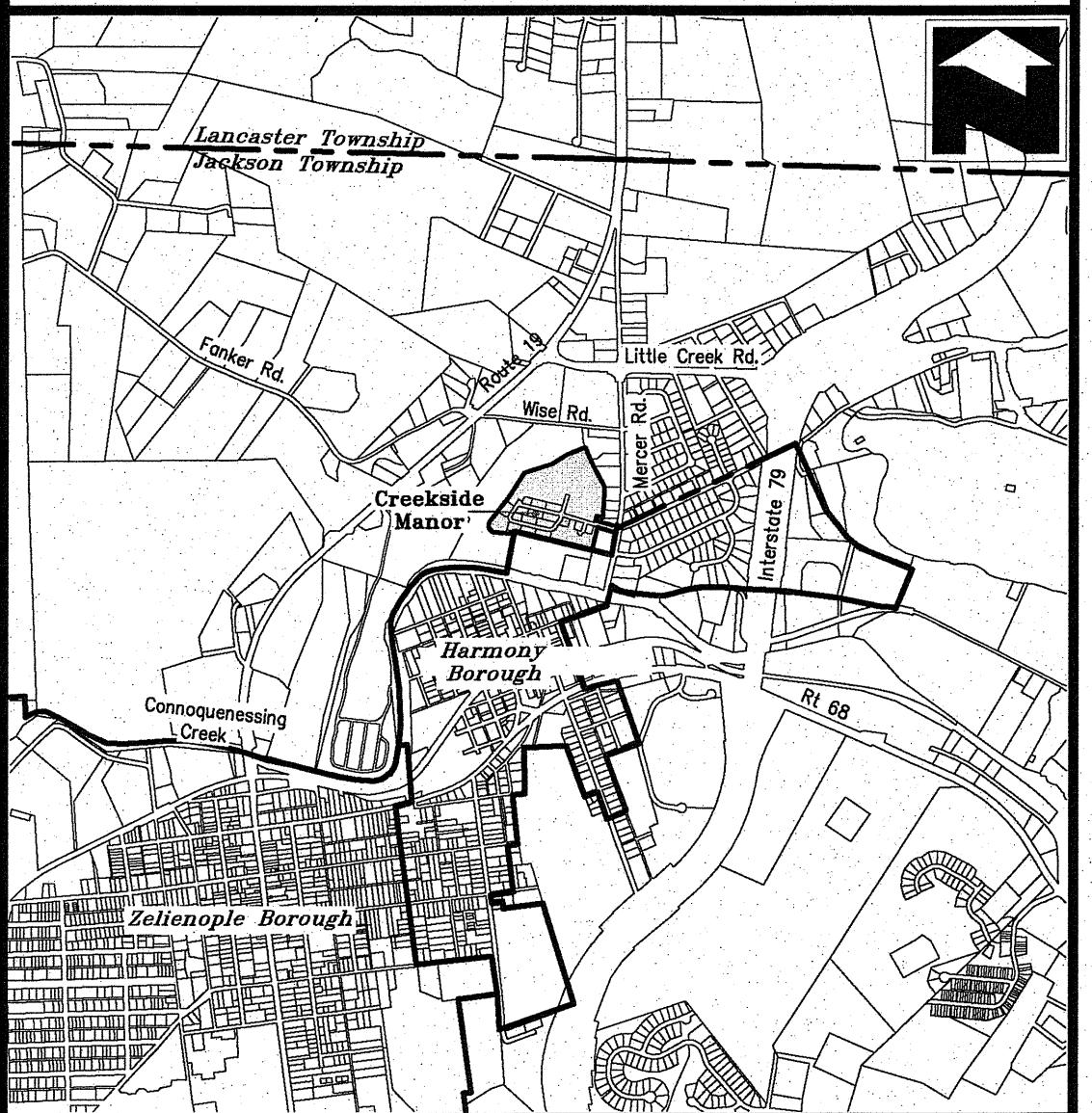


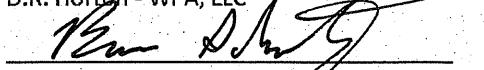
LOCATION MAP 1" = 2000'



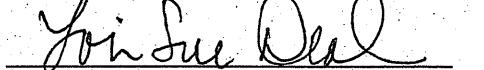
Inst: 202504090005013
P: 100-140-000
Michele M. Mustello
Butler County Recorder PA
49/205 9:28 AM
T2025000429

D.R. Horton - WPA, LLC

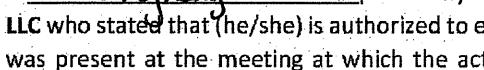
By a resolution approved on the 20th day of February, 2025, the Board of Directors of the D.R. Horton - WPA, LLC, a Delaware Limited Liability Company, owners of the land shown on the Creekside Manor Amendment No. 9, adopted this plan as its plan of lots and irrevocably dedicated all streets and other 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


BRIAN SCHEETZ - VPCity OPERATIONS
Printed Name & Title of Officer Witnessing

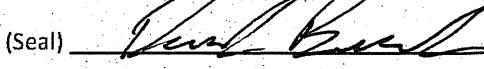
Lori Sue Deal

Signature of Authorized Officer

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  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.

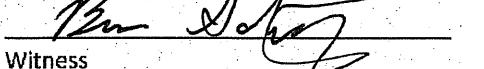
Witness my hand and notarial seal this 20th day of February, 2025.

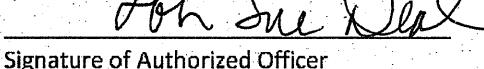
My commission expires the 28th day of August, 2027.

(Seal)  Notary Public

Commonwealth of Pennsylvania - Notary Seal
DAVID BERECK - Notary Public
Allegheny County
My Commission Expires August 28, 2027
Commission Number 1436332

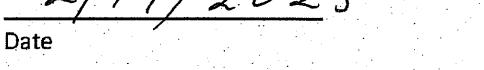
I hereby certify that the title to the property contained in the Creekside Manor Amendment No. 9 is in the name of D.R. Horton - WPA, LLC and is recorded at Instrument No. 20240760010855. I further certify that there is no mortgage, lien, or other encumbrance against this property.


Witness


Signature of Authorized Officer

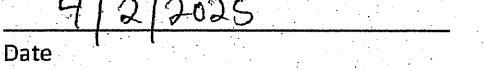
Surveyor

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

James A. Sperduto, RS # 24457-E

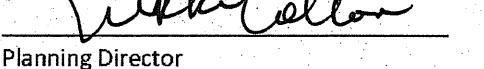
Jackson Township Planning Director/Manager

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

4/1/2025

Township Manager/Secretary

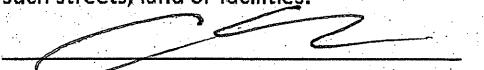
Approved by the Planning Director of Jackson Township this 25th day of February, 2025, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township 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.

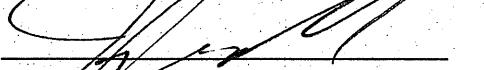

Township Secretary

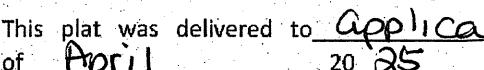

Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 25th 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.

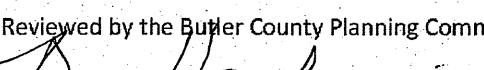
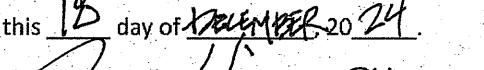

Township Secretary


Chairman

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

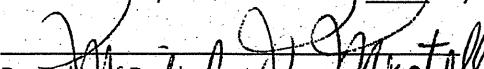

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 13th day of March, 2024.

Secretary
Plan # 24242

Chairperson

Butler County Recorder of Deeds

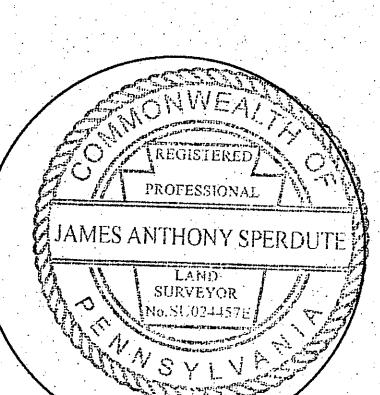
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 427, page(s) 1.
Given under my hand and seal this 9th day of April, 2025.


Recorder of Deeds


Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2026



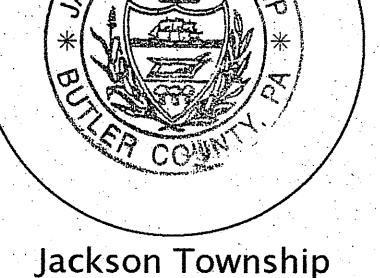
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 30-24457

JAMES ANTHONY SPERDUTE

REGISTERED
SURVEYOR

JACKSON TOWNSHIP
BUTLER COUNTY, PA

Jackson Township
Board of Supervisors

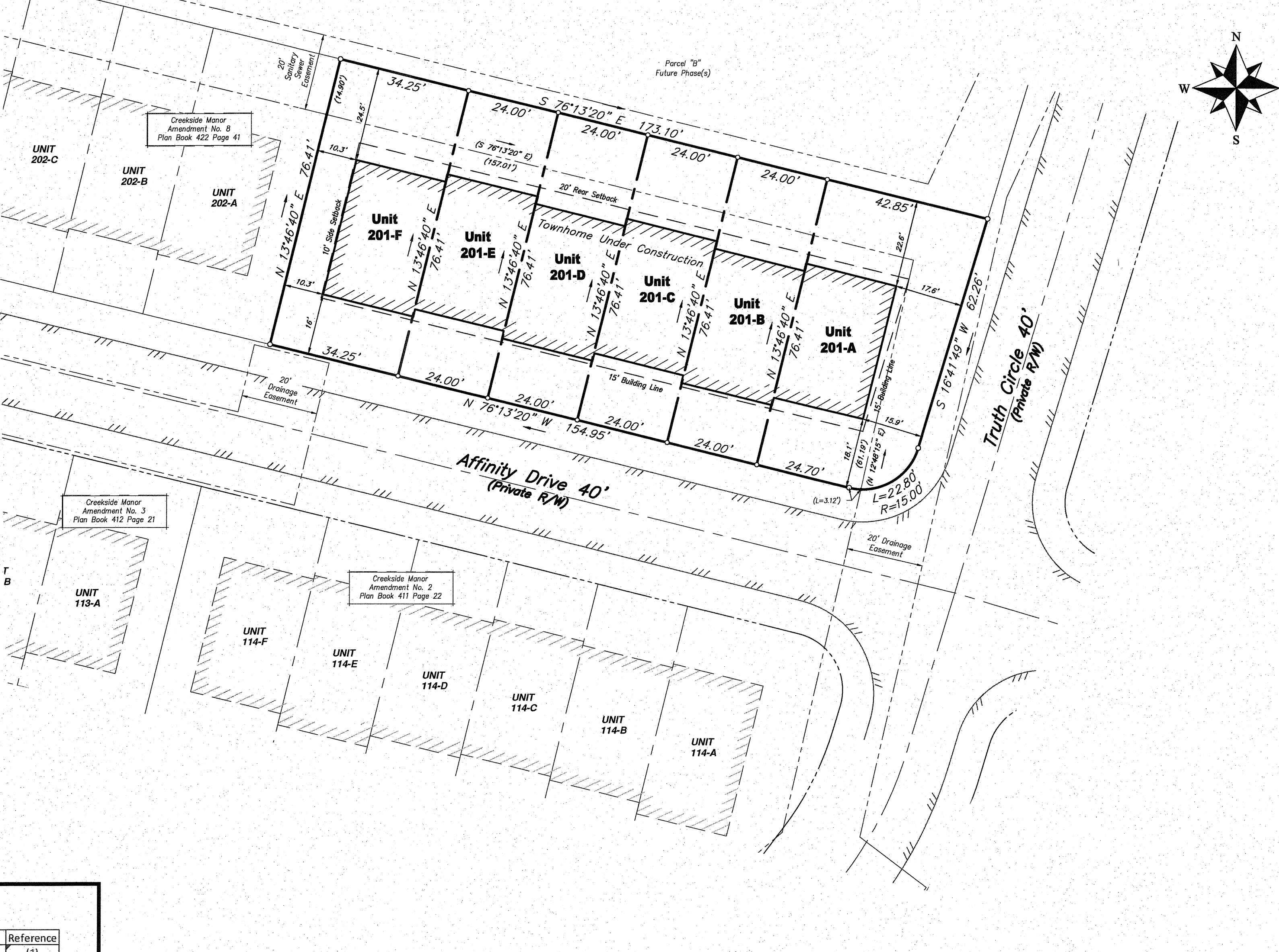


JACKSON TOWNSHIP
BUTLER COUNTY, PA

Jackson Township
Board of Supervisors



BUTLER COUNTY
PLANNING COMMISSION



Tabulation of Zoning Data at time of master plan approval.

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

Minimum Lot Size (Per Lot)

Required	Provided on Master Plan	Provided on This Plan	Reference
6000.00 sf	7083.89 sf	1,833.900 sf	(1)
55.00 ft	76.40 ft	24.00 ft	(1)
55.00 ft	68.00 ft	24.00 ft	
15.00 ft	15.00 ft	15.00 ft	(2)
5.00 ft	5.00 ft	5.00 ft	
10.00 ft	10.00 ft	10.00 ft	
5.00 ft	5.00 ft	5.00 ft	
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:

S 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.

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 (NRP) are non-radial to the intersecting right of way line.

Property References

Ownership Reference:
Lot 201
Tax Parcel 180-514-A201
Instrument # 202407260010855

DR HORTON
America's Builder

Property Owner:
D.R. Horton - WPA, LLC
1603 Carmody Court
Suite 304
Sewickley, PA 15143
412-218-4384

Drawing Number 1008-2427256
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

Sperduto Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Sewickley, PA 15143
724-452-4362 Info@SperdutoSurveying.com
James A. Sperduto, 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.

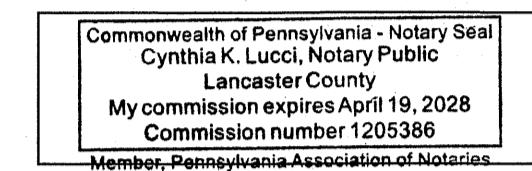
Anthony Faranda-Diedrich
Signature
PRINTED NAME OF SIGNATORY Authorized Representative

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.

Jamie Dunn
WITNESS

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 2022122025718 AND 2022122025719, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

RECEIVED
WITNESS
John S. H.
NAME
TITLE

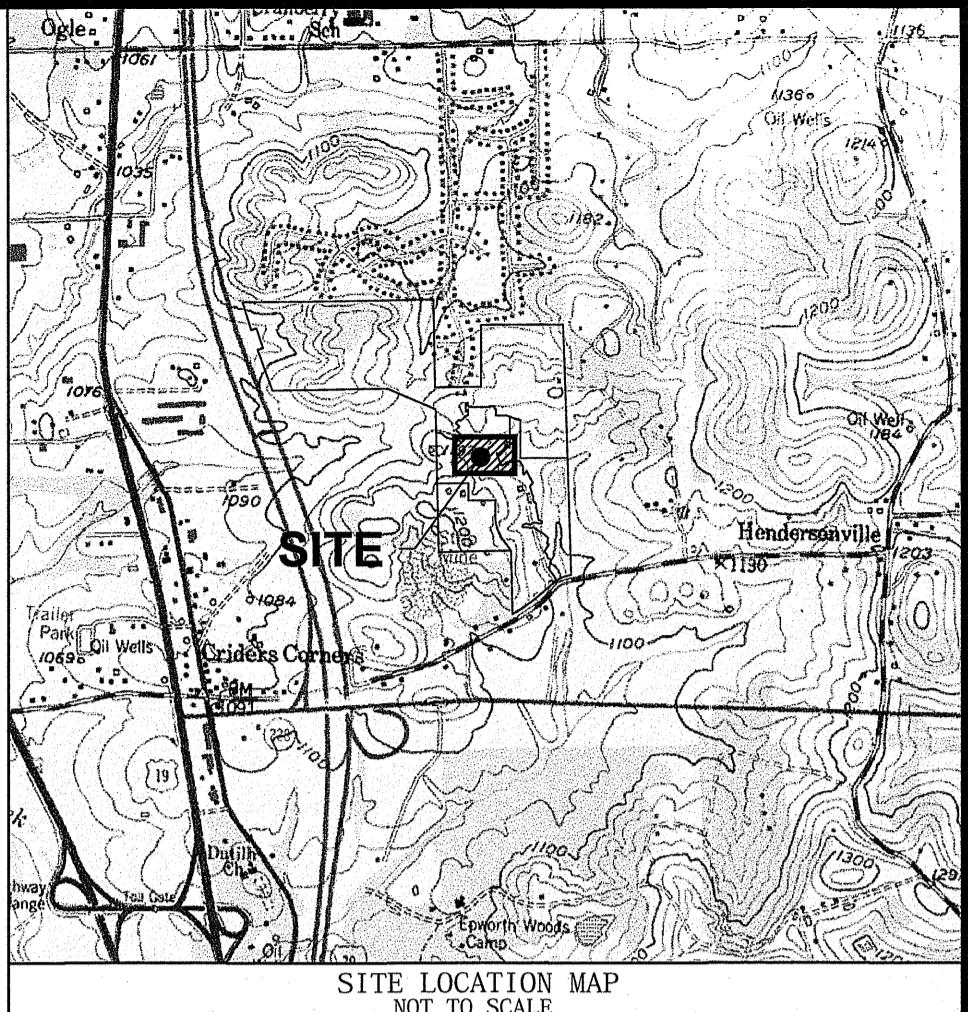
SURVEYOR'S CERTIFICATION

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

Inst: 202504090005024
4/9/2025 10:19 AM
Pg: 2 F: \$8.00
Michele Mustello
Butler County Recorder PA



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. D. S.
SECRETARY

Bruce W. Heg
CHAIRPERSON, BOARD OF SUPERVISORS

TOWNSHIP MANAGER

J. 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. Daniel D. Santoro
TOWNSHIP MANAGER

TOWNSHIP ENGINEER

I, Michele M. Malak, 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.

4/3/25
DATE

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

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

Ron Hansen, P.E.
SECRETARY

Jesse J. Lewis, P.E.
CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

4/3/25
DATE

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

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 855-634-2048

CRESCENT PLAN PHASE 1A-R3

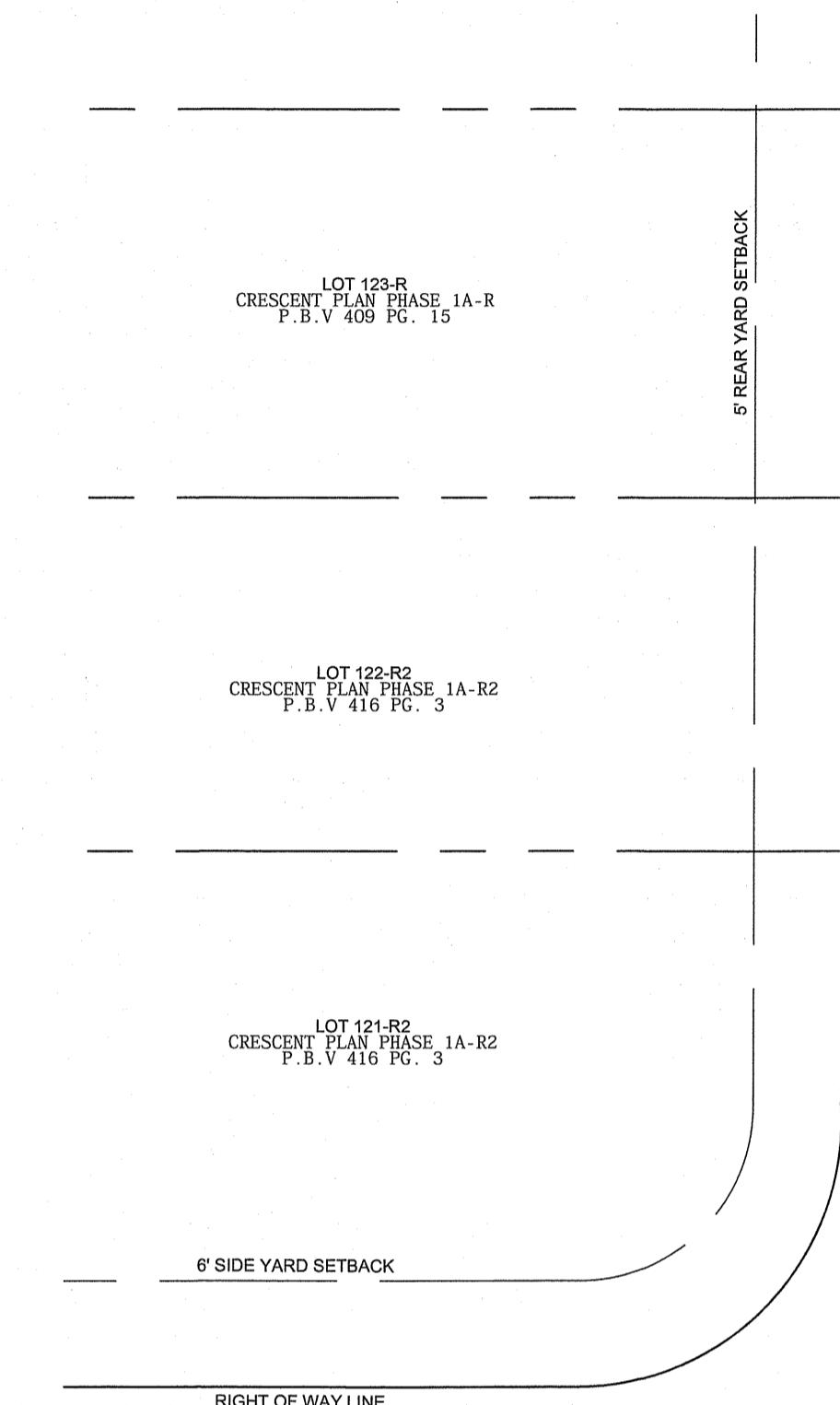
BEING A REVISION OF LOT 147-R2 AND LOT 148-R2 IN THE CRESCENT PLAN PHASE 1A-R2, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 416, PAGE 3.

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

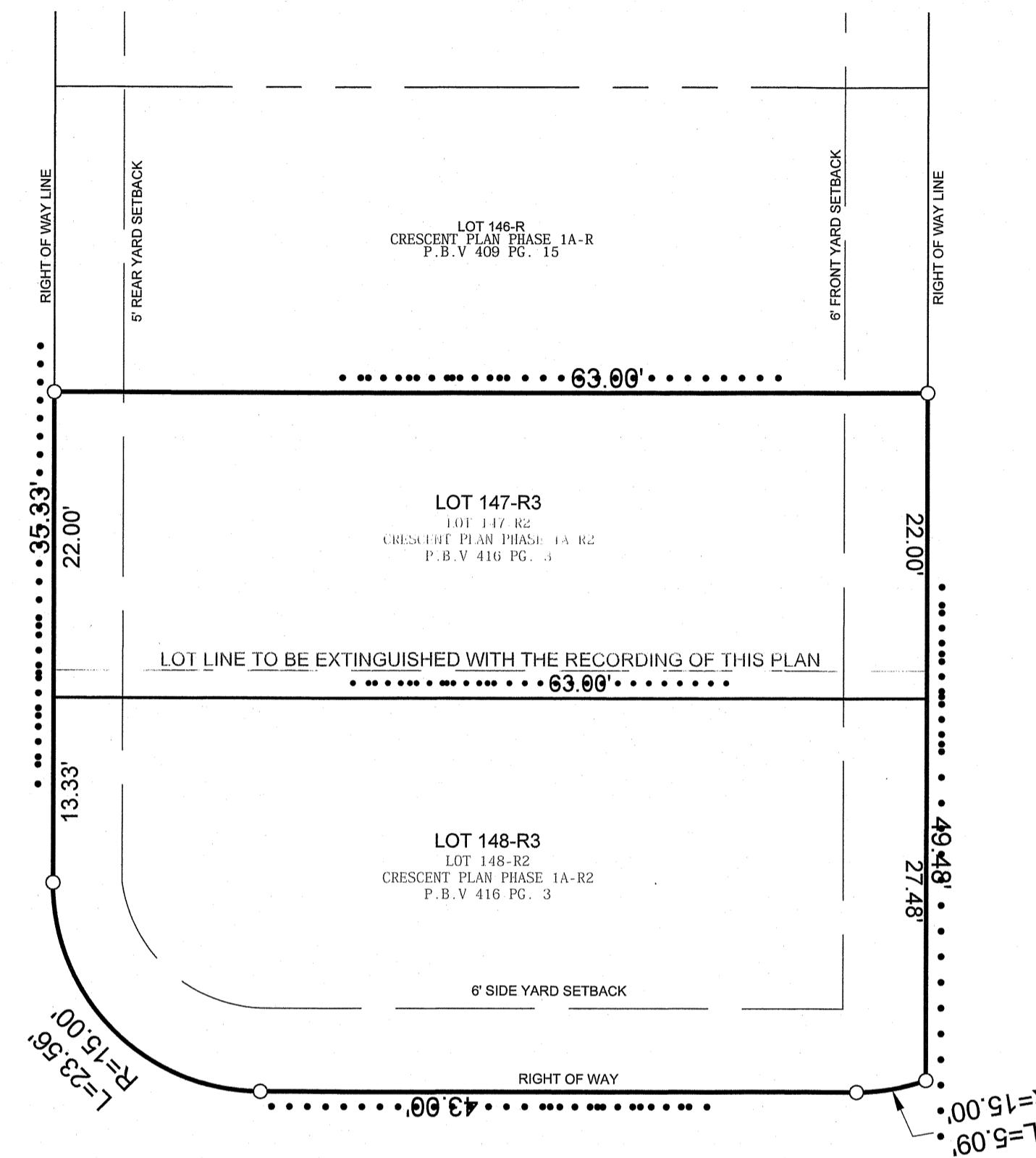
MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

Date: JANUARY 7, 2025
Job Number: C-3997-0014
Dwg No: 404,523 SHEET 1 OF 2

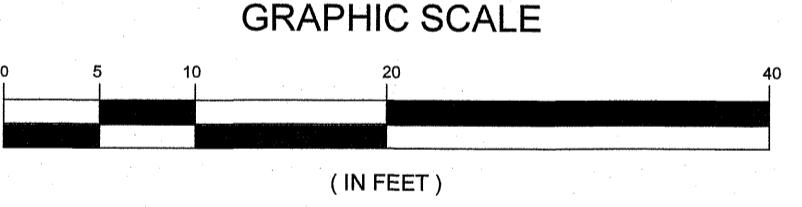
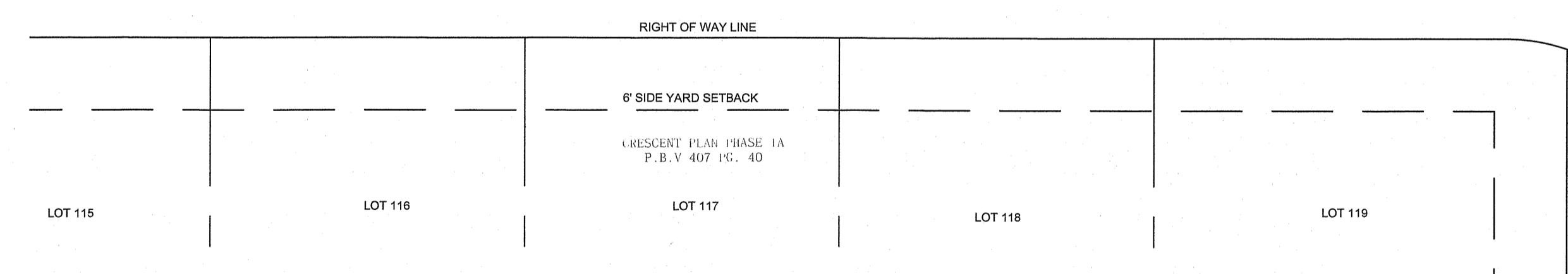


DEVLIN WAY (PRIVATE 20' ROW)

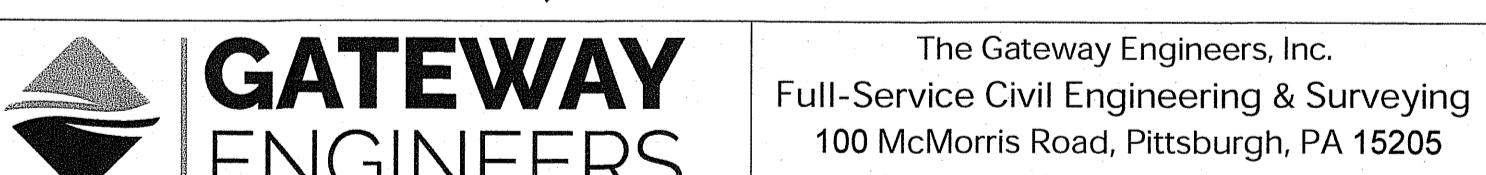


CRANES WAY (PRIVATE 20' ROW)

HIGHBRIDGE LANE (PRIVATE 48' ROW)



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



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

OWNER'S CERTIFICATION

WE, ALBERT T. ROENICK, 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.

Albert T. Roenick
ALBERT T. ROENICK

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, ALBERT T. ROENICK, 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 MARCH 2027.

Debra L. DeLancey
NOTARY PUBLIC

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

SG
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.

James J. Culen
SECRETARY
CHAIRPERSON
BOARD OF SUPERVISORS

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

James Gray
SECRETARY
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT # 25017

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

B. Brashaw
SECRETARY
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

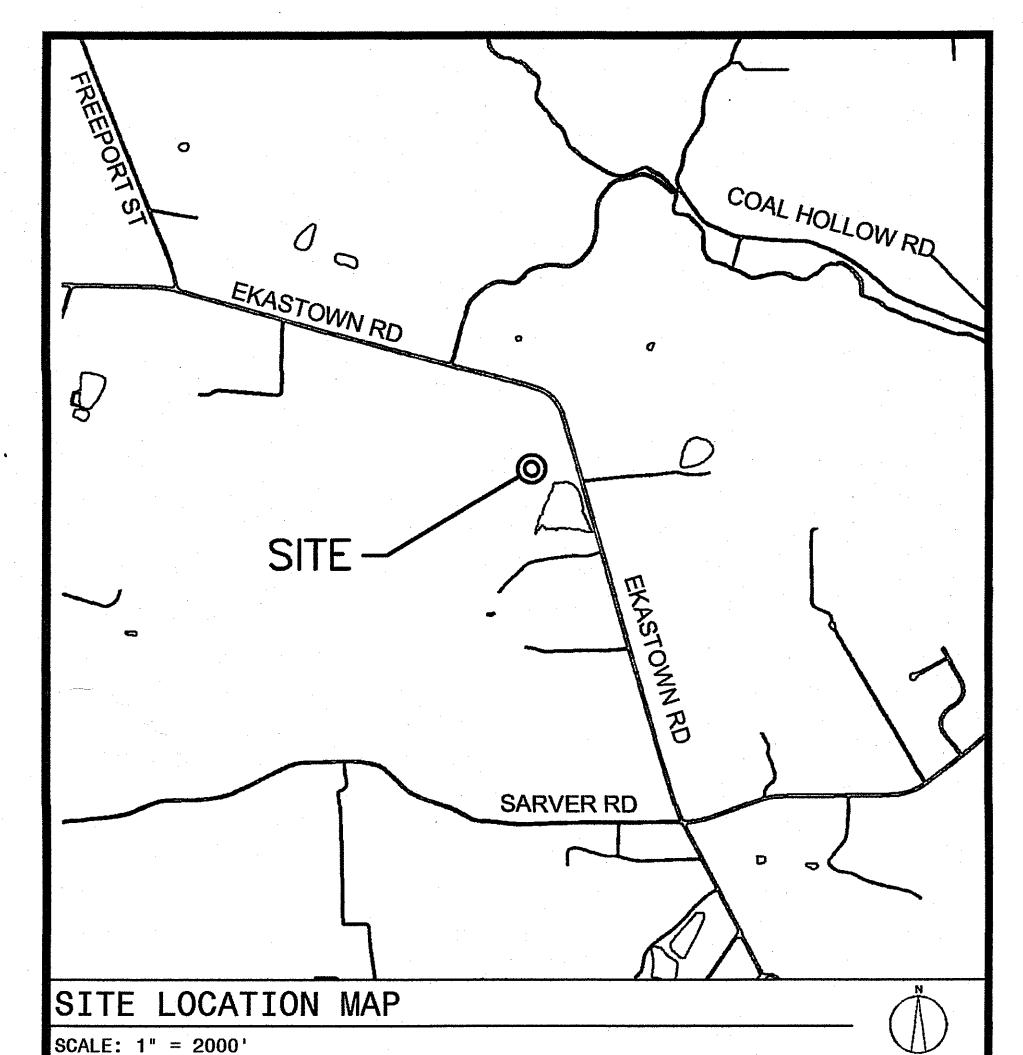
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 427, PAGE(S) 4

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

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 acre
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.

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

M. Manager
LO 736 EKASTOWN RD LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, LOT 3 EKASTOWN RD LLC, 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 MARCH 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 115274
Member, Pennsylvania Association of Notaries

A. ROENICK
PLAN

Being a lot line revision of Butler County Tax
Parcels 040-1F92-A14G and 040-1F92-A14J

N/F
SOUTH SHORES LLC
040-1F92-A14H
LOT 2 of the
ROENICK FAMILY TRUST
PLAN
PB 402 Pg 26

POND
SPRING HOUSE
BARN
SHED
APPROX. SEPTIC AREA
D. MAZUR
040-1F92-A14
LOT 1 of the
ROENICK FAMILY TRUST
PLAN
PB 402 Pg 26

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'

80 160 240

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'

Course Bearing Distance

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L2 S 16°05'40" E 27.00'
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Course Bearing Distance

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Course Bearing Distance

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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 RIGHTS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SUDI 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 AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

Neal A. 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 DESIRE 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.

Neal A. Hay
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler
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 19900/2200/980. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Neal A. Hay
WITNESS
NEAL A. 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.

Stanley D. Graff

STANLEY D. GRAFF
REG. NO. SU-010118

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.

John D. Durr
SECRETARY
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.

John D. Durr
SECRETARY
Chairperson
Board of Supervisors

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

Jeffrey A. Mikesic
CHIEF PLANNING COMMISSIONER
Jeffrey A. Mikesic
TOWNSHIP ENGINEER
REGISTRATION NO. PE083712 DATE 4/4/2025

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.

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.
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John D. Durr

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

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RECOR

OWNER'S CERTIFICATION

WE, JERRY J. McGARRAH AND CHRISTINE E. McGARRAH, 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.


JERRY J. McGARRAH


CHRISTINE E. McGARRAH

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUTLER
}

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, 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.

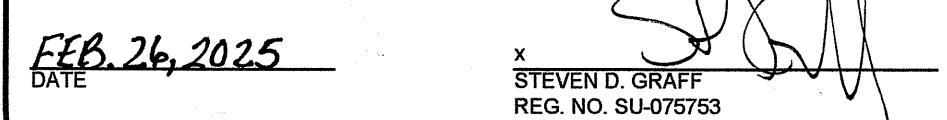
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

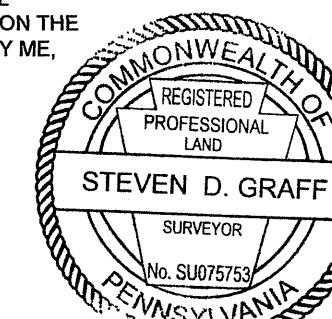

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLaney, Notary Public
Butler County
My commission expires February 17, 2027
Commissioner 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 DIRECTON, FOR THE OWNERS OR AGENTS.


FEB 26, 2025
STEVEN D. GRAFF
REG. NO. SU075753

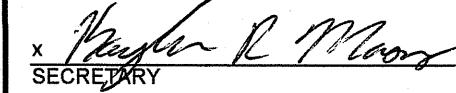


MUNICIPAL DECLARATIONS

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.

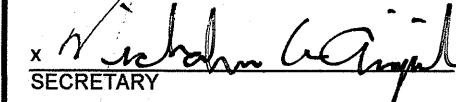
MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 7th DAY OF April, 2025.


TAYLOR R. MOORE
SECRETARY


CHAIRPERSON
BOARD OF SUPERVISORS

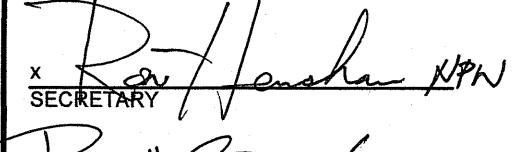
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 26th DAY OF February, 2025.

