANS. CONSTRUCT FINISHED ROADWAY. ALL STORMWATER STRUCTURES AND PIPING ASSOCIATED WITH ANY IMPROVED AREAS TO BE INSTALLED BEFORE EACH IMPERVIOUS AREA IS ADDED.
- INSTALL EW-02 UP TO YD-06 WITH ALL ASSOCIATED PIPING, STRUCTURES, AND ROCK APRONS WORKING DOWNSTREAM TO UPSTREAM.
- INSTALL AND LINE SWALE C. AS PART OF THE CONSTRUCTION OF SWALE C, INSTALL EW-03 UP TO YD-02 WITH ALL ASSOCIATED ROCK APRONS, AND ALL CONNECTING PIPES AND STRUCTURES. INSTALL EW-04 UP TO YD-03, WITH ALL ASSOCIATED ROCK APRONS, AND ALL CONNECTING PIPES AND STRUCTURES.
- CONSTRUCT THE REMAINING FACILITIES AND IMPROVEMENTS. ALL STORMWATER STRUCTURES AND PIPING ASSOCIATED WITH ANY IMPROVED AREAS TO BE INSTALLED BEFORE EACH IMPERVIOUS AREA IS ADDED.
- ONCE ALL AREAS UPSTREAM TO BOTH INFILTRATION BASINS ARE STABILIZED, REMOVE SOIL FROM THE BOTTOM OF INFILTRATION BASIN TO AN ELEVATION 2 FEET BENEATH THE DESIGN BOTTOM OF EACH INFILTRATION BASIN, INCLUDING ANY UNANTICIPATED SEDIMENT IN THE BOTTOM OF BASINS. REPLACE WITH ENGINEERED SOIL MIX AS PER THESE PLANS.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, PERMANENT STABILIZATION OF ALL DISTURBED AREAS, AND INSTALLATION OF FINAL PAVING, THE OWNER AND/OR OPERATORS SHALL CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION PRIOR TO THE REMOVAL OF THE BMP'S.
- ONCE PERMANENT SITE STABILIZATION IS ACHIEVED, (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS) AND WITH CONSENT FROM THE BUTLER COUNTY CONSERVATION DISTRICT REMOVE SILT SOCKS, CONSTRUCTION ENTRANCE, AND ALL TEMPORARY BMPS. THE OWNER AND OPERATORS SHALL CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.

SEQUENCE OF CONSTRUCTION FOR INDIVIDUAL BMP INSTALLATION

GENERAL NOTE:

ALL VEGETATED BMPS NEED TO BE CONSTRUCTED DURING A GROWING SEASON.

INFILTRATION BASIN (BMP 01 AND BMP 02):

- A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN.
- INSTALL BOTH INFILTRATION BASINS DURING INITIAL PHASE OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/ OR DAMAGE FROM CONSTRUCTION ACTIVITY. INSTALLATION OF BASINS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL ENGINEER IS TO BE NOTIFIED PRIOR TO INSTALLATION.
 - PROTECT BASINS AND OTHER DOWNSLOPING AREAS FROM SEDIMENT-LADEN WATER RUNOFF BY INSTALLING PROPER E&S BMPS DURING CONSTRUCTION.
 - THE BOTTOM OF INFILTRATION BASINS MUST NOT BE COMPACTED, AND MUST BE FREE FROM ROCKS AND OTHER DEBRIS. DO NOT COMPACT THE BASIN SUBGRADE.
 - INSTALL OUTLET CONTROL STRUCTURES, THE REINFORCED SPILLWAY, ANY AND ALL PIPE BEDDING, UNDERDRAIN PIPING WITH AGGREGATE ENVELOPE, CLEANOUTS, ETC. INSTALLATION OF OUTLET CONTROL STRUCTURES, SPILLWAY, PIPE BEDDING, AND UNDERDRAIN IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL ENGINEER IS TO BE NOTIFIED PRIOR TO INSTALLATION.
 - PLACE SOIL MEDIA GENTLY. DO NOT COMPACT SOIL MEDIA OR THE BOTTOM OF THE BASINS. THE PLACEMENT OF SOIL MEDIA SHOULD BE DONE FROM OUTSIDE THE BMP FOOTPRINT TO AVOID COMPACTION BY CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD NEVER DRIVE OVER PLACED SOIL MEDIA WITHOUT CONSTRUCTION MATTING. INSTALLATION OF SOIL MEDIA IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL ENGINEER IS TO BE NOTIFIED PRIOR TO INSTALLATION.
 - SEED AND STABILIZE DISTURBED AREA. VEGETATE WITH NATIVE PLANTINGS.
 - MAINTAIN INLET PROTECTION AND OTHER E&S CONTROLS UNTIL THE SITE IS FULLY STABILIZED.

RECYCLING AND DISPOSAL OF WASTES

ANTICIPATED WASTES:

- LITTER
- GRASS CLIPPINGS
- TRASH
- DEBRIS

ANY TRASH, DEBRIS, LITTER, OR LAWN CLIPPINGS COLLECTED DURING ROUTINE MAINTENANCE OF THE SITE MUST BE DISPOSED OF IN A REGULATED FACILITY.



HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KENSINGER DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PA 16066
724.779.4777 | hrg-inc.com

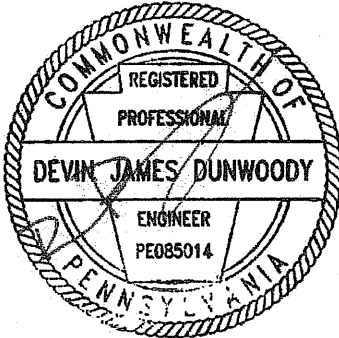
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR
HARCREST PARK PHASE 2

PENN TOWNSHIP
157 EAST AIRPORT ROAD
BUTLER, PA 16002

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:



