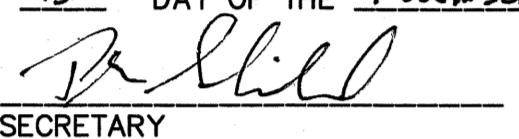
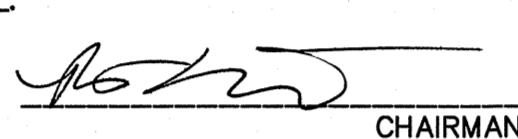


BUTLER - DOLLAR GENERAL PRELIMINARY /FINAL LAND DEVELOPMENT PLANS

FOR
PTV 1401, LLC
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
FOR RECORDING: FEBRUARY 2025

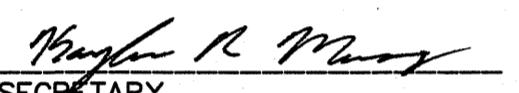
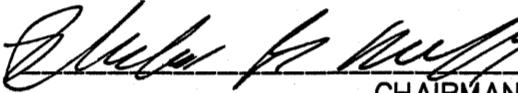
CENTER TOWNSHIP PLANNING COMMISSION

RECOMMENDED BY THE PLANNING COMMISSION OF CENTER TOWNSHIP THIS
13th DAY OF THE November, 2024

 
SECRETARY CHAIRMAN

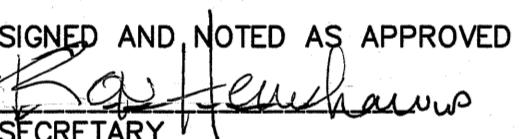
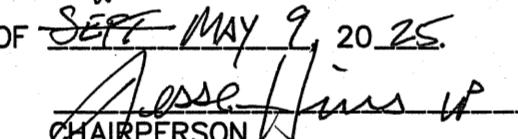
CENTER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF CENTER TOWNSHIP THIS
9th DAY OF THE MAY, 2025

 
SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18 DAY OF SEPTEMBER, 2024

 
SECRETARY CHAIRPERSON

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

24188
PLAN NUMBER



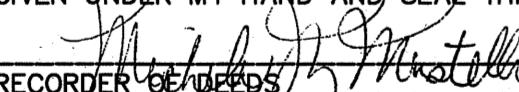
PROOF OF RECORDING

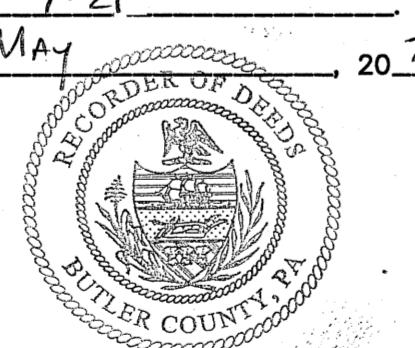
COMMONWEALTH OF PENNSYLVANIA
SS:

COUNTY OF BUTLER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN
PLAN BOOK VOLUME 428 PAGE(S) 1-21

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


RECORDER OF DEEDS



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

OWNER'S CERTIFICATION

WE, PTV 1401, LLC OWNER(S) OF THE LAND SHOWN ON THE LAND DEVELOPMENT PLAN FOR PTV 1401, LLC, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER(S)' CONSENT, AND THAT THE OWNER(S) OF THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS OF WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 7th DAY OF May, 2025.


PTV 1401, LLC - AUSTIN WEINMAN, AUTHORIZED REPRESENTATIVE

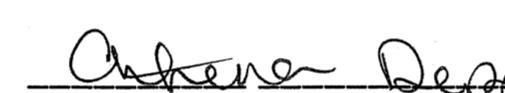
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF Allegheny

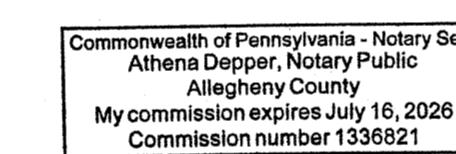
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED AUSTIN WEINMAN, AUTHORIZED REPRESENTATIVE OF PTV 1401, LLC WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF May, 2025.


NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES THE 16th DAY OF July, 2026

SEAL



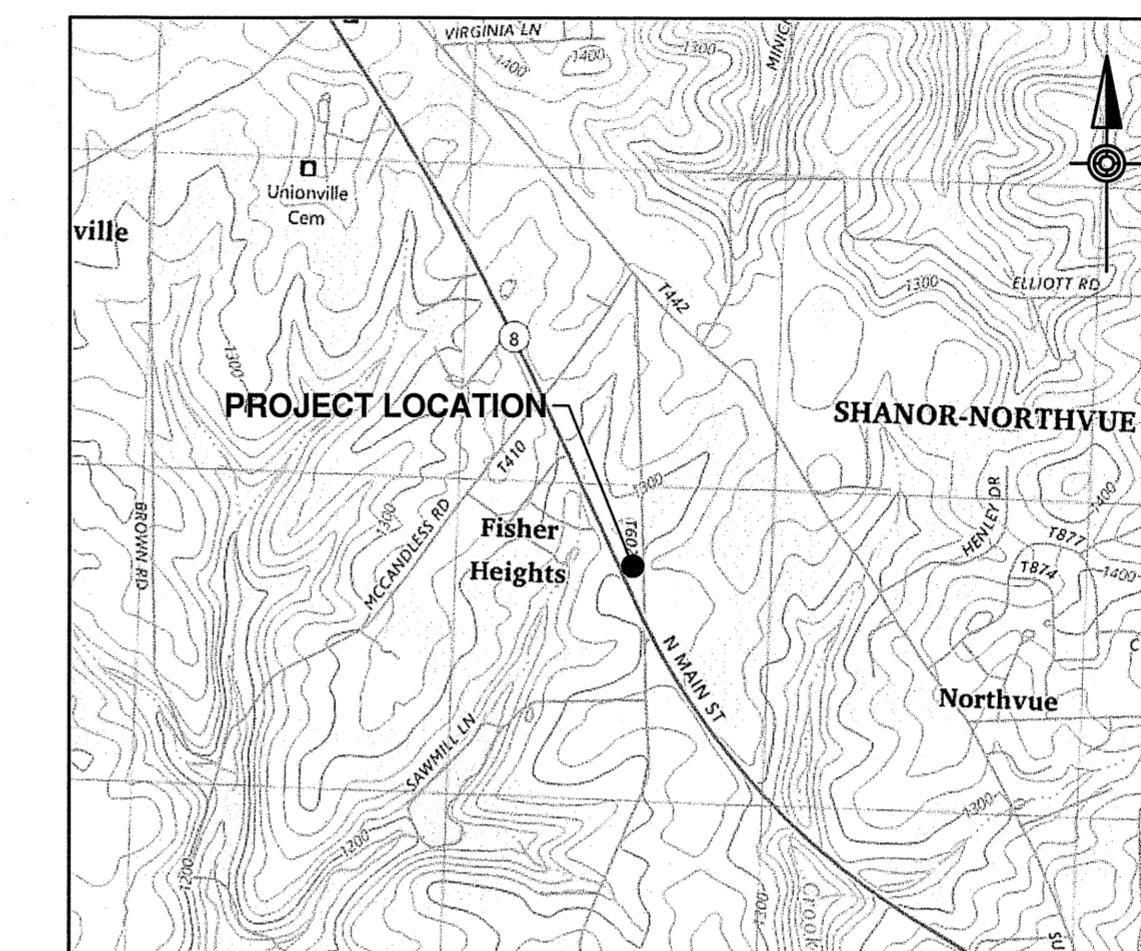
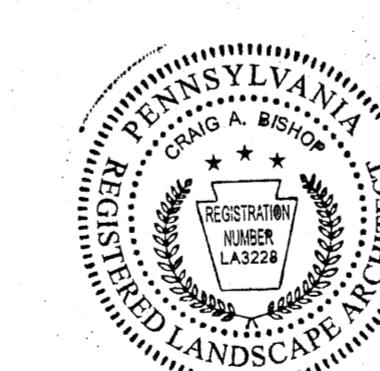
CERTIFICATE OF ACCURACY (PLAN)

I, CRAIG A. BISHOP, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CENTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.


PROFESSIONAL SIGNATURE

5-6-2025
DATE

LAC003228
REGISTRATION NUMBER



LOCATION MAP

SCALE: 1"=2000'

Sheet List Table	
Sheet Description	Sheet Title
CV-1	COVER SHEET
GN-1	GENERAL NOTES
EC-1	EXISTING CONDITIONS PLAN
DM-1	DEMOLITION PLAN
SI-1	SITE LAYOUT PLAN
TT-1	TRUCK TURNING PLAN
GR-1	SITE GRADING AND DRAINAGE PLAN
UT-1	SITE UTILITY PLAN
LA-1	SITE LANDSCAPING PLAN
DT-1	SITE DETAILS
DT-2	SITE DETAILS
DT-3	SANITARY DETAILS
ES-1	EROSION AND SEDIMENT CONTROL PLAN
ESNT-1	EROSION AND SEDIMENT CONTROL NOTES
ESDT-1	EROSION AND SEDIMENT CONTROL DETAILS
ESDT-2	EROSION AND SEDIMENT CONTROL DETAILS
PC-1	PCSM PLAN
PCNT-1	PCSM NOTES
PCDT-1	PCSM DETAILS
PCDT-2	PCSM DETAILS
LI-1	* PHOTOMETRIC PLAN

* PHOTOMETRIC PLAN BY OTHERS

PA ONE CALL

ACT 287, AS AMENDED



PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION
BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20241290385 HAS BEEN ASSIGNED TO THIS PROJECT ON MAY
2024.

LEGEND

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

SITE DATA

PROPERTY ADDRESS:	2021 WILLIAM FLYNN HIGHWAY BUTLER, PA 16001	
PROPERTY OWNER(S):	FLYNN HIGHWAY LLC.	
TAX PARCELS:	060-2F106-14C-0000	
ZONING DISTRICT:	HIGHWAY COMMERCIAL DISTRICT	
SITE AREA:	2.95 AC.	
LOCAL JURISDICTION:	CENTER TOWNSHIP	
PROPOSED USE:	RETAIL STORE	
MINIMUM LOT AREA:	REQUIRED 1 AC.	PROPOSED 2.95 AC.
MINIMUM SETBACKS:	FRONT-50' SIDE-30' REAR-20'	63.8', 50.0' NO SIDE 21.1'

PARKING DATA

MINIMUM PARKING STALL QUANTITY:	REQUIRED 36	PROPOSED 36 SPACES
MINIMUM PARKING STALL AREA:	9'x18'	9'x18'

LANDSCAPE DATA

MINIMUM SITE LANDSCAPING:	REQUIRED 12,646 SF.	PROPOSED 37,350 SF. WITH PROPOSED PLANTINGS, MULCH & GRASS AREA
MINIMUM SCREENING:	NONE	NONE
MINIMUM PARKING LOT SCREENING:	FENCE OR EVERGREEN MIN. HEIGHT OF 5 FT. MAX. HEIGHT OF 6 FT.	45 EVERGREEN SHRUBS

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

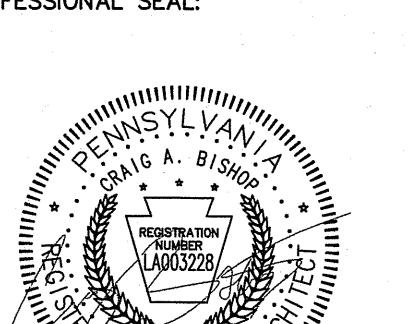
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB, EDGE OF PAVING, OR EDGE OF BUILDING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL 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. THE CONTRACTOR SHALL NEATLY SAW CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEETS EXISTING PAVING AND/OR CONCRETE.
6. 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.
7. 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.
8. THE 100-YEAR FLOOD PLAIN BOUNDARY DOES NOT ENCRONCH ON THE PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42019C0290D.
9. 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.
10. 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 CONTRACTOR SHALL NOT RELY ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 127, 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".



HRG PROJECT NUMBER: R008385.0459
PLAN DATE: SEPTEMBER 2024

DRAWING SCALE: AS SHOWN

PROJ. MANAGER: CRAIG A. BISHOP

REVISIONS

DESCRIPTION

NO. DATE

1 2024-08-25 REVISED PER TOWNSHIP COMMENTS

2 2024-10-17 REVISED PER TOWNSHIP AND BCCD COMMENTS

3 2024-11-18 REVISED PER NPDES COMMENTS

4 2025-01-07 ISSUED BID DOCUMENTS

5 2025-02-19 LD PLANS FOR RECORDING

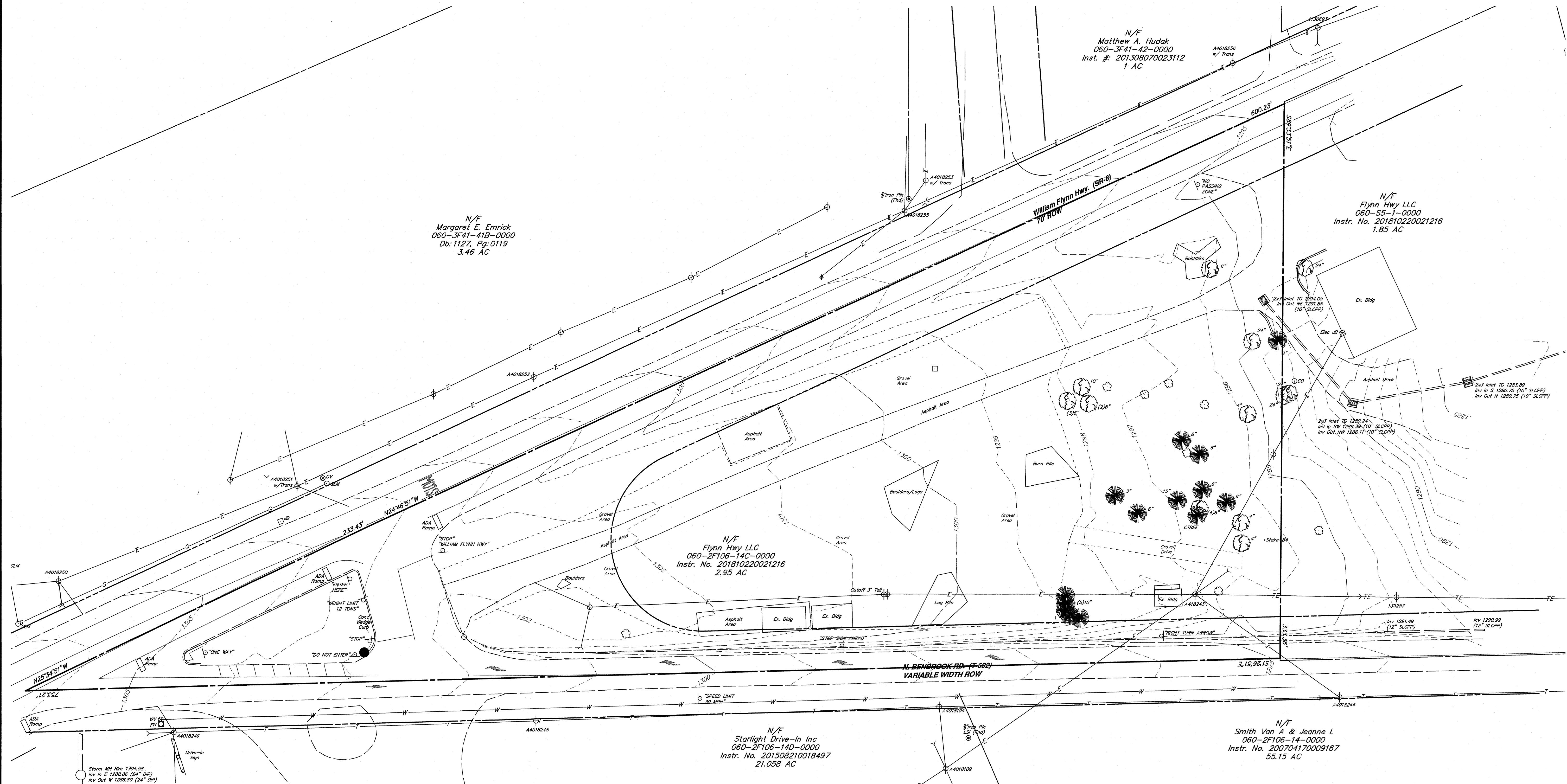
SHEET TITLE: GENERAL NOTES

SHEET: GN-1

PAGE: 02

428 2

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BUTLER - DOLLAR GENERAL
PTV 1401, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
CENTER TOWNSHIP BUTLER COUNTY PENNSYLVANIA



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
BUTLER - DOLLAR GENERAL

PTV 1401, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15225

CENTER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R008385.0459
PLAN DATE: SEPTEMBER 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

PLAN BOOK	PAGE
428	3

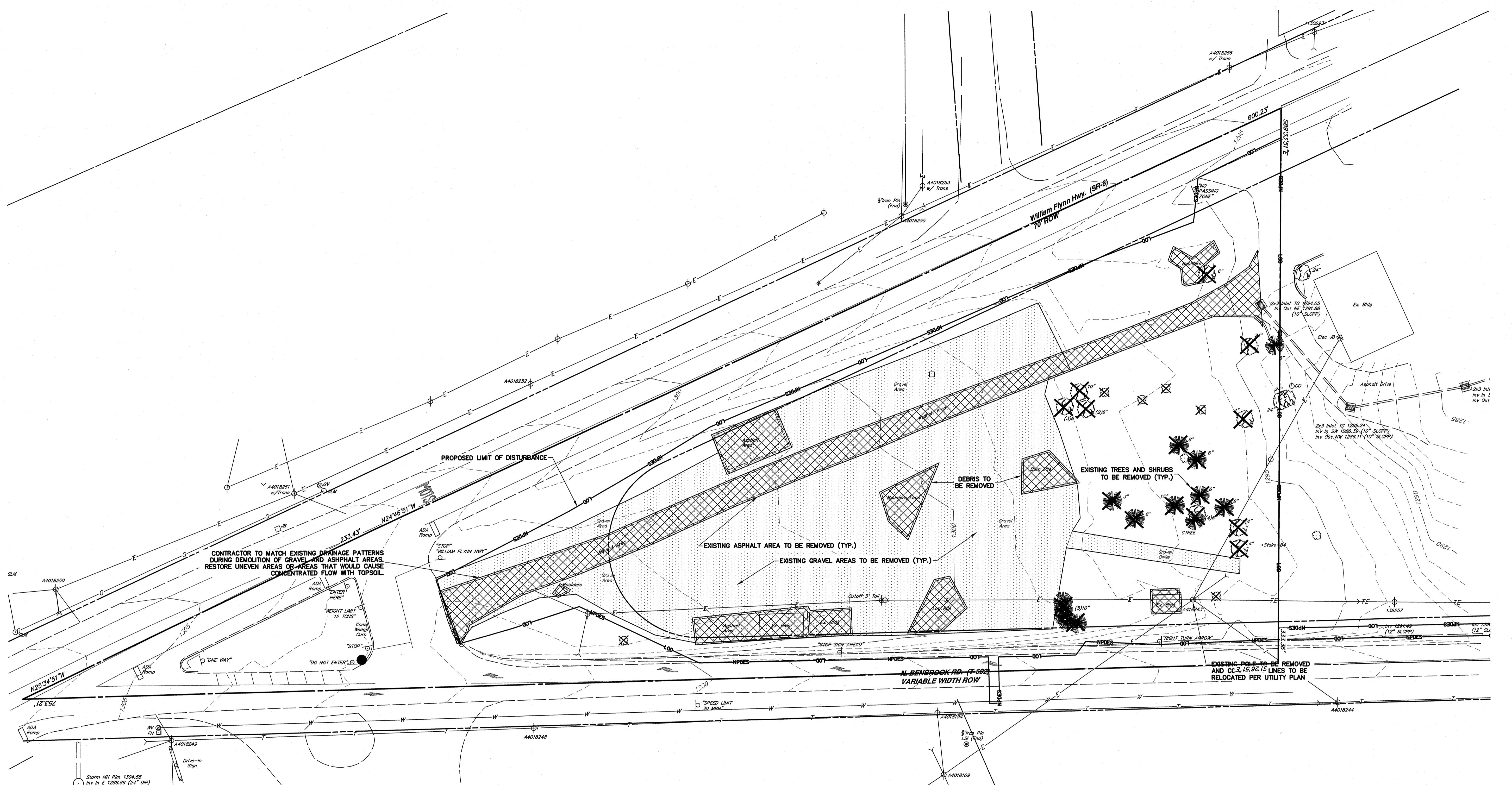
EXISTING CONDITIONS PLAN
GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

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 4, 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.

DEMOLITION LEGEND

-  EXISTING PAVE TO BE REMOVE
-  EXISTING TO BE DEMOLISHED
-  EXISTING TREES AND SHRUBS TO BE REMOVED



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BUTTERFIELD GENERA

BUTLER - DOLLAR GENERAL
PTV 1401, LLC
CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15222

PIPSBURGH, PA 15235
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

The seal is circular with a double-lined border. The outer border is composed of a series of short, diagonal lines. The inner border is a solid line. The text "PENNSYLVANIA" is at the top, "CRAIG A. BISHOP" is in the center, and "REGISTERED LANDSCAPE ARCHITECT" is at the bottom. A central shield contains a landscape scene with a house, a tree, and a path, with the text "REGISTRATION NUMBER LA003228" above it. A laurel wreath surrounds the shield.

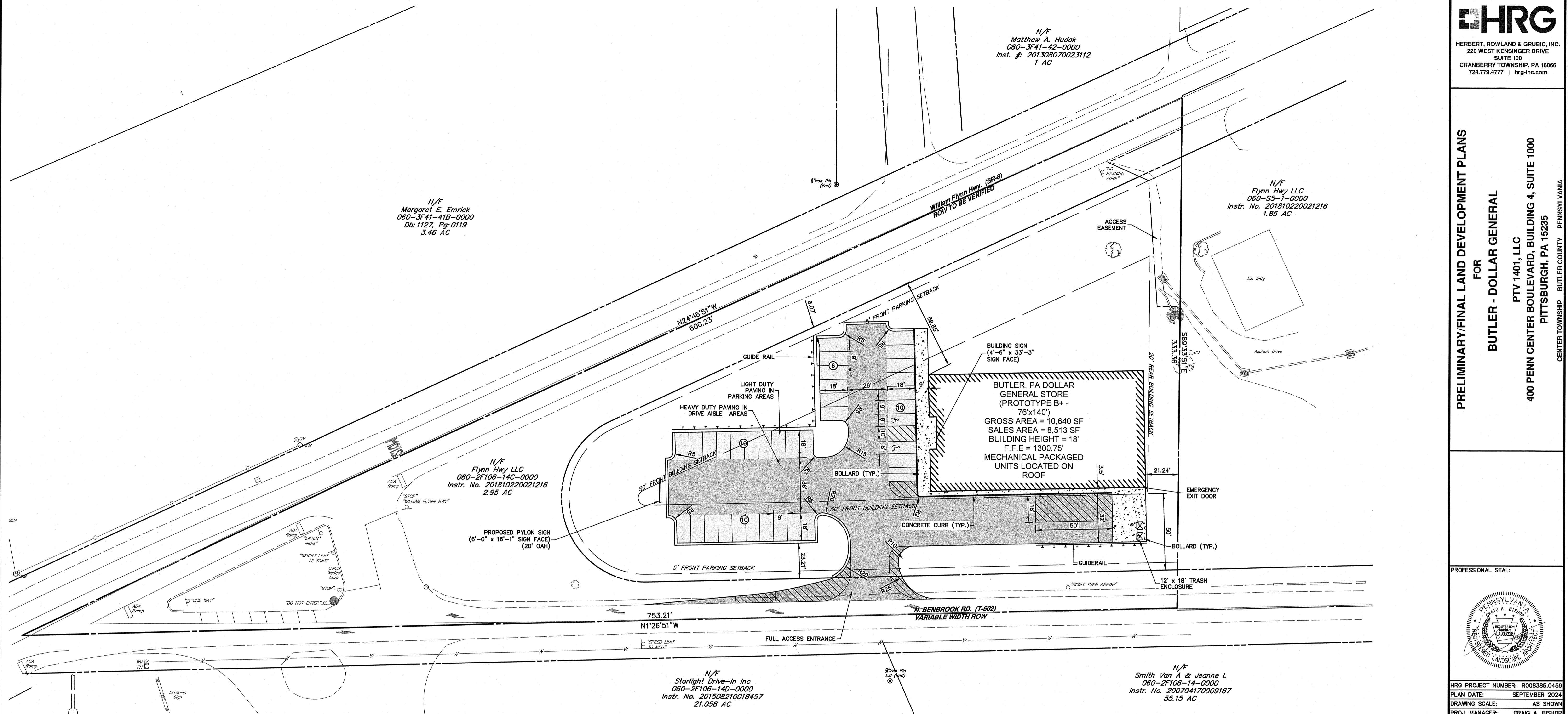
HRG PROJECT NUMBER: R008385.045
PLAN DATE: SEPTEMBER 2021
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. RICHARDSON

PLAN BOOK	PAGE
428	4

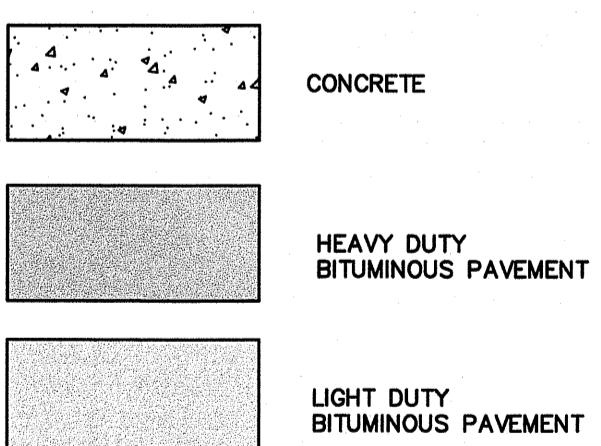
SHEET TITLE:
**DEMOLITION
PLAN**

GRAPHIC SCALE

SHEET: **DM-1** 04



LEGEND



SITE DATA

PROPERTY ADDRESS:	2021 WILLIAM FLYNN HIGHWAY BUTLER, PA 16001
PROPERTY OWNER(S):	FLYNN HWY LLC
TAX PARCELS:	060-2F106-14C-0000
ZONING DISTRICT:	HIGHWAY COMMERCIAL DISTRICT (C-2) WITH CORE INFILL OVERLAY DISTRICT
SITE AREA:	2.95 AC.
LOCAL JURISDICTION:	CENTER TOWNSHIP
PERMITTED USE:	RETAIL STORE
PROPOSED USE:	RETAIL STORE

NOTE: DOLLAR GENERAL HAS STATED ALL LARGE TRUCK DELIVERIES WILL BE TRAVELING NORTH BOUND ON WILLIAM FLYNN HIGHWAY (SR 8) AND MAKING RIGHT ONTO NORTH BENBROOK ROAD.

SITE REQUIREMENTS

ZONE	HIGHWAY COMMERCIAL DISTRICT (C-2)	
REQUIRED	PROPOSED	
MINIMUM LOT AREA	1 AC.	2.95 AC.
MINIMUM LOT FRONTAGE	125 FT.	600.2 FT.
MINIMUM FRONT YARD SETBACK	50 FT.	63.8 FT., 50.0 FT.
MINIMUM SIDE YARD SETBACK	30 FT.	NO SIDE
MINIMUM REAR YARD SETBACK	20 FT.	21.1 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	18 FT.
MAXIMUM LOT COVERAGE	80%	47%

PARKING REQUIREMENTS

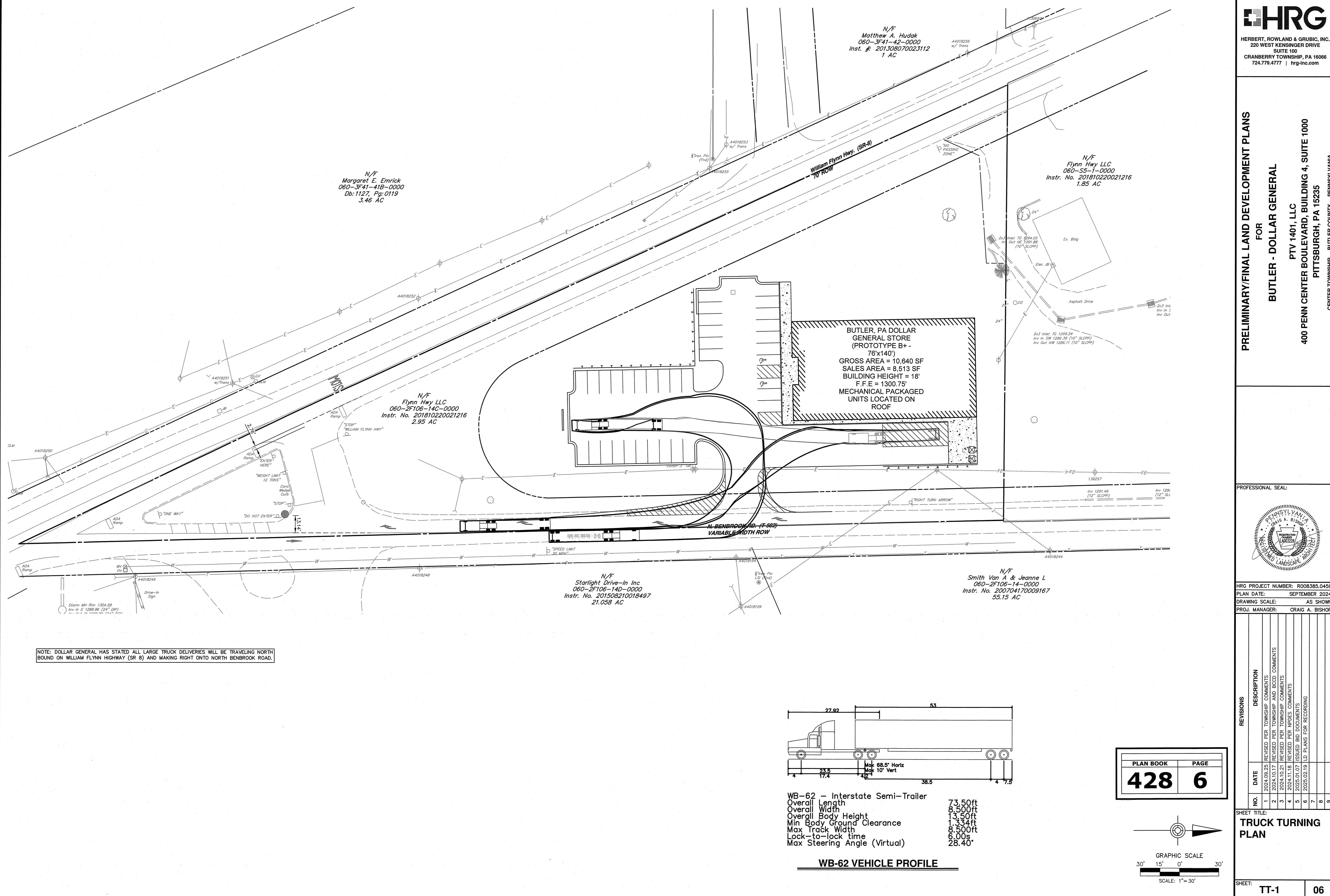
	REQUIRED	PROPOSED
MINIMUM PARKING STALL QUANTITY	36 SPACES	36 SPACES
MINIMUM PARKING STALL AREA	9' W x 18' L	9' W x 18' L
MINIMUM LOADING SPACES	1	1
MINIMUM LOADING SPACE SIZE	10' W x 35' L	18' W x 50' L
MINIMUM FRONT YARD SETBACK	5 FT.	8 FT., 30.8 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	NO SIDE
MINIMUM REAR YARD SETBACK	5 FT.	NO REAR

PLAN BOOK PAGE
428 5

SHEET TITLE: SITE LAYOUT PLAN

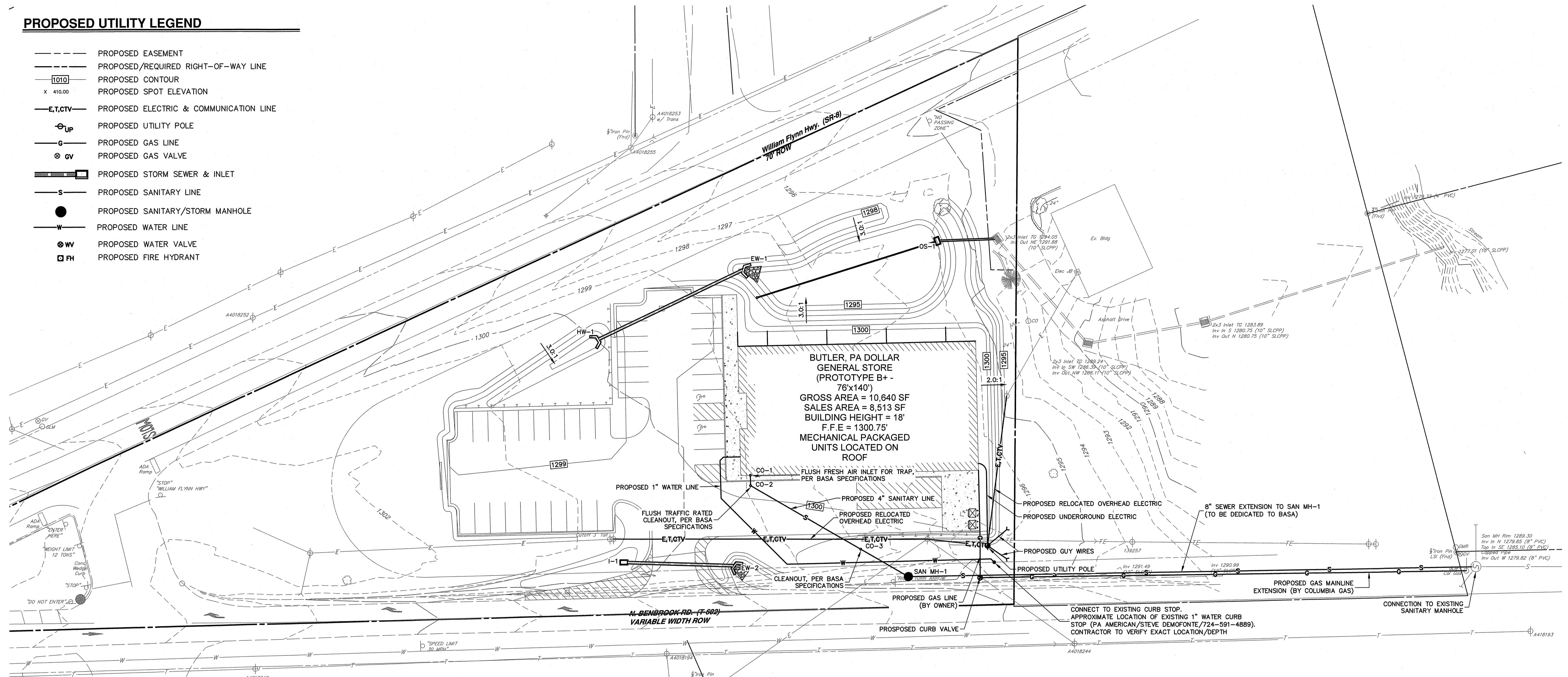
SHEET: SI-1 05

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"=30'



PROPOSED UTILITY LEGEND

- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- PROPOSED CONTOUR
- × 410.00 PROPOSED SPOT ELEVATION
- E.T.CTV PROPOSED ELECTRIC & COMMUNICATION LINE
- e UP PROPOSED UTILITY POLE
- G PROPOSED GAS LINE
- GV PROPOSED GAS VALVE
- PROPOSED STORM SEWER & INLET
- S PROPOSED SANITARY LINE
- PROPOSED SANITARY/STORM MANHOLE
- W PROPOSED WATER LINE
- WV PROPOSED WATER VALVE
- FH PROPOSED FIRE HYDRANT



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

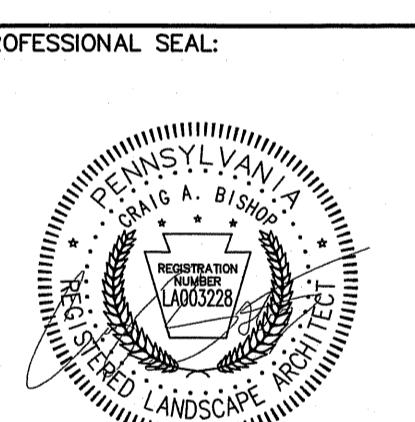
BUTLER - DOLLAR GENERAL

PTV 1401, LLC

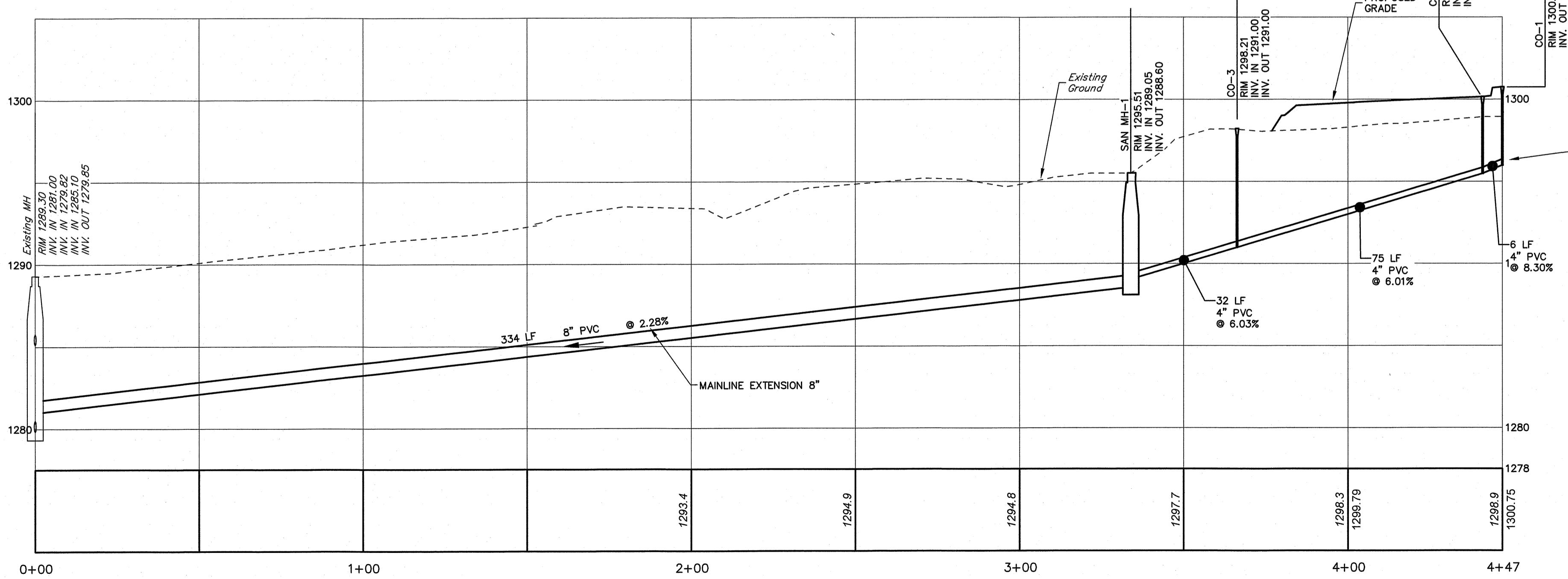
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000