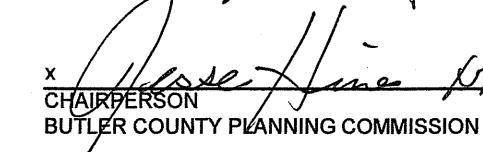

MICHAELA C. ANGEL
SECRETARY


CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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


RAY HENSHAW NPN
SECRETARY

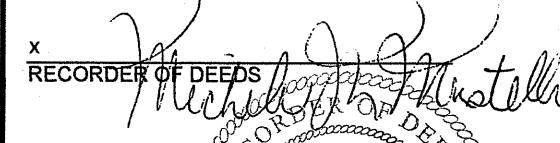

CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

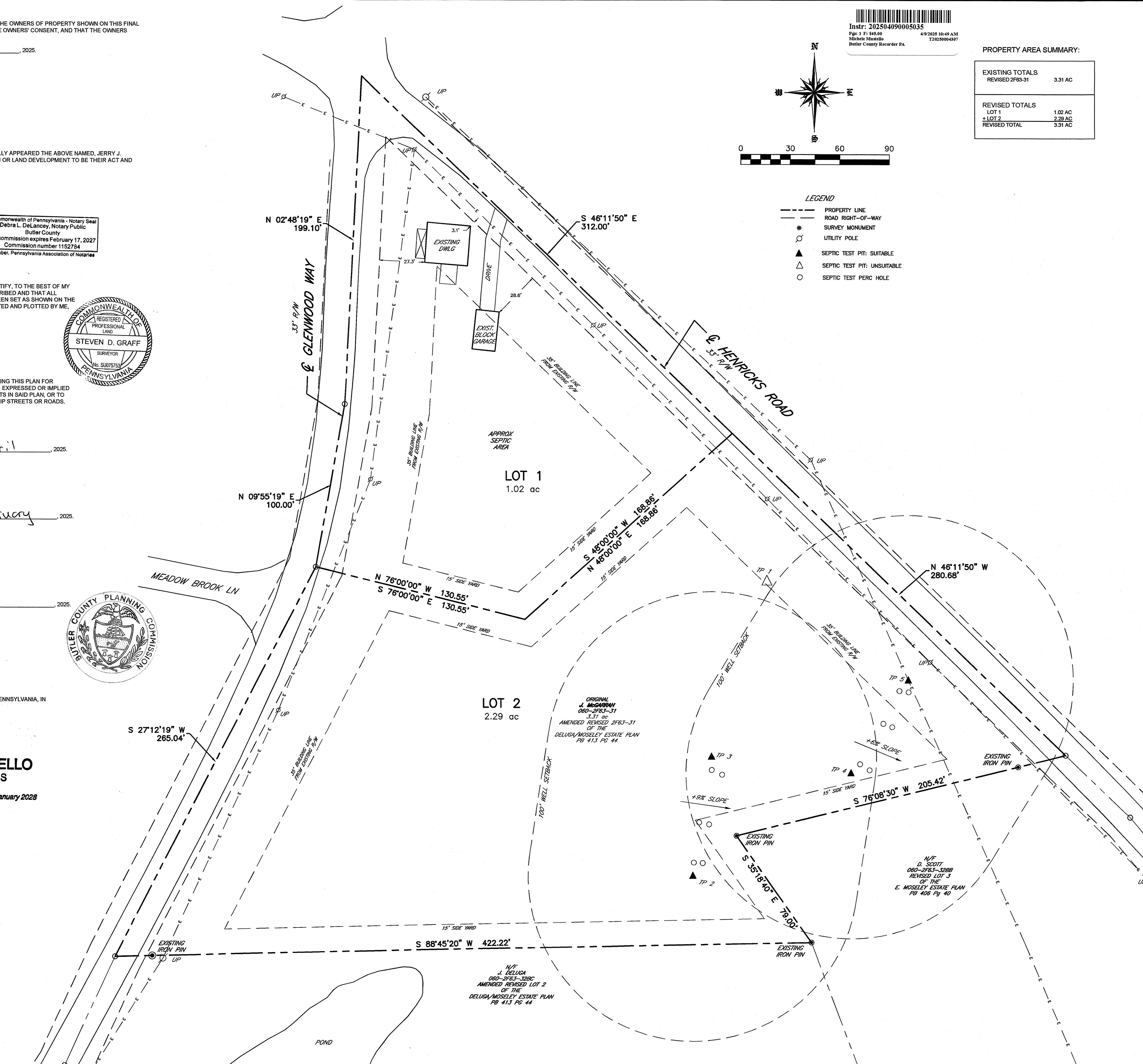
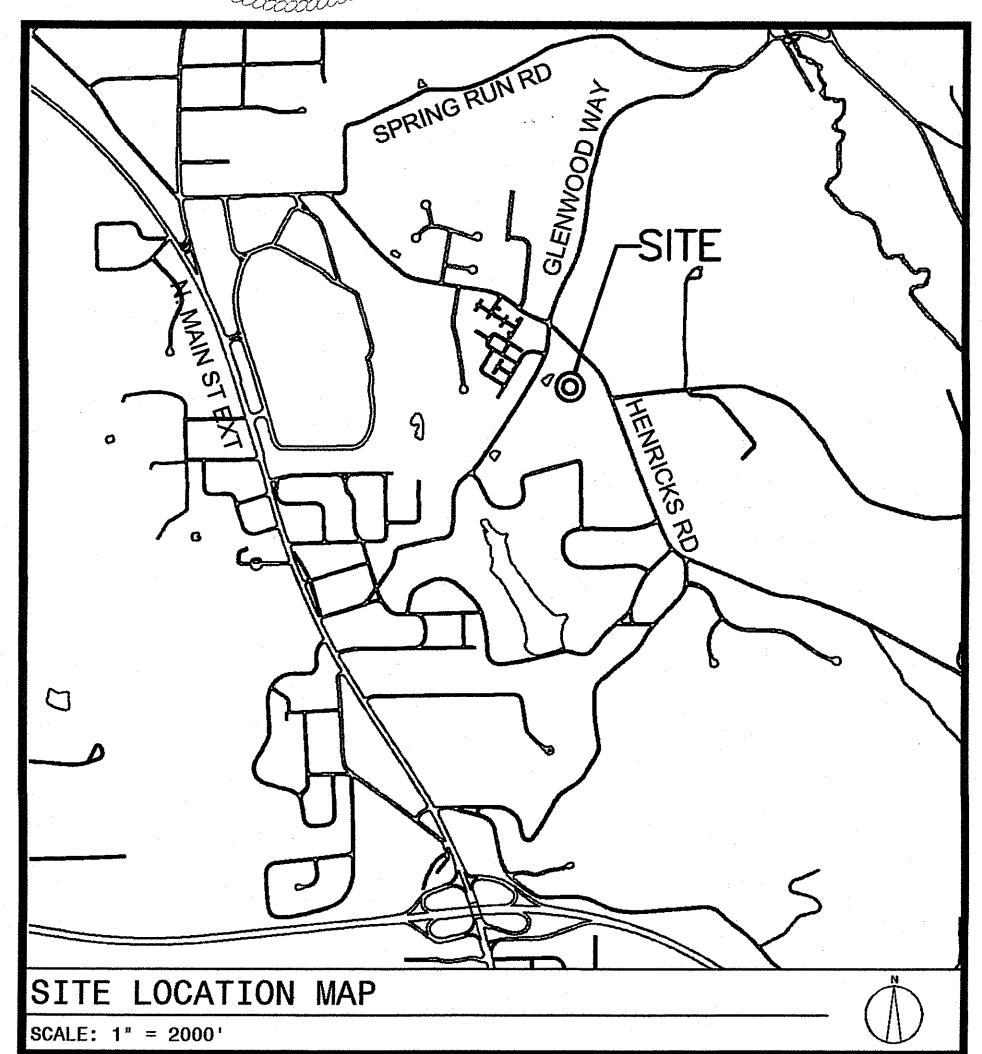
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 427, PAGE(S) 6

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


MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



Instr: 202504090005035
Page: 1 F: 545.00 4/9/2025 10:49 AM
Mobile Number: T20250404007
Butler County Recorder PA

PROPERTY AREA SUMMARY:	
EXISTING TOTALS	REVISED 2F63-31 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:
7. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 2019C024D FIRM EFFECTIVE: 8/2/2018
8. REFERENCES:
 - 8.1. CURRENT DEEDS OF RECORD
 - 8.2. PREVIOUSLY SUBDIVIDED 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 409 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 (P-A-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 427 PAGE 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	DRAWN	CHECKED	SCALE
01/15/2025	SDG	Sdg	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 #2019C0509D, Community No. 422415, Panel 509, Suffix D, bearing an effective date of 08-02-18 and is not in a special flood hazard area.

5. Bearings shown herein 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
17 day of March, 2025.

ATTEST:

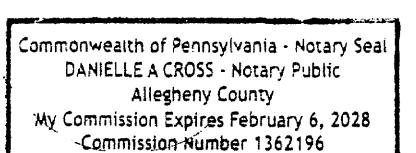
Leonard P. Splane
Notary Public

Lauren L. Splane
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 10th 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

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

Christopher R. Jackson, PLS
SU075499
Registration number

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

John Jackson
Secretary

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

John Jackson
Secretary

Christopher R. Jackson
Chairman

I, Richard O'Brien, 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.

Mar. 13, 2025
Date

Richard O'Brien
Licensed Engineer
26400 E

SURVEYOR

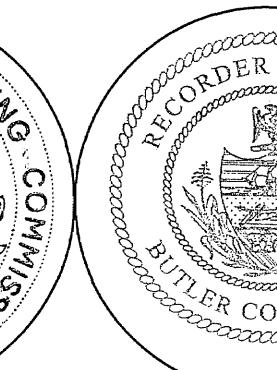
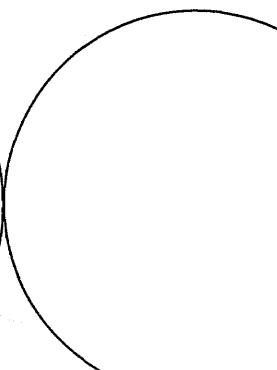
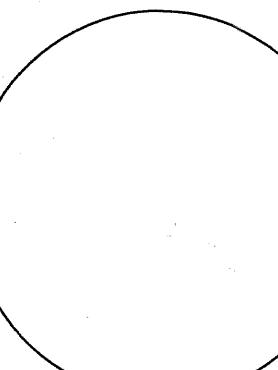
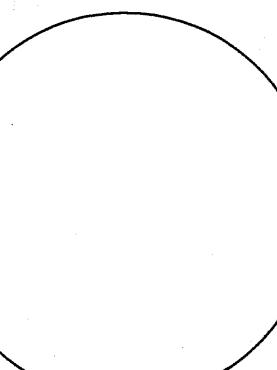
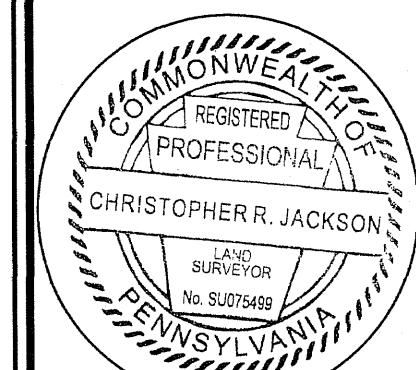
ADAMS
TOWNSHIP
BOARD OF SUPERVISORS

ADAMS
TOWNSHIP
PLANNING COMMISSION

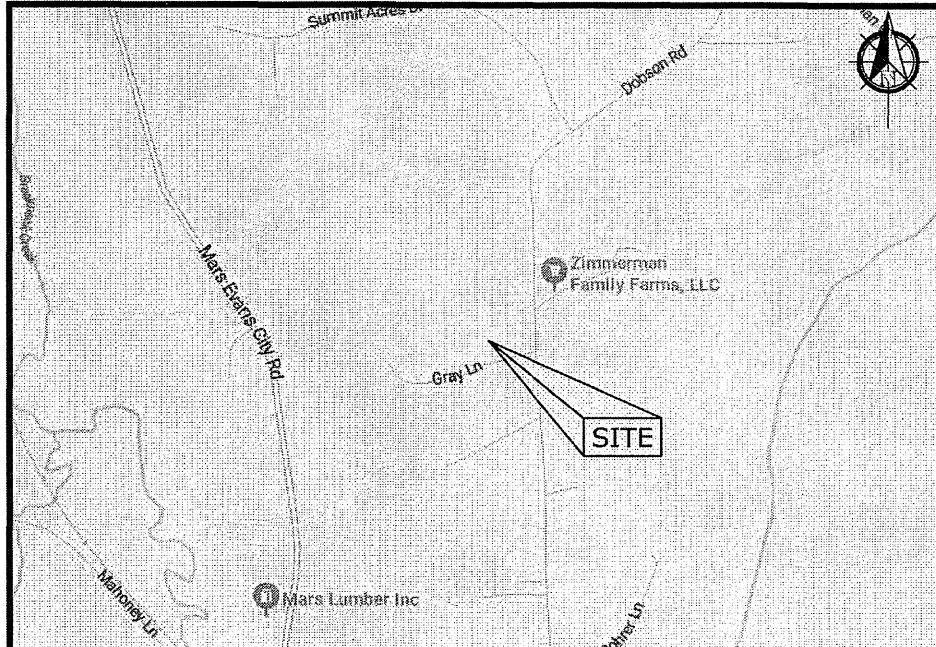
ADAMS
TOWNSHIP
ENGINEER

BUTLER COUNTY
PLANNING
COMMISSION

BUTLER COUNTY
RECORDER OF
DEEDS



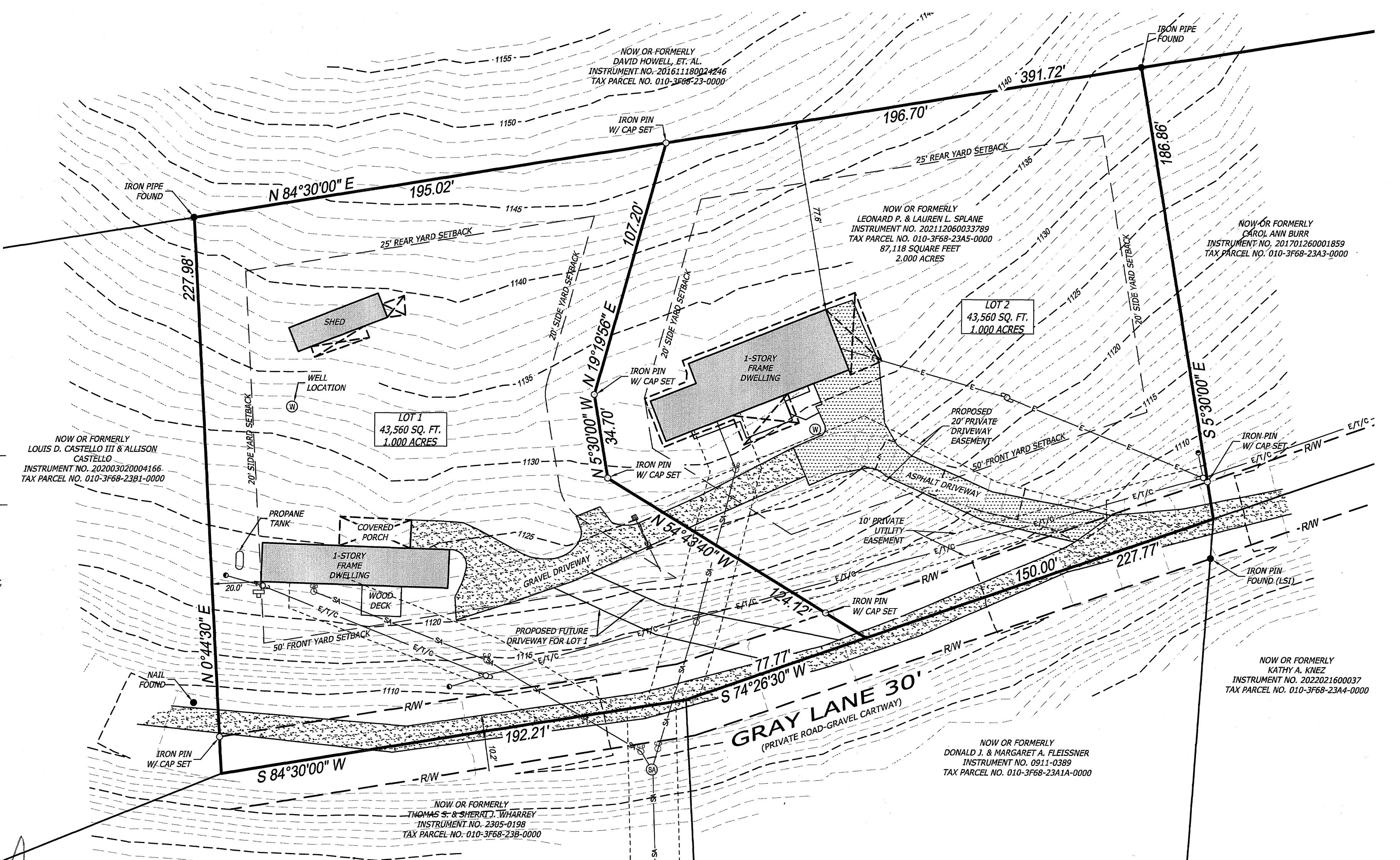
Instr: 202504150005438
Pgs: 1 F: \$45.00
4/15/2025 2:00 PM
Michael M. Mustello
Butler County Recorder PA



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

LEGEND OF SYMBOLS

Contour Line	- - -
Setback Line	- - -
Iron pin w/cap set (Unless otherwise noted)	■
Asphalt	[Hatched Box]
Right-of-Way R/W	[Line with arrows]
Gravel	[Hatched Box]



REVIEWED
Approved by the Butler County Planning Commission this 16 day of August, 2025.

Christopher R. Jackson NPM
Chairman
PLS # 24174
Karen Hanrahan NPM
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
Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

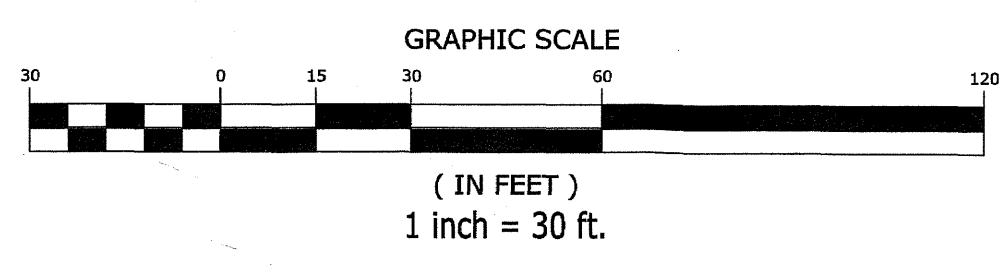
AREA TABLE		
TAX PARCEL NO.	ACRES	SQUARE FEET
010-3F68-23A5-0000	2.000	87,120
LOT 1	1.000	43,560
LOT 2	1.000	43,560
SUBTOTAL		
IN GRAY LANE R/W		
TOTAL	2.000	87,120

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
mdm@mdmlinc.com
www.mdmlinc.com

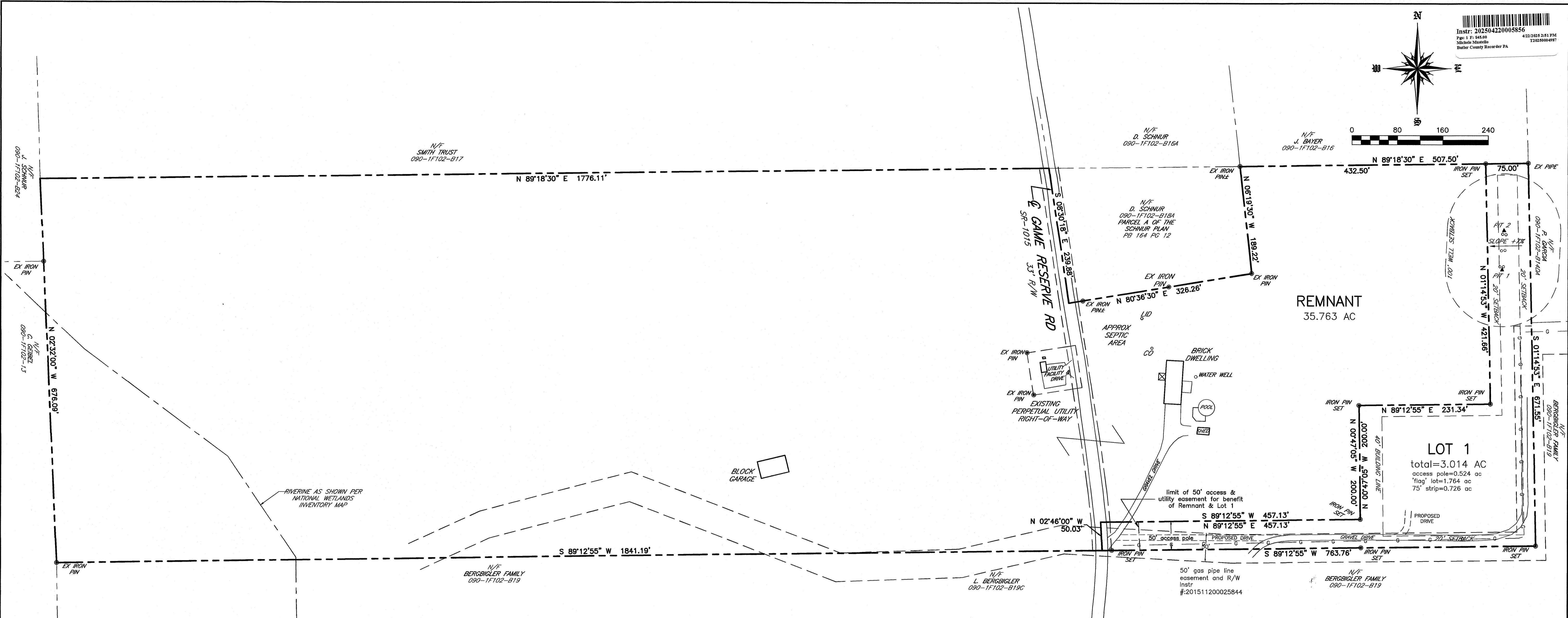
SCALE: 1"=30'
DATE: 01/17/25
DRAWN BY: WJM
CHK'D BY: CRJ
SHEET 1 of 1



(IN FEET)
1 inch = 30 ft.

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
MDM PROJECT NO. 10064-Subdivision

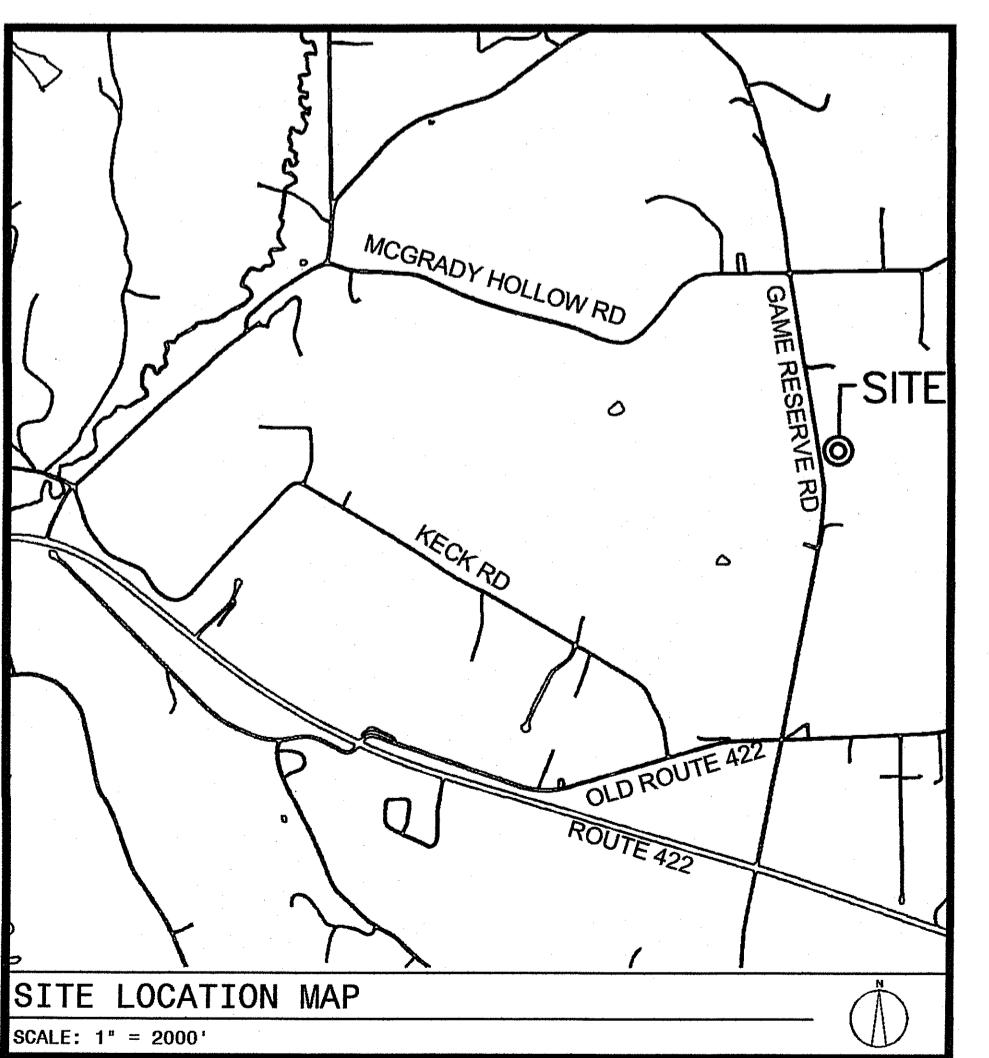
January 17, 2025



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, 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. Bergbigler
PAUL D. BERGBIGLER

Sandra L. Bergbigler
SANDRA L. BERGBIGLER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} ss:
COUNTY OF BUTLER
}

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, 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.

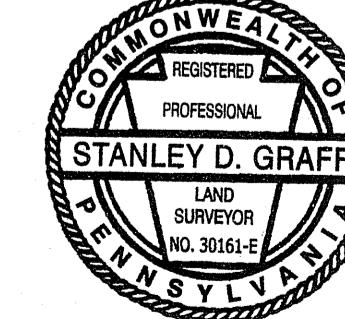
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

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

MARCH 10, 2025

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-050181-F
DATE



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.

Debra L. Delaney
SECRETARY

Philip J. Hay
CHAPRPERSON
BOARD OF SUPERVISORS

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

Debra L. Delaney
SECRETARY

Philip J. Hay
CHAPRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

Karen Hushan
SECRETARY

Jesse Hines
CHAPRPERSON
BUTLER COUNTY PLANNING COMMISSION

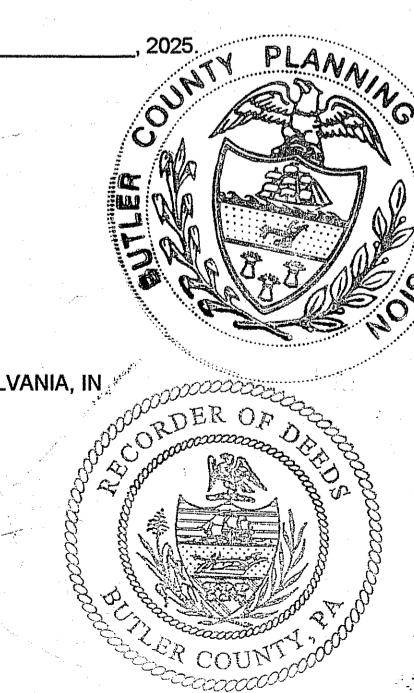
PROOF OF RECORDING

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
Michele M. Mustello
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



GENERAL NOTES:

1. TAX PARCEL: 090-1F102-B18
2. OWNERS: PAUL AND SANDRA BERGBIGLER
3. PA ONE CALL: 20242810987
4. SETBACKS: FRONT LINE - 40' BACK & SIDE - 20'
5. REFERENCES
- 5.1. CURRENT DEEDS OF RECORD
- 5.2. 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	2/23/2025
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

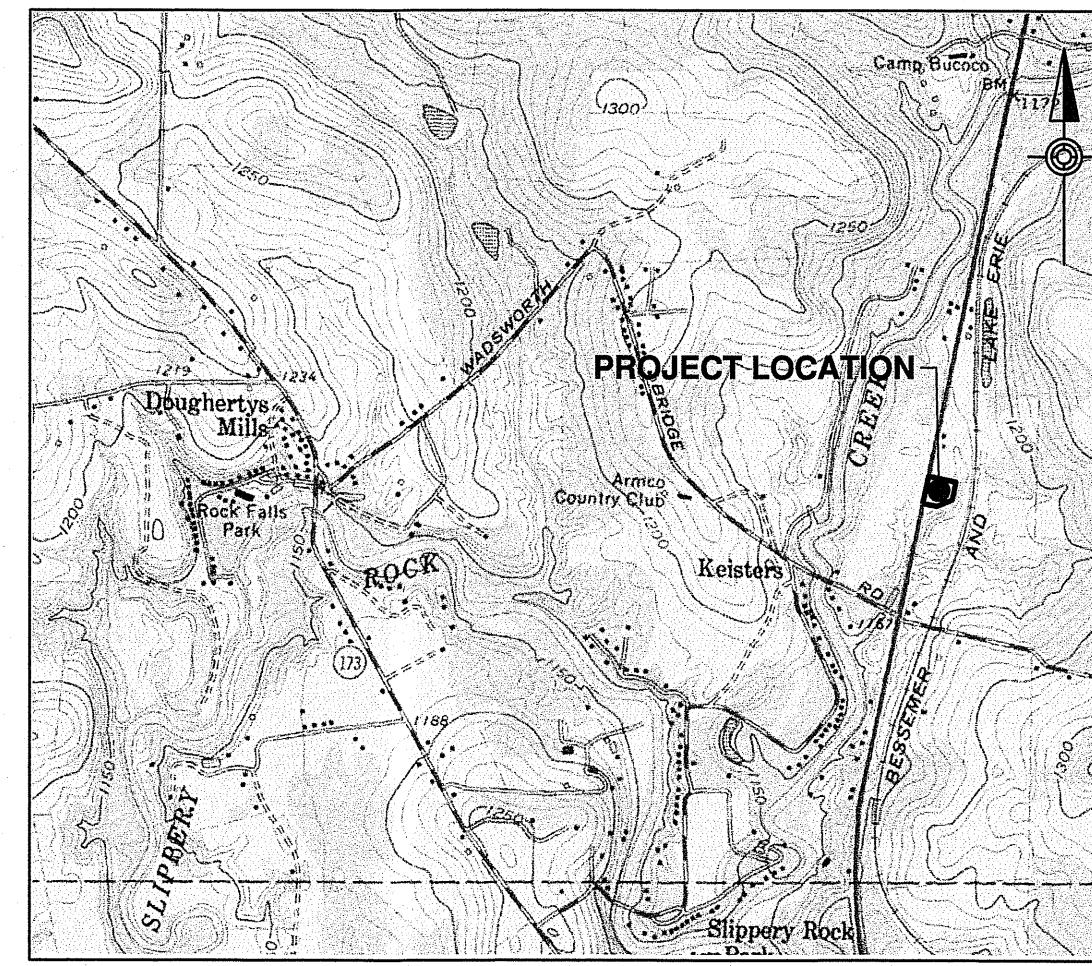
PROJECT DESCRIPTION			
P. BERGBIGLER PLAN BEING A SUBDIVISION FOR PAUL & SANDRA BERGBIGLER 270 GAME RESERVE RD, BUTLER PA			
SITUATE CLEARFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
11/18/2024	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.		REVISION
24-147	0990-1F102-B18		C

LAND DEVELOPMENT PLANS FOR RECORDING

FOR

SLIPPERY ROCK - DOLLAR GENERAL #2

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA



LOCATION MAP

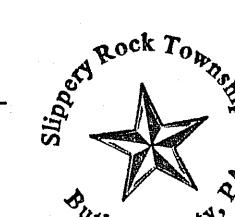
SCALE: 1"=2000'

SLIPPERY ROCK TOWNSHIP REVIEW

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

Christina M. Burkley
SECRETARY

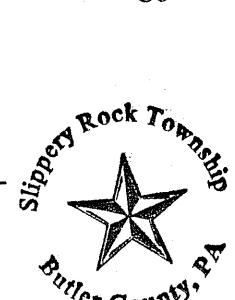
Chairperson



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

Christina M. Burkley
SECRETARY

Chairperson

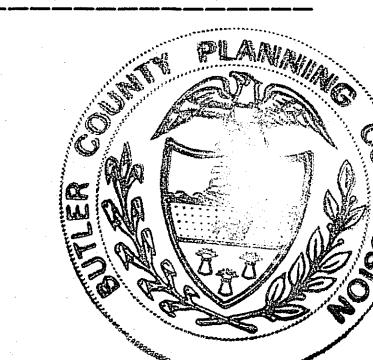


BUTLER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED AND NOTED AS APPROVED THIS DAY OF 22 April 2025
Joseph J. Heslin
SECRETARY

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
24129
PLAN NUMBER



PROOF OF RECORDING

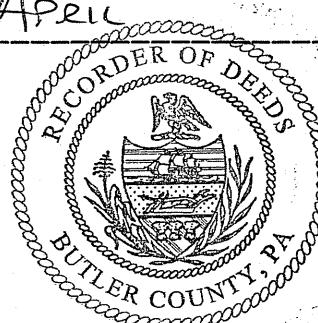
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

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

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

Michele M. Mustello
RECORDER OF DEEDS

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



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR SLIPPERY ROCK DOLLAR GENERAL #2																																																														
<p>PTV 1395, LLC 400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000 PITTSBURGH, PA 15235</p> <p>SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA</p>																																																														
<p>Sheet List Table</p> <table border="1"> <thead> <tr> <th>Sheet Description</th> <th>Sheet Title</th> <th>Sheet Number</th> </tr> </thead> <tbody> <tr><td>GN-1</td><td>COVER SHEET</td><td>01</td></tr> <tr><td>EC-1</td><td>GENERAL NOTES</td><td>02</td></tr> <tr><td>SI-1</td><td>EXISTING CONDITIONS AND DEMOLITION PLAN</td><td>03</td></tr> <tr><td>TT-1</td><td>SITE LAYOUT PLAN</td><td>04</td></tr> <tr><td>GR-1</td><td>SITE TURNING TEMPLATE</td><td>05</td></tr> <tr><td>UT-1</td><td>SITE GRADING AND DRAINAGE PLAN</td><td>06</td></tr> <tr><td>PR-1</td><td>SITE UTILITY PLAN</td><td>07</td></tr> <tr><td>LA-1</td><td>PROFILES SHEET</td><td>08</td></tr> <tr><td>DT-1</td><td>SITE LANDSCAPING PLAN</td><td>09</td></tr> <tr><td>DT-2</td><td>SITE DETAILS</td><td>10</td></tr> <tr><td>ES-1</td><td>SITE DETAILS</td><td>11</td></tr> <tr><td>ESNT-1</td><td>EROSION AND SEDIMENT CONTROL PLAN</td><td>12</td></tr> <tr><td>ESDT-1</td><td>EROSION AND SEDIMENT CONTROL NOTES</td><td>13</td></tr> <tr><td>ESDT-2</td><td>EROSION AND SEDIMENT CONTROL DETAILS</td><td>14</td></tr> <tr><td>PC-1</td><td>PCSM PLAN</td><td>15</td></tr> <tr><td>PCNT-1</td><td>PCSM NOTES</td><td>16</td></tr> <tr><td>PCDT-1</td><td>PCSM DETAILS</td><td>17</td></tr> <tr><td>PCDT-2</td><td>PCSM DETAILS</td><td>18</td></tr> <tr><td>PH1.1</td><td>*SITE LIGHTING</td><td>19</td></tr> </tbody> </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	PCSM PLAN	15	PCNT-1	PCSM NOTES	16	PCDT-1	PCSM DETAILS	17	PCDT-2	PCSM DETAILS	18	PH1.1	*SITE LIGHTING	19
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PLAN BOOK PAGE
427 13

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. 20240882307 HAS BEEN ASSIGNED TO THIS PROJECT ON 2023-03-08

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

LEGEND

<input type="radio"/>	Existing Fence Post
<input checked="" type="radio"/>	Existing Sign
<input type="radio"/>	Existing Bollard
<input type="radio"/>	Existing Road Delineation Post
<input type="checkbox"/> MB	Existing Mailbox
	Railroad Track
— — —	Property Line
— — —	Legal Right-of-Way Line
— — —	Setback Line
CoA	Soil Boundaries
ERB	Existing Easement
— — —	Floodplain
— 540 —	Existing Contour Major
— — —	Existing Contour Minor
— — —	Existing Ditch Or Swale
Existing Shrub	Existing Shrub
Existing Coniferous Tree	Existing Coniferous Tree
Existing Deciduous Tree	Existing Deciduous Tree
Tree/Brush Line	Tree/Brush Line
Shrub Row	Shrub Row
Existing Curb	Existing Curb
Existing Edge of Road	Existing Edge of Road
Existing Edge of Gravel	Existing Edge of Gravel
— X —	Existing Fence
— E, T, CTV —	Existing Above Ground Electric, Telephone and Cable TV Line
	Floodplain Area

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
MINIMUM LOT AREA:	REQUIRED: 1 AC. PROPOSED: 1.7531 AC.
MINIMUM SETBACKS:	FRONT-50' 63.09' SIDE-25' 29.33', 172.24' REAR-50' 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 ENTRAM ON THE PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C0145D.
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".

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

SLIPPERY ROCK DOLLAR GENERAL #2

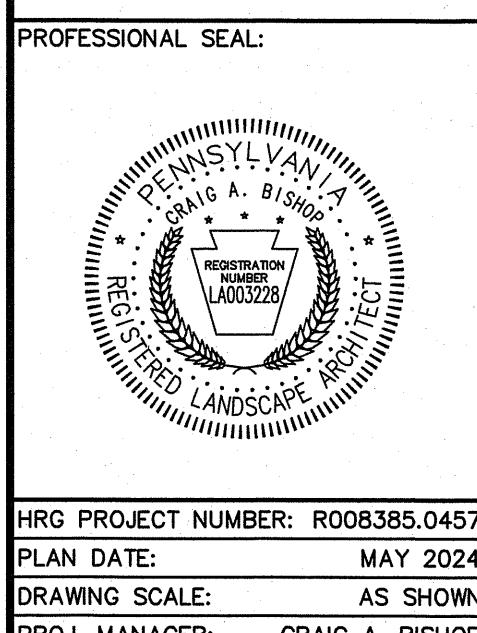
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000

PITTSBURGH, PA 15225

400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000

PITTSBURGH, PA 15225

SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



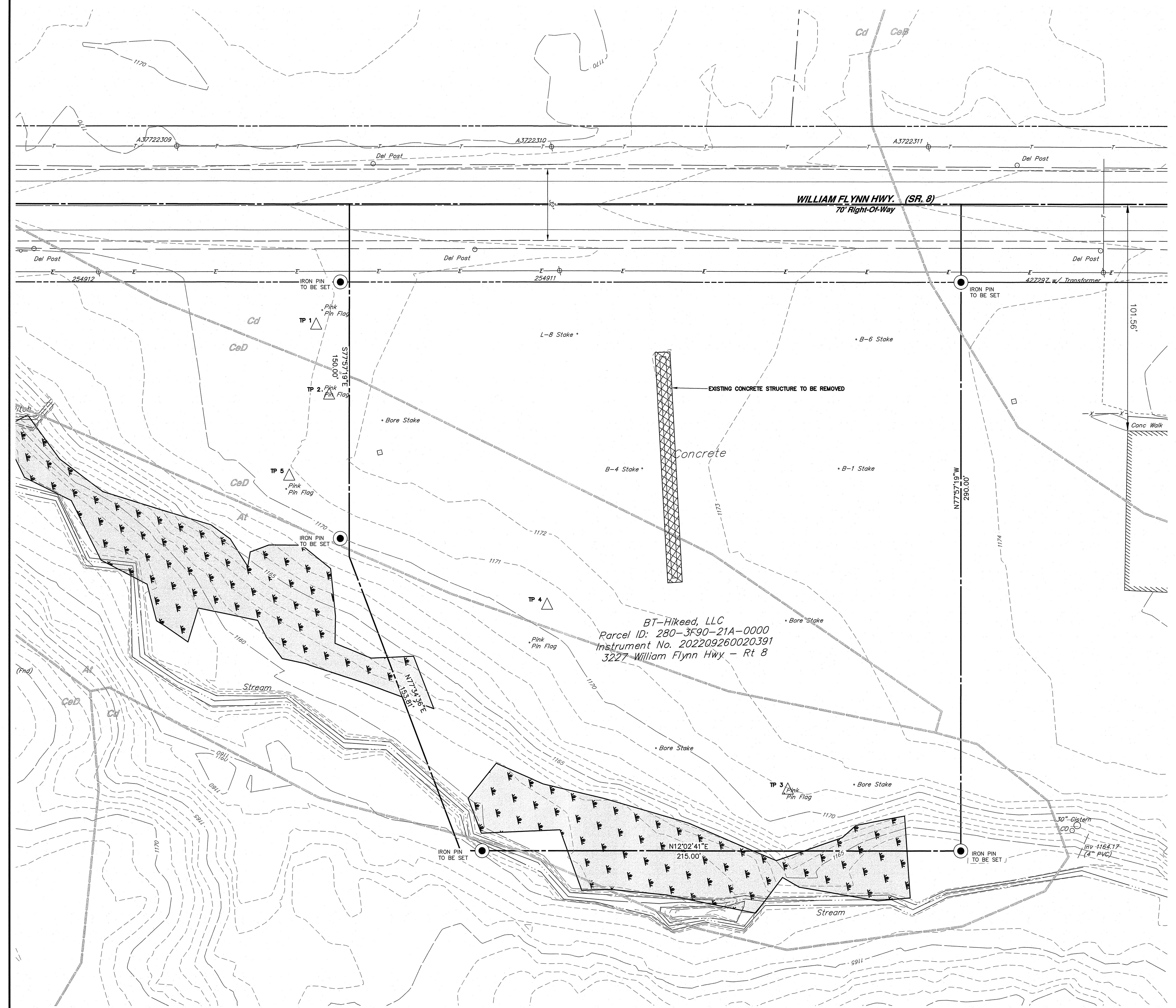
HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION
1	2024-07-08	REVISED PER TOWNSHIP COMMENTS
2	2024-07-31	REVISED PER NPDES COMMENTS
3	2024-09-09	FEER PLANNING COMMISSION COMMENTS
4	2024-09-19	REVISED PER NPDES COMMENTS
5	2025-02-05	LAND DEVELOPMENT PLANS FOR RECORDING
6	7	
7	8	
8	9	

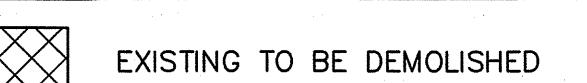
SHEET TITLE: GENERAL NOTES
GENERAL NOTES

PLAN BOOK	PAGE
427	14

SHEET: GN-1 02



DEMOLITION LEGEND



EHRG

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

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR

FOR
DOLL

1111 1333, EEC
BOULEVARD, BUILDING 4, SUITE 1000

PITTSBURGH, PA 15235

SLIPPERY ROCK TOWNSHIP BUTLER COUNTY PENNSYLVANIA

A circular professional seal. The outer ring contains the text "PROFESSIONAL SEAL:" at the top and "PENNSYLVANIA" at the bottom, with "A" and "BISHOP" in the center. The inner circle features a laurel wreath surrounding a central shield. The shield contains a smaller map of Pennsylvania with the text "REGISTRATION NUMBER" above it and "LA003228" below it. The bottom half of the inner circle contains the text "REGISTERED LANDSCAPE ARCHITECT".