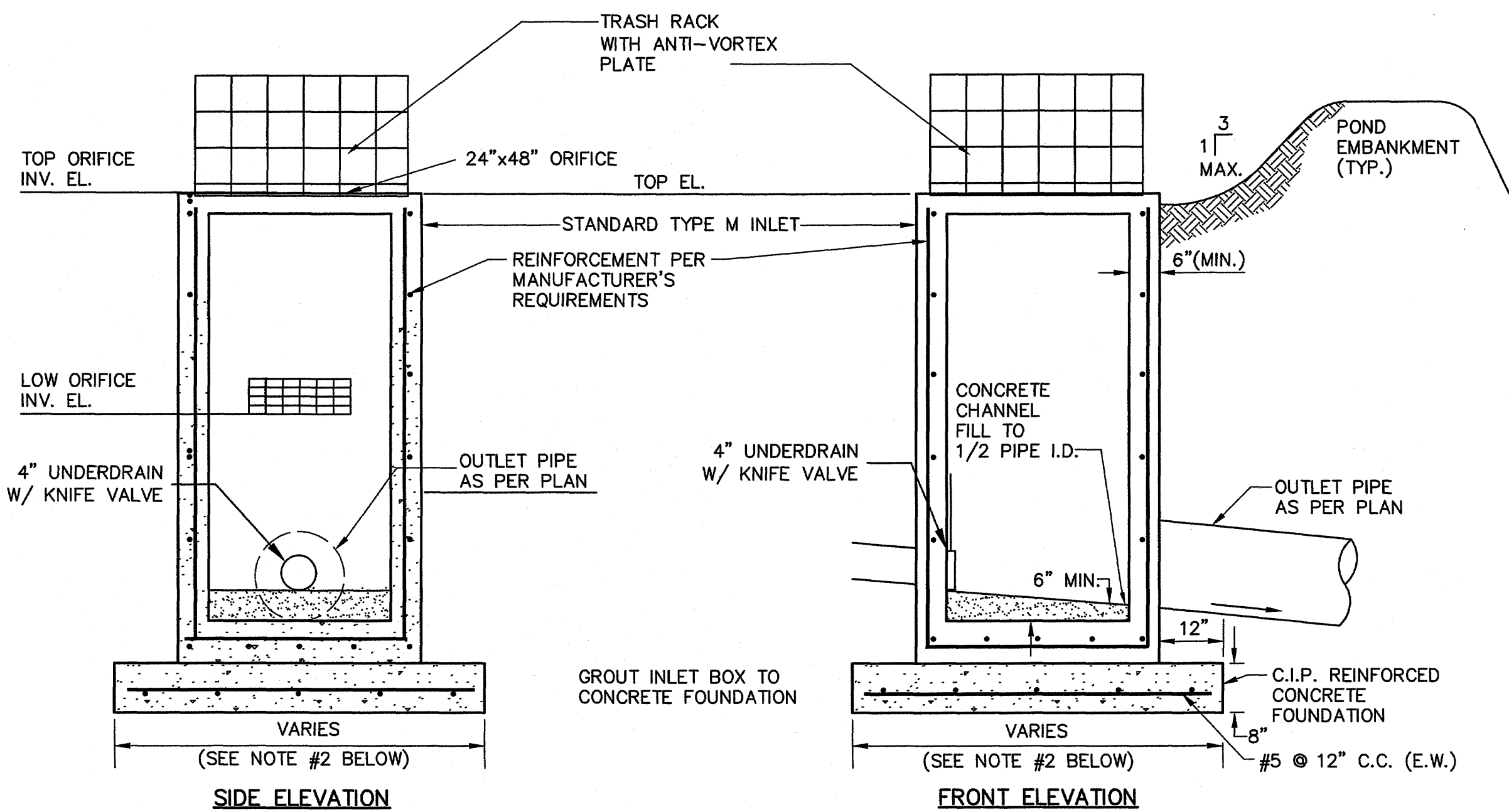
HRG PROJECT NUMBER: R006045.0476
PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: DEVIN J. DUNWOODY

REVISIONS		NO.	DATE	DESCRIPTION
		1	APRIL 2024	BCCD NPDES RESUBMISSION #1
		2	JULY 2024	BCCD NPDES RESUBMISSION #2
		3		
		4		
		5		
		6		
		7		
		8		
		9		

SHEET TITLE:
POST
CONSTRUCTION
STORMWATER
MANAGEMENT
NOTES

SHEET: PCNT-2 06

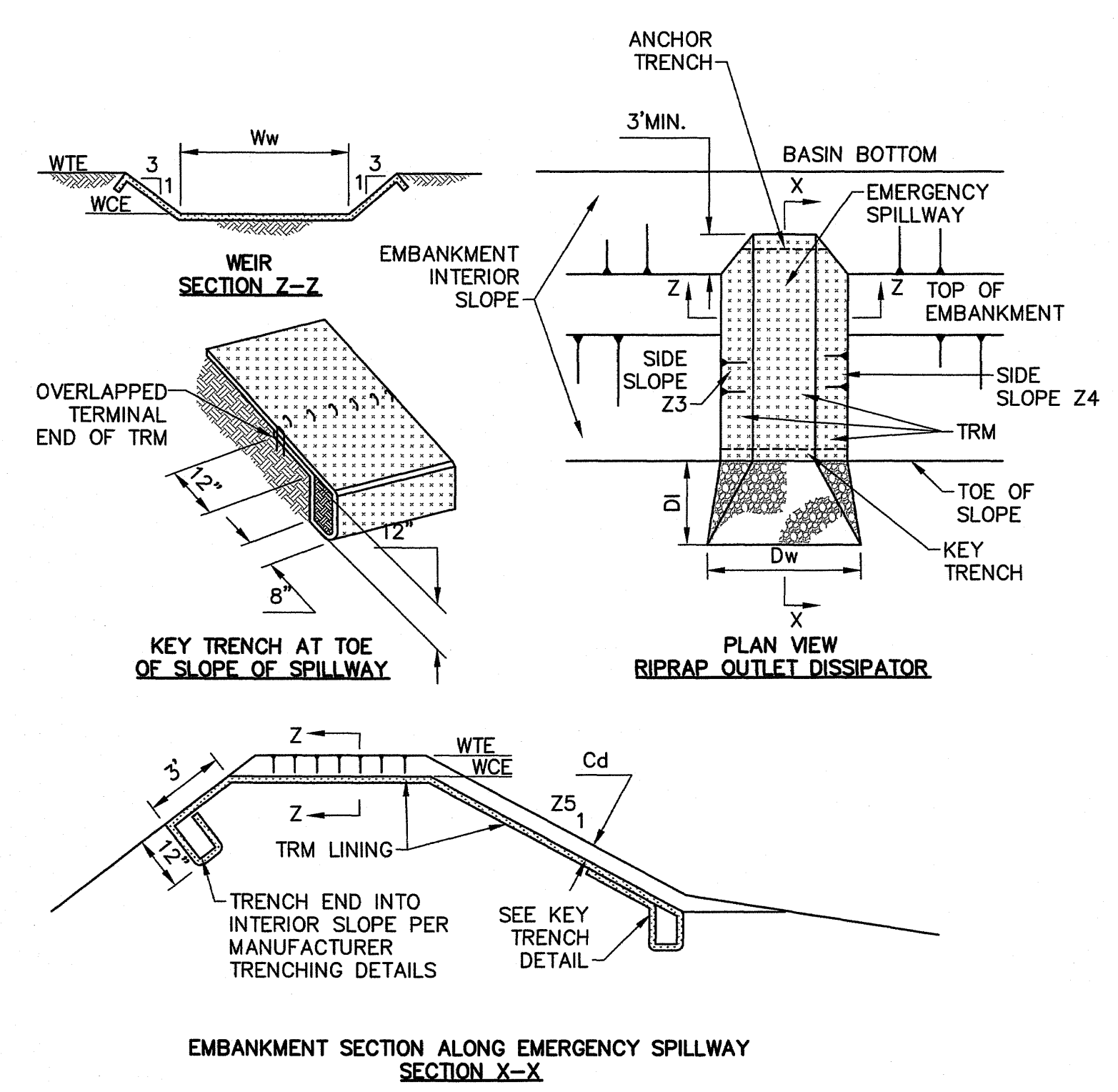
PLAN BOOK	PAGE
427	43



- NOTES:**
1. PROVIDE FIELD PLACED CONCRETE FILL IN THE BOTTOM OF ALL OUTLET STRUCTURES TO A DEPTH OF 1/2 OF THE PIPE I.D. PROVIDE AN ADEQUATE FLOW CHANNEL FOR THE TRANSITION TO THE OUTLET PIPE. SHAPE BOX BOTTOM FOR POSITIVE DRAINAGE.
 2. CONSTRUCT THE REINFORCED CONCRETE FOUNDATION TO A DIMENSION 24" LARGER THAN THE OUTSIDE DIMENSIONS OF THE OUTLET STRUCTURE.
 3. CONSTRUCT OUTLET STRUCTURE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-34 FOR PRECAST CONCRETE INLET BOXES.

