PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENT: THAT COURTYARDS AT CREEKSIDE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY CREEKSIDE COURT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, COURTYARDS AT CREEKSIDE, LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON COURTYARDS AT CREEKSIDE, LP ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS, BY THE MANAGER OF ITS GENERAL PARTNER, EXECUTED THIS INSTRUMENT THIS 9TH DAY OF MARCH, 2015.

TITLE OF OFFICER: MANAGER

COURTYARDS AT CREEKSIDE, LP

BY: CREEKSIDE COURT, LLC , ITS GENERAL PARTNER

PARTNERSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED WILLIAM J. WEAVER, MANAGER OF CREEKSIDE COURT LLC, GENERAL PARTNER OF COURTYARDS AT CREEKSIDE, LP WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT BY AND AS FOR THE ACT AND DEED OF SAID COURTYARDS AT CREEKSIDE, LP FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID LIMITED LIABILITY COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

TITLE OF OFFICER: MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9TH DAY OF MARCH, 20 15.

MY COMMISSION EXPIRES THE 12 DAY OF MARCH, 20 17.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Mars Boro, Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ADAMS TOWNSHIP MUNICIPAL ENGINEER

I, RONALD OLSEN, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF ADAMS, 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 APPROVING AUTHORITY.

3-4-15 DATE | 26400 E REG. NO. | (SEAL) | SIGNATURE

ADAMS TOWNSHIP SUPERVISORS

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 8th DAY OF December, 2014.

SECRETARY — CHAIRMAN

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

THIS PLAT OF SUBDIVISION WAS REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 23rd DAY OF March, 2015.

SECRETARY — CHAIRMAN

SUPERVISOR — SUPERVISOR

SUPERVISOR — SUPERVISOR

Adams Township | Adams Township Engineer | Butler County Planning Commission | Butler County Recorder

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 3 DAY OF DECEMBER, 20 14.

SECRETARY — CHAIRMAN

TITLE CLAUSE

COURTYARDS AT CREEKSIDE, LP BY CREEKSIDE COURT, LLC, ITS GENERAL PARTNER, OWNERS OF THE COURTYARDS AT CREEKSIDE DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF COURTYARDS AT CREEKSIDE, LP AS RECORDED IN INSTRUMENT NUMBER 201504130007331 9 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. 201504130007331

COURTYARDS AT CREEKSIDE, LP

BY: CREEKSIDE COURT, LLC, ITS GENERAL PARTNER

MORTGAGE CLAUSE

WE, WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN COURTYARDS AT CREEKSIDE, LP, 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.

MORTGAGEE — WITNESS

SURVEYOR

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

MARK B. SCHMIDT — 2-27-2015 DATE — SU-036950-E REGISTRATION NO.

CERTIFICATION OF PLANNED COMMUNITY PLATS AND PLANS

I, MARK B. SCHMIDT, A REGISTERED PROFESSIONAL SURVEYOR DULY LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTION 5210 OF THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT, 68 PA.C.S.A. §§ 5101, ET. SEQ.

MARK B. SCHMIDT — 2-27-2015 DATE — SU-036950-E REGISTRATION NO.

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

ON THIS THE 27 DAY OF FEBRUARY, 20 15, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED MARK B. SCHMIDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WHITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTORIAL SEAL.

MY COMMISSION EXPIRES THE 12 DAY OF MARCH, 20 15.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Mars Boro, Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Nov., 20 13.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 349, PAGE(S) 1-3.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF June, 20 15

(SEAL) RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

JOINDER:

I, MARY JANE AIKEN, INDIVIDUALLY, AND AS EXECUTRIX OF THE ESTATES OF HEINIE J. AND MARY J. RAUPP, SR., AND CRANBERRY TOWNSHIP, AS OWNERS OF CERTAIN RIGHTS IN RAUPP LANE AS DEPICTED ON PLAN RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 335, PAGE 21, HEREBY JOIN IN, CONSENT AND FULLY AUTHORIZE THE DEDICATION AND DEDICATE RAUPP LANE FOR PUBLIC USE FOREVER, WITH THE SAME FORCE AND EFFECT AS IF RAUPP LANE HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN AND FUTURE ACCEPTANCE OF RAUPP LANE BY THE TOWNSHIP OF ADAMS, I, MARY JANE AIKEN, INDIVIDUALLY, AND AS EXECUTRIX OF THE ESTATES OF HEINIE J. AND MARY J. RAUPP, SR, AND CRANBERRY TOWNSHIP, DO EACH RESPECTIVELLY RELEASE UPON ACCEPTANCE BY THE TOWNSHIP OF ADAMS OF THE DEDICATION OF RAUPP LANE, THE TOWNSHIP OF ADAMS, ITS SUCCESSORS AND ASSIGNS, FROM ANY LIABILITY FROM DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF RAUPP LANE FOR PUBLIC USE, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MARY J. AIKEN, INDIVIDUALLY, AND AS EXECUTRIX OF THE ESTATES OF HEINIE J. AND MARY J. RAUPP, SR., AND CRANBERRY TOWNSHIP, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

MARY JANE AIKEN, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATES OF HEINIE J. AND MARY J. RAUPP, SR.

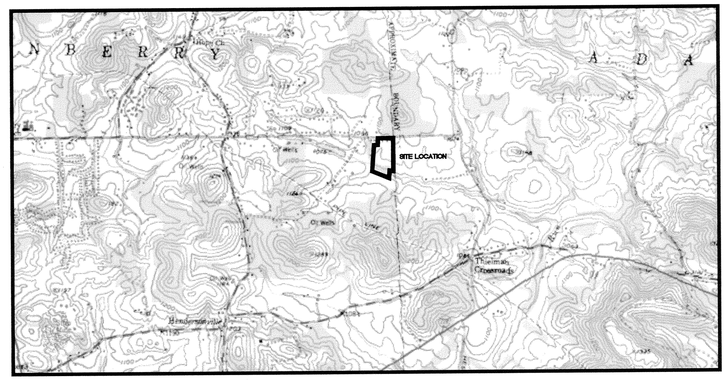
CRANBERRY TOWNSHIP

BY: _____

NAME: Scott A Andree

TITLE: Twp Manager

Instr:201506050012097 06/05/2015
Pages:3 F:$125.00 12:35PM
Richele Rustello T20150009741
Butler County Recorder ND



LOCATION MAP
Scale: 1" = 2000'

DEVELOPMENT NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. THIS DEVELOPMENT IS TO BE CONNECTED TO BREAKNECK CREEK REGIONAL AUTHORITY (BCRA) SANITARY SEWERS.
3. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP (MWAAT) WATER LINE.
4. SEE WATERLINE PLAN BY OTHERS FOR DESIGN AND DETAILS OF MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP (M.W.A.A.T.) WATERLINE ALONG RAUPP LANE.
5. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE COURTYARDS AT CREEKSIDE HOMEOWNERS ASSOCIATION.
6. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS AT CREEKSIDE HOMEOWNERS ASSOCIATION.
7. ALL RESIDENTIAL UNITS SHALL BE PLANTED WITH A MINIMUM OF THREE SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH. ANY SINGLE-FAMILY DETACHED LOT SHALL HAVE AT LEAST TWO OF THE REQUIRED SHADE TREES LOCATED IN THE FRONT YARD, OR, IN THE CASE OF A CORNER LOT, IN THE FRONT YARD OR THE SIDE YARD FACING THE STREET. EXISTING TREES, OF EQUAL OR LARGER DBH SIZE, IF PROPERLY PRESERVED, WILL SATISFY THIS REQUIREMENT
8. WITHIN THE OPEN SPACE AREA. TWO SHADE TREES WITH A MINIMUM CALIPER OF 2 1/2 INCHES DBH, OR THREE ORNAMENTAL TREES OR EVERGREEN TREES SELECTED FROM THE LIST IN THE ADAMS TOWNSHIP ZONING ORDINANCE SECTION 192-53L, SHALL BE PLANTED FOR EACH DWELLING UNIT IN THE DEVELOPMENT. EXISTING TREES OF EQUAL OR GREATER CALIPER WILL, IF IN GOOD HEALTH, SATISFY THIS REQUIREMENT
9. AREAS WITH NO TREES SHALL BE SEEDED WITH GRASS OR MAINTAINED WITH GROUND COVER.
10. RAUPP LANE IS TO BE CONSTRUCTED TO MEET ADAMS TOWNSHIP REQUIREMENTS. RAUPP LANE IS TO BE OFFERED FOR ADOPTION TO THE TOWNSHIP AS A PUBLIC ROAD.
11. EXISTING RAUPP LANE OR PROPOSED RAUPP LANE MUST REMAIN OPEN FOR LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

SURVEY NOTES:

1. ALL DEED OR PLAN BEARINGS AND COORDINATES SHOWN HEREON HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE MUNICIPAL BOUNDARY LINE SHOWN IS APPROXIMATE.

GENERAL NOTES:

1. NO KNOWN OIL OR GAS WELLS WERE FOUND ON THIS SITE.
2. THE SITE IS LOCATED IN "ZONE X" AND "ZONE A" ON THE FEMA MAP, COMMUNITY PANEL NO. 421415 0508D PRELIMINARY DATE: MARCH 12, 2010.

   FEMA "ZONE A" ARE AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED. SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.

   FEMA "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

REFERENCE DOCUMENTS:

* HEINIE RAUPP PLAN - P.B.V. 147, PG. 16
* HEINIE RAUPP PLAN REVISION NO. 1 - P.B.V. 335, PGS. 20-21
* NOTICE OF FILING OF DECLARATION OF TAKING - D.B.V. 1046, PGS. 31-35

ZONING INFORMATION	
REQUIRED	PROVIDED
CURRENT ADAMS TOWNSHIP ZONING = RAL	
MINIMUM LOT AREA: 43,560 SQUARE FEET (ONE ACRE)	N/A
MINIMUM LOT WIDTH: 100 FEET AT FRONT SETBACK LINE	N/A
MINIMUM FRONT YARD DEPTH: 50 FEET	50 FEET
MINIMUM SIDE YARD DEPTH: 15 FEET (TWO REQUIRED)	15 FEET
MINUMUM REAR YARD DEPTH: 25 FEET	25 FEET
MINIMUM YARD DEPTH ADJACENT TO A PUBLIC ROAD: 50 FEET	50 FEET
* THE ABOVE REQUIREMENTS ARE FOR SUBDIVIDED LOTS	

SITE INFORMATION
CURRENT ADAMS TOWNSHIP ZONING = RAL
TOTAL SITE AREA = 7.5981 ACRES (incl. R/W area to be dedicated)
AREA FOR UNITS AND COMMON AREAS = 7.2307 ACRES
AREA FOR ADDITIONAL DEDICATED R/W = 0.3674 ACRES
AREA OF BUILDINGS, ROADS, PARKING = 1.5899 ACRES (20.92% COVERAGE)
AREA OF COMMON OPEN SPACE (INCL. R/W) = 6.0082 ACRES (79.07%)
AREA OF COMMON OPEN SPACE (EXCL. R/W) = 5.6408 ACRES (74.23%)
PARCEL "B" AREA FOR UNITS 1-7 AND COMMON OPEN SPACE = 5.4083 ACRES
R/W AREA "D" FOR ADDITIONAL DEDICATED R/W (WESTERN PORTION) = 0.1837 ACRES
PARCEL "A" AREA FOR UNITS 8-14 AND COMMON OPEN SPACE = 1.8223 ACRES
R/W AREA "C" FOR ADDITIONAL DEDICATED R/W (EASTERN PORTION) = 0.1837 ACRES

PLANNED COMMUNITY
TOTAL NUMBER OF DWELLING UNITS = 14 UNITS
Development Densities - Permitted principal uses: Max. two residential dwelling units per gross acre.

PLAN BOOK	PAGE
349	1

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
2	BCRA, MWAAT & Cran. Twp. comments	12-15-2014	SRF	SRF
3	Add dedications for Raupp Ln & Adams Re-approval	2-25-2015	SRF	SRF

BEING A RE-SUBDIVISION OF LOT 101 AND LOT 102 IN THE HEINIE RAUPP PLAN, REVISION NO. 1 AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN P.B.V. 335, PGS. 20-21.

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

☐ Corporate Office
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PHONE: (412) 781-9660
FAX: (412) 781-5904

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

MARK B. SCHMIDT — PROFESSIONAL SURVEYOR — COMMONWEALTH OF PENNSYLVANIA

DRAWN BY: SRF
CHECKED BY: MAL
APPROVED BY: MBS
CAD FILE: 14-9623-1.dwg

TITLE: Courtyards at Creekside - Planned Community
Plan for Recording
Adams Township — Butler County, Pennsylvania

CLIENT: Weaver Master Builders, Inc.
P.O. Box 449
Mars, Pennsylvania 16046

DATE ISSUED: Nov. 7, 2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: 3 of 3
C.103
HTA PROJECT #: 14-9623-1

ZONING INFORMATION	
REQUIRED	PROVIDED
CURRENT ADAMS TOWNSHIP ZONING = RAL	
MINIMUM LOT AREA: 43,560 SQUARE FEET (ONE ACRE)	N/A
MINIMUM LOT WIDTH: 100 FEET AT FRONT SETBACK LINE	N/A
MINIMUM FRONT YARD DEPTH: 50 FEET	50 FEET
MINIMUM SIDE YARD DEPTH: 15 FEET (TWO REQUIRED)	15 FEET
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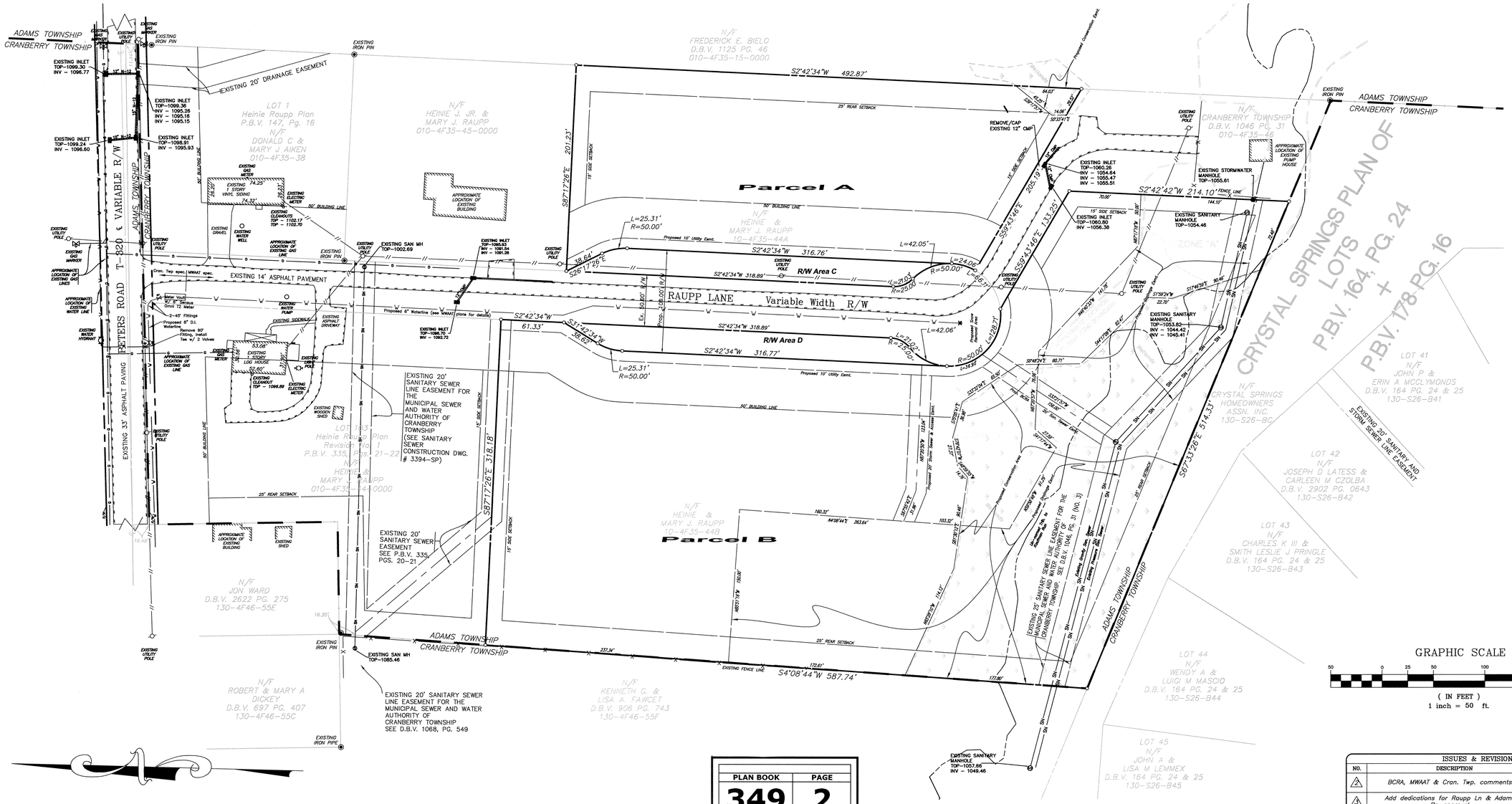
PLANNED COMMUNITY
TOTAL NUMBER OF DWELLING UNITS = 14 UNITS
Development Densities - Permitted principal uses: Max. two residential dwelling units per gross acre.



PLAN BOOK	PAGE
349	2

BEING A RE-SUBDIVISION OF LOT 101 AND LOT 102 IN THE HEINIE RAUPP PLAN REVISION NO. 1 AS RECODED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN P.B.V. 335, PGS. 20-21.