HRG PROJECT NUMBER: R008385.0
PLAN DATE: MAY 2

DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

PRO. MANAGER. CRAIG A. BISCHOFF

— 1 —

REVISIONS	
DATE	DESCRIPTION
2024.07.08	REVISED PER TOWNSHIP COMMENTS
2024.07.31	REVISED PER NPDES COMMENTS
2024.09.09	PER PLANNING COMMISSION COMME
2024.09.19	REVISED PER NPDES COMMENTS
2025.02.05	LAND DEVELOPMENT PLANS FOR RE

SHEET TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

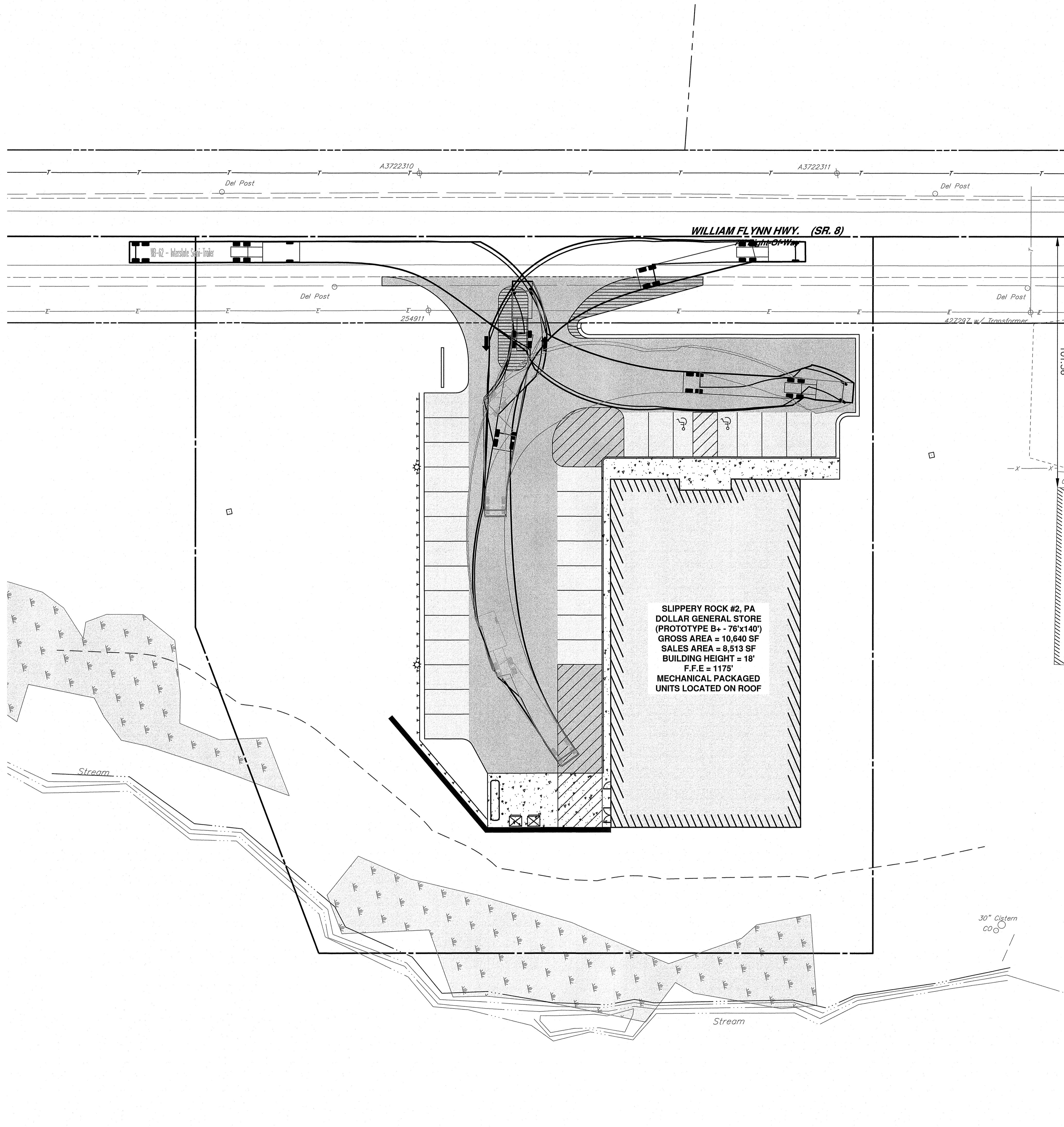
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PLAN BOOK	PAGE
427	15

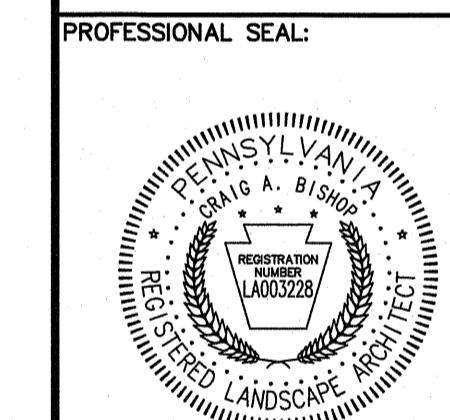
GRAPHIC SCALE

SHEET: **50-1**



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
PENNSYLVANIA



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

REVISIONS

DESCRIPTION

NO.

DATE

COMMENTS

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

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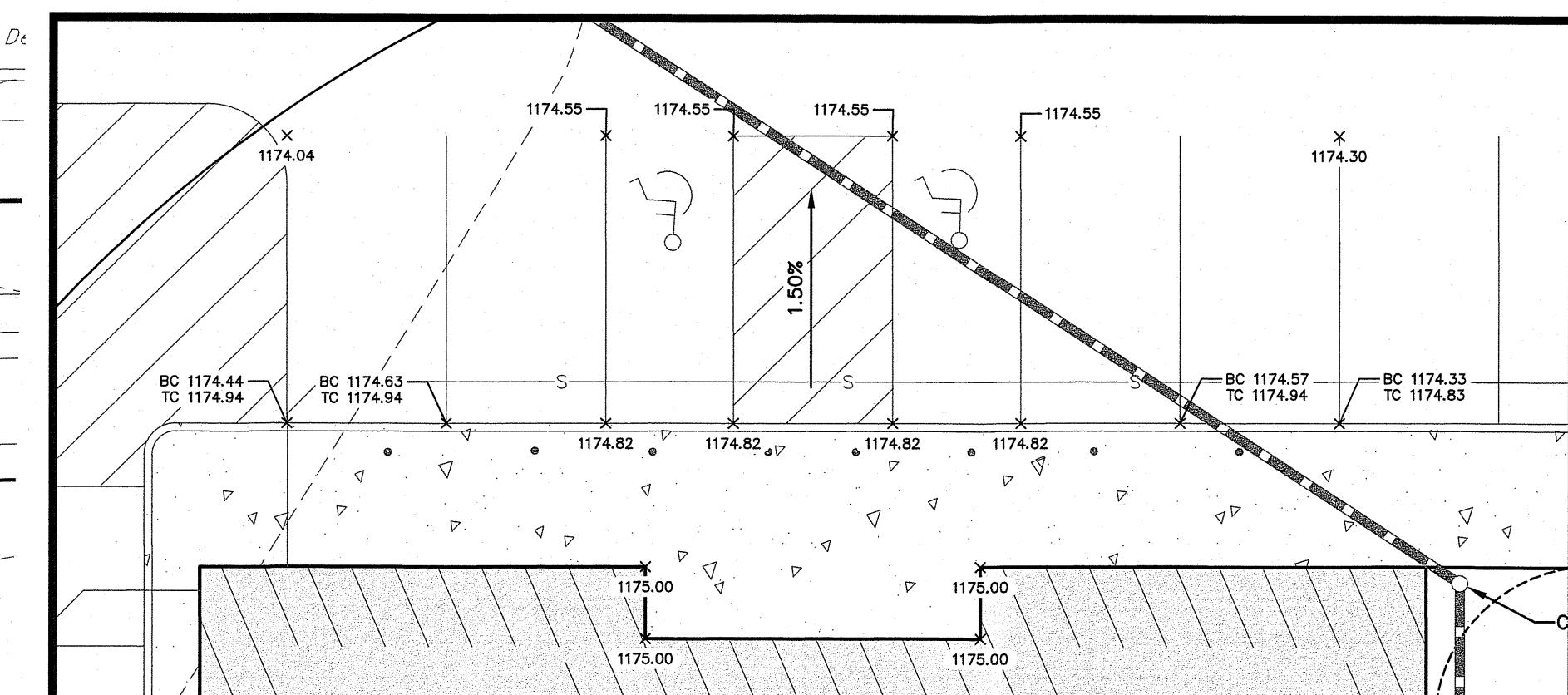
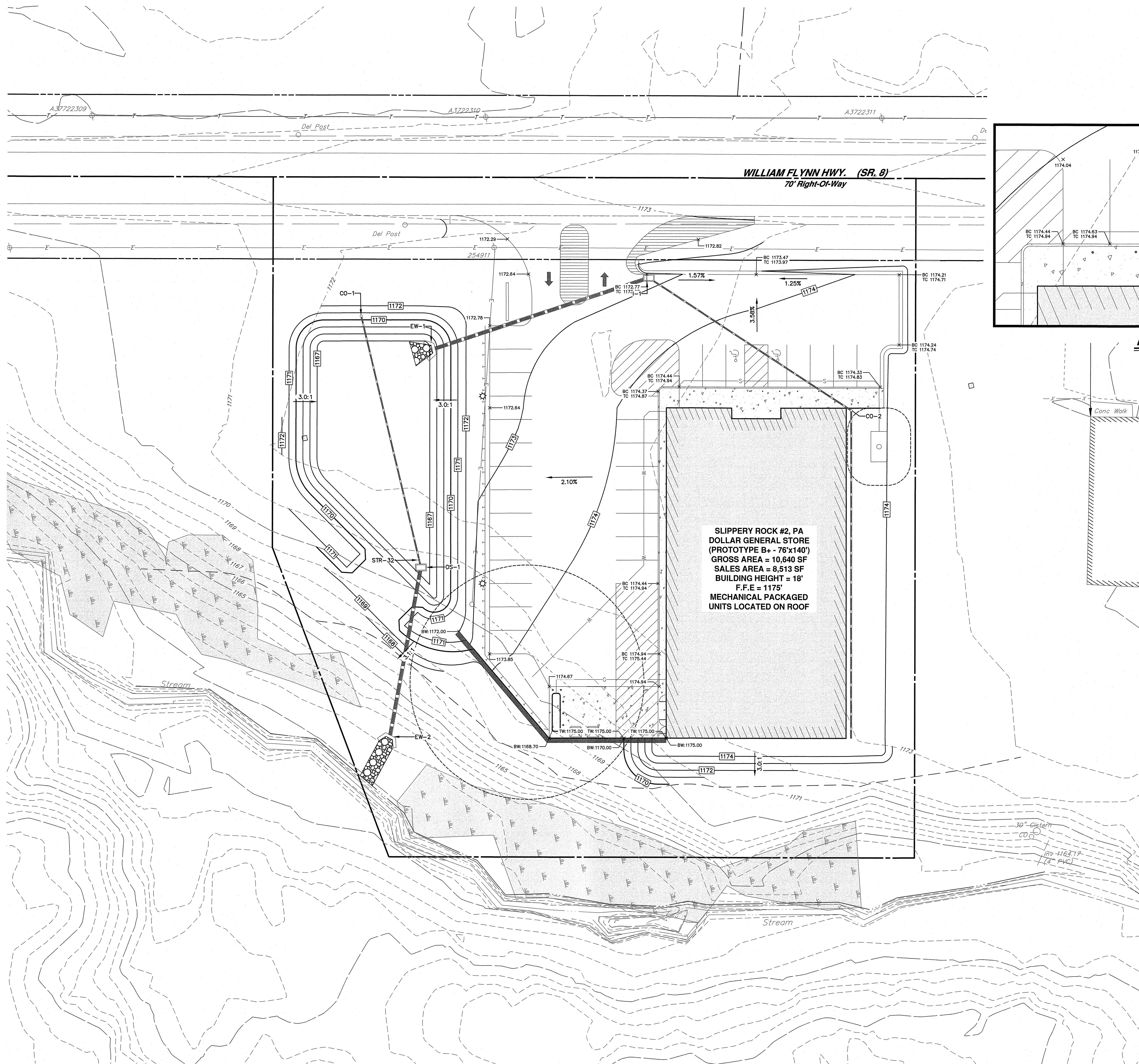
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SITE TURNING
TEMPLATE

SHEET:

TT-1

05



PROPOSED GRADING LEGEND

[Symbol: 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

EARTHWORK

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

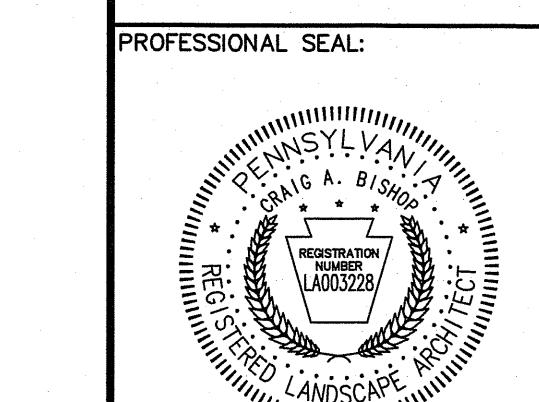
NOTES:

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

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



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

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NO. DATE DESCRIPTION
1 2024-07-08 REVISED PER TOWNSHIP COMMENTS
2 2024-07-31 REVISED PER NIPES COMMENTS
3 2024-09-09 PER PLANNING COMMISSION COMMENTS
4 2024-09-19 REVISED PER NIPES COMMENTS
5 2025-02-05 LAND DEVELOPMENT PLANS FOR RECORDING

PLAN BOOK PAGE
427 18

REVISIONS

DESCRIPTION

DATE

NO.

1

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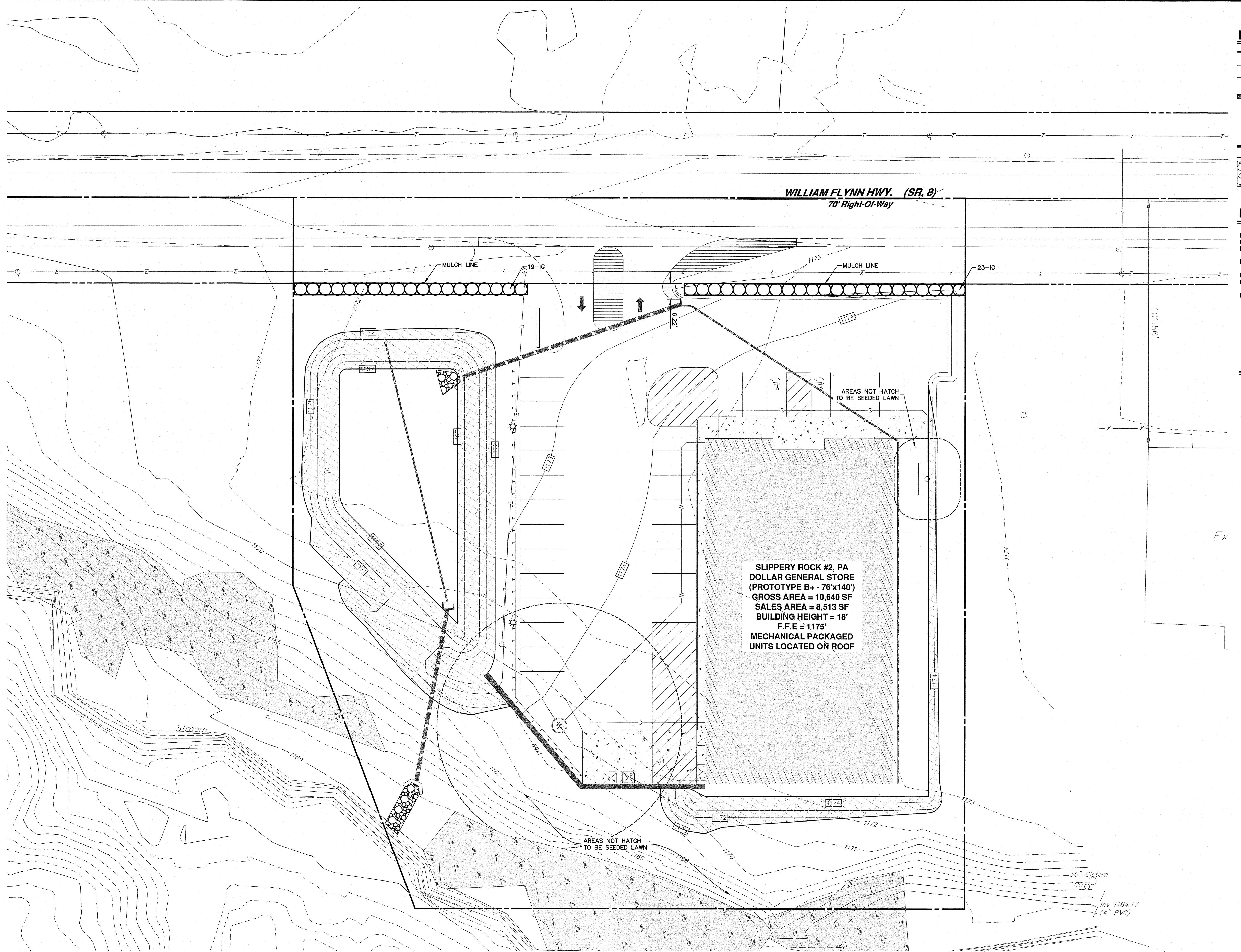
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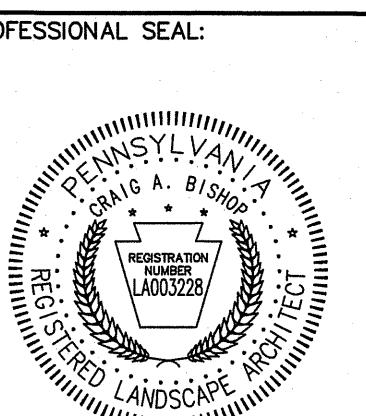
SHEET TITLE:
SITE GRADING
AND DRAINAGE
PLAN

SHEET: GR-1 PAGE: 06



**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



HRG PROJECT NUMBER: R008385.0457
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DRAWING SCALE: AS SHOWN
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4 2024-09-19 REVISED PER NIPES COMMENTS

5 2025-02-05 LAND DEVELOPMENT PLANS FOR RECORDING

6

7

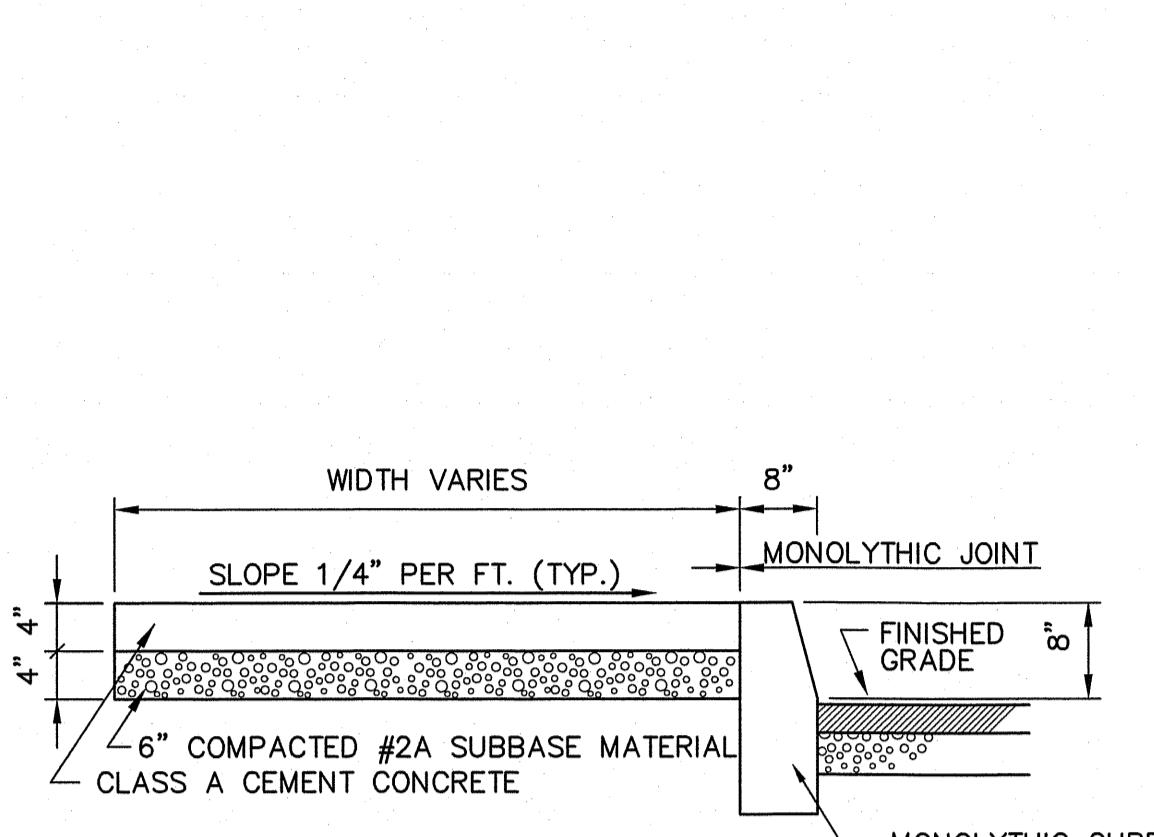
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9

SITE LANDSCAPING PLAN

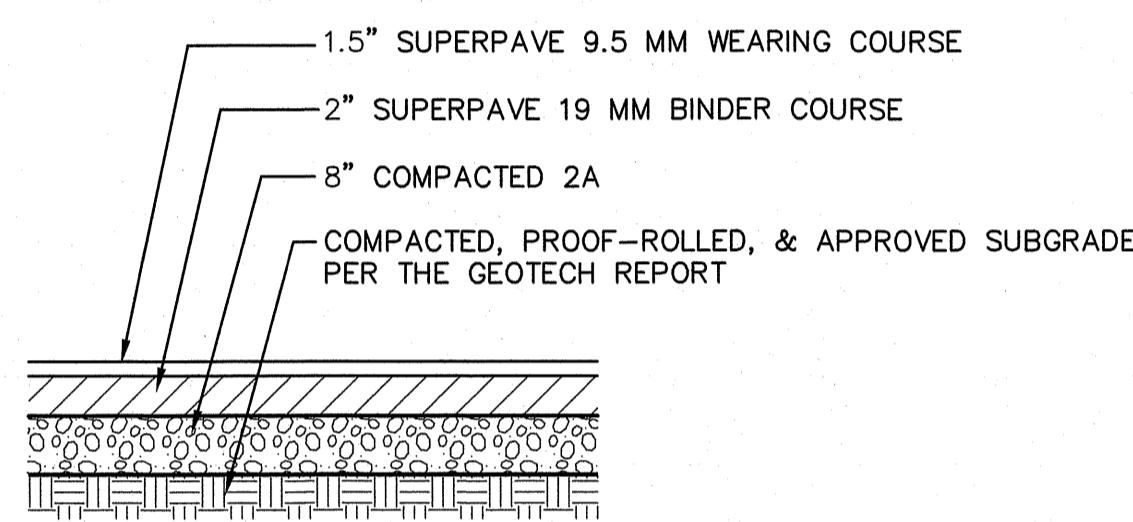
LA-1

09



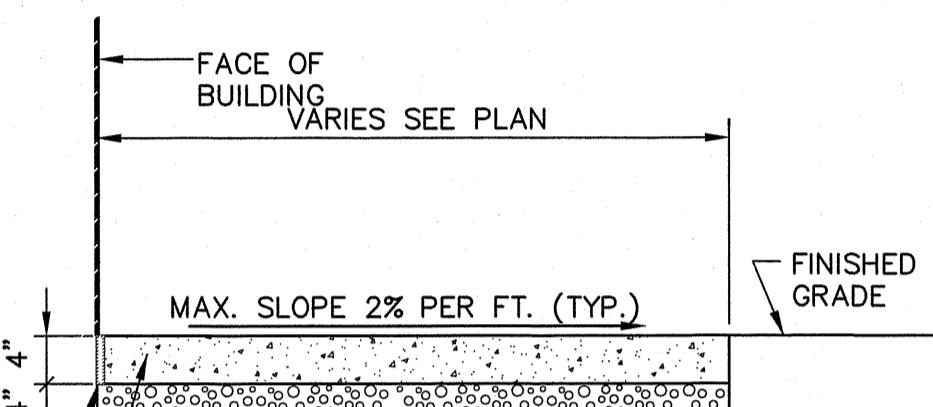
NOTE:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH
PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

SIDEWALK DETAIL ADJACENT TO CURB



CONCRETE PAVEMENT SECTION DETAIL

NOT TO SCALE



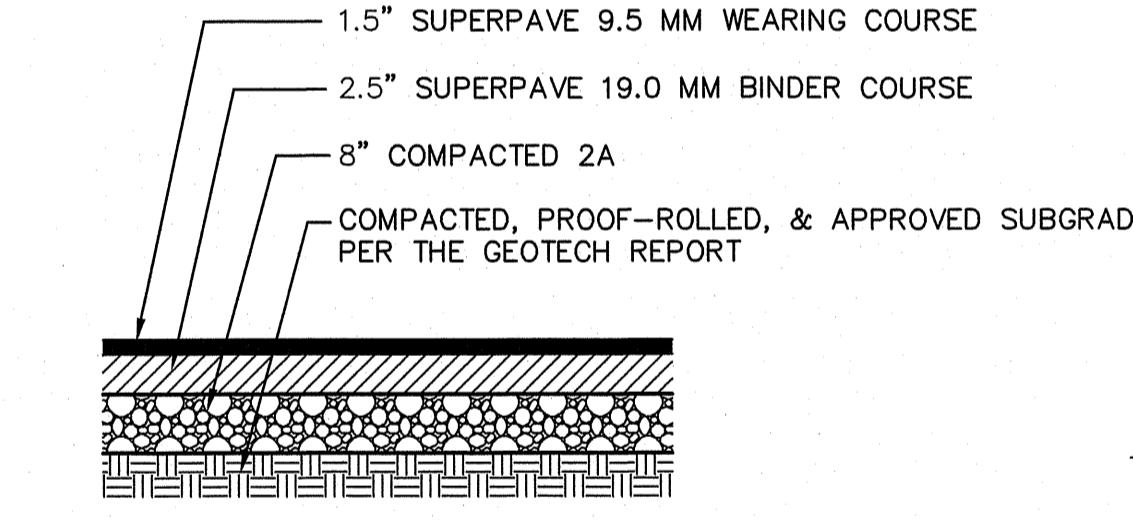
NOTES:
1. SIDEWALK TO HAVE MEDIUM BROOM FINISH PERPENDICULAR
TO DIRECTION OF PEDESTRIAN TRAFFIC.
2. SEE SITE PLAN FOR SIDEWALK LOCATION.

WALK ADJACENT TO BUILDING

NOT TO SCALE

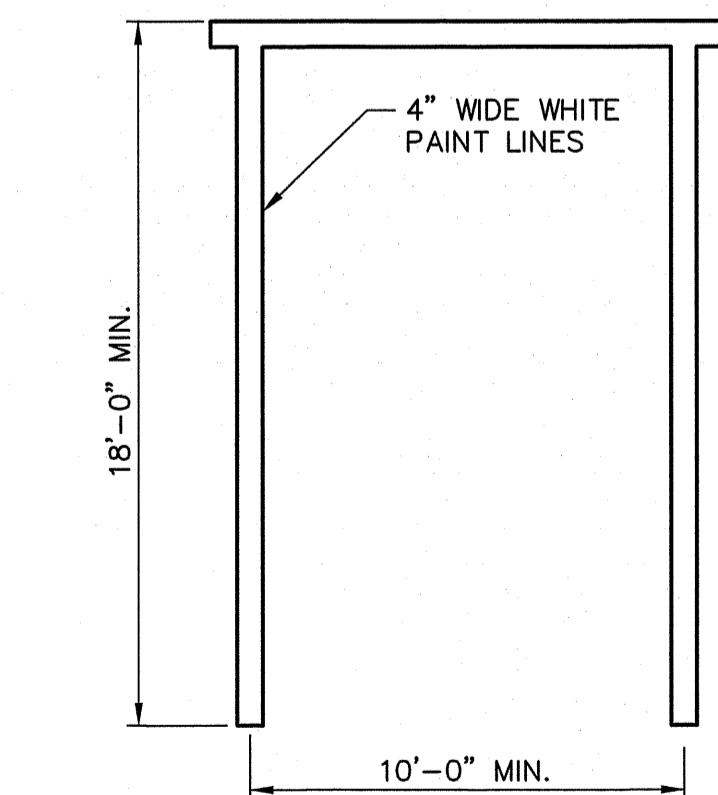
STANDARD DUTY LIGHT DUTY PAVEMENT

NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION

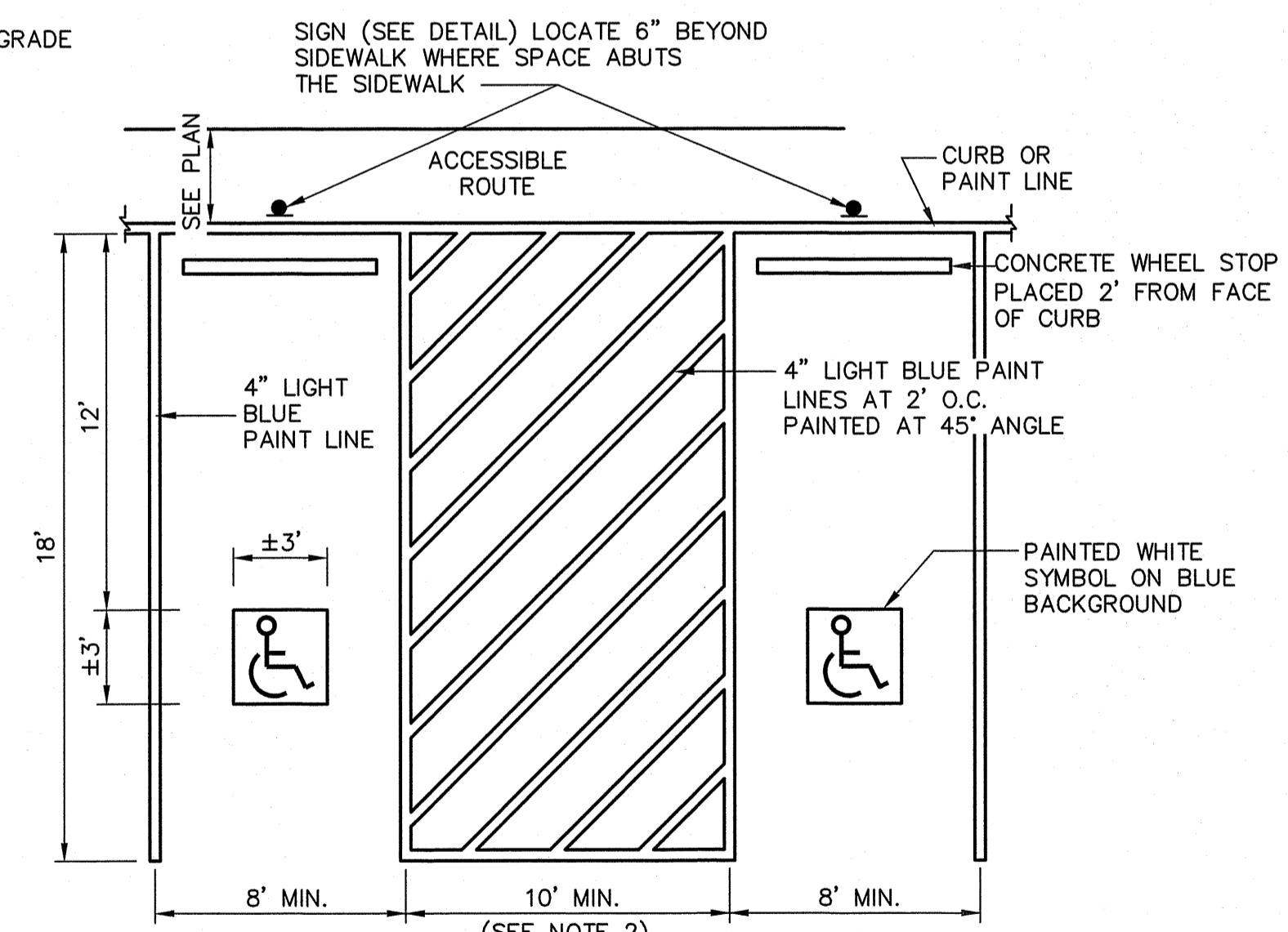
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NOTES:
1. ALL PARKING SPACES SHALL BE MARKED WITH ALL WEATHER PAINT.

PARKING SPACE STRIPING

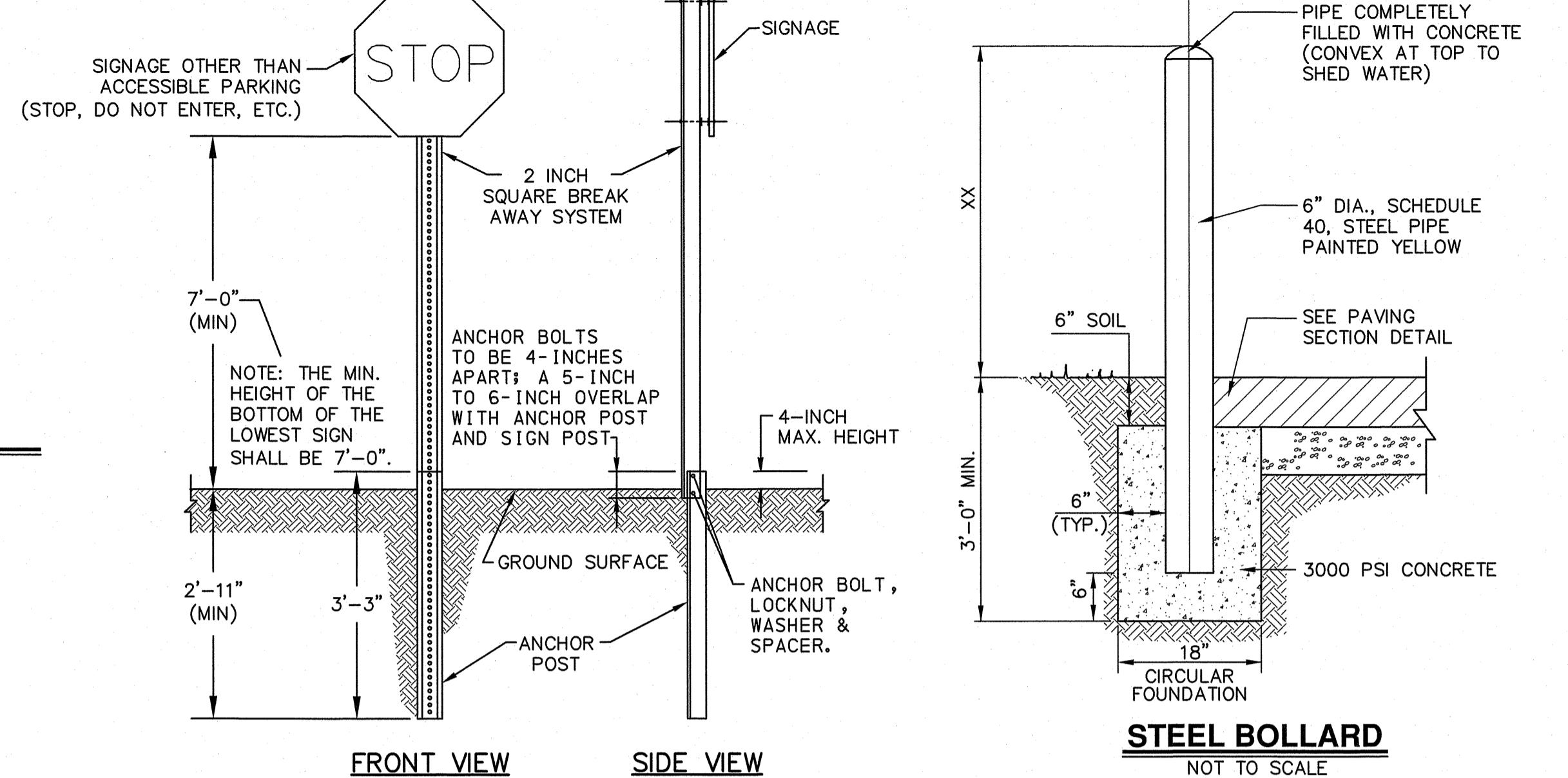
NOT TO SCALE



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.