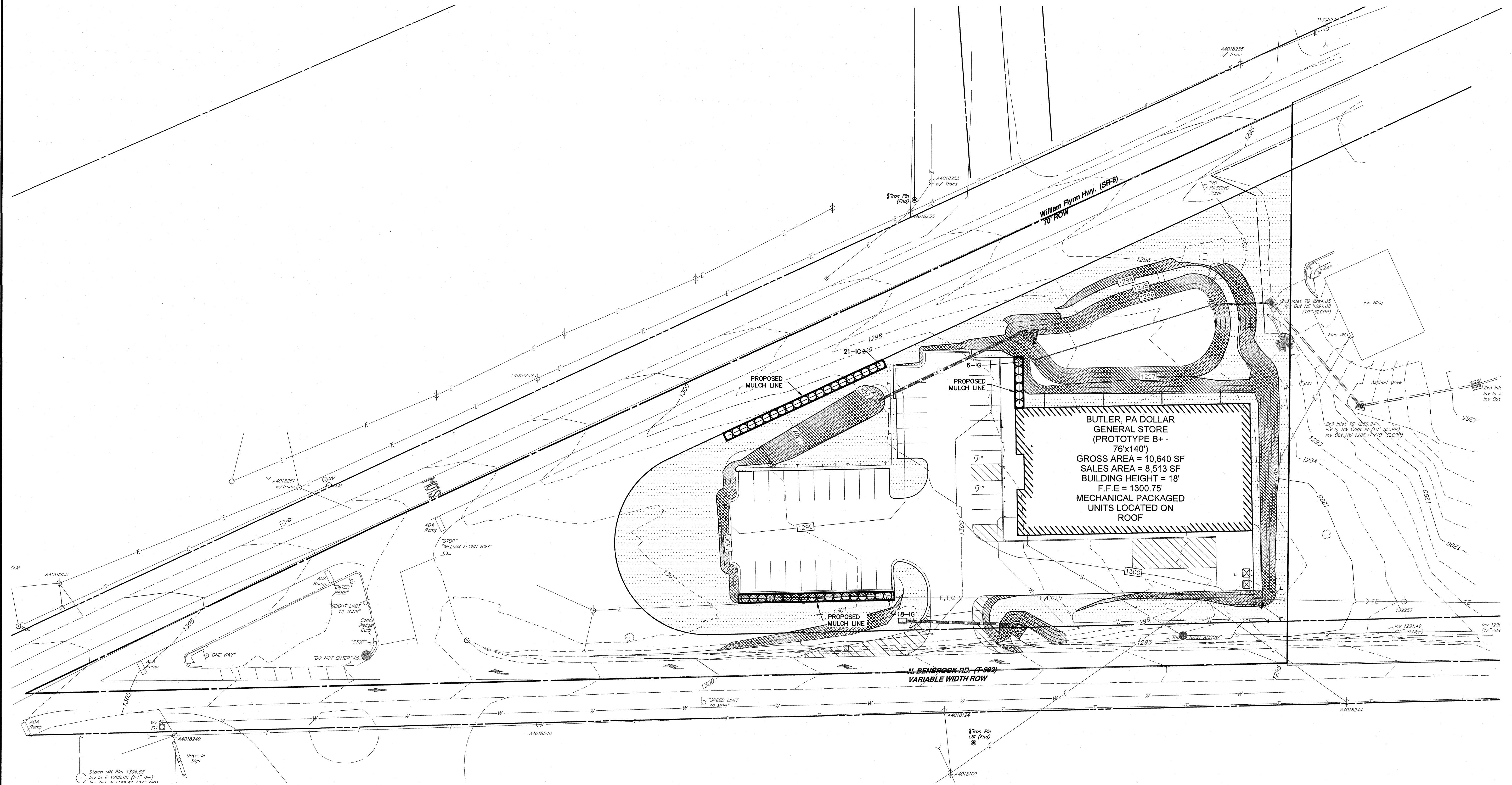
PITTSBURGH, PA 15235

CENTER TOWNSHIP BUTLER COUNTY PENNSYLVANIA

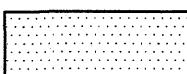


HRC PROJECT NUMBER: R008385.0459
PLAN DATE: SEPTEMBER 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP





PROPOSED LANDSCAPE LEGEND

- — — — — PROPOSED PROPERTY LINE
- — — — — PROPOSED UTILITY EASEMENT
- 1010 — — — — — PROPOSED CONTOUR
- — — — — PROPOSED CURB
-  PROPOSED STORM SEWER & INLET
-  PROPOSED SHRUBS
-  SEED
-  MULCH LINE

LANDSCAPE REQUIREMENTS

SITE LANDSCAPING:
SITE PROPERTY AREA: 126,456 SF.
REQUIRED LANDSCAPING: 12,646 SF. [126,456x0.1=12,646]
PROVIDED LANDSCAPING: 37,350 SF. WITH PROPOSED PLANTINGS, MULCH & GRASS

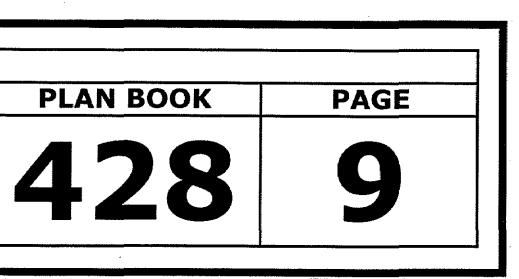
BUFFER YARD/SCREENING:
PROPOSED LAND USE: COMMERCIAL - RETAIL SALES
REQUIRED SCREENING: NONE (ADJACENT PROPERTIES - COMMERCIAL
PROVIDED SCREENING: NONE

EXTERIOR PARKING LOT LANDSCAPE: FENCE OR EVERGREEN HEDGE ADJACENT TO RESIDENTIAL AND COMMERCIAL DISTRICTS

PROVIDED PARKING LOT SCREENING: MIN. HEIGHT OF 5 FT.
MAX. HEIGHT OF 6 FT.
45 EVERGREEN SHRUBS

PLANTING SCHEDULE

ID	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES
PARKING LOT PLANTINGS							
IG	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18"-24" HT.	CONT.	AS SHOWN	

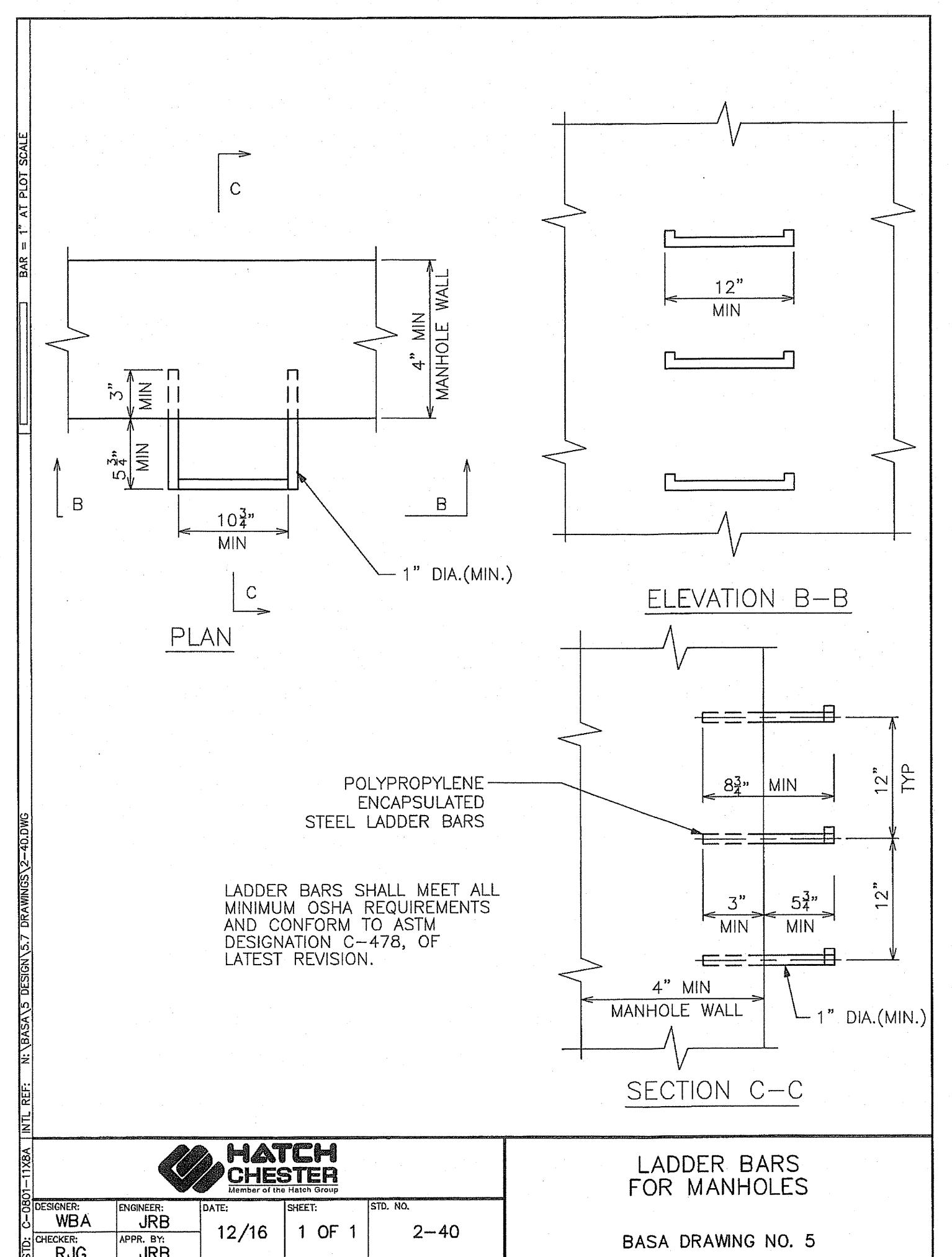
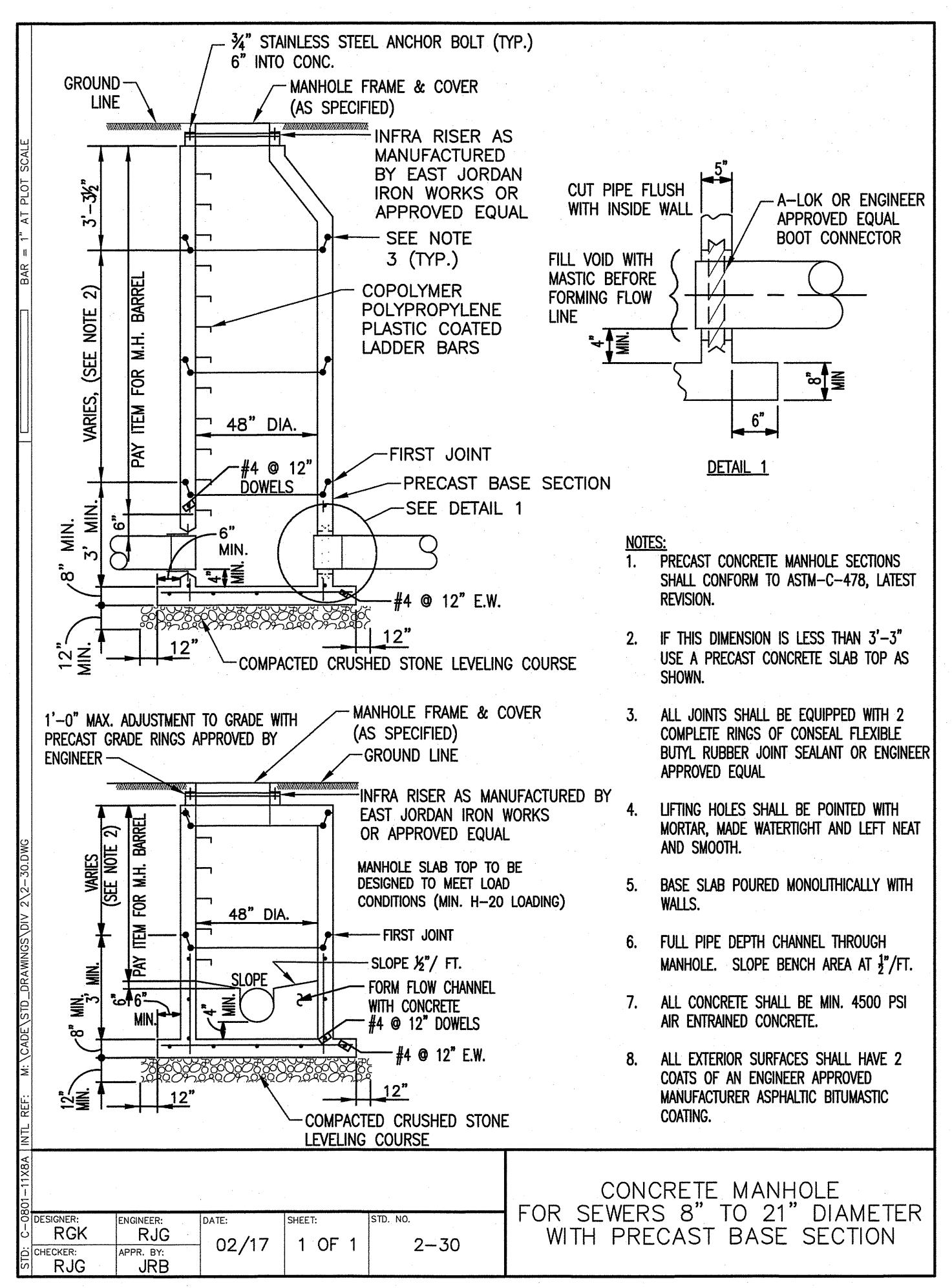
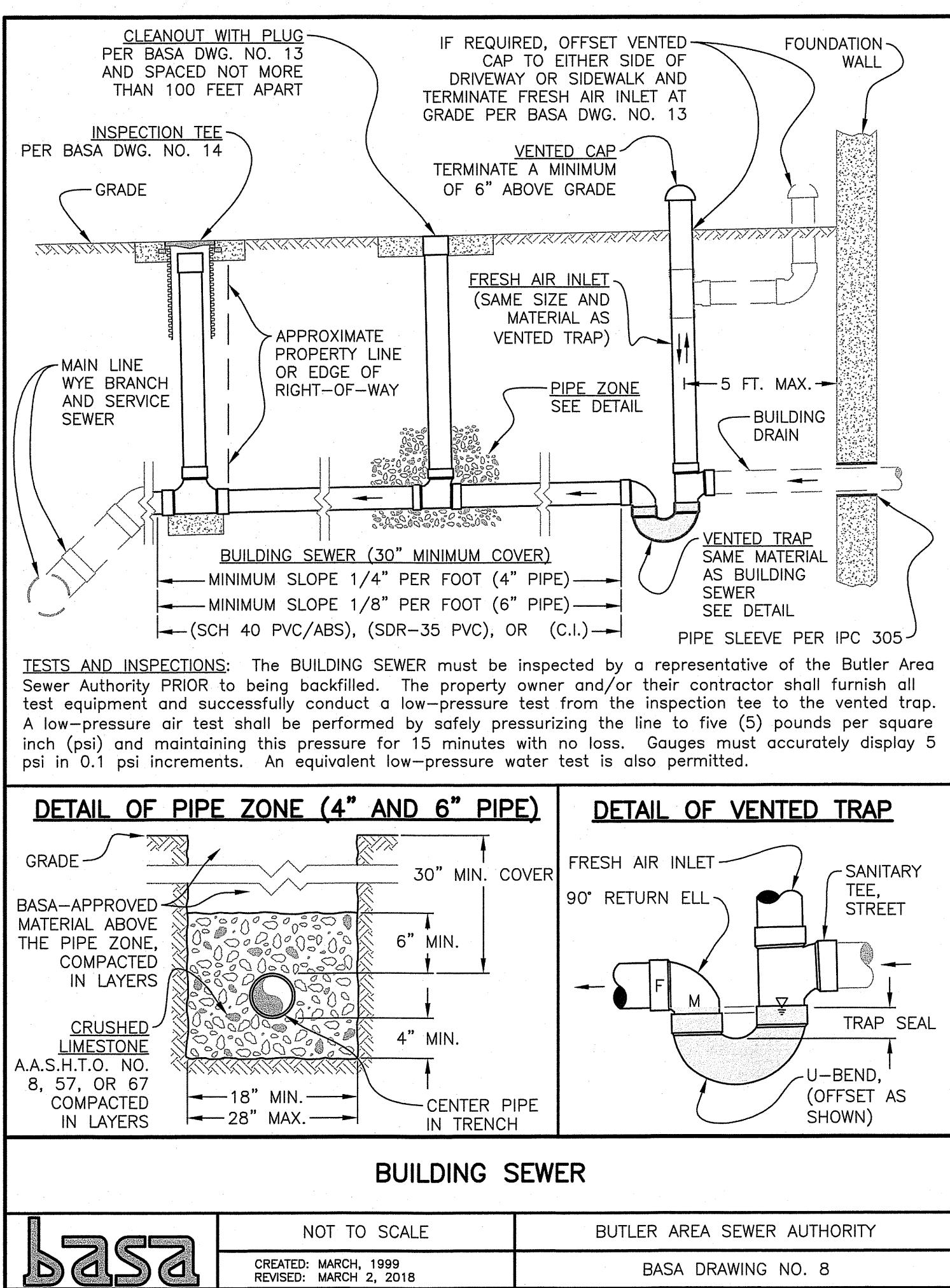
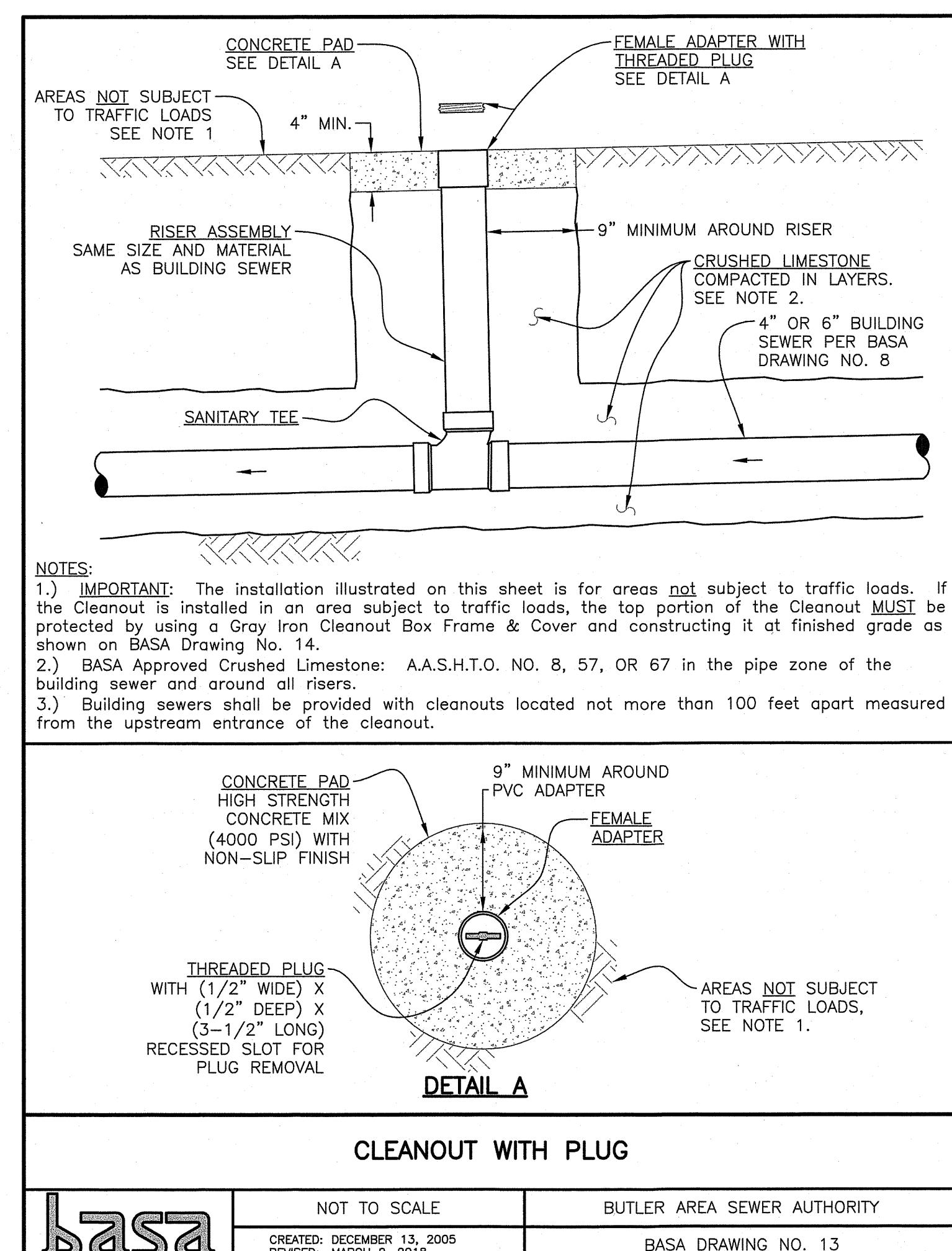
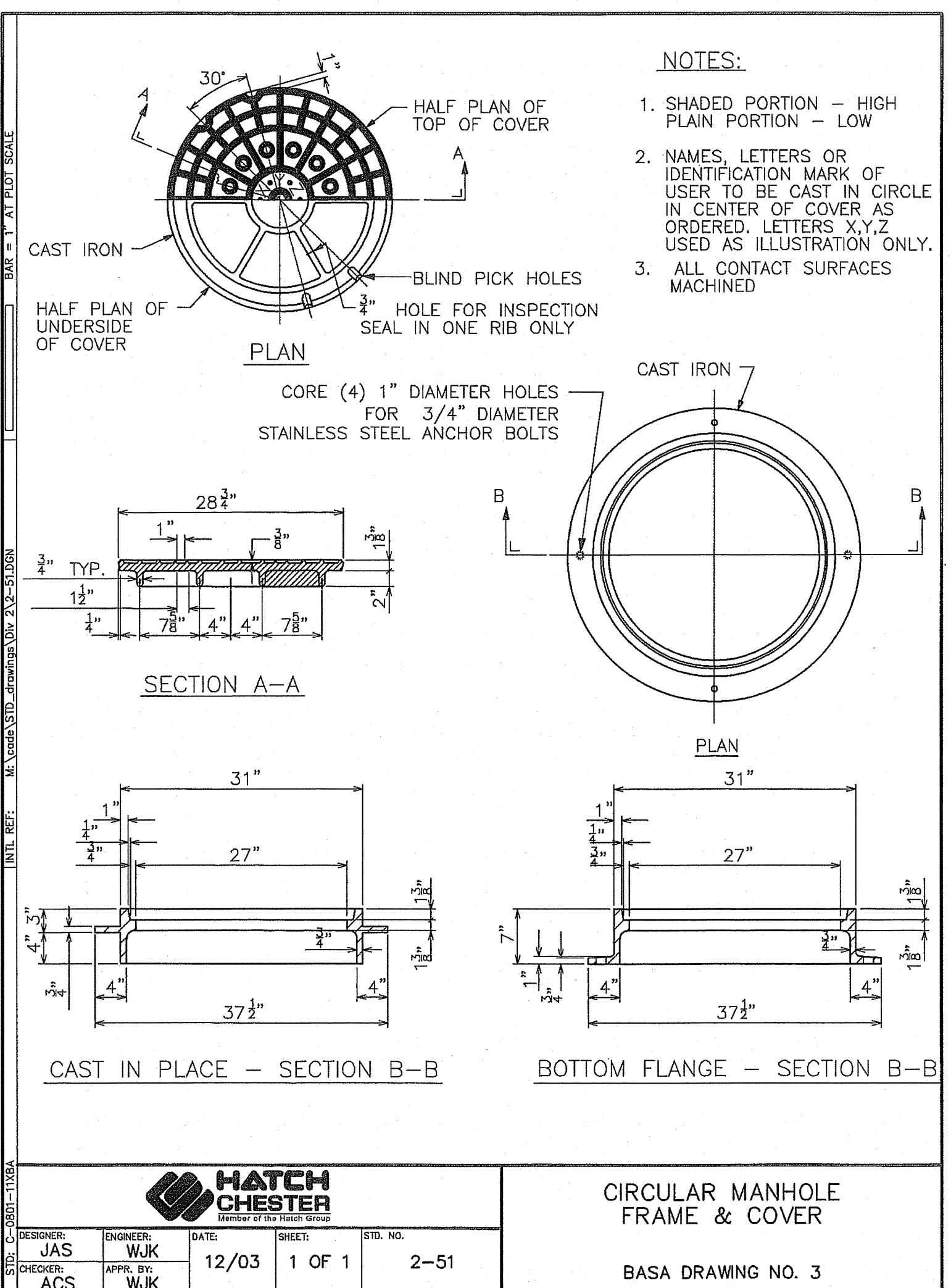
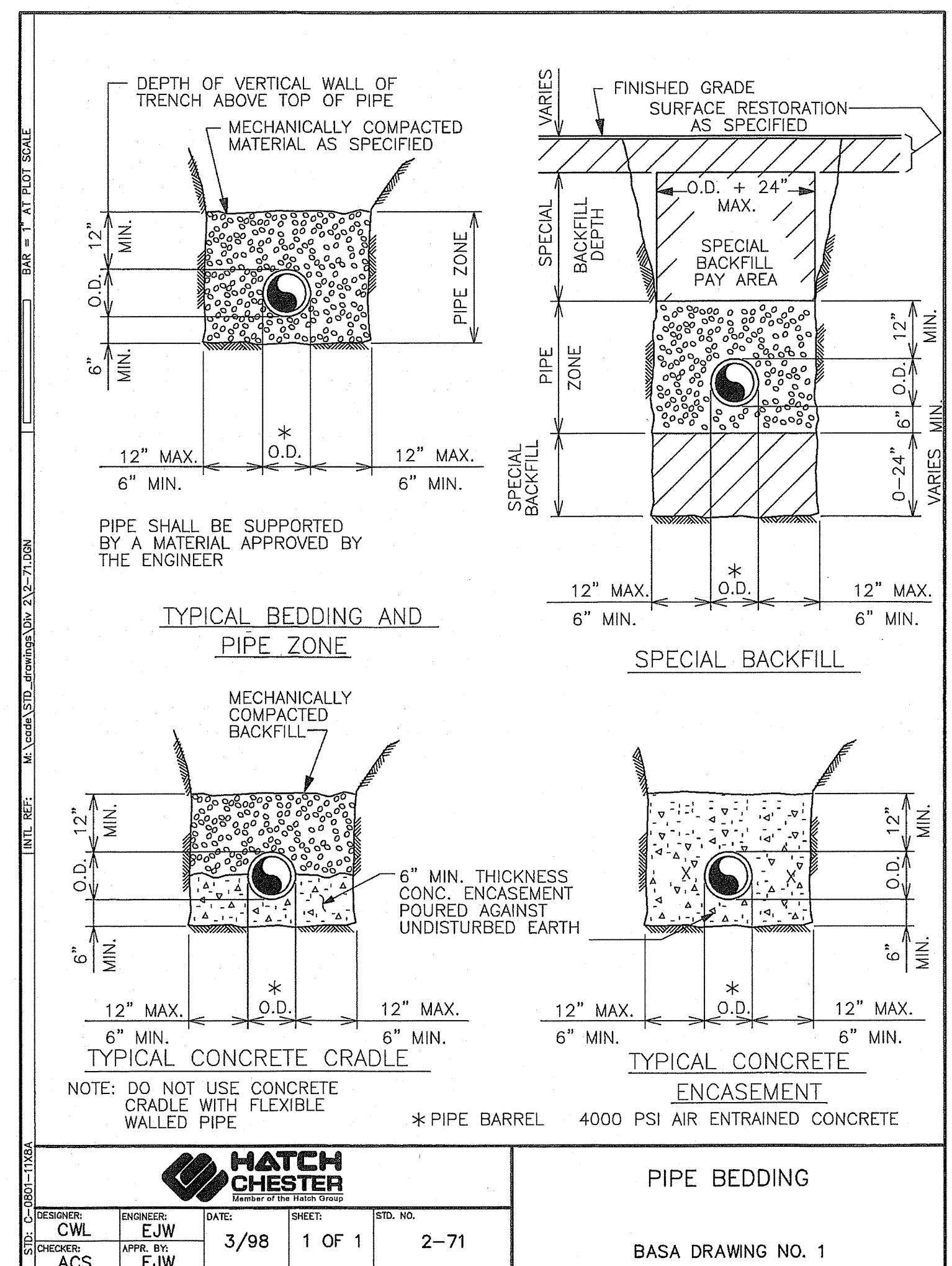


SHEET TITLE:
**SITE
LANDSCAPING
PLAN**

SHEET: 1 A-1

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
BUTLER - DOLLAR GENERALPTV 1401, LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235

CENTER TOWNSHIP BUTLER COUNTY PENNSYLVANIA



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

BUTLER - DOLLAR GENERAL



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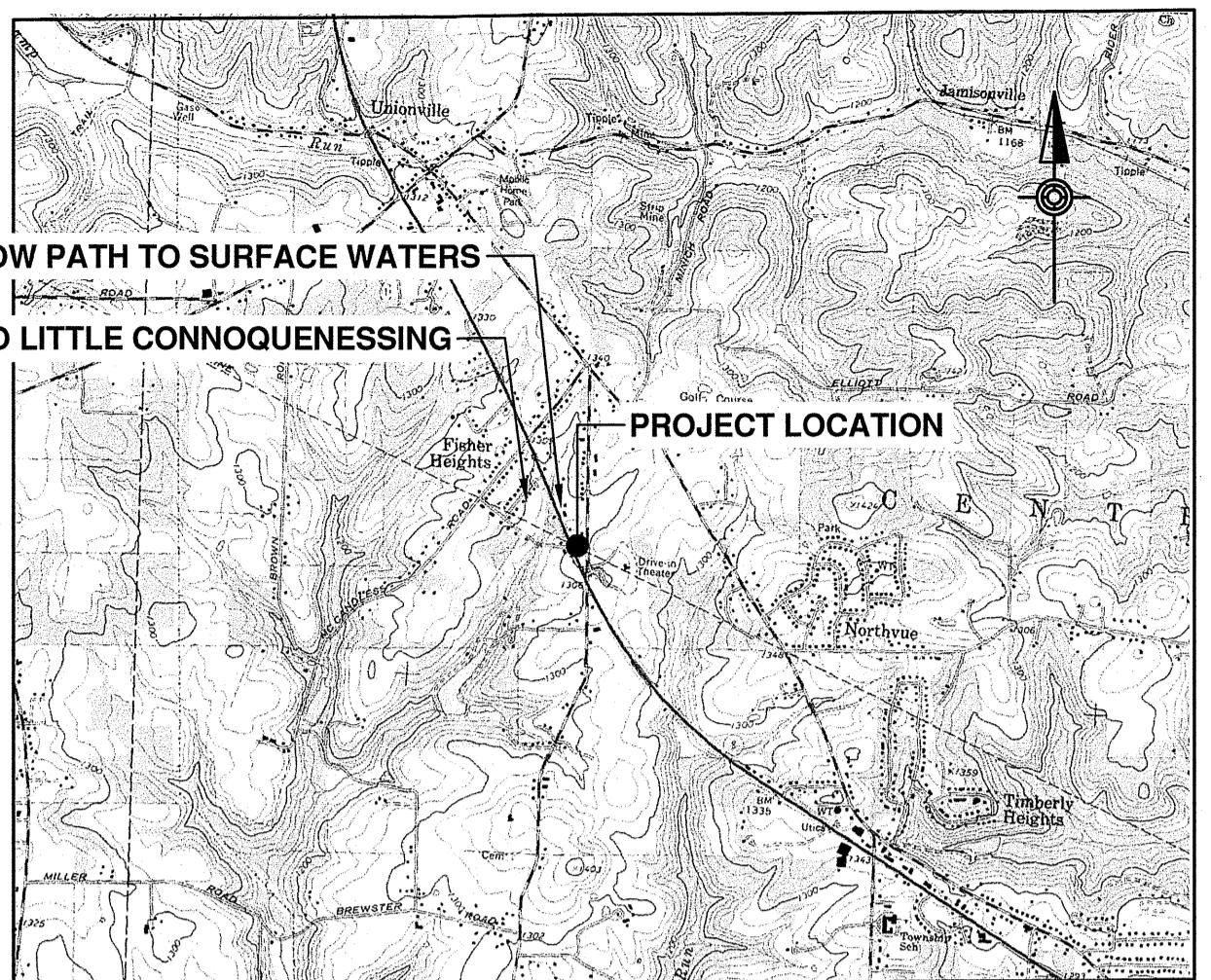
SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL PLAN**

SHEET: **ES-1**

PAGE: **13**

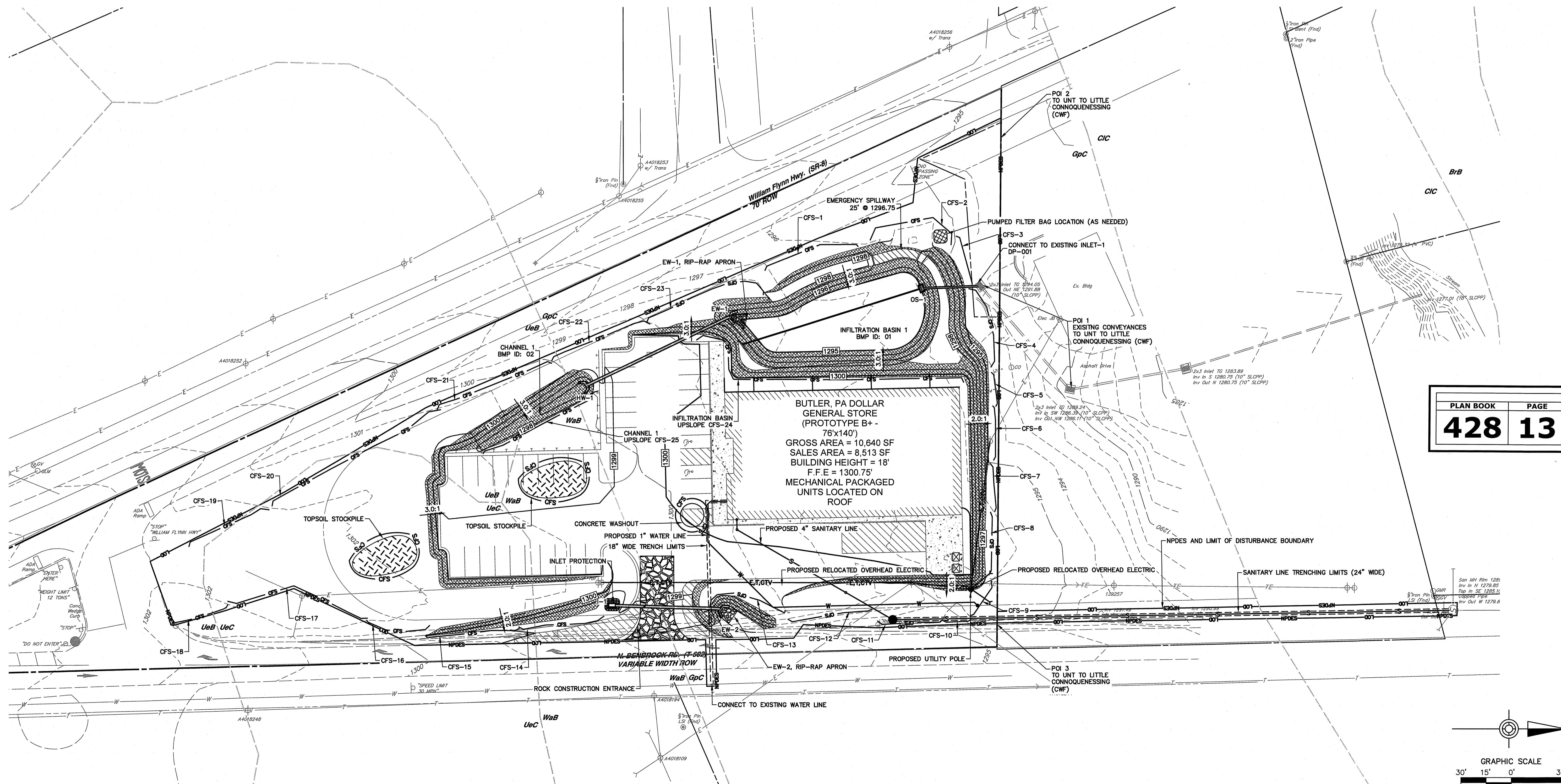
EROSION & SEDIMENT CONTROL LEGEND

1010	PROPOSED CONTOUR
x 410.00	PROPOSED SPOT ELEVATION
	PROPOSED DITCH OR SWALE
	TOPSOIL STOCKPILE
	ROCK CONSTRUCTION ENTRANCE
	CFS
	COMPOST FILTER SOCK
	EROSION CONTROL BLANKET
	ROCK FILTER
	NPDES
	NPDES BOUNDARY
— LOD —	LIMIT OF DISTURBANCE
— PROPOSED STORM SEWER & INLET —	PROPOSED STORM SEWER & INLET
— Soil Boundaries —	Soil Boundaries
— Floodplain —	Floodplain
— 540 —	Existing Contour Major
— 540 —	Existing Contour Minor
— Existing Stream Line —	Existing Stream Line



LOCATION MAP

SCALE: 1"=2000'



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 SUBMITAL 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 OBJECTIONAL 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, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL FILLS SHALL BE COMPACTION AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE 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 8 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONAL MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE BUTLER COUNTY 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 COUNTY 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 BUTLER COUNTY 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 OBJECTIONAL MATERIALS. THE EMBANKMENT SHALL BE COMPACTION 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 ON SITE 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.

3. VEHICLES AND EQUIPMENT MAY ONLY ENTER DIRECTLY OR EXIT DIRECTLY FROM THE ROCK CONSTRUCTION ENTRANCE.

4. 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, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

5. ALL FILLS SHALL BE COMPACTION AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTION IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

6. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTION LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

7. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONAL MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

8. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

9. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

12. 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 COUNTY CONSERVATION DISTRICT OR THE DEPARTMENT.

13. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.

14. 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.

15. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE BUTLER COUNTY CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

16. 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.

17. 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.

18. 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.

RECEIVING WATER COURSE

STORMWATER FROM THE SITE FLOWS INTO UNT TO LITTLE CONNOQUENESS CREEK, CLASSIFIED AS A CWF.