OUTLET STRUCTURE NUMBER	TOP ELEVATION	TOP ORIFICE INV. ELEVATION	TOP DIM.	LOW ORIFICE INV. ELEVATION	LOW DIM.	UNDERDRAIN MINIMUM INV. EL.	OUTLET PIPE INVERT ELEVATION
OS-01	1220.50	1220.50	24"x48"	1219.25	6"x4"	1214.50	1214.00
OS-02	1214.00	1214.00	24"x48"	1212.90	6"x4"	1208.00	1207.50

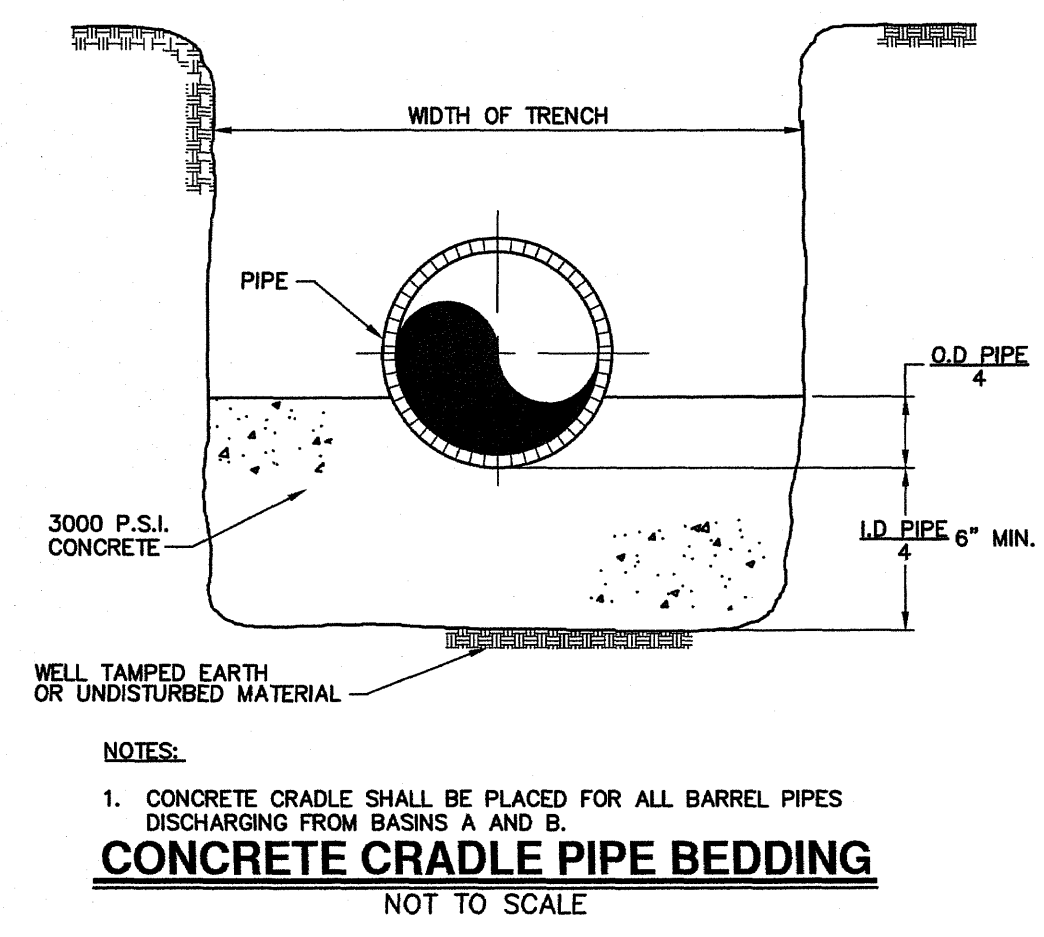
BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE



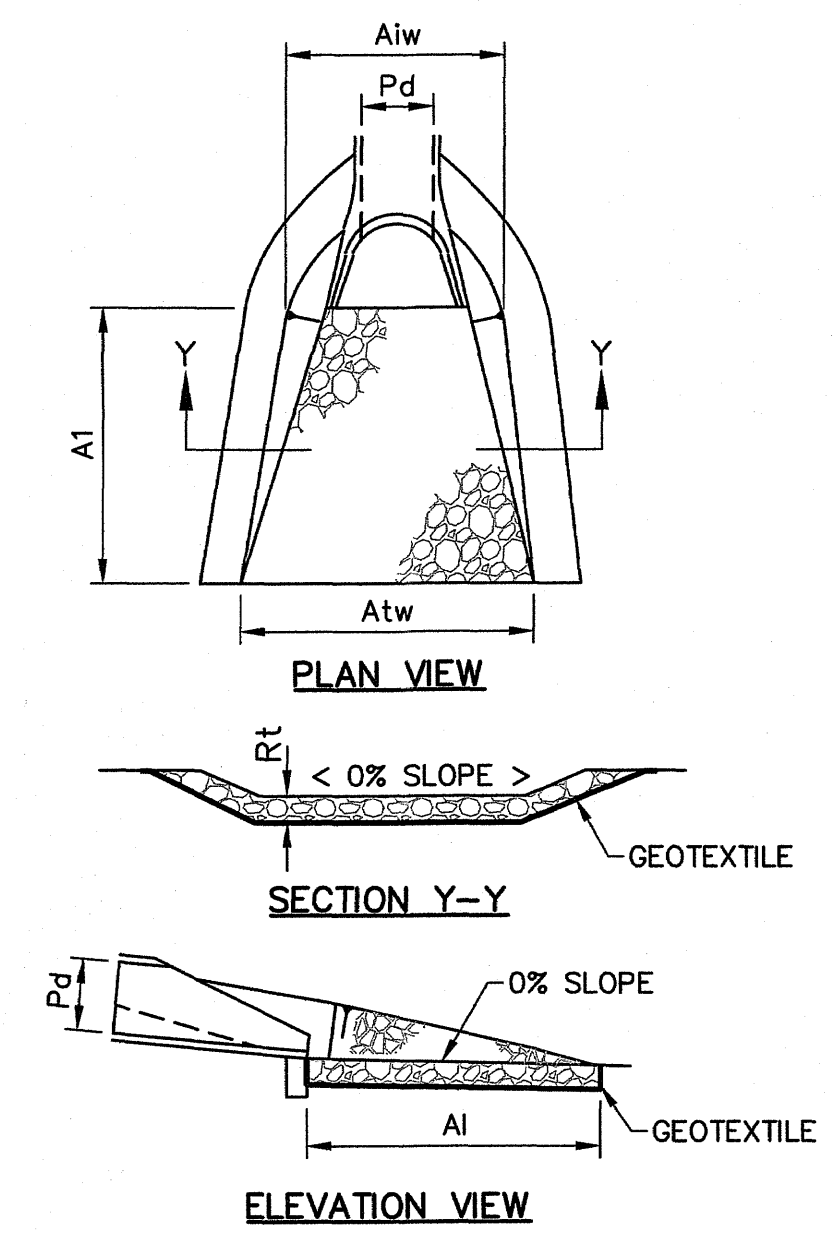
BASIN NO.	SPILLWAY			LINING		CHANNEL		DISSIPATOR			
	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH Dd (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-...)	RIPRAP THICK DRT (IN)
B	1216.00	1214.60	25	SC150	D	3	1.40	10	40	6	36

- NOTES:**
1. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
 2. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
 3. RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.
 4. THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