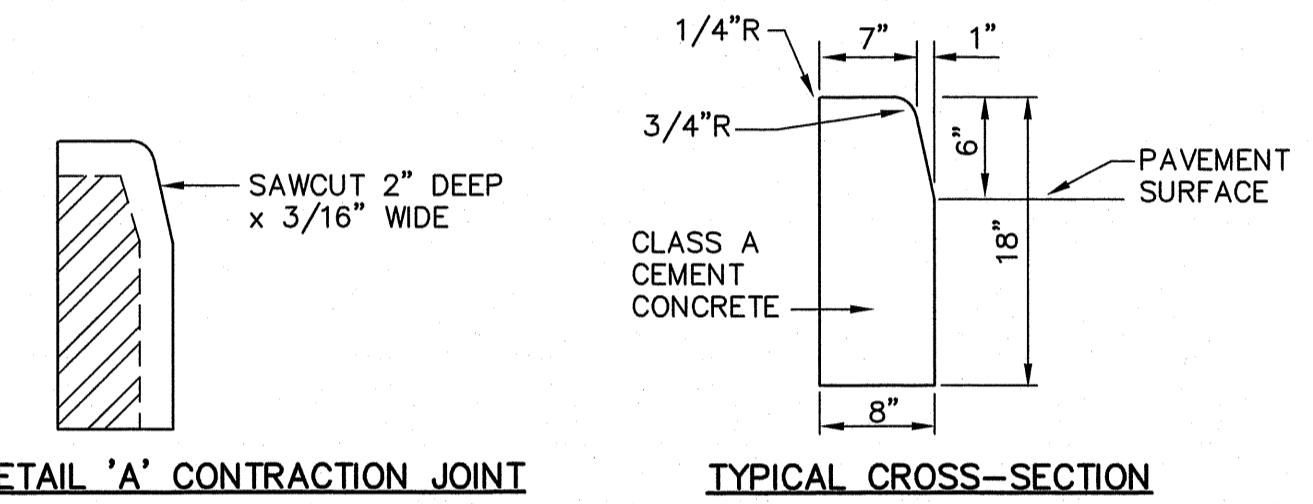
ACCESSIBLE PARKING PAVEMENT MARKINGS

NOT TO SCALE



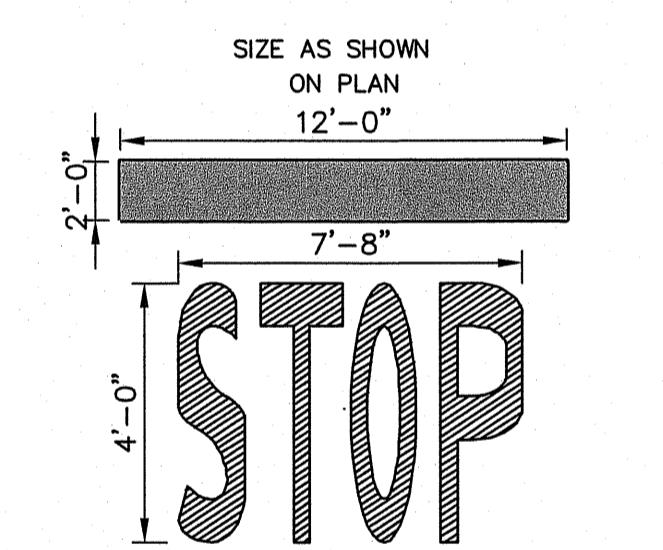
SIGN POST

NOT TO SCALE



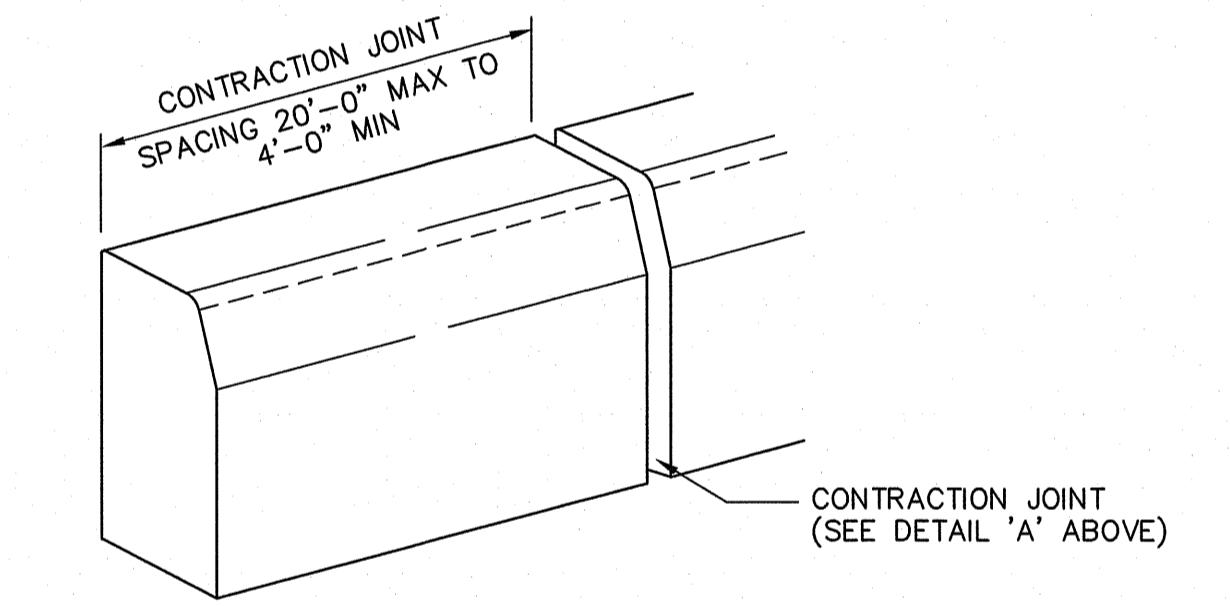
DETAIL 'A' CONTRACTION JOINT

TYPICAL CROSS-SECTION



STOP BAR AND LETTERING

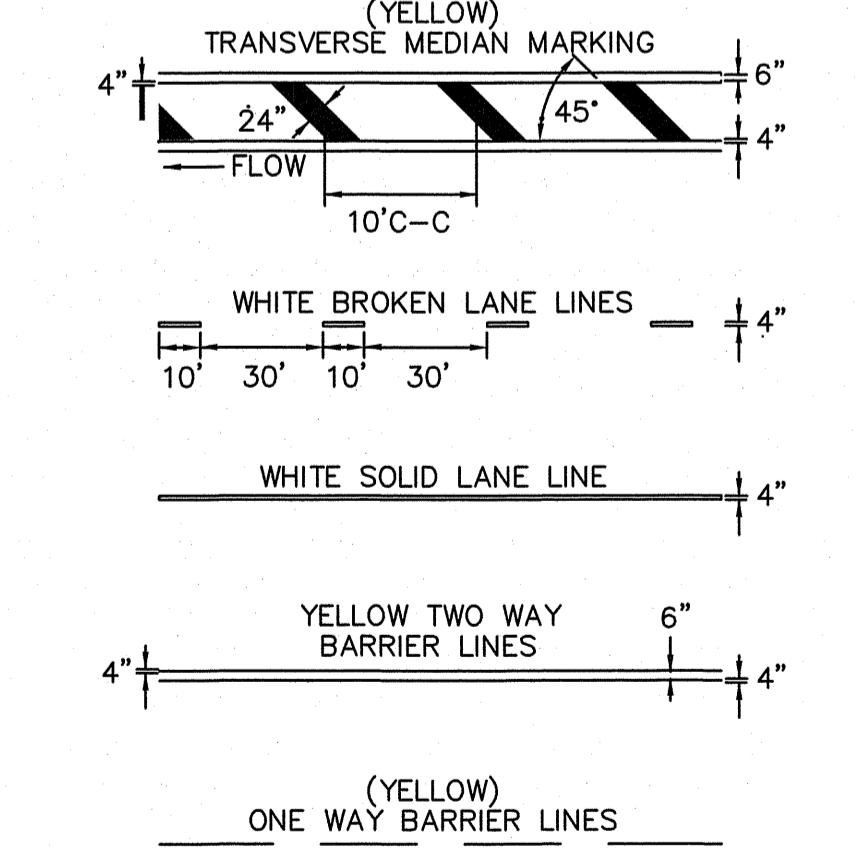
PAINTED WHITE



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.

ARROW DETAILS

NOT TO SCALE

PLAN BOOK	PAGE
427	22

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

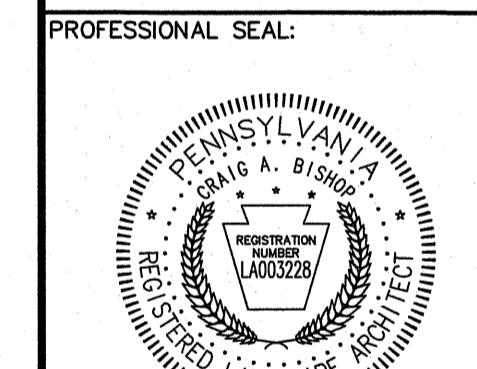
SLIPPERY ROCK DOLLAR GENERAL #2

PTV 1335, LLC

400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000

PITTSBURGH, PA 15225

PITTSBURGH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



HRG PROJECT NUMBER: R008385.0457

PLAN DATE: MAY 2024

DRAWING SCALE: AS SHOWN

PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS

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5	2025-02-05	LAND DEVELOPMENT PLANS FOR RECORDING
6	2025	

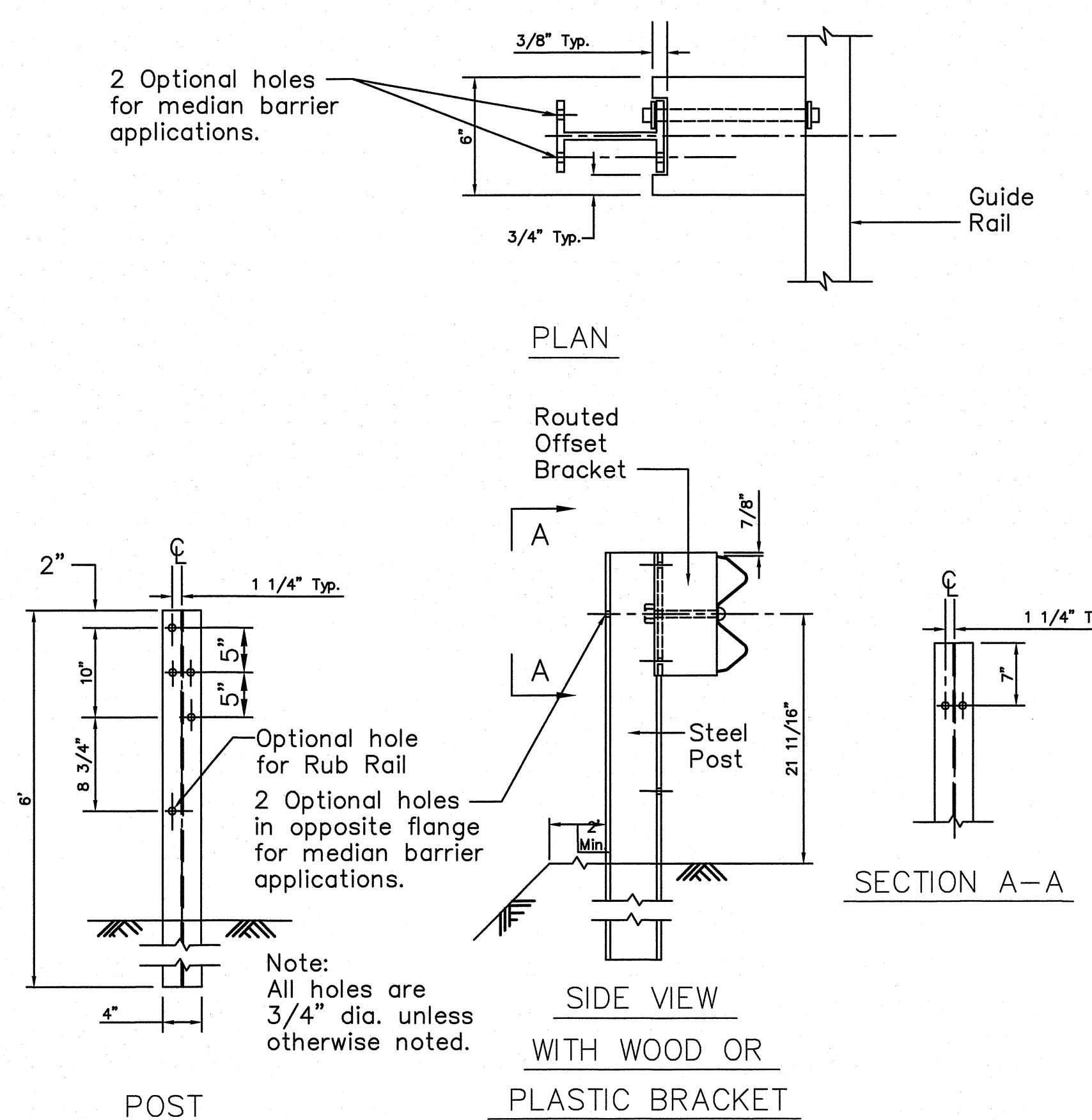
SHEET TITLE:

SITE DETAILS

SHEET:

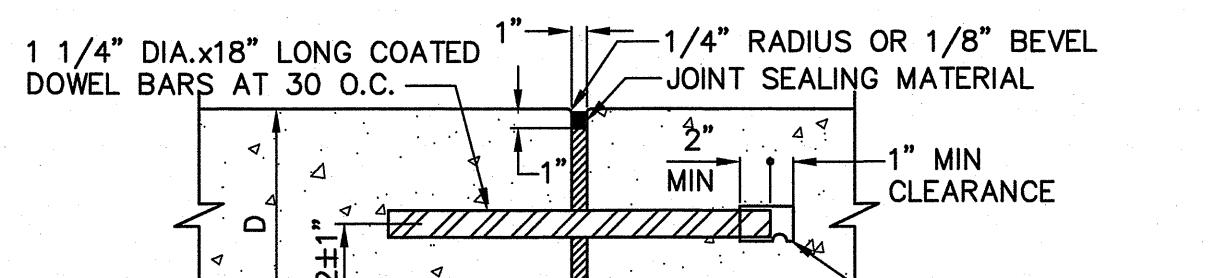
DT-1

10



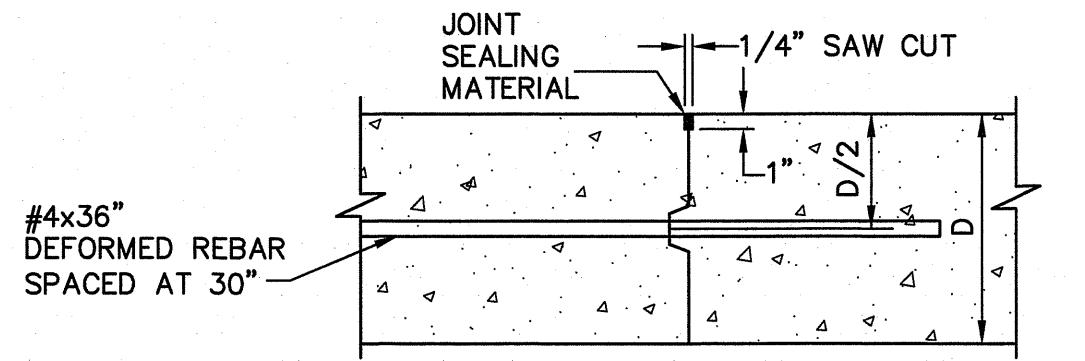
GUIDE RAIL DETAIL

NOT TO SCALE



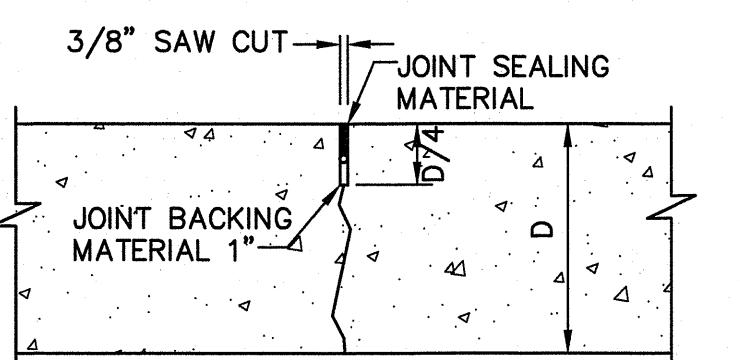
EXPANSION JOINT DETAIL

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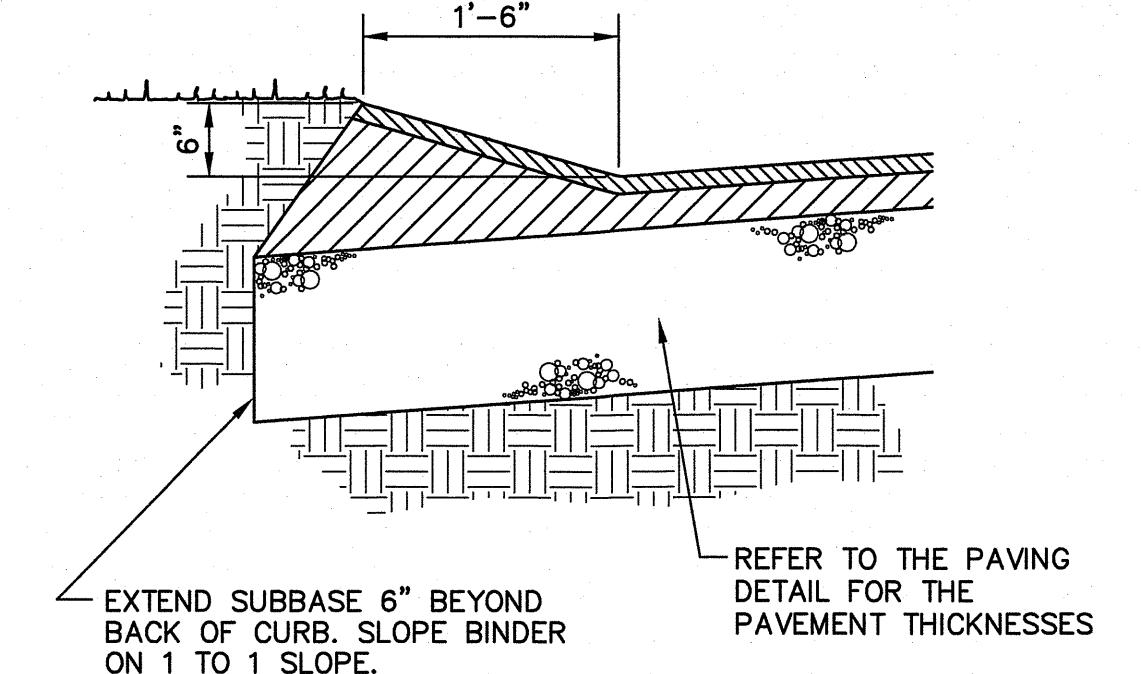
CONSTRUCTION JOINT DETAIL

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CONTRACTION JOINT DETAIL

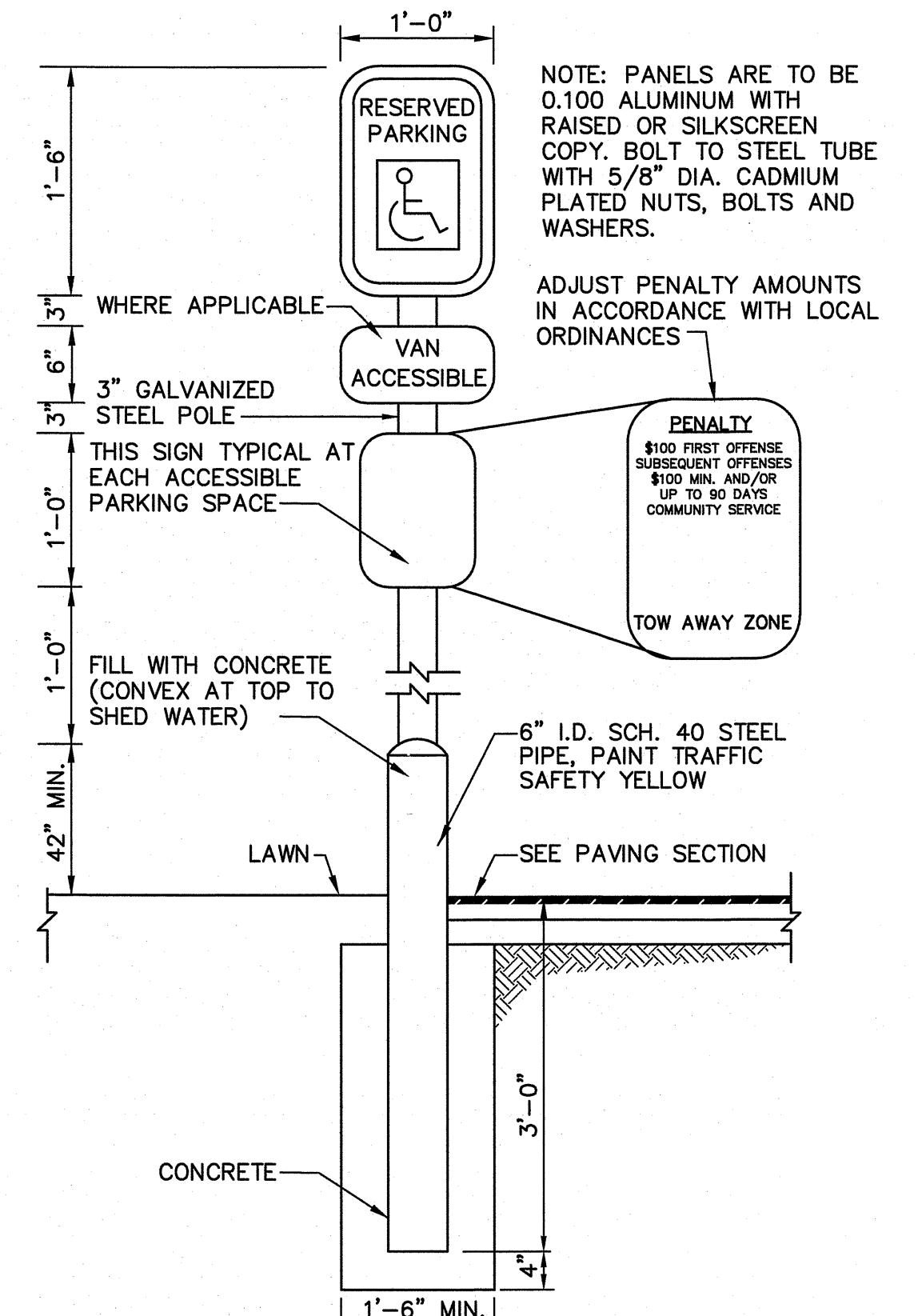
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BITUMINOUS WEDGE CURB DETAIL

NOT TO SCALE

PLAN BOOK	PAGE
427	23

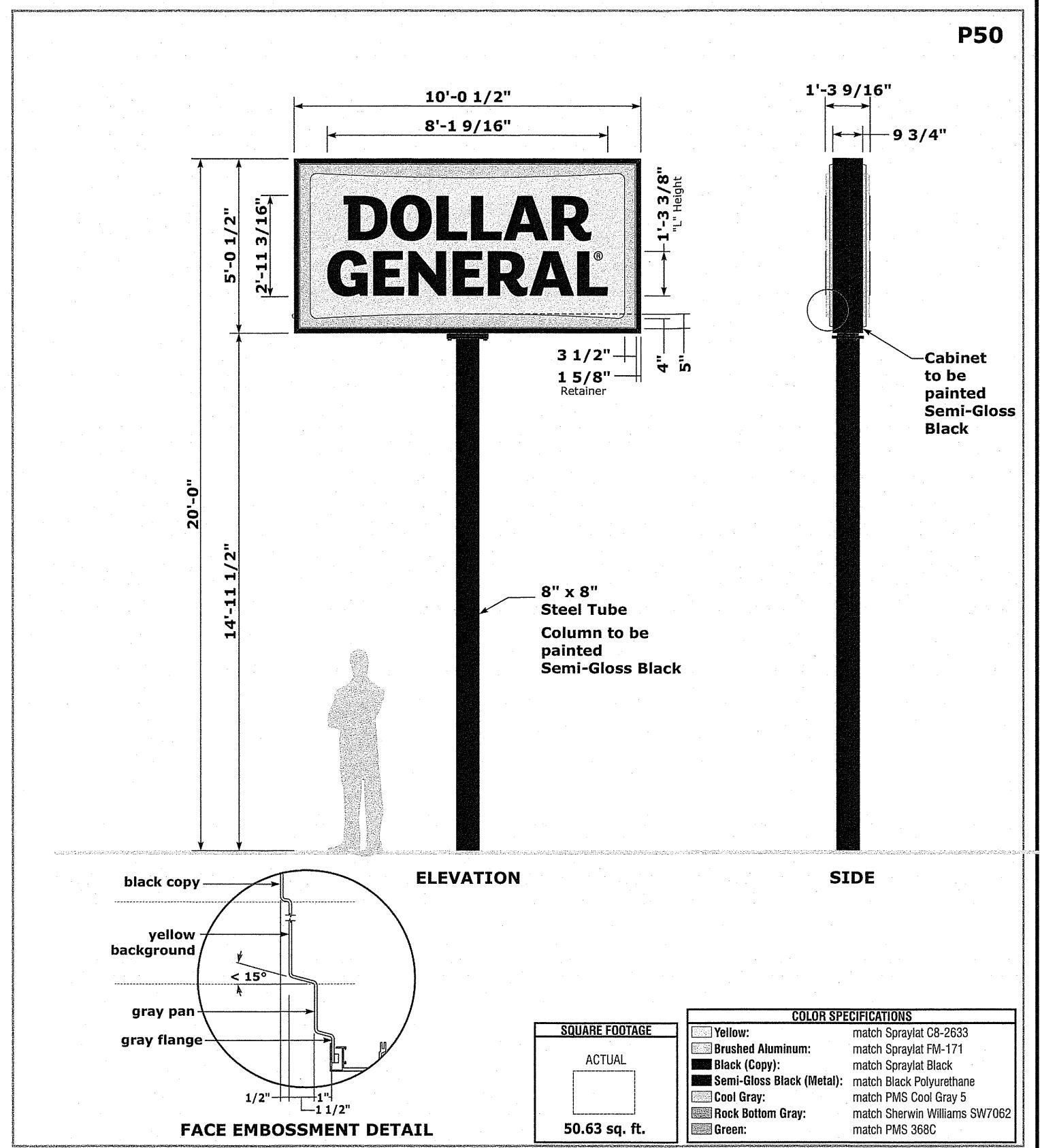


ACCESSIBLE SIGN ON BOLLARD

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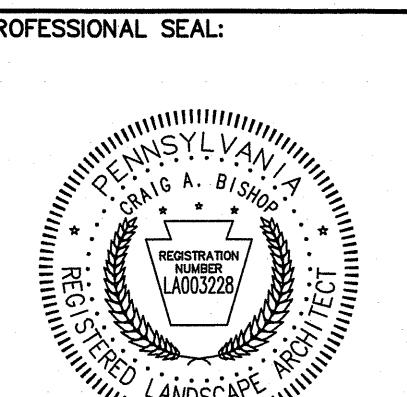
DOLLAR GENERAL

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



NO.	DATE	DESCRIPTION	REVISIONS
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	2024-09-15	REVISED PER NPDES COMMENTS	
5	2025-02-05	LAND DEVELOPMENT PLANS FOR RECORDING	
6			
7			
8			
9			

SHEET TITLE:	
FILE NAME: DOLLAR GENERAL CUTSHEETS 2013	Page 5 of 33
Project #: 13-0181	Approved By:
Date: 08/20/2013	LINKER
135 SOUTH DAVIS LANE KNOXVILLE, TN 37922 OFFICE: 865-539-4001 FAX: 865-539-4005 www.LINKERGR.COM	
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SHEET:	
DT-2	11



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

PROFESSIONAL SEAL:

STATE OF PENNSYLVANIA
THE GREAT SEAL OF THE
COMMONWEALTH OF PENNSYLVANIA
1789

REVISIONS

DESCRIPTION

COMMENTS

COMMISSION COMMENTS

PLANNING COMMENTS

NPDES COMMENTS

RECORDING

REVISIONS

DESCRIPTION

COMMENTS

COMMISSION COMMENTS

PLANNING COMMENTS

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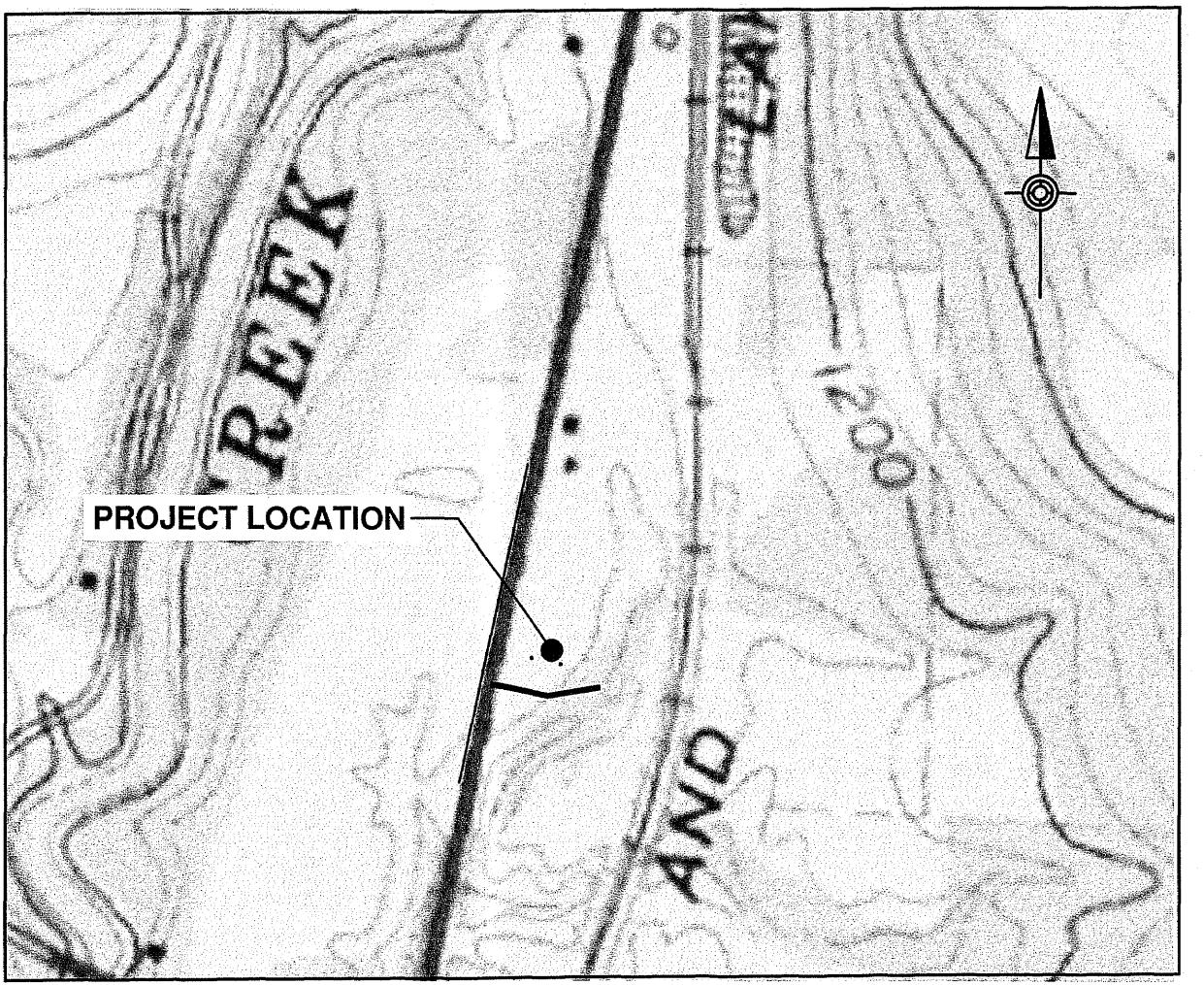
REVISIONS

DESCRIPTION

COMMENTS

COMMISSION COMMENTS

PLANNING COMMENTS



LOCATION MAP

SCALE: 1"=500'

IMAGE SOURCE: USGS SLIPPERY ROCK

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

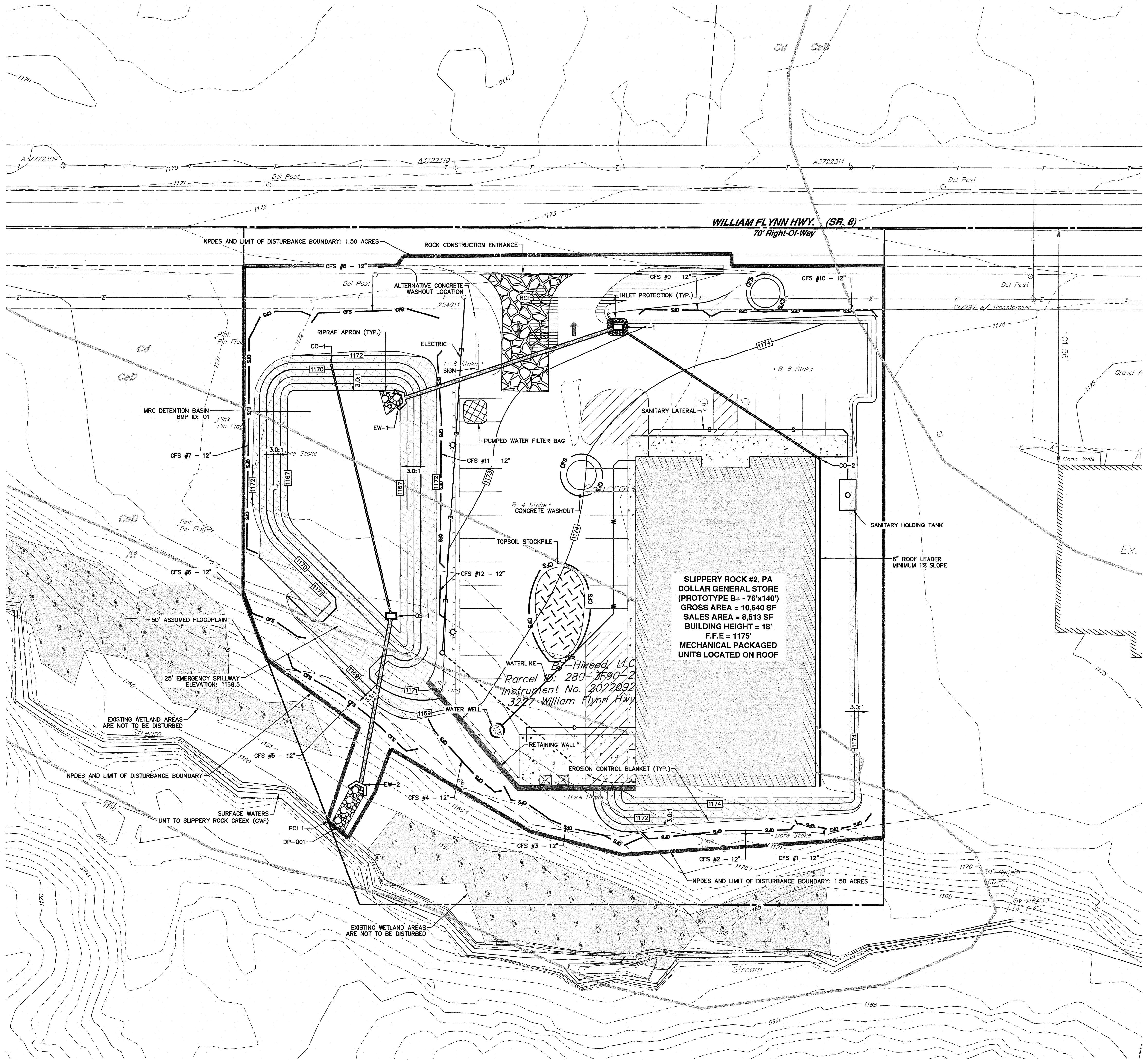
SLIPPERY ROCK DOLLAR GENERAL #2

PTV 1395, LLC

PITTSTON, BUTLER COUNTY, PENNSYLVANIA

400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000

SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



EROSION & SEDIMENT CONTROL LEGEND

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

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

NOTES:

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. BUILDING ROOF LEADERS SHALL BE CONVEYED TO STORMWATER DETENTION BASIN (BMP ID: 01).

PLAN BOOK PAGE
427 24

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

REVISIONS
NO. DATE
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 2024-08-09 REVISED PER NPDES COMMENTS
5 2025-02-05 LAND DEVELOPMENT PLANS FOR RECORDING

FILE NAME: P_00000000000000000000000000000000
LAST PLATED: 05/22/2024 12:17 PM EST/EDT
SHEET: EROSION AND SEDIMENT CONTROL PLAN

FILE NAME: P_00000000000000000000000000000000
LAST PLATED: 05/22/2024 12:17 PM EST/EDT
SHEET: ES-1 12

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

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, SHOVED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL FILLS SHALL BE COMPAKTED AS REQUIRED TO REDUCE EROSION, SLIPPAge, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPAKTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPAKTED 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 COMPRRESSIBLE 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. OUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEDED 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.

29. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

30. 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 COMPAKTED IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT SPECIFICATIONS, PUB. 408, SECTION 206. EMBANKMENTS.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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

1. 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 PA. 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.

2. 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 SHREDDED 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

1. UPON TEMPORARY CESSION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

2. 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.

3. 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.

4. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPAKTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.

5. 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 DETERIMENTAL TO PROPER GRADING AND SEDED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.

6. 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 FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

7. 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.

9. SURFACE ROUGHENING, STAIR STEPPING, GROOVING, AND TRACKING SHALL BE INCORPORATED INTO THE GRADING TECHNIQUES.

A. 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.

B. 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.

C. 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 SLOPES GENTLER THAN 3:1.

D. 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-COMPACTATION.

RECEIVING WATER COURSE

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

CONSTRUCTION SEQUENCE

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.

NOTES:

A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.

B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MULCH, 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.

NOTES:

A. THE CONTRACTOR SHALL SEED AND MULCH THE TOPSOIL STOCKPILE IMMEDIATELY UPON ESTABLISHMENT.

B. UPON REACHING FINAL GRADE, SPREAD TOPSOIL, SEED, MULCH, 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.

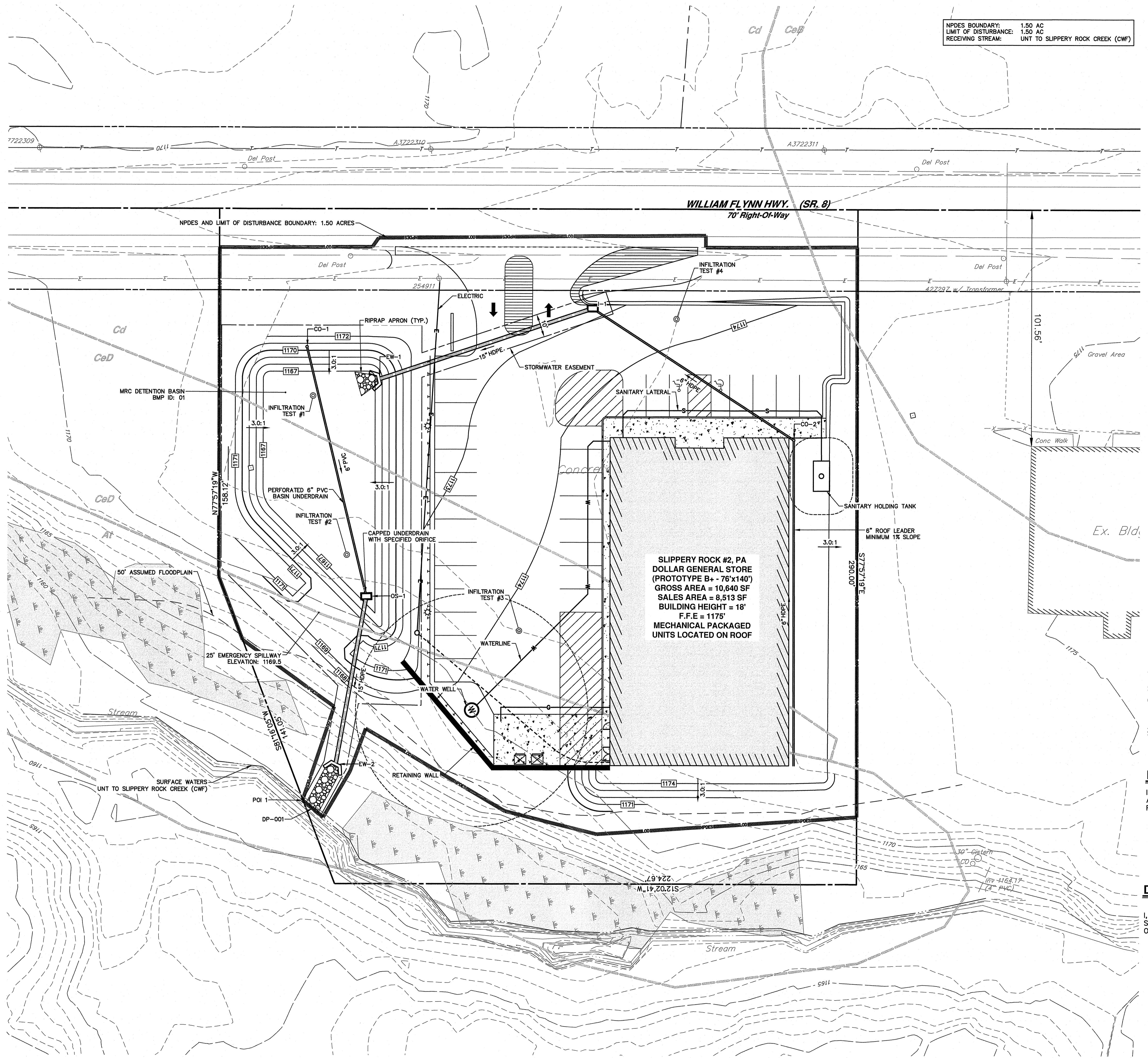
12. ALL REMAINING STORMWATER CONVEYANCES MAY BE INSTALLED, WORKING DOWNSTREAM TO UPSTREAM.

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



PURPOSE OF PLAN

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.

CRITICAL STAGES OF CONSTRUCTION

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:

THE INSTALLATION OF:

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

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.

NOTICE OF TERMINATION

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMP'S 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 BMP'S 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 BMP'S 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.

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES OWNERSHIP, OPERATIONS AND MAINTENANCE PROCEDURES

THE MAINTENANCE OF THE BMP'S SHALL BE OWNED, MAINTAINED AND/OR REPAIRED BY THE RESPECTIVE PROPERTY OWNER IDENTIFIED BELOW. OWNERSHIP, OPERATION AND MAINTENANCE RESPONSIBILITY WILL BE OF THE RESPECTIVE PROPERTY OWNER. THESE RESPONSIBILITIES INCLUDE OPERATION AND MAINTENANCE OF BMP'S, STORM SEWERS AND DRAINAGE STRUCTURES.

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 LANDOWNER, HIS SUCCESSORS 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 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.
- 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.