CONSTRUCTION SEQUENCE

- FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS

NOTES:

A. NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.

3. INSTALL COMPOST FILTER SOCKS (CFS) #1, #2, AND #4-#23 AS SHOWN ON PLANS.

4. BEGIN CLEARING AND GRUBBING THE SITE. PROPERLY DISPOSE OF ANY DEBRIS.

5. ONCE PERIMETER COMPOST FILTER SOCKS ARE INSTALLED, REMOVAL OF THE SOUTHERN DRIVEWAY ACCESS ASPHALT MAY BEGIN.

6. REMOVE EXISTING STRUCTURES, GRAVEL, AND ASPHALT AS SHOWN ON DEMOLITION PLAN. RESTORE DEMOLITION AREAS. RESTORE AND FILL ANY UNEVEN AREAS OR AREAS THAT WOULD CAUSE CONCENTRATED FLOW FROM ASPHALT REMOVAL WITH TOPSOIL.

6.1. ONCE EXISTING ASPHALT DRIVEWAY IS REMOVED NEAR EXISTING INLET-1 LOCATED ON THE NORTHERN PROPERTY EDGE, IMMEDIATELY INSTALL CFS-#3.

7. BEGIN ROUGH GRADING OF SITE AREAS, EXCLUDING INFILTRATION BASIN 1 AND CHANNEL 1, 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.

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

9. BEGIN CONSTRUCTION AND GRADING OF INFILTRATION BASIN 1. INSTALL PERMANENT OUTLET STRUCTURE AND DISCHARGE PIPE. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.

9.1 DO NOT COMPACT IN-SITU SOILS DURING INSTALLATION OF INFILTRATION BASIN. FOLLOW THE SEQUENCING FOR INDIVIDUAL BMP INSTALLATION FOR INFILTRATION BASIN 1.

9.2 ONCE BASIN IS GRADED, IMMEDIATELY INSTALL COMPOST FILTER SOCK #24 AROUND UPSLOPE PERIMETER OF THE INFILTRATION BASIN TO KEEP UPSTREAM SEDIMENT FROM ENTERING. ADJUST CFS AS NEEDED DURING CONSTRUCTION.

10. ONCE INFILTRATION BASIN (BMP ID: 1) INSTALLATION IS COMPLETE, INSTALLATION OF EW-1 TO HW-1 MAY BEGIN, WORKING DOWNSTREAM TO UPSTREAM, CHANNEL 1 AND UPSTREAM CONVEYANCES MAY BE INSTALLED. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A DESIGN PROFESSIONAL IS TO BE NOTIFIED WHEN IT IS TO OCCUR.

11. GRADE AND INSTALL CHANNEL 1. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A DESIGN PROFESSIONAL IS TO BE NOTIFIED WHEN IT IS TO OCCUR.

11.1. UPON GRADING OF CHANNEL 1, STABILIZE AND LINE CHANNEL WITH SPECIFIED LINER ACCORDING TO DETAILS.

11.2. INSTALL CFS-#25 IMMEDIATELY UPON INSTALLING CHANNEL COMPOST FILTER SOCK TO REMAIN UPSLOPE OF CHANNEL 1 UNTIL PARKING LOT ASPHALT IS INSTALLED.

12. INSTALLATION OF SITE UTILITIES: GAS, SANITARY, WATER AND ELECTRIC, MAY BEGIN.

13. INSTALL CONVEYANCE I-1 TO EW-2 WITH OUTLET RIPRAP APRON, WORKING DOWNSTREAM TO UPSTREAM.

14. FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.

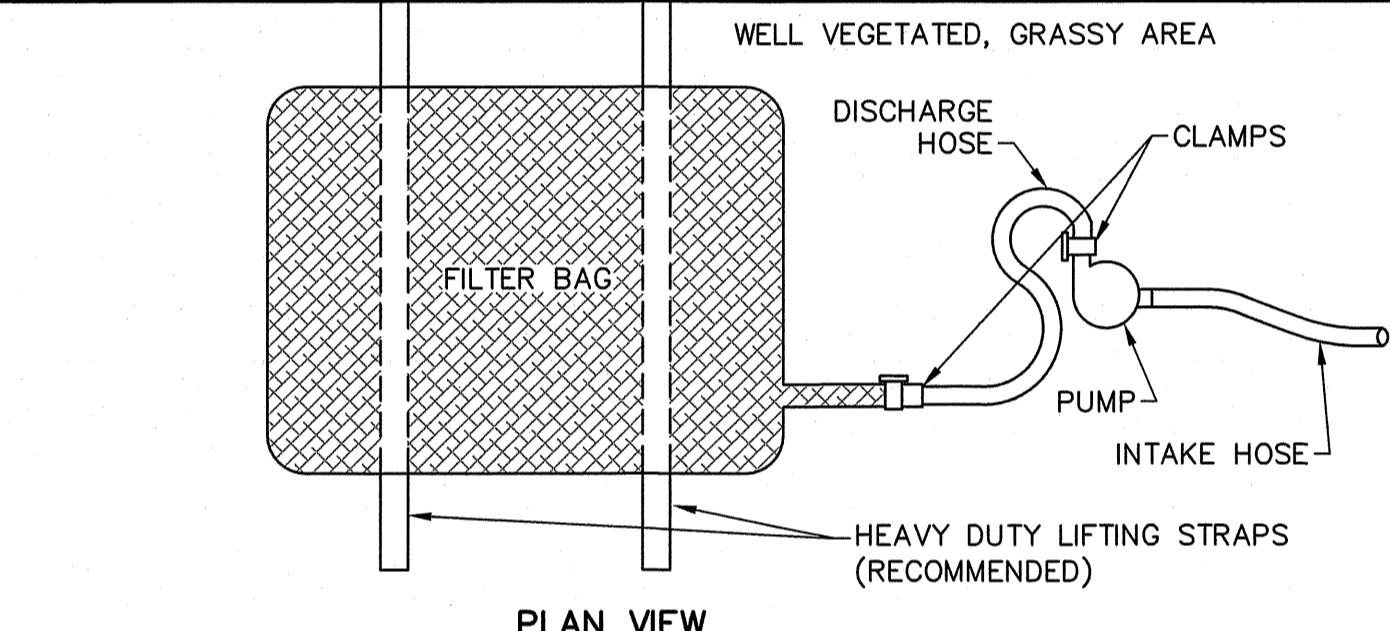
15. COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.

16. 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.

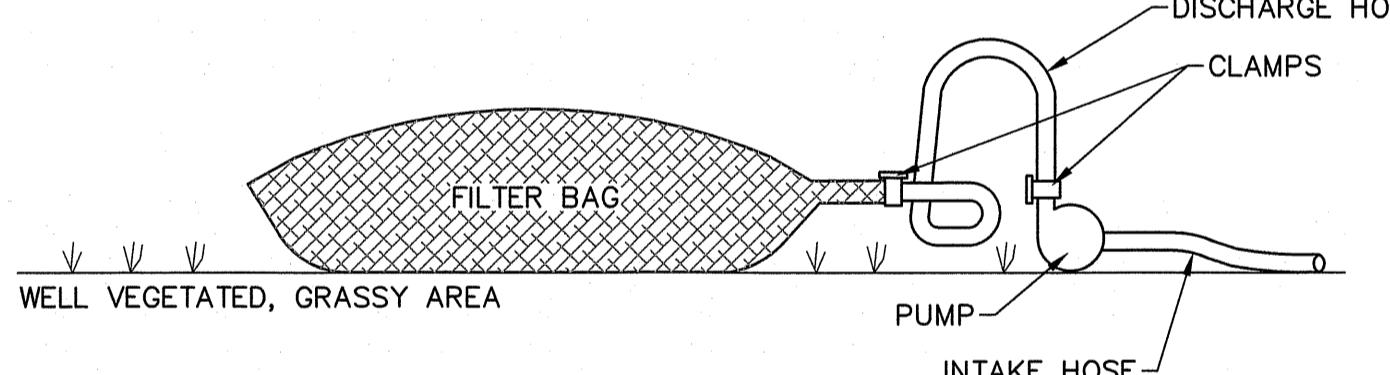
17. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND IN

SEEDING SCHEDULE											
APPLICATION	TOPSOIL PLACEMENT DEPTH	SPECIES - %	SEEDING APPLICATION RATE (LBS./AC.)	FERTILIZER TYPE	FERTILIZER APPLICATION RATE (LBS./AC.)	LIMING RATE (TONS/AC.)	MULCHING RATE (TONS/AC.)	ANCHOR MATERIAL	ANCHORING METHOD	RATE OF ANCHOR MATERIAL APPL. (LBS./AC)	SEEDING DATES
TEMPORARY	N/A	ANNUAL RYEGRASS - 100	40	10-10-10	500	1	3	STRAW	N/A	775	N/A
MAINTAINED LAWN	6" ±1"	MARRAKECH TALL FESCUE - 35 PATAGONIA TALL FESCUE - 35 DOMINATOR PERENNIAL RYEGRASS - 20 KENTUCKY BLUEGRASS - 10	250	10-20-20	500	6	3	STRAW	WOOD FIBER	775	3/1 TO 6/1 & 8/1 TO 10/15
MEADOW	6" ±1"	ERNST ERNMX - 123 - NATIVE UPLAND WILDLIFE FORAGE AND COVER MEADOW MIX	15	N/A	N/A	N/A	STRAW	WOOD FIBER	775	PREFERRED: 3/15 TO 6/1 DORMANT SEASON: 8/1 TO 10/15	

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



PLAN VIEW



ELEVATION VIEW

NOTES:
 1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYER AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

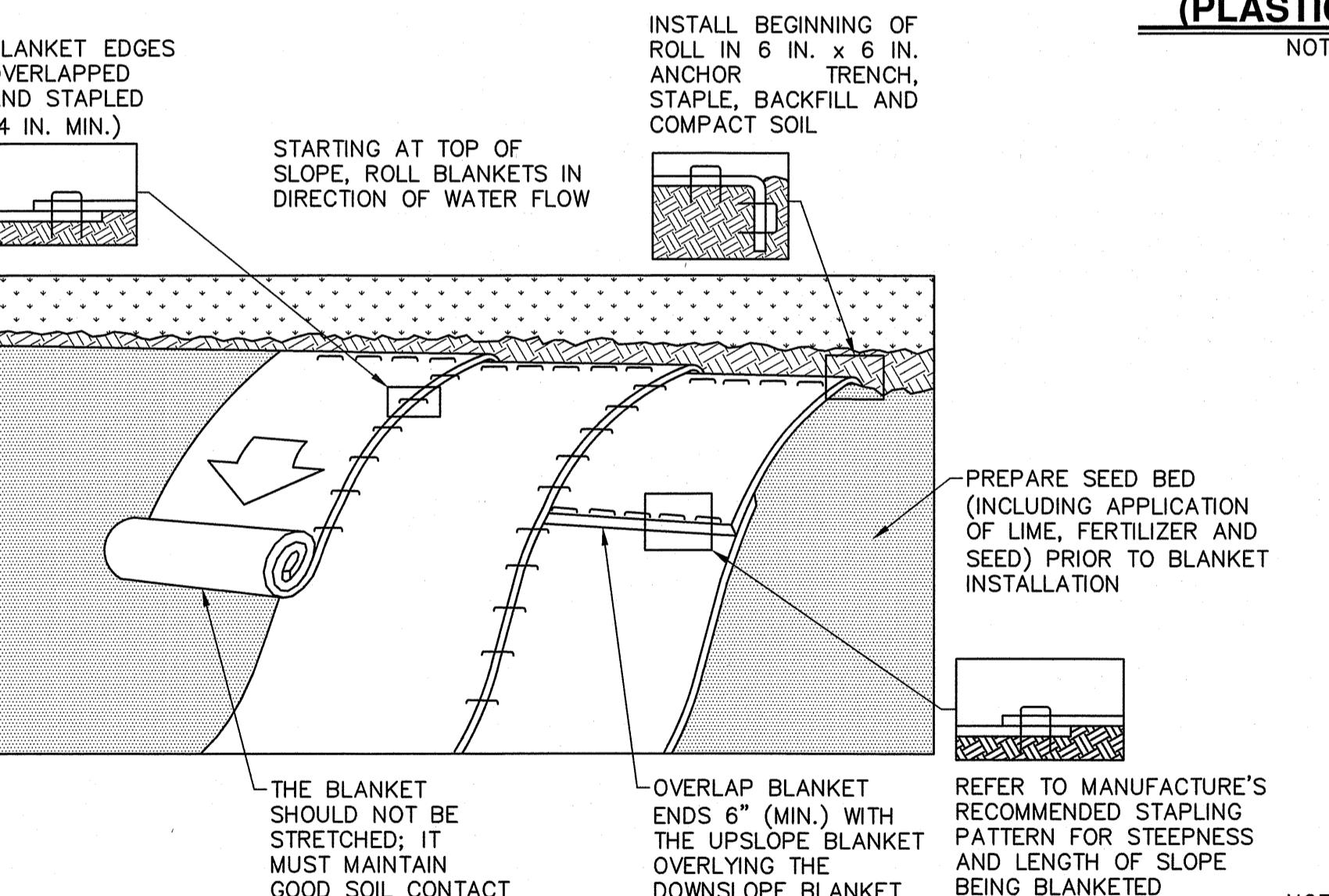
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE

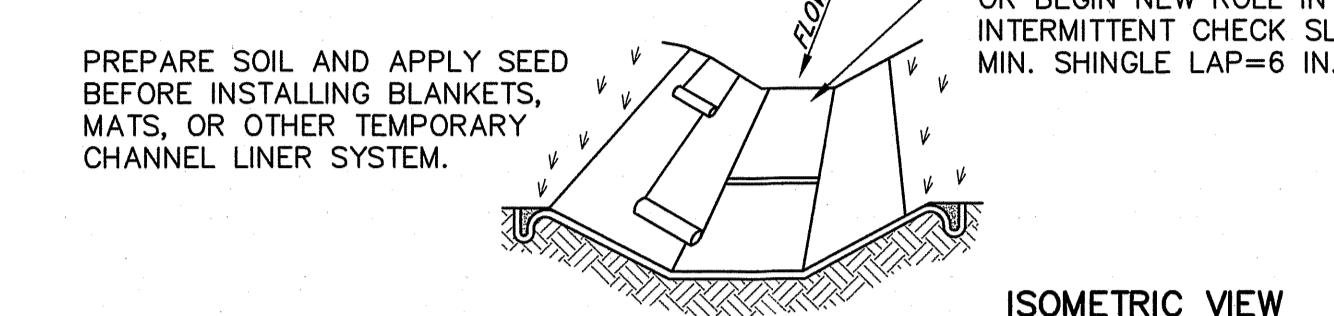
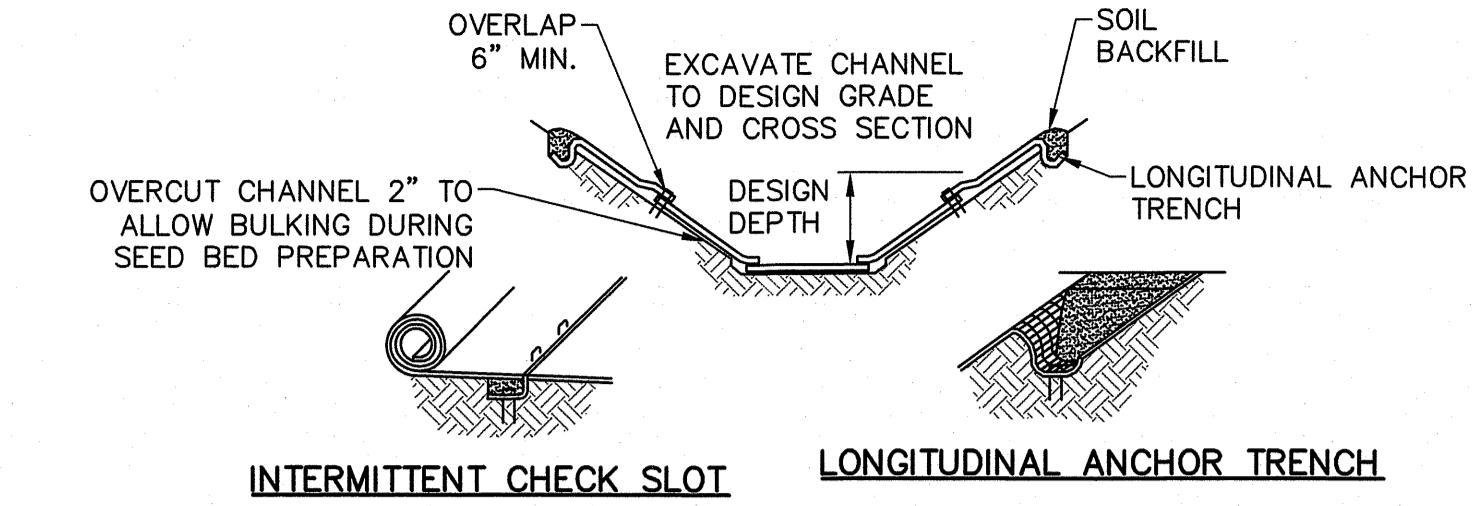


NOTES:
 1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

SOIL LIMITATIONS										
SOIL NAME	CUTBACKS CAVE	CORROSIVE TO CONCRETE \ STEEL*	DRUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER	HYDRIC/HYDRAULIC INCLUSIONS	LOW STRENGTH \ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING
GILPIN	X	C	X	X	X	X	X	X	X	X
ERNEST	X	C/S	X	X	X	X	X	X	X	X
WHARTON	X	C/S	X	X	X	X	X	X	X	X



CHANNEL CROSS-SECTION (LOOKING DOWNSTREAM)

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

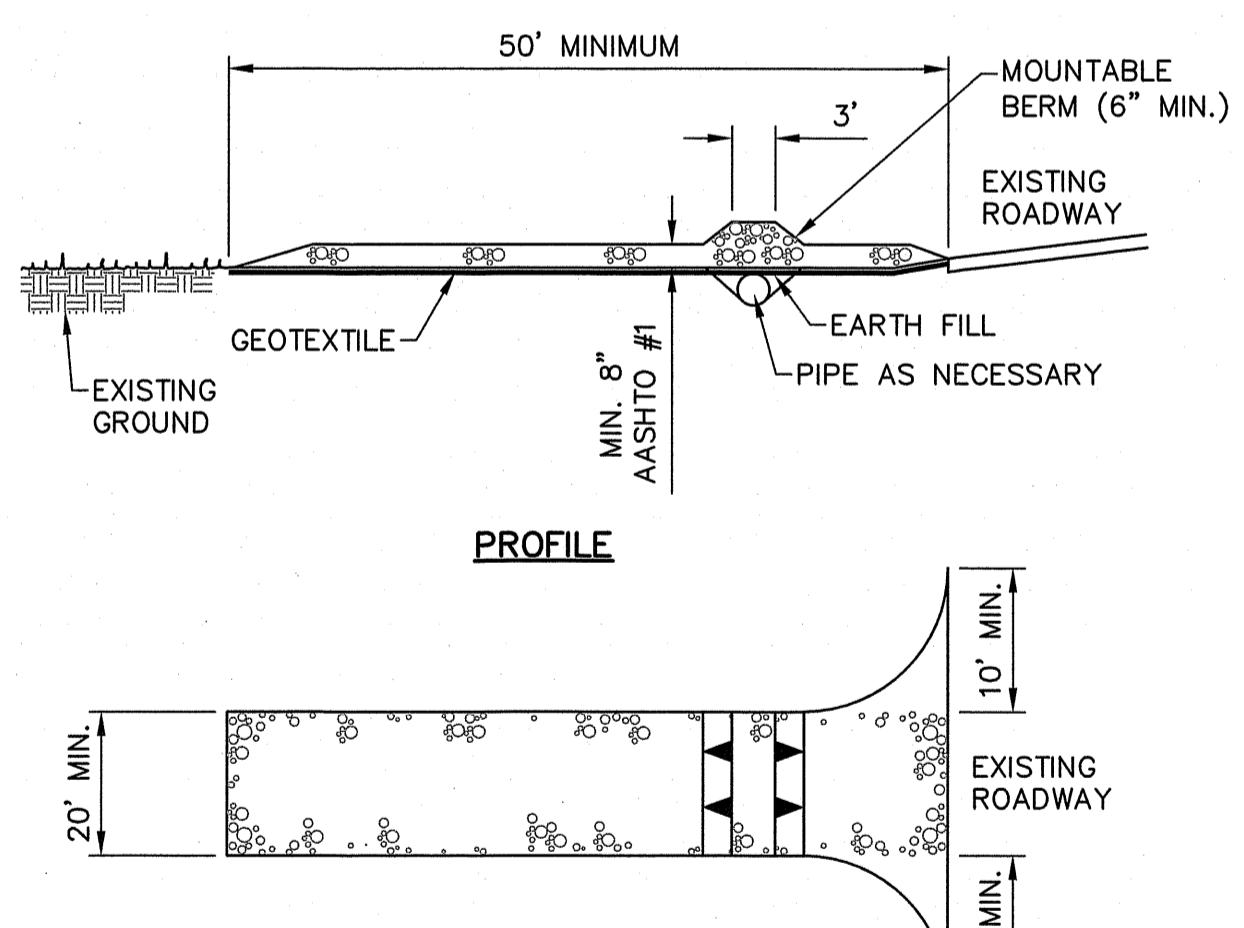
CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *	STAPLE PATTERN	CHANNEL SLOPE
1	3	2	15	3	3	N.A. GREEN S75	D	2.0%

NOTES:

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

STORM TRENCH DETAIL (PLASTIC OR METAL)

NOT TO SCALE

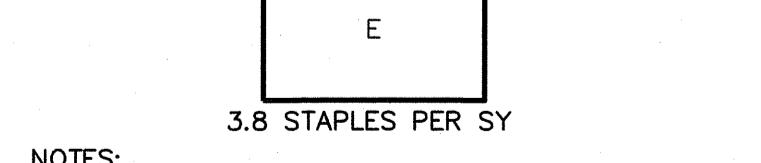
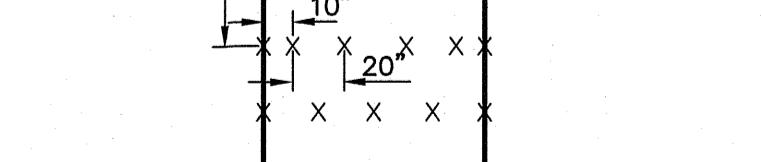
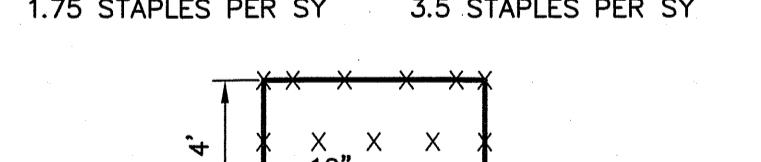
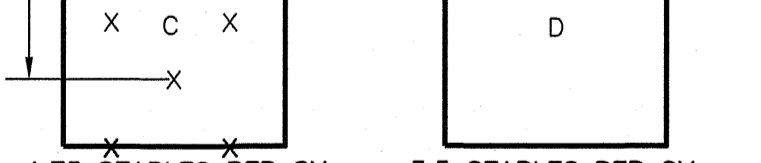
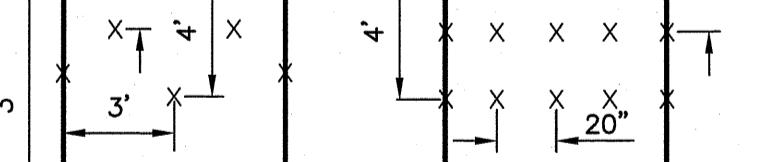
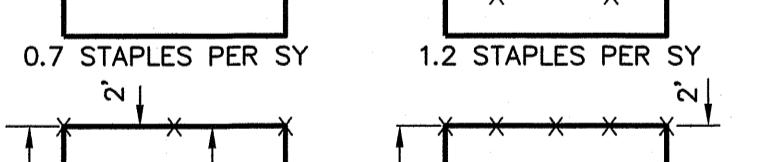
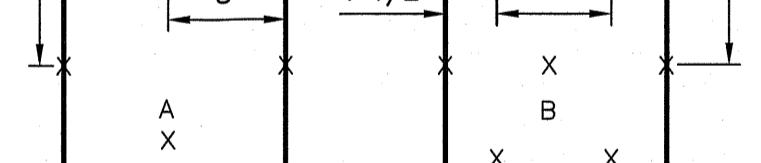
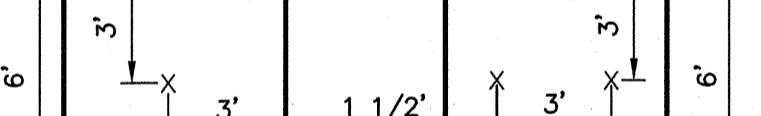


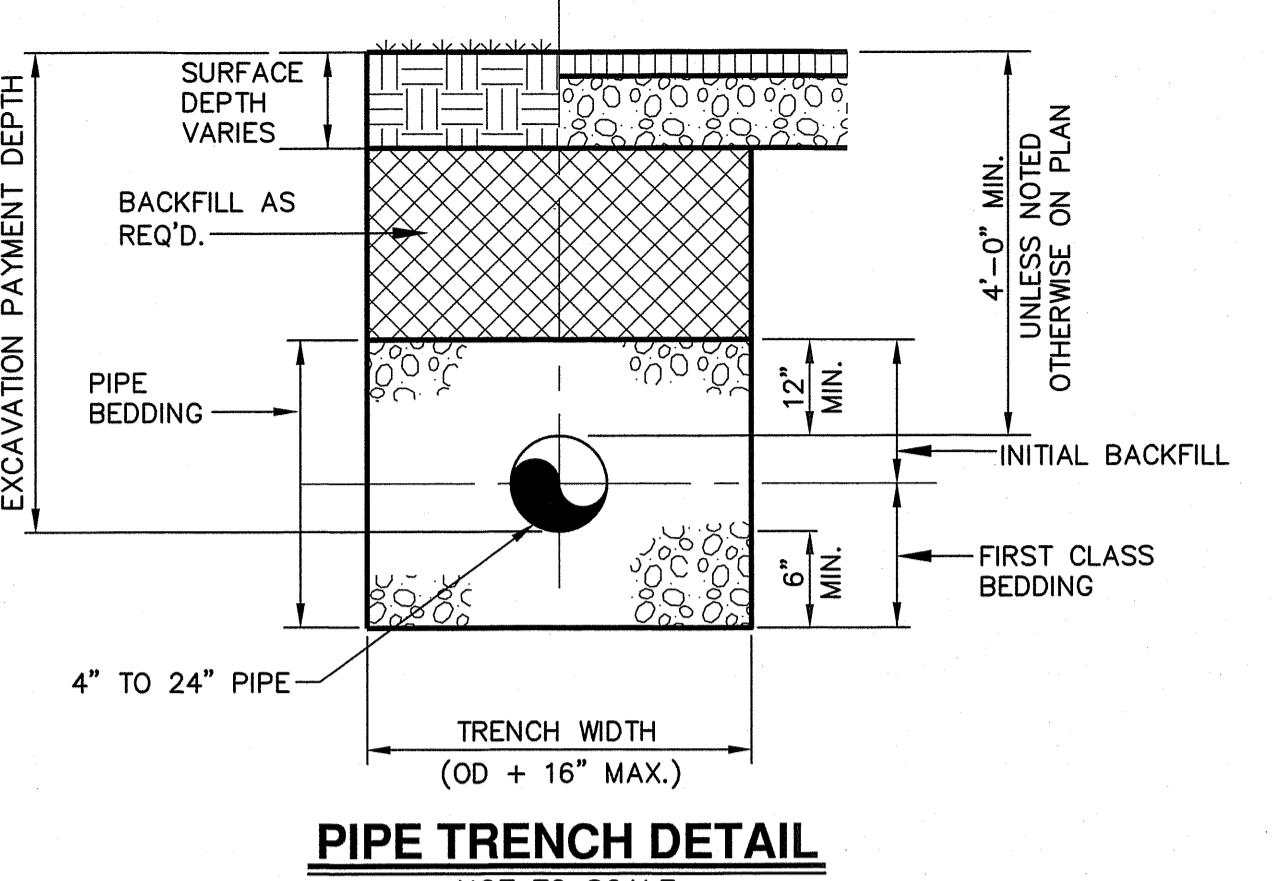
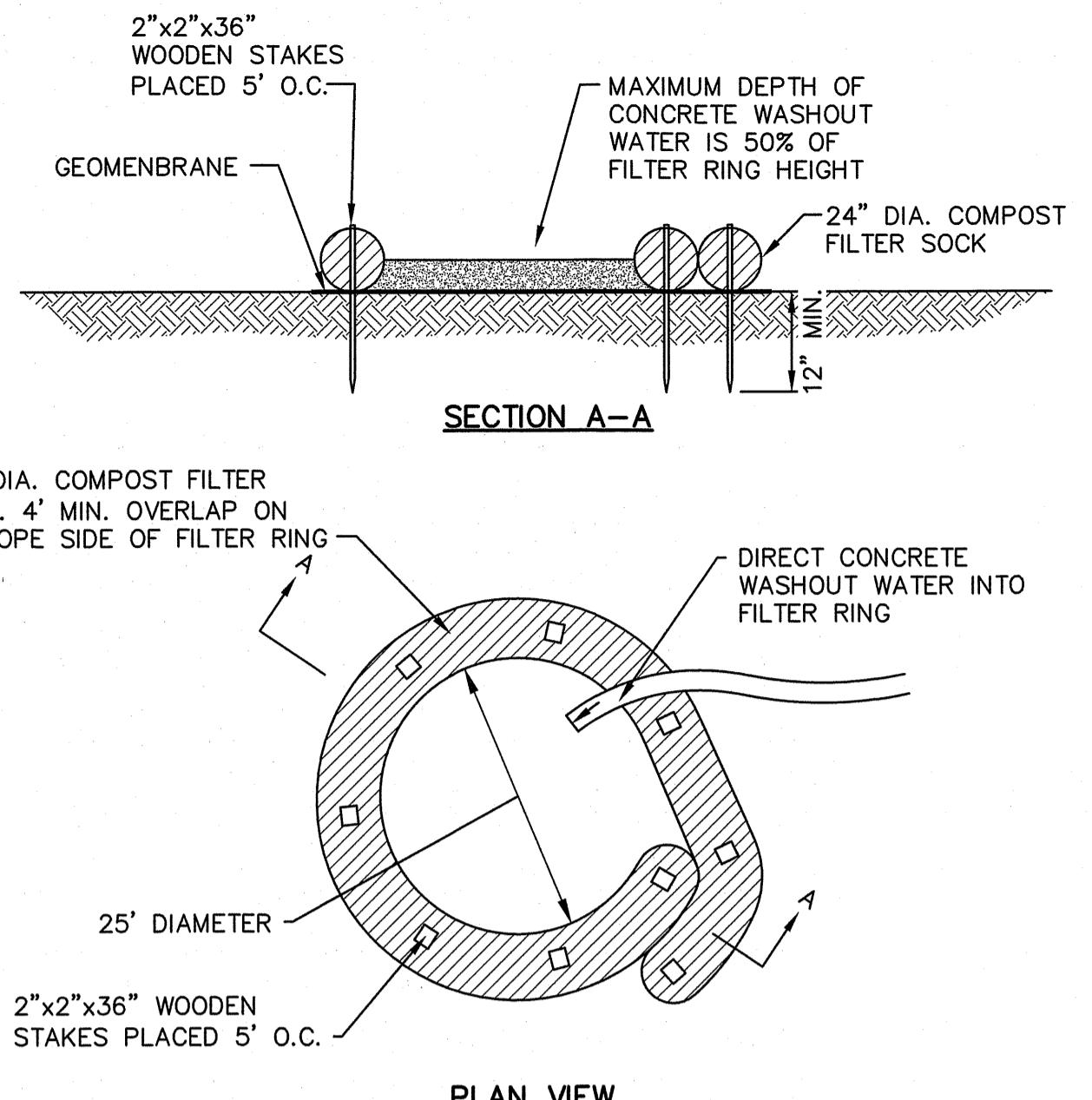
NOTES:

- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY THE MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
- Maintenance: Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50' increments until condition is alleviated or install a wash rack, washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



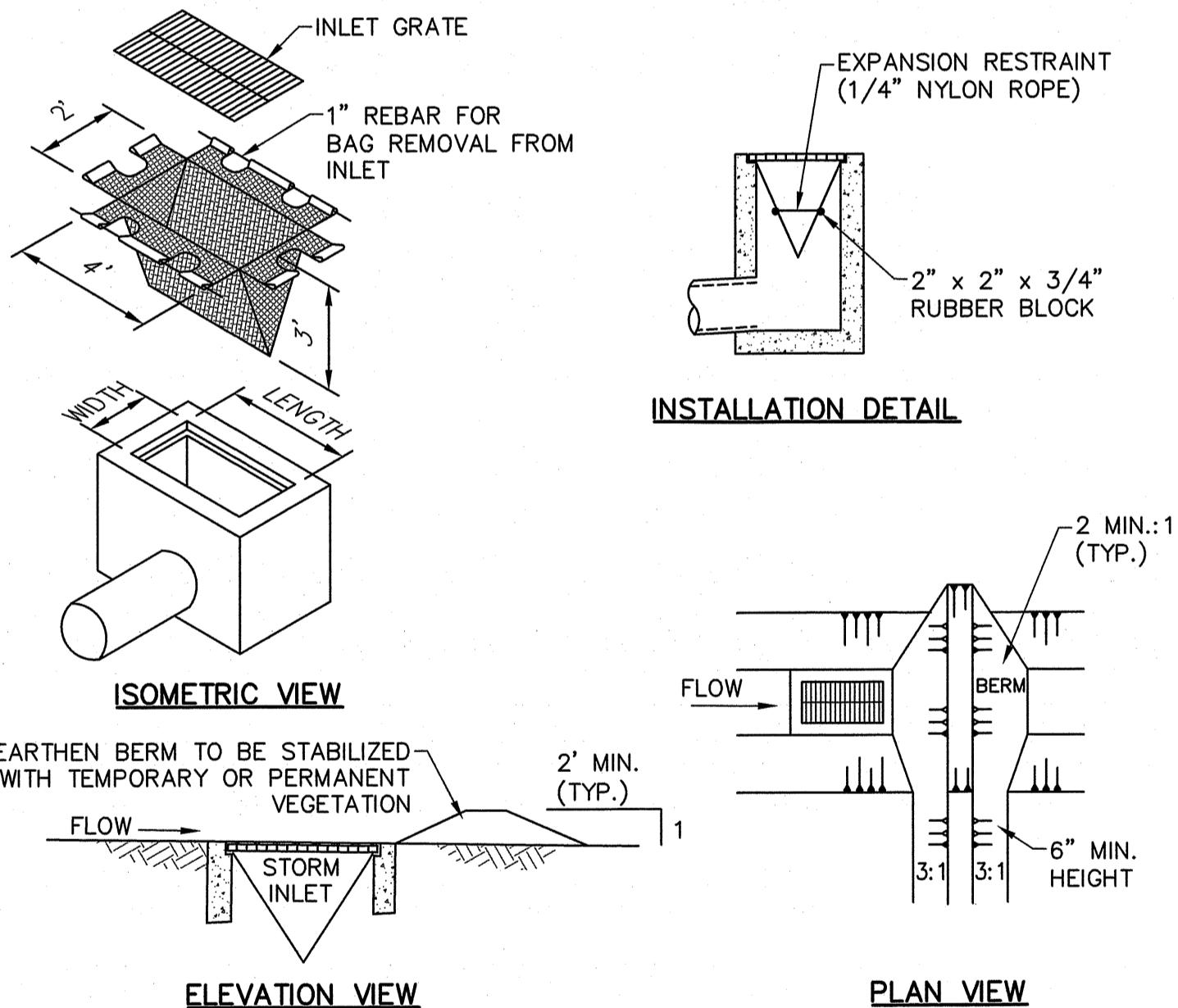

 PIPE TRENCH DETAIL
 NOT TO SCALE

 NOTES:
 SEE SPEC. SECTION 02221 - BEDDING AND BACKFILL REQ.
 SEE SPEC. SECTION 02500 - SURFACING

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

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE


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

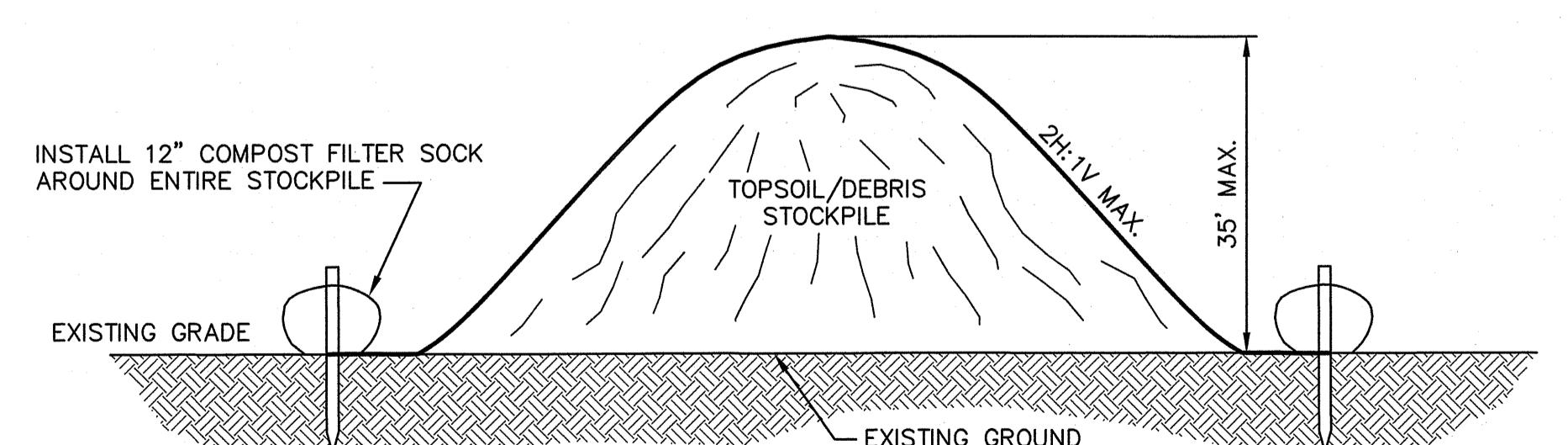
NOT TO SCALE

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

 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



TOPSOIL/DEBRIS STOCKPILE DETAIL

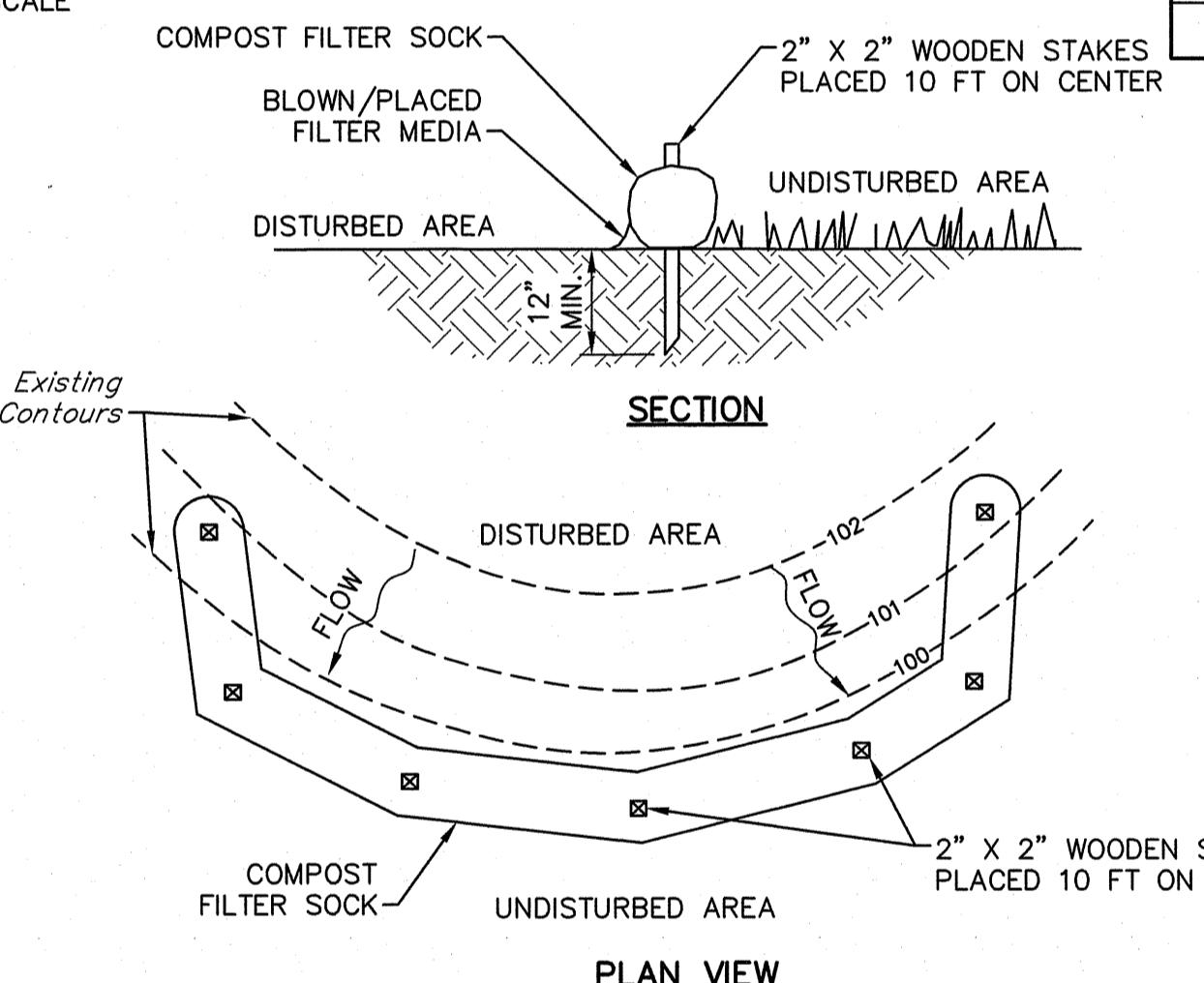
NOT TO SCALE

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

TABLE 4.2 COMPOST STANDARDS	
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAX.