CONSTRUCTION DETAIL #7-13
EMERGENCY SPILLWAY WITH TRM LINING
NOT TO SCALE



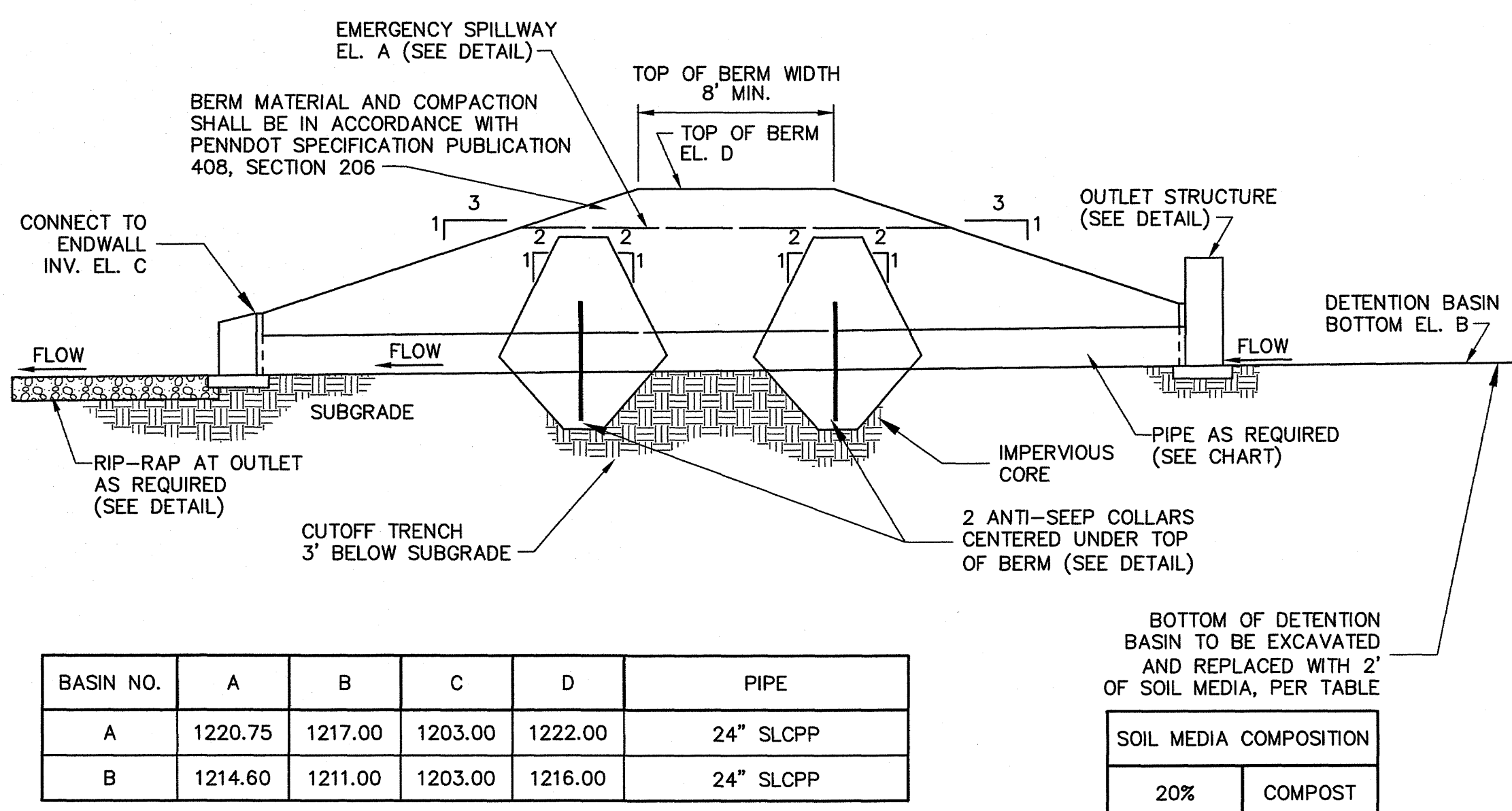
- NOTES:**
1. CONCRETE CRADLE SHALL BE PLACED FOR ALL BARREL PIPES DISCHARGING FROM BASINS A AND B.
- CONCRETE CRADLE PIPE BEDDING**
NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE R-...	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-01	15	4	18	6	4	7
EW-02	12	6	36	4	3	5
EW-03	15	4	18	6	4	7
EW-04	12	4	18	8	3	7
EW-05	15	8	63	6	4	7
EW-06	15	5	27	6	4	7
EW-07	24	5	27	12	6	18

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

STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL
NOT TO SCALE

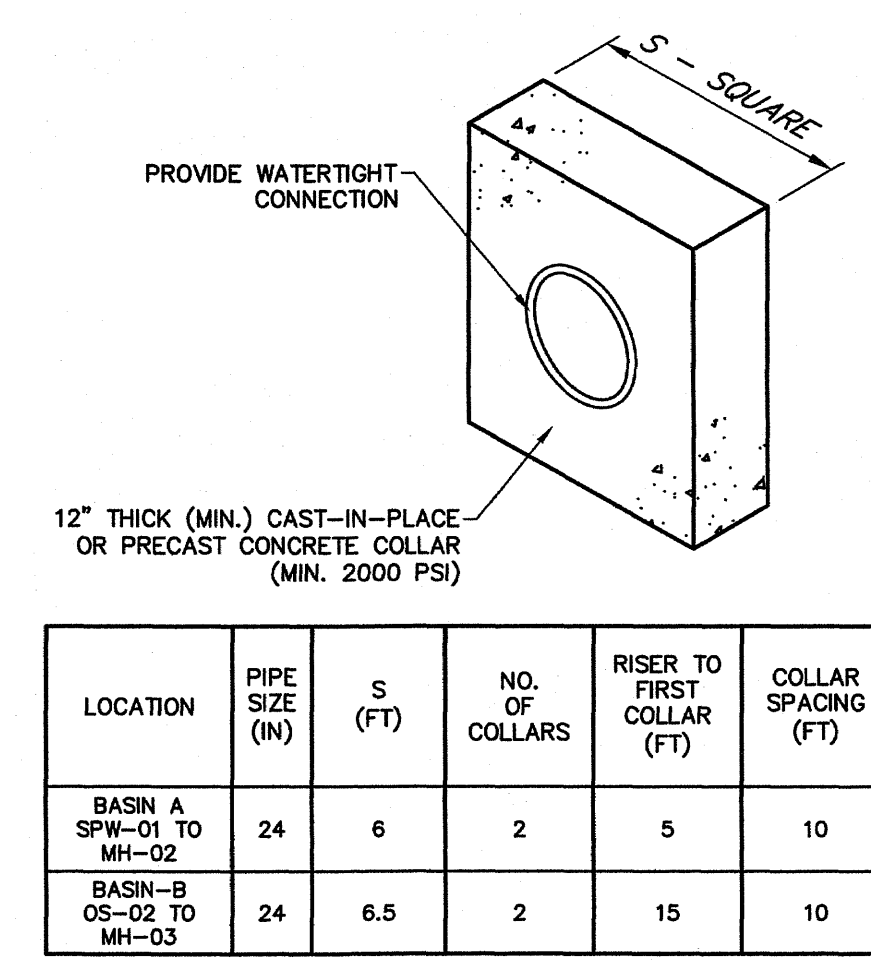


BASIN NO.	A	B	C	D	PIPE
A	1220.75	1217.00	1203.00	1222.00	24" SLCPP
B	1214.60	1211.00	1203.00	1216.00	24" SLCPP

- NOTES:**
1. CORE MATERIAL UNIFIED CLASS, CH OR CL COMPACTED TO 95% OF MAXIMUM DENSITY.
 2. HOMOGENEOUS EMBANKMENT MATERIAL TO BE COMPACTED IN 8" LAYERS TO A MINIMUM FINAL DENSITY OF NOT LESS THAN 95% OF MAX. DRY WEIGHT AT OPTIMUM MOISTURE CONTENT.
 3. BASIN TO BE OVER-EXCAVATED 2' AND BACKFILLED WITH ENGINEERED AMENDED SOIL, CONSISTING OF 20% COMPOST, 40% SAND, AND 40% TOPSOIL. SEE CONSTRUCTION SEQUENCE FOR EXCAVATION AND INSTALLATION TIMELINE FOR ENGINEERED SOIL.
 4. IF TOPSOIL FOR THE AMENDED SOILS IS TO BE TAKEN FROM ON-SITE, IT SHOULD NOT HAVE MORE THAN 10% CLAY CONTENT.