SPECIFIC MAINTENANCE

- MRC DETENTION BASIN - OWNED AND MAINTAINED BY OWNER OF PROPERTY OR ASSIGNED SUCCESSOR UPON DEDICATION.
- 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 BERM'S.
- REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND AREAS AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

RECOMMENDED STAGING OF MAJOR**CONSTRUCTION ACTIVITIES**

GENERAL CONSTRUCTION SEQUENCE

- 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 [724-284-5270], THE E&S PLAN PREPARED, PCSM PLAN PREPARED, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- 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.
- CLEAR AND GRUB EXISTING VEGETATION AND STRIP TOPSOIL ONLY AS WORK PROGRESSES. TOPSOIL RESERVED FOR SEDED AREAS SHALL BE PLACED IN THE TEMPORARY TOPSOIL STOCKPILE LOCATIONS SHOWN ON THE PLAN. TOPSOIL NOT REQUIRED FOR SEDED AREAS SHALL BE PERMANENTLY PLACED IN LANDSCAPE BERMS OR REMOVED FROM THE SITE.

- UPON CESSION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED FOUR (4) DAYS, THE SITE SHALL BE IMMEDIATELY SEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- 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.
- 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.
- 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.
- AS CONSTRUCTION PROGRESSES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE TO E&S BMP'S.

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.

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- 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

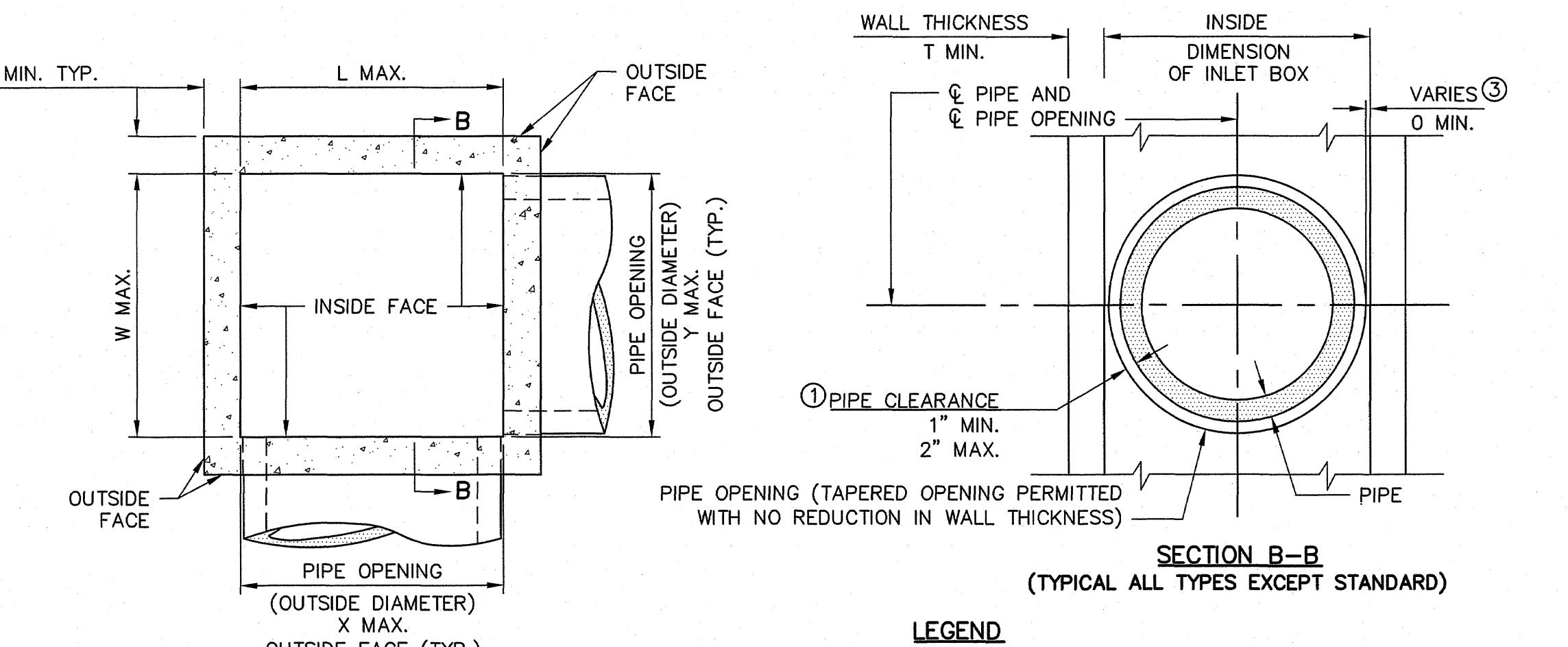
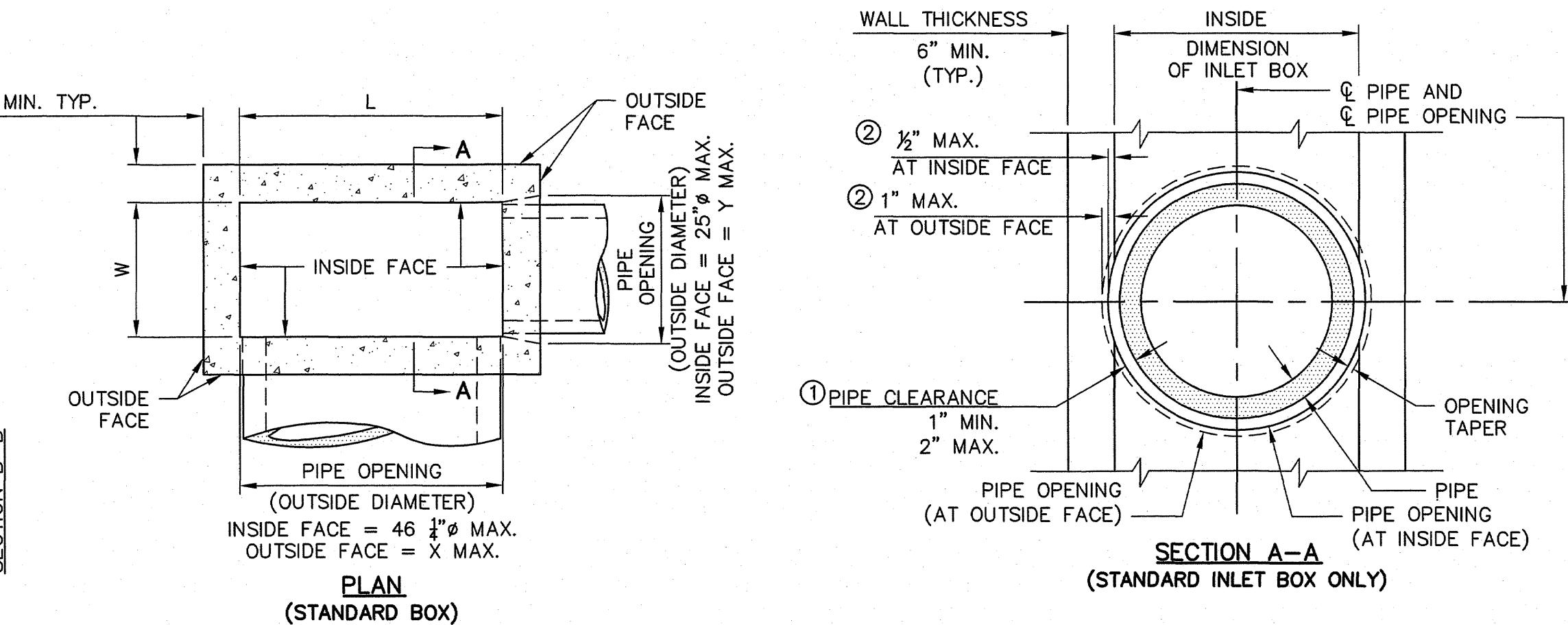
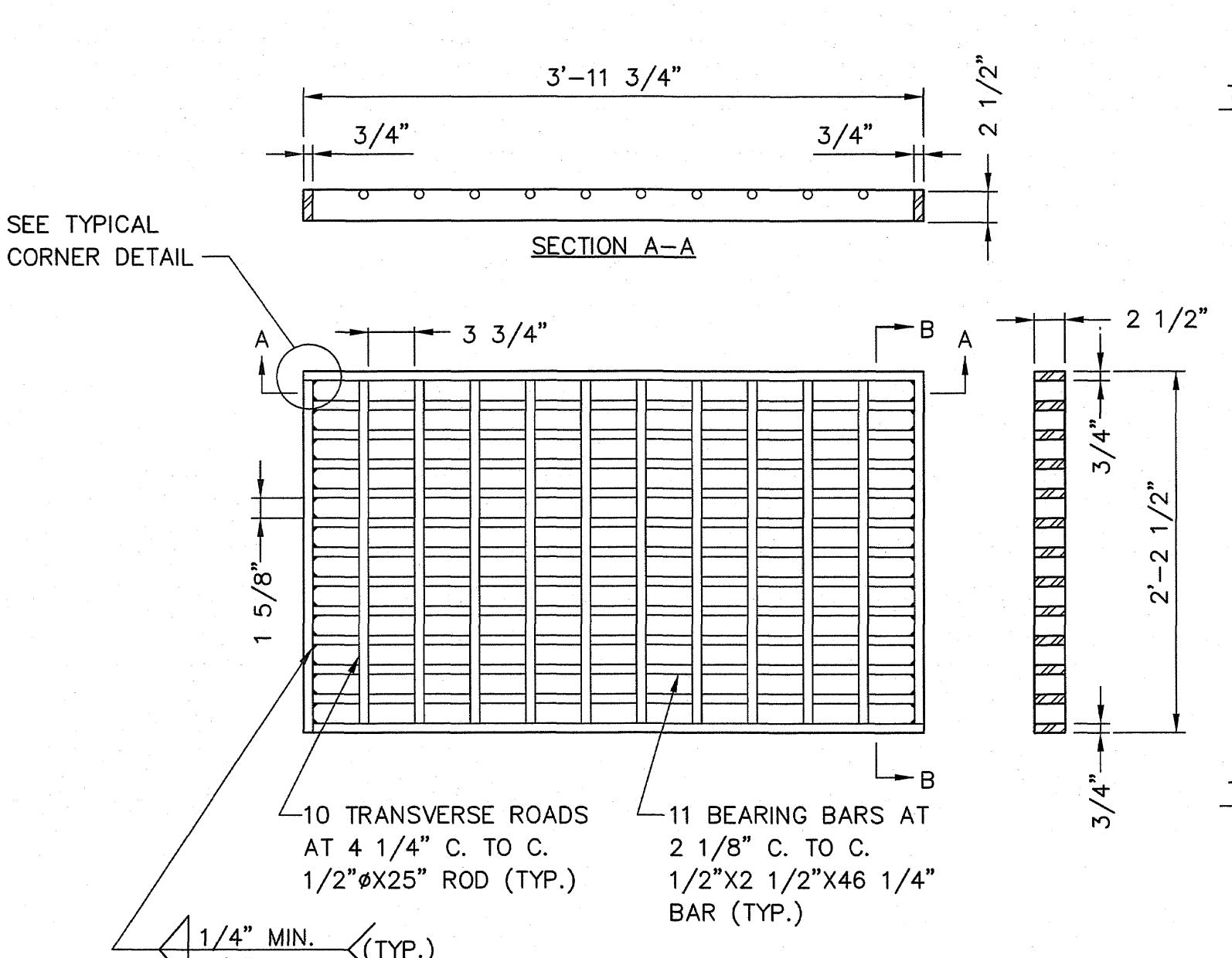
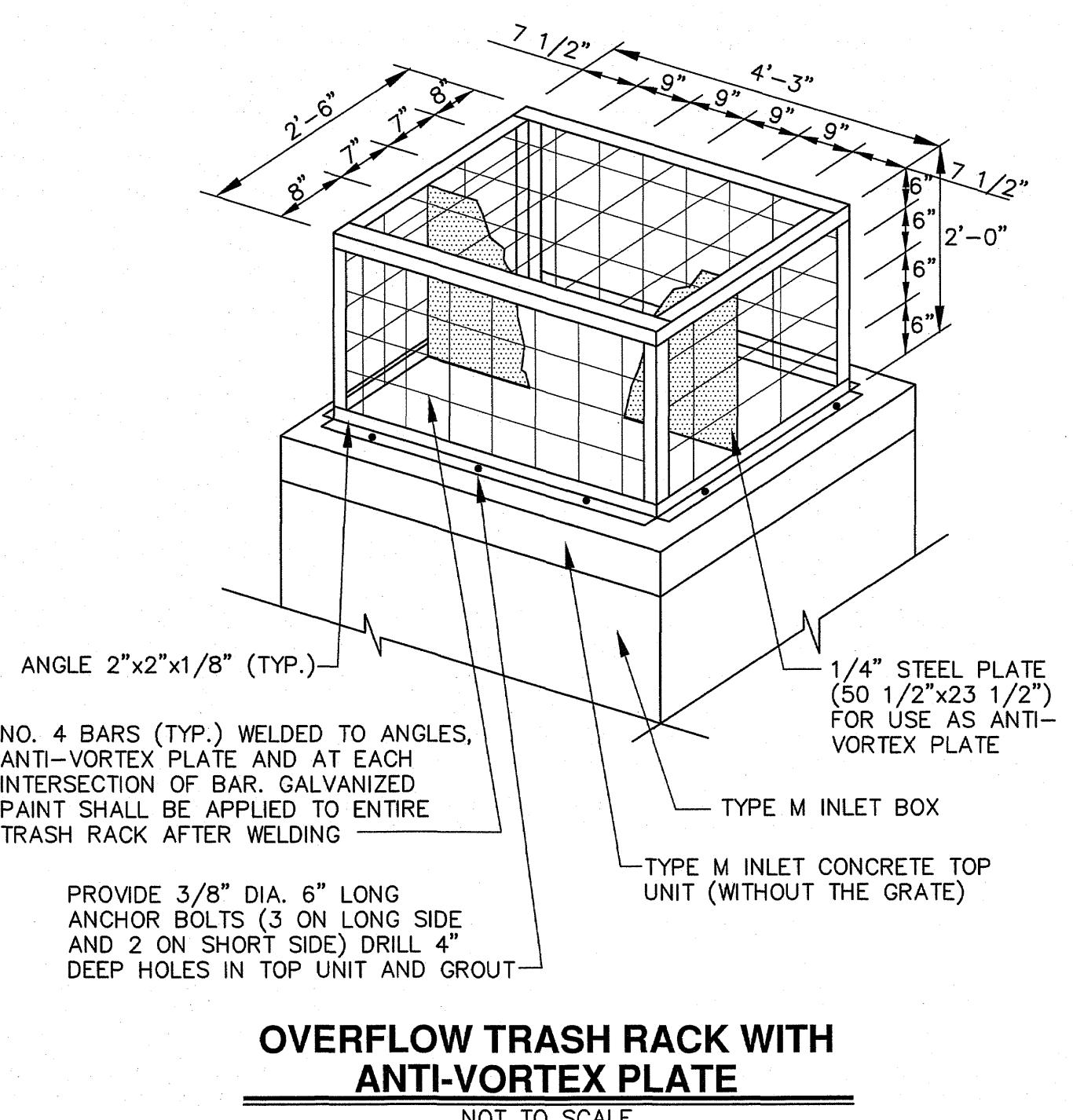
MRC DETENTION BASIN:

- 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.

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 DETERWISTED 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 TR										

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

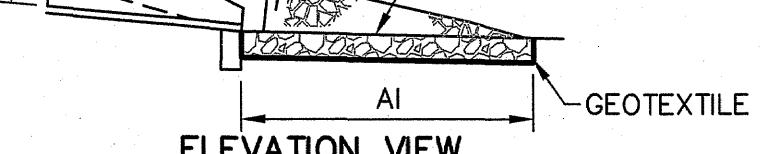
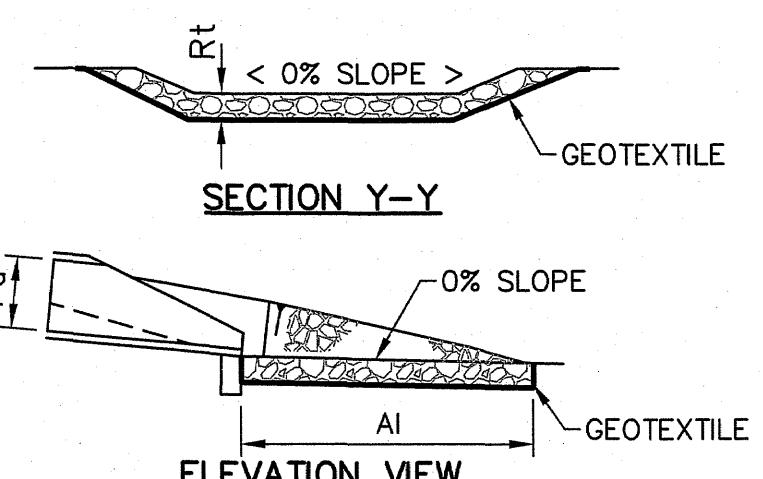
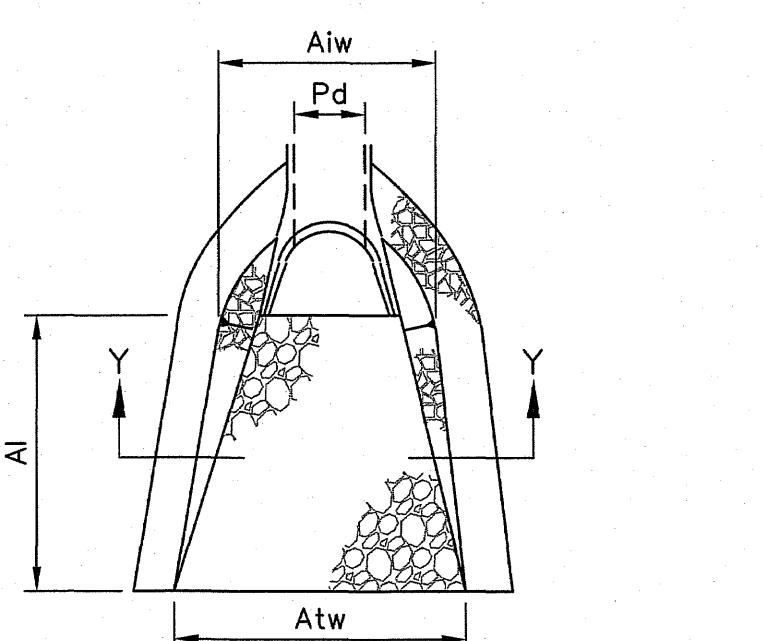
PTV 1385, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



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 IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-31.
2. FOR PIPE SIZES LESS THAN 36" CONSTRUCT WING WALL TO DIMENSIONS FOR 36" PIPE DIAMETER AS LISTED IN PENNDOT RC-31.
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.



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE R- (IN)	THICK. R _t (IN)	LENGTH AI (FT)	INITIAL WIDTH A _{iw} (FT)
EW-1	15	4	18	8	4
EW-2	15	4	18	8	4

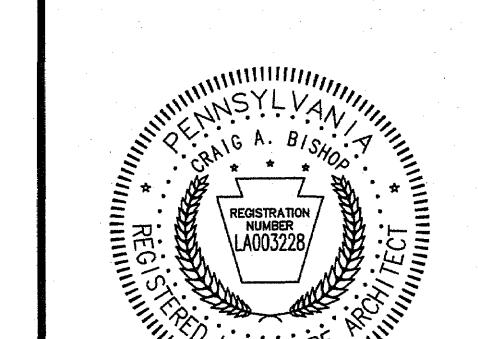
NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

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

PRECAST INLET BOXES
NOT TO SCALE



HRG PROJECT NUMBER: R008385.0457
PLAN DATE: MAY 2024

DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS	DESCRIPTION
1	2024-07-08 REVISED PER TOWNSHIP COMMENTS
2	2024-07-31 REVISED PER NIDES COMMENTS
3	2024-09-09 PER PLANNING COMMISSION COMMENTS
4	2025-09-19 REVISED PER NIDES COMMENTS
5	2025-02-05 LAND DEVELOPMENT PLANS FOR RECORDING

SHEET TITLE: PCSM DETAILS

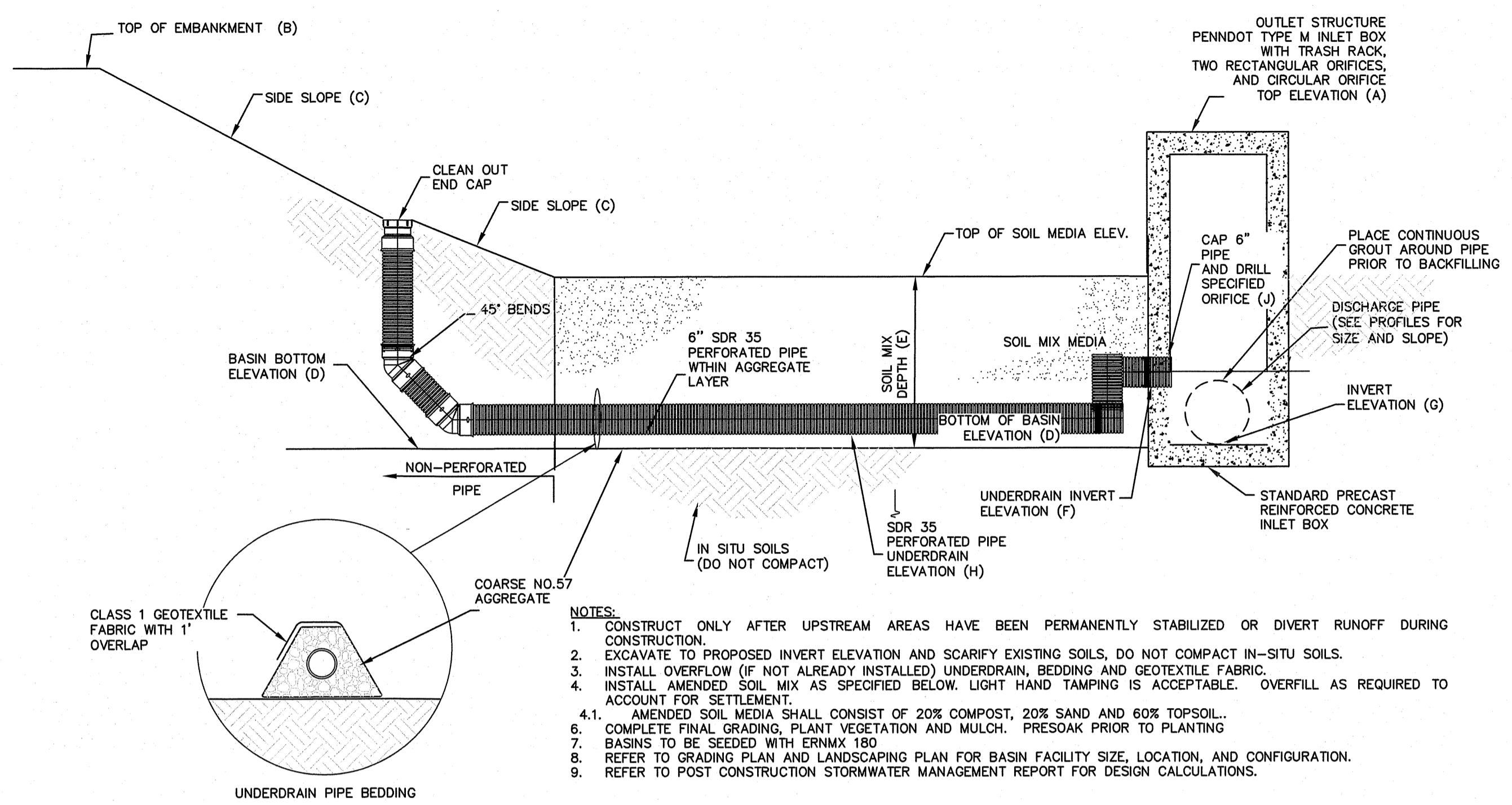
427 30

FILE NAME: PCDT-1
PAGE: 18

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

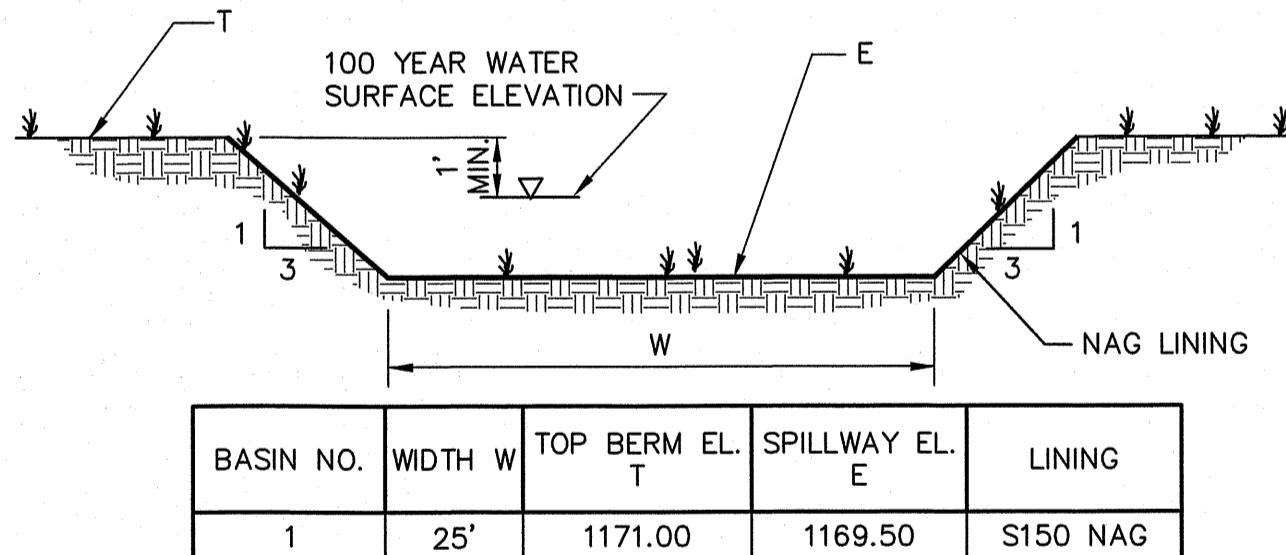
SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



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

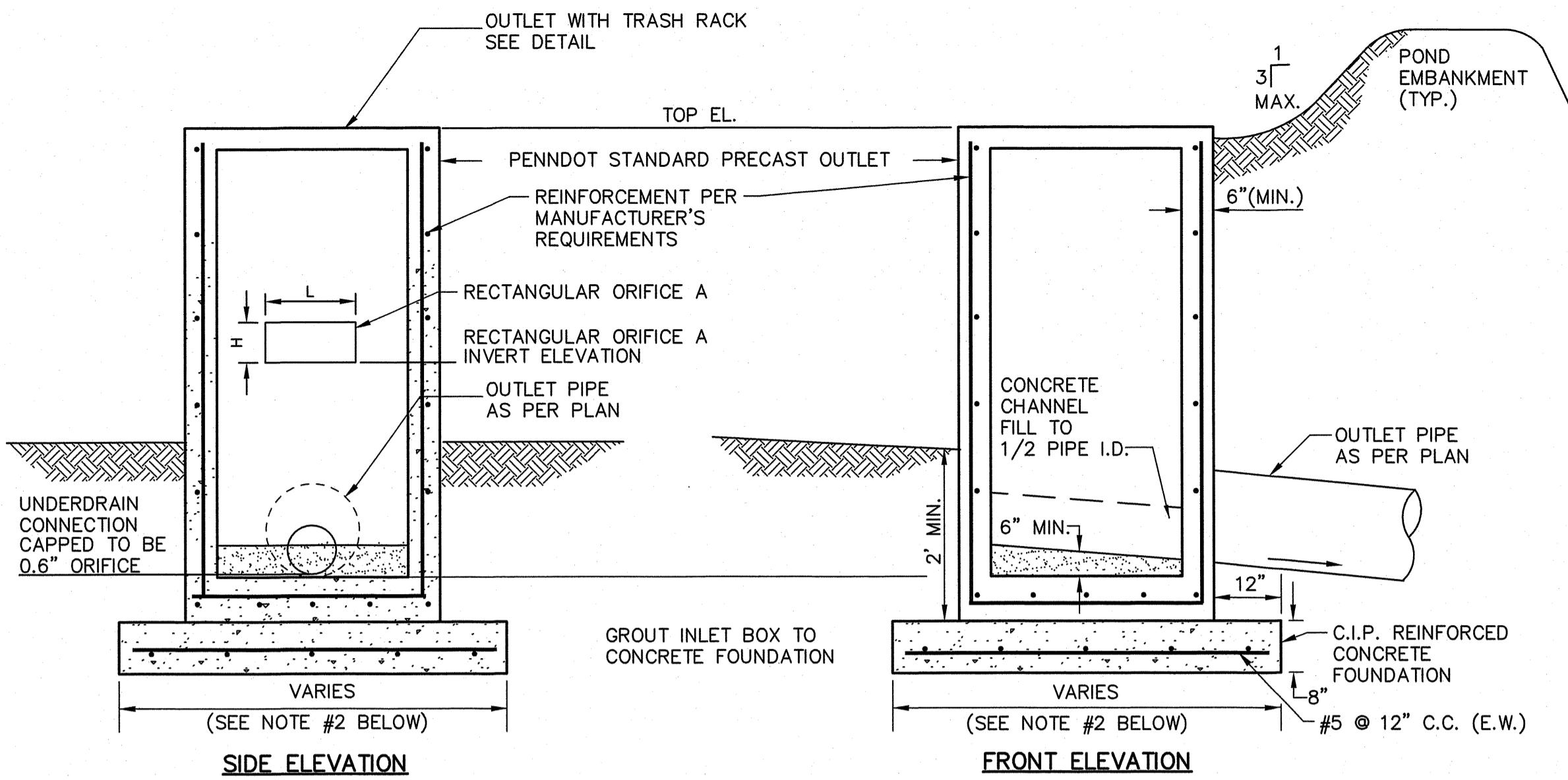
MRC DETENTION BASINS W/ PERFORATED UNDERDRAIN

NOT TO SCALE



EMERGENCY SPILLWAY

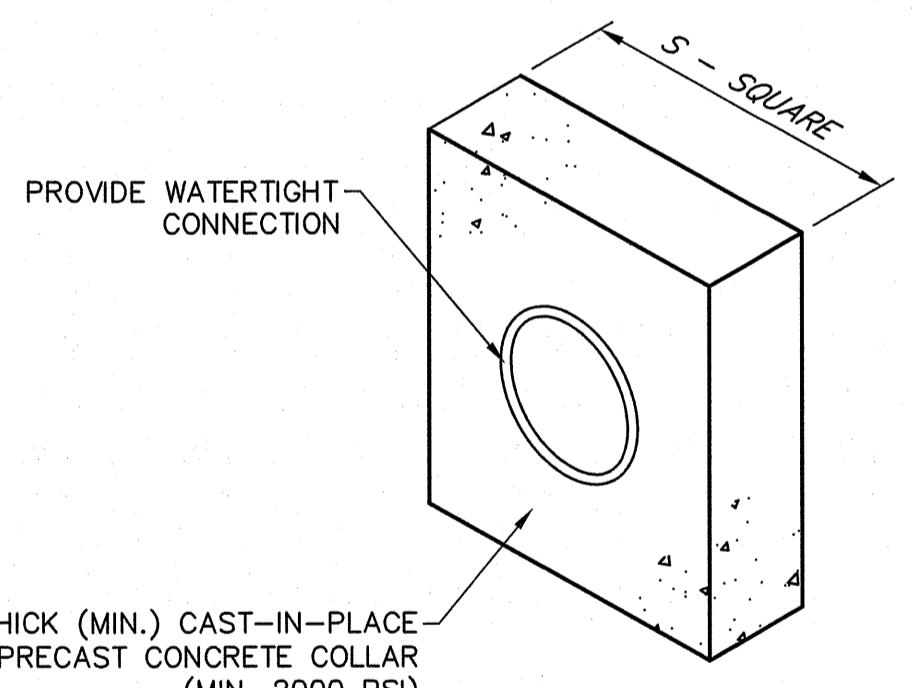
NOT TO SCALE



BASIN NUMBER	TOP GRATE ELEVATION	UNDERDRAIN ELEVATION	UNDERDRAIN CONNECTION ELEVATION	RECTANGULAR ORIFICE A INVERT ELEV.	RECTANGULAR ORIFICE A DIMENSIONS (L" X H")	PERFORATED PIPE CAPPED DIAMETER	OUTLET PIPE INVERT ELEVATION
1	1169.00'	1165.00'	1166.00'	1167.75'	6" X 4"	0.6"	1162.25'

MRC DETENTION BASIN OUTLET STRUCTURE DETAIL

NOT TO SCALE



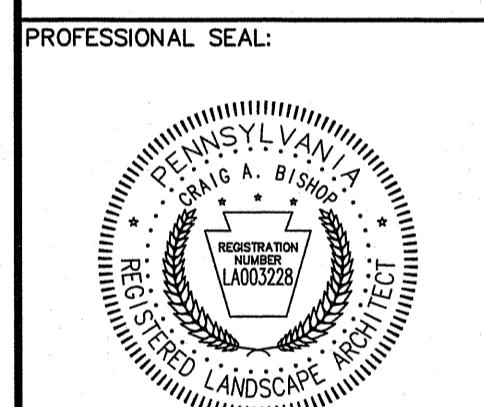
BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	15	66	2	10	20

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



HRG PROJECT NUMBER: R008385.045
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 INDES COMMENTS

3 2024-08-09 PER PLANNING COMMISSION COMMENTS

4 2024-08-19 AND DEVELOPMENT PLANS FOR RECORDING

5 2025-02-05

6

7

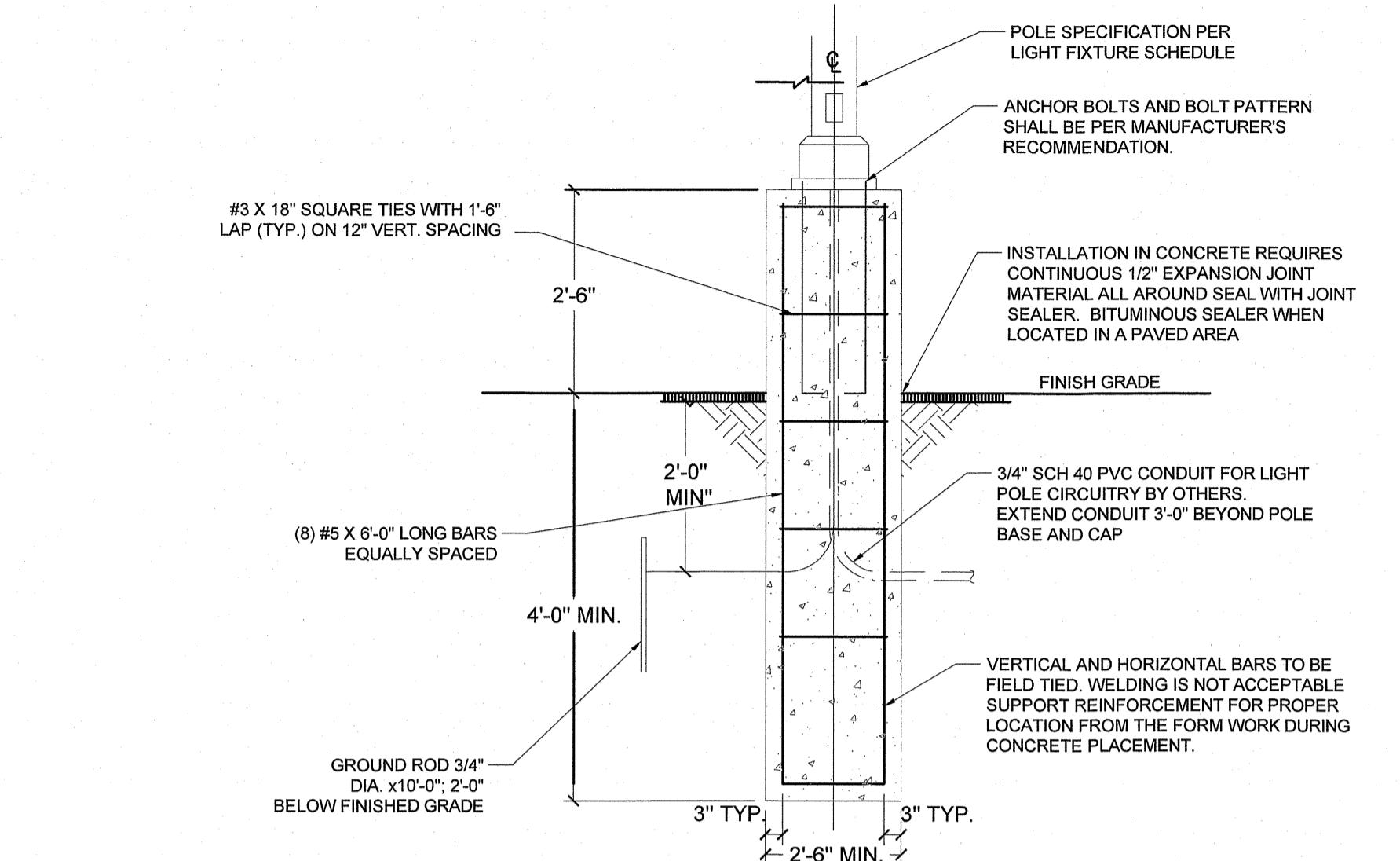
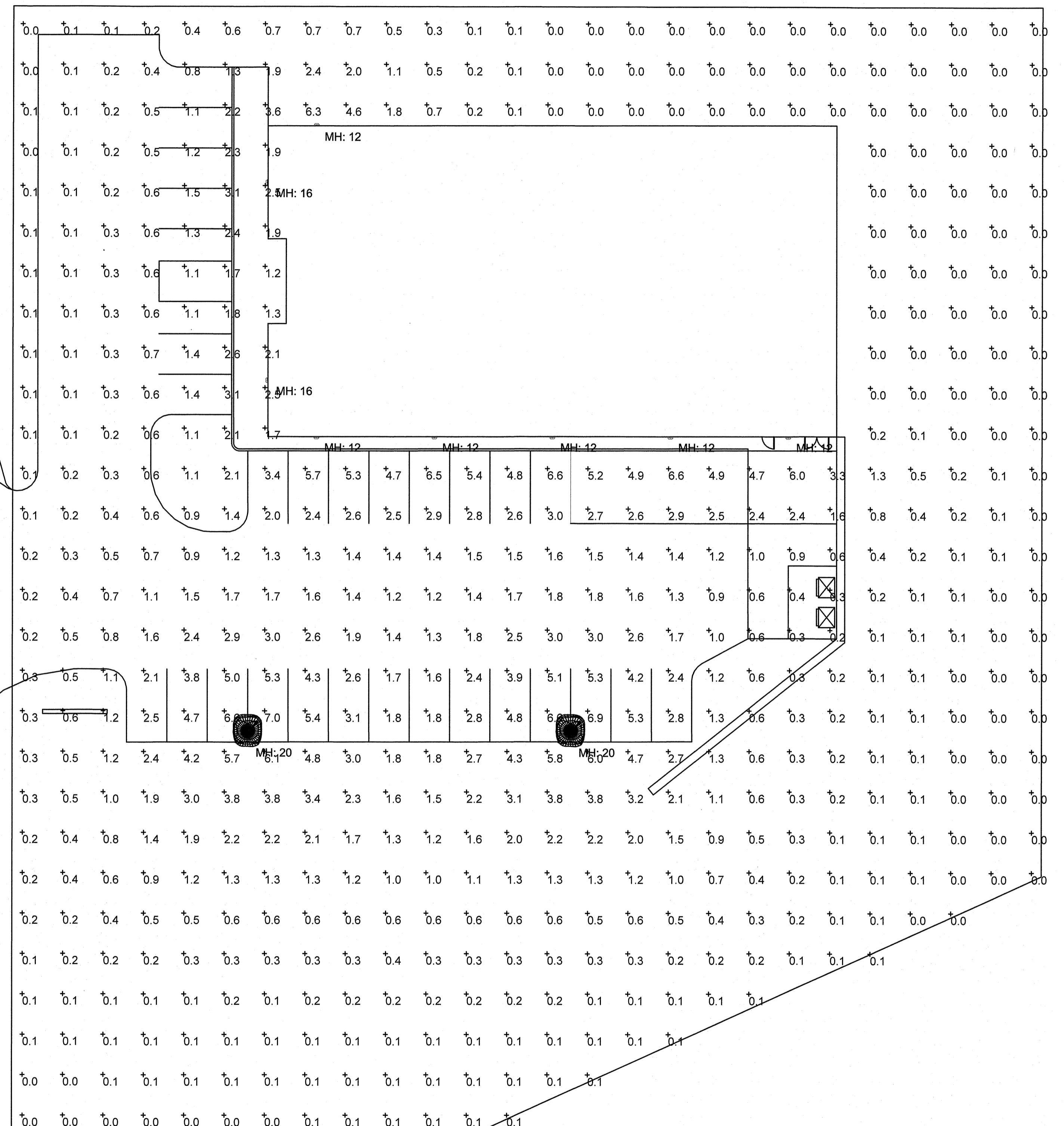
8

SHEET TITLE: PCSM DETAILS

PLAN BOOK PAGE

427 31

SHEET: PCDT-2 19



NOTES:
 1. 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 2. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED. COLOR AND PAINT TYPE IS TO BE SELECTED BY OWNER.
 3. ALL DIMENSIONS TO MATCH EXISTING POLE BASES, BUT SHALL NOT BE LESS THAN MINIMUM DIMENSIONS SHOWN.