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
2	BCRA, MWAAT & Cran. Twp. comments	12-15-2014	SRF	SRF
3	Add dedications for Raupp Ln & Adams Re-approval	2-25-2015	SRF	SRF

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARK B. SCHMIDT LAND SURVEYOR 36950-E

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
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email@hampton-technical.com

DRAWN BY:	SRF
CHECKED BY:	MAL
APPROVED BY:	MBS
CAD FILE:	14-9623-1.dwg

TITLE: Courtyards at Creekside - Planned Community
Plan for Recording - Subdivision
Adams Township — Butler County, Pennsylvania

CLIENT: Weaver Master Builders, Inc.
P.O. Box 449
Mars, Pennsylvania 16046

DATE ISSUED:	Nov. 7, 2014
HORIZONTAL SCALE:	1" = 50'
VERTICAL SCALE:	
SHEET:	1 of 3
	C.101
HTA PROJECT #:	14-9623-1

ZONING INFORMATION	
REQUIRED	PROVIDED
CURRENT ADAMS TOWNSHIP ZONING = RAL	
MINIMUM LOT AREA: 43,560 SQUARE FEET (ONE ACRE)	N/A
MINIMUM LOT WIDTH: 100 FEET AT FRONT SETBACK LINE	N/A
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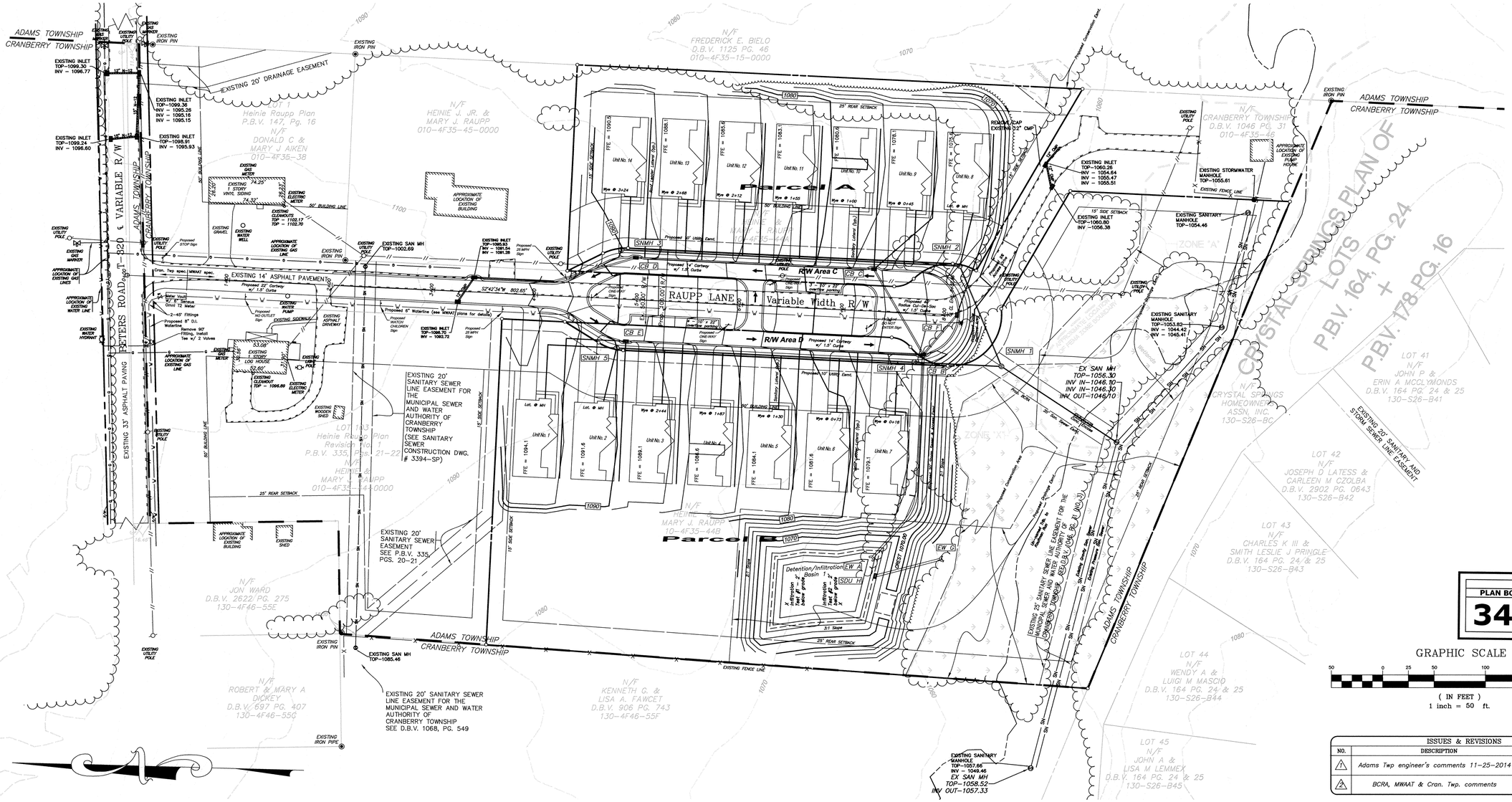

ADAMS TOWNSHIP
CRANBERRY TOWNSHIP
EXISTING IRON PIN
EXISTING 20' DRAINAGE EASEMENT
EXISTING INLET TOP=1099.30 INV = 1096.77
EXISTING INLET TOP=1099.36 INV = 1095.26 INV = 1095.16 INV = 1095.15
EXISTING INLET TOP=1099.24 INV = 1096.60
EXISTING INLET TOP=1098.91 INV = 1095.93
VARIABLE R/W
PETERS ROAD (SR 3020)
EXISTING 33' ASPHALT PAVING
EXISTING 14' ASPHALT PAVEMENT
Lot 1 Heinie Raupp Plan P.B.V. 147, Pg. 16
N/F DONALD C. & MARY J AIKEN 010-4F35-38
EXISTING 1 STORY VINYL SIDING
EXISTING GRAVEL
EXISTING WATER WELL
EXISTING 1 STORY LOG HOUSE
EXISTING WOOD SHED
EXISTING SHED
EXISTING GARAGE
EXISTING ASPHALT DRIVEWAY
EXISTING SIDEWALK
EXISTING CLEANOUTS TOP = 1102.17 TOP = 1102.70
EXISTING ELECTRIC METER
EXISTING GAS METER
EXISTING UTILITY POLE
EXISTING GAS MARKER
EXISTING WATER HYDRANT
EXISTING IRON PIN
EXISTING SAN MH TOP=1002.69
EXISTING INLET TOP=1090.83 INV = 1091.24 INV = 1091.38
EXISTING INLET TOP=1090.70 INV = 1092.72
Proposed 25 MPH Sign
Proposed STOP Sign
Proposed NO OUTLET Sign
Proposed WATCH CHILDREN Sign
Proposed ONE-WAY Sign
Proposed DO NOT ENTER Sign
Proposed 4" Roofing Tie-On-Spec w/ 1.5" Curb
Proposed 6" Waterline (see MWAAT plans for details)
Proposed 8" Sanitary Sewer
Proposed 4" Gartway w/ 1.5" Curb
Proposed 22' Gartway w/ 1.5" Curb
Proposed 14' Gartway w/ 1.5" Curb
Proposed 10' Utility Easmt.
Proposed 5' Sidewalk
Proposed 4" Curtway
Proposed 5'-10" x 22' Handicap parking
Proposed 5'-10" x 22' Handicap parking
Cran. Twp spec. / MWAAT spec.
Meter Vault 6" S. Detroit Omni 72 Meter
2-45° Fittings
Proposed 8" D.I. Waterline
Remove 90° Fitting, (natl.) Tee w/ 2 Valves
S42°34'W 802.65'
R/W Area C
R/W Area D
RAUPP LANE
Variable Width R/W
Parcel A
Parcel B
Unit No. 1
Unit No. 2
Unit No. 3
Unit No. 4
Unit No. 5
Unit No. 6
Unit No. 7
Unit No. 8
Unit No. 9
Unit No. 10
Unit No. 11
Unit No. 12
Unit No. 13
Unit No. 14
Lot. No. 1
Lot. No. 2
Lot. No. 3
Lot. No. 4
Lot. No. 5
Lot. No. 6
Lot. No. 7
FFE = 1094.1
FFE = 1091.6
FFE = 1089.1
FFE = 1086.6
FFE = 1084.1
FFE = 1081.6
FFE = 1079.1
FFE = 1076.6
FFE = 1074.1
FFE = 1071.6
FFE = 1069.5
Wye @ 3+24
Wye @ 2+68
Wye @ 2+12
Wye @ 1+55
Wye @ 1+00
Wye @ 0+45
Wye @ 1+87
Wye @ 1+30
Wye @ 0+73
Wye @ 0+18
Wye @ 2+44
LEC @ MH
SNMH 1
SNMH 2
SNMH 3
SNMH 4
SNMH 5
CB A
CB B
CB C
CB D
CB E
CB F
Detention/Infiltration Basin 1
EW A
EW B
EW C
SIDU #1
Infiltration Test #1 @ 2' below ground
Infiltration Test #2 @ 2' below ground
Invert 1078.00
Invert 1079.00
Invert 1080.00
3:1 Slope
25' REAR SETBACK
50' BUILDING LINE
15' SIDE SETBACK
EXISTING 20' SANITARY SEWER LINE EASEMENT FOR THE MUNICIPAL SEWER AND WATER AUTHORITY OF CRANBERRY TOWNSHIP (SEE SANITARY SEWER CONSTRUCTION DWG. # 3394-SP)
EXISTING 20' SANITARY SEWER EASEMENT SEE P.B.V. 335, PGS. 20-21
EXISTING 20' SANITARY SEWER LINE EASEMENT FOR THE MUNICIPAL SEWER AND WATER AUTHORITY OF CRANBERRY TOWNSHIP SEE D.B.V. 1068, PG. 549
EXISTING 25' SANITARY SEWER LINE EASEMENT FOR THE MUNICIPAL SEWER AND WATER AUTHORITY OF CRANBERRY TOWNSHIP SEE D.B.V. 1068, PG. 549
EXISTING 20' SANITARY AND STORM SEWER LINE EASEMENT
N/F FREDERICK E. BIELO D.B.V. 1125 PG. 46 010-4F35-15-0000
N/F HEINIE J. JR. & MARY J. RAUPP 010-4F35-45-0000
N/F HEINIE J. & MARY J. RAUPP 10-4F35-44A
N/F JON WARD D.B.V. 2622, PG. 275 130-4F46-55E
N/F ROBERT & MARY A DICKEY D.B.V. 697 PG. 407 130-4F46-55C
N/F KENNETH G. & LISA A. FAWCET D.B.V. 906 PG. 743 130-4F46-55F
N/F CRANBERRY TOWNSHIP D.B.V. 1046 PG. 31 010-4F35-46
N/F CRYSTAL SPRINGS HOMEOWNERS ASSN, INC. 130-S26-BC
LOT 41 N/F JOHN P & ERIN A MCCLYMONDS D.B.V. 164 PG. 24 & 25 130-S26-B41
LOT 42 N/F JOSEPH D LATESS & CARLEEN M CZOLBA D.B.V. 2902 PG. 0643 130-S26-B42
LOT 43 N/F CHARLES K III. & SMITH LESLIE J PRINGLE D.B.V. 164 PG. 24 & 25 130-S26-B43
LOT 44 N/F WENDY A & LUIGI M MASCIO D.B.V. 164 PG. 24 & 25 130-S26-B44
LOT 45 N/F JOHN A & LISA M LEMMEX D.B.V. 164 PG. 24 & 25 130-S26-B45
EXISTING INLET TOP=1060.26 INV = 1054.64 INV = 1055.47 INV = 1055.51
EXISTING STORMWATER MANHOLE TOP=1055.61
EXISTING FENCE LINE
EXISTING INLET TOP=1060.80 INV = 1056.38
EXISTING SANITARY MANHOLE TOP=1054.46
EXISTING SANITARY MANHOLE TOP=1053.82 INV = 1044.42 INV = 1045.41
EX SAN MH TOP=1056.30 INV IN=1046.10 INV IN=1046.30 INV OUT=1046.10
EXISTING SANITARY MANHOLE TOP=1057.66 INV = 1048.46
EX SAN MH TOP=1058.52 INV OUT=1057.33
EXISTING SAN MH TOP=1085.46
EXISTING IRON PIPE
APPROXIMATE LOCATION OF EXISTING BUILDING
APPROXIMATE LOCATION OF EXISTING GAS LINE
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROXIMATE LOCATION OF EXISTING PLAY HOUSE
ZONE "A"
ZONE "X"
Proposed Connection Line
Proposed Drainage Line
Existing Sanitary Sewer Line
Existing Storm Sewer Line
Existing Waterline
Proposed Waterline
Proposed Sanitary Sewer Line
Proposed Storm Sewer Line
Proposed Inlet
Proposed Manhole
Existing Inlet
Existing Manhole
Existing Gas Line
Existing Overhead Utility Line
Existing Underground Utility Line
Existing Fence Line
Proposed Fence Line
Proposed Silt Fence
Proposed Inlet Protection
Proposed Rock Filter
Proposed Rock Construction Entrance
Proposed Concrete Washout Area
Proposed Temporary Stockpile Area
Proposed Temporary Sediment Trap
Proposed Temporary Sediment Pond
Proposed Rock Outlet Protection
Proposed Rock Lined Channel
Proposed Temporary Diversion Berm
Proposed Temporary Diversion Channel
Proposed Temporary Pipe Slope Drain
Proposed Temporary Stream Crossing
Proposed Temporary Culvert Crossing
Proposed Temporary Rock Construction Entrance
Proposed Temporary Concrete Washout Area
Proposed Temporary Stockpile Area
Proposed Temporary Sediment Trap
Proposed Temporary Sediment Pond
Proposed Temporary Rock Outlet Protection
Proposed Temporary

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15th DAY OF MAY 20 15.

ATTEST:

Karen M. Connell
WITNESS

Randy Long
OWNER

Debra M Long
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED RANDY & DEBRA LONG AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 15th DAY OF MAY 20 15.

MY COMMISSION EXPIRES THE 26 DAY OF July 2015

Vonnie J Hogg
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Vonnie J. Hogg, Notary Public
Slippery Rock Twp., Butler County
My Commission Expires July 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WEST LIBERTY BOROUGH:

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

APPROVED BY THE WEST LIBERTY BOROUGH COUNCIL THIS 1 DAY OF JUNE 20 15.

Barbara Gordon
SECRETARY

PRESIDENT OF COUNCIL

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

05-06-15
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF MAY 20 15.

Jesse Hines Dmj
SECRETARY

Frank Uhl Dmj
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 349 PAGE 4.

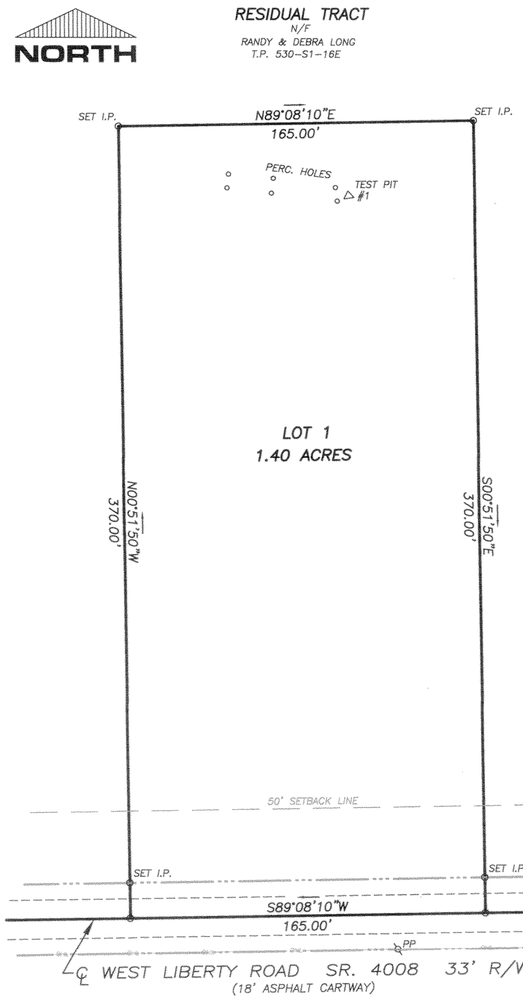
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF June 20 15.