BASIN SECTION AT OUTLET
NOT TO SCALE

SOIL MEDIA COMPOSITION	
20%	COMPOST
40%	SAND
40%	TOPSOIL



LOCATION	PIPE SIZE (IN)	S (FT)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
BASIN A SPW-01 TO MH-02	24	6	2	5	10
BASIN-B OS-02 TO MH-03	24	6.5	2	15	10

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

STANDARD CONSTRUCTION DETAIL #7-16
CONCRETE ANTI-SEEP COLLAR FOR
PERMANENT BASINS OR TRAPS
NOT TO SCALE

NO.	DATE	DESCRIPTION	REVISIONS
1	APRIL 2024	BCOD NPDES RESUBMISSION #1	
2	JULY 2024	BCOD NPDES RESUBMISSION #2	
3			
4			
5			
6			
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9			

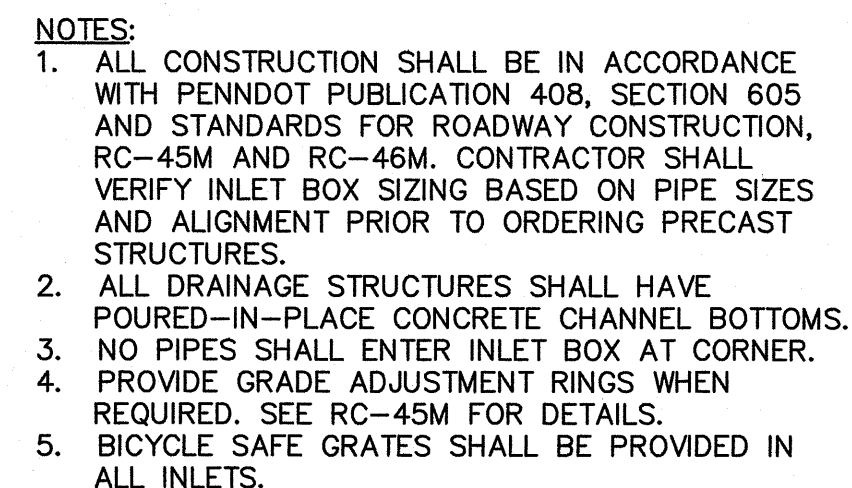


FOR

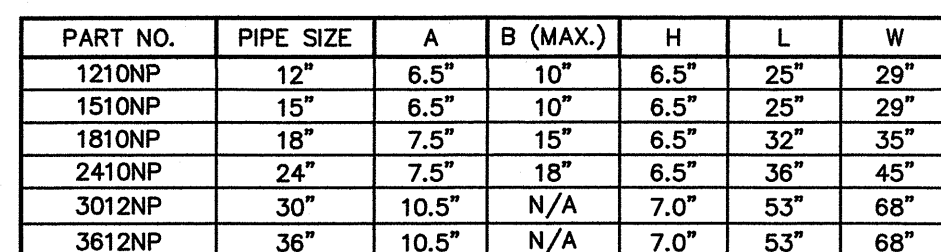
157 EAST AIRPORT ROAD

PENN TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PENN TOWNSHIP BUTLER COUNTY PENNSYLVANIA



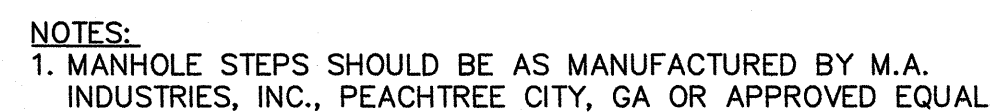
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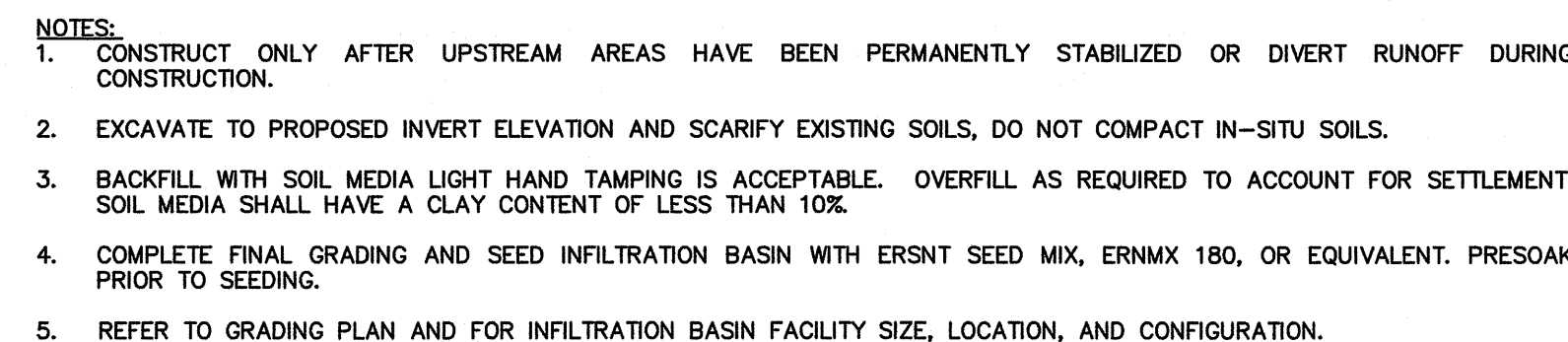
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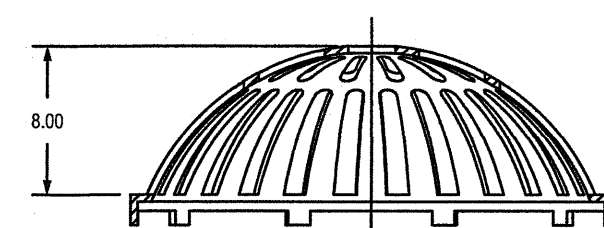
1. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"–24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL DIMENSIONS ARE NOMINAL.
3. ALL END SECTIONS/ENDWALLS TO BE PLASTIC END SECTION.



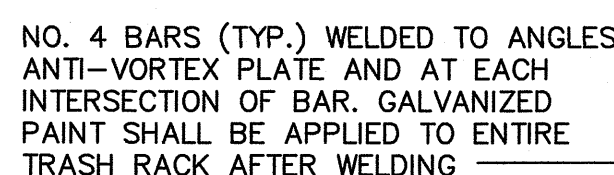
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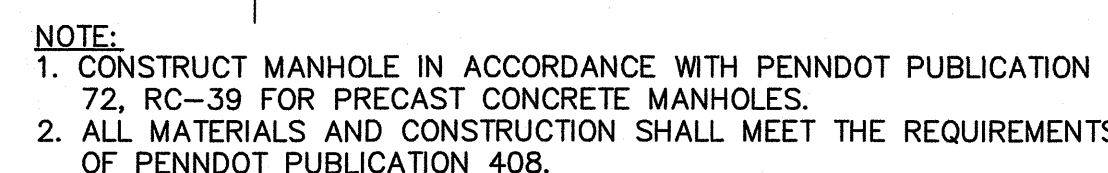


NOT TO SCALE



PROVIDE 3/8" DIA. 6" LONG
ANCHOR BOLTS (3 ON LONG SIDE
AND 2 ON SHORT SIDE) DRILL 4"
DEEP HOLES IN TOP UNIT AND GR

NOT TO SCALE



NOT TO SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DEVIN JAMES DUNWOODY
FE085014

HRG PROJECT NUMBER:	R006045.0476
PLAN DATE:	FEBRUARY 23, 2024
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	DEVIN J. DUNWOODY