NOTES:

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



SECTION

DISTURBED AREA

UNDISTURBED AREA

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:

- OUTLET STRUCTURE AND OUTLET BARREL
- BASIN BERM
- SOIL MEDIA

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 PROPERTY OWNER, SAIPH XI, LLC, OR SUCCESSOR, OWNERSHIP, OPERATION AND MAINTENANCE RESPONSIBILITY WILL BE OF THE PROPERTY OWNER. THESE RESPONSIBILITIES INCLUDE OPERATION AND MAINTENANCE OF BMP'S, STORM SEWERS AND DRAINAGE STRUCTURES.

GENERAL MAINTENANCE:

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

SPECIFIC MAINTENANCE:

INFILTRATION BASIN(S) – OWNED AND MAINTAINED BY OWNER 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 BERMS.
- REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND AREAS AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

VEGETATED CHANNEL(S):

- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER MAJOR STORM EVENTS (>1 INCH RAINFALL DEPTH):
- INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION).
- INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
- INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
- MOW AND TRIM VEGETATION TO A HEIGHT OF 4 TO 6 INCHES AT LEAST TWICE ANNUALLY TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; PREVENTATIVE METHODS FOR NOXIOUS AND INVASIVE PLANT CONTROL SHALL BE IMPLEMENTED AND IF ANY ARE FOUND DURING INSPECTION THEY SHALL BE REMOVED AS NECESSARY; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING.
- REPAIR ERODED AREAS WITHIN CHANNELS IMMEDIATELY TO ENSURE DESIGN DIMENSIONS AND STABILIZATION ARE AVAILABLE AT ALL TIMES.

RECOMMENDED STAGING OF MAJOR CONSTRUCTION ACTIVITIES

GENERAL CONSTRUCTION SEQUENCE:

1. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, REPRESENTATIVES FROM THE BUTLER COUNTY CONSERVATION DISTRICT [(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.
2. AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. CLEAR AND GRUB EXISTING VEGETATION AND STRIP TOPSOIL ONLY AS NEEDED AS WORK PROGRESSES. TOPSOIL RESERVED FOR SEeded AREAS SHALL BE PLACED IN THE TEMPORARY TOPSOIL STOCKPILE LOCATIONS SHOWN ON THE PLAN. TOPSOIL NOT REQUIRED FOR SEeded AREAS SHALL BE PERMANENTLY PLACED IN LANDSCAPE BERMS OR REMOVED FROM THE SITE.
4. UPON 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 SEeded, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
5. PLACE TOPSOIL FOR ALL AREAS NEARING FINAL GRADE AS CONSTRUCTION PROGRESSES. IMMEDIATELY STABILIZE WITH SEED AND MULCH OR EROSION CONTROL MATTING, AS REQUIRED, FOR ALL AREAS REACHING FINAL GRADE.
6. PROVIDE A CONCRETE WASHOUT FACILITY FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. PROVIDE PROPER SIGNAGE SO THAT DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
7. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE BUTLER COUNTY CONSERVATION DISTRICT.
8. AS CONSTRUCTION PROGRESSES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE TO E&S BMP'S.

RECEIVING WATER COURSE

STORMWATER FROM THE SITE FLOWS INTO UNT TO LITTLE CONNOUEENESS CREEK, CLASSIFIED AS A CWF.

CONSTRUCTION SEQUENCE

1. FIELD-MARK THE LIMITS OF DISTURBANCE AND ESTABLISH SURVEY BENCHMARKS AND REFERENCE POINTS.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS

NOTES:

- A. NO CONSTRUCTION VEHICLES ARE PERMITTED TO LEAVE THE SITE OTHER THAN OVER THE ROCK CONSTRUCTION ENTRANCE.
- 3. INSTALL COMPOST FILTER SOCKS (CFS) #1, #2, AND #4-#23 AS SHOWN ON PLANS.
- 4. BEGIN CLEARING AND GRUBBING THE SITE. PROPERLY DISPOSE OF ANY DEBRIS.
- 5. ONCE PERIMETER COMPOST FILTER SOCKS ARE INSTALLED, REMOVAL OF THE SOUTHERN DRIVEWAY ACCESS ASPHALT MAY BEGIN.
- 6. REMOVE EXISTING STRUCTURES, GRAVEL, AND ASPHALT AS SHOWN ON DEMOLITION PLAN. RESTORE DEMOLITION AREAS. RESTORE AND FILL ANY UNNEEDED AREAS OR AREAS THAT WOULD CAUSE CONCENTRATED FLOW FROM ASPHALT REMOVAL WITH TOPSOIL.
- 6.1. ONCE EXISTING ASPHALT DRIVEWAY IS REMOVED NEAR EXISTING INLET-1 LOCATED ON THE NORTHERN PROPERTY EDGE, IMMEDIATELY INSTALL CFS-#3.
- 7. BEGIN ROUGH GRADING OF SITE AREAS, EXCLUDING INFILTRATION BASIN 1 AND CHANNEL 1, 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.

- 8. GRADE IN BUILDING FOOTPRINT. ONCE FOOTPRINT IS GRADED BUILDING CONSTRUCTION MAY BEGIN.
- 9. BEGIN CONSTRUCTION AND GRADING OF INFILTRATION BASIN 1. INSTALL PERMANENT OUTLET STRUCTURE AND DISCHARGE PIPE. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A LICENSED PROFESSIONAL SHALL BE NOTIFIED WHEN IT IS TO OCCUR.
- 9.1. DO NOT COMPACT IN-SITU SOILS DURING INSTALLATION OF INFILTRATION BASIN. FOLLOW THE SEQUENCING FOR INDIVIDUAL BMP INSTALLATION FOR INFILTRATION BASIN 1.
- 9.2. ONCE BASIN IS GRADED, IMMEDIATELY INSTALL COMPOST FILTER SOCK #24 AROUND UPSLOPE PERIMETER OF THE INFILTRATION BASIN TO KEEP UPSTREAM SEDIMENT FROM ENTERING.

- 10. ONCE INFILTRATION BASIN (BMP ID: 1) INSTALLATION IS COMPLETE, INSTALLATION OF EW-1 TO HW-1 MAY BEGIN, WORKING DOWNSTREAM TO UPSTREAM. CHANNEL 1 AND UPSTREAM CONVEYANCES MAY BE INSTALLED. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A DESIGN PROFESSIONAL IS TO BE NOTIFIED WHEN IT IS TO OCCUR.
- 11. GRADE AND INSTALL CHANNEL 1. THIS IS A CRITICAL STAGE OF CONSTRUCTION AND A DESIGN PROFESSIONAL IS TO BE NOTIFIED WHEN IT IS TO OCCUR.
- 11.1. UPON GRADING OF CHANNEL 1, STABILIZE AND LINE CHANNEL WITH SPECIFIED LINER ACCORDING TO DETAILS.
- 11.2. INSTALL CFS-#25 IMMEDIATELY UPON INSTALLING CHANNEL. COMPOST FILTER SOCK TO REMAIN UPSLOPE OF CHANNEL 1 UNTIL PARKING LOT ASPHALT IS INSTALLED.
- 12. INSTALLATION OF SITE UTILITIES: GAS, SANITARY, WATER AND ELECTRIC, MAY BEGIN.
- 13. INSTALL CONVEYANCE I-1 TO EW-2 WITH OUTLET RIPRAP APRON, WORKING DOWNSTREAM TO UPSTREAM.
- 14. FINISH GRADE ON PROPOSED PAVED AREAS AND INSTALL SUBBASE AND BASE COURSE.
- 15. COMPLETE INSTALLATION OF ASPHALT SURFACES AND CONCRETE AS PER SPECIFIED DETAILS AND STRIPE ACCORDING TO PLANS.
- 16. 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.
- 17. UPON FINAL STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER OR PERMANENT ASPHALT COVER), REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT ACCUMULATED BEHIND COMPOST FILTER SOCKS AND INLET PROTECTION. REMOVE SITE E&S CONTROLS (ROCK ENTRANCE, CFS, AND INLET FILTER PROTECTION).

SEQUENCE FOR INDIVIDUAL BMP INSTALLATION

INFILTRATION BASIN(S):

1. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
2. INSTALL DOWNSTREAM CONVEYANCES AND PERMANENT OUTLET STRUCTURE.
3. EXCAVATE IN-SITU SOILS OF INFILTRATION BASIN TO PROPOSED BOTTOM ELEVATION. NO NOT COMPACT IN SITU SOILS.

4. INSTALL BASIN BERM AND EMERGENCY SPILLWAY AS SHOWN ON PLANS. IMMEDIATELY STABILIZE BERM SLOPES.
5. SCARIFY IN-SITU SOILS AND INSTALL BASIN SOIL MEDIA AND UNDERDRAINS.
- 5.1. BASIN UNDERDRAIN VALVE TO BE CLOSED. UNDERDRAINS ARE TO BE USED FOR MAINTENANCE PURPOSES ONLY.
6. SEED AND MULCH INFILTRATION BASIN WITH SPECIFIED SEEDING AS SHOWN ON PCSM DETAILS.

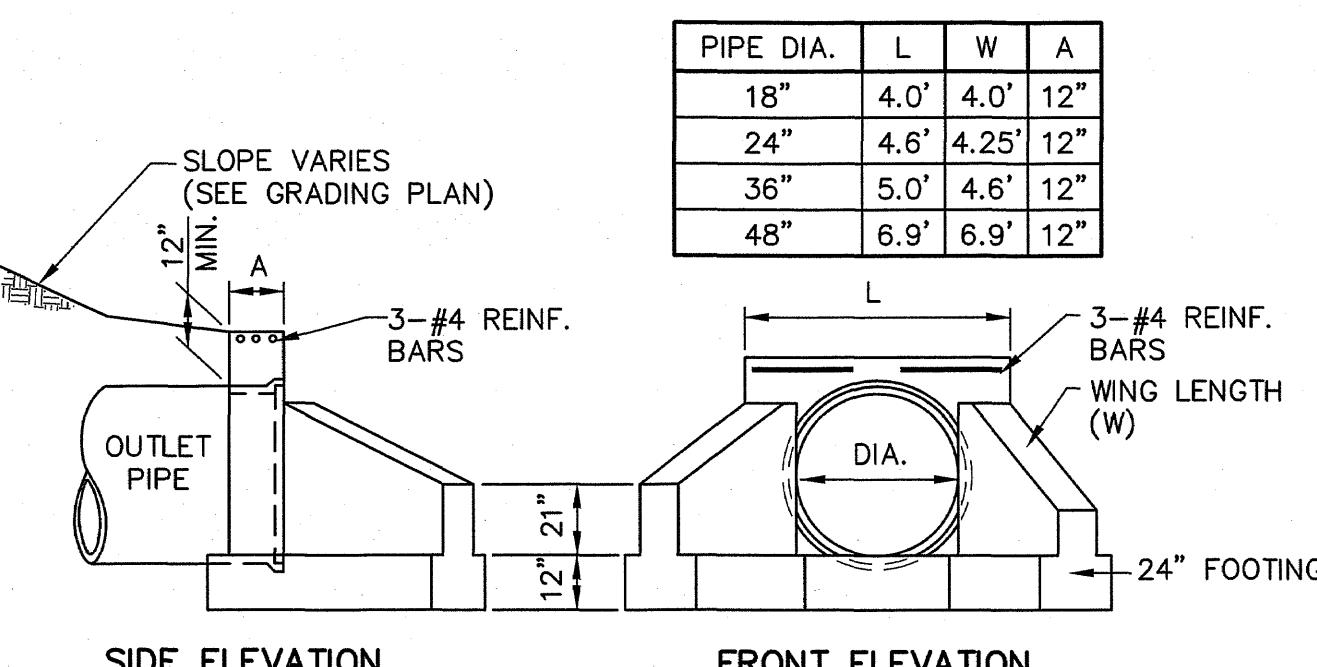
VEGETATED CHANNELS:

1. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS, INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS FOR BMP INSTALLATION.
2. GRADE THE CHANNEL ACCORDING TO DETAILS. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE.
- 2.1. CHANNELS MUST BE IMMEDIATELY STABILIZED WITH TEMPORARY OR PERMANENT EROSION MATTING, ROCK LINING, OR OTHER SUITABLE STABILIZATION AS SHOWN ON THESE PLANS
3. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO THE SEEDING SCHEDULE. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
4. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE CHANNEL BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
5. ONCE CONSTRUCTION IS COMPLETE, REGRADE AND RESEED ANY BARE OR DAMAGED AREAS OF THE CHANNEL.

SEEDING SCHEDULE

APPLICATION	TOPSOIL PLACEMENT DEPTH	SPECIES - %	SEEDING RATE (LBS./AC.)	FERTILIZER TYPE	FERTILIZER APPLICATION RATE (LBS./AC.)	LIMING RATE (TONS/AC.)	MULCH TYPE	MULCHING RATE (TONS/AC.)	ANCHOR MATERIAL	ANCHORING METHOD	RATE OF ANCHOR MATERIAL APPL. (LBS./AC)	SEEDING DATES
TEMPORARY	N/A	ANNUAL RYEGRASS - 100	40	10-10-10	500	1	STRAW	3	STRAW	N/A	775	N/A
MAINTAINED LAWN	6" ±1"	MARRAKESH TALL FESCUE - 35 PATAGONIA TALL FESCUE - 35 DOMINATOR PERENNIAL RYEGRASS - 20 KENTUCKY BLUEGRASS - 10	250	10-20-20	500	6	STRAW	3	STRAW	WOOD FIBER	775	3/1 TO 6/1 & 8/1 TO 10/15
MEADOW	6" ±1"	ERNST ERNMX - 123 - NATIVE UPLAND WILDFLIFE FORAGE AND COVER MEADOW MIX	15	N/A	N/A	N/A	STRAW	3	STRAW	WOOD FIBER	775	PREFERED: 3/15 TO 6/1 DORMANT SEASON: 8/1 TO 10/15

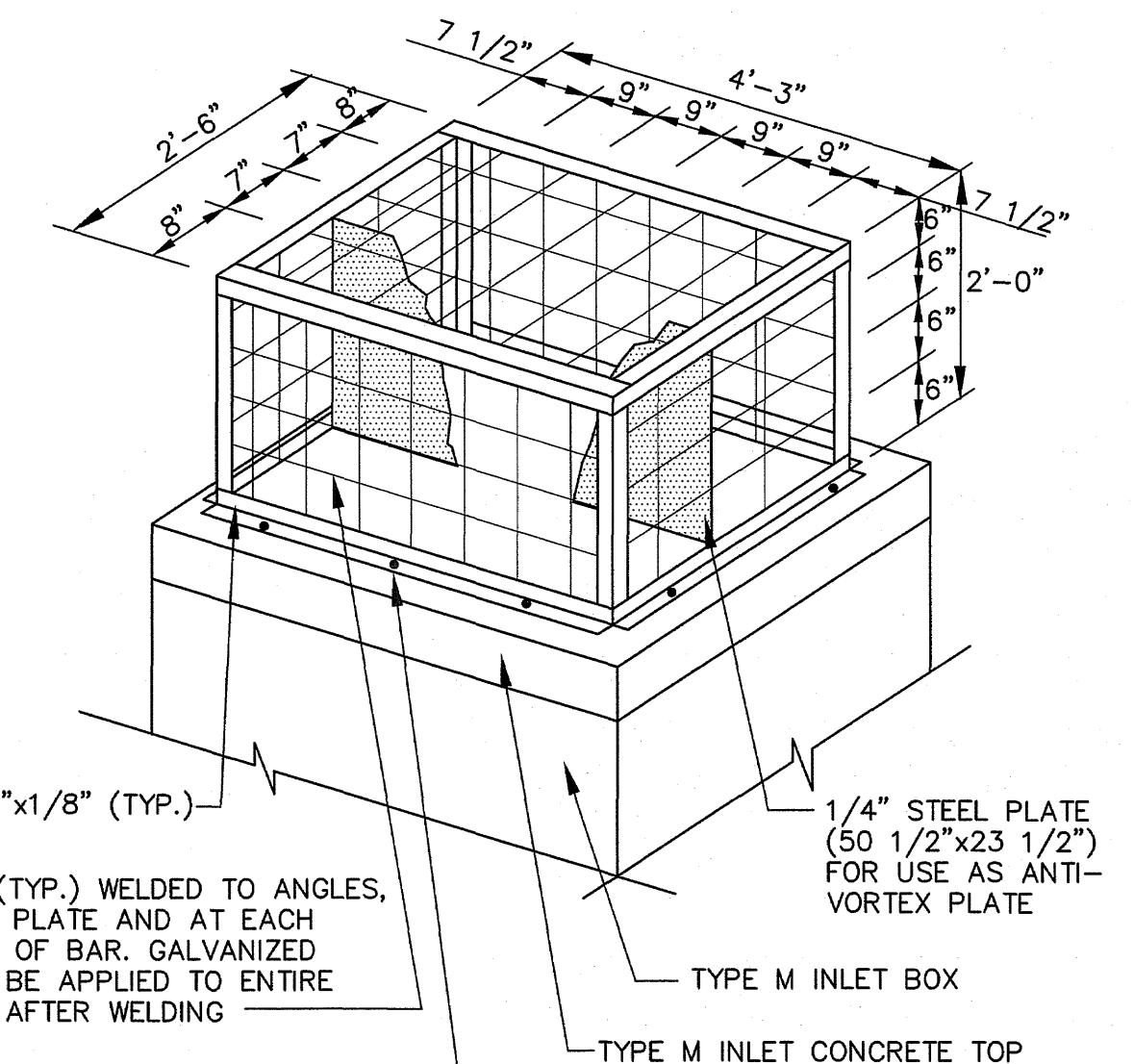
SOIL LIMITATION RESOLUTIONS	
LIMITATION	RESOLUTION
CUTBANKS CAVE	CONDUCT TRENCHING OPERATIONS IN ACCORDANCE WITH OSHA TECHNICAL MANUAL FOR TRENCHING. STABILIZE BANKS IMMEDIATELY WITH SEED, MULCH, EROSION CONTROL MATS, BONDED FIBER MATRIX, OR A COMBINATION OF THESE AND/OR OTHER METHODS.
CORROSIVE TO CONCRETE OR STEEL	PROTECT CONCRETE AND STEEL WITH PROTECTIVE COATINGS, SELECT ALTERNATIVE MATERIALS IN LIEU OF CONCRETE OR STEEL, OR A COMBINATION OF THESE AND/OR OTHER METHODS.
DROUGHTY	SELECT VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
EASILY ERODIBLE	PROVIDE TEMPORARY OR PERMANENT CHANNEL LINING, DECREASE CHANNEL GRADE, INCREASE CHANNEL WIDTH, SELECT VEGETATION WITH A GREATER RETARDANCE, SELECT PERMANENT LININGS OTHER THAN GRASSES, OR IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
DEPTH TO SATURATED ZONE, SEASONAL HIGH WATER TABLE, WETNESS & HYDRIC SOILS	SELECT VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILE VEGETATED AREAS, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS. UTILIZE PUMPED WATER FILTER BAGS TO DETERMINE DISTURBED AREAS DURING CONSTRUCTION.
LOW STRENGTH \ LANDSLIDE PRONE	LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS.
SLOW PERCOLATION	LOCATE INFILTRATION FACILITIES TO ANOTHER SOIL TYPE, RESTRICT CONSTRUCTION TRAFFIC AT THOSE LOCATIONS, TILL SOIL IN THOSE LOCATIONS, ADD SOIL AMENDMENTS SUCH AS COMPOST AT THOSE LOCATIONS.</



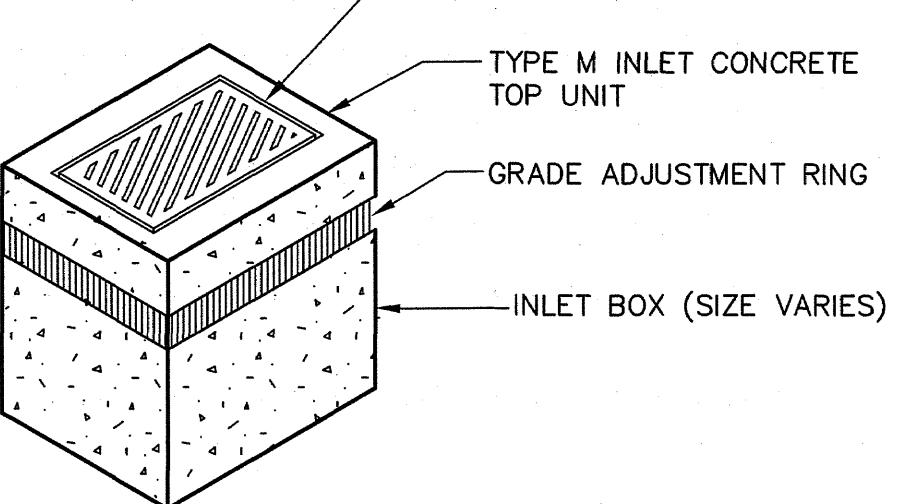
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 72 RC-31
2. FOR PIPE SIZES LESS THAN 36" CONSTRUCT WING WALL TO DIMENSIONS FOR 36" PIPE DIAMETER AS LISTED IN PENNDOT RC-31.

TYPE D-W ENDWALL DETAIL

NOT TO SCALE

**OVERFLOW TRASH RACK WITH ANTI-VORTEX PLATE**

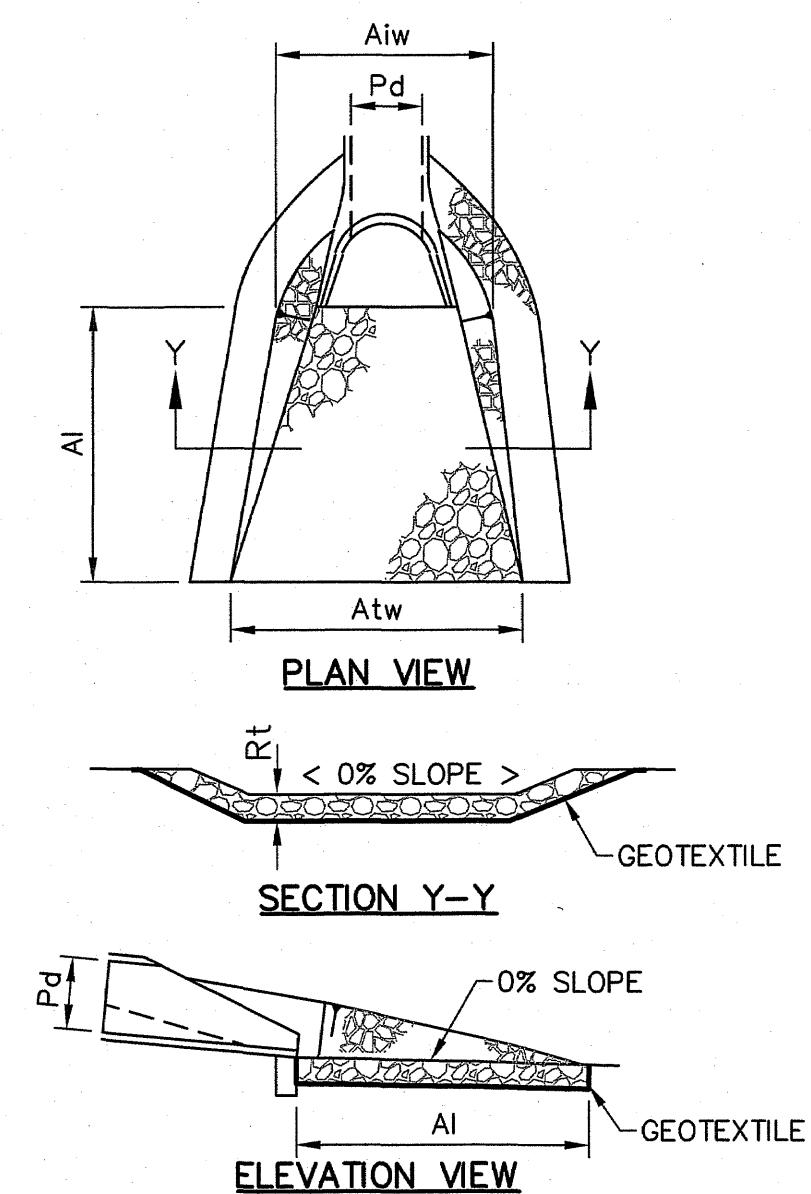
NOT TO SCALE



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

TYPE M INLET DETAIL

NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		Lining *	Staple Pattern	CHANNEL SLOPE
		SIZE R-	THICK. Rt (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1w (FT)			
EW-1	15	4	18	8	4			2.0%
EW-2	15	4	18	8	4			12

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

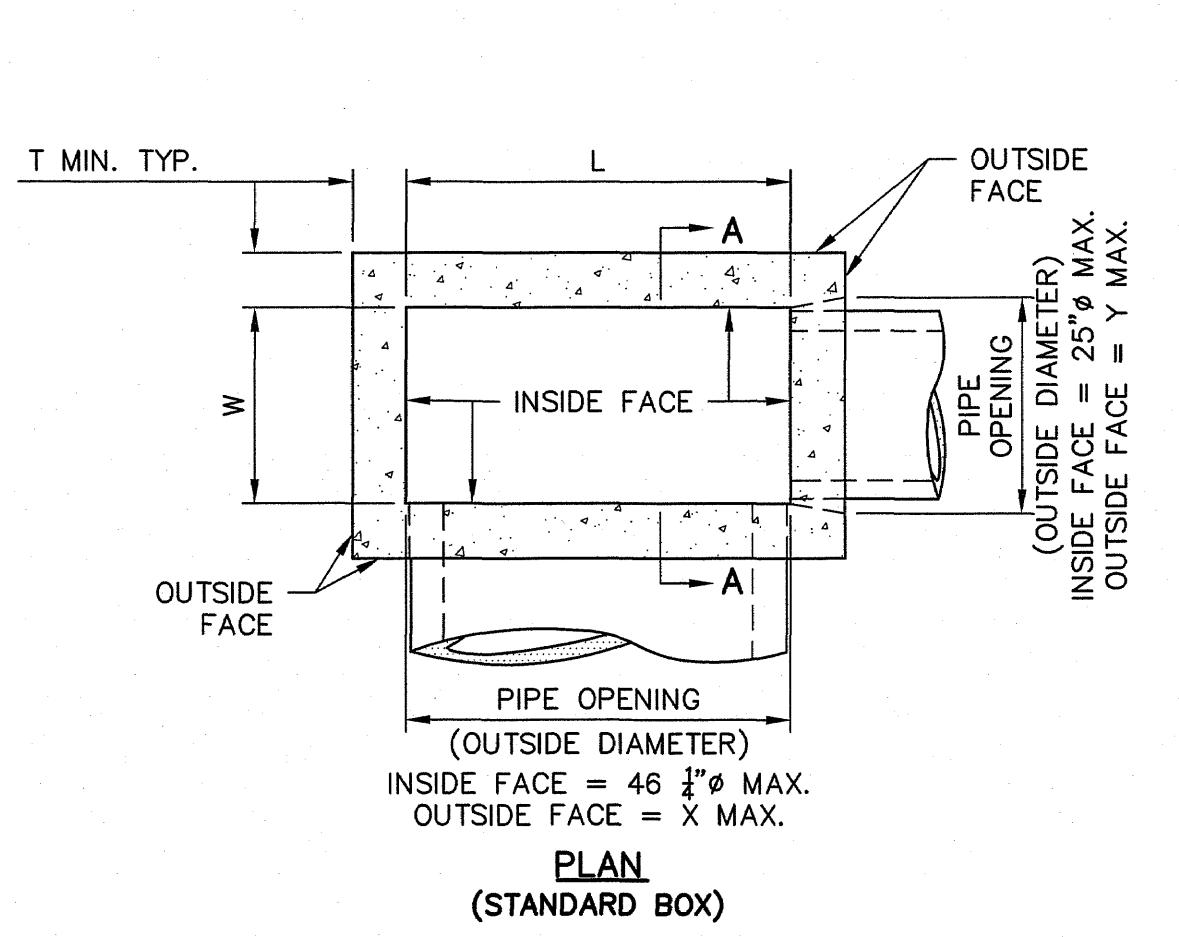
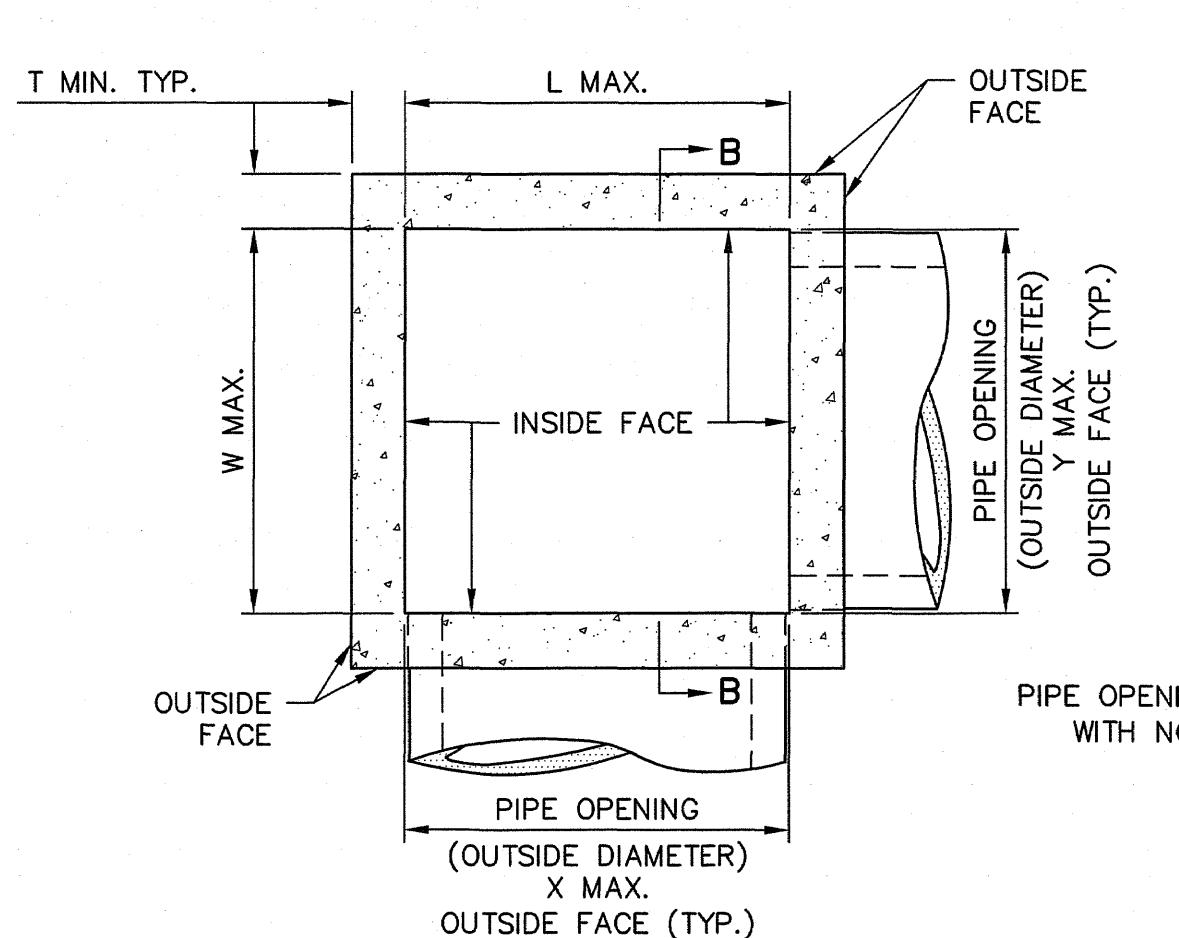
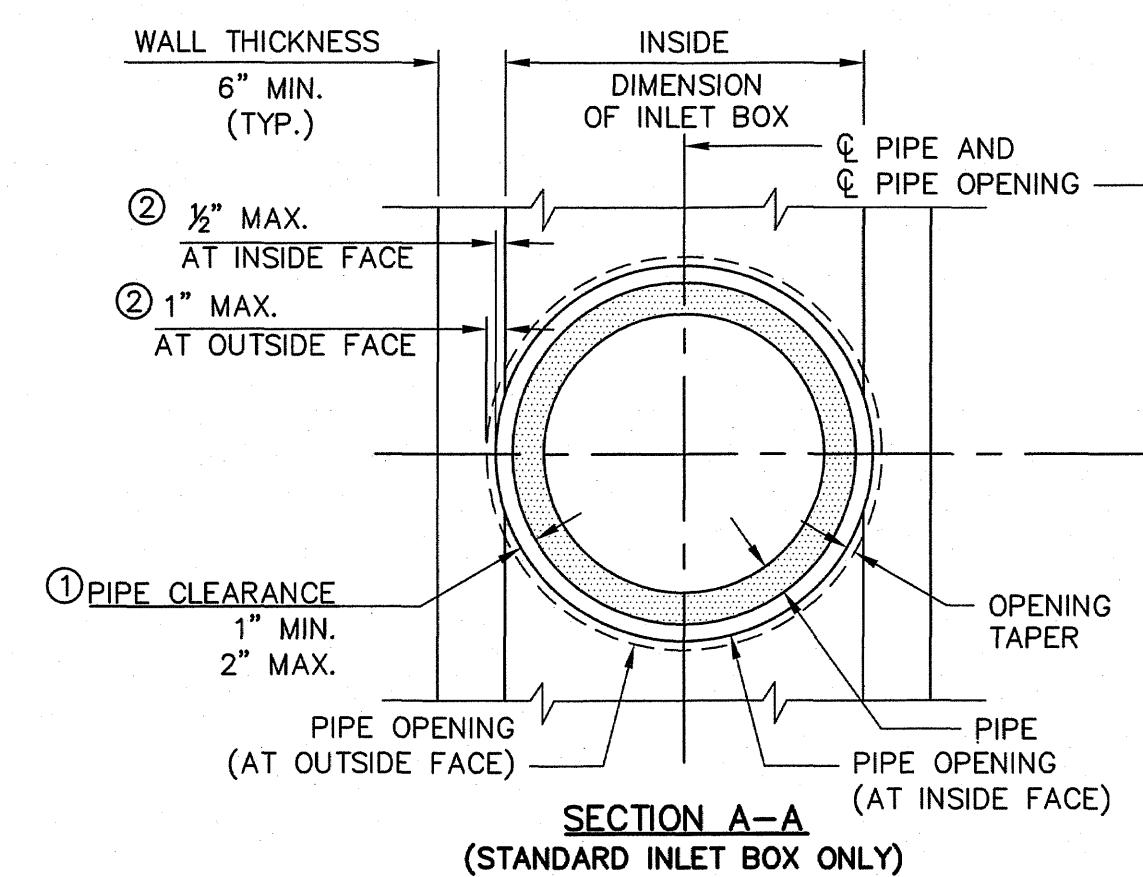
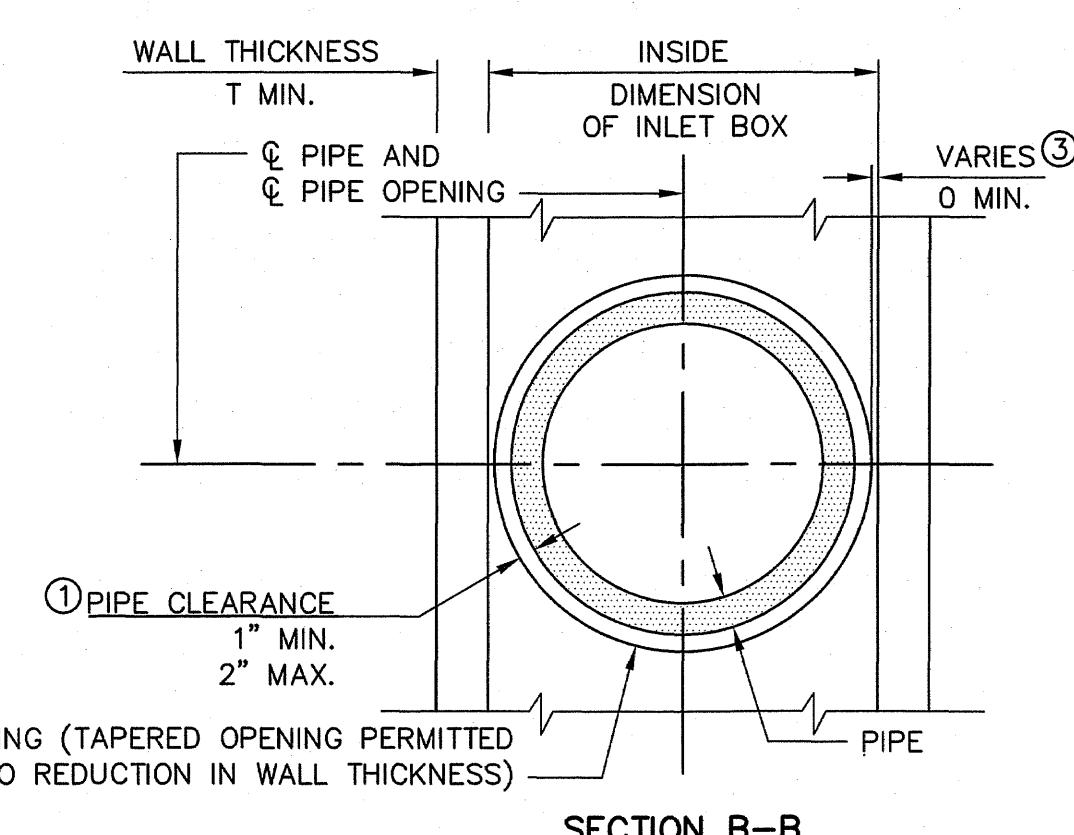
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