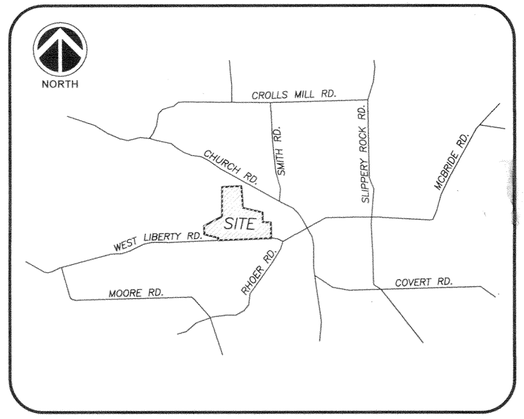
Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Instr:201506100012495 06/10/2015
Pages:1 F:$45.00 1:18PM
Michele Mustello T20150010039
Butler County Recorder FL

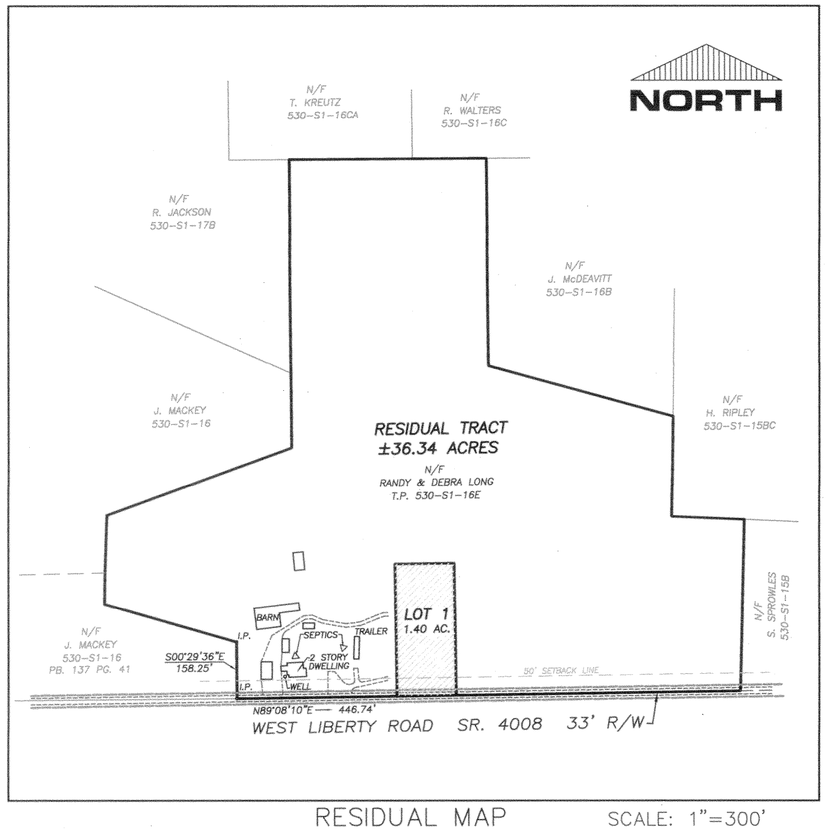
PLAN BOOK	PAGE
349	4





VICINITY MAP

NOT TO SCALE



RESIDUAL MAP SCALE: 1"=300'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RECORDER OF DEEDS
BUTLER COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES M. SHUTY
LAND SURVEYOR
35568-E

DEED / TAX REFERENCES
TAX ID's.: 530-S1-16E
DEED BOOK: 2604 PG 214

TOTAL PLAN AREA	37.74 ACRES
RESIDUAL TRACT	36.34 ACRES
LOT 1	1.40 ACRES

RANDY & DEBRA LONG
755 WEST LIBERTY RD.
SLIPPERY ROCK, PA 16057
(724)738-0816

#15124

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

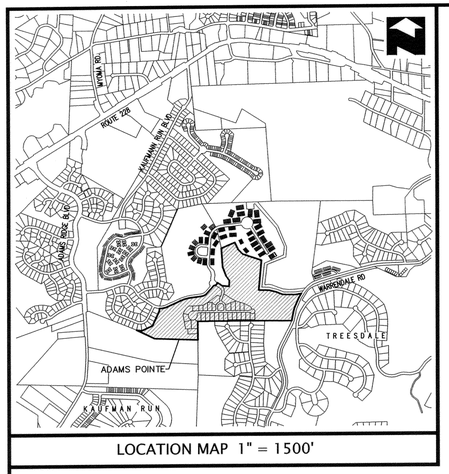
Scale	1" = 50'
Date	MAY 5, 2015
Job No.	2728

LONG SUBDIVISION

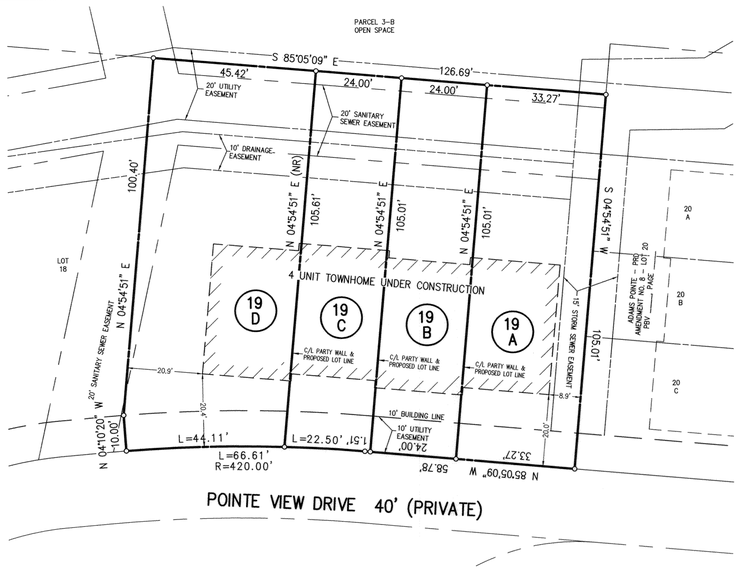
Situate in WEST LIBERTY BOROUGH
BUTLER COUNTY, PA

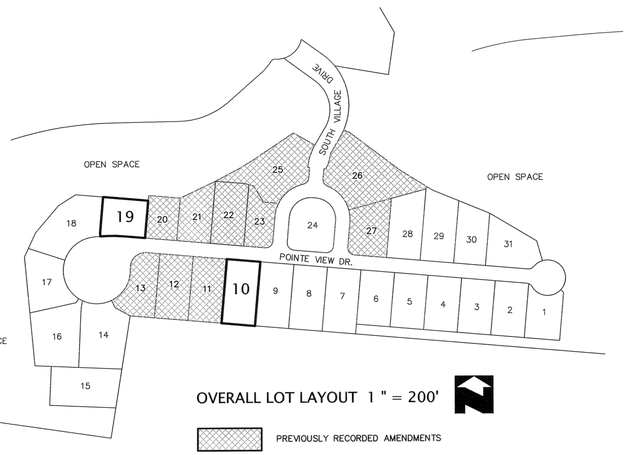
Prepared For
RANDY & DEBRA LONG

Sheet No. 1 of 1



LOCATION MAP 1" = 1500'





OVERALL LOT LAYOUT 1 " = 200'

PREVIOUSLY RECORDED AMENDMENTS

LOT AREAS

ORIGINAL LOT 10

10A	3,679.16 SQ.FT.	0.084 ACRES
10B	2,256.00 SQ.FT.	0.052 ACRES
10C	2,256.00 SQ.FT.	0.052 ACRES
10D	2,256.00 SQ.FT.	0.052 ACRES
10E	2,256.00 SQ.FT.	0.052 ACRES
10F	4,298.62 SQ.FT.	0.098 ACRES
TOTAL	17,001.78 SQ.FT.	0.390 ACRES

ORIGINAL LOT 19

19A	3,493.61 SQ.FT.	0.080 ACRES
19B	2,520.19 SQ.FT.	0.058 ACRES
19C	2,524.71 SQ.FT.	0.058 ACRES
19D	4,881.36 SQ.FT.	0.112 ACRES
TOTAL	13,419.87 SQ.FT.	0.308 ACRES

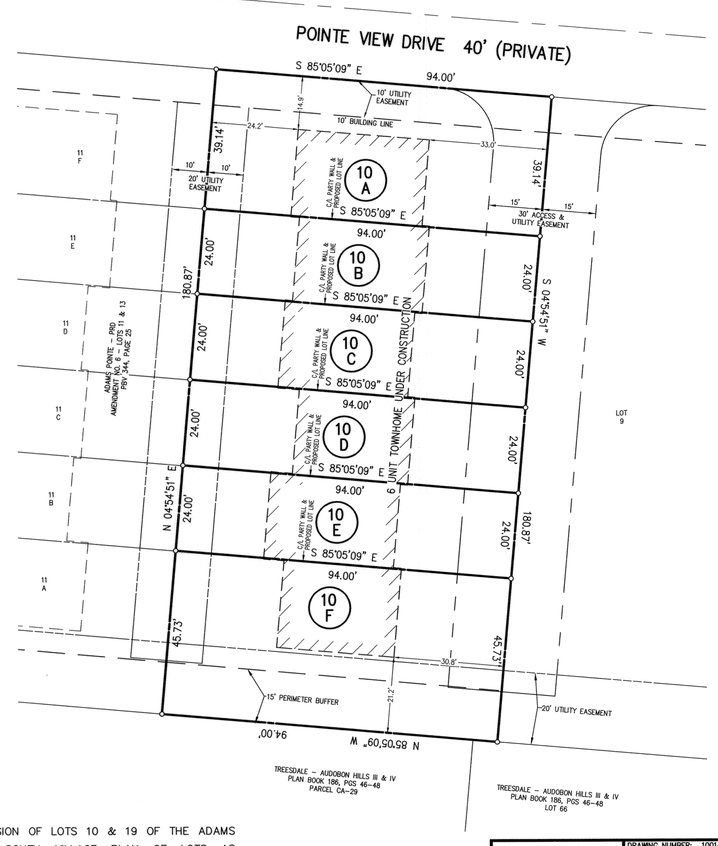
LOT SETBACKS:

10' FRONT SETBACK
5' SIDE SETBACK
15' REAR SETBACK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 8TH DAY OF JUNE, A.D. 20 15

ATTEST:

OFFICER WITNESSING

AUTHORIZED OFFICER

PETE ROBERTSON, VICE PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY NVR, INC. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS FROM THE DATE OF SAID APPROVAL.

PETE ROBERTSON, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 8TH DAY OF JUNE A.D., 20 15 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED PETE ROBERTSON, VICE PRESIDENT OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE AOOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VICE PRESIDENT OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

PETE ROBERTSON

VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF JUNE A.D., 20 15

Tina M. Nagode
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31 DAY OF July A.D., 20 17

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 8th DAY OF June 20 15

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 6/2/15

I, RONALD OLSEN, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

PRINTED NAME & REGISTRATION NO. — DATE 26400 E.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF MARCH A.D. 20 15

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 349 PAGE 5

GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF June A.D., 20 15

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201506110012883 06/11/2015
Pages: 1 F.$45.00 9:40AM
Michele Mustello T20150010097
Butler County Recorder FL

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — JAMES ANTHONY SPERDUTE — No. 24457-E — PROFESSIONAL SURVEYOR

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

THIS PLAN IS A RE-SUBDIVISION OF LOTS 10 & 19 OF THE ADAMS RIDGE-PRD ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34 - 40. THE PURPOSE OF THIS PLAN IS TO CREATE LOT LINES AT THE CENTER OF THE PARTY WALL AS SHOWN. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED PLAN. BEARINGS LABELED (NR) ARE NON-RADIAL.

PLAN BOOK	PAGE
349	5

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

DRAWING NUMBER:	1001-1514919
DRAWING SCALE:	1"=20'
DATE:	APRIL 20, 2015
DRAWN BY:	JSS
REVISIONS:	

ADAMS POINTE - PRD AMENDMENT NO. 9 LOTS 10 & 19

BEING A RE-SUBDIVISION OF LOTS 10 & 19 OF THE ADAMS POINTE SOUTH VILLAGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 333, PAGES 34-40 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING | LAYOUT | TOPOGRAPHY | MAPPING
SUBDIVISION & LAND DEVELOPMENT | CONSTRUCTION

Instr 201506170012910 06/17/2015
Pages: 6 $45.00 11:26PM
Michele Mustello T20150010384
Butler County Recorder PL



LOCATION MAP
USGS QUAD - BARKEYVILLE
SCALE: 1" = 3000'

LEGEND

- EXISTING 5/8" PIN
- EXISTING 3/4" PIPE
- EXISTING 36" WHITE OAK
- SET 3/4" REBAR & CAP
- POINT
- BOUNDARY LINES
- BOUNDARY LINE TO BE REMOVED DUE TO LOT CONSOLIDATION
- ADJOINERS BOUNDARY LINE

NOTES:
1. Lot 1 will become its own parcel.
2. Lot 2 (0.81 acres) will be consolidated with existing Tax Parcel 210-2F122-2A.
3. Lot 3 (1.99 acres) will be consolidated with existing Tax Parcel 210-2F122-6BA.
4. The bearings of this survey are based on the Pennsylvania State Plane Coordinate System, NAD 83, PA South Zone.

Township Lot, Yard & Height Requirements

Single Family Dwellings with On-Lot Sewage AND Water

Min Lot Area:	1 acre
Min Front Yard:	50 ft.
Min Side Yard:	20 ft.
Min Rear Yard:	50 ft.

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 349 Page(s) 6.

Given under my hand and seal this 17 day of June, 2015.

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PROFESSIONAL LAND SURVEYOR CERFTIFICATE

I, Tyler L. Truitt, 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 agents.

Tyler Landon Truitt, PLS
Registration No. SU075284

4-28-15
Date

OWNERS ADOPTION

Know All Men By these Presents, that I, Steven Croy, of the Township of Marion, of Butler County, of the Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assign, do hereby adopt this as my Plan of Subdivision of my property, situated in the Township of Marion, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Marion, of Butler County, I, Steven Croy, hereby agree to and by these presents do release and forever discharge the Township of Marion, of Butler County, 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 Steven Croy, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10 day of June, A.D. 2015.

ATTEST:

Steven Croy
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE J. MINDMAN, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2017

My commission expires the 10th day of June, A.D. 2015.

OWNERS ADOPTION

Know All Men By these Presents, that We, Francis & Dixie Rockburn, of the Township of Marion, of Butler County, of the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Marion, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and 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 public highways, rights-of-way and easements by the Township of Marion, of Butler County, We, Francis & Dixie Rockburn, hereby agree to and by these presents do release and forever discharge the Township of Marion, of Butler County, 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 Francis & Dixie Rockburn, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10th day of June, A.D. 2015.

ATTEST:

Francis Rockburn
Dixie Rockburn
Notary Public

My commission expires the 10th day of October, A.D. 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE J. MINDMAN, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2017

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Steven Croy, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

Steven Croy

WITNESS MY HAND AND NOTARIAL SEAL this 10th day of June, 2015.

Notary Public

My Commission Expires the 10th day of October, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE J. MINDMAN, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2017

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Francis & Dixie Rockburn, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

Francis Rockburn
Dixie Rockburn

WITNESS MY HAND AND NOTARIAL SEAL this 10 day of June, 2015.

Notary Public

My Commission Expires the 10th day of October, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE J. MINDMAN, NOTARY PUBLIC
GROVE CITY BORO, MERCER COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2017

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Reviewed by the Butler County Planning Commission this 11TH day of May, 2015.

Secretary
Chairman

See Comments On File at the Butler County Planning Commission.

Plan Number: 15117

PLAN BOOK	PAGE
349	6

MUNICIPAL APPROVAL

Approved by the Marion Township Supervisors this 16 day of June, 2015.

Secretary
Jason R. McBride
Chairman

Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TYLER LANDON TRUITT — LAND SURVEYOR — PENNSYLVANIA

Date 4-23-15

No.	Revisions	Date

Scale 1" = 100'
Date 4-28-2015
Drawn By TLT
Checked By RGT
Project No. C261-14-569.02
File No.

THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
WITH OFFICES IN:
ALTOONA, PA.
CLARION, PA.
CONNELLSVILLE, PA.
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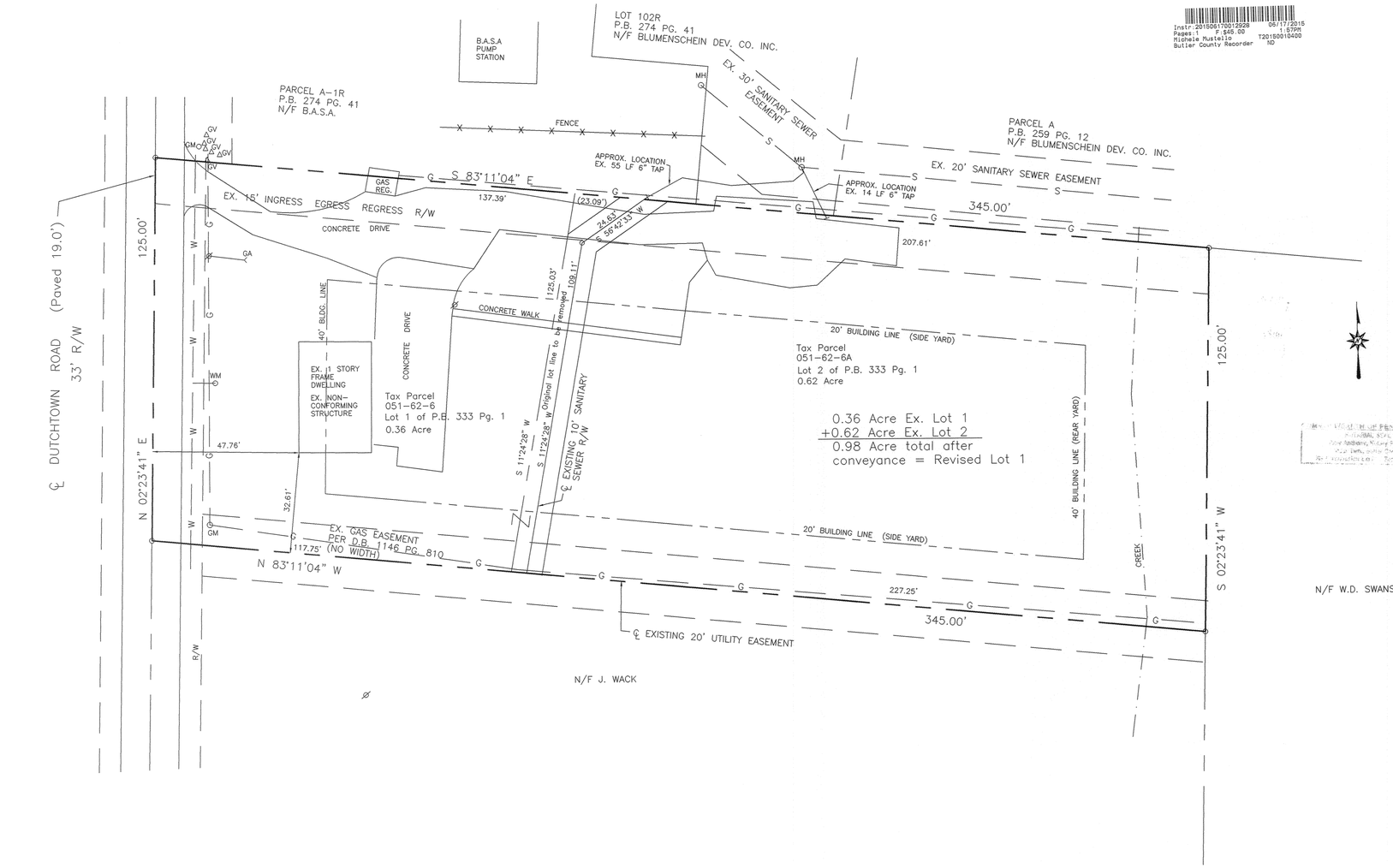
15392 ROUTE 322
CLARION, PA. 16214
Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com

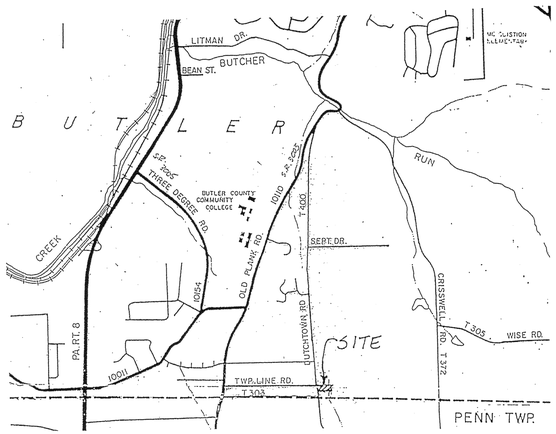
MINOR SUBDIVISION & LOT CONSOLIDATION
LANDS OF STEVEN CROY AND FRANCIS & DIXIE ROCKBURN

CROY–ROCKBURN SUBDIVISION PLAN

SITUATE
MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Drawing No.
1 OF 1





VICINITY MAP Scale: 1" = 2000'

0' 20' 40' 60'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

PROPERTY OWNER: JAY A. WACK
477 PERRY HIGHWAY
HARMONY, PA 16037

ZONING: A-1

BUILDING REQUIREMENTS:

MIN. LOT SIZE: 1 ACRE
MIN. LOT WIDTH: 100'
FRONT BUILDING SETBACK: 40'
SIDE BUILDING SETBACK: 20'
REAR YARD SETBACK: 40'

THE PURPOSE OF THIS PLAN IS TO COMBINE TAX PARCEL 051-62-6 & 6A INTO ONE PARCEL.