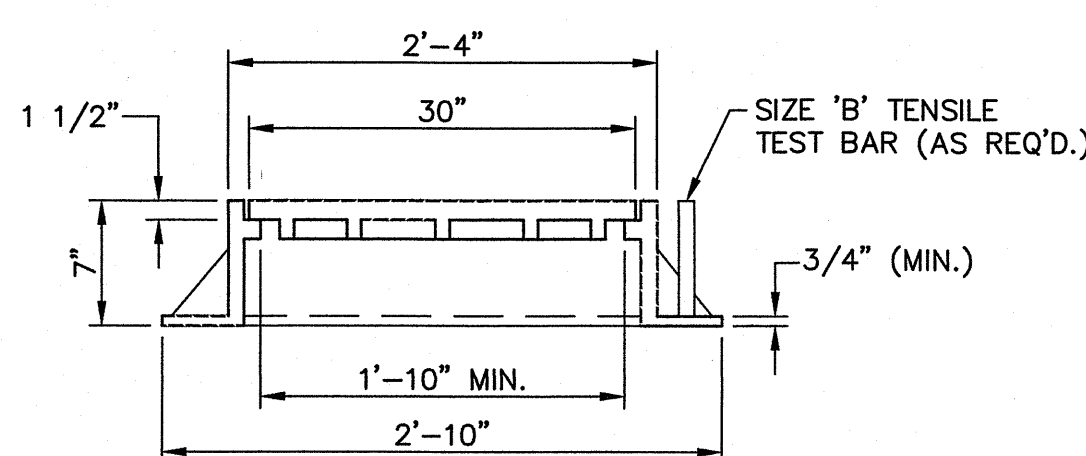
REVISIONS		
NO.	DATE	DESCRIPTION
1	APRIL 2024	BCCD NPDES RESUBMISSION #1
2	JULY 2024	BCCD NPDES RESUBMISSION #2
3		
4		
5		
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SHEET TITLE:

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

SHEET: **PCDT-2**

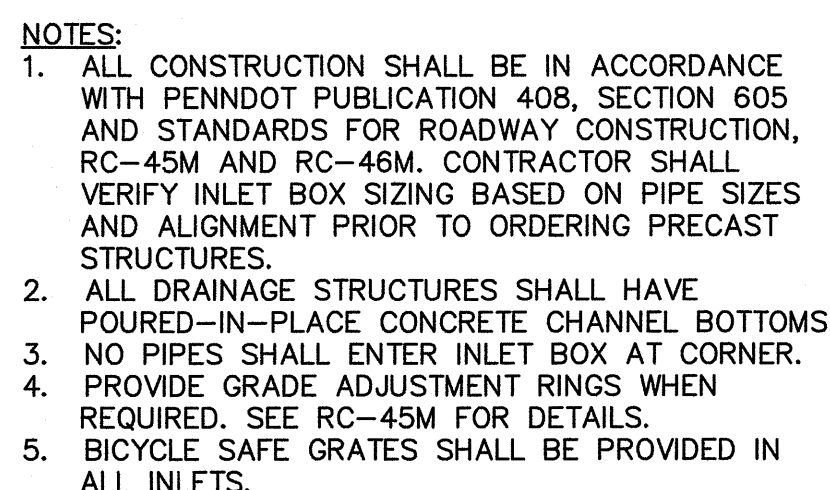
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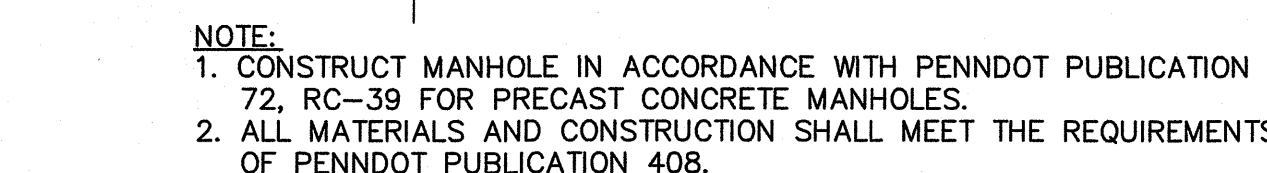
SECTION

REFERENCE RC-39 - PENNDOT PUBLICATION 72

NOT TO SCALE



NOT TO SCALE



OWNER'S CERTIFICATION

WE, DONN E. BURK, STACEY L. BURK AND SANDRA LEE MARKLE TRUSTEE OF THE EVELYN E. KLINE LIVING TRUST UNDER AGREEMENT DATED MAY 26, 1997, 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 30 DAY OF APRIL, 2025.

Donn E. Burk
DONN E. BURK

Stacey L. Burk
STACEY L. BURK

Sandra Lee Markle Trustee
TRUSTEE
EVELYN E. KLINE LIVING TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC

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, DONN E. BURK, STACEY L. BURK AND SANDRA LEE MARKLE TRUSTEE OF THE EVELYN E. KLINE LIVING TRUST UNDER AGREEMENT DATED MAY 26, 1997, 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 30 DAY OF APRIL, 2025.

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: 1152784
Member, Pennsylvania Association of Notaries

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, LANE, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

April 9, 2025
DATE

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CENTER 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 CENTER THIS 9th DAY OF April, 2025.

Mark R. Whaley
SECRETARY

Stanley D. Graff
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 26th DAY OF March, 2025.

Mark R. Whaley
SECRETARY

Stanley D. Graff
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF March, 2025.

R. Henderson
SECRETARY

J. Hase
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PLAN # 25053

PROOF OF RECORDING

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

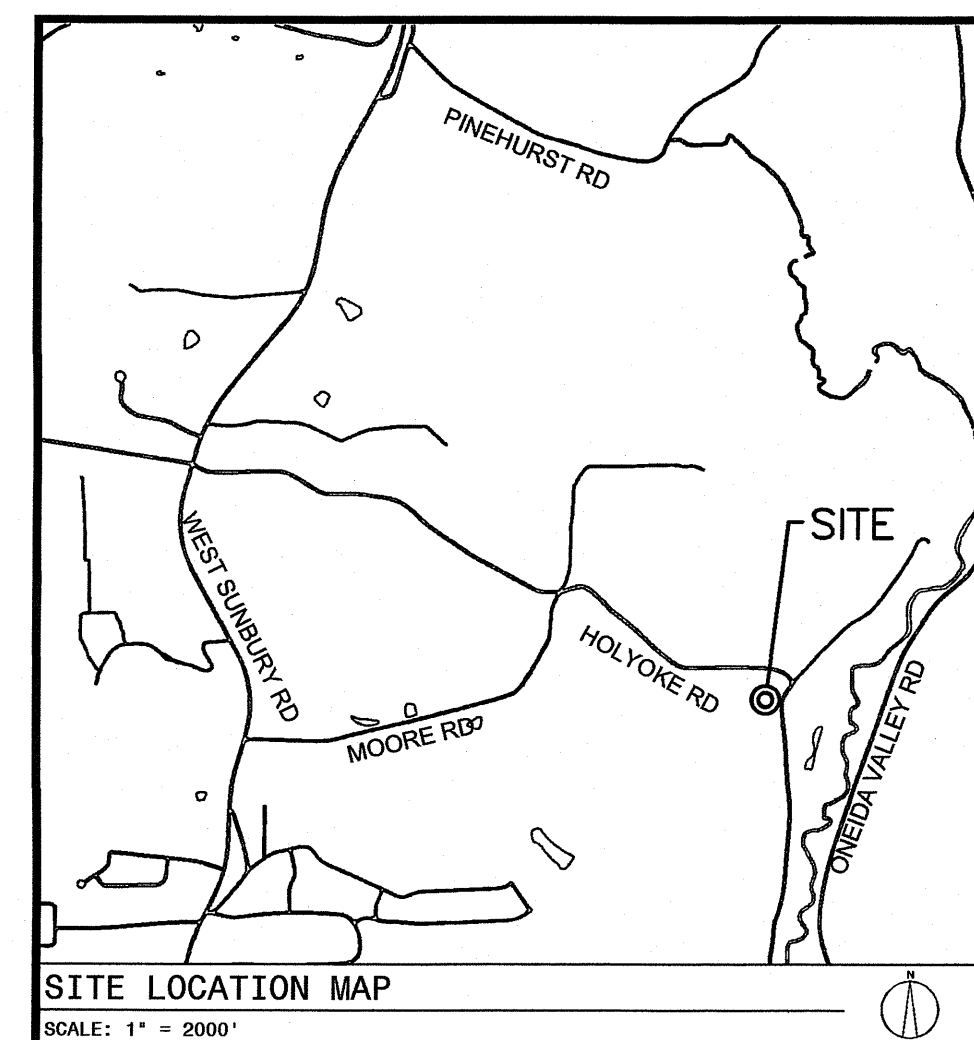
PLAN BOOK VOLUME 427 PAGE(S) 46

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF May, 2025.