2 NTS

Site Lighting Pole Base Detail

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

Date
06.27.2024

Client
PennTex Ventures

Project No.
2405.928

Drawing Title
Site Lighting

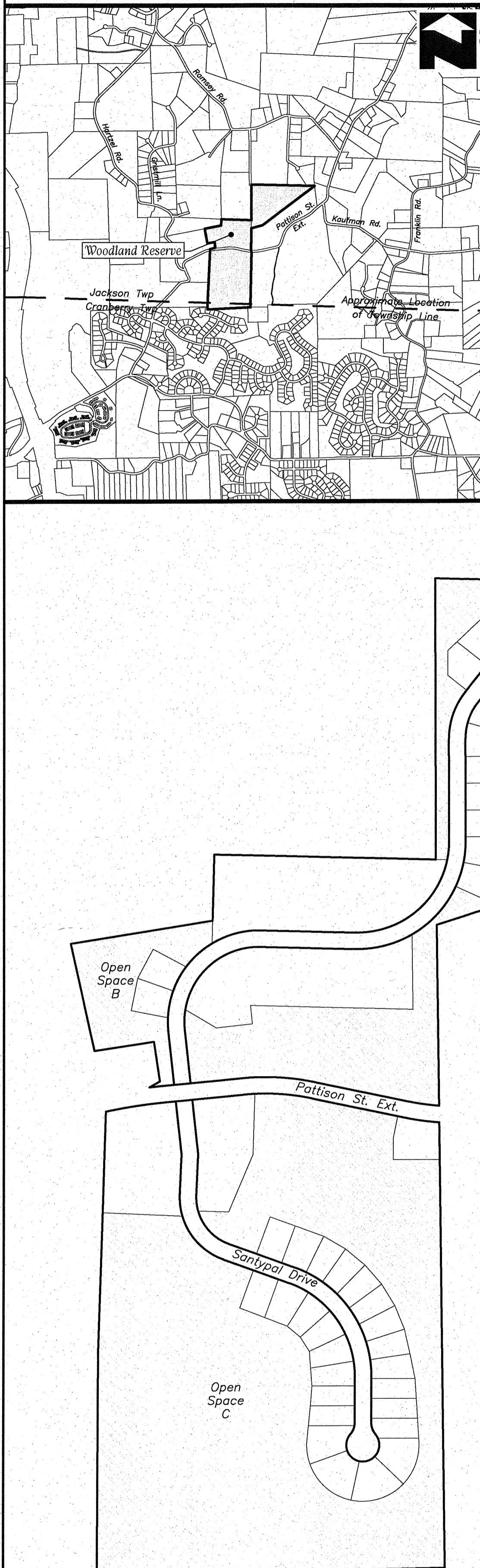
Sheet

PH1.1

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
W	8	WPR3-UNVL-30-4-50-BZ	Wall Pack 37.1W 4701 Lumens 5000K Bronze	SINGLE	0.963	30	240
R	2	RCALR-15-50-UNVL-1-5-10SP-Z5	Pole - RCALR 19456lm 148W 120-277V 5000K 5M Lens	SINGLE	0.963	147.5	295

LOCATION MAP 1" = 2000'



Tabulation of Zoning Data at time of master plan approval.

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

Township Standard

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

Dimensional Standards (PRD)

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

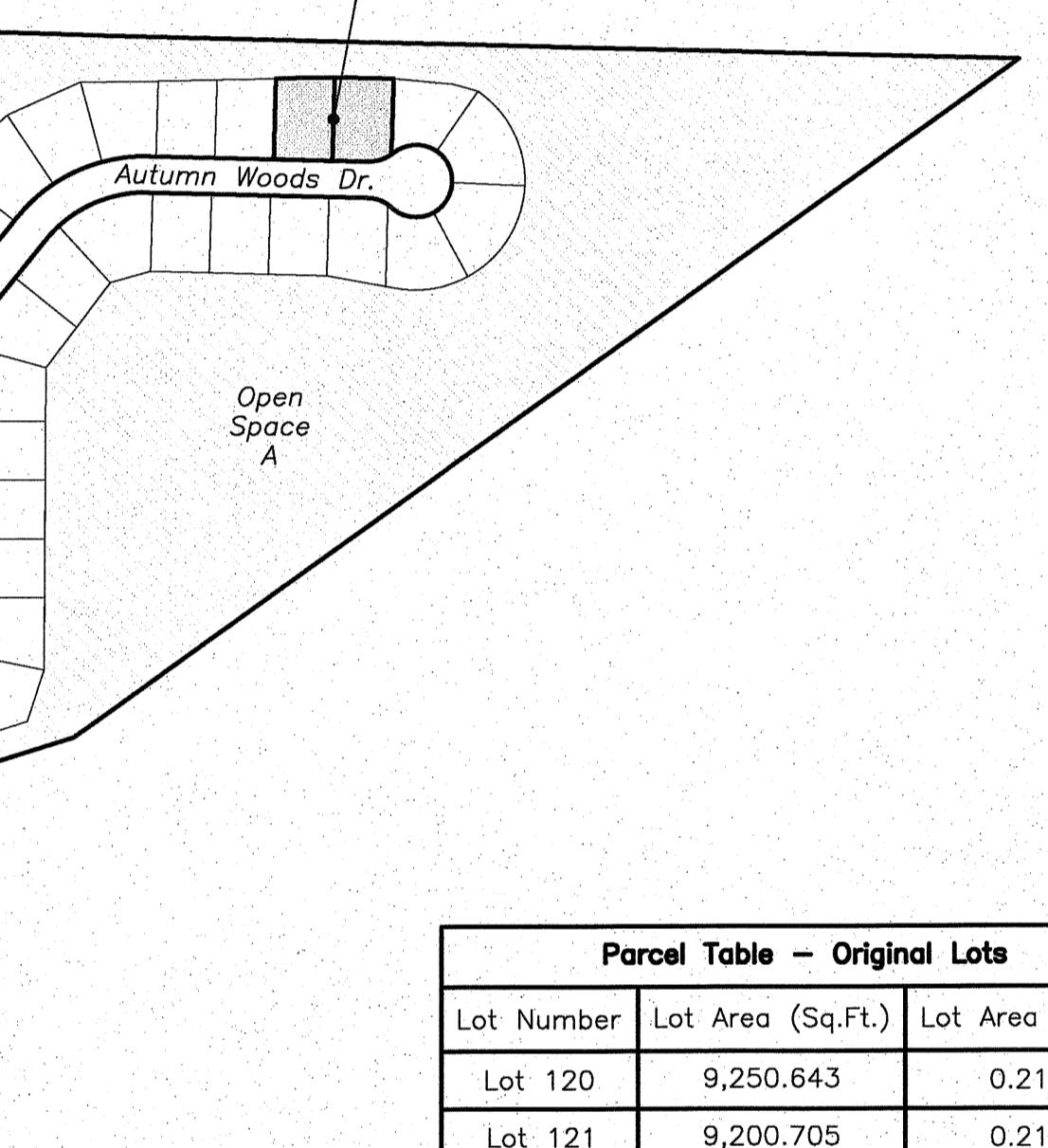
Dwelling Unit Setbacks

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

Single Family Attached Dwelling Units

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

Subject Lots

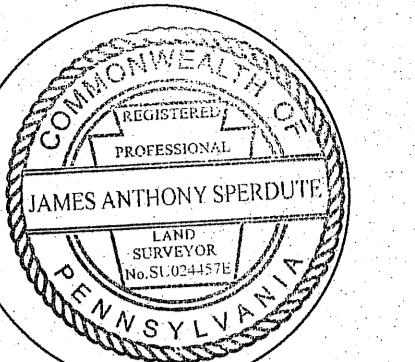


Parcel Table - Original Lots

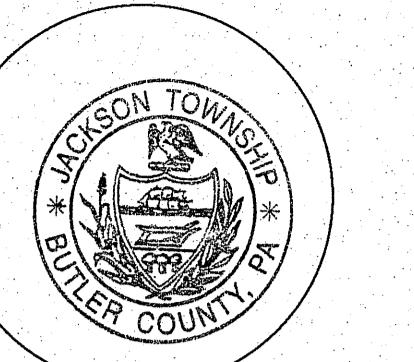
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 120	9,250,643	0.2124
Lot 121	9,200,705	0.2112

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



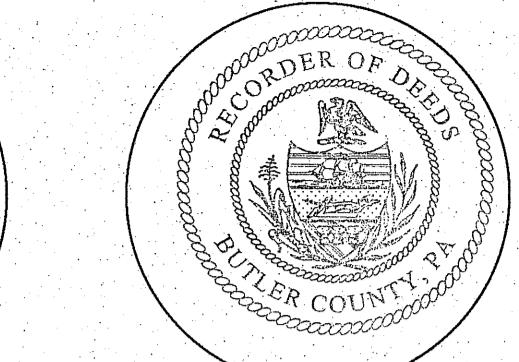
Registered Surveyor



Jackson Township Board of Supervisors



Butler County Planning Commission



Butler County Recorder of Deeds

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 27th day of March 2025.

ATTEST:

Notary Public

Woodland Reserve, LP

By Woodland Reserve GP, LLC, its general partner

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

Witness my hand and notarial seal this 27th day of March 2025.

My commission expires the 1st day of October 2026.

(Seal)

Notary Public

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

I hereby certify that the title to the property contained in the Woodland Reserve Amendment 6 is in the name of Woodland Reserve, LP and is recorded at Instrument No. 20230240004020.

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.

Date

3/25/25

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.

Date

4/1/2025

Township Manager/Secretary

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 25 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

Planning Director

This plat was delivered to by Jackson Township on the 23rd day of April 2025.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19 day of March 2025.

Chairperson

Recorder of Deeds

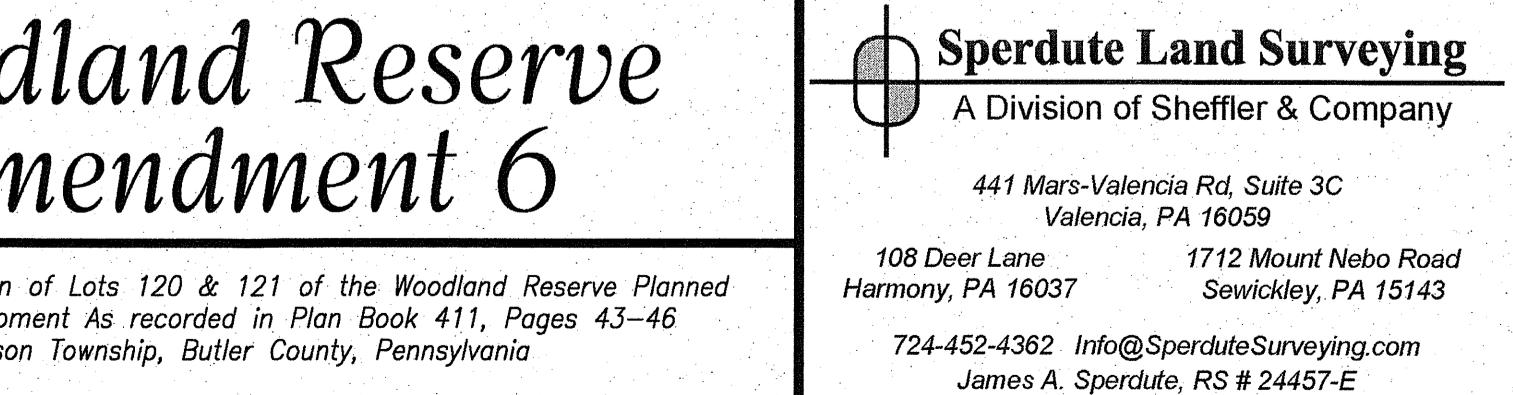
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 427 page(s) 33.

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

Recorder of Deeds

My Commission Expires First Monday in January 2026

Woodland Reserve Amendment 6



General Plan Notes

- a. 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.
- b. No additional units are proposed by this plan that were not originally planned for.
- c. This plan is subject to any and all conditions of the previously approved plans as approved by Jackson Township.
- d. If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

Property References

Property Owner: Woodland Reserve, LP
361 Mars-Valencia Rd.
Mars, PA 16046
724-609-5261
Lot 120
Tax Parcel 180-S15-A120-0000
Lot 121
Tax Parcel 180-S15-A121-0000
Instrument No. 202303240004020
77000

PLAN BOOK PAGE

427 33
Drawing Number 1009-2527457
Drawing Scale 1"-20'
Date February 16, 2025
Drawn By
Revisions 2/19/2025...Change titleblock
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 15143
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

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

COMMONWEALTH OF PENNSYLVANIA }
 } SS:
 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, HEREUNTO SET MY HAND AND NOTARIAL SEAL.

Jennifer Lynn Spindler
NOTARY PUBLIC

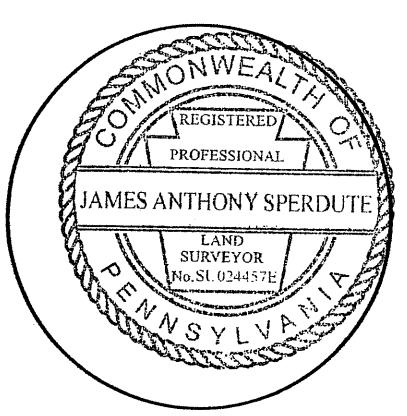
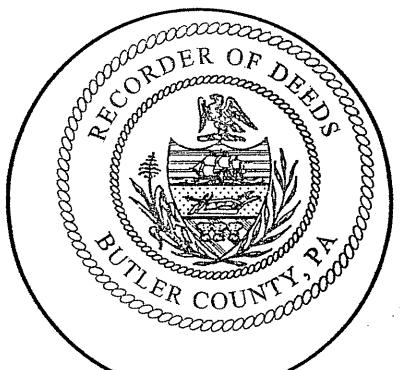
MY COMMISSION EXPIRES: October 14, 2021

COMMONWEALTH OF PENNSYLVANIA)
) SS:
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

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2025



SURVEYOR

n/f JKES, L.
South Pk
S q u a r
Plan-Revision
PBV 320, Pg
Parcel S-

Heritage Crossings Partners

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 elevations and unit dimensions.***
- Refer to the recorded plan referenced below of additional information regarding existing***

rights of way, setbacks and restrictions of record.

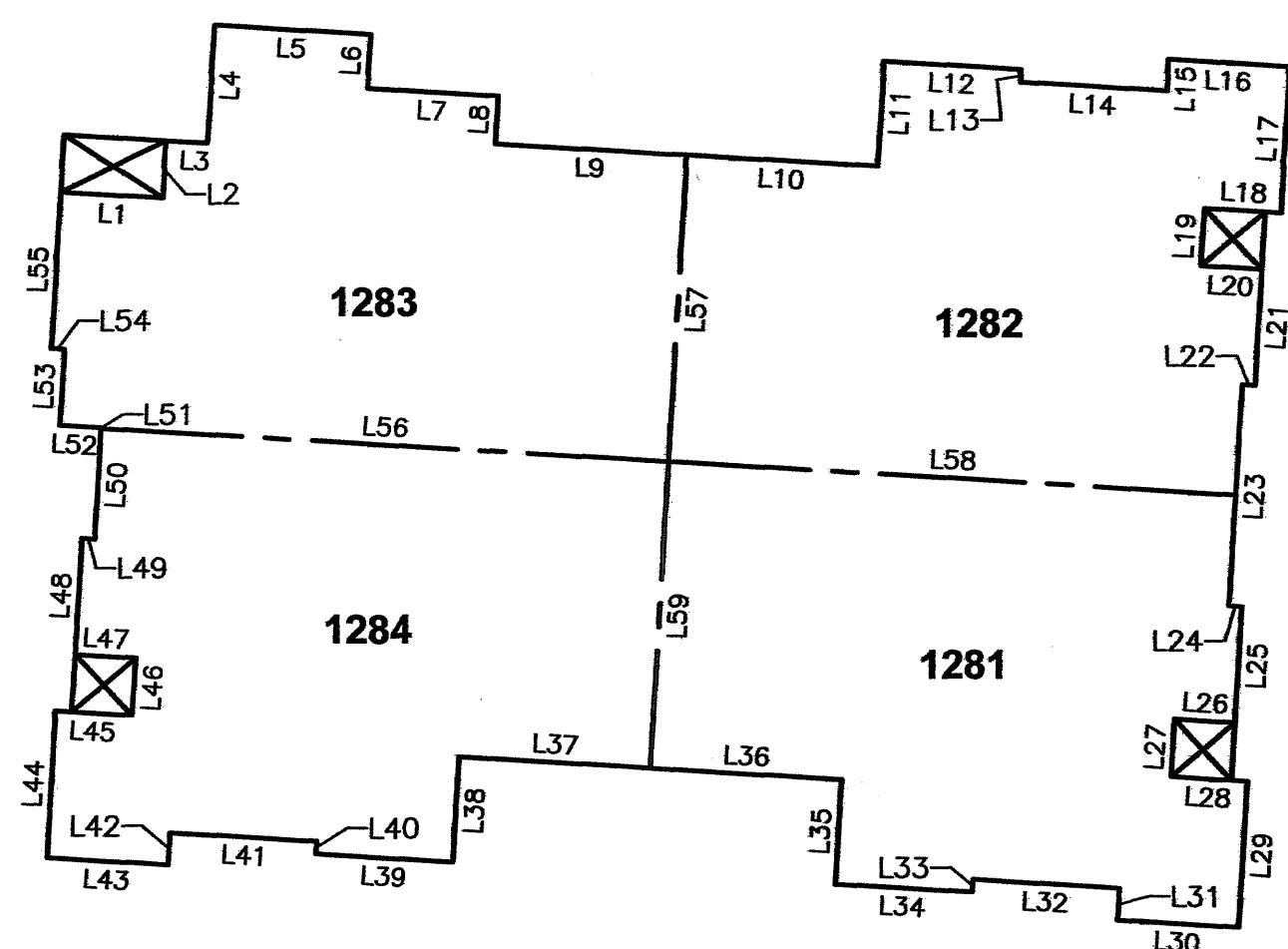
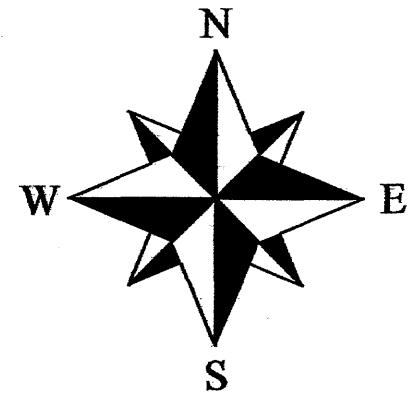
Plan References:

- 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

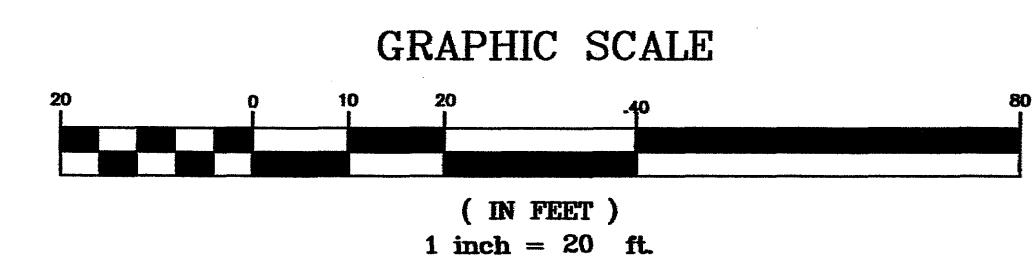
Reference:
Heritage Crossings Plan of Lots
PBV 388, Pages 24 - 25



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'	S59° 20' 52"W

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

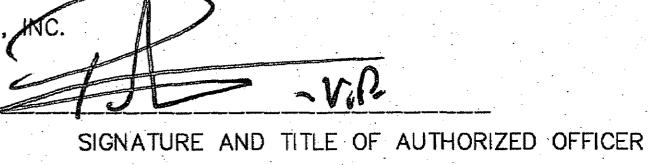
DRAWING NUMBER: 1055-2527748
DRAWING SCALE: 1"=50'
DATE: April 28, 2025
DRAWN BY: JSS
REVISIONS:
Sheet 2 of 2

Heritage Crossings
Condominium Plan 5
Buffalo Township, Butler County
Pennsylvania

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

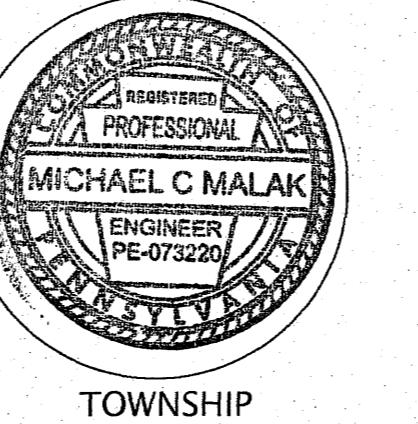
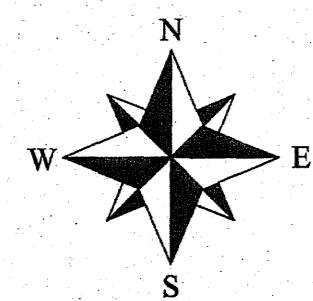
427 35

BY RESOLUTION APPROVED ON THE 6th DAY OF April, 2025, THE BOARD OF DIRECTORS OF NVR, INC., 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.

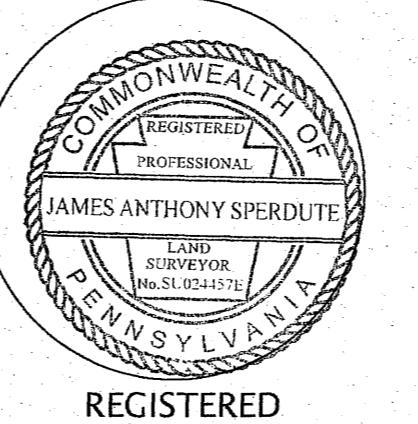
NVR, INC.


4/19/25
SIGNATURE AND TITLE OF OFFICER WITNESSING

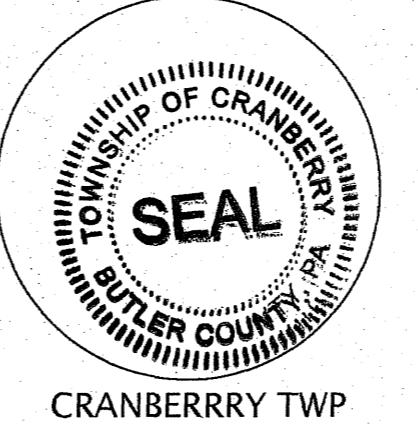
4/19/25
SIGNATURE AND TITLE OF AUTHORIZED OFFICER



TOWNSHIP
ENGINEER



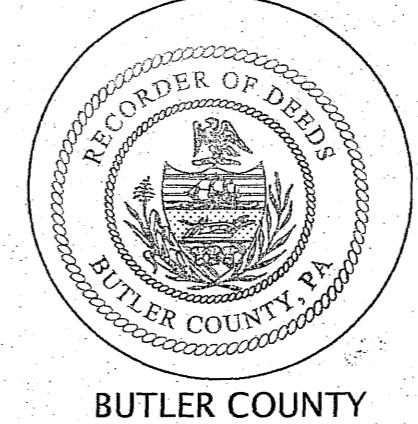
REGISTERED
SURVEYOR



TOWNSHIP OF CRANBERRY
SEAL
BUTLER COUNTY, PA



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

Inst: 202505020006474
Page: 1 of 548
5/2/25 5:54 AM
52250502000645
T20250502000645
Butler County Recorder PA

4/19/25
DATE

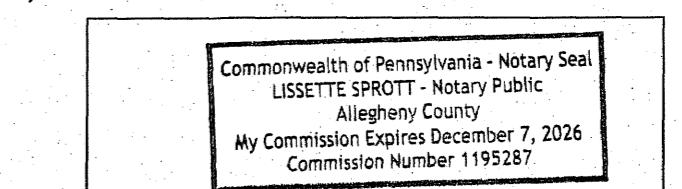
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED peter robertson OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH 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)

Lissette Sprott

NOTARY PUBLIC



I, Dennis Maney, 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.

Dennis Maney
SIGNATURE OF WITNESS

John 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.

James A. Sperdute
4/17/25
DATE
JAMES A. SPERDUTE, R.S. # 24457-E

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

Michael C. Malak
4/19/25
DATE
SIGNATURE
REGISTRATION NO. ME-073720

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2025-21 EFFECTIVE THIS 3rd DAY OF April, 2025

John V.P.
SECRETARY
Bruce W. Higley
CHAIRPERSON

I, John V.P., TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN 2025-21 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF

John V.P.
TOWNSHIP MANAGER
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF March, 2025

John V.P.
SECRETARY
John V.P.
CHAIRPERSON

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

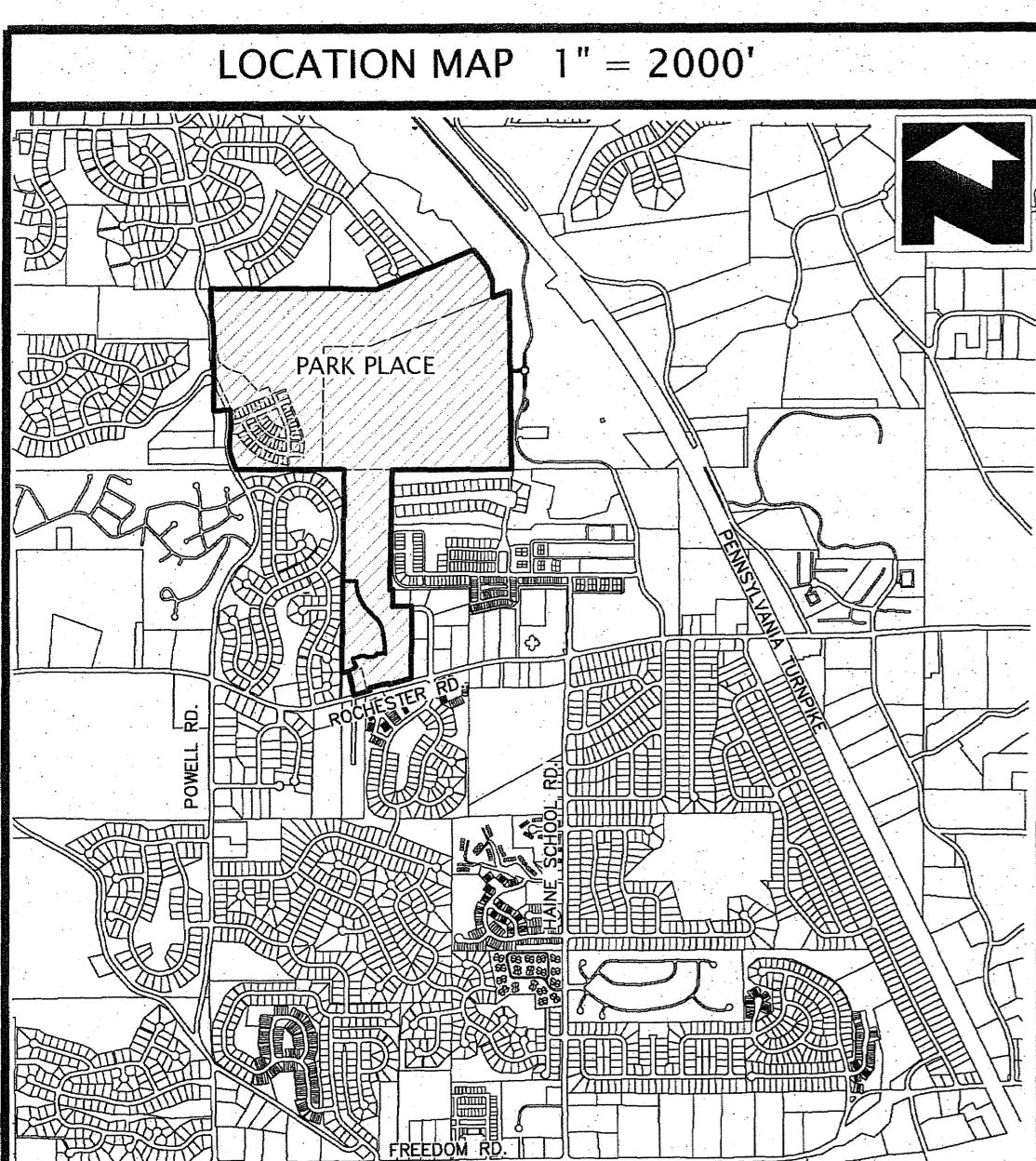
GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF May, 2025

Michael C. Malak
RECORDED OF DEEDS

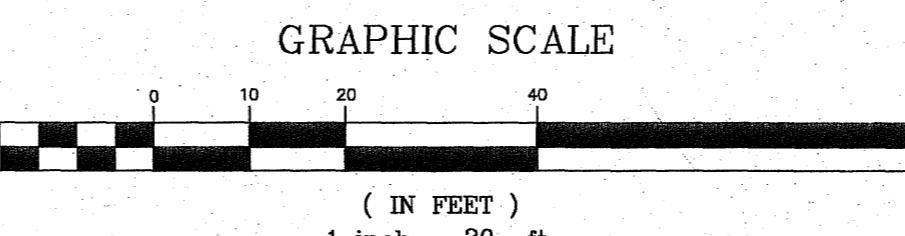
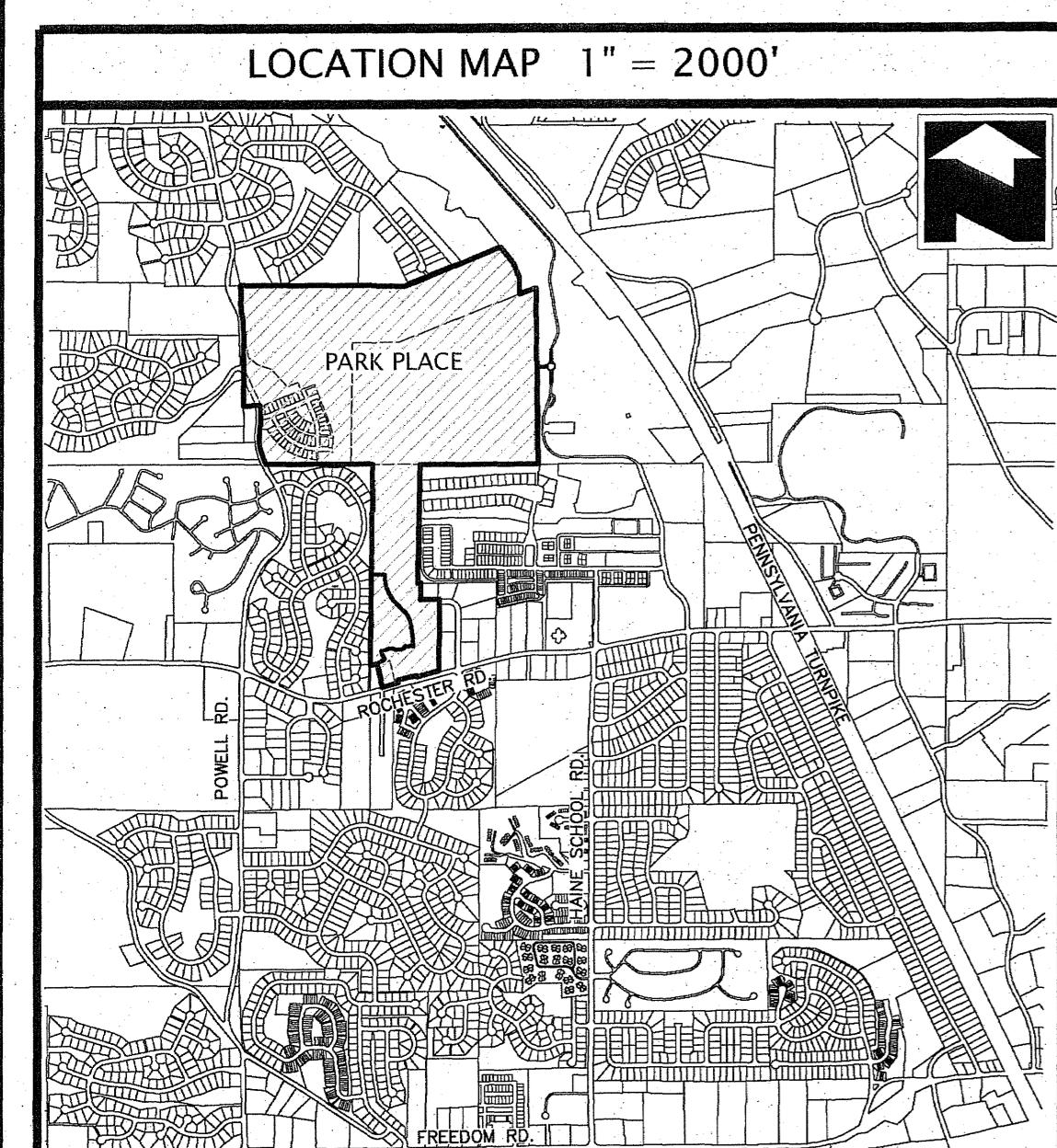
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK 427 PAGE 36



LOCATION MAP 1" = 2000'



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.

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

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

PROPERTY REFERENCES

- LOT TH 8-21
- 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**

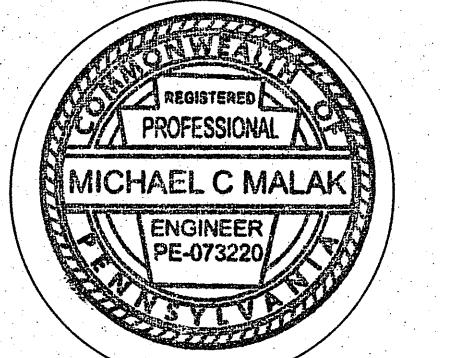
BEING A RE-SUBDIVISION OF PARCEL TH 8-21 OF THE PARK PLACE REVISED FINAL PHASE 8B
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company

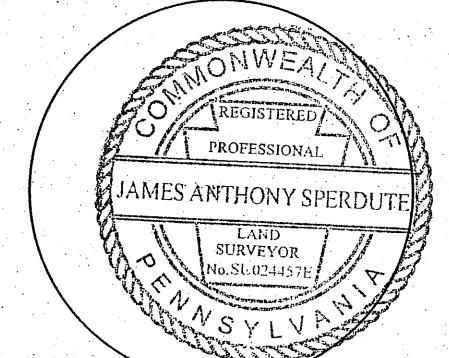
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059

108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

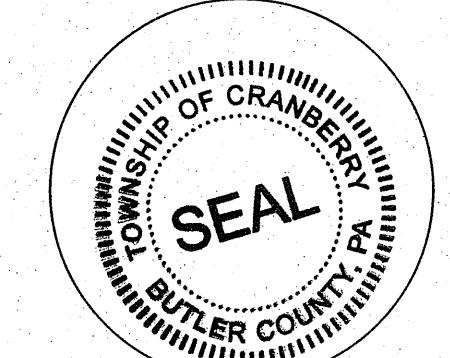
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Page 1 of 1
Michele Mustello
Butler County Recorder PA
T20250500546



TOWNSHIP
ENGINEER



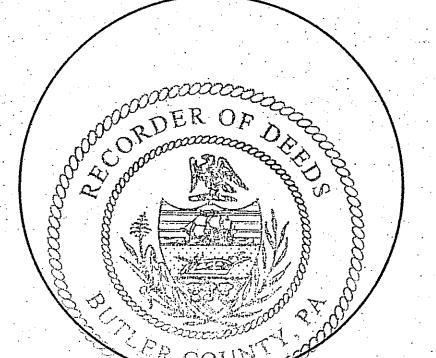
REGISTERED
SURVEYOR



TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PA
SEAL



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 28 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 THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.
 - V.P.
SIGNATURE AND TITLE OF OFFICER WITNESSING

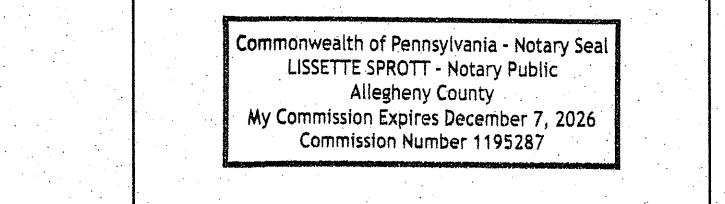
- V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/1/25
DATE

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

Lisette Sprott
NOTARY PUBLIC



I 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. INSTRUMENT NO. 202502100001802. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

- V.P.
SIGNATURE OF WITNESS

- 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.

4/1/25
DATE

James A. Sperduto, 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.

4/1/25
DATE

Michael C. Malak
SIGNATURE
REGISTRATION NO. PE-0773210

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

Daniel A. Sperduto
SECRETARY

Bruce W. Heg
CHAIRPERSON

I, Daniel A. Sperduto, 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 CRANBERRY.