VARIANCE (NO. 12-16) GRANTED, OCTOBER 10, 2012 BY BUTLER TOWNSHIP ZONING HEARING BOARD.

REF: LOT LINE REVISION FOR JAY A. WACK BY LAND SURVEYORS, INC., 10/29/12, #12-085, P.B. 333 PG. 1.

Instr. 201509170012928 09/17/2015
Pages:1 F:$45.00 1:57PM
Michele Mustello T20150010400
Butler County Recorder ND

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

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

In Witness Whereof, I hereunto set my hand and seal this 9 day of June, 20 15.

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jay A. Wack, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 9 day of June, 20 15.

My Commission Expires the 8 day of September 20 18

SEAL

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amy Anthony, Notary Public
Butler Twp., Butler County
My Commission Expires Sept. 8, 2018

TITLE CLAUSE (NO MORTGAGE)
I, Jay A. Wack, owner of this plan of subdivision in my name, do hereby certify that the title of this properoty is in the name of Jay A. Wack, as recorded in Instrument Number 201112230032021 and Instrument Number 201112230032022, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER

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

DATE April 22, 2015 SEAL SIGNATURE AND REG. NO. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — Cheryl A. Hughes — LAND SURVEYOR SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 18TH day of MAY, 20 15.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5TH day of MAY, 20 15.

SECRETARY SEAL Vice CHAIRMAN

Reviewed by the Butler County Planning Commission this 7TH day of APRIL, 20 15.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 349 page 7.

Given under my hand and seal this 17th day of June, 20 15.

SEAL

RECORDER

RECORDER OF DEEDS — BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
349	7

REVISED 04/22/15; ENGINEER'S REVIEW COMMENTS

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

LOT LINE REVISION #2

FOR: JAY A. WACK

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 03/02/15	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel No. 051-62-6, 6A		Instr. # 201112230032021 201112230032022	Service No. 15-012
Address 203 & 205 DUTCHTOWN RD.			

KNOW ALL MEN BY THESE PRESENTS THAT we, Lezzer Miller, LP, a limited partnership, of the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate 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 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 Jefferson. We, Lezzer Miller, LP, a limited partnership, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Jefferson, their successors and assigns, from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. The dedication and release shall be binding upon Lezzer Miller, LP, a limited partnership, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 4 day of June 2015.

Attest:

Michael J. Lezzer — Owner

James R. Miller — Owner

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Michael Lezzer, Principal Partner of Lezzer Miller, LP, a limited partnership, and acknowledged the foregoing Release and Dedication of Plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of June, 2015.

My commission expires the 30 day of October, 2018

Lara L Wiggins — Notary Public

(Seal)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LARA L WIGGINS
Notary Public
CURWENSVILLE BORO, CLEARFIELD COUNTY
My Commission Expires Oct 30, 2018

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named James R. Miller, Principal Partner of Lezzer Miller, LP, a limited partnership, and acknowledged the foregoing Release and Dedication of Plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of June, 2015.

My commission expires the 30 day of October, 2018

Lara L Wiggins — Notary Public

(Seal)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LARA L WIGGINS
Notary Public
CURWENSVILLE BORO, CLEARFIELD COUNTY
My Commission Expires Oct 30, 2018

KNOW ALL MEN BY THESE PRESENTS THAT I, Marilyn Simmons, of the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Subdivision of my property, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate 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 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 Jefferson. I, Marilyn Simmons, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Jefferson, their successors and assigns, from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. The dedication and release shall be binding upon Marilyn Simmons, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8 day of June 2015.

Attest:

Marilyn J. Simmons — Owner

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Marilyn Simmons, and acknowledged the foregoing Release and Dedication of Plan to be her act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 8 day of June, 2015.

My commission expires the 9 day of April, 2018

Carrie Bedillion — Notary Public

(Seal)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carrie Bedillion, Notary Public
Clinton Twp., Butler County
My Commission Expires April 9, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Reviewed by the Butler County Planning Commission on this 16TH day of MARCH, 2015.

Secretary — Chairman

(Seal)

BUTLER COUNTY PLANNING COMMISSION

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

2 JUNE 15 — Date

Stanley D Graff — P.L.S. # SU-030161-E

(Seal)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
NO. 30161-E
PENNSYLVANIA

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

8th day of June 2015.

Secretary — Chairman, Board of Supervisors

(Seal)

This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission this 27 day of May, 2015, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated PC Mtg 5/28, 2015.

Secretary — Chairman

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUTLER : SS

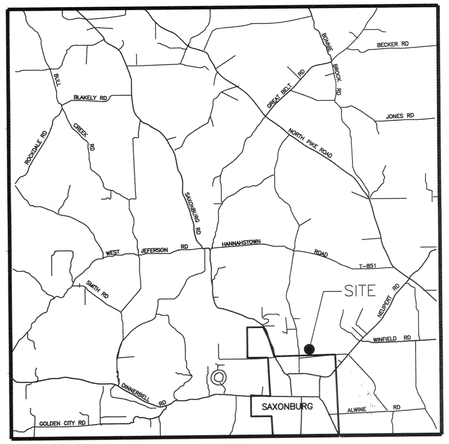
Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 349 Page(s) 8+9 Given under my hand and seal this 17 day of June 2015.

Recorder of Deeds

(Seal)

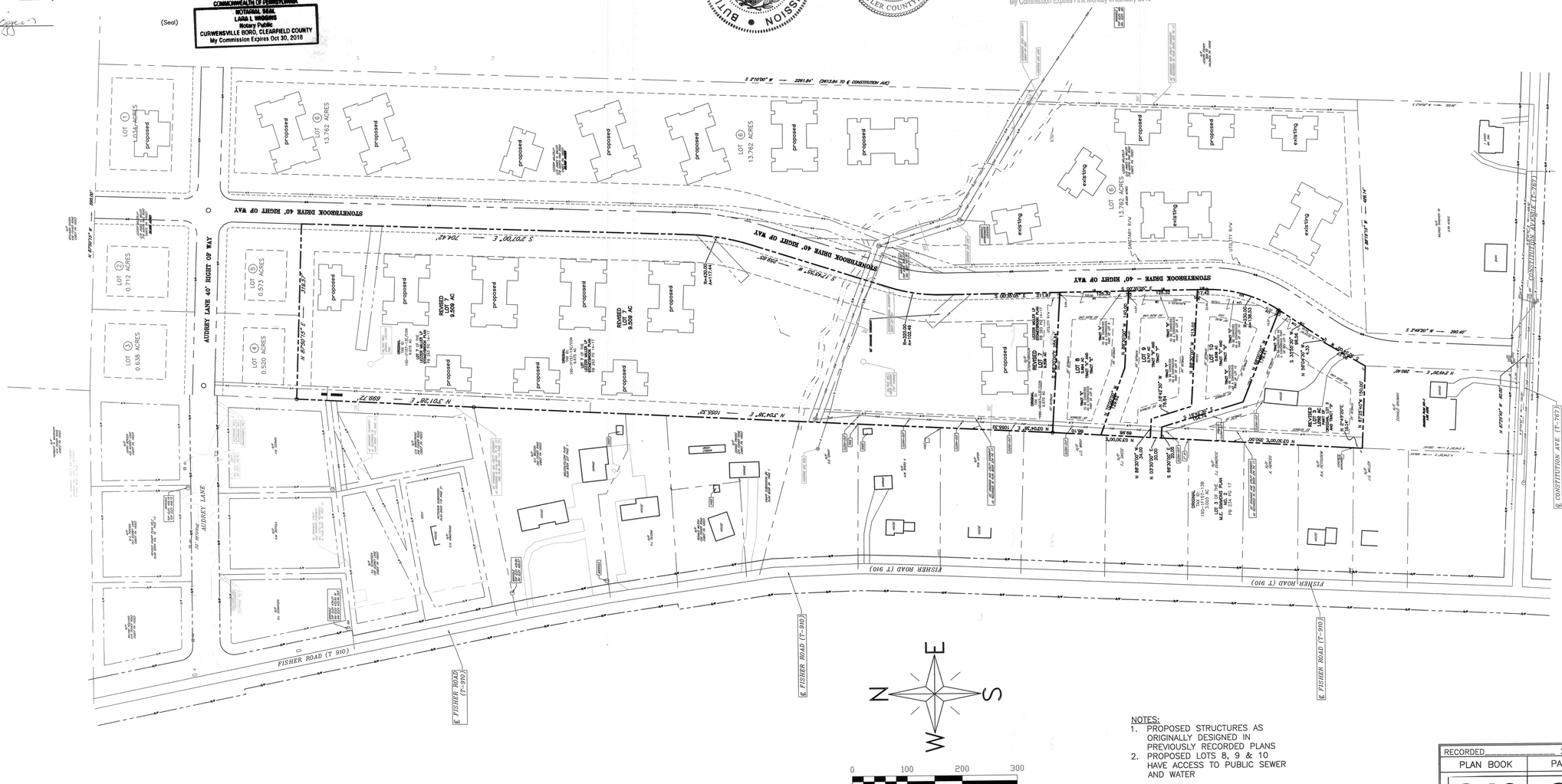
RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



VICINITY MAP

Instr:201506170012960 06/17/2015
Pages:2 F:$85.00 3:33PM
Michele Mustello T20150010428
Butler County Recorder FL


S 21°09'00" W — 3291.84' (3813.84' TO ℄ CONSTITUTION AVE)
STONEYBROOK DRIVE 40' RIGHT OF WAY
AUDREY LANE 40' RIGHT OF WAY
AUDREY LANE
50' ROW
FISHER ROAD (T 910)
℄ FISHER ROAD (T-910)
℄ CONSTITUTION AVE. (T-787)
LOT 1 1.034 ACRES proposed
LOT 2 1.172 ACRES
LOT 3 0.838 ACRES
LOT 4 0.520 ACRES
LOT 5 0.573 ACRES
LOT 6 13.762 ACRES
LOT 7 13.762 ACRES
LOT 8 13.762 ACRES
REVISED LOT 9 9.509 AC
REVISED LOT 10 9.509 AC
existing
proposed
SANITARY R/W
UTILITY R/W
N 21°09'00" E 704.47'
S 21°09'00" W 704.47'
N 87°50'19" E 375.52'
S 87°50'19" W 375.52'
N 37°01'39" E 688.77'
N 37°01'39" E 1025.32'
N 03°04'36" E 1025.32'
S 87°50'19" W 390.40'
N 87°50'19" E 390.40'
N 87°50'19" E 1018.90'
S 87°50'19" W 1018.90

TRACT A

Course	Bearing	Distance
L1	S 86°30'00" E	5.64'
L2	S 00°35'05" E	125.32'
L3	N 86°30'00" W	14.57'
L4	N 03°30'00" E	125.00'

TRACT B

Course	Bearing	Distance
L5	S 86°30'00" E	14.57'
L6	S 00°35'05" E	125.32'
L7	N 86°30'00" W	23.49'
L8	N 03°30'00" E	125.00'

TRACT C

Course	Bearing	Distance
L9	S 86°30'00" E	23.49'
L10	S 00°35'05" E	17.42'
L11	Rad= 230.00' Tan: 71.44' Chd: S 16°40'11" W	Arc= 138.53' CA: 34°30'33" 136.44'
L12	N 68°00'00" W	10.37'
L13	N 30°24'00" E	35.79'
L14	N 03°30'00" E	115.02'

TRACT D

Course	Bearing	Distance
L15	S 68°00'00" E	10.37'
L16	S 33°55'30" W	96.56'
L17	N 56°04'30" W	4.33'
L18	N 30°24'00" E	94.59'

LOT 8

Bearing	Distance
S 86°30'00" E	255.64'
S 00°35'05" E	125.32'
N 86°30'00" W	140.00'
N 70°00'00" W	129.92'
N 03°30'00" E	88.10'

LOT 9

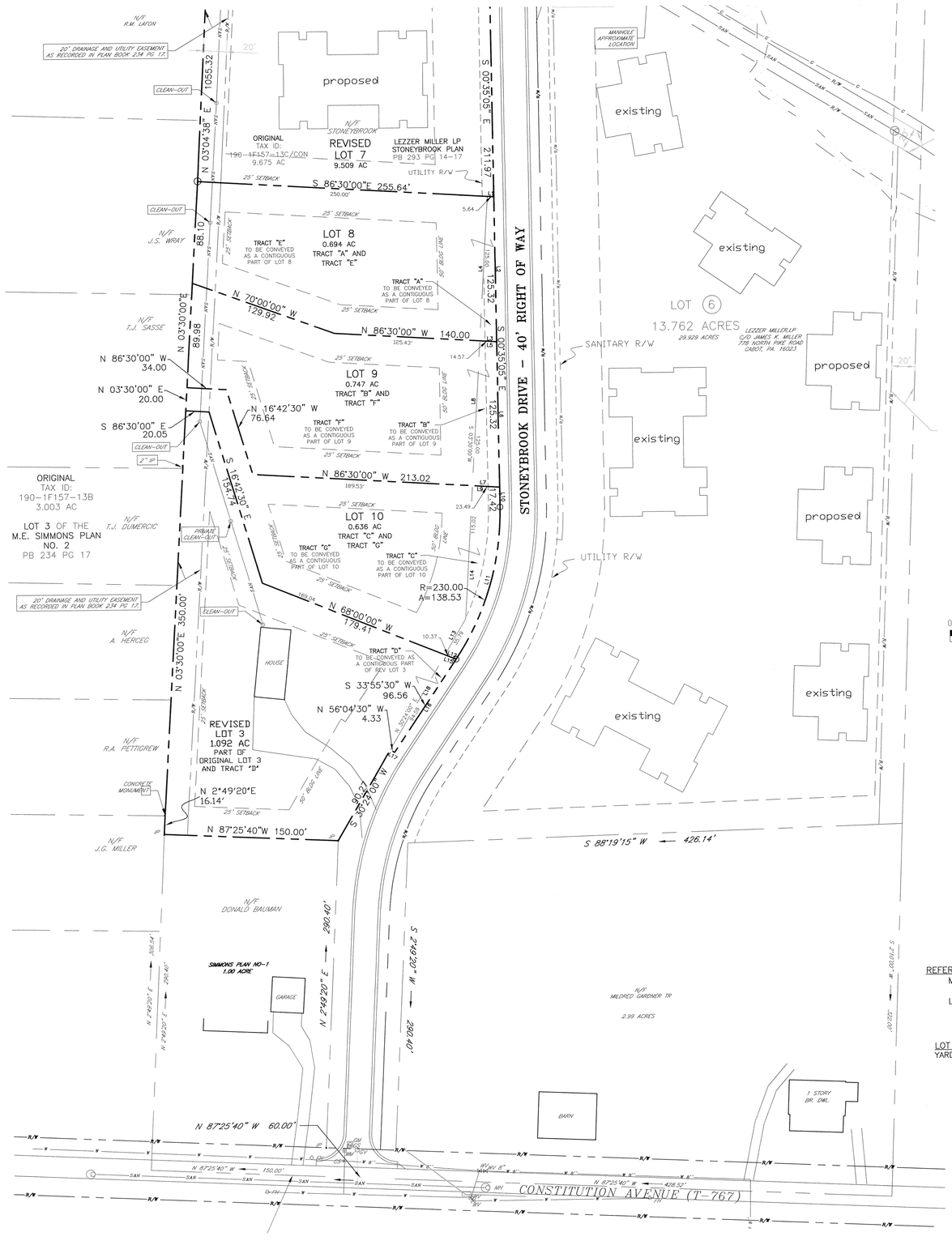
Bearing	Distance
S 70°00'00" E	129.92'
S 86°30'00" E	140.00'
S 00°35'05" E	125.32'
N 86°30'00" W	213.02'
N 16°42'30" W	76.64'
N 86°30'00" W	34.00'
N 03°30'00" E	89.98'