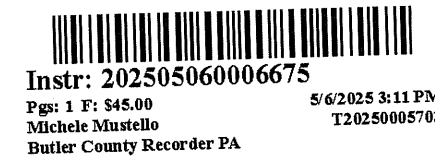
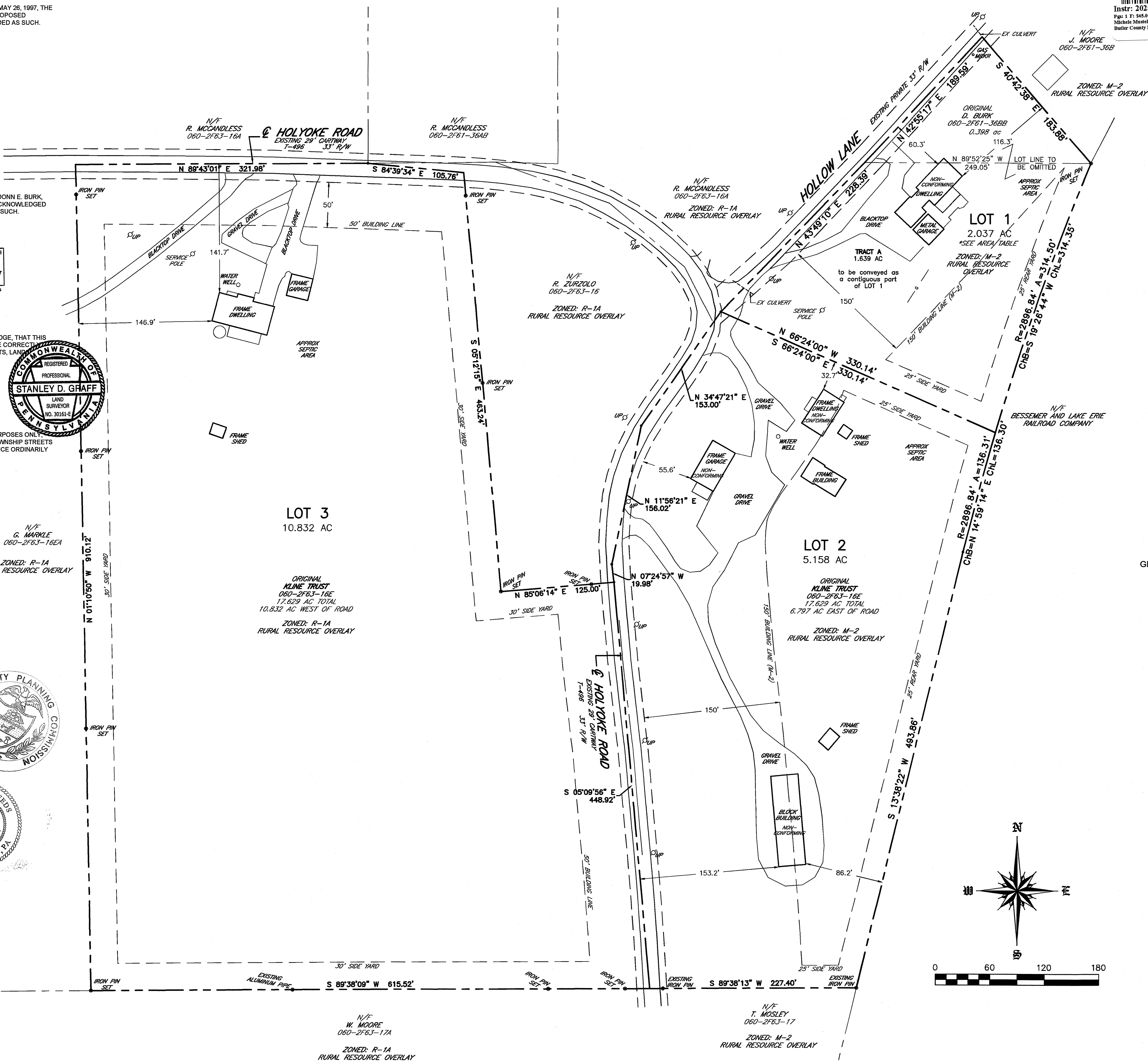
Michele M. Mustello
RECORDER OF DEEDS

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.



PROPERTY AREA SUMMARY:

EXISTING TOTALS
060-2F61-36BB 0.368 AC
+ 060-2F63-16E 17.629 AC
EXISTING TOTAL 18.027 AC

LOT 1
060-2F61-36BB 0.368 AC
+ TRACT A 1.639 AC
LOT 1 2.037 AC

LOT 2
060-2F63-16E 17.629 AC
- LOT 3 10.832 AC
- TRACT A 1.639 AC
LOT 2 5.158 AC

LOT 3
060-2F63-16E 17.629 AC
- LOT 2 5.158 AC
- TRACT A 1.639 AC
LOT 3 10.832 AC

REVISED TOTALS
LOT 1 2.037 AC
LOT 2 5.158 AC
LOT 3 10.832 AC
REVISED TOTAL 18.027 AC

CENTER TOWNSHIP M-2 HEAVY INDUSTRIAL		
Dimension	Permitted Uses not abutting a residential district	
Min. Lot Area	2 acre	
Min. Lot Width	50 feet	
Min. Front Yard Depth	60 feet from R/W	
Min. Side Yard Depth	25 feet	
Min. Rear Yard Depth	25 feet	

CENTER TOWNSHIP M-2 HEAVY INDUSTRIAL		
Dimension	Permitted Uses abutting a residential district	
Min. Lot Area	2 acre	
Buffer Front Width	25 feet	
Min. Front Yard Depth	150 feet from R/W	
Min. Side Yard Depth	150 feet	
Min. Rear Yard Depth	150 feet	

CENTER TOWNSHIP R1-A LOW DENSITY RESIDENTIAL		
Dimension	Permitted Uses	
Min. Lot Area	1 acre (on lot septic)	
Min. Lot Width	125 feet	
Min. Front Yard Depth	50 feet from R/W	
Min. Side Yard Depth	30 feet	
Min. Rear Yard Depth	50 feet	

GENERAL NOTES:

- PROPERTY OWNER: 060-2F61-36BB DONN AND STACEY BURK
060-2F63-16E EVELYN KLINE TRUST
- STREET ADDRESS: 1737 N. MAIN ST. EXT.
BUTLER, PA 16001
- PHONE NUMBER: 724-285-3659
- ZONING DISTRICT: M-2 HEAVY INDUSTRIAL DISTRICT
R-1A LOW DENSITY RESIDENTIAL DISTRICT
RURAL RESOURCE OVERLAY
- LOT REQUIREMENTS: SEE TABLES
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - MCCANDLESS LOT LINE REVISION
PLAN BOOK 387 PG 2
 - 2003 R.B. SHANNON BOUNDARY SURVEY FOR SMALLWOOD
DWS NUMBER 6-H-11