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

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL**

NOT TO SCALE

**PLAN
(STANDARD BOX)****PLAN
(TYPE 4 THROUGH TYPE 10 AND TYPE D-H BOXES)****SECTION A-A
(STANDARD INLET BOX ONLY)****SECTION B-B
(TYPICAL ALL TYPES EXCEPT STANDARD)****LEGEND**

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

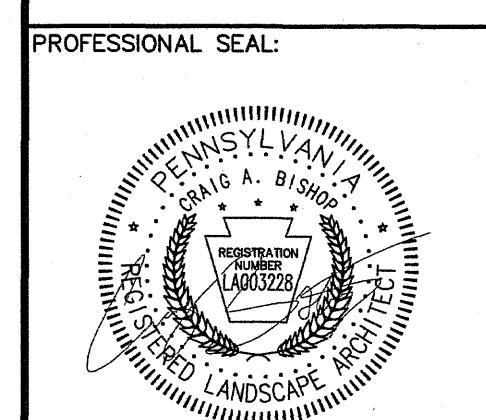
BOX TYPE	INSIDE BOX DIMENSIONS		WALL THICKNESS T	PIPE OPENING AT OUTSIDE FACE
	W	L		
STANDARD	2'-0"	3'-9 1/2"	6"	47 1/4" 26"

NOTES

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

PRECAST INLET BOXES

NOT TO SCALE



HRG PROJECT NUMBER: R008385.0459
PLAN DATE: SEPTEMBER 2024
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

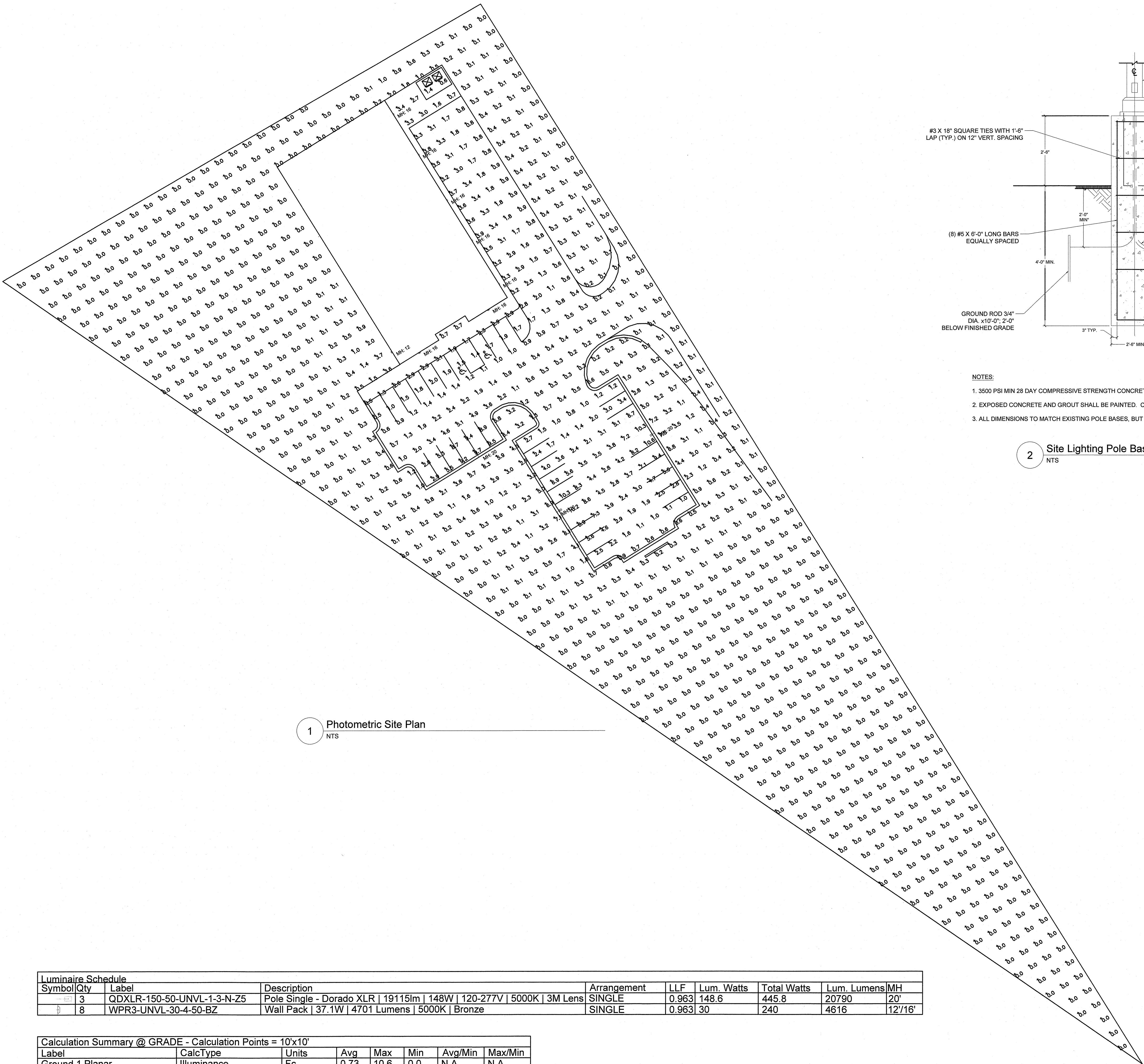
REVISIONS	DESCRIPTION
1	2024-09-05 REVISED PER TOWNSHIP COMMENTS
2	2024-10-17 REVISED PER TOWNSHIP COMMENTS
3	2025-01-07 ISSUED BID DOCUMENTS
4	2024-11-18 ISSUED PER INPS COMMENTS
5	2025-02-19 LD PLANS FOR RECORDING

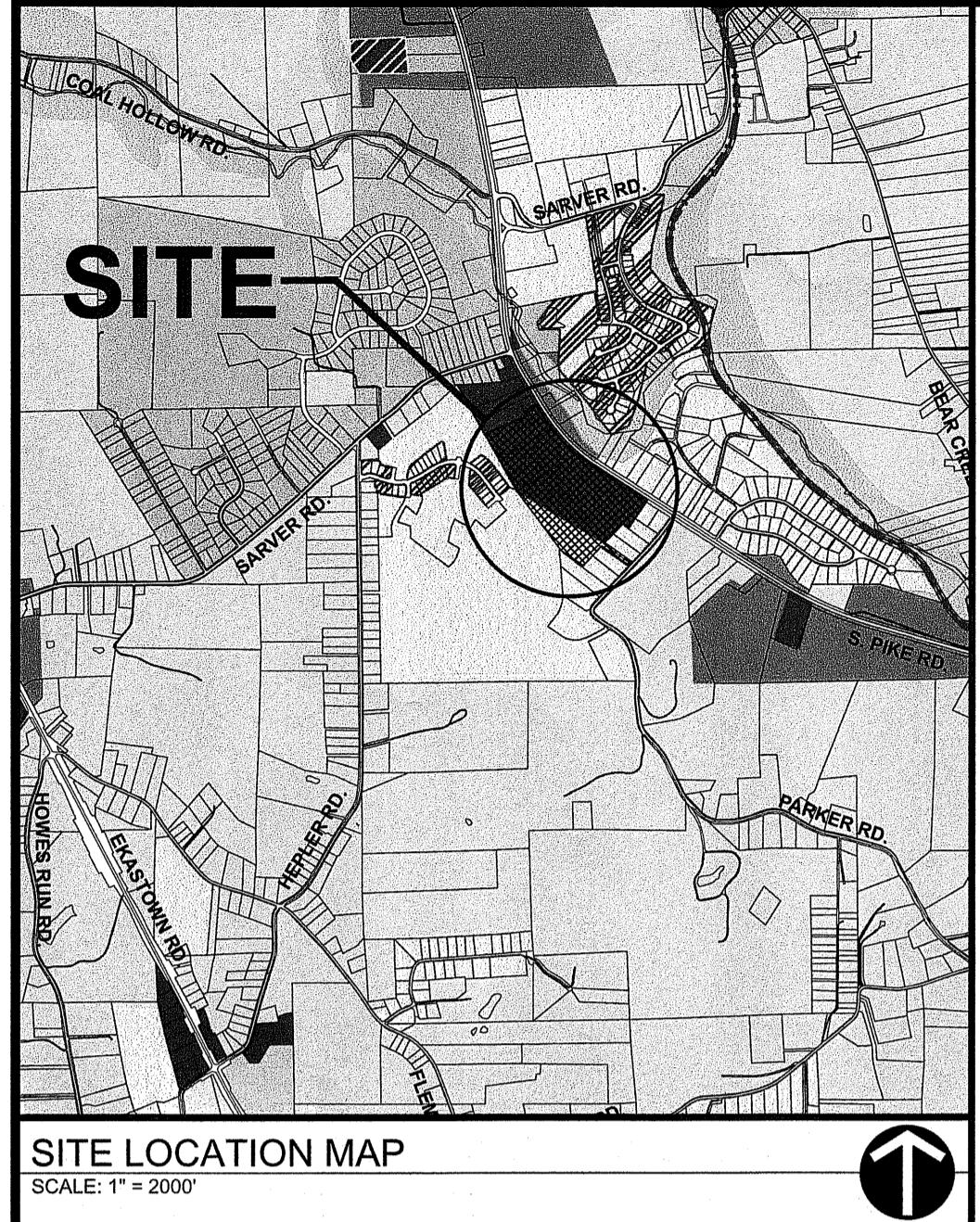
SHEET TITLE: PCSM DETAILS

PLAN BOOK	PAGE
428	19

SHEET: PCDT-1

19



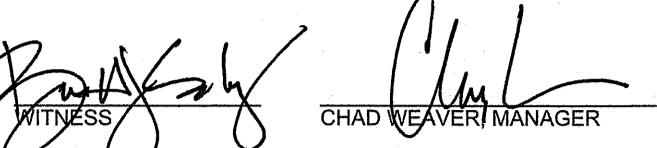


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE EXISTING TAX PARCEL 40-1F77-8B AND TAX PARCEL 40-1F77-7A.

Instr: 202505090006942
Page: 1 F: \$45.00
5/2025 11:53 PM
Michelle Mustello
Butler County Recorder PA

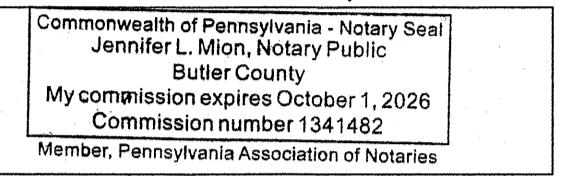
OWNERS ADOPTION
LAUREL HILLS PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNER OF LANDS AS SHOWN ON THE LAUREL HILLS CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON ITS SUCCESSORS AND ASSIGNS.



5/1/2025

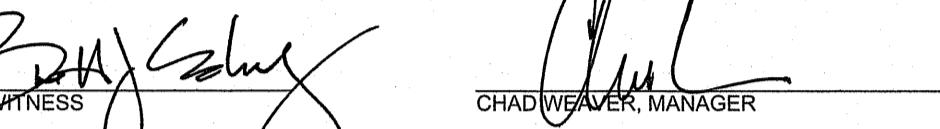
ACKNOWLEDGMENT
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHAD WEAVER, MANAGER OF LAUREL HILLS PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

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


Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2026
Commission number 1341462
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (WITH MORTGAGE):

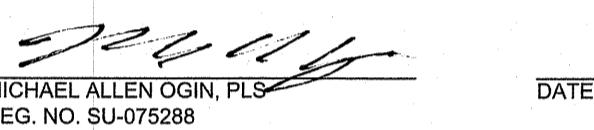
WE, LAUREL HILLS PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OWNERS OF A PARTITION OF THE LANDS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LAUREL HILLS PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NO. 202305300007465 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.


WITNESS
WE, WASHINGTON FINANCIAL BANK, FIRST LIEN HOLDER (MORTGAGEE) OF THE PROPERTY EMBODIED IN THIS PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

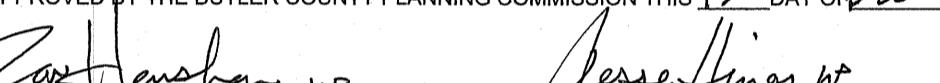

WITNESS
WE, WASHINGTON FINANCIAL BANK, FIRST LIEN HOLDER (MORTGAGEE) OF THE PROPERTY EMBODIED IN THIS PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

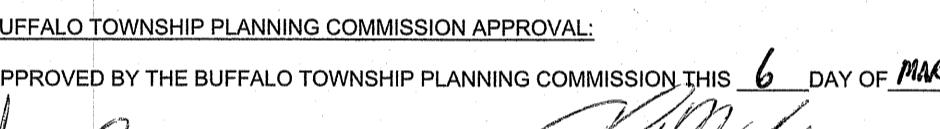

MICHAEL ALLEN OGIN, PLS
REG. NO. SU-075288
DATE: 5-1-25

BUTLER COUNTY PLANNING COMMISSION APPROVAL:


APPROVED
APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15 DAY OF May 2025

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 21-240

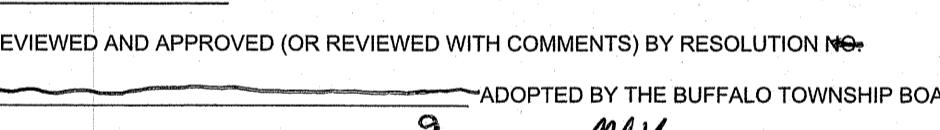
BUFFALO TOWNSHIP PLANNING COMMISSION APPROVAL:

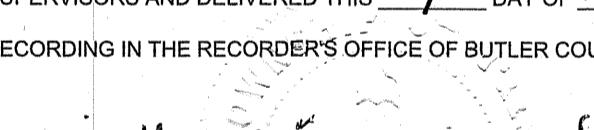

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 6 DAY OF March 2024

SECRETARY

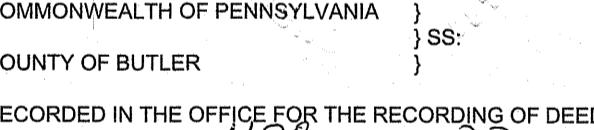
SECRETARY

MUNICIPAL APPROVAL:


REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY RESOLUTION NO. 1
ADOPTED BY THE BUFFALO TOWNSHIP BOARD OF
SUPERVISORS AND DELIVERED THIS 9 DAY OF May 2025 TO OWNER FOR
RECORDING IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

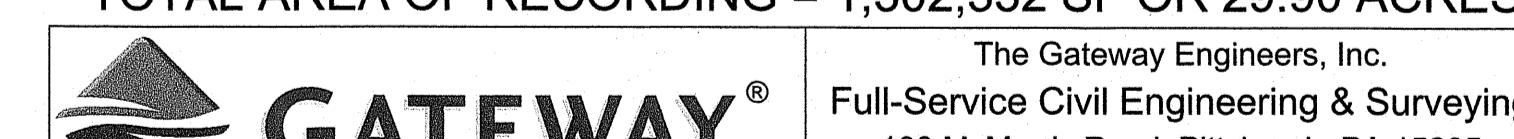

SECRETARY
PROOF OF RECORDING:

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 420 PAGE(S) 23
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF May, 2025


RECORDED BY
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

TOTAL AREA OF RECORDING = 1,302,332 SF OR 29.90 ACRES


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

LAUREL HILLS CONSOLIDATION PLAN

SITUATE IN
BUFFALO TOWNSHIP
BUTLER COUNTY

MADE FOR

LAUREL HILLS PARTNERS, LP

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

Marj. Randolph
MARJ. RANDOLPH

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, MARY J. RANDOLPH, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF April 2025.
MY COMMISSION EXPIRES THE 26th DAY OF February 2026

Marj. Randolph
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Zachary Streets, Notary Public
Allegheny County
My commission expires February 26, 2026
Commission number 1281981

Member, Pennsylvania Association of Notaries

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

Allan E. Randolph Estate
ALLAN E. RANDOLPH ESTATE

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, Allan E. Randolph, IV, OF THE ESTATE OF ALLAN E. RANDOLPH, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF April 2025.

MY COMMISSION EXPIRES THE 26th DAY OF February 2026

Marj. Randolph
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Zachary Streets, Notary Public
Allegheny County
My commission expires February 26, 2026
Commission number 1281981

Member, Pennsylvania Association of Notaries

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
DATE: MARCH 7, 2025
REG. NO. SU-030161-E

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

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 2025-11 EFFECTIVE THIS 19 DAY OF MARCH 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

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Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

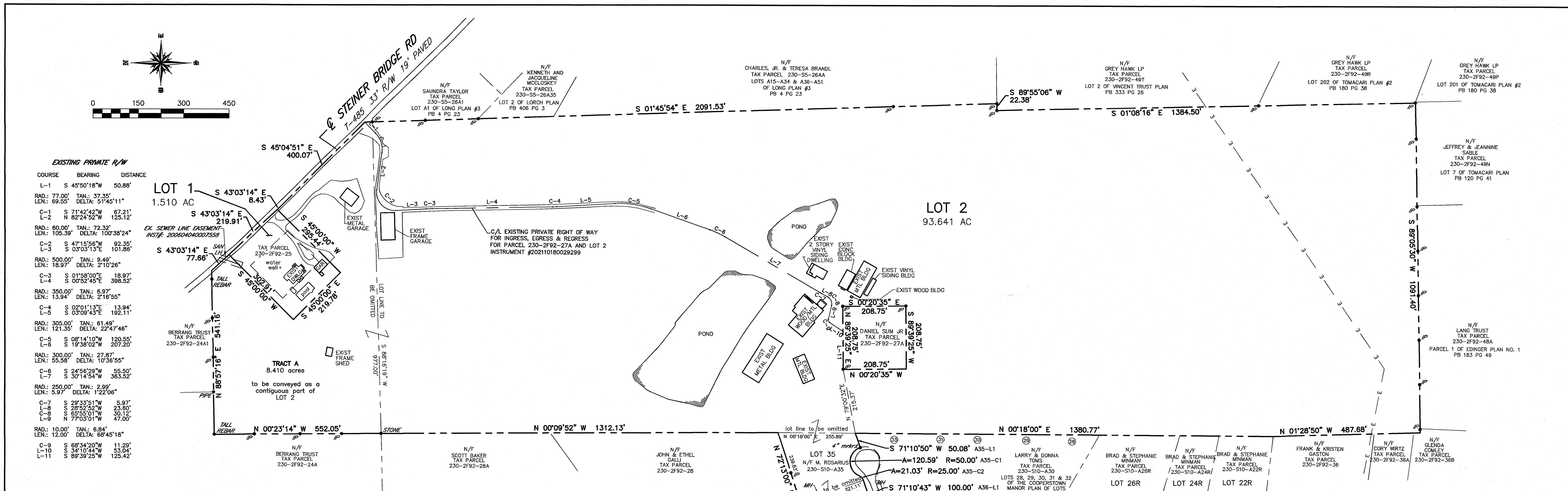
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Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 20 DAY OF FEBRUARY 2025.

Chairperson Board of Supervisors
SECRETARY *Marj. Randolph*
Chairperson Board of Supervisors

REVIEWED BY



PROPERTY AREA SUMMARY:

EXISTING TOTALS	
230-2F92-25	9.920 AC
230-2F92-27	83.705 AC
230-S10-A35	1.010 AC
+ 230-S10-A36	0.510 AC
EXISTING TOTAL	95.151 AC
LOT 1	
230-2F92-25	9.920 AC
- TRACT A	8.410 AC
LOT 1	1.510 AC
LOT 2	
230-2F92-27	83.705 AC
+ 230-S10-A35	1.010 AC
+ 230-S10-A36	0.510 AC
TRACT A	8.410 AC
LOT 2	93.641 AC
REVISED TOTALS	
LOT 1	1.510 AC
+LOT 2	93.641 AC
REVISED TOTAL	95.151 AC

OWNER'S ADOPTION

I, MAX F. ROSARIUS, OWNER OF THE LAND SHOWN ON THE ROSARIUS PLAN, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, 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 AGENTS OR ASSIGNEES, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

Max F. Rosarius
MAX F. ROSARIUS

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 MAX F. ROSARIUS, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF April, 2025.

MY COMMISSION EXPIRES THE 26th DAY OF February, 2028.

Dina M. Marshall
DINA M. MARSHALL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Dina M. Marshall, Notary Public
Butler County
My commission expires February 26, 2028
Commission number 1102684
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENT THE LINES, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

Stanley D. Graff
APRIL 24, 2025

DATE

STANLEY D. GRAFF
REG. NO. SU-03916-E

PROFESSIONAL SURVEYOR
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30161-1
PENNSYLVANIA

SEAL

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 9 DAY OF MAY, 2025.

Joseph J. Finochio
JOSEPH J. FINOCHIO
NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION
SEAL

PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 428, PAGE(S) 25,
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF May, 2025.

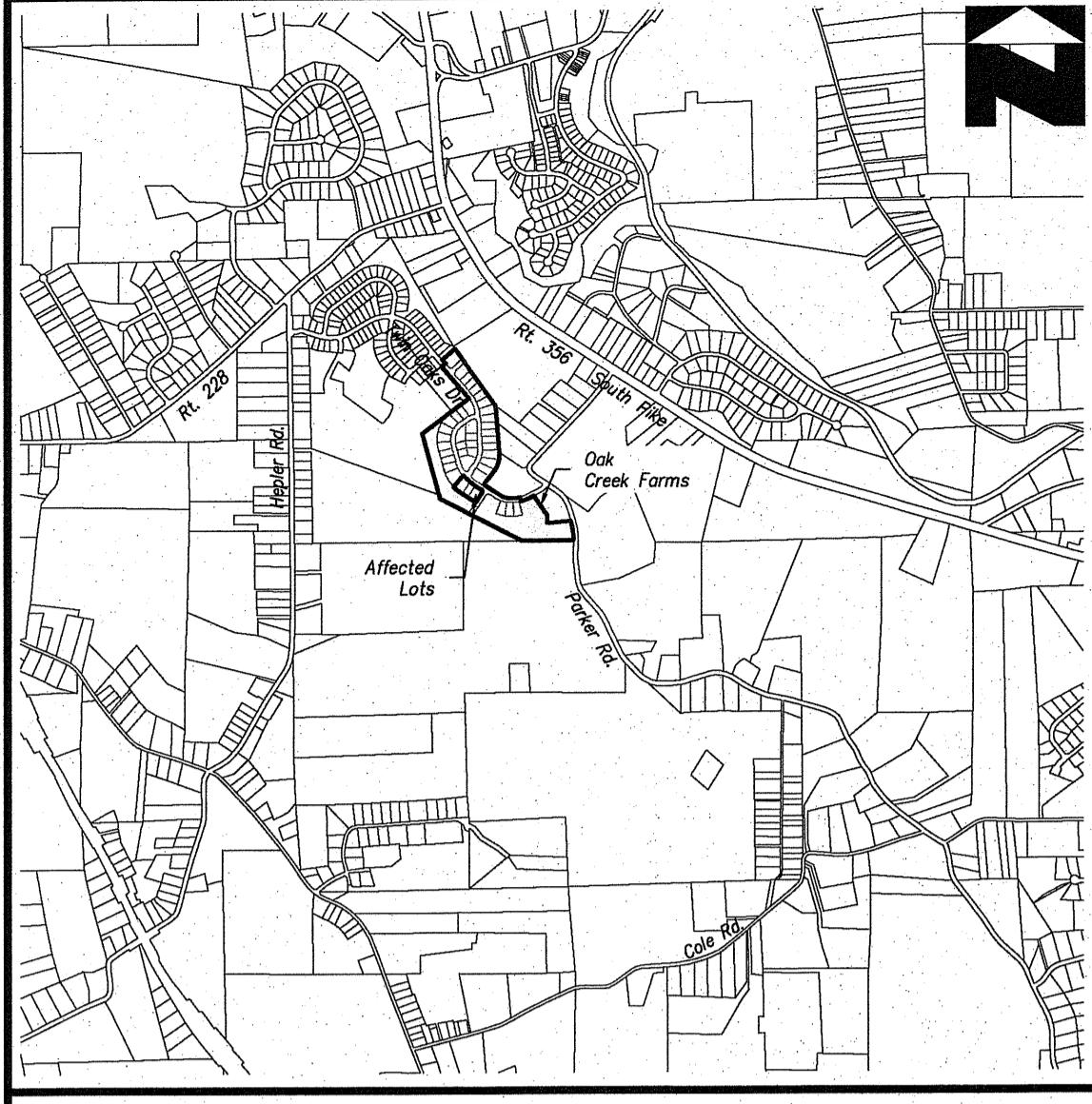
Michele M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

RECORDER OF DEEDS
RECORDER OF DEEDS
BUTLER COUNTY, PENNSYLVANIA

SEAL

RECORDER OF DEEDS



Plan Notes

- This plan is a revision to Lots 104 through 106 of the Oak Creek Farms Plan of Lots No. 1 as recorded in the Recorder's Office of Butler County in Plan Book 393, Pg 38.
- The purpose of this plan is to revise the property line between Lot 104 and Lot 105 as well as Lot 105 and Lot 106 by moving the line 2.0 feet to satisfy a side yard encroachment resulting in Lot 104 having less than the 10.0 foot of required side yard. Lot 105 is being revised to maintain a lot width of 75.00 feet.
- No new building lots or other revisions are being proposed.
- This plan is subject to any and all restrictions, agreements, conditions and other items that were part of the original plan approval and recording.
- All affected lots are served by all required public utilities installed at the time of site development.

Property Owners:

Dave Esquivio Bary
110 Oak Creek Drive
Sarver, PA 16055
Tax Parcel 040-518-A104-000
Instrument No. 202502400001573
Lot 104 - of the Oak Creek Farms Plan of Lots No. 1 - PBV 393, Pg 38

F&H Property Development, LLC
4359 Gibsonia Road
Gibsonia, PA 15044

112 Oak Creek Drive
Sarver, PA 16055
Tax Parcel 040-518-A105-000
Instrument No. 202101070000496
Lot 105 - of the Oak Creek Farms Plan of Lots No. 1 - PBV 393, Pg 38

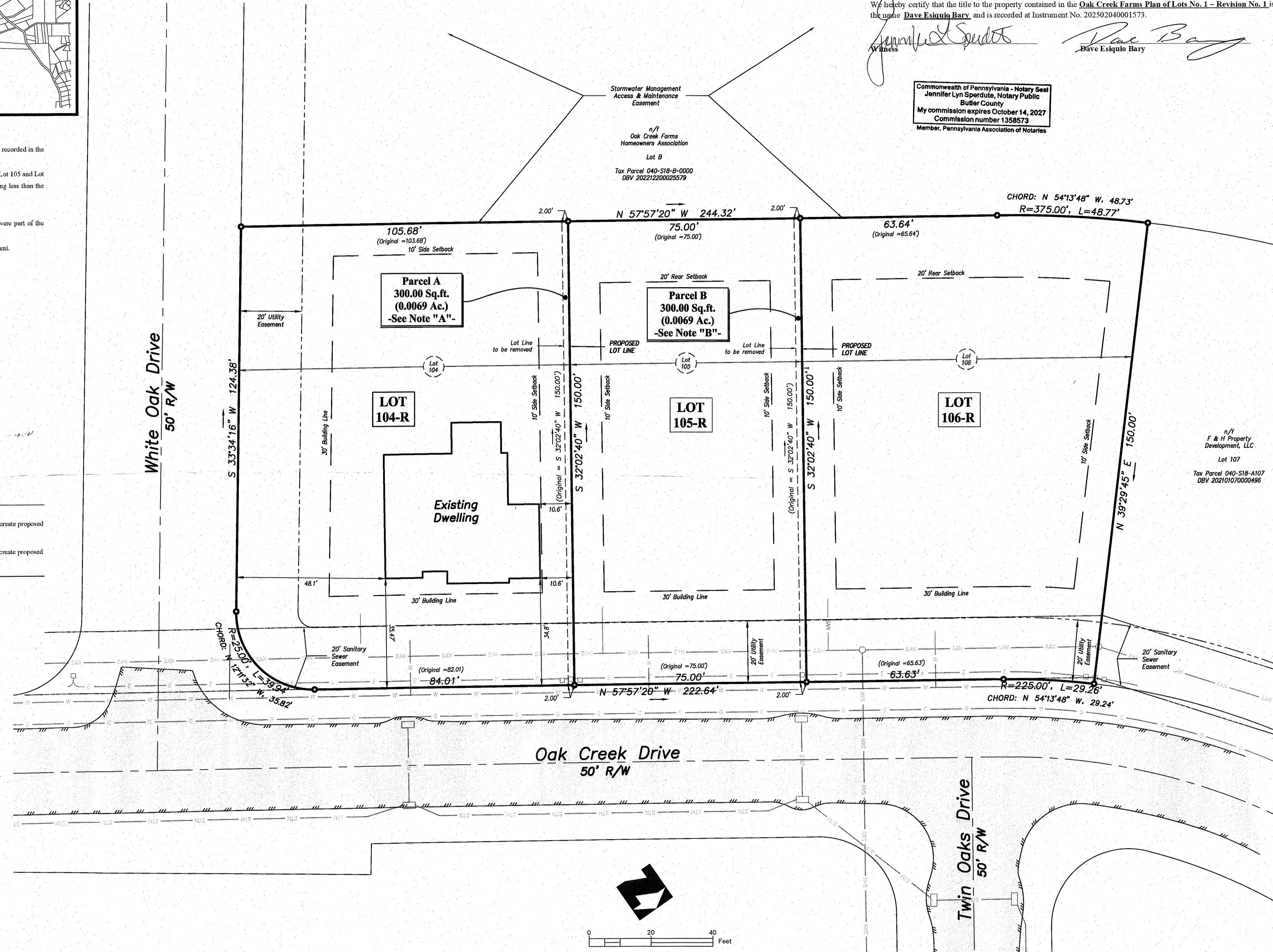
114 Oak Creek Drive
Sarver, PA 16055
Tax Parcel 040-518-A106-000
Instrument No. 202101070000496
Lot 106 - of the Oak Creek Farms Plan of Lots No. 1 - PBV 393, Pg 38

Note "A" - Parcel "A" is to be conveyed to and become an integral part of the adjacent Lot 104 to create proposed Lot 104-R. Parcel "A" is not to be considered a separate building lot.

Note "B" - Parcel "B" is to be conveyed to and become an integral part of the adjacent Lot 105 to create proposed Lot 105-R. Parcel "B" is not to be considered a separate building lot.

Approved PRD Setbacks as part of the Oak Creek Farms Plan of Lots No. 1 - PBV 393, Pg 38

- Front Setback: 30.00 feet
- Side Setback: 10.00 feet
- Rear Setback: 20.00 feet
- PRD Perimeter Setback: 50.00 feet



Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
104	15,709.145	0.3606
105	11,250.000	0.2583
106	15,698.421	0.3604

Parcel Table - Proposed Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
104-R	16,009.145	0.3675
105-R	11,250.000	0.2583
106-R	15,398.421	0.3535

Total property affected by this plan:
42,657.57 sq.ft. or 0.9793 Acres

Owners Adoption

I, **Dave Esquivio Bary**, owner of a portion of the land shown on the **Oak Creek Farms Plan of Lots No. 1 - Revision No. 1**, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Buffalo, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Buffalo, their successors or assigns from any liability for damages arising and to aise 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.

Dave Bary

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named **Dave Esquivio Bary**, and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 9th day of May, 2024.

My commission expires the 14th day of October, 2027.

Jennifer L. Sperdu

(Seal) Notary Public

We hereby certify that the title to the property contained in the **Oak Creek Farms Plan of Lots No. 1 - Revision No. 1** is in the name of **Dave Esquivio Bary** and is recorded at Instrument No. 20250240001573.

Jennifer L. Sperdu

Dave Bary

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Sperdu, Notary Public
Butler County
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

Corporate Adoption - F & H Property Development, LLC

KNOW ALL MEN BY THESE PRESENTS: That F & H Property Development, LLC, by virtue of a resolution of its board of directors, does hereby adopt this plan of subdivision of its property, situated in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewerage and other utility purposes, all drives, roads, lands, rights of way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said highways, rights of ways, and easements by the Township of Buffalo, , county of Butler, F & H Property Development, LLC hereby covenants and agrees to and by these presents do release and forever discharge the Township of Buffalo, County of Butler, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon F & H property development, LLC, its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its president and same by its secretary this 12 day of May, 2025.

Secretary *J. H. Sperdu* President *J. H. Sperdu*

County of Allegheny
Commonwealth of Pennsylvania

On this 14 day of May, 2025, Before me, a notary public in and for the said county and Commonwealth, personally appeared **GARY HERBERT** of F & H property development, LLC who being duly sworn, do poses and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly mentioned, and that the name of the deponent subscribed to the said release and dedication blank of F & H property development, LLC in attestation of the due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Gary Herbert

Name & Title of Officer

Sworn to and subscribed before me the day and date written above. Witness my hand and notarial seal this 12 day of May, 2025.

Commonwealth of Pennsylvania - Notary Seal
Carol J. Wolf, Notary Public
Allegheny County
My commission expires January 5, 2028
Commission number 1191360
Member, Pennsylvania Association of Notaries

Witness *Carol J. Wolf* Owner *J. H. Sperdu*

My commission expires the 5 day of January, 2028.

I, **GARY HERBERT** of F & H Property Development, LLC, owners of a portion of the land shown hereon do hereby certify that the title of this property is in the name of F & H property development, LLC, as recorded at Instrument No. 202101070000496 at the Butler County Recorder of Deeds Office. I further certify that there is no mortgage, lien, or other encumbrance against the property owned by F & H development company LLC.

Witness *J. H. Sperdu* Owner *G. H. Herbert*

Land Surveyor

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

James A. Sperdu Date 4-9-2025

Buffalo Township

Reviewed and recommended for approval by the Planning Commission of the Township of Buffalo, this 5 day of February, 2026.

Janice L. Sperdu Chairperson - Planning Commission

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

Reviewed and Approved (Or reviewed with comments) by the Board of Supervisors of the Township of Buffalo this 12 day of February, 2025.

Janice L. Sperdu Secretary - Board of Supervisors *Ronald B. Sperdu* Chairperson - Board of Supervisors

Butler County Planning Commission

Reviewed by the Butler County Planning Commission 17 day of March, 2025.

See comments on file at the Butler County Planning Commission - Plan No 25057

Ronald B. Sperdu Secretary - Planning Commission *James L. Sperdu* Chairperson - Planning Commission

Plan # 25057

Given under my hand and seal this 12 day of May, 2025.