4/1/25
TOWNSHIP MANAGER

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

Ron Henshaw
SECRETARY
Plan # 25047

Jessie Sperduto
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

Given under my hand and seal this 2nd day of May 2025

Michele M. Mustello
RECORDER OF DEEDS

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Michele M. Mustello
RECORDER OF DEEDS

Given under my hand and seal this 2nd day of May 2025

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 7: \$325.00
Title: Harcrest
Butler County Recorder PA

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

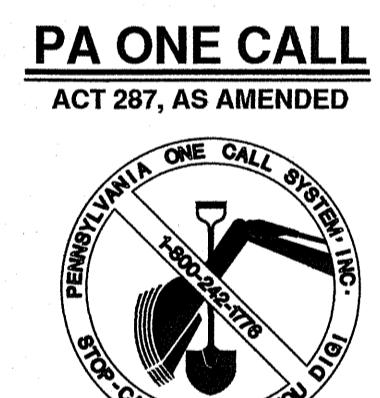
BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 23 day
of February, 2024, at 20 hours
to HIGHWAY PLAN, BOOK 138 PAGES
No. 3 427 38 45
Witness my hand and the seal of said office.
Michele M. Mustello
RECOORDER

MICHELE M. MUSTELLO
RECOORDER OF DEEDS

My Commission Expires First Monday in January 2028

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR
HARCREST PARK PHASE 2

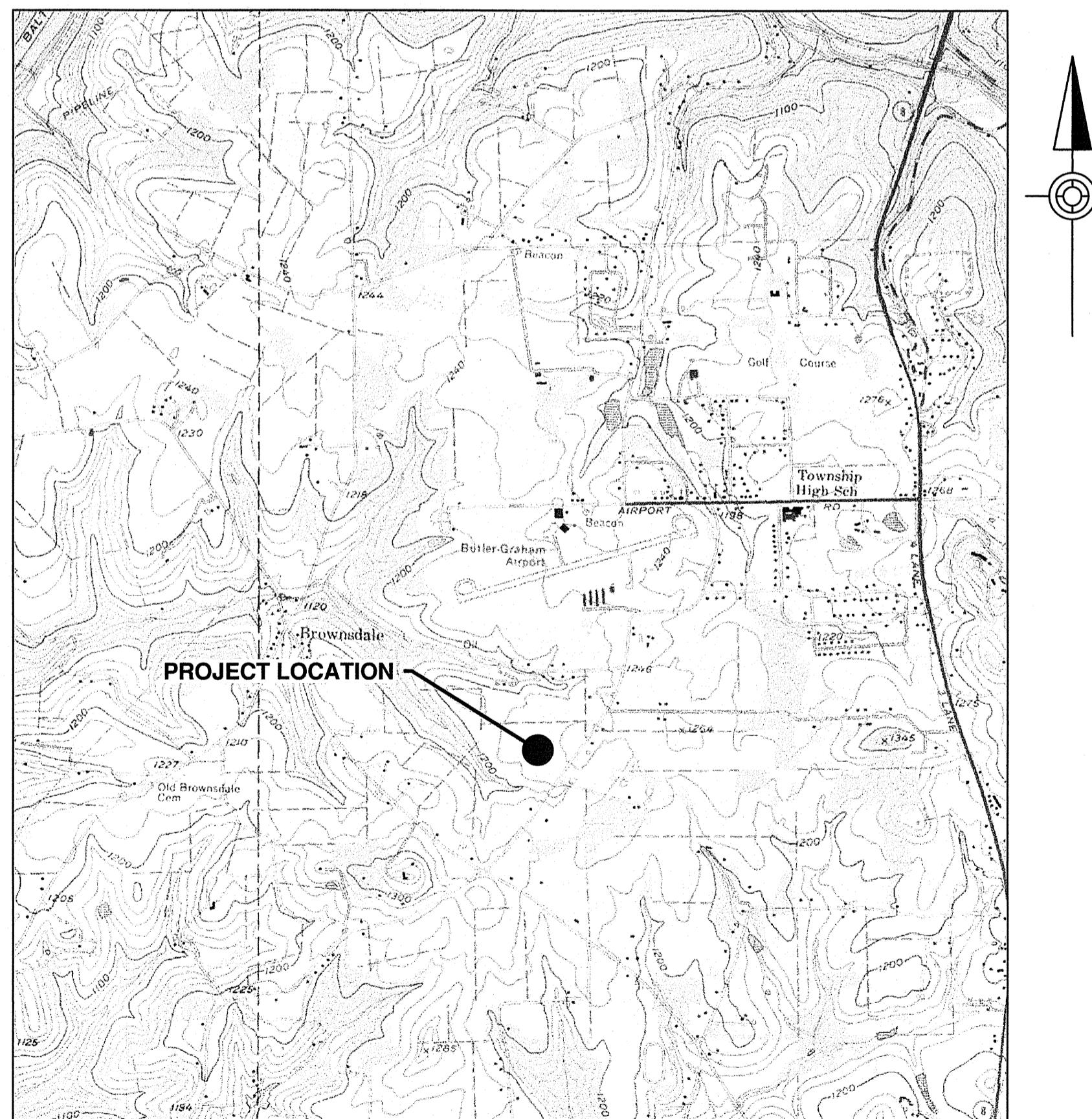
PENN TOWNSHIP
157 EAST AIRPORT ROAD
BUTLER, PA 16002
PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



PENNSYLVANIA ACT 297 (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. 20233131830 HAS BEEN ASSIGNED TO THIS PROJECT ON 11-09-23.

PA ONE CALL-UTILITY LIST

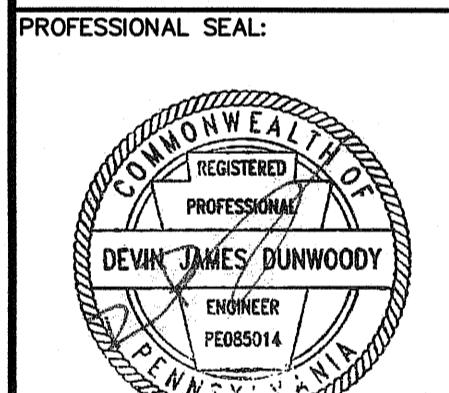
ADAMS TOWNSHIP MUNICIPAL WATER AUTHORITY	(724) 625-3166
PEOPLES GAS COMPANY, LLC	(412) 258-4415
ARMSTRONG	(724) 421-4434
FIRSTENERGY CORPORATION	(330) 604-4073
MARKWEST LIBERTY MIDSTREAM AND RESOURCES	(724) 579-0786
PENN TOWNSHIP	(724) 285-9317
SAXONBURG AREA AUTHORITY	(724) 352-1400



Commonwealth of Pennsylvania - Notary Seal
CLINTON A. BONETTI - Notary Public
Butler County
My Commission Expires February 21, 2028
Commission Number 1344678

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



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

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.

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 J. 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 1344678

Clinton A. Bonetti
NOTARY PUBLIC

SHEET TITLE:
COVER SHEET

PLAN BOOK **427** PAGE **38**

SHEET: **CV-1** 01



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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

The seal is circular with a rope-like outer border. The words "COMMONWEALTH OF PENNSYLVANIA" are written in a circle along the top. The words "REGISTERED PROFESSIONAL" are in the center. The name "DEVIN JAMES DUNWOODY" is in the middle. Below that, "ENGINEER" and the license number "PE085014" are present. A five-pointed star is at the bottom.

HRG PROJECT NUMBER: R006045.0
PLAN DATE: FEBRUARY 23, 2000
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: REILLY, J. S. (JAMES S.)

WILLIAMSON COUNTY, TEXAS

DESSCI
VISIONS

PLAN BOOK	PAGE
427	39

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN**

SHEET:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

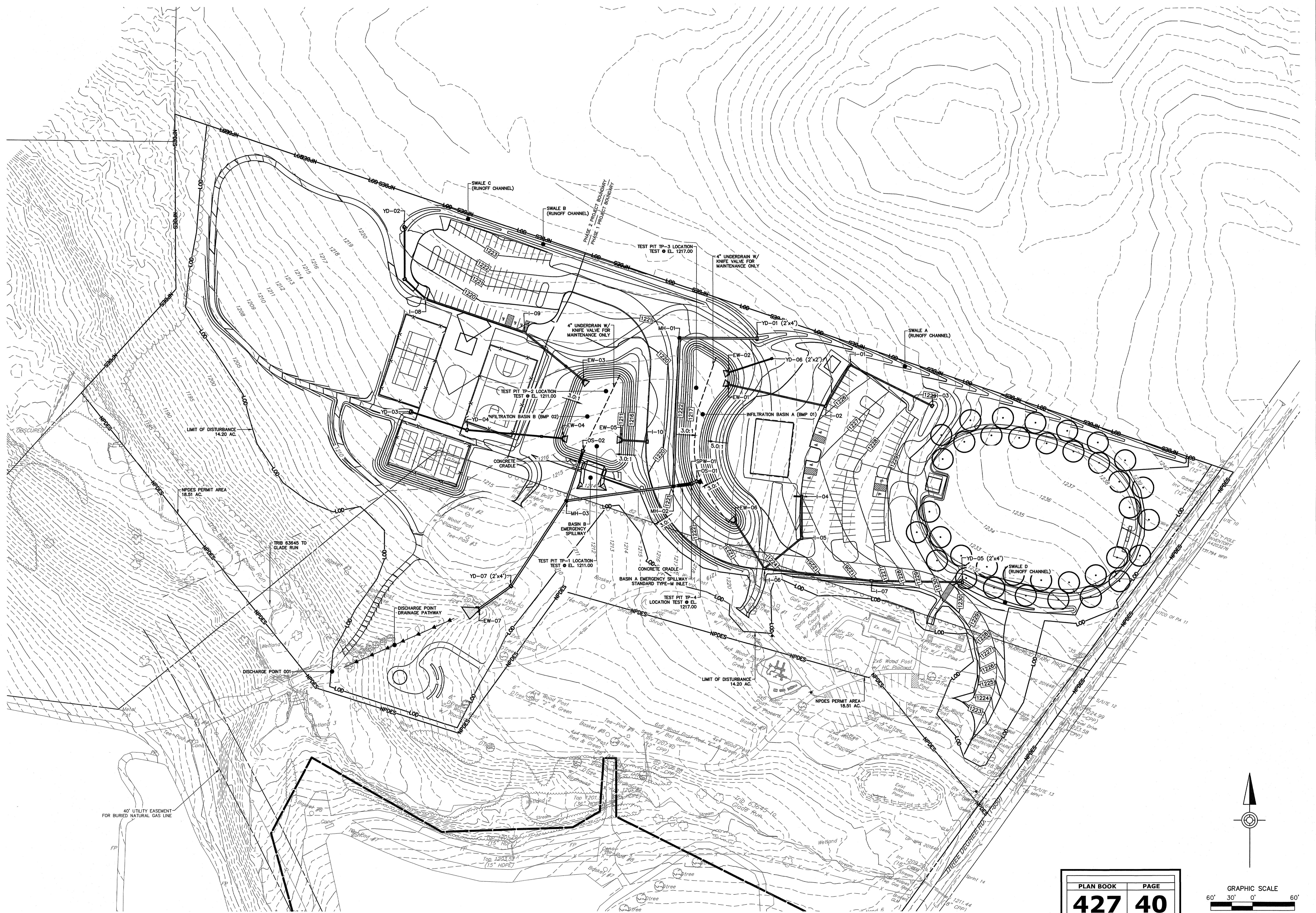
FOR

HARCREST PARK PHASE 2

PENN TOWNSHIP

157 EAST AIRPORT ROAD

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



PLAN BOOK PAGE
427 40

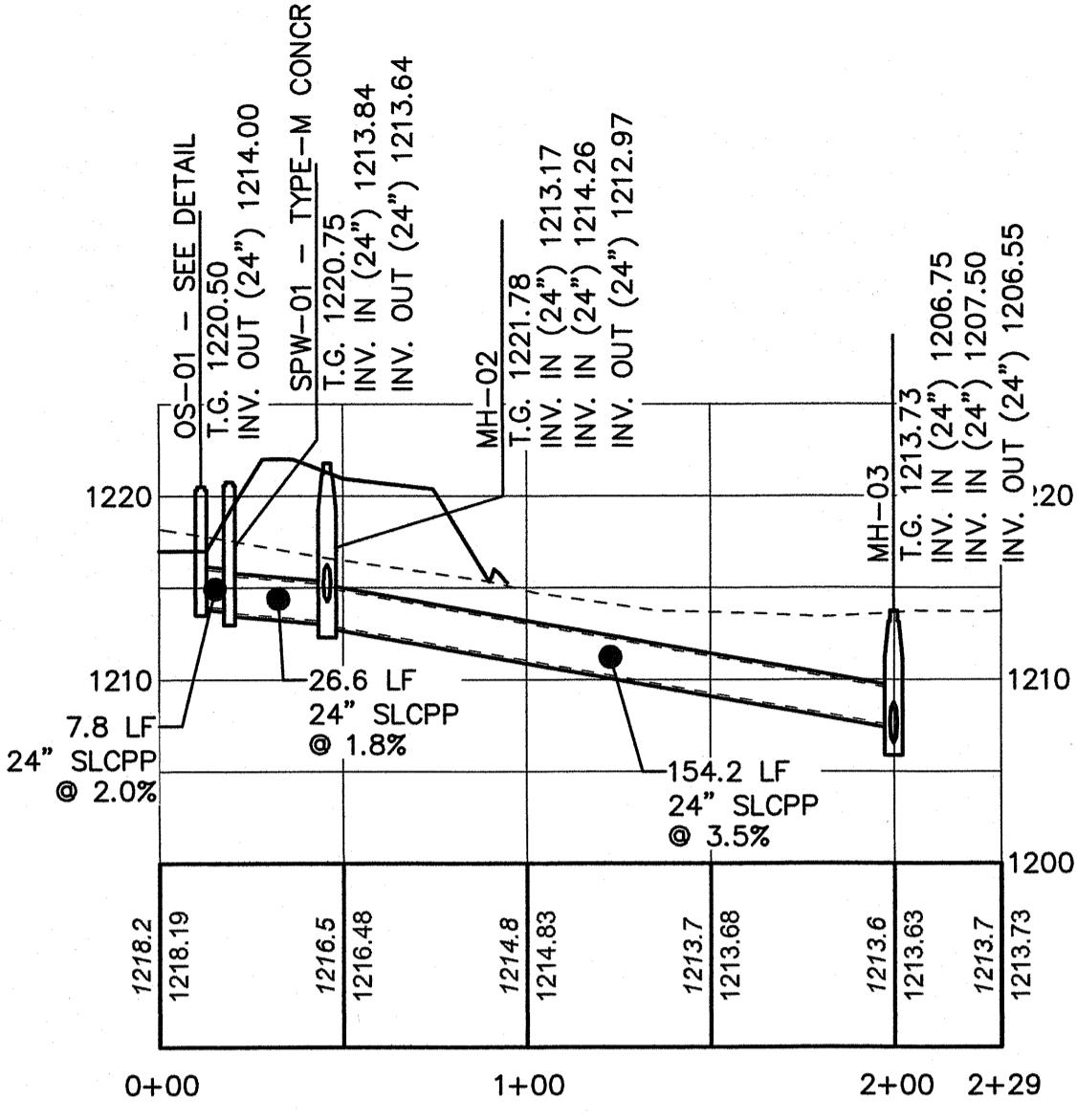
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SCALE: 1" = 60'

SHEET TITLE: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET: PC-1 PAGE: 03

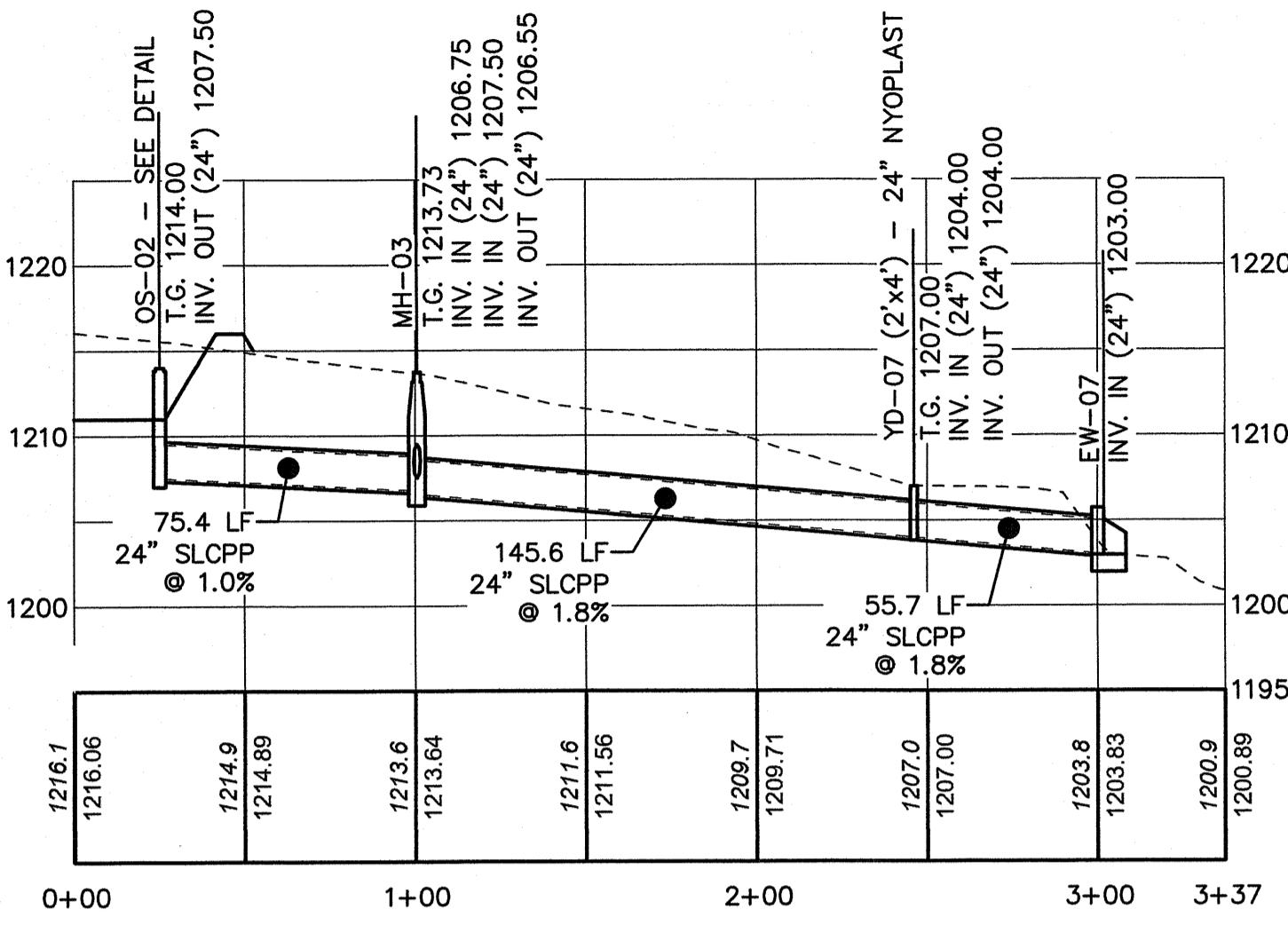
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PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: DEVIN J. DUNWOODY

REVISIONS

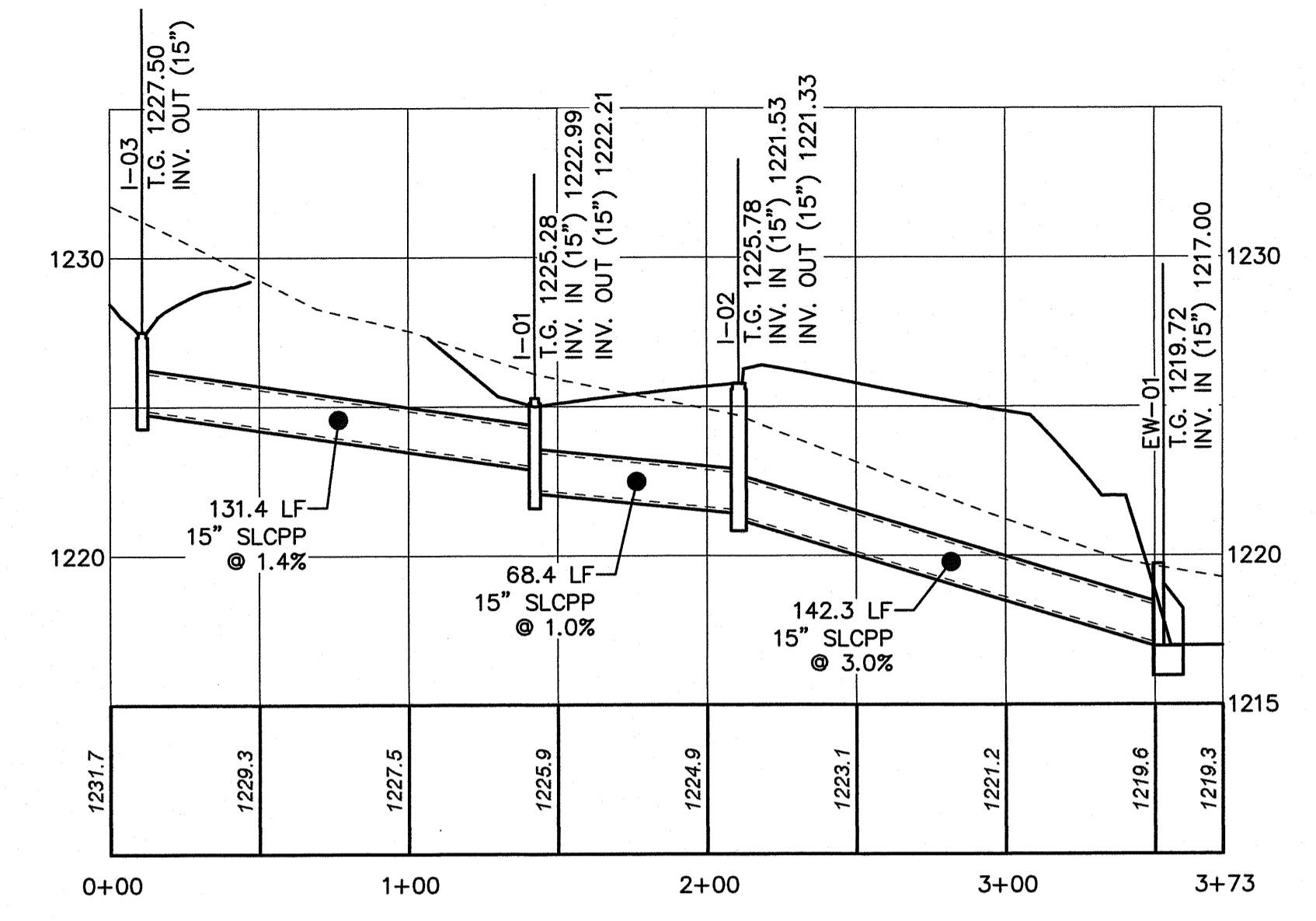
NO.	DATE	DESCRIPTION
1	APRIL 2024	BCCD NPDES RESUBMISSION #1
2	JULY 2024	BCCD NPDES RESUBMISSION #2
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4		
5		
6		
7		
8		
9		



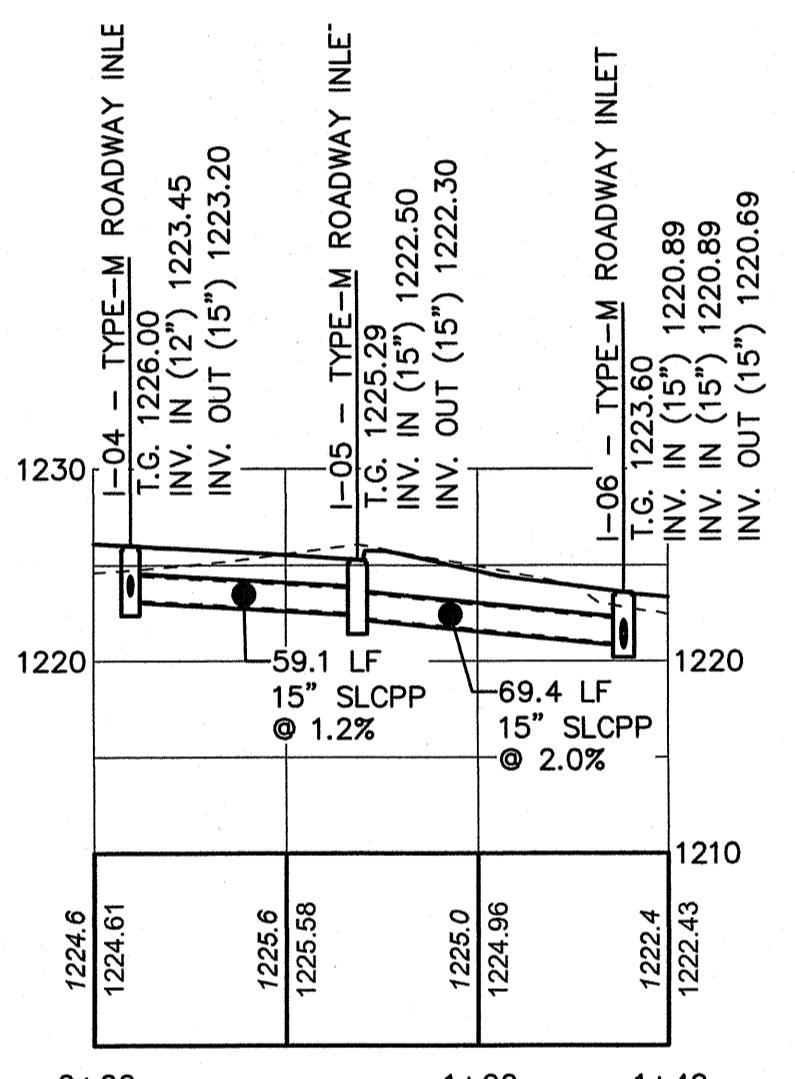
STORM PROFILE OS-01 TO MH-03



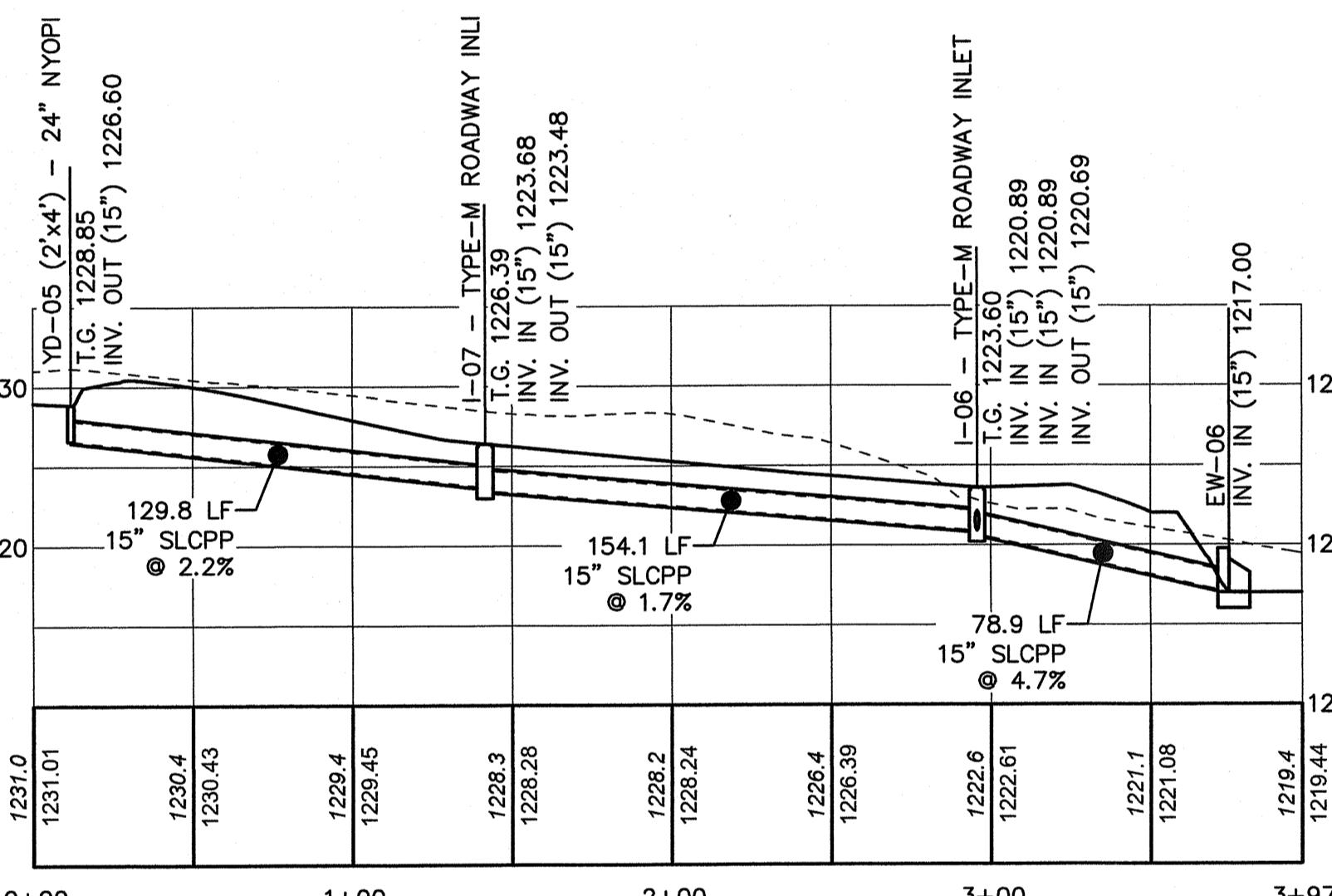
STORM PROFILE OS-02 TO EW-07



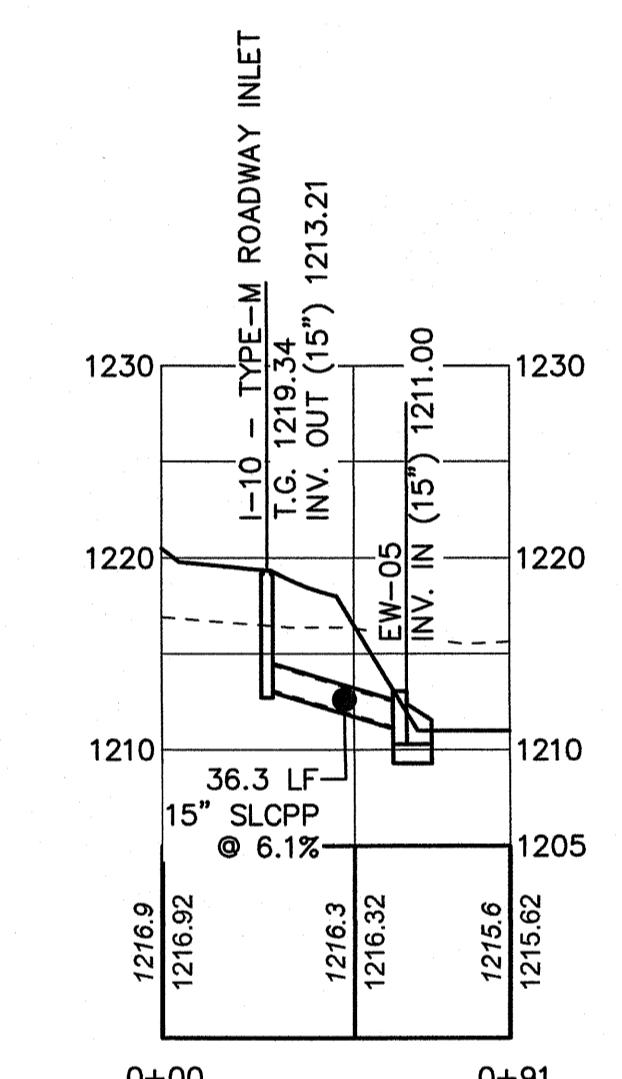
STORM PROFILE I-03 TO EW-01



STORM PROFILE I-04 TO I-06

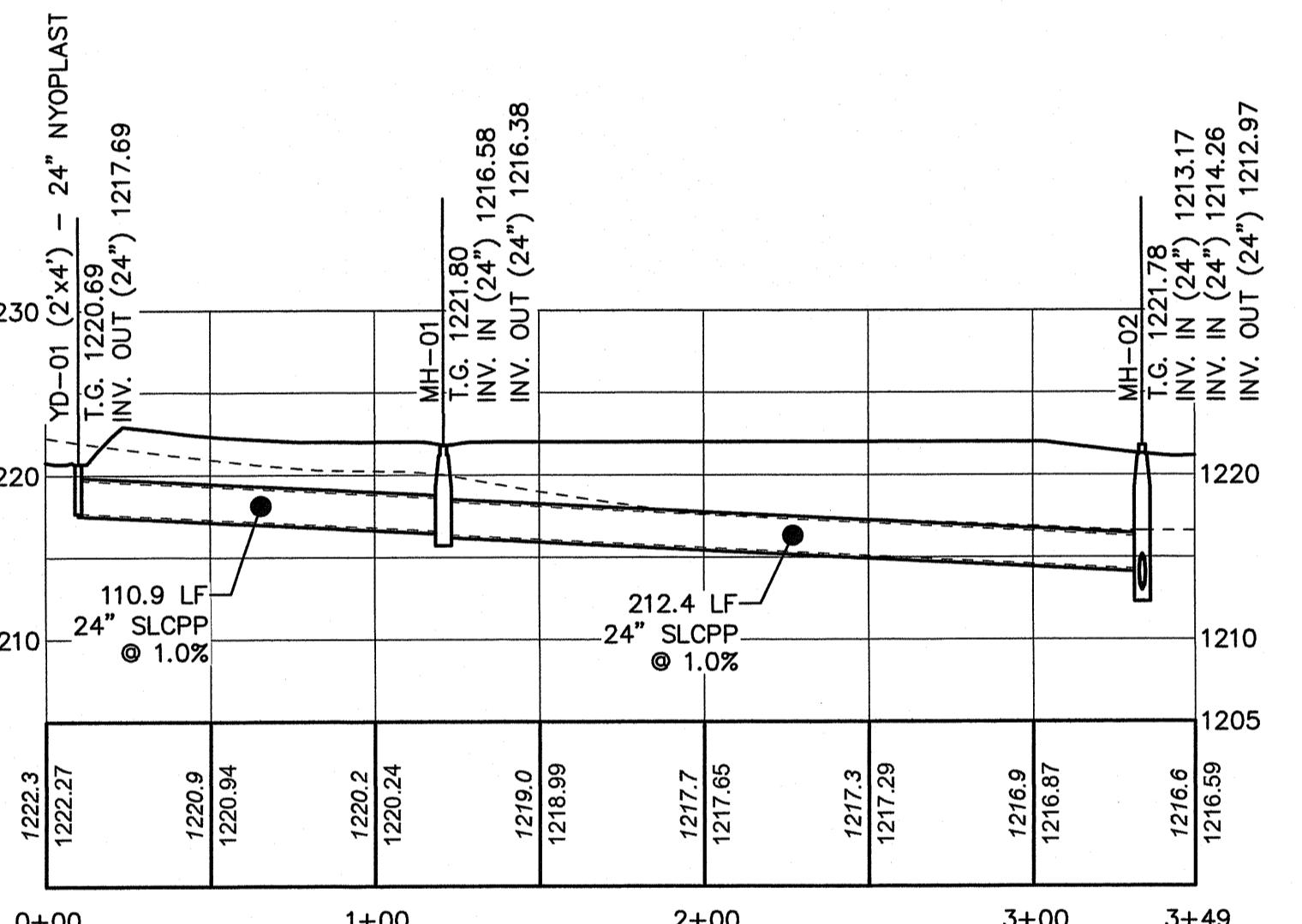


STORM PROFILE I-08 TO EW-03

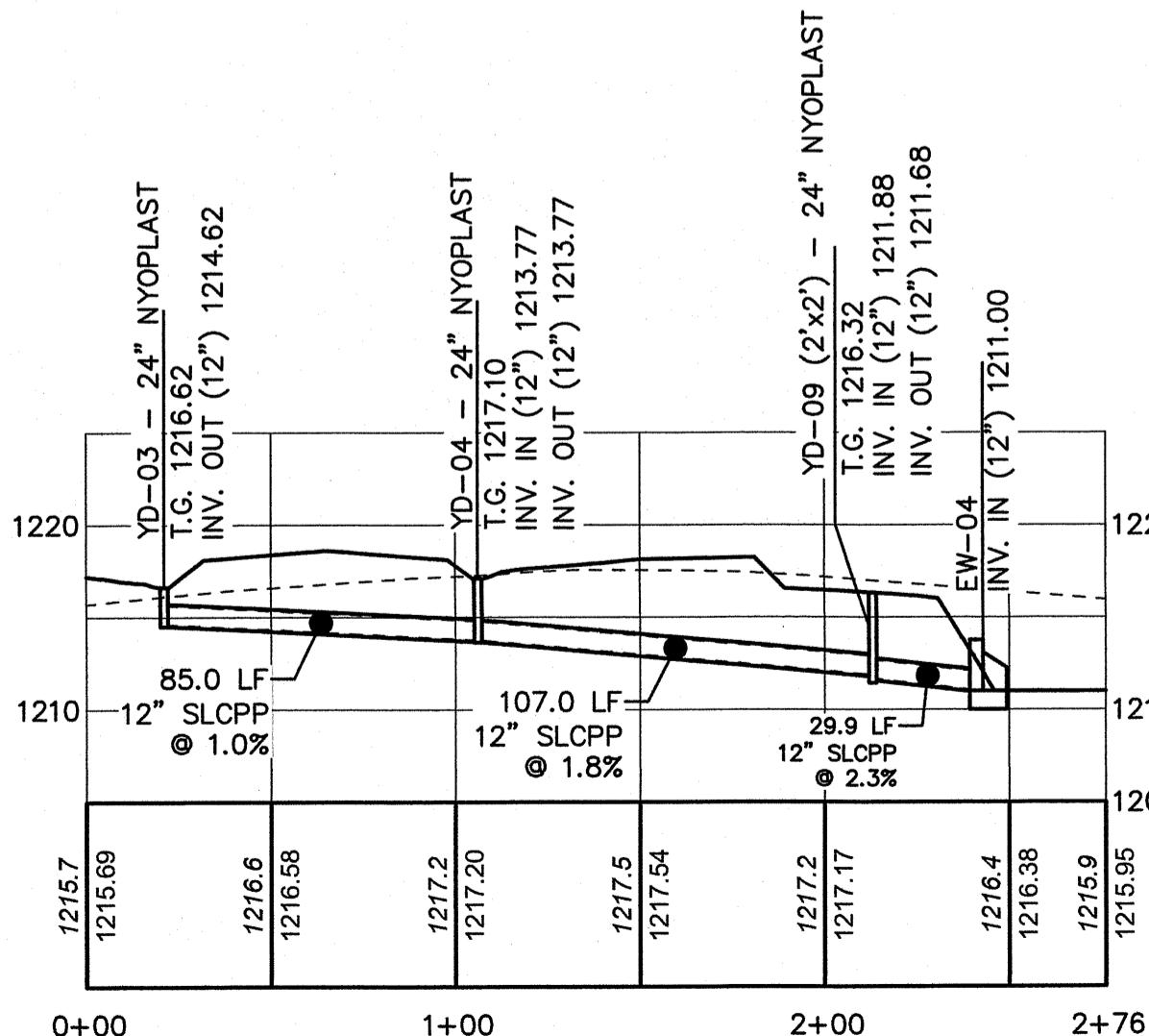


STORM PROFILE

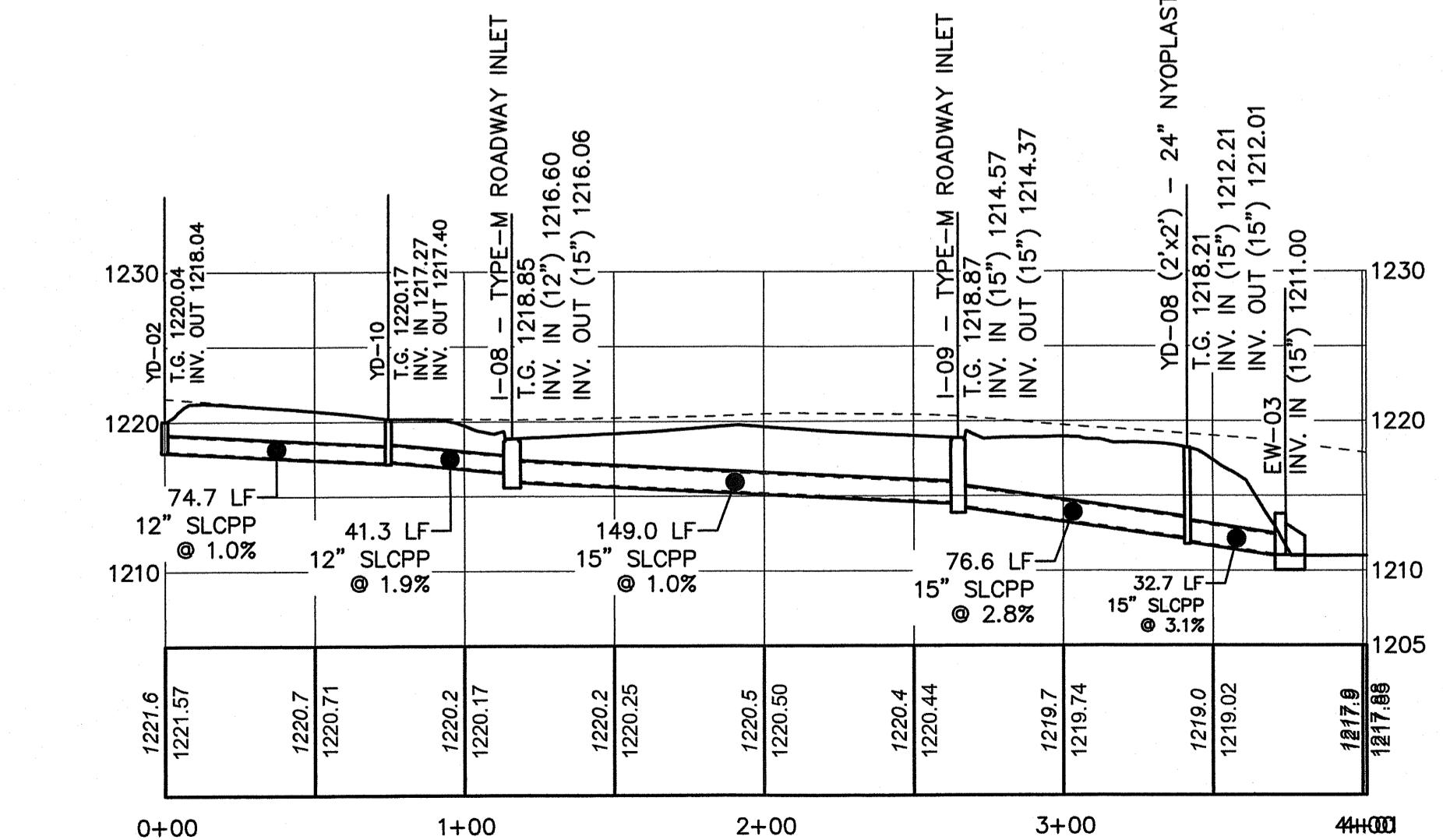
I-10 TO EW-05



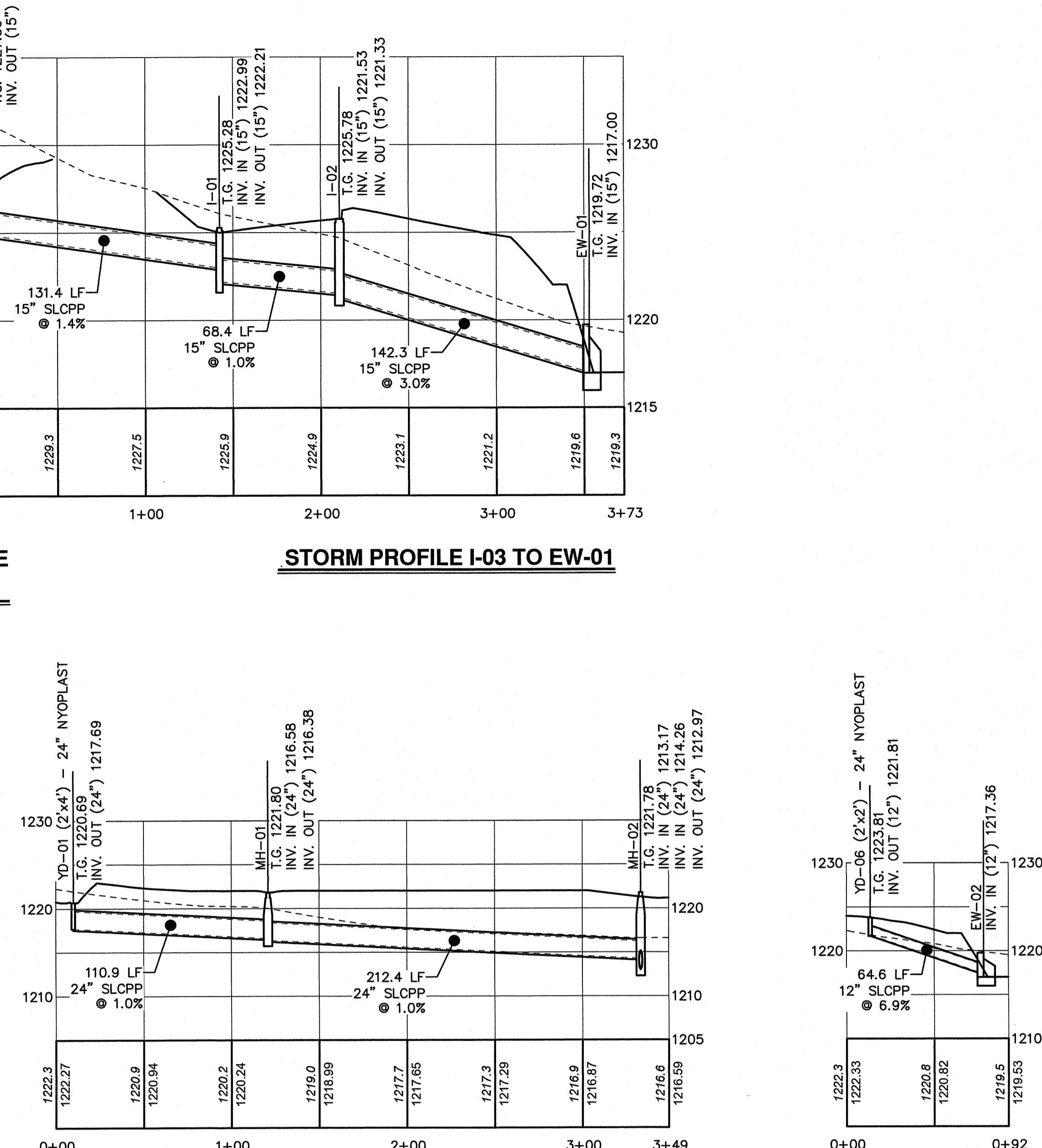
STORM PROFILE YD-01 TO MH-02



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	DRUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE	LANDSLIDE PRONE	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		
COOPPORT 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		

SOIL LIMITATION RESOLUTIONS	
LIMITATION	RESOLUTION
CUTBACKS 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.
DRUGHTY	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 COMPACTION AS REQUIRED TO REDUCE EROSION, SLIPPERY, SETTLEMENT, SUBLIMATION OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTION IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTION 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 BMP'S 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

A. 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 re-vegetated.
- 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

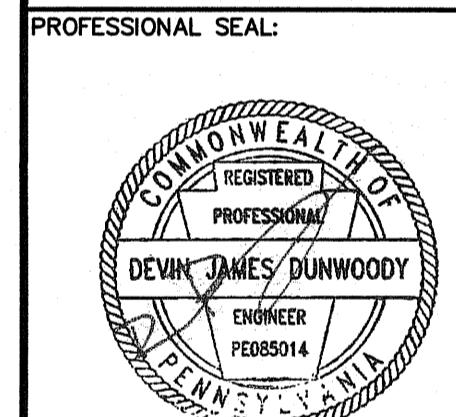
UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN, THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE:

- 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 BMPs.