LOT 10

Bearing	Distance
S 86°30'00" E	34.00'
S 16°42'30" E	76.64'
S 86°30'00" E	213.02'
S 00°35'05" E	17.42'
Rad= 230.00' Tan: 71.44' Chd: S 16°40'11" W	Arc= 138.53' CA: 34°30'33" 136.44'
N 68°00'00" W	179.41'
N 16°42'30" W	154.74'
N 86°30'00" W	20.05'
N 03°30'00" E	20.00'

REVISED LOT 3

Bearing	Distance
S 86°30'00" E	20.05'
S 16°42'30" E	154.74'
S 68°00'00" E	179.41'
S 33°55'30" W	96.56'
N 56°04'30" W	4.33'
S 30°24'00" W	90.27'
N 87°25'40" W	150.00'
N 02°49'20" E	16.14'
N 03°30'00" E	350.00'

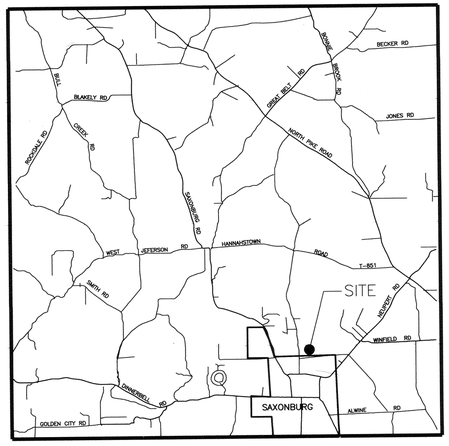


TOTAL ACREAGE
ORIGINAL AND REVISED

ORIGINAL		REVISED	
ORIG LOT 7	9.675 AC	REV LOT 7	9.509 AC
+ORIG LOT 3	3.003	+REV LOT 3	1.092
ORIGINAL TOTAL	12.678 AC	+LOT 8	0.694
		+LOT 9	0.747
		+LOT 10	0.636
		REVISED TOTAL	12.678 AC

REVISED/NEW ACREAGE DETAILS

REVISED LOT 7		LOT 8	
ORIG LOT 7	9.675 AC	TRACT A	0.029 AC
−TRACT A	0.029	+TRACT E	0.665
−TRACT B	0.055	LOT 8	0.694 AC
−TRACT C	0.066		
−TRACT D	0.016	LOT 9	
REV LOT 7	9.509 AC	TRACT B	0.055 AC
		+TRACT F	0.692
REVISED LOT 3		LOT 9	0.747 AC
ORIG LOT 3	3.003 AC		
−TRACT E	0.665	LOT 10	
−TRACT F	0.692	TRACT C	0.066 AC
−TRACT G	0.570	+TRACT G	0.570
+TRACT D	0.016	LOT 10	0.636 AC
REV LOT 3	1.092 AC		



VICINITY MAP

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

REFERENCES:
M.E. SIMMONS PLAN No. 2
PLAN BOOK VOLUME 234 PAGE 17
LEZZER MILLER, LP SUBDIVISION
PLAN BOOK VOLUME 293 PAGES 14-17

LOT REQUIREMENTS:
YARD DIMENSIONS
Front Yard:50' from edge of road
Side Yard: 25' from property line
Rear Yard: 25' from property line

RECORDED 20	
PLAN BOOK	PAGE
349	9
SHEET 2 of 2	

REV	DESCRIPTION	BY	DATE
C	ADDED ADDITIONAL NOTARY SIGN-OFF	SDG	6/2/15
B	REVISIONS PER OWNER TO CREATE SUBDIVISION	SDG	5/11/15
A	REVISIONS PER OWNER FOLLOWING TOWNSHIP PLANNING MEETING ON 3/26/15	SDG	3/30/15

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

PROJECT DESCRIPTION

LEZZER MILLER, LP/ SIMMONS PLAN

BEING A

SUBDIVISION

FOR

LEZZER MILLER, LP & MARILYN SIMMONS

SITUATE

JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
2/17/15	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-014	190-1F57-13B &13C/CON	C

KNOW ALL MEN BY THESE PRESENTS: That the Timber Rock Land Management, LLC, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Township of Winfield, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings. Timber Rock Land Management, LLC hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Winfield, their successors or assigns from any liabilitly for damages arising and to arise from the appropriation of said ground for pulic highways and the physical grading thereof to any grades that may be established hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Timber Rock Land Management, LLC, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said coporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary this 7TH day of MAY 2015.

ATTEST: Timber Rock Land Management, LLC

Secretary President

COMMONWEALTH OF PENNSYLVANIA: SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notarty Public in and for said Commonwealth and County personally appreared Charles G. Weleski, Jr. of the Timber Rock Land Manogement, LLC, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedicaiton was duly signed and sealed by and as for the act and deed of the slad Timber Rock Land Management, LLC, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 7TH day of MAY 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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

6MAY15 Date

COMMONWEALTH OF PENNSYLVANIA RESERVED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30161-E PENNSYLVANIA

L. S. # 30161-E

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

Approved by the Supervisors of the Township of Winfield this 17TH day of JUNE 2015.

Secretary Chairman

TOWNSHIP OF WINFIELD BUTLER COUNTY PENNSYLVANIA SEAL

Approved by the Winfield Township Planning Commission this 6th day of May 2015.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 18TH day of FEB 2015.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

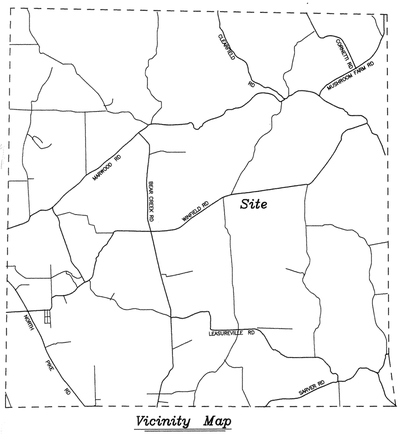
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 349 Page 10.

Given under my hand and seal this 18th day of June 2015.

Recorder Seal

RECORDER OF DEEDS BUTLER COUNTY, PA

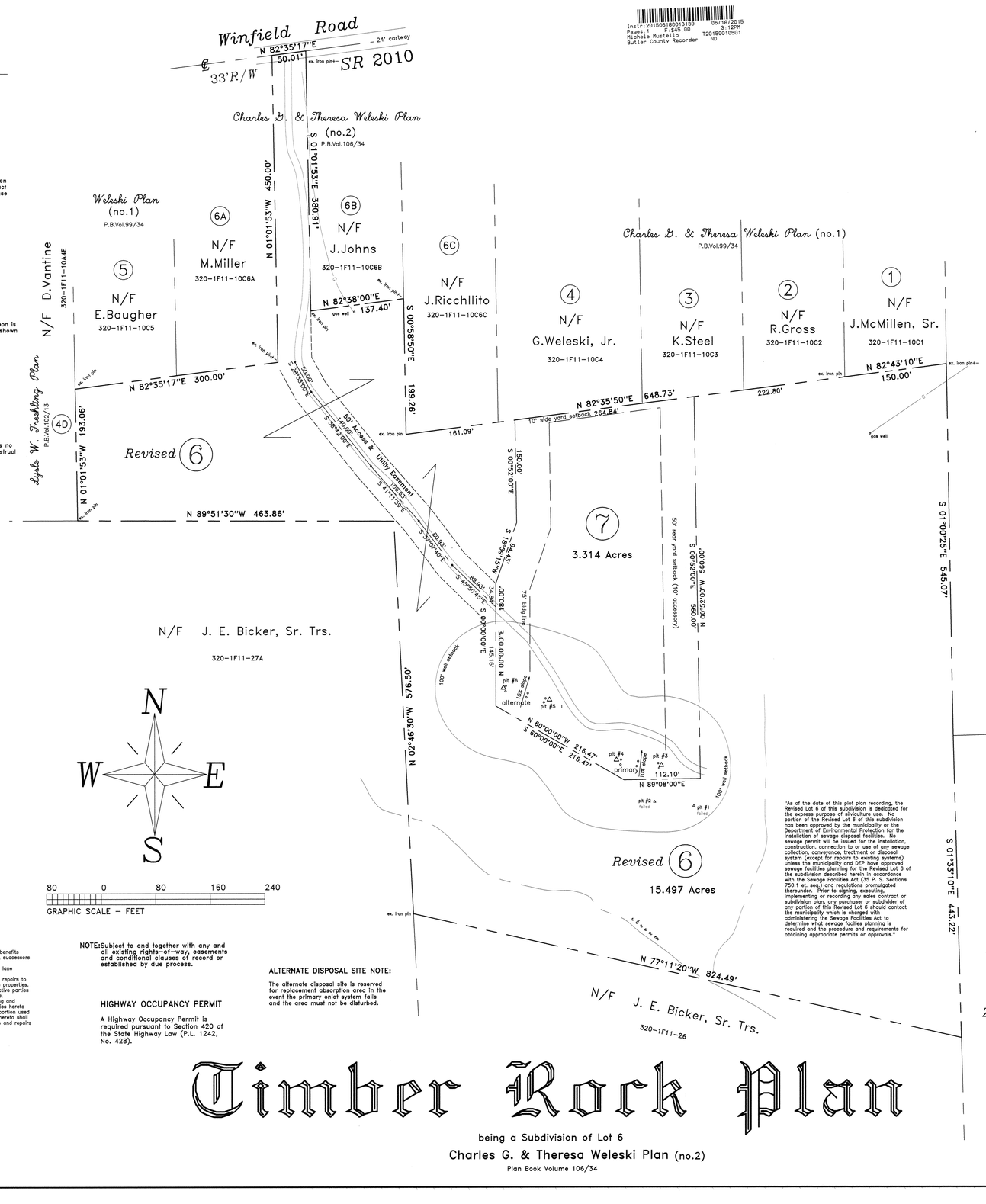
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



Vicinity Map

Maintenance Agreement

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1 – The parties hereto hereby acknowledge the existence of a private lane accessing their properties as shown on hereon plotted Plan.
2 – The parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3 – The parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto for the length or portion used or agreed to previously among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
4 – The private lane is for the benefit of revised lot 6 and lot 7.



NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

HIGHWAY OCCUPANCY PERMIT

A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

ALTERNATE DISPOSAL SITE NOTE:

The alternate disposal site is reserved for replacement absorption area in the event the primary anlot system fails and the area must not be disturbed.

"As of the date of this plot plan recording, the Revised Lot 6 of this subdivision is dedicated for the express purpose of silviculture use. No portion of the Revised Lot 6 of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning for the Revised Lot 6 of the subdivision described herein in accordance with the Sewage Facilities Act (35 P. S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this Revised Lot 6 should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilies planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

Zone / (RA) Residential–Agricultural
Total 18.811 Acres

Timber Rock Plan

being a Subdivision of Lot 6
Charles G. & Theresa Weleski Plan (no.2)
Plan Book Volume 106/34

SUBDIVISION SURVEY
PROJECT No: 14158
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/10/14 REV: 4/15/15 DWG By: SdG CHK By:

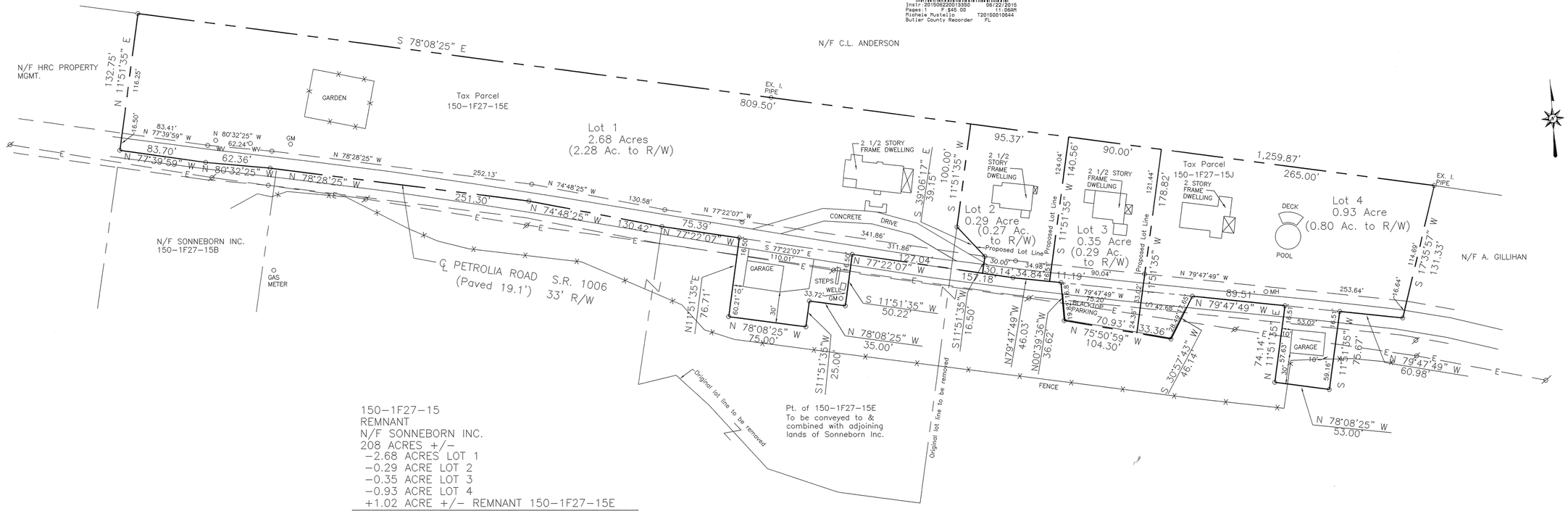
for
Timber Rock Land Management, LLC
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352-3811 FAX 352-1059

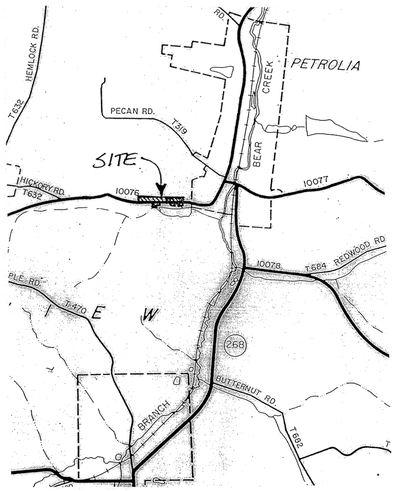
S. D. GRAFF Professional Surveying
Co. TAX No: 320-1F11-10CB

RECORDED 20
PLAN BOOK 349 PAGE 10
SHEET of

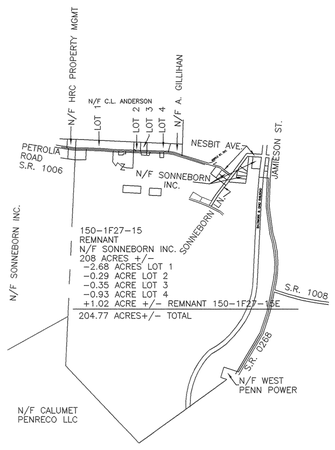
Instr: 201506180013139 06/18/2015 3:12PM
Pages: 1 F: $45.00 T20150018501
Michele Mustello ND
Butler County Recorder

Instr:201506220013359 06/22/2015
Pages:1 F:$45.00 11:06AM
Michele Mustello PA
Butler County Recorder FL
T201506010644





VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 1000'

NOTES:

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

REF: ALTA SURVEY BY CDS, SHEET 4 OF 12, PROJECT NO. 12-02-01262, DATED 03/16/2012.

THE PURPOSE OF THIS PLAN IS TO CREATE A LOT FOR EACH OF THE FOUR EXISTING DWELLINGS LOCATED ON THE NORTH SIDE OF PETROLIA ROAD. ALL DWELLINGS HAVE PUBLIC WATER AND SEWER. WE WERE UNABLE TO LOCATE SERVICE LINES DUE TO LACK OF INFORMATION FROM BEAR CREEK SEWER AUTHORITY.

0' 50' 100' 150'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

I, Cheryl A. Hughes, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

DATE April 27, 2015 SEAL _____ REG.NO. SU-32490-E

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

Approved by the Supervisors of the Township of Fairview this 1st day of June, 20 15.

SECRETARY _____ SEAL _____ CHAIRMAN

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO. PA.

Approved by the Butler County Planning Commission this 20TH day of MAY, 20 15.

SECRETARY _____ SEAL _____ CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 349 Page 11.

Given under my hand and seal this 22nd day of JUNE, 20 15.

SEAL _____ RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA

KNOW ALL MEN BY THESE PRESENTS, that Sonneborn Inc., by virtue of a resolution of the Board of Directors thereof, does hereby adopt this plan as its Plan of Lots of its property, situate in Fairview Township, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, right-of-way, easements, ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways, rights-of-way and easements by the said Commonwealth of Pennsylvania, County of Butler, and Township of Fairview, Sonneborn Inc., hereby covenants and agrees to and by these does release and forever discharge said Commonwealth of Pennsylvania, Pennsylvania, County of butler and Township of Fairview, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Sonneborn Inc., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president ~~and same to be attested by its secretary~~ this 1st day of June, 20 15.

ATTEST: SONNEBORN INC.

~~SECRETARY~~ _____ VICE PRESIDENT John Holloway

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

On this 1st day of June, 20 15 before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared John Holloway, of Sonneborn Inc., who being duly sworn, deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly signed and sealed by and as for the act and deed of the said Sonneborn Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

John Holloway
VICE President-Sonneborn Inc.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of June, 20 15.