(SEAL) *Michelle M. Mustello* Recorder of Deeds

MICHELE M. MUSTELLO
RECODER OF DEEDS
Butler County
Recorder of Deeds

My Commission Expires First Monday in January 2028

Instr: 202505120007042
Page 1 F: 04560
M: 04560
T: 04560
Butler County Recorder PA

PLAN BOOK **428** PAGE **26**

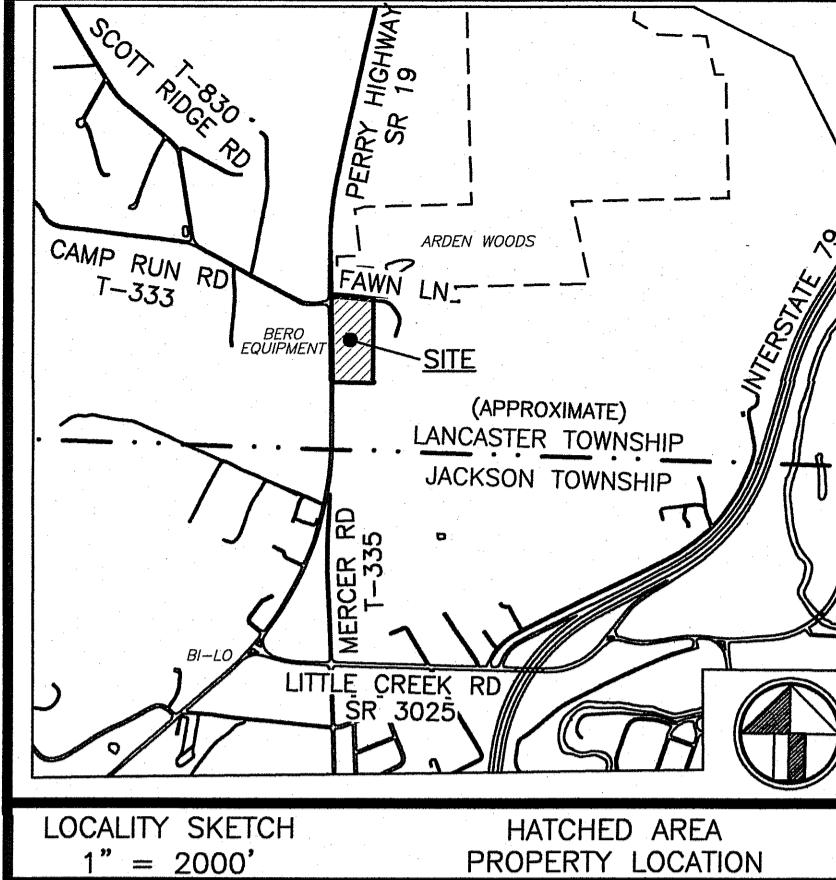
Oak Creek Farms Plan of Lots No. 1 - Revision No. 1

Prepared By:
Sperdu Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Road, Suite 313
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduSurveying.com

Prepared For:
F & H Property Development, LLC
Situete In:
Buffalo Township, Butler County, Pennsylvania

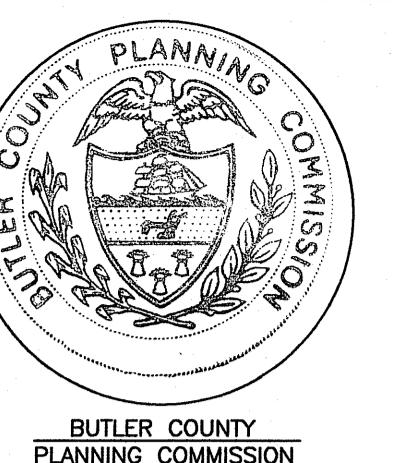
Lot Line Revision Record Plan

Client:
F & H Property Development, LLC
4359 Gibsonia Road
Gibsonia, PA 15044
DRAWING SCALE: 1"=20'
DESIGNED BY: JSS
DATE ISSUED: March 8, 2025
REVIEWED BY: JAS
PROJECT JOB#: 1055-2527325
Sheet No.
1 of 1



PRIVATE DRIVE NOTICE:

- A PRIVATE DRIVE, TO BE KNOWN AS THE 50' PRIVATE ACCESS AND UTILITY R/W, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE DRIVE IS NOT INTENDED AS A PUBLIC DRIVE/ROAD/STREET, AND HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC DRIVE/ROAD/STREET BY LANCASTER TOWNSHIP.
- THE PRIVATE DRIVE, THE 50' PRIVATE ACCESS AND UTILITY R/W, AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, INGRESS, EGRESS AND REGRESS TO/FROM LOT 67R-1 AND LOT 67R-2.
- THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR GRADING OF THE PRIVATE DRIVE/ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 67R-1 AND LOT 67R-2, INCLUSIVE.
- AS A CONDITION TO APPROVING THIS PLAN, THE TOWNSHIP REQUIRES THAT A WRITTEN PRIVATE DRIVE CONSTRUCTION, USE, MAINTENANCE, AND REPAIR AGREEMENT SHALL BE APPROVED IN ADVANCE BY THE TOWNSHIP AND SHALL BE REFERENCED IN EACH DEED OF CONVEYANCE FOR LOT 67R-1 AND LOT 67R-2. THE ORIGINAL SHALL BE RECORDED IN THE PUBLIC RECORDS AT THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA.
- AS A CONDITION TO APPROVING THIS PLAN, IF LOT 67R-1 AND LOT 67R-2 WERE FURTHER SUBDIVIDED, THE ACCESS FROM ANY OF THE NEW LOTS CAN NOT BE ACCESSED FROM THIS PROPOSED PRIVATE DRIVE AS SHOWN ON THIS PLAN. EXTENSION OF THIS PRIVATE DRIVE SHALL NOT BE PERMITTED OR APPROVED UNLESS THE PRIVATE ROAD/STREET IS PAVED FOR ITS FULL LENGTH AND WIDTH, BROUGHT INTO COMPLIANCE WITH THE REQUIREMENTS OF THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, AND DEDICATED FOR PUBLIC USE.
- FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE THE TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE DRIVE HEREBY ESTABLISHED.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF MARCH 2025FOR HAHN REALTY HOLDINGS, LLC
SECRETARY
PLAN # 25045

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 20 DAY OF APRIL 2025SECRETARY CHAIRMAN
David L. Carlson S. Wach

LANCASTER TOWNSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT HAHN REALTY HOLDINGS, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY APPROVE THIS HAHN REALTY HOLDINGS, LLC SUBDIVISION PLAN OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERVANTAGES ACCRUEING TO IT, DOES HEREBY DEDICATE, FOR EVER, FOR PUBLIC USE, FOR HIGHWAY, DRAVAGE, SEWAGE, AND OTHER PUBLIC USES, THE LANDS, ROADS, AND EASEMENTS OF WHICH ARE HEREBY DESCRIBED, WHICH PUBLIC HIGHWAYS SHALL BE OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, AND AGREED TO BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, THE HAHN REALTY HOLDINGS, LLC, HEREBY COVENANTS AND TO ARISE FROM APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES, THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON HAHN REALTY HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 21 DAY OF APRIL, 2025.

ATTEST:

HAHN REALTY HOLDINGS, LLC
WILLIAM HAHN, PRESIDENT
CORPORATE SEAL
WILLIAM HAHN, PRESIDENT
WILLIAM HAHN, PRESIDENTCOMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
ON THIS 21 DAY OF APRIL, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED

WILLIAM HAHN, PRESIDENT OF HAHN REALTY HOLDINGS, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION BY AND AS FOR THE ACT AND DEED OF THE SAID HAHN REALTY HOLDINGS, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEponent IS SUBSCRIBED TO THE SAID RELEASE AND DEDICATION.

WILLIAM HAHN, PRESIDENT OF HAHN REALTY HOLDINGS, LLC WHO
(NAME AND TITLE OF OFFICER)
ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEponent's OWN AND PROPER RESPECTIVE HANDWRITING.WILLIAM HAHN, PRESIDENT
(NAME AND TITLE OF OFFICER)
WILLIAM HAHN, PRESIDENT
(SIGNATURE)SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF APRIL, 2025.WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF APRIL, 2025.MY COMMISSION EXPIRES THE 4 DAY OF MARCH, 2026.WILLIAM HAHN, NOTARY PUBLIC
(NOTARY PUBLIC)SEAL: Commonwealth of Pennsylvania - Notary Seal
TRACY PATRICK, Notary Public
Butler County
My Commission Expires March 4, 2026
Commission Number 1282093

WE HAHN REALTY HOLDINGS, LLC, OWNERS OF THE HAHN REALTY HOLDINGS, LLC SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF HAHN REALTY HOLDINGS, LLC, AND IS RECORDED IN INSTRUMENT NUMBER 202205090010148, RECORDER OF DEEDS OFFICE.

NOTARY PUBLIC SIGNATURE OF OFFICER TITLE OF OFFICER

I/WE Wes Banco Bank Inc, MORTGAGEE OF THE PROPERTY
CONTAINED IN THE HAHN REALTY HOLDINGS, LLC SUBDIVISION PLAN CONSENTS TO THE
RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON
THE PLAN.Carrie L. Kembel Neal H. Jackson, Vice-president
WITNESS
(PRINT NAME AND TITLE WITH SIGNATURE)
Neal H. Jackson, Vice-presidentCOMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS,
ETC., IN SAIDCOUNTY IN PLAN BOOK VOLUME 428, PAGE 27THIS 12 DAY OF MAY, 2025.

GIVEN UNDER MY HAND AND SEAL

RECODER Michael J. Mustello
SEAL: RECORDER OF DEEDS
BUTLER COUNTY, PAMICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

Instr: 20250120007054
Page 1 of 5400
5/12/2025 2:06 PM
Michael Mustello
Butler County Recorder PAPLAN BOOK PAGE
428 27THE BEARING DATUM FOR THIS PLAN IS ON THE
PENNSYLVANIA STATE PLANE SYSTEM
PA SOUTH NAD 1983

SCALE: 1" = 50'

0' 50' 100' 150'

NORTH

THE SURVEYOR'S DRAFTING STANDARDS

THE

OWNERS ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT SLIPPERY ROCK UNIVERSITY, BY VIRTUE OF A RESOLUTION
OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS LAND DEVELOPMENT PLAN OF ITS PROPERTY
FOR PUBLIC USE FOR THE PURPOSE OF RECORDING THE SAME, AND FOR DIVER ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR
RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE
SAME TO BE OWNED BY THE TOWNSHIP OF SLIPPERY ROCK, AND THE SAME TO BE MAINTAINED AND
IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC
HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SLIPPERY ROCK TOWNSHIP, COUNTY OF BUTLER
SLIPPERY ROCK UNIVERSITY, ITS SUCCESSORS OR ASSIGNS, THAT THE SAME SHALL BE BOUND UPON
RELEASING THE DISCHARGE SLIPPERY ROCK TOWNSHIP, COUNTY OF BUTLER, ITS SUCCESSORS
OR ASSIGNS FROM LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID
GROUND FOR PUBLIC HIGHWAYS, AND OTHERS, AND THAT THE SAME SHALL BE BOUND UPON
ANY GRANT THAT MAY BE MADE BY THE CONTRACTOR, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON
SLIPPERY ROCK UNIVERSITY, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFINED
BY THE HAND OF ITS PRESIDENT AND SAME ATTESTED BY THE SECRETARY, THIS 7th DAY OF

May, 2025

Attest:
Mark Allard

WITNESS OWNER: Associate Vice President, Facilities, Environmental
ACKNOWLEDGMENT: COMMONWEALTH OF PENNSYLVANIA, SLIPPERY ROCK TOWNSHIP, SLIPPERY ROCK UNIVERSITY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED THE ABOVE NAMED, Mark Allard, AND ACKNOWLEDGED THE FOREGOING
RELEASING AND DEDICATION PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE
RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF May, 2025

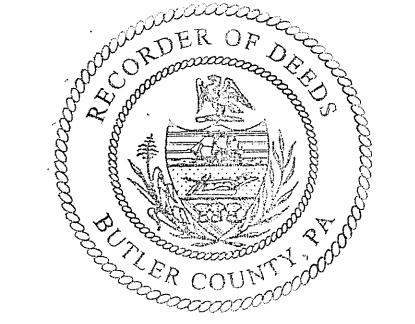
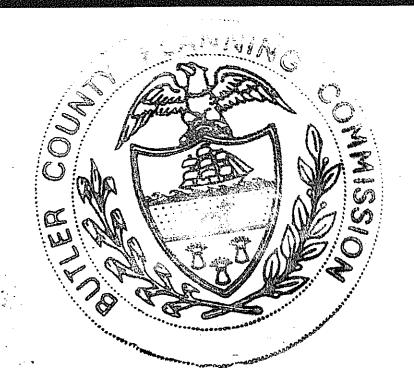
Shannon M. Young
NOTARY PUBLIC
My commission expires October 20, 2026
Commission number 1301505
Member, Pennsylvania Association of Notaries

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS:
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK HEREBY GIVES PUBLIC NOTICE
THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO
LIABILITY FOR THE ACCURACY OF THE PLAN, EXCEPT THAT THE TOWNSHIP AGREES TO MAINTAIN THE STREETS AS
TOWNSHIP STREETS, TO REPAIR, CHASE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO
CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN
TOWNSHIP STREETS OR ROADS.

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 14th DAY OF
April, 2025
Secretary: Paul A. Rich
Chairman, Board of Supervisors

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION:
THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDED APPROVAL
OF THIS PLAN OF SUBDIVISION ON 14th DAY OF April, 2025
Recorder of Deeds: Michele M. Mustello

BUTLER COUNTY PLANNING COMMISSION:
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 18th DAY OF
December, 2024
Secretary: Mark Hoshko
Chairman, Planning Commission
Plan 24241
PROOF OF RECORDING:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK
VOLUME 428, PAGE 29, GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF May, 2025
Recorder of Deeds: Michele M. Mustello



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

Instr: 202505130007147
Pgs: 1 F: \$45.00
5/13/2025 3:45 PM
Michele Mustello
T20250006111
Butler County Recorder PA

SITE LEGEND

1	C600	48" STORM MANHOLE
2	C600	2x2 INLET
3	C600	ENDWALL
4	C600	LIGHT STANDARD
5	C600	CONCRETE SIDEWALK
6	C600	CONCRETE PAVEMENT
7	C600	FENCE

SITE PLAN NOTES:

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
- CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCORPORATED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
- THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES AS APPROPRIATE FOR THE SITE (DOT PUBLICATION 210 WORK ZONE TRAFFIC CONTROL (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

GRADING PLAN NOTES:

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC. THE CURRENT REVISION IS THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY GATEWAY ENGINEERS DATED SEPTEMBER 24, 2024 PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROCEDURES AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- 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 DEEMED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS INC. AT 1-800-422-7181 OF THE EXCAVATION. UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- ALL EXCAVATED AREAS SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PA DEP APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY BOUNDARIES, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- AN AS-BUILT DRAWING OF THE STORMWATER DETENTION FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.

REVISION RECORD

GATEWAY
ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
www.gateway-engineers.com

COMMONWEALTH OF
PROFESSIONAL
ENGINEER
KEVIN N. DALIN
ENR
PE1036453

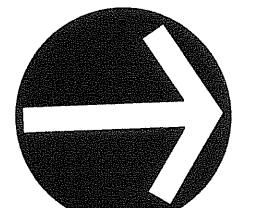
INTRAMURAL FIELDS - SYNTHETIC TURF

MACFARLAND FIELDS
SLIPPERY ROCK, PA 16057

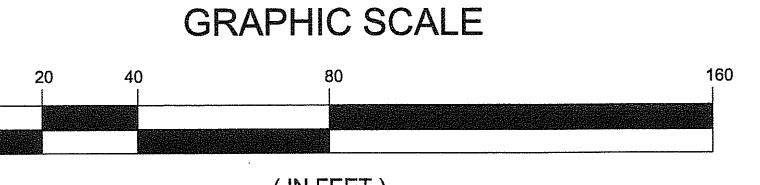
PREPARED FOR:
SLIPPERY ROCK UNIVERSITY
1 MORROW WAY
SLIPPERY ROCK, PA 16057

SITE &
GRADING
PLAN
Project Number: C-46840-0000
Drawing Scale: 1" = 40'
Date Issued: NOV 2024
Index Number:
Drawn By: MAK
Checked By: SMI
Project Manager: KWN
C100

PLAN BOOK PAGE
428 29



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

OWNER'S ADOPTION AND DEDICATION

We, owners or beneficial owners of the land shown on the Garing Subdivision Plan, hereby adopt this dedication on the plan to the Township of Jackson. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this WE set our hand and seal this 17 day of Dec, 2024.

ATTEST:
 Judy Edwards
 Notary Public Judy Edwards
 Signature of owner
 Scher Garing
 Signature of owner

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 Scott M & Deborah Garing, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 17 day of Dec, 2024. My commission expires my hand and notarial seal this 17 day of Dec, 2024.

Commonwealth of Pennsylvania - Notary Seal
 Judy Edwards, Notary Public
 (Seal) Butler County, Pennsylvania
 My commission expires June 15, 2025
 Commission number 1044756
 MPAH, Pennsylvania Association of Notaries

We hereby certify that the title to the property contained in the Garing Subdivision Plan is in the name of Scott M & Deborah Garing and is recorded in instrument ID 200203040007640. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Judy Edwards
 Notary Public
 Scher Garing
 Owner

MUNICIPAL ENGINEER'S CERTIFICATION

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Jackson, except as departures have been authorized by the appropriate officials of the municipality.

1-9-2025 Matthew N. Stahlman
 PE 077527
 (Seal) Registration number

SURVEYOR'S CERTIFICATE

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

(Seal) Matthew N. Stahlman
 (Surveyor)

Registration No. SU-075485
 Date 10/17/2024

APPROVAL BY TOWNSHIP OF JACKSON

The Township of Jackson, Butler County, Pennsylvania, hereby approves this plan of subdivision for the above named owners only. The approval of this plan does not constitute an acceptance of the roads, streets, storm, and sanitary, drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance or responsibility for the same by the Township. This plan is in accordance with all Township specific zoning requirements and officially accepted by action of the Governing Body. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Governing Body of Jackson Township, Butler County, Pennsylvania, on this

15th day of May, 2025
 Attest:
 Secretary
 Township Manager

SEAL:

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Butler County Planning Commission at a meeting held the 10 day of NOVEMBER, 2024.

Letter to the Township of Jackson dated 6 NOVEMBER, 2024
 Director John H. Hause CHAIRMEN
 SECRETARY
 PROOF OF RECORDING

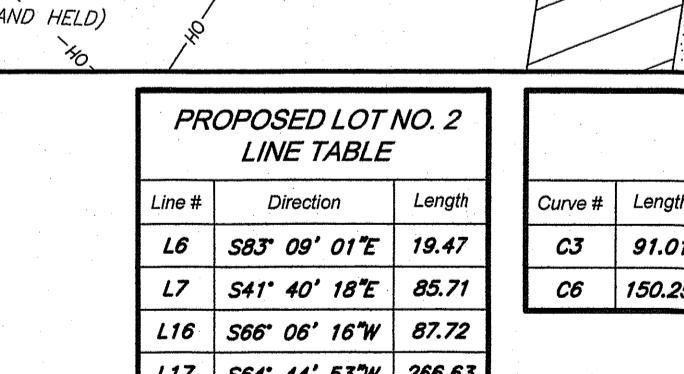
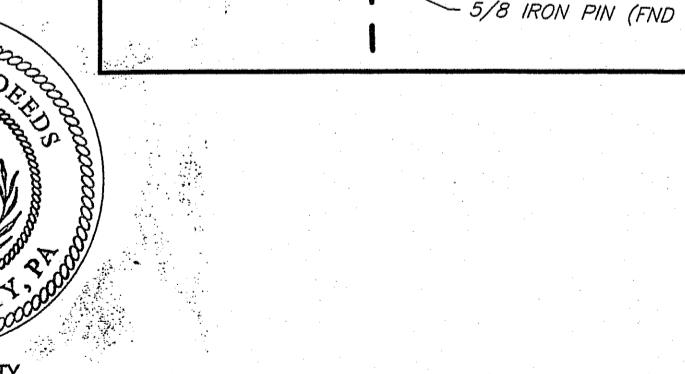
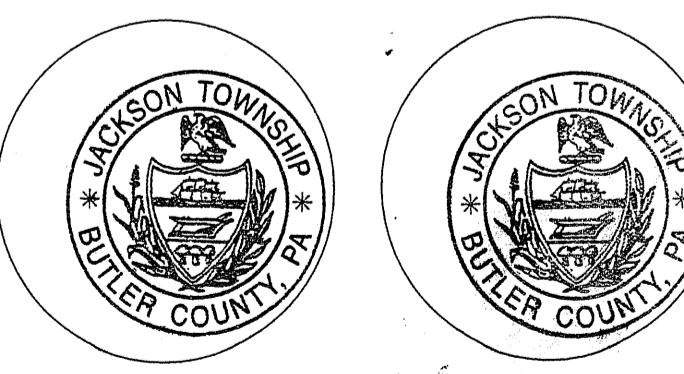
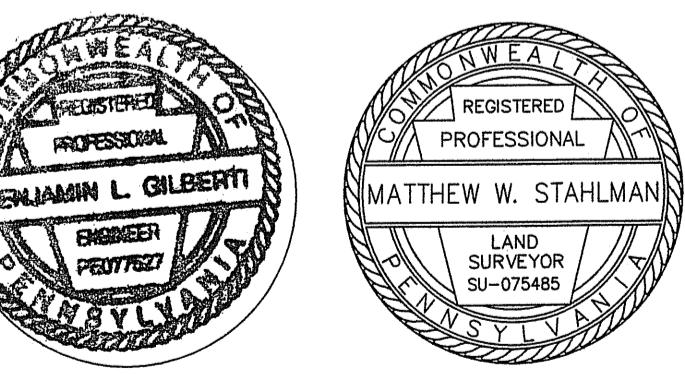
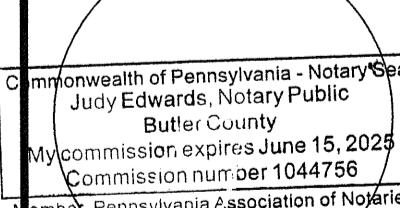
COMMONWEALTH OF PENNSYLVANIA SS
 COUNTY OF BUTLER

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in instrument ID 202505190007399 Book 428 Pages 30-31
 Given under my hand and seal this 19th day of May, 2025.

Recorder of Deeds
 Michele M. Mustello

MICHELE M. MUSTELLO
 RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



POCS SER. #:

The locations of existing underground utilities are shown in an approximate way and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and shall take full responsibility for any and all damages which might be occasioned by the contractor failing to exactly locate and preserve any and all underground utilities.

HIGHWAY OCCUPANCY PERMIT REQUIREMENT

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

APPROVAL BY JACKSON TOWNSHIP PLANNING COMMISSION

Reviewed and Approved by the Jackson Township Planning Commission this 15th day of May, 2025.

Secretary
 Chairman
 Seal:

MUNICIPAL DECLARATIONS

No Acceptance of Dedication

The Jackson Township Planning Commission, of the Township of Jackson gives notice that, in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary or Manager
 Head of governing body

No Building Permits Without Approved Sewage Facilities

The Township of Jackson 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.

S 15/25
 Date
 Authorized municipal official

As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the municipality or the Department of Environmental Protection for the installation, connection, or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and the DEP have both approved sewage facility plans prepared in accordance with the Sewage Facilities Act (35 P.S. § 750.1 et seq.) and regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the municipality, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

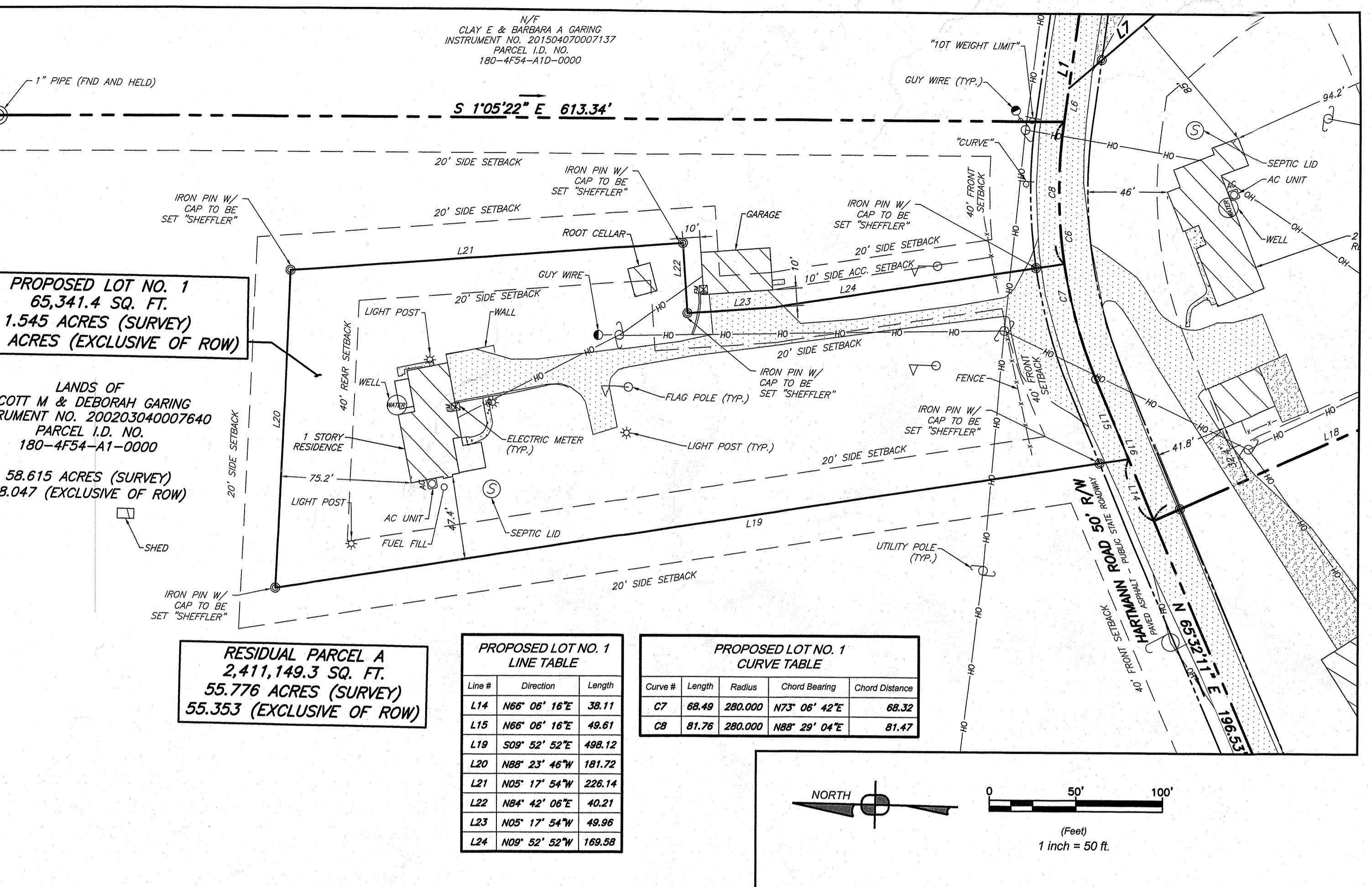
Reviewed by the Jackson Township Planning Commission of the Township of Jackson, this 15 day of May, 2025.

Matthew N. Stahlman
 Secretary
 Chairperson

Approved by the Jackson Township Planning Commission of the Township of Jackson, by resolution, this 15 day of May, 2024.

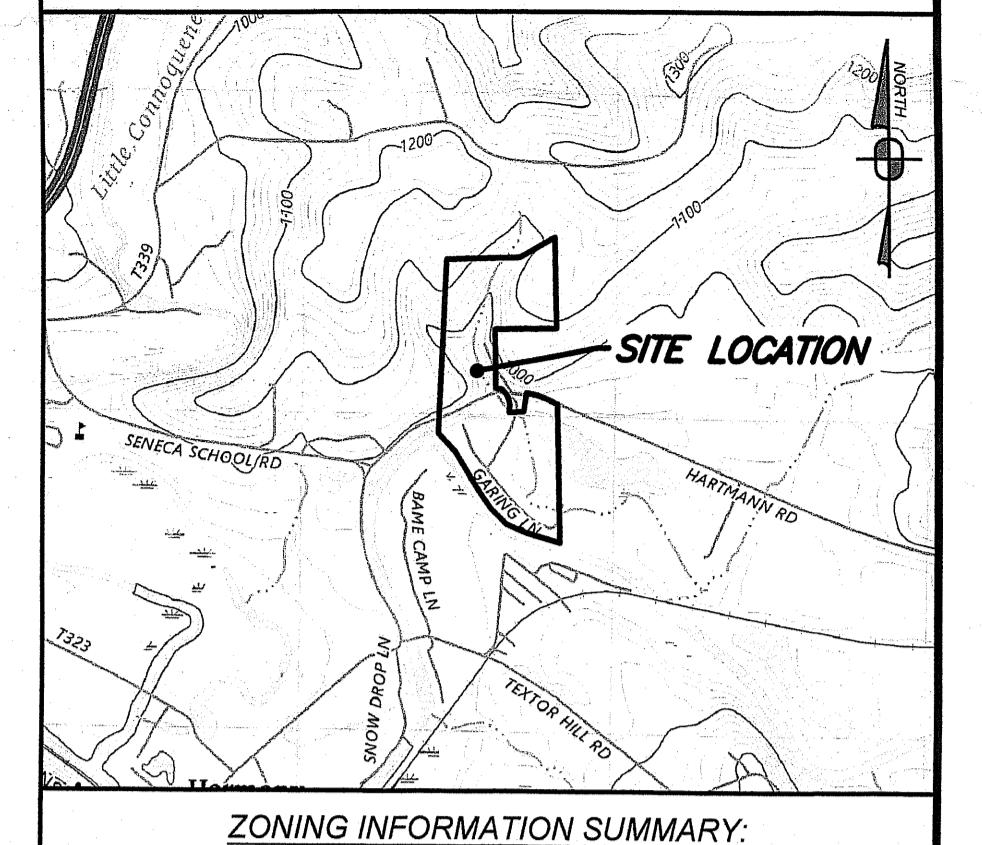
Matthew N. Stahlman
 Secretary
 Director

(Seal)



Site Location Map: USGS Evans City, PA

Scale: 1"=2000'



ZONING INFORMATION SUMMARY:

THE SUBJECT PREMISES LIES WITHIN THE R ZONING DISTRICT

ZONING DISTRICT: R RESIDENTIAL DISTRICT
 MIN. LOT AREA: 1.5 ACRES;
 MIN. LOT WIDTH: 150 FEET
 MIN. FRONT YARD: 40 FEET
 MIN. SIDE YARD: 20 FEET; ACCESSORY: 10 FEET
 MIN. REAR YARD: 40 FEET; ACCESSORY: 10 FEET
 MAX. LOT COVERAGE: 50%

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
 ZONING ORDINANCE INFO: <https://ecode360.com/3022170>
 ZONING MAP: ONLINE SERVICE

NOTE: ZONING INFORMATION SHOWN SHOULD BE VERIFIED WITH MUNICIPALITY PRIOR TO CONSTRUCTION.

GENERAL NOTES:

1. BEARINGS (OR MERIDIAN) SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH) ZONE, NAD83.

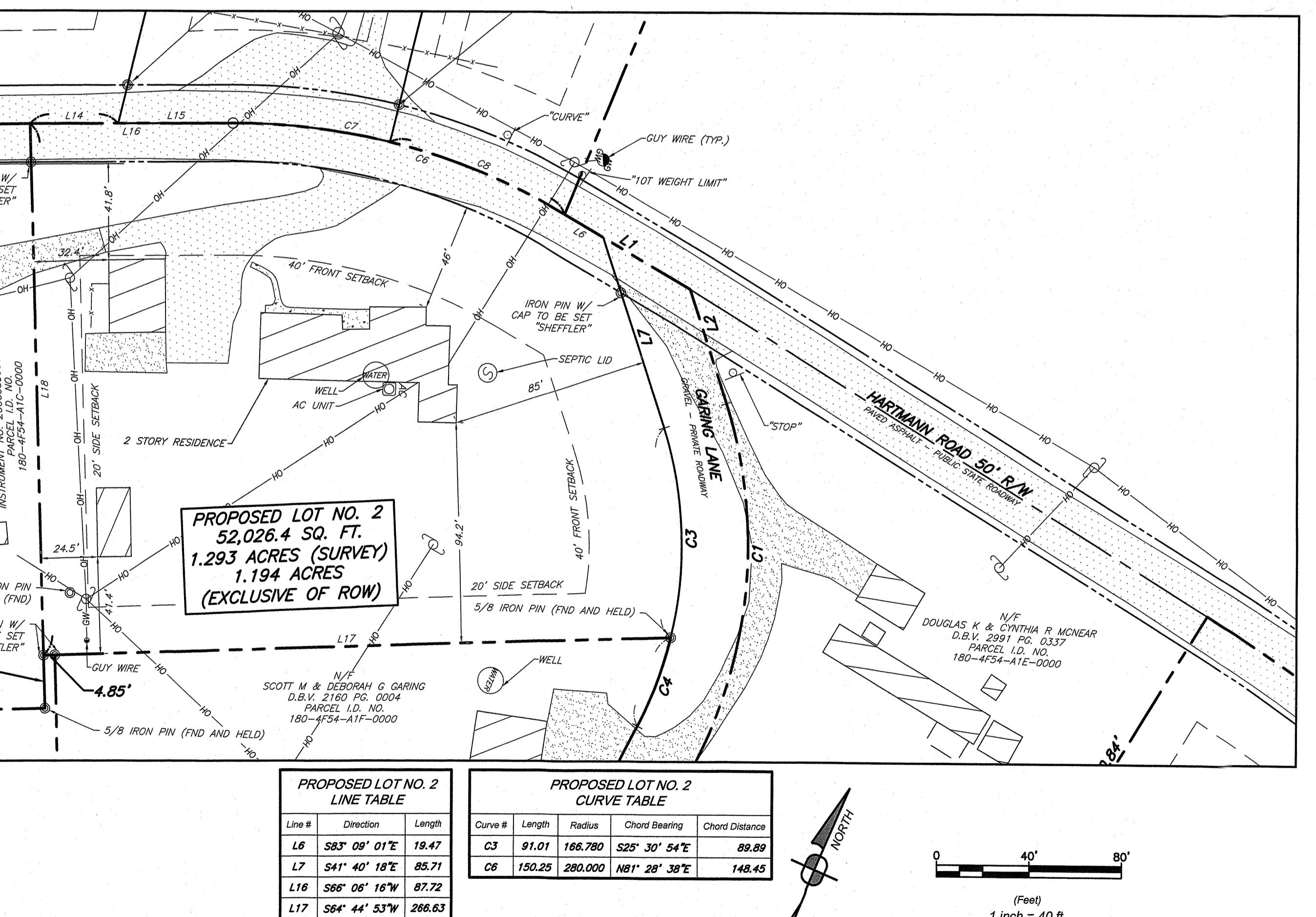
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY OWNERS, AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACTLY THE LOCATIONS MARKED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACTLY THE LOCATIONS INDICATED. ALTHOUGH THE SURVEYOR LOCATED THESE UTILITIES AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION, ALL INFORMATION SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY ALL CONSTRUCTION PROJECTS.

3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 PER GPS OBSERVATIONS CONDUCTED (08-12-2024) UTILIZING TRIMBLE GPS EQUIPMENT WITH REAL TIME CORRECTIONS ON THE KEYNET GPS URS NETWORK.

LEGEND:

CATCH BASIN	ASPHALT
ELECTRIC METER	BUILDING STRUCTURE
FENCE POST	CONCRETE
FLAG POLE	DECK
GUY ANCHOR	GRAVEL
GUY POLE	
IRON PIPE-PVC	
LIGHT POLE	
MAIL BOX	
MONUMENT	
GENERAL POST	
SINGLE POST SIGN	
TELEPHONE PEDESTAL	
CEDAR/CONIFEROUS TREE	
DECIDUOUS TREE	
UTILITY POLE	
WATER TANK	
AC	AIR CONDITIONER
GUY WIRE	GW
FENCE LINE	—X—X—X—X—
GUIDERAIL	—O—O—
STREAM	
PROPERTY ADJOINER	— —
SUBJECT PROPERTY	— —
PROPERTY EASEMENT	— —
ROAD CENTERLINE	— —
ROAD LEGAL R/W	— —
MAJOR CONTOUR	— —
MINOR CONTOUR	— —
OVERHEAD LINES	—OH—
STORM UTILITY	—STM—

Instr: 202505190007399
 Page: 2 of 880
 5/19/2025 10:01 AM
 Michele Mustello
 Butler County Recorder PA

Garing Subdivision Plan
338 & 339 Hartmann Rd

Prepared For:
 Scott M & Deborah Garing

Situate In:
 Jackson Township, Butler County, Pennsylvania

Being a Subdivision Plan of Butler County
 Parcel ID 180-4F54-A1-0000

Attn: Nicole and Christopher Tolliver
 339 Hartman Road, Evans City, PA
 Phone: (724) 513-3677

Attn: Melanie and Preston Brubach

Sheet No.

1
Of
2

PLAN BOOK PAGE
 428 30

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

1 inch = 40 ft.

1 inch = 50 ft.

1 inch = 80 ft.

1 inch = 100 ft.

1 inch = 120 ft.

1 inch = 140 ft.

1 inch = 160 ft.

1 inch = 180 ft.

1 inch = 200 ft.

1 inch = 220 ft.

1 inch = 240 ft.

1 inch = 260 ft.

1 inch = 280 ft.

1 inch = 300 ft.

1 inch = 320 ft.

1 inch = 340 ft.

1 inch = 360 ft.

1 inch = 380 ft.

1 inch = 400 ft.

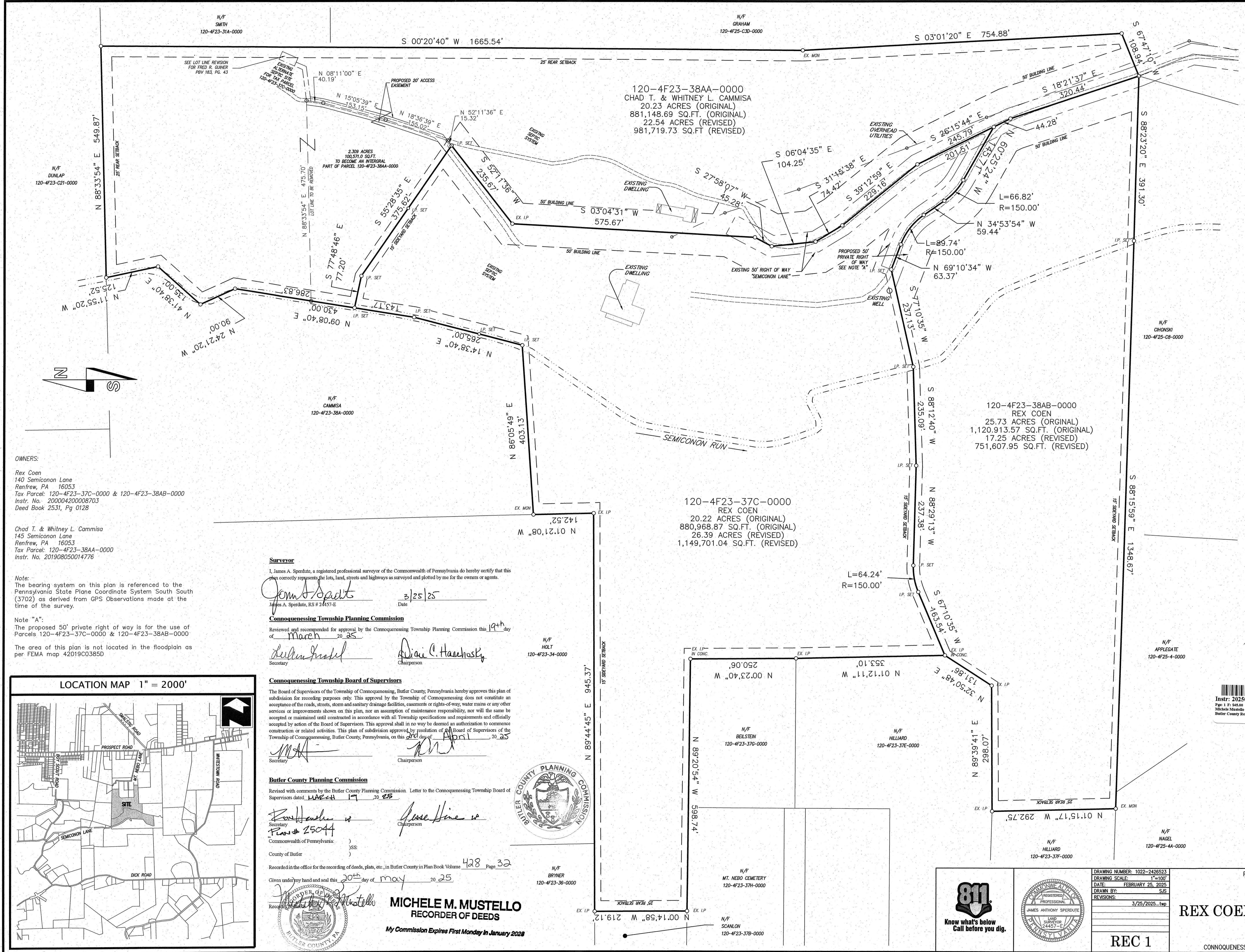
1 inch = 420 ft.

1 inch = 440 ft.

1 inch = 460 ft.

1 inch = 480 ft.

1 inch = 500 ft.



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

NESS WHEREOF, we hereunto set our hand(s) and seal(s) this 28 day of March, A.D., 2025.