- 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 TO 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:

"(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.



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	1
		2 JULY 2024	2
		3	3
		4	4
		5	5
		6	6
		7	7
		8	8
		9	9

SHEET TITLE: POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
PCNT-1 05

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	STRAW	3		

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 CESSION 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 SEDED 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 OWNER 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:

1. FIELD MARK THE LIMITS OF DISTURBANCE AND INSTALL TEMPORARY FENCING.
2. GENERAL SITE CLEARING AND GRUBBING SHALL BE CONDUCTED IN AREAS OF BMP INSTALLATION PRIOR TO MAJOR EARTH MOVING.
3. INSTALL THE ROCK CONSTRUCTION ENTRANCE.
4. INSTALL COMPOST FILTER SOCKS #1- #38 AND #52. BEGIN SOIL STOCKPILE AND INSTALL PERIMETER COMPOST FILTER SOCK AROUND STOCKPILE.
5. ROUGH GRADE SITE TO EXTENTS REQUIRED.
6. CONSTRUCT INFILTRATION BASIN A (BMP 01) AND B (BMP 02), INCLUDING EMBANKMENTS & SPILLWAYS ACCORDING TO THE PLAN AND DETAILS.
 - 1.6.1. PLACE EXCESS MATERIAL UPSLOPE AND TRIBUTARY TO THE MODIFIED DEPRESSIONS. LIMIT GRADING TO ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE INFILTRATION BASINS.
 - 1.6.2. 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.
 - 1.6.3. 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).
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. INSTALL EW-02 UP TO YD-06 WITH ALL ASSOCIATED PIPING, STRUCTURES, AND ROCK APRONS WORKING DOWNSTREAM TO UPSTREAM.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 BMP'S. 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 BMP'S 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.

1. 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.
2. PROTECT BASINS AND OTHER DOWNSLOPING AREAS FROM SEDIMENT-LADEN WATER RUNOFF BY INSTALLING PROPER E&S BMP'S DURING CONSTRUCTION.
3. THE BOTTOM OF INFILTRATION BASINS MUST NOT BE COMPACTION, AND MUST BE FREE FROM ROCKS AND OTHER DEBRIS. DO NOT COMPACT THE BASIN SUBGRADE.
4. 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.
5. 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.
6. SEED AND STABILIZE DISTURBED AREA. VEGETATE WITH NATIVE PLANTINGS.
7. 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.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

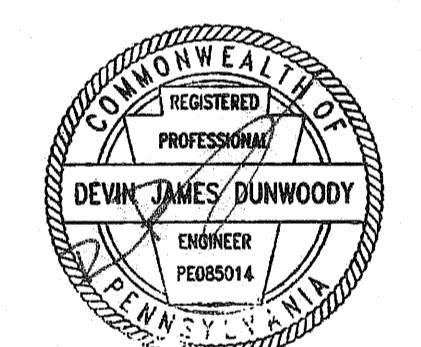
FOR

HARCREST PARK PHASE 2

PENN TOWNSHIP

157 EAST AIRPORT ROAD

BUTLER, PA 16002



HRC PROJECT NUMBER: R006045.0476

PLAN DATE: FEBRUARY 23, 2024

DRAWING SCALE: AS SHOWN

PROJ. MANAGER: DEAN J. DUNWOODY

REVISIONS

DATE

DESCRIPTION

NO.

1

APRIL 2024

BCD NIPDES RESUBMISSION #1

2

JULY 2024

BCD NIPDES RESUBMISSION #2

3

4

5

6

7

8

9

SHEET TITLE:

POST
CONSTRUCTION
STORMWATER
MANAGEMENT
NOTES

SHEET:

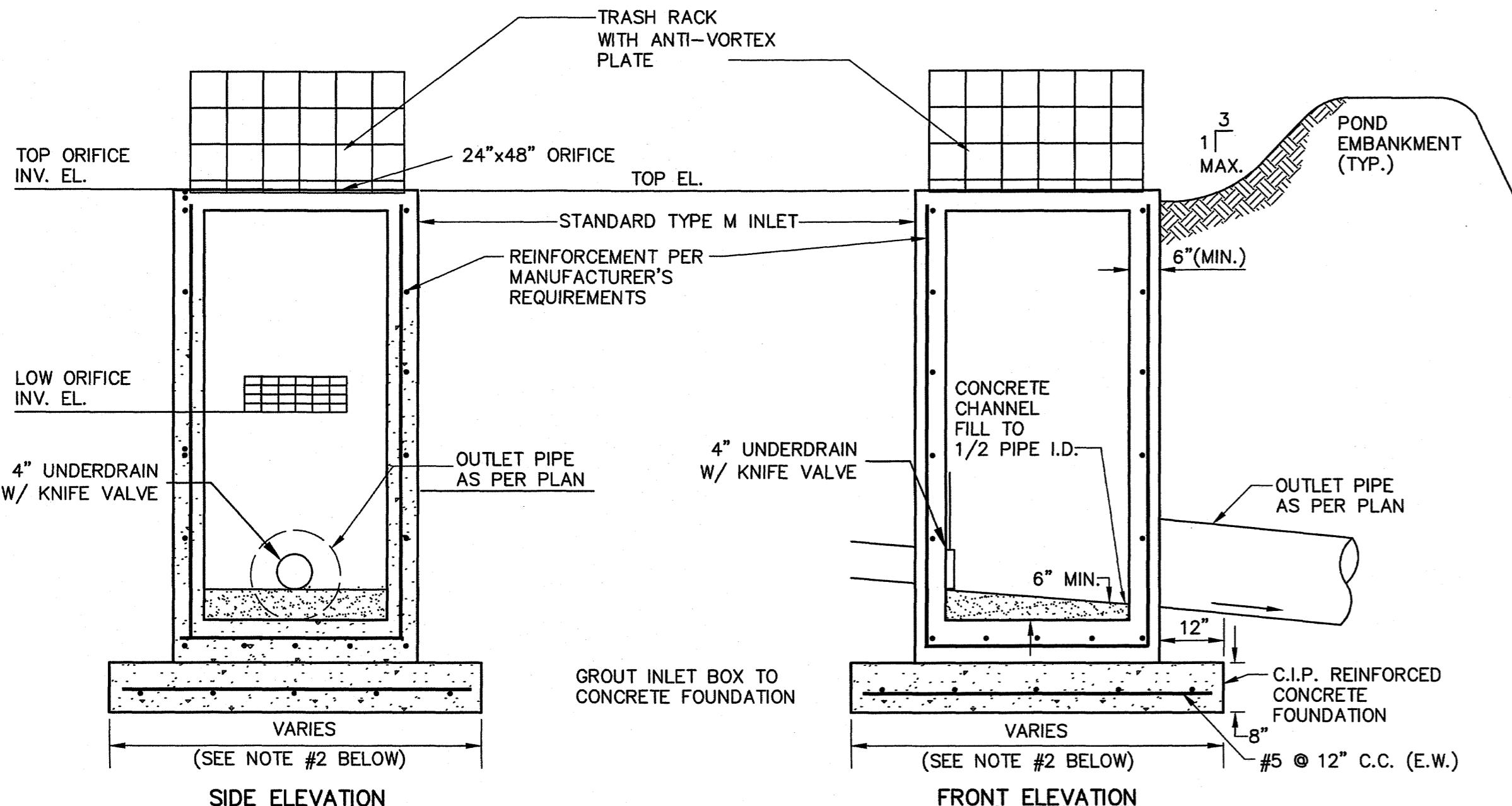
PCNT-2

06

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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

PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



SIDE ELEVATION

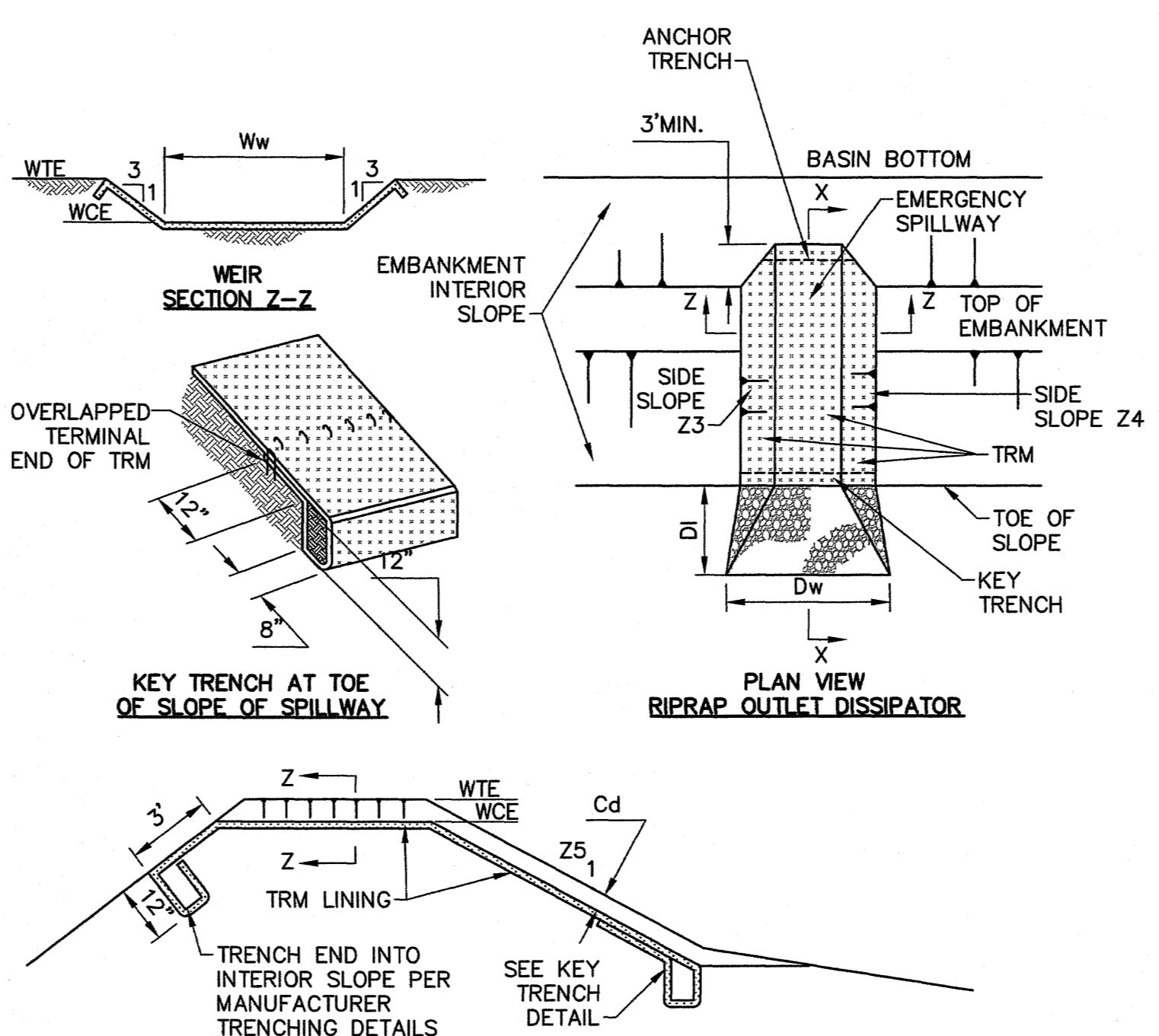
NOTES:

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.

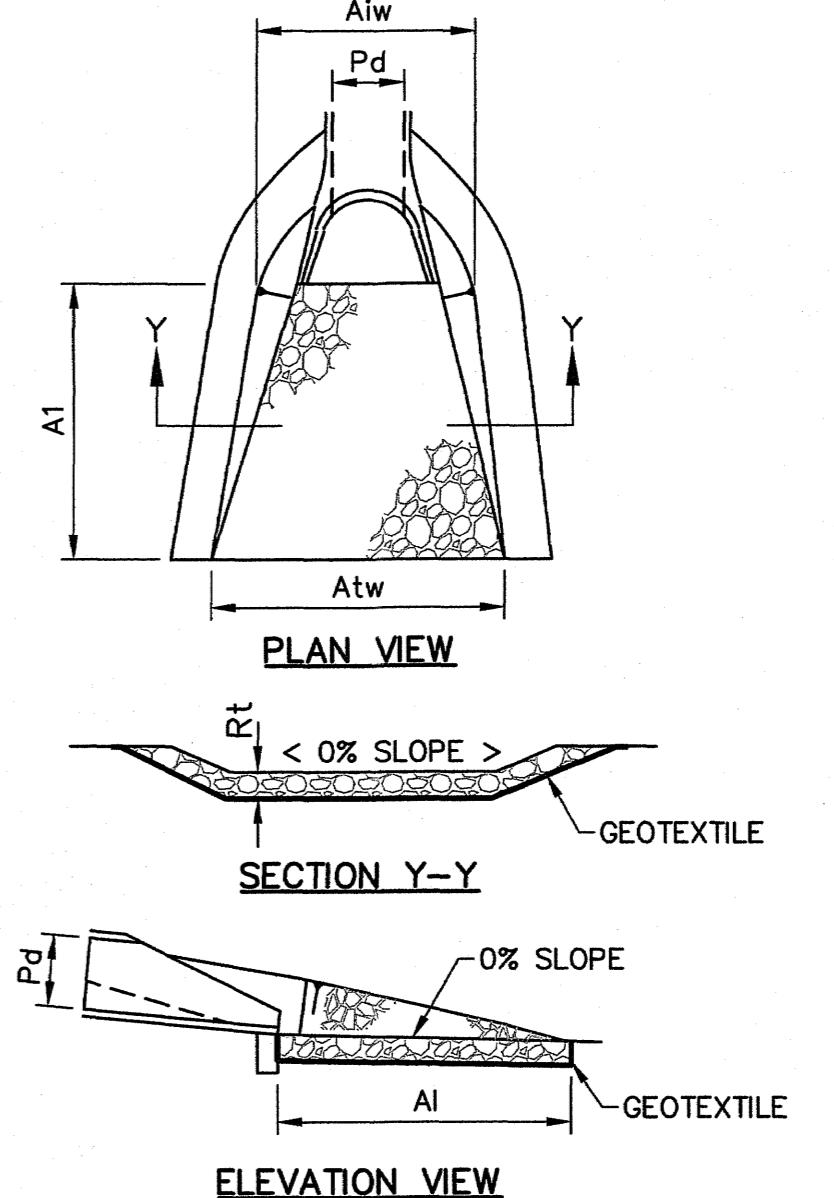
OUTLET STRUCTURE NUMBER	TOP ELEVATION	TOP ORIFICE INV. ELEVATION	TOP DIM.	LOW ORIFICE INV. ELEVATION	LOW DIM.	UNDERDRAIN MINIMUM INV. EL.	OUTLET PIPE INVERT ELEVATION
OS-01	1220.50	1220.50	24"x48"	1219.25	6"x4"	1214.50	1214.00
OS-02	1214.00	1214.00	24"x48"	1212.90	6"x4"	1208.00	1207.50

BASIN OUTLET STRUCTURE DETAIL

NOT TO SCALE



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY SECTION X-X



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE R-	THICK. R _t (IN)	LENGTH A ₁ (FT)	INITIAL WIDTH A _{1w} (FT)
EW-01	15	4	18	6	4
EW-02	12	6	36	4	3
EW-03	15	4	18	6	4
EW-04	12	4	18	8	3
EW-05	15	8	63	6	4
EW-06	15	5	27	6	4
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

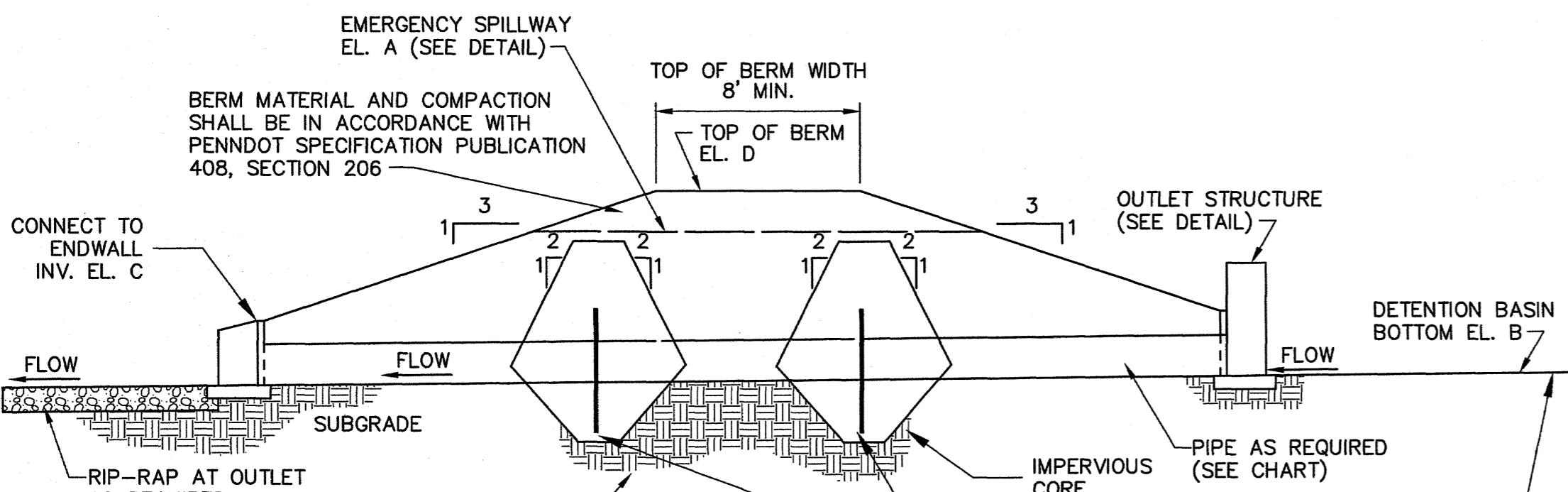
BASIN NO.	SPILLWAY			LINING		CHANNEL		DISSIPATOR			
	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-)	RIPRAP THICK DR _t (IN)
B	1216.00	1214.60	25	SC150	D	3	1.40	10	40	6	36

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



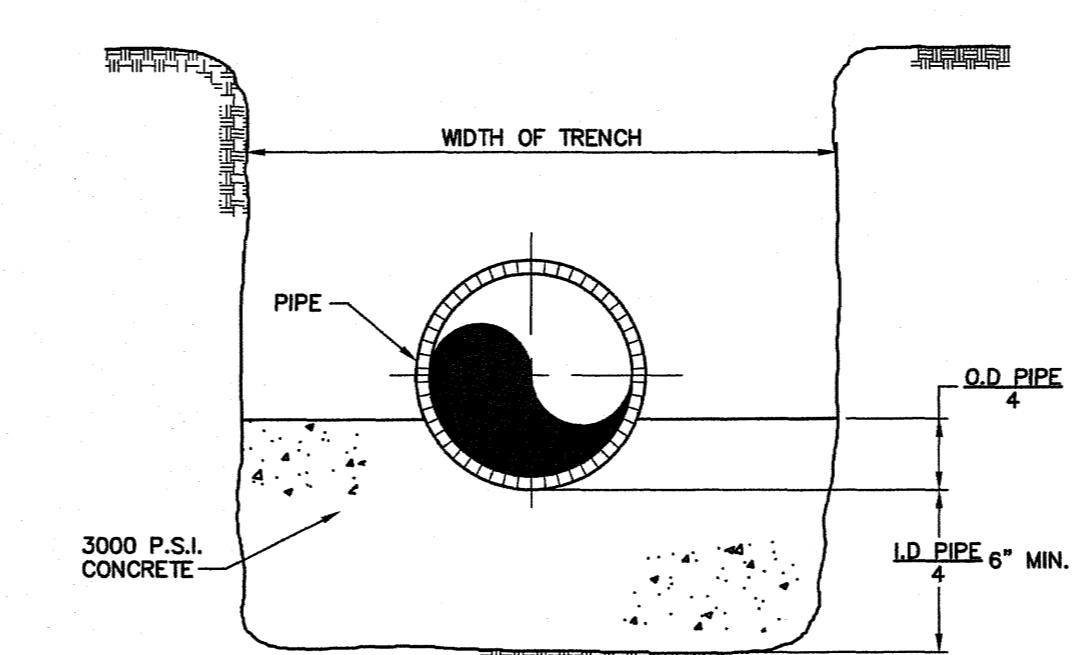
BASIN NO.	A	B	C	D	PIPE
A	1220.75	1217.00	1203.00	1222.00	24" SLCPP
B	1214.60	1211.00	1203.00	1216.00	24" SLCPP

NOTES:

1. CORE MATERIAL UNIFIED CLASS, CH OR CL COMPAKTED TO 95% OF MAXIMUM DENSITY.
2. HOMOGENEOUS EMBANKMENT MATERIAL TO BE COMPAKTED 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

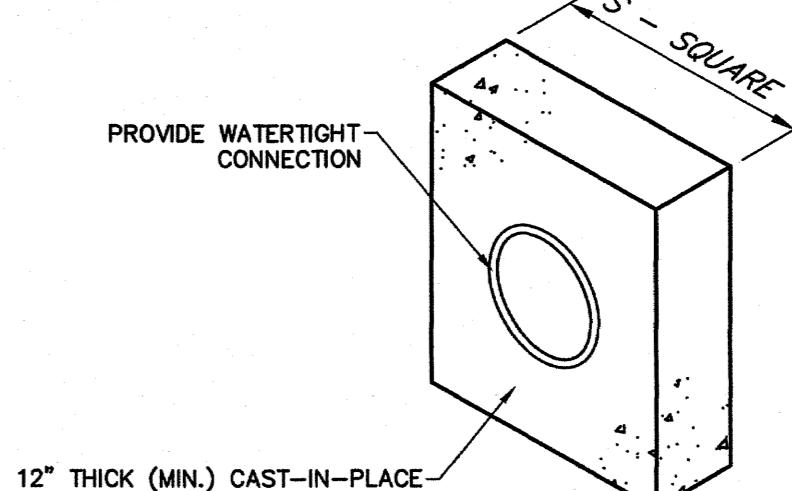


NOTES:

1. CONCRETE CRADLE SHALL BE PLACED FOR ALL BARREL PIPES DISCHARGING FROM BASINS A AND B.

CONCRETE CRADLE PIPE BEDDING

NOT TO SCALE



LOCATION	PIPE SIZE (IN)	S (FT)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
BASIN A SPW-0 TO MH-02	24	6	2	5	10
BASIN B OS-02 TO MH-03	24	6.5	2	15	10

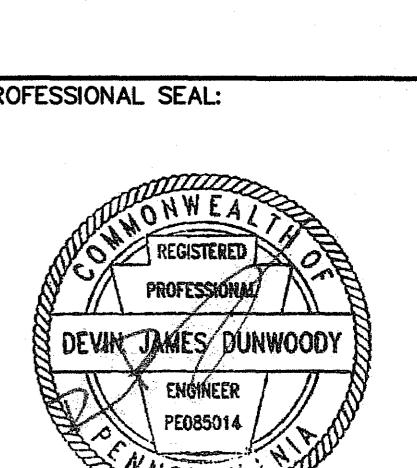
NOTES:

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

PLAN BOOK	PAGE
427	44



HRG PROJECT NUMBER: R006045.0476
PLAN DATE: FEBRUARY 23, 2024
DRAWING SCALE: AS SHOWN

PROJ. MANAGER: DEVIN J. DUNWOODY

REVISIONS
DESCRIPTION
DATE

NO.	DATE	DESCRIPTION
1	APRIL 2024	BCCO NIPES RESUBMISSION #1
2	JULY 2024	BCCO NIPES RESUBMISSION #2

SHEET TITLE:
POST
CONSTRUCTION
STORMWATER
MANAGEMENT
DETAILS
PCDT-1
07

FILE NAME: F:\WME\PCDT-1\PCDT-1.dwg
LAST UPDATED: 07/23/2024 8:52 AM
FILE NUMBER: F:\WME\PCDT-1\PCDT-1.dwg
FILE SIZE: 1.00 MB

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
EVELYN E. KLINE LIVING TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUTLER
}

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, 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
Notary Public
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.

April 9, 2025

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-030161-5

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 K. Murphy
Mark K. Murphy
Chairperson
Board of Supervisors

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

Mark K. Murphy
Mark K. Murphy
Chairperson
Planning Commission

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

R. Henshaw, MRC
R. Henshaw, MRC
Secretary
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

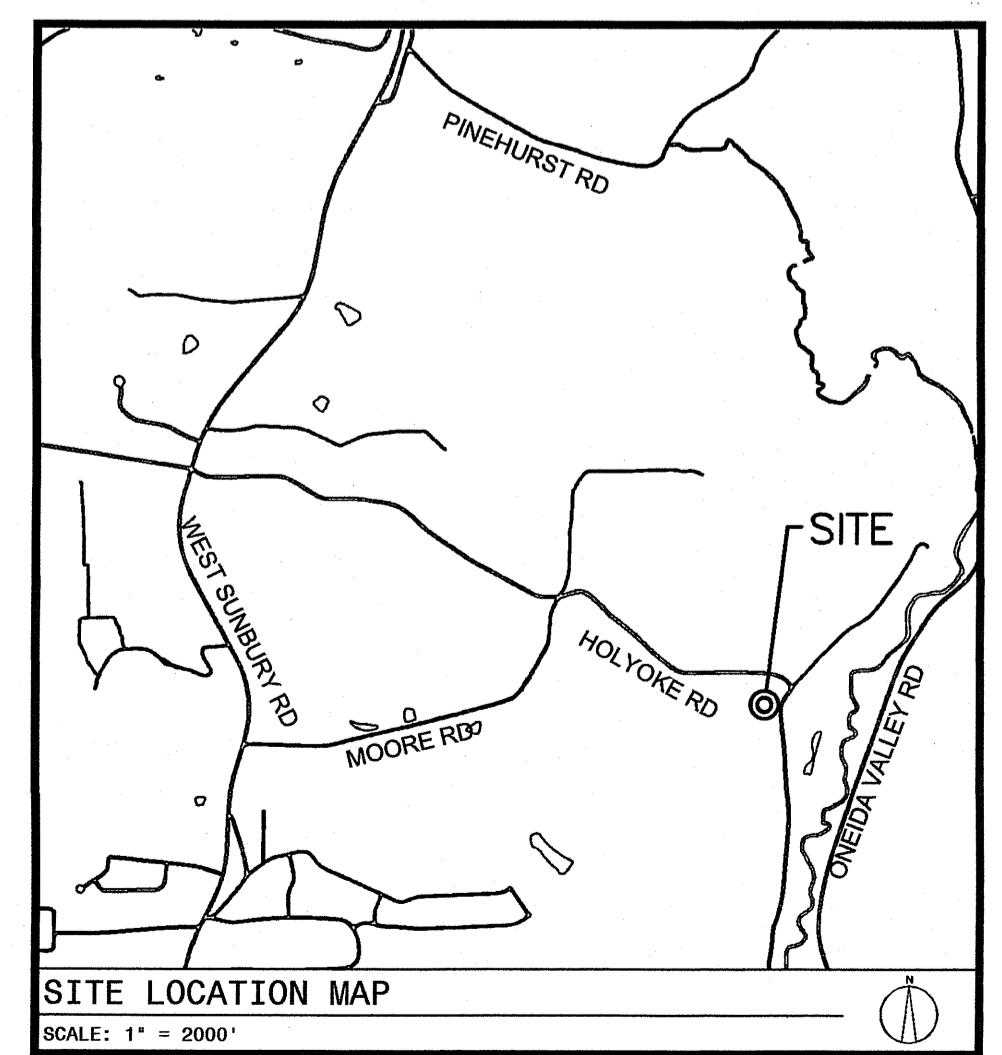
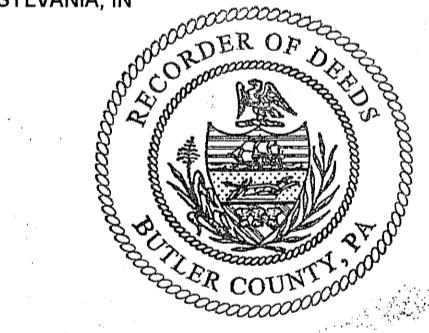
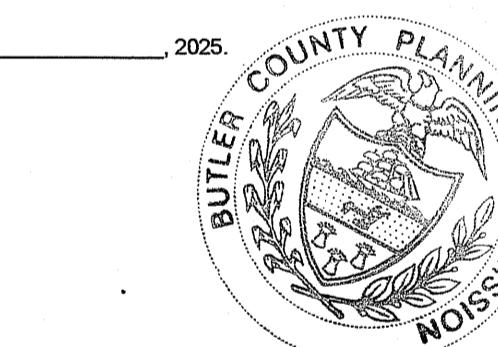
PLAN BOOK VOLUME 427, PAGE(S) 46

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

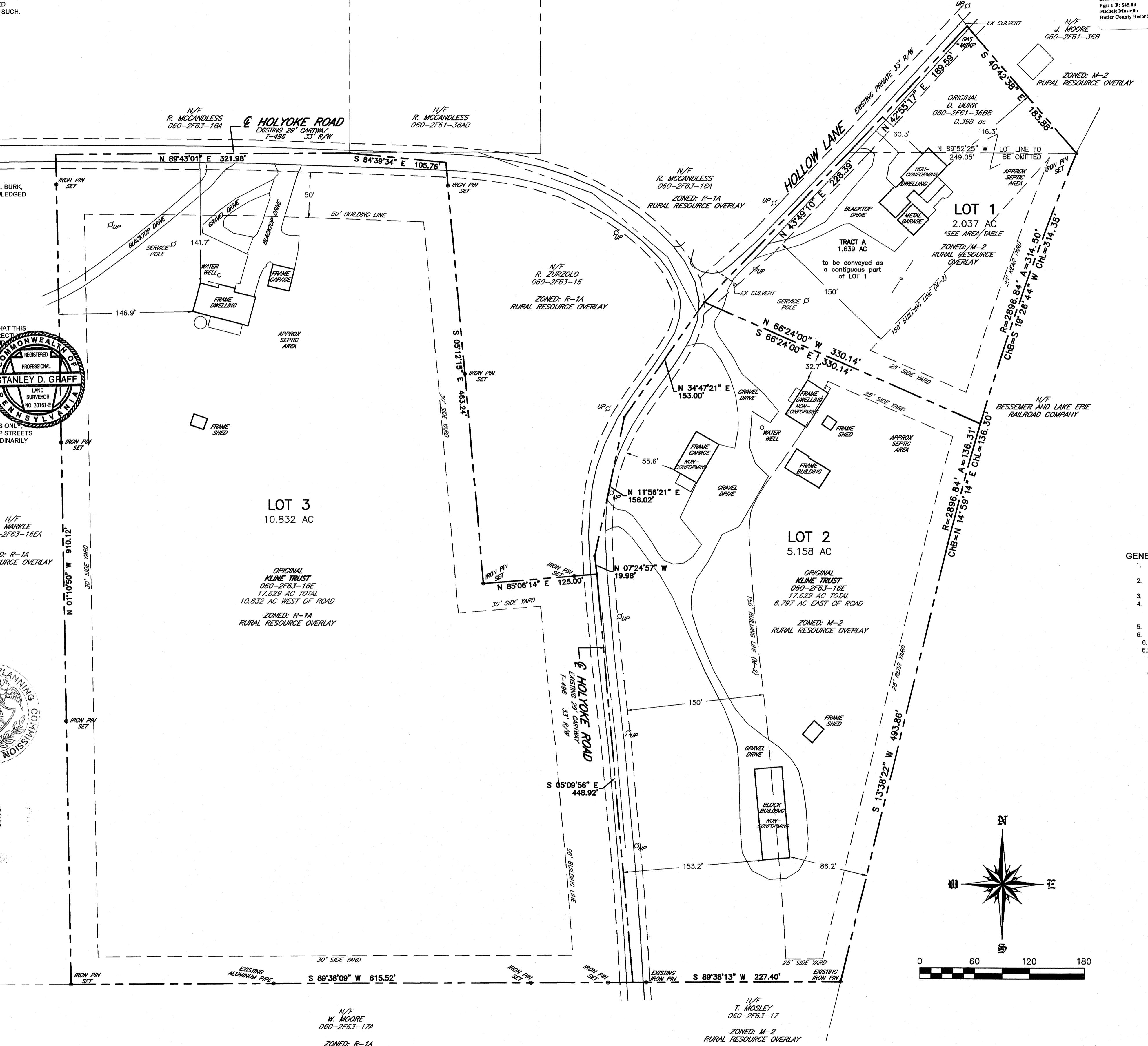
Michele M. Mustello
Michele M. Mustello
Recorder of Deeds

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.



KLINE PLAN

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

PLAN BOOK **427** PAGE **46**

PROPERTY AREA SUMMARY:

Instr: 202505060006675
5/6/2025 3:11 PM
Page: 1 F: \$45.00
Michele Mustello
Butler County Recorder PA

EXISTING TOTALS
060-2F61-36BB 0.398 AC
+ 060-2F63-16E 17.629 AC
EXISTING TOTAL 18.027 AC

LOT 1
060-2F61-36BB 0.398 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 abutting a residential district
Min. Lot Area 2 acre
Min. Lot Width 150 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 Yard 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
R-1A 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:
1. PROPERTY OWNER: 060-2F61-36BB DONN AND STACEY BURK
2. STREET ADDRESS: 1737 N. MAIN ST EXT.
3. PHONE NUMBER: BUTLER, PA 16001
4. ZONING DISTRICT: 244-3001 M-2 HEAVY INDUSTRIAL DISTRICT
R-1A LOW DENSITY RESIDENTIAL DISTRICT
RURAL RESOURCE OVERLAY
SEE TABLES
5. LOT REQUIREMENTS:
6. REFERENCES:
7. CURRENT NEEDS OF RECORD
8. PREVIOUSLY RECORDED PLANS
6.2.1. MCCANDLESS LOT LINE REVISION
6.2.2. 2003 R.B. SHANNON BOUNDARY SURVEY FOR SMALLWOOD
DWG NUMBER 6-H-11
PLAN BOOK 387 PG 2

B	REVISING PER TOWNSHIP PLANNING COMMISSION MEETING ON 3/26/2025	SDG	4/2/2025
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 3/25/2025	SDG	3/26/2025
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

KLINE PLAN

BEING A
SUBDIVISION SURVEY
FOR

EVELYN E. KLINE TRUST
DONN AND STACEY BURK

SITUATE

CENTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE

11/29/2024 DRAWN SDG CHECKED Sdg SCALE 1" = 60'

PROJECT NO. TAX PARCEL NO. 060-2F63-16E 060-2F61-36BB

REVISION B