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING COMMISSION MEETING ON 3/26/2025	SDG	4/2/2025
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 3/26/2025	SDG	3/26/2025

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

KLINE PLAN
BEING A
SUBDIVISION SURVEY
FOR
EVELYN E. KLINE TRUST
DONN AND STACEY BURK

SITUATE

CENTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/29/2024	SDG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
24-183	060-2F63-16E 060-2F61-36BB	B	

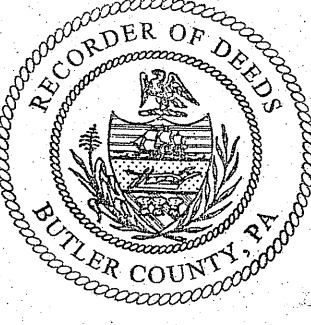
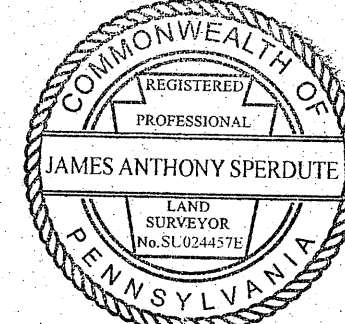
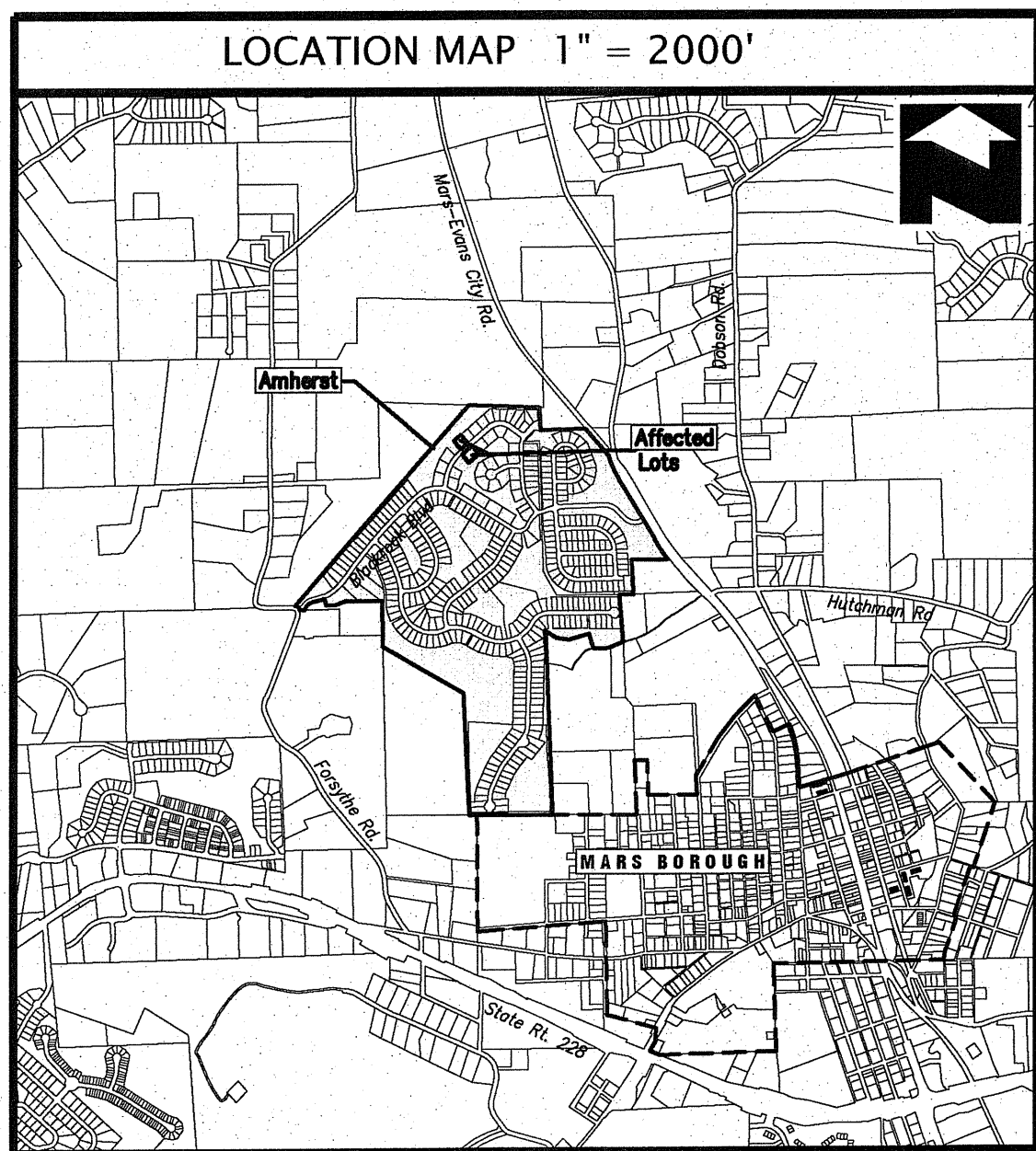
KLINE PLAN

Being a lot line revision and subdivision of Butler County
Tax Parcels 060-2F63-16E and 060-2F61-36BB

PLAN BOOK	PAGE
427	46

Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot TH-203	18,200.00	0.418
Lot TH-222	12,440.00	0.286

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
203-A	4,779.998	0.110
203-B	2,880.000	0.066
203-C	2,880.000	0.066
203-D	2,880.000	0.066
203-E	4,780.000	0.110
222-A	4,782.067	0.110
222-B	2,880.000	0.066
222-C	4,777.933	0.110



PLAN BOOK	PAGE
427	47

General Plan Notes

- This plan is a re-subdivision of TH-203 & TH-222 of the Amherst - Phase 6 Residential Subdivision as recorded in Plan Book 399, Pages 37 to 40 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

One Penn Center West
Suite 220
Pittsburgh, PA 15676

Lot:
TH-203
Tax Parcel 010-4F35-9/203-0000
Deed Book 202502280002679

TH-222
Tax Parcel 010-4F35-9/222-0000
Deed Book 20250218002168

PROPERTY OWNER / BUILDER

NVR

ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15676

BUILT BY:

Ryan Homes

Drawing Number 1001-2527653
Drawing Scale 1" = 20'
Date April 1, 2025
Drawn By
Revisions
4/9/2025...Per County Review

72000

**Amherst
Amendment 8**

Being a Re-subdivision of Lots TH-203 & TH-222 of the
Amherst - Phase 6 Residential Subdivision Plan
As recorded in Plan Book 399, Pages 37-40
Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

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

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

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 9th day of April, A.D. 2025.

ATTEST:
Johanna Mawey
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 9th day of April, A.D. 2025, before me, a Notary Public in and for said County and Commonwealth, personally appeared Peter Robertson of NVR, Inc. who being duly sworn, deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly sign and sealed by and as for the act and deed of said NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as Vice President of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper respective handwriting.

Vice President, NVR, Inc.

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

Witness my hand and notarial seal this 9th day of April, A.D. 2025.

Lisette Sprutt
Notary Public

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

Registered Surveyor

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

James A. Spurdute, RS # 24457-E

4-9-2025
Date

Township Engineer

I, Ronald Olsen, 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.

Ronald Olsen, 24400 E
Printed Name & Registration No.

04/28/2025
Date

Adams Township Board of Supervisors

Approved by the Adams Township Board of Supervisors this 28 day of April, A.D. 2025.

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

Secretary, Adams Township Supervisors

Adams Township Supervisor

Adams Township Supervisor

Adams Township Supervisor

Adams Township Supervisor

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 17th day of April, A.D. 2025.

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 427, page(s) 47.

Given under my hand and seal on the 7th day of May, A.D. 2025.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028