T: 	
<p>Notary Commonwealth of Pennsylvania - Notary Seal Dwight C. Boice, Notary Public Butler County Commission expires June 3, 2028 Commission number 1013758 Pennsylvania Association of Notaries Commission number 1013758</p>	
<p>June <u>28</u> A.D., 20 <u>28</u></p>	

agoing adoption and dedication is made by Rex Coen with the full understanding and agreement that the
al of the Board of Supervisors of the Township of Connoquenessing, if hereto attached will become null and void
his plan is recorded in the Recorder of Deeds office of Butler County, County Court House, Butler, Pennsylvania,
00 days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA)
)ss:
 TTY OF BUTLER)

me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Rex and acknowledge the foregoing release and dedication and plan to be their act and deed and desired the same to be done as such:

ESS MY HAND AND NOTARIAL SEAL this 28 day of MARCH 2025.

Dwight C. Boice, Notary Public
Commonwealth of Pennsylvania - Notary Seal
Butler County
My commission expires June 3, 2028
Commission number 1013758

T. & Whitney L. Cammisa

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

NESS WHEREOF, we hereunto set our hand(s) and seal(s) this 28 day of MARCH, A.D., 2025

 Public	 Chad T. Cammisa
Commonwealth of Pennsylvania - Notary Seal Dwight C. Boice, Notary Public Butler County commission expires June 3, 2028 Commission number 1013758 <small>State of Pennsylvania Association of Notaries</small>	 Whitney L. Cammisa

mission expires the 3 day of June, A.D., 2028.

1 void unless this plan is recorded in the Recorder of Deeds office of Butler County, County Court House, Butler,
1 vania, within 90 days of date of said approval.

me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Chad
Whitney L. Cammisa and acknowledge the foregoing release and dedication and plan to be their act and deed and
the same to be recorded as such:

SS MY HAND AND NOTARIAL SEAL this 28 day of MARCH 2025.

Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2028
Commission number 1013758

Member, Pennsylvania Association of Notaries

7460

PLAN BOOK 428 PAGE 32

OWNERS ADOPTION

BY RESOLUTION APPROVED ON THE 12th DAY OF MAY 2025, THAT DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 4 PLAN OF RECORDING HEREBY ADOPTS SUCH PLAN AS THE PLAN OF RECORDING FOR THE ALLOTMENTS AND OTHER PROPERTY IDENTIFIED FOR RECORDATION ON THIS PLAN TO THE PUBLIC. FURTHER, DUFFY HIGHLANDS, LP, HEREBY COVENANTS AND AGREES TO ANY AND ALL USES PROVIDED FOR IN THE FOREGOING DOCUMENTS. THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FROM LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND RECORDATION SHALL BE BINDING UPON THE LIMITED PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:

Marlene S. Brennan
WITNESS

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

AND NOW, TO-WIT, THIS 12th DAY OF May 2025 BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. BRENNAN, AN INDIVIDUAL AND WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, WHICH LLC IS THE SOLE MEMBER OF DUFFY HIGHLANDS HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DUFFY HIGHLANDS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF May 2025.

NOTARY PUBLIC

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

WE, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE DUFFY HIGHLANDS, A PLANNED COMMUNITY PHASE 4 IS IN THE NAME OF DUFFY HIGHLANDS, LP AND IS RECORDED IN INSTRUMENTS 201707260015729, 201511030024353.

Marlene S. Brennan
WITNESS
Robert A. Brennan, Manager

SURVEYOR'S CERTIFICATION

I, J. TODD HENWOOD, PLS. 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.

05.08.2025
DATE
J. Todd Henwood, PLS - REG NO. SU 075612

CENTER TOWNSHIP PLANNING COMMISSION APPROVAL

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

Chairman
Secretary

CENTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER BY ORDINANCE / RESOLUTION NO. _____
EFFECTIVE THIS 19th DAY OF May 2025.

Chairman, Board of Supervisors
Secretary

CENTER TOWNSHIP MUNICIPAL ENGINEER

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

DATE SIGNATURE - REG NO.



COUNTY PLANNING COMMISSIONER REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF March 2025.

Chairman
Secretary
Plan #25038

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

RECORDED IN THE RECODERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 428 PAGE 24-35
GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF MAY 2025.

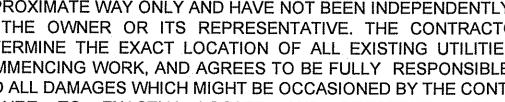
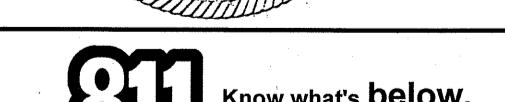
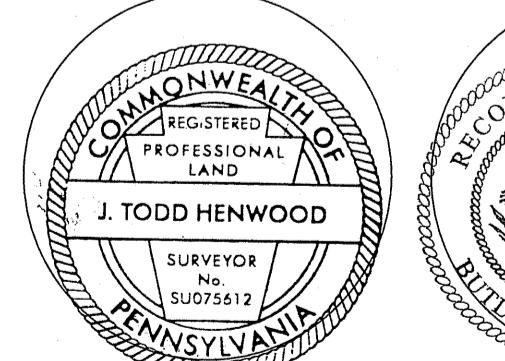
SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

RECORDED Michele M. Mustello
20th Day of May 2025
Plan #25038

REGISTERED SURVEYOR
BUTLER COUNTY RECORDER OF DEEDS
CENTER TOWNSHIP PLANNING COMMISSION
CENTER TOWNSHIP BOARD OF SUPERVISORS
CENTER TOWNSHIP MUNICIPAL ENGINEER



Date: 02/10/2025

Revision Description: Township Submittal

By: JRG

Professional Seal

Prepared By:

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road

Seewickley, PA 15143

Office Phone: 412-219-4509

Email: Info@ShefflerCo.com

Horizontal Scale

100 200

(Feet)

1 inch = 100 ft.

811 Know what's below.

Call before you dig.

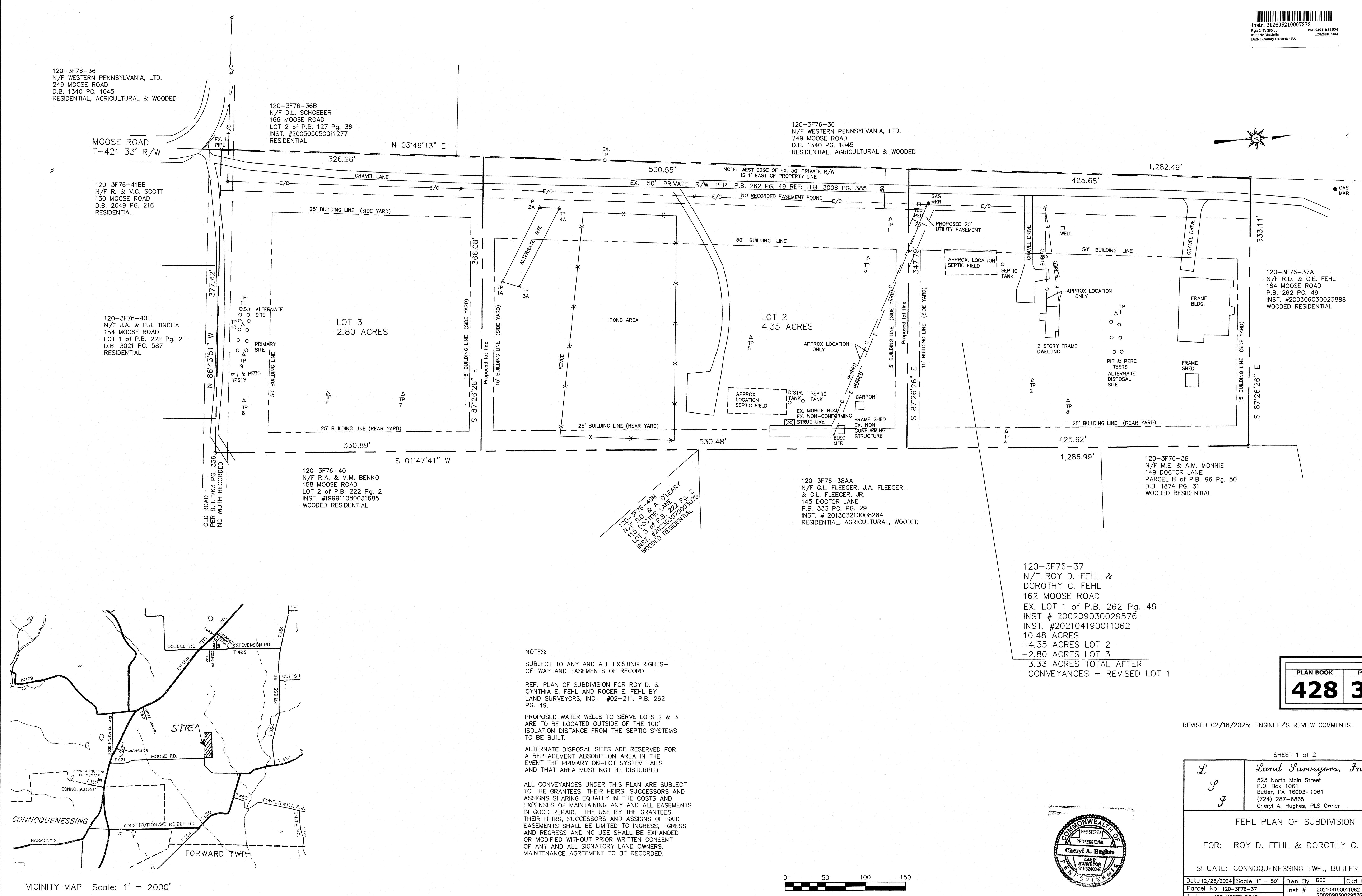
POCS SER. #: DESIGN - 20181233614

DIG 20181233608

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

EX. DISK

1" PIPE



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

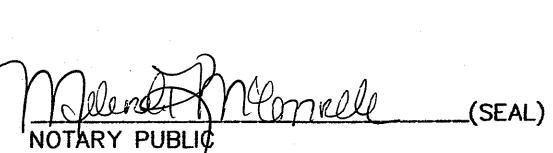
IN WITNESS WHEREOF, I hereunto set my hand and seal
this 25th day of March, 2025

ATTEST:



OWNER

(SEAL)



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

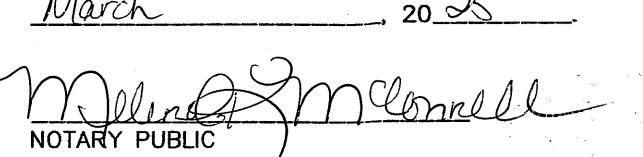
My Commission Expires the 2nd day of December, A.D.
2028

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Roy D. Fehl, and acknowledged the foregoing Release and Dedication and Plan to be his act and deed and desired the same to be recorded as such.

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



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

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

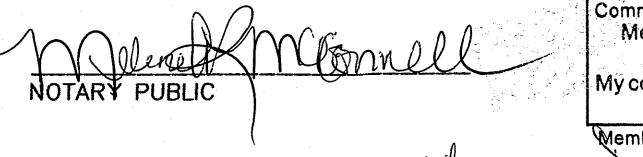
IN WITNESS WHEREOF, I hereunto set my hand and seal
this 25th day of March, A.D., 2025

ATTEST:



OWNER

WITNESS My hand and notarial seal this 25th day of March, A.D.,
2025



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

My Commission Expires the 2nd day of December, A.D.
2028

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

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 25th day of March, 2025

ATTEST:



OWNER

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

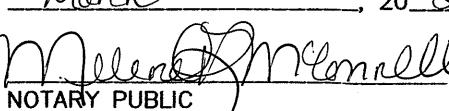
My Commission Expires the 2nd day of December, A.D.
2025

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Dorothy C. Fehl, and acknowledged the foregoing Release and Dedication and Plan to be her act and deed and desired the same to be recorded as such.

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



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

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

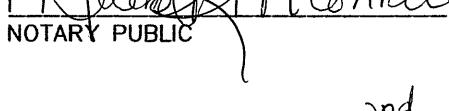
IN WITNESS WHEREOF, I hereunto set my hand and seal
this 25th day of March, A.D., 2025

ATTEST:



OWNER

WITNESS My hand and notarial seal this 25th day of March, A.D.,
2025



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melinda K. McConnell, Notary Public
Butler County
My commission expires December 2, 2028
Commission number 1246347
Member, Pennsylvania Association of Notaries

My Commission Expires the 2nd day of December, A.D.
2025

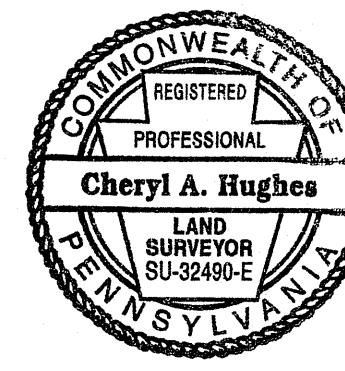
HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
This plot requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors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

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

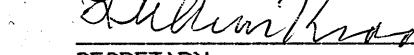


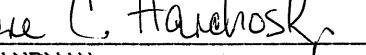
DATE February 18, 2025

SURVEYOR REG. #SU-32490-E



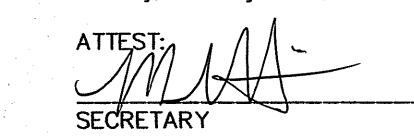
Reviewed and approved by the Connoquenessing Township Planning Commission
this 19th day of February, 2025

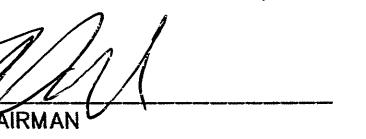




SECRETARY CHAIRMAN

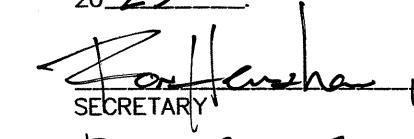
SEAL:
The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, hereby approves this plan of subdivision, according to purposes only. This plan, if recorded, in the Office of the Connoquenessing Board of Supervisors, will not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors, in no way, shape or form, and will not be used to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 5th day of March, 2025.

ATTEST:




SECRETARY CHAIRMAN

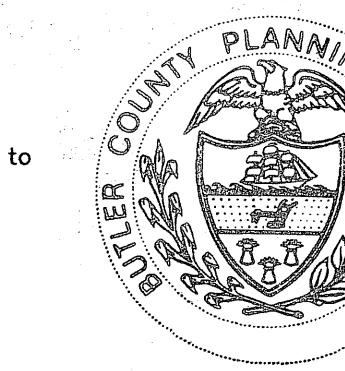
Reviewed with comments by the Butler County Planning Commission at a meeting held this 15 day of January, 2025. Letter to
Connoquenessing Township Board of Supervisors dated 17 January,
2025





SECRETARY CHAIRMAN

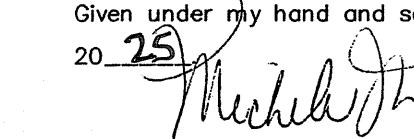
Plan 25007

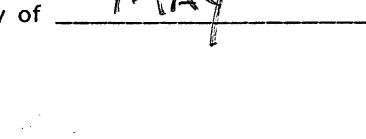


COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS:

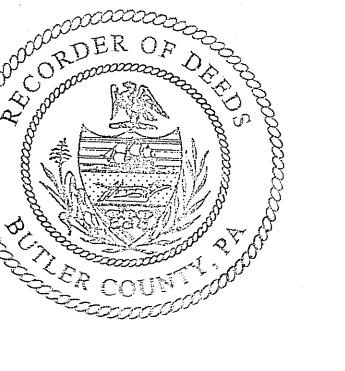
Recorded in the Office for the Recording of Deeds, Plots, etc., in said County, in Plan Book Volume 428, Page 36-37

Given under my hand and seal this 21st day of May, 2025





RECODER OF DEEDS



MICHELE M. MUSTELLO
RECODER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK **428** PAGE **37**

REVISED 02/18/2025; ENGINEER'S REVIEW COMMENTS

SHEET 2 of 2

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6665
Cheryl A. Hughes, PLS Owner

FEHL PLAN OF SUBDIVISION

FOR: ROY D. FEHL & DOROTHY C. FEHL

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

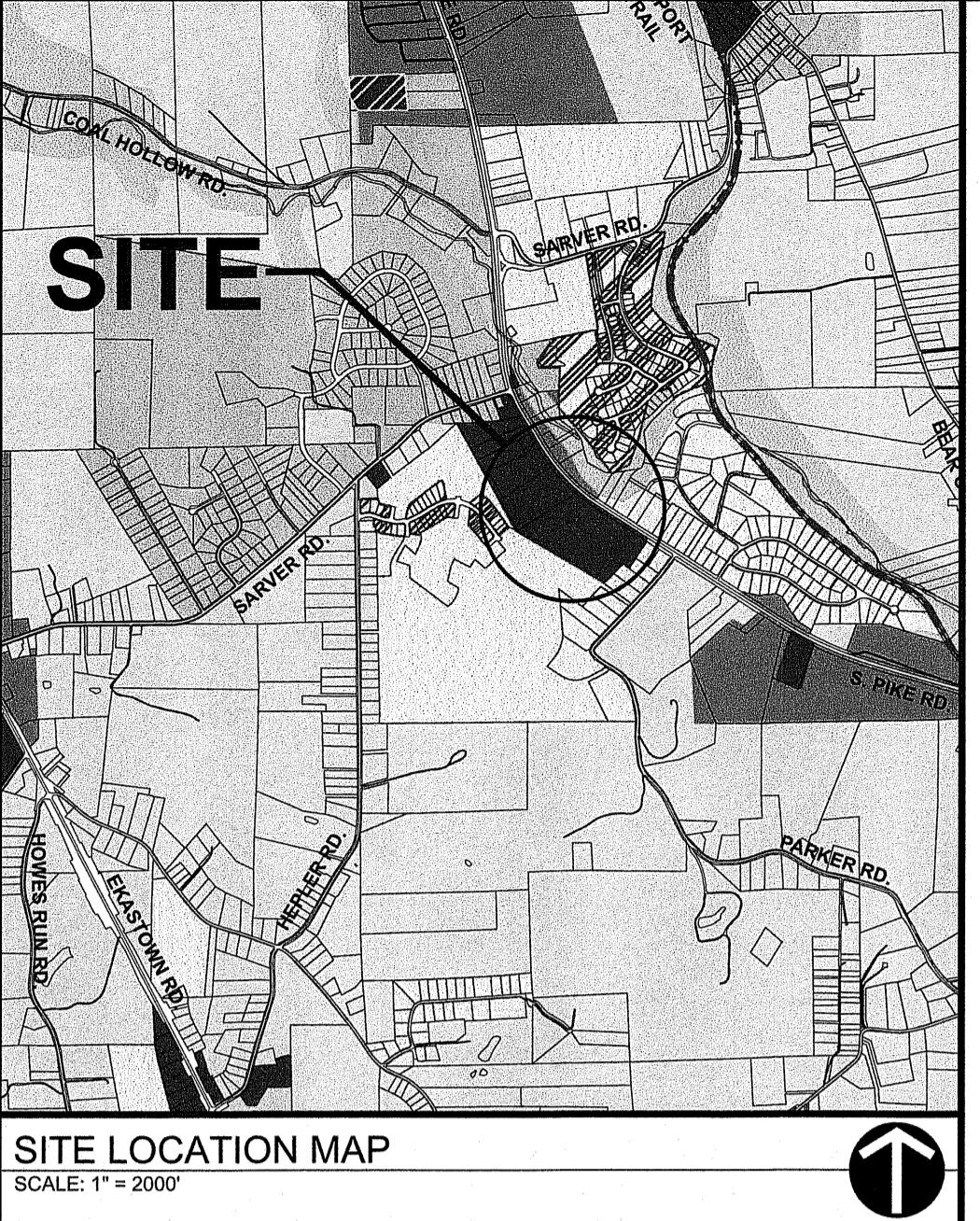
Date 12/23/2024 Scale 1" = 50' Dwn By BEC Ckd By CAH

Parcel No. 120-3F76-37 Inst # 202104190011062 Service No. 24-063

Address 162 MOOSE ROAD



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



NOTES:
1. PROPERTY IS ZONED R-1
2. THE LAUREL HILLS HOMEOWNERS' ASSOCIATION, SUCCESSORS AND ASSIGNS SHALL BE LIABLE FOR THE PERPETUAL MAINTENANCE AND UPKEEP OF THE STORM WATER MANAGEMENT DEVICES AS SHOWN ON THIS PLAN IN ACCORDANCE WITH TOWNSHIP RULES AND REGULATIONS AS MODIFIED.
3. THE OBLIGATION OF THE LAUREL HILLS HOMEOWNERS' ASSOCIATION INCLUDES THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE FENCING SIX (6) FEET IN HEIGHT AROUND ALL STORMWATER FACILITIES.

Inst. 242505220007640
Page 2 of 885.00
Michele Mustello
Butler County Recorder PA
5/22/2024 9:37 AM
T20250606555

OWNERS ADOPTION
LAUREL HILLS PARTNERS, LP., A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNER OF LANDS AS SHOWN ON THE LAUREL HILLS PRD PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON ITS SUCCESSORS AND ASSIGNS.

Boyle *Chad*
WITNESS CHAD WEAVER, MANAGER

5/2/2025
DATE

ACKNOWLEDGMENT
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHAD. WEAVER, MANAGER OF LAUREL HILLS PARTNERS, LP., A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER AND I ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF MAY 2025

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

CERTIFICATION OF TITLE (WITH MORTGAGE):

WE, LAUREL HILLS PARTNERS, LP., A PENNSYLVANIA LIMITED PARTNERSHIP BY: LAUREL HILLS PARTNERS GP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN LAUREL HILLS PARTNERS, LP., A PENNSYLVANIA LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NO. 202008160011380 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Boyle *Chad*
WITNESS CHAD WEAVER, MANAGER

WE, WASHINGTON FINANCIAL BANK, FIRST LIEN HOLDER (MORTGAGEE) OF THE PROPERTY ENBRACED IN THIS PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON

Boyle *C.P.*
WITNESS WASHINGTON FINANCIAL BANK
WILLIAM M. HARKER, VICE PRESIDENT

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

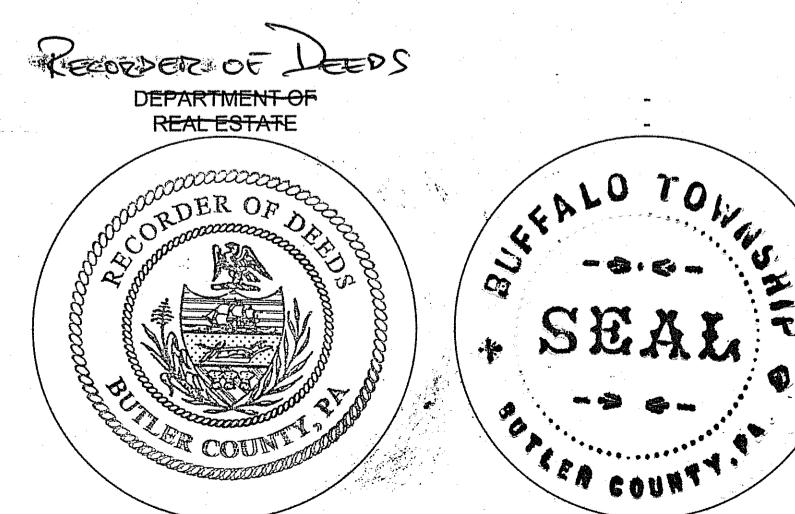
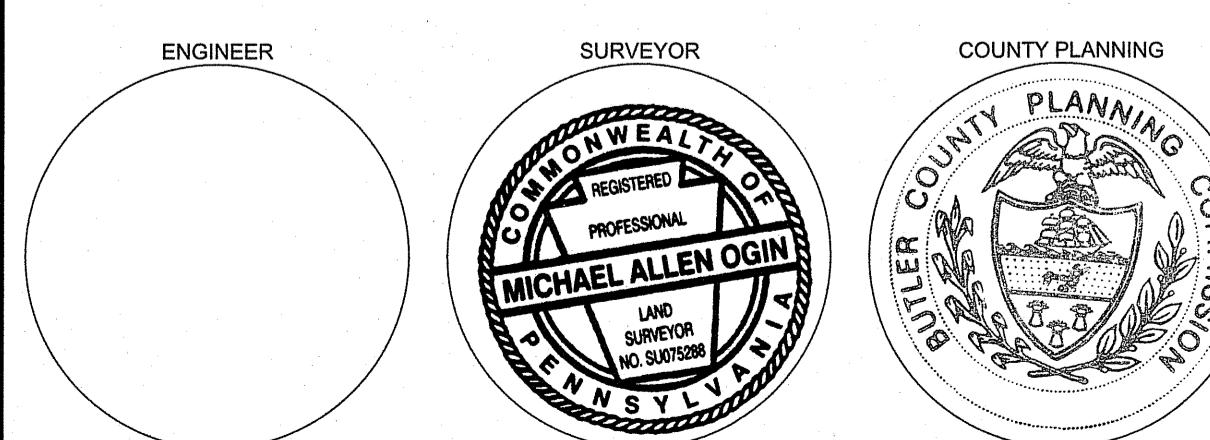
I, MICHAEL ALLEN OGIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COORDINATES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON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

Boyle *5-1-25*
MICHAEL ALLEN OGIN, PLS
DATE

REG. NO. SU-075288

REVIEW
BUTLER COUNTY PLANNING COMMISSION APPROVAL:
APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22 DAY OF MAY,
2025
Boyle *Chairman*
SECRETARY

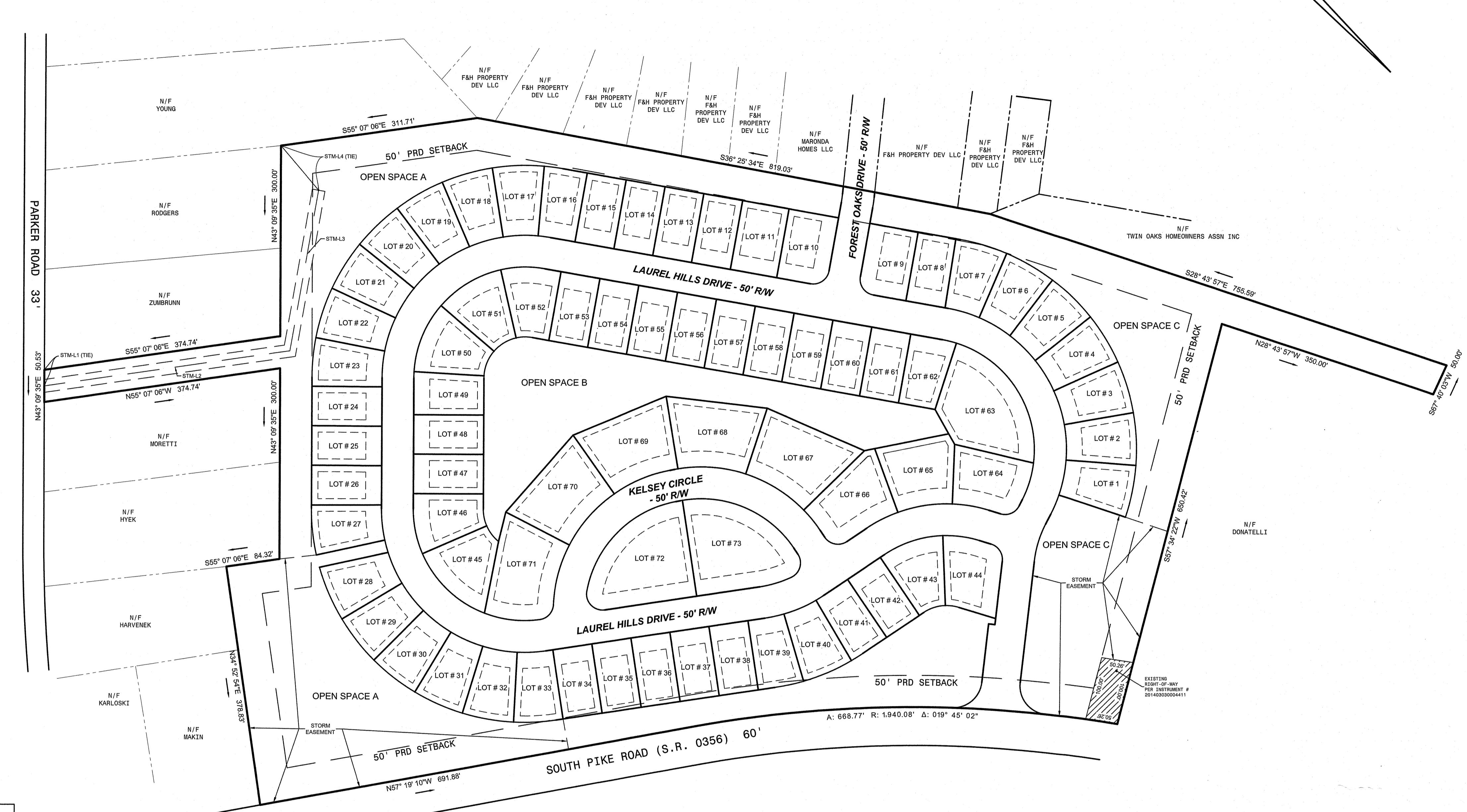
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 2024-110



SANITARY SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-1	N34° 28' 20"E	81.827'	BOUNDARY OF 20' EASEMENT
SAN-2	N44° 01' 24"W	108.839'	BOUNDARY OF 20' EASEMENT
SAN-3	N16° 02' 43"W	49.356'	BOUNDARY OF 20' EASEMENT
SAN-4	N11° 49' 30"E	117.578'	BOUNDARY OF 20' EASEMENT
SAN-5	N43° 13' 09"E	246.249'	BOUNDARY OF 20' EASEMENT
SAN-6	N67° 32' 22"E	118.234'	BOUNDARY OF 20' EASEMENT
SAN-7	S84° 13' 50"E	118.909'	BOUNDARY OF 20' EASEMENT
SAN-8	S56° 46' 03"E	101.902'	BOUNDARY OF 20' EASEMENT
SAN-9	S36° 58' 35"E	337.165'	BOUNDARY OF 20' EASEMENT
SAN-10 (TIE)	N44° 31' 41"E	9.934'	TIE
SAN-11 (TIE)	N41° 15' 54"E	10.228'	TIE
SAN-12	S36° 56' 26"E	197.903'	BOUNDARY OF 20' EASEMENT
SAN-13	S09° 18' 38"E	120.941'	BOUNDARY OF 20' EASEMENT
SAN-14	S10° 47' 20"W	120.817'	BOUNDARY OF 20' EASEMENT
SAN-15	S47° 00' 52"W	104.409'	BOUNDARY OF 20' EASEMENT
SAN-16 (TIE)	S90° 02' 25"W	11.676'	TIE
SAN-17	N56° 37' 22"E	130.503'	BOUNDARY OF 20' EASEMENT
SAN-18 (TIE)	N19° 35' 31"W	20.028'	TIE
SAN-19	N84° 09' 42"E	116.509'	BOUNDARY OF 20' EASEMENT
SAN-20	S68° 27' 37"E	116.464'	BOUNDARY OF 20' EASEMENT
SAN-21	S42° 43' 48"E	116.108'	BOUNDARY OF 20' EASEMENT
SAN-22	S15° 12' 38"E	116.071'	BOUNDARY OF 20' EASEMENT
SAN-23	S04° 57' 38"W	63.341'	BOUNDARY OF 20' EASEMENT
SAN-24	S75° 24' 40"E	102.102'	BOUNDARY OF 20' EASEMENT
SAN-25	S56° 06' 04"E	92.544'	BOUNDARY OF 20' EASEMENT
SAN-26 (TIE)	S45° 08' 11"W	17.678'	TIE
SAN-27	S33° 25' 20"E	87.897'	BOUNDARY OF 20' EASEMENT
SAN-28	S76° 04' 35"E	30.223'	BOUNDARY OF 20' EASEMENT
SAN-29 (TIE)	N52° 09' 27"W	33.721'	TIE
SAN-30	N57° 38' 34"W	225.748'	BOUNDARY OF 20' EASEMENT
SAN-31	N78° 13' 47"W	62.886'	BOUNDARY OF 20' EASEMENT
SAN-32 (TIE)	N22° 11' 17"W	11.736'	TIE
SAN-33	N22° 11' 17"W	92.175'	CL OF 20' EASEMENT
SAN-34	S55° 23' 33"W	149.598'	CL OF 20' EASEMENT
SAN-35	N54° 57' 38"E	83.825'	CL OF 20' EASEMENT
SAN-36	N39° 02' 24"W	119.938'	CL OF 20' EASEMENT
SAN-37 (TIE)	N89° 03' 00"E	29.413'	TIE
SAN-38 (TIE)	S30° 22' 42"W	29.568'	TIE
SAN-39	S35° 02' 24"E	100.121'	BOUNDARY OF 20' EASEMENT

STORM SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
STM-L1 (TIE)	N 43° 09' 35"E	25.34'	BOUNDARY OF 20' EASEMENT
STM-L2	S 59° 08' 44"E	390.04'	BOUNDARY OF 20' EASEMENT
STM-L3	N 53° 05' 21"E	256.89'	BOUNDARY OF 20' EASEMENT
STM-L4 (TIE)	N 02° 47' 58"E	91.74'	BOUNDARY OF 20' EASEMENT
STM-L5	S 84° 08' 21"W	169.57'	BOUNDARY OF 20' EASEMENT
STM-L6	N 59° 12' 15"W	135.45'	BOUNDARY OF 20' EASEMENT
STM-L7	N 51° 35' 51"W	93.23'	BOUNDARY OF 20' EASEMENT
STM-L8	N 31° 32' 59"W	243.31'	BOUNDARY OF 20' EASEMENT
STM-L9	N 58° 30' 02"W	123.92'	BOUNDARY OF 20' EASEMENT
STM-L10	N 35° 33' 57"W	149.59'	BOUNDARY OF 20' EASEMENT
STM-L11	S 78° 27' 33"W	64.05'	BOUNDARY OF 20' EASEMENT

LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN&STM-L1 (TIE)	N 78° 58' 37"E	14.27'	TIE
SAN&STM-L2	S 55° 31' 08"E	421.78'	BOUNDARY
SAN&STM-L3	S 80° 22' 51"E	206.37'	BOUNDARY



BUFFALO TOWNSHIP PLANNING COMMISSION APPROVAL:
APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 5 DAY OF JUNE 2024

SECRETARY *Boyle* CHAIRMAN *Boyle*

5/22/2024

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 428 PAGE(S) 38-39

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF MAY 2025.

Michele M. Mustello

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 428 PAGE(S) 38-39

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Michele M. Mustello

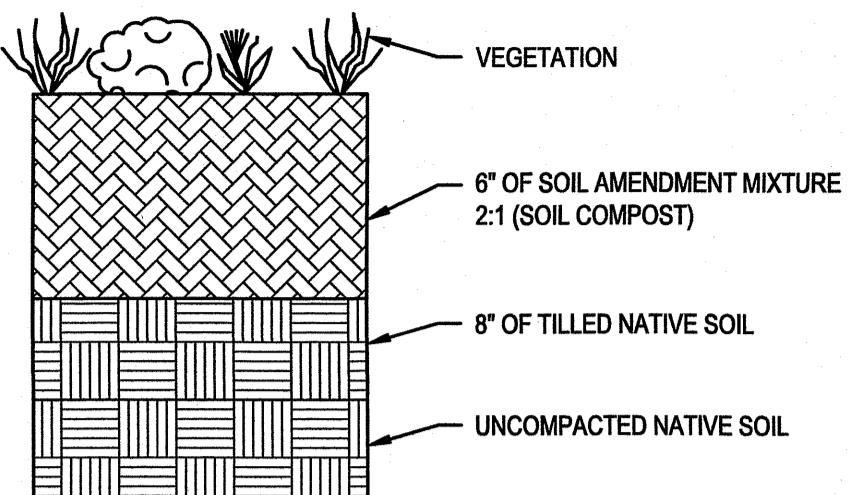
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RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

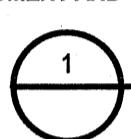


TYPICAL APPLICATION RATES		
% ORGANIC MATTER	ENGLISH (LB / AC)	METRIC (KG / HA)
< 0.75	5,000	5,600
≥ 0.75 & < 1.5	4,500	5,040
≥ 1.5 & < 2.0	4,000	4,480
≥ 2.0 & < 3.0	3,500	3,920

ALWAYS CONDUCT A SOIL TEST TO DETERMINE AGRONOMIC NEEDS. SOILS WITH ORGANIC MATTER >3% TYPICALLY DO NOT REQUIRE PROGANICS. DEPENDING ON THE TEST RESULTS, IT IS TYPICALLY ADVISABLE TO APPLY FERTILIZER, pH NEUTRALIZERS AND/OR BIOSTIMULANTS WITH PROGANICS.

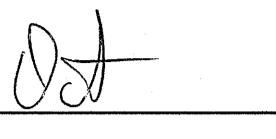
NOTES:

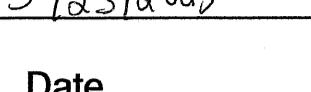
1. SOIL AMENDMENT MEDIA USUALLY CONSISTS OF COMPOST, BUT CAN INCLUDE MULCH, MANURES, SAND, AND MANUFACTURED MICROBIAL SOLUTIONS.
2. ONLY COMPOST PRODUCTS THAT MEET ALL APPLICABLE STATE AND FEDERAL REGULATIONS PERTAINING TO ITS PRODUCTION AND DISTRIBUTION MAY BE USED IN THIS APPLICATION. APPROVED COMPOST PRODUCTS MUST MEET RELATED STATE AND FEDERAL CHEMICAL CONTAMINANT (E.G. HEAVY METALS, PESTICIDES, ETC.) AND PATHOGEN LIMIT STANDARDS PERTAINING TO THE FEEDSTOCKS (SOURCE MATERIALS) FROM WHICH IT IS DERIVED.
3. VERY COARSE COMPOST SHOULD BE AVOIDED FOR SOIL AMENDMENT AS IT WILL MAKE PLANTING AND CROP ESTABLISHMENT MORE DIFFICULT.
4. COMPOST SHOULD BE ADDED AT A RATE OF 2:1 (SOIL:COMPOST). IF A PROPRIETARY PRODUCT IS USED, THE MANUFACTURER'S INSTRUCTIONS SHOULD BE FOLLOWED IN TERMS OF MIXING AND APPLICATION RATE.
5. SOIL RESTORATION SHOULD NOT BE USED ON SLOPES GREATER THAN 30%.
6. SOIL RESTORATION SHOULD NOT TAKE PLACE WITHIN THE DRIP LINE OF A TREE TO AVOID DAMAGING THE ROOT SYSTEM.
7. ON-SITE SOILS WITH AN ORGANIC CONTENT OF AT LEAST 5 PERCENT CAN BE PROPERLY STOCKPILED (TO MAINTAIN ORGANIC CONTENT) AND REUSED.
8. PROCEDURE: ROTOTILL, OR RIP THE SUBGRADE, REMOVE ROCKS, DISTRIBUTE THE COMPOST, SPREAD THE NUTRIENTS, ROTOTILL AGAIN.
9. ADD 10 INCHES COMPOST / AMENDMENT AND TILL UP TO 20 INCHES.