My Commission Expires the _____ day of _____, _____.

SEAL _____ NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICK V. HAMMONDS, NOTARY PUBLIC
CITY OF BUTLER, BUTLER COUNTY
MY COMMISSION EXPIRES JUNE 3, 2015

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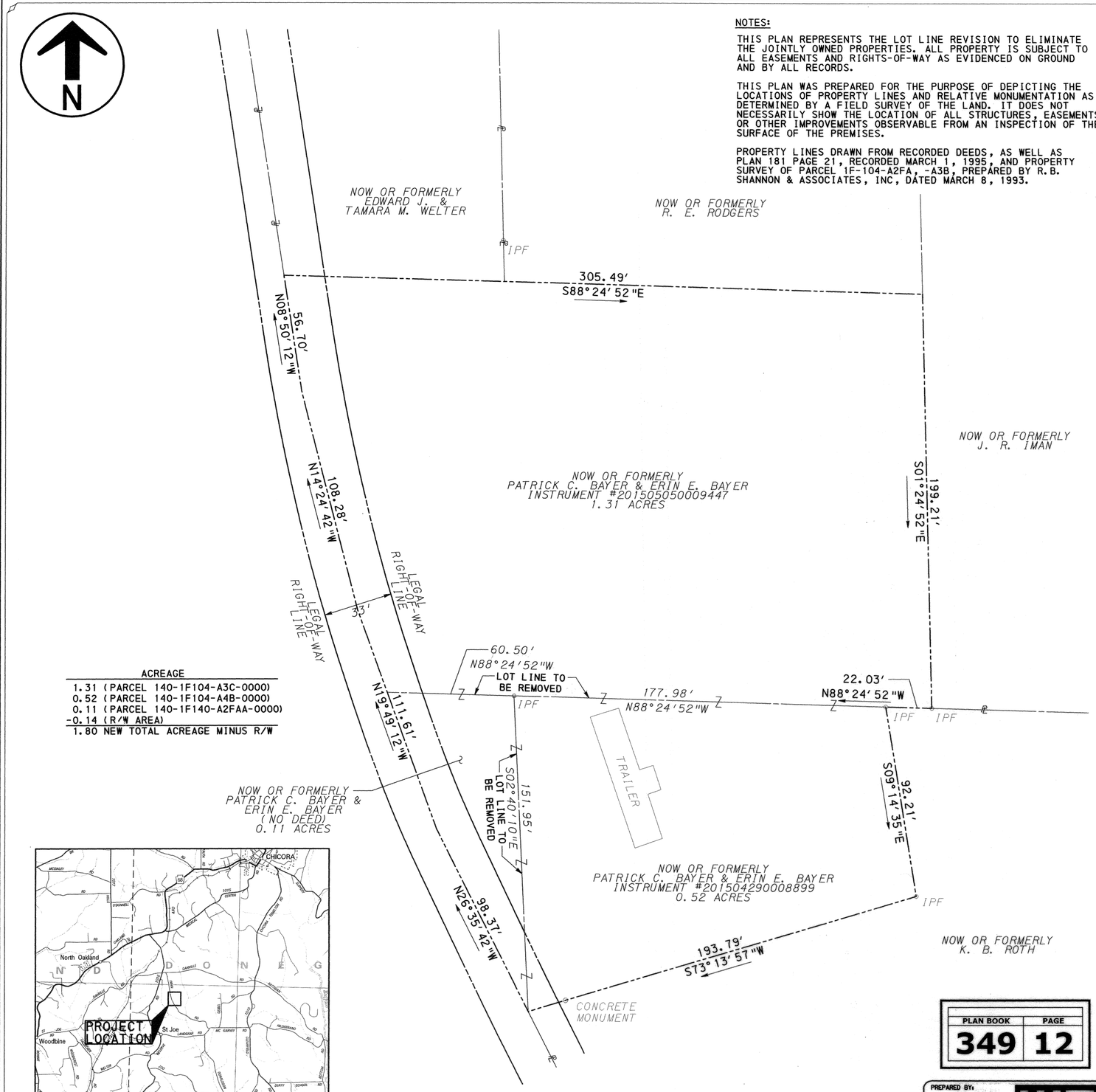
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: SONNEBORN INC.

SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 04/27/15	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F27-15E, 15J		Db-Pg 200506290016976	Service No. 15-001
Address PETROLIA ROAD			



NOTES:

THIS PLAN REPRESENTS THE LOT LINE REVISION TO ELIMINATE THE JOINTLY OWNED PROPERTIES. ALL PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS EVIDENCED ON GROUND AND BY ALL RECORDS.

THIS PLAN WAS PREPARED FOR THE PURPOSE OF DEPICTING THE LOCATIONS OF PROPERTY LINES AND RELATIVE MONUMENTATION AS DETERMINED BY A FIELD SURVEY OF THE LAND. IT DOES NOT NECESSARILY SHOW THE LOCATION OF ALL STRUCTURES, EASEMENTS, OR OTHER IMPROVEMENTS OBSERVABLE FROM AN INSPECTION OF THE SURFACE OF THE PREMISES.

PROPERTY LINES DRAWN FROM RECORDED DEEDS, AS WELL AS PLAN 181 PAGE 21, RECORDED MARCH 1, 1995, AND PROPERTY SURVEY OF PARCEL 1F-104-A2FA, -A3B, PREPARED BY R.B. SHANNON & ASSOCIATES, INC, DATED MARCH 8, 1993.

ACREAGE
1.31 (PARCEL 140-1F104-A3C-0000)
0.52 (PARCEL 140-1F104-A4B-0000)
0.11 (PARCEL 140-1F140-A2FAA-0000)
-0.14 (R/W AREA)
1.80 NEW TOTAL ACREAGE MINUS R/W

LOCATION MAP
NTS

BEARINGS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE

25 0 25
GRAPHIC SCALE IN FEET

Instr:201506220013488 06/22/2015 9:58AM
Pages:1 F:$45.00 T20150010742
Michele Mustello FL
Butler County Recorder

PLAN BOOK	PAGE
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PREPARED BY:
WIDMER ENGINEERING INC.
806 LINCOLN PLACE, BEAVER FALLS, PA 15010

REVISIONS			
DATE	TYPE	BY	CHK

LOT LINE REVISION PLAN
PREPARED FOR
PATRICK C. & ERIN E. BAYER
233 IMAN ROAD
CHICORA, PA 16025
SITUATE IN:
DONEGAL TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PROJECT NO.	15066
FIELD BOOK NO.	336
DRAWN: KLH	CHECKED: DHW
DATE:	MAY 2015
SCALE:	AS NOTED

RECORDED ,2015

PLAN BOOK	PAGE

SHEET OF

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

David H. Widmer, PLS # SU-34208-E

June 1, 2015
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID H. WIDMER LAND SURVEYOR SU-34208-E PENNSYLVANIA

KNOW ALL MEN BY THESE PRESENTS:

That we Patrick C. Bayer and Erin E. Bayer of the Township of Donegal, County of Butler, and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Donegal, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler or Township of Donegal, 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 Donegal, their successors or assigns from any liability for damages arising or to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Patrick C. Bayer and Erin E. Bayer, our heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 13th day of June, 2015.

ATTEST:

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Leslie Spinnenweber, Notary Public
Butler Twp., Butler County
My Commission Expires June 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Patrick C. Bayer
Patrick C. Bayer
Erin E. Bayer
Erin E. Bayer

COMMONWEALTH OF PENNSYLVANIA } ss
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Patrick C. Bayer and Erin E. Bayer and acknowledged the foregoing release and dedication and plan to be their act and desire the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARY SEAL this 13th day of June, 2015.

My commission expires the 28th day of June, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Leslie Spinnenweber, Notary Public
Butler Twp., Butler County
My Commission Expires June 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
Notary Public

Reviewed
~~Approved~~ by the Butler County Planning Commission this 9TH day of JUNE, 2015.

Secretary Chairman

See comments on file at the Butler County Planning Commission Plan number: 15153

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Planning Commission of the Township of Donegal, this _____ day of _____, 20___.

Secretary Chairman

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

Received
~~Reviewed~~ by the Board of Supervisors of the Township of Donegal this 18 day of June, 2015.

(Secretary) (Chairman)

RECORDER OF DEEDS BUTLER COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA } ss
COUNTY OF BUTLER }

Recorded in the Recorder's office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 349 Page 12.

GIVEN UNDER MY HAND AND SEAL this 23rd day of June, 2015.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

khalas
11:08:49 AM
6/17/2015
G:\12015\15066 - Lot Line Revision for Erin Bayer\PROJPLT\FINAL-PLAN.dgn

Instr:201505250013584
Pages:5 F:$205.00
Michele Mustello
Butler County Recorder
05/29/2015
9:08AM
T20150010869
ND

JASON'S DELI

20117 ROUTE 19

CRANBERRY TOWNSHIP, PA

LOCATION MAP N.T.S. NORTH



VICINITY MAP N.T.S. NORTH



INDEX OF DRAWINGS

CIVIL

T-001	TITLE SHEET
C-001	GENERAL NOTES
C-101	DEMOLITION PLAN
C-111	SITE PLAN
C-121	GRADING PLAN
C-131	SWPP PLAN
C-132	SWPP PLAN NOTES AND DETAILS
C-141	UTILITY PLAN
C-142	UTILITY PROFILES
C-151	PHOTOMETRIC PLAN
C-152	AUTOTURN PLAN
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	UTILITY DETAILS
C-504	UTILITY DETAILS
C-505	UTILITY DETAILS
1 of 1	ALTA/ACSM LAND TITLE SURVEY

LANDSCAPE

L-001	LANDSCAPE NOTES
L-101	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS

STRUCTURAL

S1.0	STRUCTURAL NOTES & DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PCSM-1	TITLE SHEET
PCSM-2	PCSM PLAN
PCSM-3	PCSM NOTES & DETAILS

EROSION AND SEDIMENT CONTROL PLAN

1	TITLE SHEET
2	EXISTING CONDITIONS TOPOGRAPHIC MAP
3	EROSION & SEDIMENT CONTROL PLAN
4	EROSION & SEDIMENT CONTROL NOTES
5	EROSION & SEDIMENT CONTROL NOTES & DETAILS

Municipal Engineer's Certificate

I, Jason M. Kratsas, a Registered Professional Engineer, the Township Engineer for Cranberry Township, do hereby certify that this Land Development Plan meets all of the Engineering and design requirements of the Township Subdivision and Zoning Ordinances except as departures have been authorized by the approval authority.

Signature — 6-19-2015 Date

PE071353 Registration number

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353 PENNSYLVANIA

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THE FOLLOWING MODIFICATIONS HAVE BEEN REQUESTED:

1. MODIFICATION TO SECTION 27-705.19A.F TO ALLOW THE PROPOSED DRIVE-THRU CONFIGURATION. REQUIREMENT – A SEPARATE CIRCULATION DRIVE SHALL BE PROVIDED FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THRU SERVICE LANE. THE TOWNSHIP MAY CONSIDER ALTERNATIVE DESIGNS WHEN IT IS DEMONSTRATED THAT THE DRIVE-THRU IS SCREENED FROM VIEW AND THAT TRAFFIC AND PEDESTRIAN CIRCULATION IS IMPROVED. PROPOSING – A DRIVE-THRU LANE WILL BE PROPOSED AT THE NEW JASON'S DELI RESTAURANT. THE DRIVE-THRU WILL BE 11 FEET WIDE FROM THE POINT OF ENTRANCE TO THE MENU BOARD LOCATION, APPROXIMATELY THREE CAR LENGTHS, AND THEN WILL EXTEND TO A 12 FOOT WIDE LANE AND A 12 FOOT WIDE BY-PASS LANE ALONG THE EAST SIDE OF THE BUILDING. THIS WILL ALLOW FOR THE LARGER ORDERS TO PULL AHEAD SINCE THE TICKET TIME WILL BE LONGER THAN A SINGLE ORDER. JUSTIFICATION – THE EXISTING CURB CUT IN THE SOUTHWEST CORNER WILL BE CONVERTED INTO AN EXIT ONLY WITH APPROPRIATE SIGNAGE TO ASSIST IN TRAFFIC CONTROL. THE LOCATION OF THE DRIVE-THRU WAS SPECIFICALLY DESIGNED ALONG THE REAR OF THE BUILDING TO AVOID CONFLICTION WITH ON-SITE CIRCULATION OF THE VEHICLES NOT USING THE DRIVE-THRU AND THE PEDESTRIANS WALKING THROUGH THE PARKING LOT. THE DRIVE-THRU AND BY-PASS LANE ARE LOCATED 5-6 FEET BELOW GRADE AND WILL BE SCREENED FROM ROUTE 19 WITH THE REQUIRED STREETSCAPE ELEMENTS.
2. REQUESTING A WAIVER TO NOT PROVIDE THE TRAFFIC IMPACT STUDY. REQUIREMENT – ORDINANCE 2014-445, SECTION 4, 22-403.6(D). JUSTIFICATION – THE TOWNSHIP IS ALREADY AWARE OF TRAFFIC IMPROVEMENTS NEEDED ALONG THE AFFECTED CORRIDOR(S).

DESIGN CERTIFICATION

I, DARRIN KOTECKI, CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Darrin Kotecki — SIGNED — 6-1-15 DATE

TWP. ENGINEER CERTIFICATION

I, Jason Kratsas HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

SIGNED — 6/15/15 DATE

LANDOWNER CERTIFICATION

I, GUMBERG ASSOCIATES – CRANBERRY MALL, ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

SIGNED General Partner — 6/2/15 DATE

CRANBERRY TOWNSHIP:

THE TOWNSHIP OF CRANBERRY 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.

WITNESS — SECRETARY

BOARD OF SUPERVISORS:

THIS STATEMENT CERTIFIES ONLY THAT ACTION WAS TAKEN BY THE BOARD OF SUPERVISORS GRANTING FINAL APPROVAL.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2014-69 ON THE 15 DAY OF June 2015.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SEAL

TOWNSHIP MANAGER

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINES IN ~~ORDINANCE~~/RESOLUTION NO. 2014-69 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 1ST DAY OF SEPT 2015

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SEAL

BUTLER COUNTY PLANNING COMMISSION

PARTNERSHIP ADOPTION:

KNOW ALL MEN BY THESE PRESENTS; THAT GUMBERG ASSOCIATES – CRANBERRY MALL, THEREOF, DOES HEREBY ADAPT THIS PLAN AS ITS LAND DEVELOPMENT OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID PARTNERSHIP HAS CAUSED ITS SIGNATURE TO BE AFFIXED BY THE HAND OF ITS GENERAL PARTNER AND SAME TO BE ATTESTED BY THE NOTARY PUBLIC THIS 2ND DAY OF JUNE 2015

ATTEST: — GENERAL PARTNER

NOTARY PUBLIC (SEAL)

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Alda M. King, Notary Public Dormont Boro, Allegheny County My commission expires August 18, 2015

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LAWRENCE N. GUMBERG A PARTNER IN THE FIRM OF GUMBERG ASSOCIATES – CRANBERRY MALL, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARY SEAL THIS 2ND DAY OF JUNE 2015

MY COMMISSION EXPIRES THE 18 DAY OF AUGUST 2015

SEAL — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Alda M. King, Notary Public Dormont Boro, Allegheny County My commission expires August 18, 2015

TITLE CLAUSE:

I, LAWRENCE N. GUMBERG, OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GUMBERG ASSOCIATES – CRANBERRY MALL AS RECORDED IN DEED BOOK VOLUME 1347 PAGE 148 RECORDER OF DEEDS OFFICE.