 **SOIL AMENDMENT DETAIL**
NO SCALE

Instr: 202505230007786
Pg: 3 F: \$125.00
5/23/2025 12:52 PM
T20250006858
Michele Mustello
Butler County Recorder PA

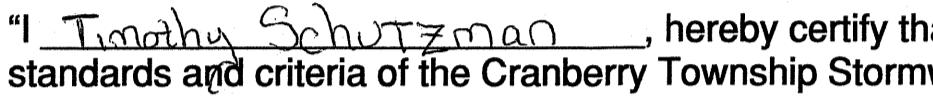
§ 17.350.7.C.(2)(g)14 – “It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved SWM site Plan, or allow the property to remain in a condition, which does not conform to an approved SWM Site Plan, unless the Township grants an exception in writing.”

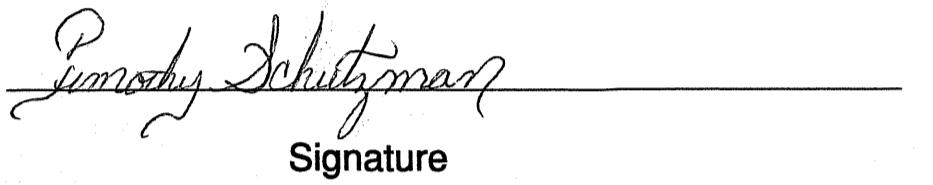

Daniel D. Santoro (Township Manager)


5/23/2025
Date

§ 17.350.8.I.(9)(a) – Stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Township. Approval by DEP or the conservation district is required prior to any modifications to the SCM(s)

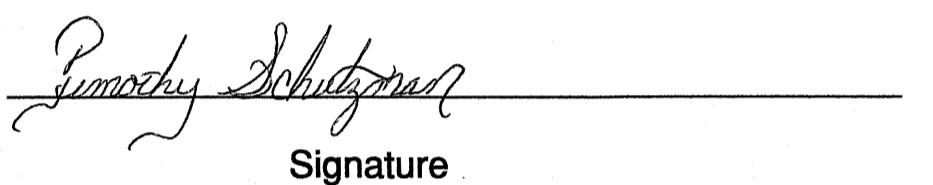
§ 17.350.7.C.(2)(g)6 Cranberry Township will be responsible for the operation and maintenance of the stormwater BMPs.


“I, Timothy Schutzman, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.”


Signature

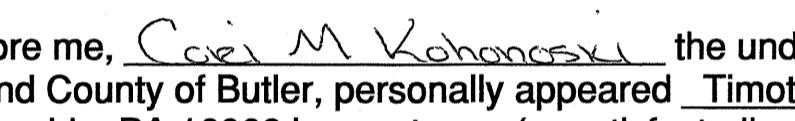
5/23/2025
Date


“I, Timothy Schutzman, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.”


Signature

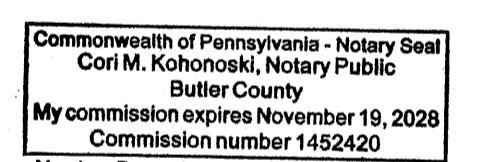
5/23/2025
Date

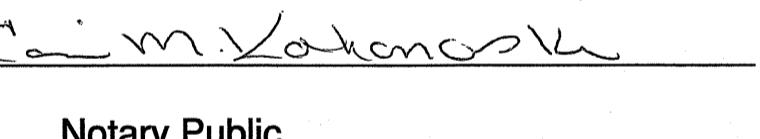
State of Pennsylvania, County of Butler

On this 23 day of May, 2025 before me,  the undersigned Notary public in and for the State of Pennsylvania and County of Butler, personally appeared Timothy Schutzman of Cranberry Township, Cranberry Township, PA 16066 known to me (or satisfactorily proven) to be the person whose name is subscribed to within instrument, and acknowledged that they execute the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and notarial seals.

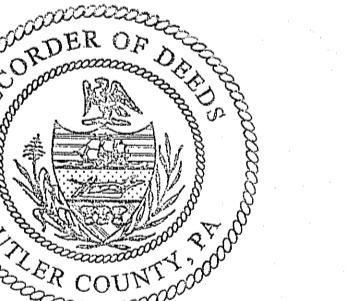
My commission expires:


Commonwealth of Pennsylvania - Notary Seal
Cori M. Kohonoski, Notary Public
My commission expires November 19, 2028
Commission number 1452420
Member, Pennsylvania Association of Notaries


Cori M. Kohonoski
Notary Public

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 428, Page(s) 40-42.



Given under my hand and seal this 23rd day of May, 2025.


Recorder of Deeds


MICHELE M. MUSTELLO
RECORDER OF DEEDS

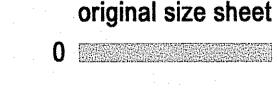
My Commission Expires First Monday in January 2028

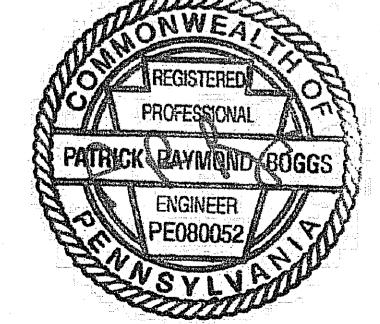
PLAN BOOK PAGE
428 40

Brush Creek Water Pollution Control Facility

20306 Powell Road, Cranberry Township PA 16066

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN			
No.	Issue	Checked	Approved
Author	S. MATTHEWS	Drafting Check	M. WIESTLING
Designer	Design Check	Project Manager	R. EVANS
		Project Director	J. KOSTELAC

Bar is one inch on
original size sheet
0  1"



GHD Inc.
4068 Mount Royal Boulevard Gamma Suite 201
Allison Park, Pennsylvania 15101 USA
T 1 412 684 9060 www.ghd.com

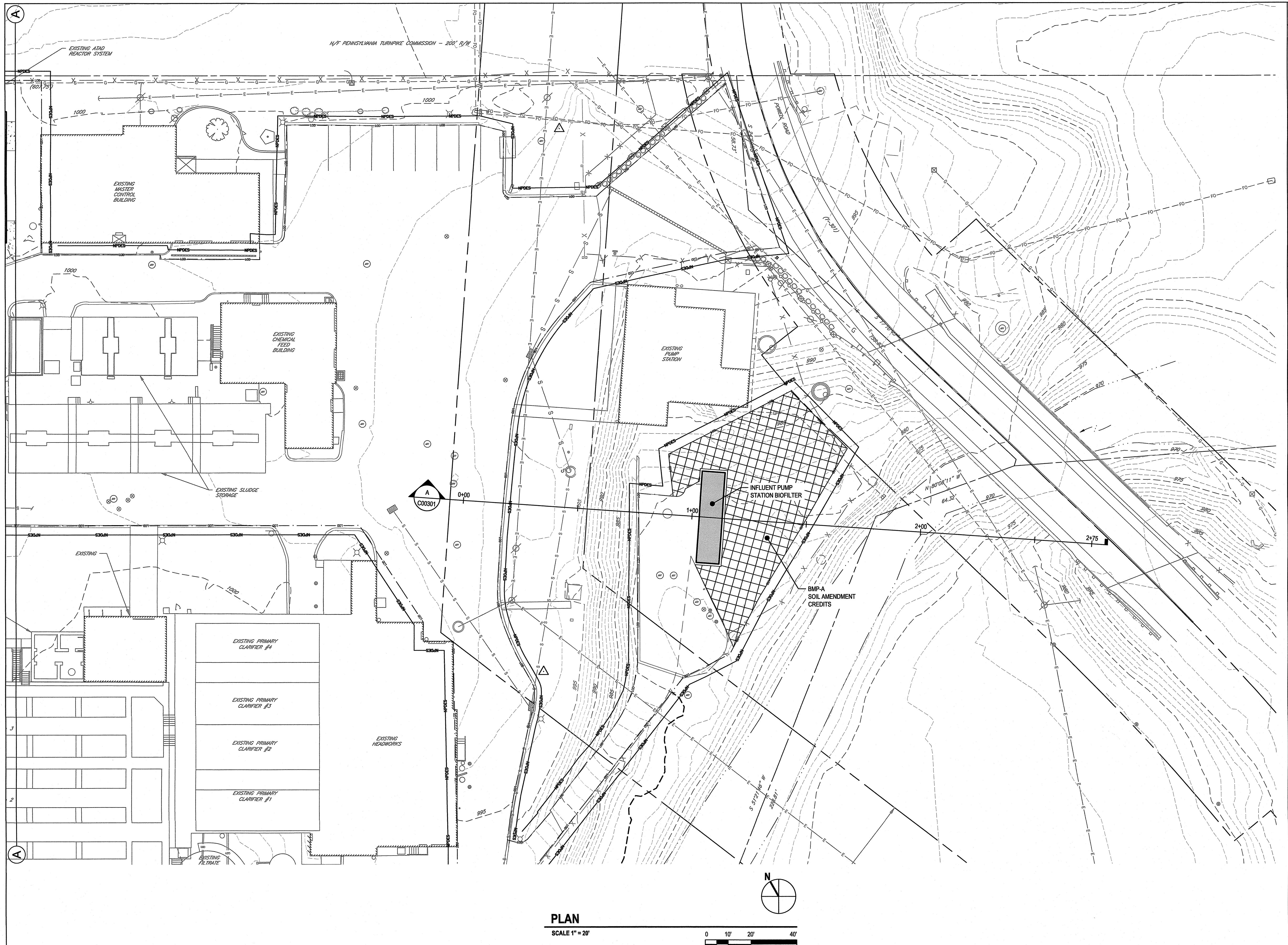


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Client CRANBERRY TOWNSHIP
Project BRUSH CREEK WPCF
SOLIDS HANDLING UPGRADE
Project No. 12584064 Date 5/23/2025 Scale AS SHOWN

Title POST-CONSTRUCTION
STORMWATER MANAGEMENT
DETAILS
Size ARCH D
Sheet No. PC-00501



LEGEND	
—	EXISTING CONTOUR - MINOR
—	EXISTING CONTOUR - MAJOR
—	EXISTING UNDERGROUND ELECTRIC UTILITIES
—	EXISTING UNDERGROUND GAS
—	EXISTING UNDERGROUND FIBER OPTIC
—	EXISTING SANITARY SEWER
—	EXISTING SANITARY SEWER
—	EXISTING EDGE OF GRAVEL ROAD
—	EXISTING FENCE
—	EXISTING BUILDING
—	EXISTING UTILITY POLE
—	EXISTING RIGHT-OF-WAY
—	EDGE OF STREAM
—	PROPERTY LINE
—	NEW FENCE
—	LIMIT OF DISTURBANCE
—	NPDES
—	NPDES PROJECT AREA

MATERIAL KEYING LEGEND

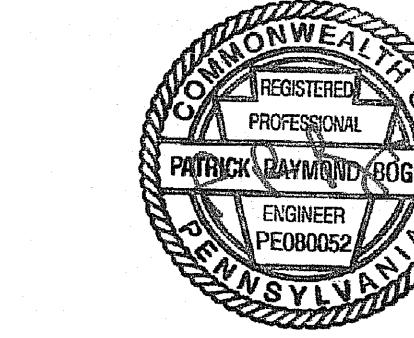
SHEET GENERAL NOTES

SHEET KEYNOTES

PLAN BOOK PAGE
428 41

- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SDM PRB 2024-01-19			
No.	Issue	Checked	Approved Date
Author	S. MATTHEWS	M. WIESTLING	Project Manager R. EVANS
Designer	Design Check	Project Director	J. KOSTELAC

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Client CRANBERRY TOWNSHIP
Project BRUSH CREEK WPCF
SOLIDS HANDLING UPGRADE
Project No. 12584064 Date Scale AS SHOWN

Title POST-CONSTRUCTION
STORMWATER MANAGEMENT
PLAN

Size ARCH D

PC-00101

Soil Description

The project involves earthmoving in an area of karst geology. The development of a sinkhole during or after construction activities has the potential to cause pollution. Please reference the Standard Erosion and Sediment Control Plan Notes and the Sinkhole Repair Details included on this plan.

The approximate boundaries of the soil-mapping units are shown on the attached PCSM report. This information is obtained from the USDA NRCS online Websoil Survey at (<http://websoilsurvey.nrcs.usda.gov/app>) as well as the document "Soil survey, PA: Lehigh Co. 1963." The soils found within the project area are classified as Washington Silt Loam, with a 0 to 3% slope. In the Web Soil Survey, this soil type is identified by the code WaA, while in the "Soil survey, PA: Lehigh Co. 1963" document, the code is WgA. The HSG of the soils on site are B group. The soils found within the project area are summarized below in Table 1.

Table 1: Summary of Soil Type & Characteristics

SOIL DESCRIPTION			
SOIL MAP UNIT	SOIL SERIES NAME	SLOPE %	
MoB	Monongahela silt loam	3-8	Depth to saturated zone, dusty, unstable excavation walls, ponding, too clayey
MoC	Monongahela silt loam	8-15	Depth to saturated zone, slope, dusty, unstable excavation walls, ponding, too clayey
Ph	Philo loam	0-2	Depth to saturated zone, flooding, dusty, unstable excavation walls
Ar	Arents-Urban land complex	N/A	N/A

Soil limitation resolutions

- Depth to saturated zone will be addressed by use of a pumped water filter bag if necessary. Pumped water filter bags must be placed at least 50 feet from any stream banks in well vegetated, flat areas.
- Contractor is required by law to follow OSHA requirements; this will address any limitations associated with unstable excavation walls.
- Dusty/droughty limitations for landscaping will be addressed by supplemental watering if necessary.
- Slope limitations will be addressed by limiting the amount of the soil that is exposed. All areas disturbed during construction shall be stabilized using temporary seeding. An erosion control blanket will be used on all slopes 3H:1V or greater.

Critical Stages of BMP Installation 102.8(f)(7)

A licensed professional or designee shall be on the project site during the following stages of construction:

- Installation of soil amendments.

Conservation Measures

- Clean boot treads, tools, construction equipment, and vehicles thoroughly (especially the undercarriage and wheels) before they are brought on site. This will remove invasive plant seeds and invasive earthworms/cocoons that may have been picked up at other worksites.
- Use clean project materials (e.g., weed-free straw) or materials native to the worksite to avoid introducing invasive species from contaminated sources.
- Revegetate or cover disturbed soil and stockpiles quickly to discourage the germination of invasive plants. Implement proper erosion control practices to stabilize soil and reduce runoff.
- Do not use seed mixes that include invasive species.

Preconstruction Activities

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 municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of the critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction 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 or 811 for buried utilities locations.

The General Construction Sequence will be as follows

- Prior to beginning any earth disturbance activities, install rock construction entrance and compost filter socks as shown on the drawings. Initial clearing and grubbing should be limited to that which is necessary to install the proposed E&S BMPs. E&S BMPs shall be implemented and maintained until the permanent stabilization is completed.
- Set up field offices and staging area.
- Demolish and relocate existing utilities and install new temporary utilities.
- Demolish structures in accordance with the plan drawings.
- Construct new buildings in accordance with the plan drawings.
- Any excess fill material is to be placed in temporary soil stockpiles or hauled away to a site with an approved E&S/NPDES plan.
- Restore paving and/or curbing where applicable.
- Final placement of topsoil, seeding, and mulching of all construction disturbed areas that are not paved shall follow specific requirements in Seeding and Fertilizing Section.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Butler County Conservation District for an inspection prior to removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary E&S BMPs must be removed (compost filter sock, rock construction entrance). Areas disturbed during removal of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal should 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 Butler County Conservation District to schedule a final inspection.

Recycling

Wherever possible, recycling of waste materials is preferred rather than disposal. The contractor shall ensure that mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. The contractor shall remove from site, recycle or dispose of all building materials and wastes in accordance with PA DEP's Solid Waste Management regulations at 25 PA Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at the site.

Receiving Stream Names/Chapter 93 Classification

The entire site drains to the Brush Creek. The designation for this watercourse is Warm-Water Fishes (WWF).

Seeding and Fertilizing**1. Temporary Seeding**

Temporary seed is to be annual ryegrass with 95% purity, 85% germination, and 0.15% max weed seed.

Seeding rate is to be 40 lbs/acre. Seeding dates March 15 to October 15.

2. Permanent Seeding

Seed mixture is per the Penn State "Erosion Control and Conservation Plantings on Noncropland". The seed mixture shall consist of:

MINIMUM SEED SPECIFICATIONS ⁽¹⁾					
SPECIES	READY PURITY (%)	HARD GERM (%)	GERM (%)	SEEDS/LB (1,000s)	SEEDING RATE - PURE LIVE SEED (lb/acre)
Annual Ryegrass	95	85	85	227	10
Tall fescue ⁽²⁾	95	80	80	227	60
Perennial Ryegrass ⁽³⁾	95	85	85	227	15

Notes:

- Minimum seed lots are truly minimum, and seed lots to be used for revegetation purposes should equal or exceed these standards.
- Kentucky 31 or turf-type variety. Use named varieties that originated in Pennsylvania or the eastern United States.
- Any fine-leaf turf-type variety that originated in Pennsylvania or the eastern United States.

Seeding dates: March 15 to June 1 and August 1 to October 15. Ryegrass portion: March 15 to October 15.

After seeding, fertilizer and mulch have been applied, all slopes 3H:1V or greater shall have erosion control mat installed in accordance with PennDOT Publication 408, Section 806.2(a).

3. Fertilizing and Liming

Commercial fertilizer conforming to the requirements of the Pennsylvania Soil Conditioner and Plant Growth Substance Law. Pulverized agricultural limestone conforming to the requirements of the Agricultural Liming Materials Act.

Temporary seeding fertilizer to be 10-10-10 analysis commercial fertilizer; fertilizer rate to be 500 lb/acre; agricultural limestone rate to be 1 ton/acre.

Permanent seeding fertilizer to be 10-20-20 analysis commercial fertilizer; fertilizer rate to be 1000 lb/acre; agricultural limestone rate to be 6 tons/acre.

4. Mulching

Mulch material, mulch binders, construction and maintenance will be in accordance with PennDOT Publication 408 Section 805 and with the PA DEP Erosion and Sediment Pollution Control Program Manual, dated March 2012. Mulch rate for hay and straw to be 3 tons/acre.

Straw and hay mulch are to be anchored or tacked immediately after application to prevent being windblown; anchoring may be done by "crimping" the straw or hay into the soil, stapling mulch control netting over the mulch or using recycled cellulose fiber binder. If "crimping" is used, slopes must be less than 3H:1V, and the machinery is to be operated on the contour.

Straw mulch shall be applied in long strands, not chopped or finely broken. Mulch on slope of 8% or steeper should be held in place with netting. If mulch control netting is used, it is to be stapled according to the manufacturer's recommendations. Binder rate to be 160 lbs/1,000 sq. yd. for recycled cellulose binder.

Mulching without seeding is to be used as an interim stabilization control during non-growing seasons of the year.

5. Topsill

A minimum of six (6) inches of topsoil shall be placed on all disturbed areas prior to seeding.

Qualifications of Plan Preparer

Qualifications of the plan preparer are attached. The person reviewing the plan is a Registered Professional Engineer licensed in the Commonwealth of Pennsylvania.

PCSM Notes

The PCSM Plan, inspection reports and monitoring records shall be available for review and inspection by the Department or the Conservation District.

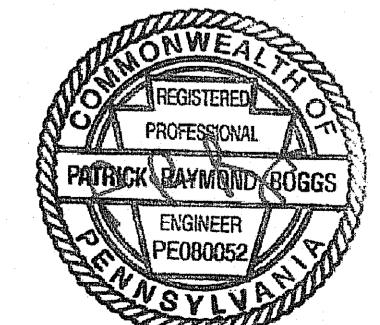
PCSM Stormwater Operation and Maintenance Plan Notes

Although not anticipated, if soil amendment area is compacted or settles over time, the soil restoration process shall be repeated.

PLAN BOOK	PAGE
428	42

- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	SDM	PRB	2024-01-19
No. Issue	Checked	Approved	Date
Author S. MATTHEWS	Drafting Check	M. WIESTLING	Project Manager R. EVANS
Designer	Design Check	Project Director	J. KOSTELAC

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0 _____ 1"



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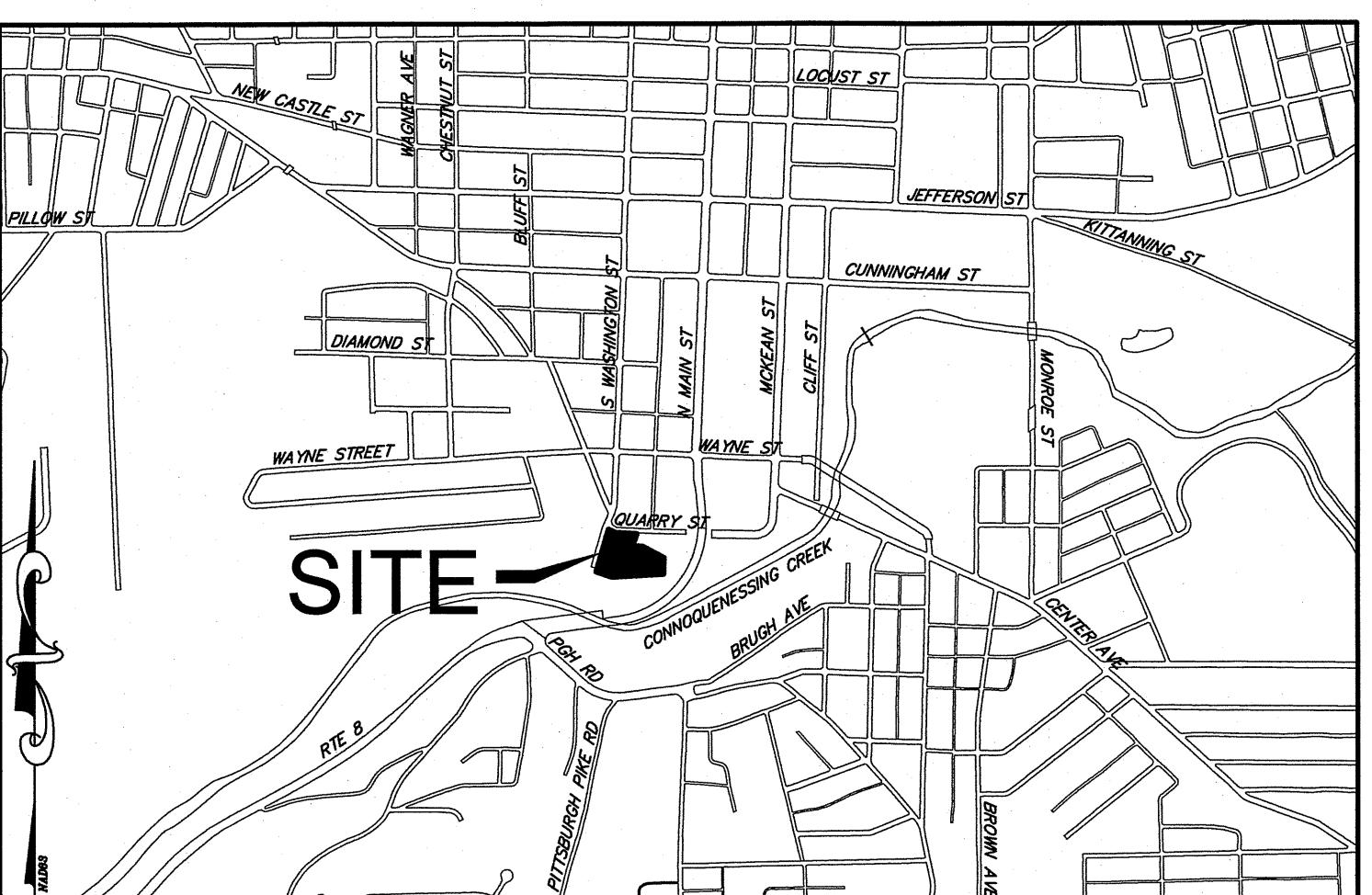
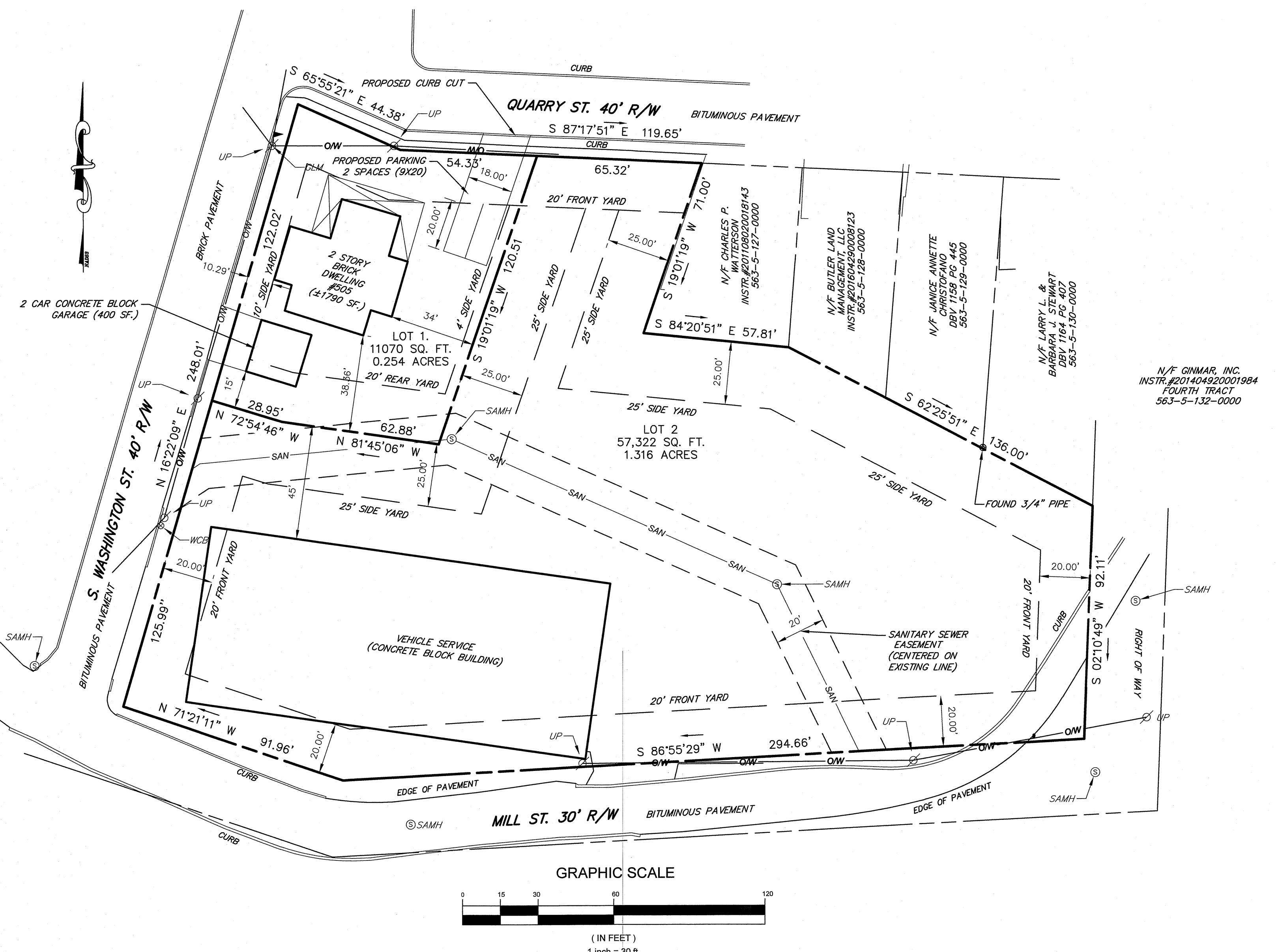
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Client CRANBERRY TOWNSHIP
Project BRUSH CREEK WPCF
SOLIDS HANDLING UPGRADE

Project No. 12584064 Date Scale AS SHOWN

Size ARCH D
Title POST-CONSTRUCTION
STORMWATER MANAGEMENT
NOTES
Sheet No. PC-00001



LOCATION MAP

SCALE: 1" = 1000'

EXISTING AREA TABULATION

PARCEL ID 563-5-123-0000	68,392 SQ. FT.	1.570 ACRES
--------------------------	----------------	-------------

PROPOSED AREA TABULATION

LOT 1	11,070 SQ.FT.	0.254 ACRES
LOT 2	57,322 SQ.FT.	1.316 ACRES
TOTAL AREA	68,392 SQ. FT.	1.570 ACRES

FLOOD INSURANCE DATA:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 42019C0407D
EFFECTIVE DATE: 8/2/2018

Based on a scaled map location and graphic plotting only, the subject premises are located in ZONE "X" unshaded which are areas determined to be outside of the 0.2% annual chance floodplain.

ZONING

PROPERTY IS ZONED M-1 LIGHT INDUSTRIAL

OWNER/SUBDIVIDER

CATHERINE J. & DENNIS J. GLASGOW
133 BLAZING STARR DRIVE
BUTLER, PA 16002
INSTRUMENT NO. 201108010018206
TAX ID 563-5-123-0000

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE PA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD83
2. DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET

ZONING DATA TABLE: LOT 1 (1)		
SITE STANDARDS (BY ORDINANCE)	REQUIRED	PROVIDED
MINIMUM LOT AREA	4,000 SF.	11,070 SF.
MINIMUM LOT WIDTH	40 FT.	91.83 FT.
MINIMUM FRONT YARD	20 FT.	20 ft.
MINIMUM REAR YARD (PRIN BLDG)	20 FT.	38.36 FT.
MINIMUM REAR YARD (ACCESS BLDG)	5 FT.	15 FT.
MINIMUM SIDE YARD (2)	10 FT.	10 FT.
MAXIMUM BUILDING HEIGHT	80 FT.	±31.66 FT
MAX LOT COVERAGE (STRUCTURES)	45%	20%

NOTES:

1. EXISTING PROPERTY IS LOCATED IN M-1 LIGHT INDUSTRIAL ZONING DISTRICT. LOT 1 IS A NON-CONFORMING USE. ZONING DATA TABLE BASED ON REQUIREMENTS OF THE R-3 HIGH DENSITY RESIDENTIAL DISTRICT.
2. MINIMUM SIDE YARD, CORNER LOT, YARD ABUTTING A STREET: 10 FT. AND OPPOSITE SIDE YARD: 4 FT.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
428	43

SUBDIVISION PLAN

JOB NO. 5376 DRAWN MDW DATE 09/04/2024
I = "30"

SHEET NUMBER
1 OF 1

TOWNSHIP MODIFICATION:

167-29.G(1) & (2)

REQUESTED MODIFICATION:

THE PROPOSED RORY DRIVE IS 2,292' IN LENGTH AND SERVES 25 LOTS. ALLOWED LENGTH 1,200'. IF GREATER THAN 1,200' A PAVED TURNAROUND AT 2/3 LENGTH OF THE STREET.

JUSTIFICATION:

A 1/2 LENGTH OF STREET TURNAROUND WOULD OCCUR AT 1,150' NEAR LOTS 7 & 21, WHICH ALSO IS IN AN 800' SECTION OF RORY DRIVE THAT HAS HOMES ON ONLY ONE SIDE DUE TO STEEP TOPOGRAPHY. IT IS BECAUSE OF THIS STEEP TOPOGRAPHY THAT WE ARE REQUESTING THIS MODIFICATION.

A CONSERVATION EASEMENT IS GRANTED IN FAVOR OF ADAMS TOWNSHIP AND THE RIGHTMYER ESTATES HOME OWNERS ASSOCIATE, BUTLER COUNTY, FOR THE PURPOSES OF PRESERVING THE LAND, INCLUDING, BUT NOT LIMITED TO, TREES, VEGETATION, ANIMAL LIFE, AND OTHER NATURALLY OCCURRING FEATURES. NO ENROACHMENT MAY BE MADE BY ANY LANDOWNER WHOSE PROPERTY IS SERVIENT TO A CONSERVATION EASEMENT. NO ACCESSORY STRUCTURES, FENCES, POLES, WIRE, OR OTHER EASEMENTS MAY BE MADE WITHIN CONSERVATION EASEMENTS, EXCEPT FOR PEDESTRIAN OR BIKING TRAILS UNLESS EXPRESS WRITTEN PERMISSION OF THE TOWNSHIP SUPERVISORS (AND PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE) IS GRANTED.

NOTES:

- OPEN SPACE SURROUNDING THE UNNAMED TRIBUTARY OF GLADE RUN IS OWNED BY THE TOWNSHIP AS A CONSERVATION EASEMENT (AS DEFINED BY THE TOWNSHIP SUPERVISORS AND DEVELOPMENT OFFICE) AS WELL AS TOWNSHIP MUNICIPAL STORM SEWER SYSTEM EASEMENT THAT GIVES THE TOWNSHIP AND ITS ASSOCIATES THE RIGHT OF INGRESS AND REGRESS UPON THE EASEMENT TO MAKE AND MAINTAIN STREAM REHABILITATION IMPROVEMENTS, MAKE SPECIFIC LEGACY SEDIMENT REMOVAL IMPROVEMENTS, ERADICATE INVASIVE SPECIES VEGETATION AND REPLACE NATIVE SPECIES. OTHER OPEN SPACES AND BUFFERS SHALL BE PROTECTED BY A CONSERVATION EASEMENT.
- THERE SHALL BE NO FILLING WITHIN THE 100 YEAR FLOODPLAIN OR GLADE RUN OR SHALL ANY PROPOSED LOT EXTEND INTO THE 100 YEAR FLOODPLAIN. ANY HOMES TO BE CONSTRUCTED ADJACENT TO THE 100 YEAR FLOODPLAIN SHALL HAVE OCCUPIED BASEMENTS OR FIRST FLOOR ELEVATION A MINIMUM OF 3 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

DAVIDSON ROAD RIGHT-OF-WAY TABLE

LINE / CURVE #	BEARING	LEGNTH	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
L1	S46°19'53"W	24.91	-	-	-	-	-	ROW EDGE
C1	-	-	3210.43	61.95	01°06'20"	S47°28'08"W	61.95	ROW EDGE
L2	S42°50'52"W	55.03	-	-	-	-	-	ROW EDGE
L3	S40°59'13"W	27.34	-	-	-	-	-	ROW EDGE
L4	S39°08'27"W	61.88	-	-	-	-	-	ROW EDGE
L5	S37°34'07"W	61.56	-	-	-	-	-	ROW EDGE
L6	S33°08'19"W	60.43	-	-	-	-	-	ROW EDGE
L6A	S24°28'16"W	93.29	-	-	-	-	-	ROW EDGE
L7	S17°42'32"W	38.36	-	-	-	-	-	ROW EDGE
L8	S13°45'13"W	49.00	-	-	-	-	-	ROW EDGE
L9	S14°17'55"W	48.11	-	-	-	-	-	ROW EDGE
L10	S17°51'30"W	65.94	-	-	-	-	-	ROW EDGE
C3	-	-	438.59	61.59	08°02'47"	S24°46'33"W	61.54	ROW EDGE
L11	S27°28'24"W	40.87	-	-	-	-	-	ROW EDGE
C4	-	-	483.75	73.43	08°41'50"	S21°50'49"W	73.36	ROW EDGE
L12	S18°46'15"W	77.38	-	-	-	-	-	ROW EDGE
C5	-	-	240.21	26.69	06°22'01"	S23°32'47"W	26.68	ROW EDGE

GLADE RUN ROAD RIGHT-OF-WAY TABLE

LINE / CURVE #	BEARING	LEGNTH	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION	
L12	S23°46'32"E	20.66	-	-	-	-	-	ROW EDGE	
L13	S22°56'41"E	50.45	-	-	-	-	-	ROW EDGE	
L14	S23°04'02"E	59.6100	-	-	-	-	-	ROW EDGE	
L15	S22°52'44"E	44.1100	-	-	-	-	-	ROW EDGE	
L16	S22°45'25"E	54.6000	-	-	-	-	-	ROW EDGE	
C6	-	-	3919.73	100.45	01°28'06"	S22°53'03"W	100.45	ROW EDGE	
C7	-	-	1857.72	42.21	01°18'06"	S21°41'32"W	42.21	ROW EDGE	
L17	S21°52'23"E	58.93	-	-	-	-	-	ROW EDGE	
L18	S21°15'18"E	87.38	-	-	-	-	-	ROW EDGE	
C8	-	-	666.44	157.38	13°03'50"	S14°21'04"W	157.02	ROW EDGE	
C9	-	-	-	210.72	174.51	47°26'58"	S30°05'18"W	169.57	ROW EDGE
L19	S54°43'57"E	165.54	-	-	-	-	-	ROW EDGE	
L20	S53°55'30"E	114.50	-	-	-	-	-	ROW EDGE	

RIGHTMYER PRD

Lot #	Area (S.F.)	Area (Acres)
Lot #1	51,049	1.172
Lot #2	44,756	1.027
Lot #3	38,447	0.883
Lot #4	33,934	0.779
Lot #5	36,213	0.831
Lot #6	43,040	0.988
Lot #7	47,046	1.080
Lot #8	32,420	0.744
Lot #9	26,481	0.608
Lot #10	28,621	0.657
Lot #11	33,339	0.765
Lot #12	29,074	0.667
Lot #13	25,734	0.591
Lot #14	49,289	1.132
Lot #15	47,578	1.092
Lot #16	25,610	0.588
Lot #17	22,352	0.513
Lot #18	22,629	0.519
Lot #19	26,253	0.603
Lot #20	26,176	0.601
Lot #21	29,282	0.672
Lot #22	26,487	0.608
Lot #23	27,525	0.632
Lot #24	39,937	0.917
Lot #25	86,455	1.985
Lot #26	29,931	0.687
Lot #27	32,557	0.747
Lot #28	34,154	0.784
Lot #29	33,404	0.767
Lot #30	35,598	0.817
RORY DRIVE RIGHT-OF-WAY	116,855	2.683
GLADE RUN ROAD RIGHT-OF-WAY	30,185	0.693
DAVIDSON ROAD RIGHT-OF-WAY	25,738	0.591
OPEN SPACE A	1,012,514	23.244
TOTALS	2,250,663	51.668

TOTAL AREA OF RECORDING = 2,250,663 SF OR 51.668 ACRES

 **GATEWAY**
ENGINEERS

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

RIGHTMYER PRD

SITUATE IN
ADAMS & MIDDLESEX TOWNSHIPS
BUTLER COUNTY, PA

MADE FOR
RIGHTMYER ESTATES, LLC

PLAN BOOK PAGE
428 50

18.01 Date: 2023-06-01
Path & Filename: Rightmyer PRD-001.Dwg01-Basel-Base.dwg
Save Date: 4/20/25 10:34 AM John S. Robash
Job Number: C-41589-0001
Dwg No: PENDING

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