WITNESS — OWNER General Partner

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 349 PAGE(S) 13-17

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF June 2015

SEAL — RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY PA

CERTIFICATION OF COMPLETION:

CONTRACTOR SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

GPD Engineering and Architecture Professional Corporation
520 South Main Street
Akron, Ohio 44311
330.572.2100 Fax 330.572.2102

jason's deli

REV.	DATE	DESCRIPTION
-	06.25.14	CLIENT REVIEW
-	05.29.15	OWNER REVISIONS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DARRIN KOTECKI ENGINEER No. PE071353 PENNSYLVANIA

Darrin Kotecki 6-1-15

JASON'S DELI
20117 ROUTE 19
CRANBERRY TOWNSHIP, PA

TITLE SHEET

ISSUED FOR:	
PERMIT	09.03.14
BID	-
CONSTRUCTION	03.20.15
RECORD	04.30.15

PROJECT MANAGER	DESIGNER
BH	CRS

JOB NO. 2014259.08

T-001

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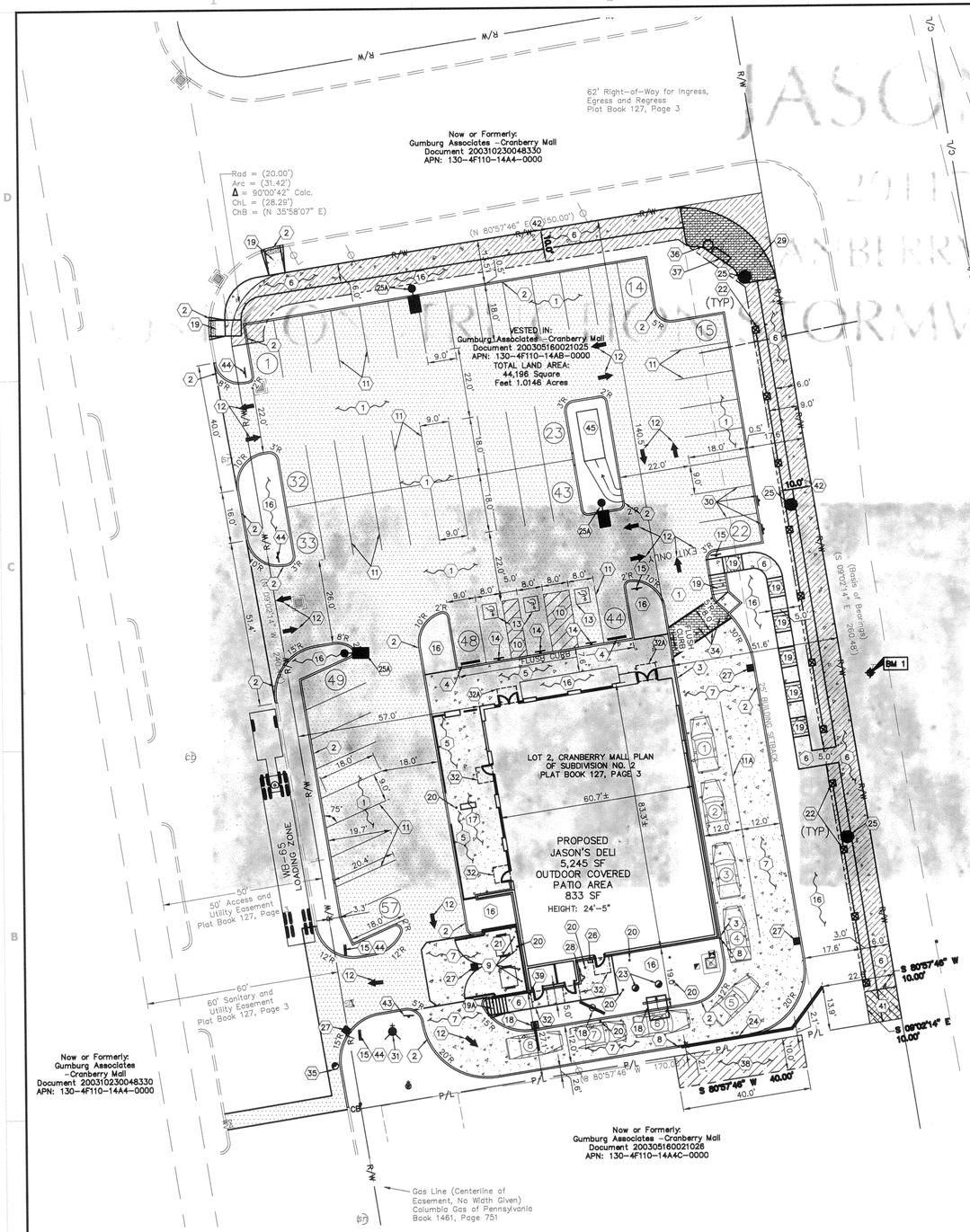
May 29, 2015 - cshipman





LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVER PER CRANBERRY TOWNSHIP STANDARDS AND SPECIFICATIONS.
- (#) CONSTRUCTION KEYNOTE
- (00) PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED TEMPORARY GRADING EASEMENT
- PROPOSED 10'X10' CONSTRUCTION ACCESS EASEMENT
- PROPOSED 10' PUBLIC PEDESTRIAN ACCESS EASEMENT

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: U.S ROUTE 19	25.0'	51.6'
REAR: WEST	0'	57.0'
SIDE: NORTH	0'	140.5'
SIDE: SOUTH	0'	27.1'

PARKING SETBACKS	REQUIRED	PROVIDED
FRONT: U.S ROUTE 19	25.0'	17.5'*
REAR: WEST	0'	3.3'
SIDE: NORTH	0'	13.5'
SIDE: SOUTH	0'	2.6'

LANDSCAPE SETBACKS	REQUIRED	PROVIDED
FRONT: U.S ROUTE 19	25.0'	17.5'*
REAR: WEST	0'	3.3'
SIDE: NORTH	0'	13.5'
SIDE: SOUTH	0'	2.6'

PEDESTRIAN POCKET	REQUIRED	PROVIDED
AREA	300 SF	351 SF

PARKING SPACES	REQUIRED	PROVIDED
NUMBER OF SPACES	80	57

PARKING REQUIREMENTS
1 SPACE PER 75 SF PLUS 1 PER 2 EMPLOYEES
THEREFORE: 5,245 / 75 (+ 10) = 80 SPACES REQUIRED.
ALTERATIONS TO PARKING DO NOT AFFECT OVERALL PARKING COMPLIANCE OF THE CRANBERRY MALL PROPERTY

LAND USE DATA

	PERCENTAGE OF SITE AREA	PROPOSED AREA	EXISTING AREA
BUILDING	11.83%	0.120 AC.	0.123 AC.
PAVEMENT/IMPERVIOUS	66.46%	0.674 AC.	0.738 AC.
LANDSCAPING	21.71%	0.220 AC.	0.153 AC.
TOTAL	100%	1.014 AC.	1.014 AC.

10-YR PRE-DEVELOPED DISCHRGE RATE: 5.53 CFS
10-YR POST-DEVELOPED DISCHRGE RATE: 5.25 CFS

CURRENT ZONING: REGIONAL COMMERCIAL (C-3) DISTRICT
* MODIFICATIONS REQUIRED

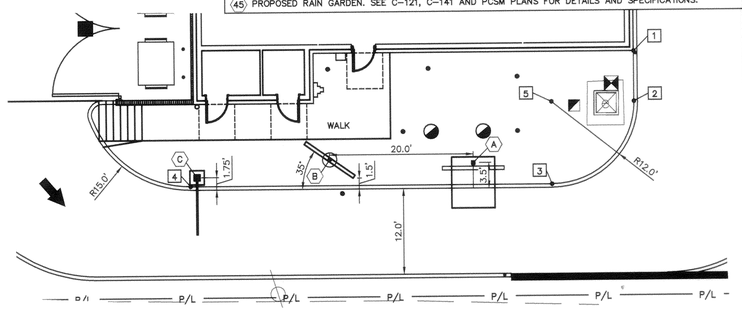
NOTE: ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.

CONSTRUCTION KEYNOTES

1. PROPOSED ASPHALT PAVEMENT AS SPECIFIED:
NOTE: SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.

MATERIAL	DEPTH (HVY. DUTY)	DEPTH (STD. DUTY)	PENNDOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	1.5"	1.5"	422
A.C. INTERMEDIATE COURSE	4.5"	2.5"	441
AGG. BASE COURSE	6"	6"	320, TYPE C
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT	PER SOILS REPORT

SEE TYPICAL SECTION, DETAIL 1, SHEET C-501.
2. PROPOSED 6" CURB PER CRANBERRY TOWNSHIP STANDARD DRAWING SD-12, DETAIL 4, SHEET C-502.
3. PROPOSED CURB AT DRIVE THRU PER DETAIL 3, SHEET C-501.
4. PROPOSED P.C.C. WHEELSTOP PER DETAIL 4, SHEET C-501.
5. PROPOSED CONCRETE WALK/VERT. CURB WALK PER CRANBERRY TOWNSHIP STANDARD DRAWING SD-09, DETAIL 15, SHEET C-501.
6. PROPOSED TYPICAL SIDEWALK PER CRANBERRY TOWNSHIP STANDARD DRAWNG RD-09, DETAIL 6, SHEET C-502.
7. PROPOSED 6" P.C.C. (4,000 PSI @ 28 DAYS PER ASTM C-31) PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 4" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
8. PROPOSED BOLLARD IN CURB PER DETAIL 8, SHEET C-501.
9. PROPOSED BOLLARD PER DETAIL 9, SHEET C-501.
10. PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 10, SHEET C-501.
11. PROPOSED PAINTED 4" WIDE SOLID STRIPE – WHITE ON ASPHALT, YELLOW ON CONCRETE.
11A. PROPOSED PAINTED 6" WIDE SOLID STRIPE – WHITE ON ASPHALT, YELLOW ON CONCRETE.
12. PROPOSED DIRECTIONAL PAVEMENT MARKINGS – WHITE ON ASPHALT, YELLOW ON CONCRETE – PER DETAIL 12, SHEET C-501.
13. PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS AND DETAIL 13, SHEET C-501.
14. PROPOSED ADA TYPICAL ACCESSIBLE PARKING SIGN PER CRANBERRY TOWNSHIP STANDARD DRAWING SD-11, DETAIL 10, SHEET C-502.
15. PROPOSED 'DO NOT ENTER' SIGN PER PENNDOT STANDARDS. SEE DETAIL 6, SHEET C-501.
16. PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED, SEE SHEET L-101. ALL PARKING LOT ISLANDS SHALL BE A MINIMUM OF 17' X 12'.
17. CONTRACTOR SHALL COORDINATE PATIO FURNITURE WITH ARCHITECTURAL DRAWINGS.
18. PROPOSED DRIVE-THRU EQUIPMENT. SEE SIGNAGE VENDOR FOR ALL DRIVE-THRU EQUIPMENT AND SPECIFIC LAYOUT. CONTRACTOR SHALL NOT PROVIDE FOUNDATION OR EQUIPMENT FOR DRIVE-THRU. COORDINATE CONSTRUCTION WITH SIGN VENDOR.
19. PROPOSED CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND IN ACCORDANCE WITH PPIC (CHAPTER 17) CONSTRUCTION STANDARD SD-10, CURB CUT/RAMP DETAIL. SEE DETAIL 8, SHEET C-502, AND DETAIL 12, SHEET C-502.
19A. PROPOSED CLEANOUT PER DETAIL 3 & 4, SHEET C-504.
20. PROPOSED CLEANOUT PER DETAIL 3 & 4, SHEET C-504.
21. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS.
22. PROPOSED PIER WITH FENCE, SEE SHEET L-501.
23. PROPOSED GREASE INTERCEPTOR PER CRANBERRY TOWNSHIP STANDARD DRAWING DETAIL 4, SHEET C-503.
24. PROPOSED RETAINING WALL SEE DETAIL ON SHEET C-121.
25. PROPOSED STREETLIGHT POLE AND FOUNDATION PER DETAIL 10, SHEET C-502.
25A. PROPOSED PARKING LOT LIGHT POLE AND FOUNDATION PER DETAIL 10, SHEET C-502.
26. PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
27. PROPOSED TYPE C INLET PER CRANBERRY TOWNSHIP STANDARD DRAWING SS-06, DETAILS 12 & 16, SHEET C-503.
28. PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
29. PROPOSED 351 SF PEDESTRIAN POCKET PER CRANBERRY STANDARDS AND SPECIFICATIONS. PAVEMENT PER DETAIL 6 AND STAMPED CONCRETE NOTES, SHEET C-502.
30. PROPOSED DRIVE-THRU PICK-UP PARKING AND SIGNAGE TO BE DESIGNATED PER OWNERS DIRECTION. CONTRACTOR SHALL COORDINATE WITH OWNER.
31. PROPOSED FIRE HYDRANT PER CRANBERRY TOWNSHIP STANDARD DRAWING SW-23, DETAIL 10, SHEET C-504.
32. PROPOSED 5'X 5' FROST SLAB PER DETAIL 5, SHEET C-501.
32A. PROPOSED 6'X 5' FROST SLAB PER DETAIL 5, SHEET C-501.
33. NOT USED.
34. PROPOSED CROSSWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CHAPTER 17) CONSTRUCTION STANDARD RD-27, TYPICAL CROSS SECTION 8-FOOT CONCRETE CROSSWALK. SEE DETAIL 12, SHEET C-502.
35. PROPOSED SANITARY MANHOLE PER CRANBERRY TOWNSHIP STANDARD DRAWING SW-9, DETAIL 6, SHEET C-503.
36. PROPOSED WASTE RECEPTACLE PER DETAIL 8, SHEET L-501.
37. PROPOSED BENCH PER DETAIL 7, SHEET L-501.
38. PROPOSED TEMPORARY GRADING EASEMENT. CONTRACTOR SHALL REPLACE ANY DISTURBED PAVEMENT, WALK, CURB, WHEEL STOPS, FENCE ETC. IN KIND.
39. PROPOSED 5" STORTZ FIRE DEPARTMENT CONNECTION (FDC). CONFIRM EXACT LOCATION WITH ARCHITECTURAL AND PLUMBING PLANS.
40. PROPOSED DIRECTIONAL SIGNAGE TO BE DONE BY ANCHOR SIGN IN JASONS DELI STYLE.
41. PROPOSED 10'x10' CONSTRUCTION ACCESS EASEMENT.
42. PROPOSED 10' PUBLIC PEDESTRIAN ACCESS EASEMENT.
43. PROPOSED SIGNAGE PER DETAIL 16, SHEET C-501.
44. PROPOSED 'STOP' SIGN PER PENNDOT STANDARDS. SEE DETAIL 2, SHEET C-501.
45. PROPOSED RAIN GARDEN. SEE C-121, C-141 AND PCSM PLANS FOR DETAILS AND SPECIFICATIONS.



DRIVE THRU
CONFIGURATION DETAIL
SCALE: 1"=10'

COORDINATES

PAVEMENT

	X	Y	
1	0.00'	0.00'	REAR CORNER OF BUILDING
2	0.00'	-6.99'	TO BACK OF CURB AT START OF RADIUS
3	-11.50'	-18.49'	TO BACK OF CURB AT END OF RADIUS
4	-61.86'	-18.49'	TO BACK OF CURB AT START OF RADIUS
5	-11.50'	-6.99'	TO CENTER OF RADIUS

EQUIPMENT

	X	Y	
A	-22.46'	-15.45'	TO CENTER OF FOUNDATION OF ORDER POINT & MENU BOARD
B	-42.45'	-14.89'	TO CENTER OF FOUNDATION OF PRESELL BOARD
C	-60.92'	-18.24'	TO CENTER OF FOUNDATION OF WELCOME GATEWAY SIGN

BENCHMARKS:

BASIS OF BEARING NAVD88.

BENCHMARK 1
TOP OF NORTHWESTERLY HOLD-DOWN BOLT IN BASE OF TRAFFIC SIGN POLE LOCATED ON WESTERN SIDE OF U.S. ROUTE 19 AND APPROXIMATELY 63' EAST OF KINGS FAMILY RESTAURANT BUILDING.
ELEVATION = 1083.66

BENCHMARK 2
PENNSYLVANIA TURNPIKE BENCHMARK LOCATED APPROXIMATELY 1800' SOUTH OF BENCHMARK 1.
ELEVATION = 1076.72'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

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GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street
Akron, Ohio 44311
330.572.2100 Fax 330.572.2102
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Jason's deli

REV.	DATE	DESCRIPTION
-	04.14.15	OWNER COMMENTS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER DARRIN KOTECKI No. PE037291
Darrin Kotecki 5-1-15

JASON'S DELI
20117 ROUTE 19
CRANBERRY TOWNSHIP, PA

SITE PLAN

ISSUED FOR:	
PERMIT	09.03.14
BID	-
CONSTRUCTION	03.20.15
RECORD	04.30.15

PROJECT MANAGER	DESIGNER
BH	CRS

JOB NO.
2014259.08

C-111

Drawing Name: O:\2014\2014259\08 Cranberry, PA\Dwg\Construction\Documents\Civil\2014259.08 CDs.dwg
April 30, 2015 - cathipman

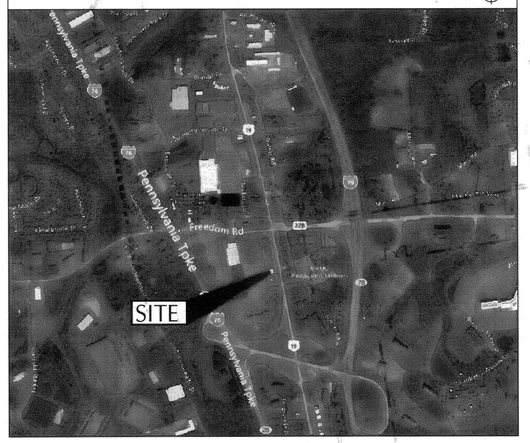
JASON'S DELI

20117 ROUTE 19

CRANBERRY TOWNSHIP, PA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM)

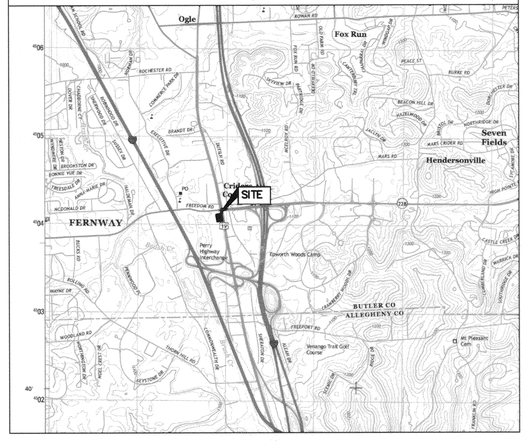
LOCATION MAP N.T.S.



VICINITY MAP N.T.S.



USGS QUADRANGLE MAP N.T.S.



INDEX OF DRAWINGS

PCSM-1	TITLE SHEET
PCSM-2	PCSM PLAN
PCSM-3	PCSM NOTES & DETAILS

PLAN BOOK	PAGE
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CERTIFICATION OF TRAINING & EXPERIENCE:

POST CONSTRUCTION STORMWATER MANAGEMENT PLANS AND REPORT WERE PREPARED BY CHAD R SHIPMAN. CHAD HAS TAKEN CLASSES FOR AND PASSED THE EXAM AND IS A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, CPESC. HE HAS PREPARED CONSTRUCTION DOCUMENTS FOR SITE, UTILITY, STORMWATER MANAGEMENT AND E&S PLANS ON COUNTLESS SMALL TO MID-SIZED RETAIL SITES THROUGHOUT THE UNITED STATES AS WELL AND OIL & GAS PIPELINE PROJECTS. SEE THE EMPLOYER CONTACT INFORMATION ABOVE.

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street
Akron, Ohio 44311
330.572.2100 Fax 330.572.2102

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jason's deli

REV.	DATE	DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA
DARRIN KOTECKI
ENGINEER
Darrin Kotecki 5-1-15

JASON'S DELI
20117 ROUTE 19
CRANBERRY TOWNSHIP, PA

TITLE SHEET

ISSUED FOR:	
PERMIT	09.03.14
BID	-
CONSTRUCTION	03.20.15
RECORD	04.30.15

PROJECT MANAGER	DESIGNER
BH	CRS

JOB NO. 2014259.08

PCSM-1

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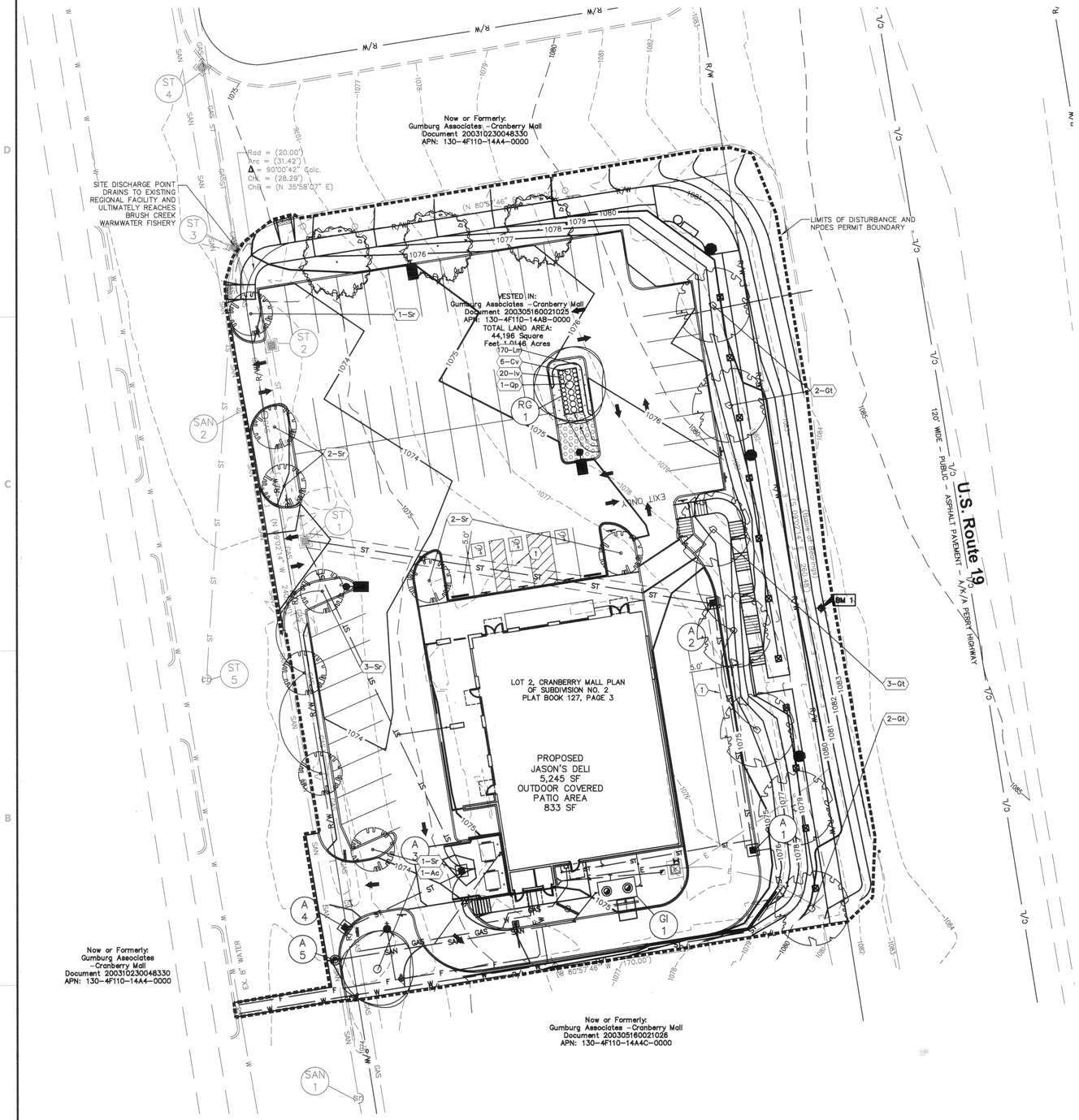
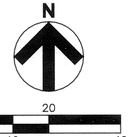
April 30, 2015 - cshipman





1"=20'
Horizontal
Scale in Feet

DEVELOPER INFORMATION: JASON'S DELI
2400 BROADWAY AVENUE
BEAUMONT, TX 77702

PROPOSED LIMIT OF DISTURBANCE AREA AND NPDES PERMIT BOUNDARY= 1.17 ACRES

(1) PCSM UNDERGROUND INFILTRATION FACILITY

SITE STATISTICS	
SOILS	
MAP UNIT SYMBOL	TaB
MAP UNIT NAME	TILSIT SILT LOAM
HYDROLOGIC GROUP	C/D
CHARACTERISTICS	
EXISTING LAND USE	RETAIL RESTURANT
PROPOSED LAND USE	RETAIL RESTURANT
STORMWATER HYDROLOGY:	2-YR.
EXISTING VOLUME	6461 C.F.
PROPOSED VOLUME	6360 C.F.
EXISTING RATE	4.041 CFS
PROPOSED RATE	3.842 CFS
EXISTING IMPERVIOUS	0.86 AC.
PROPOSED IMPERVIOUS	0.80 AC.

NOTE: WATER QUALITY INFILTRATION FOR THIS SITE WILL BE PROVIDED BY A COMBINATION OF THE FOLLOWING MEANS IN ACCORDANCE WITH THE PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL

1. INFILTRATION TRENCH (BMP 6.4.4 IN THE) 12" PERFORATED HDPE PIPE WILL BE PLACED ON A 12" GRANULAR STONE BASE. THE INFILTRATION TRENCH WILL BE 5.0' WIDE.

2. RAIN GARDEN/BIORETENTION (BMP 6.4.5) 6" PONDING DEPTH WITH 36" MODIFIED PLANTING SOIL DEPTH.

3. RE-VEGETATE AND RE-FOREST DISTURBED AREA USING NATIVE SPECIES (BMP 5.6.3) 21 DECIDUOUS TREES.

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Ac	Acer x freemanii 'Celebration'	Celebration Maple	1	2.5" Cal.	B&B	Specimen
Cv	Carex vulpinoidea	Fox Sedge	6	No. 1	Cont.	1.5' o/c
Gt	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Thornless Honeylocust	7	3" Cal.	B&B	Specimen
Iv	Iris versicolor	BLue Flag	20	No. 1	Cont.	1.5' o/c
Lm	Liriope muscari 'Big Blue'	Big BLue Liriope	170	No. 1	Cont.	1' o/c
Qp	Quercus palustris	Northern Pin Oak	1	2.5" Cal.	B&B	Specimen
Sr	Syringa reticulata 'Ivory Silk'	Japanese Lilac Tree	9	2.5" Cal.	B&B	Specimen

THERMAL IMPACT ANALYSIS:
THE EXISTING SITE IS CURRENTLY DEVELOPED AS A RESTAURANT AND ASSOCIATED PARKING FACILITY CONSISTING OF 0.86 ACRES OF IMPERVIOUS COVER AND 0.30 ACRES OF PERVIOUS. THE PROPOSED SITE PROPOSES TO REDUCE THE IMPERVIOUS COVER TO 0.80 ACRES AND INCREASING THE PERVIOUS AREA TO 0.36. AS A RESULT THERE ARE NO NEGATIVE THERMAL IMPACTS ANTICIPATED WITH THIS PROJECT.
GEOLOGIC FORMATION ANALYSIS:
THERE ARE NO KNOWN NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

UTILITY STRUCTURES

SAN 1 — EXISTING SANITARY SEWER MANHOLE
RIM=1073.52
INV. 8" (N,S)=1068.88

SAN 2 — EXISTING SANITARY SEWER MANHOLE
RIM=1073.74
INV. 8" (S)=1063.60
INV. 12" (N)=1063.30

ST 1 — EXISTING STORM SEWER CATCH BASIN
ADJ. RIM=1072.75
INV. 12" (S)=1068.44; CONTRACTOR SHALL PROVIDE A WATERTIGHT CONNECTION FOR A PROPOSED 12" INV. (S,SW)=1068.55
INV. 12" (N)=1068.55

ST 2 — EXISTING STORM SEWER CATCH BASIN
RIM=1073.22
INV. 12" (S)=1068.00
INV. 12" (N)=1067.81

ST 3 — EXISTING STORM SEWER CATCH BASIN
RIM=1073.22
INV. 12" (SW)=1066.20
INV. 12" (SE)=1066.15
INV. 12" (N)=1066.15

ST 4 — EXISTING STORM SEWER CATCH BASIN
RIM=1074.28
INV. 12" (S)=1066.20

ST 5 — EXISTING STORM SEWER CATCH BASIN
RIM=1072.37
INV. (N)=163.73

A 1 — PROPOSED TYPE C INLET
PER CRANBERRY TOWNSHIP STANDARD DRAWING SS-03, SS-06 (SEE DETAILS 12 & 16, SHEET C-503)
RIM=1074.15
INV. 12" (N)=1070.79
INV. 4" (E)=1071.46
SUMP=1069.79

A 2 — PROPOSED TYPE C INLET
PER CRANBERRY TOWNSHIP STANDARD DRAWING SS-03, SS-06 (SEE DETAILS 12 & 16, SHEET C-503)
RIM=1074.60
INV. 12" (NW,S)=1069.95
SUMP=1068.95

A 3 — PROPOSED TYPE C INLET
PER CRANBERRY TOWNSHIP STANDARD DRAWING SS-03, SS-06 (SEE DETAILS 12 & 16, SHEET C-503)
RIM=1073.89
INV. 12" (NW,SW)=1069.78
SUMP=1068.78

A 4 — PROPOSED TYPE C INLET
PER CRANBERRY TOWNSHIP STANDARD DRAWING SS-03, SS-06 (SEE DETAILS 12 & 16, SHEET C-503)
RIM=1072.80
INV. 12" (NE)=1070.20
SUMP=1069.20

A 5 — PROPOSED SANITARY MANHOLE
(PER CRANBERRY TOWNSHIP STANDARD DETAIL SW-9 & 12, SEE DETAILS 2 & 6, SHEET C-503)
RIM=1073.00
EX. INV. 8" (N,S)=1067.58
PR. INV. 6" (E)=1068.00
A FLEXIBLE MANHOLE SLEEVE SHALL BE INSTALLED IN THE PRECAST BASE OR RISER SECTION BY THE MANHOLE MANUFACTURER FOR A WATERTIGHT INSTALLATION. THE FLEXIBLE WATERTIGHT SLEEVE SHALL BE SET A MINIMUM OF FOUR INCHES ABOVE THE MANHOLE FLOOR. THE INFLUENT AND EFFLUENT FLEXIBLE SLEEVES SHALL BE SET AT ELEVATION, WHICH WILL MAINTAIN A MINIMUM UNIFORM GRADE THROUGH THE MANHOLE, EQUAL TO THE GRADE OF THE SEWERS UPSTREAM OR DOWNSTREAM OF THE RESPECTIVE MANHOLES. THE RESILIENT CONNECTORS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C923.

GI 1 — PROPOSED 1,250 GALLON GREASE INTERCEPTOR
(PER DETAIL THIS SHEET WITH COMPONENTS PER CRANBERRY TOWNSHIP STANDARD DETAIL SW-39, SEE DETAIL 4, SHEET C-503)
RIM=1075.10
INV. 6" (E)=1069.70
INV. 6" (W)=1069.45

RG 1 — PROPOSED RAIN GARDEN
(PER DETAIL THIS SHEET) SEE SHEETS L-001 L-101, AND PCSM PLAN SET FOR NOTES AND SPECIFICATIONS.
TOP=1075.05
OVERFLOW=1075.55
BOTTOM OF SOIL=1072.55

BENCHMARKS:

BASIS OF BEARING NAVD88.

BENCHMARK 1
TOP OF NORTHWESTERLY HOLD-DOWN BOLT IN BASE OF TRAFFIC SIGN POLE LOCATED ON WESTERN SIDE OF U.S. ROUTE 19 AND APPROXIMATELY 63' EAST OF KINGS FAMILY RESTAURANT BUILDING.
ELEVATION = 1083.66

BENCHMARK 2
PENNSYLVANIA TURNPIKE BENCHMARK LOCATED APPROXIMATELY 1800' SOUTH OF BENCHMARK 1.
ELEVATION = 1076.72'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

PLAN BOOK	PAGE
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GPD GROUP
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520 South Main Street
Akron, Ohio 44311
330.572.2100 Fax 330.572.2102
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jason's deli

REV.	DATE	DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA
DARRIN KOTECKI
ENGINEER
No. PE-074158-E
5-1-15

JASON'S DELI
20117 ROUTE 19
CRANBERRY TOWNSHIP, PA

PCSM PLAN

ISSUED FOR:	
PERMIT	09.03.14
BID	-
CONSTRUCTION	03.20.15
RECORD	04.30.15

PROJECT MANAGER	DESIGNER
BH	CRS

JOB NO.
2014259.08

PCSM-2

Drawing Name: O:\2014\2014259.08 Cranberry, PA\Dwg\Construction Documents\Civil\2014259.08 CDs.dwg
April 30, 2015 - cshipman

ROCK CONSTRUCTION ENTRANCE

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-FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS, OR OTHER DRAINAGE WAYS IS NOT ACCEPTABLE.

SILT FENCE

THE SILT FENCE INSTALLATION WILL BE INSPECTED WEEKLY AND AFTER EVERY STORM EVENT EQUAL TO OR EXCEEDING 0.5". ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED WHEN DEPOSITS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE FENCE. ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH ROCK FILTER OUTLETS. THE ROCK FILTER OUTLETS SHOULD BE INSTALLED ALONG THE SILT FENCE AT POINTS OF FREQUENT FAILURES. MANUFACTURER'S RECOMMENDATIONS FOR REPLACING SILT FENCE DUE TO WEATHERING WILL BE ADHERED TO.

VEGETATIVE STABILIZATION

AREAS FAILING TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT EROSION SHALL BE RE-SEEDED AS SOON AS AREAS ARE IDENTIFIED. SEEDING PERFORMED DURING HOT AND DRY SUMMER MONTHS SHALL BE WATERED AT A RATE OF ONE INCH PER WEEK.

RECYCLING AND DISPOSAL METHODS

EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENT AGENCY REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB-SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING CONSTRUCTION. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEANED AND LEFT IN A NEAT CONDITION, FREE OR RUBBISH AND DEBRIS. ALL SEDIMENT ACCUMULATIONS FROM BMPs WILL BE REMOVED AS SPECIFIED ABOVE, SPREAD FOR DRYING, IF NEEDED, THEN EITHER MIXED INTO THE EMBANKMENT FILL OR THE TOPSOIL STOCKPILE, SO IT DOES NOT ERODE INTO CONSTRUCTION AREAS OR NATURAL WATERWAYS, DISPOSAL OR BMPs, OTHER THAN SEDIMENT, WILL BE OFFSITE AT FACILITIES AUTHORIZED TO RECEIVE SUCH WASTE.

ENVIRONMENTAL DUE DILIGENCE

INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OR PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, AND ENVIRONMENTAL ASSESSMENTS OR AUDITS.

DEFINITION OF CLEAN FILL

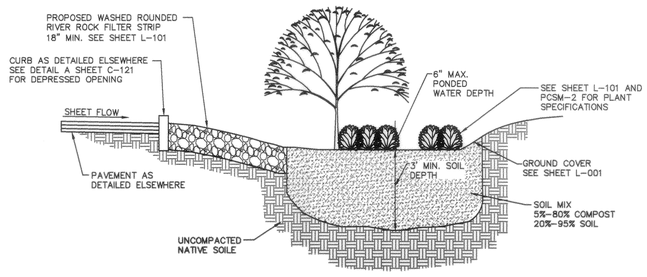
UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH.

VISUAL INSPECTION CHECKLIST

COMPLETE A "VISUAL INSPECTION CHECKLIST FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES" DURING THE WEEKLY INSPECTIONS AND THAT COPIES OF THE COMPLETED INSPECTION CHECKLIST ME AVAILABLE ONSITE UNTIL THE NOTICE OF TERMINATION IS APPROVED.

CONSTRUCTION SEQUENCE

1. STAKE AND/OR FLAG LIMITS OF CLEARING.
2. DURING PRECONSTRUCTION MEETING ALL EROSION & SEDIMENT CONTROL FACILITIES & PROCEDURES SHALL BE DISCUSSED.
3. INSTALL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT FACILITY, IF CONDITIONS ARE SUCH THAT MUD IS COLLECTING ON VEHICLE TIRES, THE TIRES MUST BE CLEANED BEFORE THE VEHICLES ENTER THE PUBLIC ROADWAY. THE SITE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE ROADWAY MUST BE REMOVED PROMPTLY.
4. CLEARING & GRUBBING, AS NECESSARY, FOR INSTALLATION OF PERIMETER CONTROLS.
5. INSTALL SILT FENCE PERIMETER CONTROLS AND INLET PROTECTION ON EACH CATCH BASIN AS SHOWN ON PLANS.
6. DEMOLITION, CLEARING & GRUBBING THE REMAINING SITE AS NECESSARY.
7. BEGIN FILLING & GRADING AS REQUIRED TO REACH SUBGRADE.
8. CONSTRUCT AND MAINTAIN TEMPORARY DRAINAGE SWALES DURING FILLING & GRADING ACTIVITIES.
9. INSTALL SANITARY SEWER AND WATERMAIN.
10. CONSTRUCT STORM DRAIN SYSTEM AND INFILTRATION TRENCH. DURING CONSTRUCTION OF STORM DRAINS THE ENDS OF ALL OPEN PIPES SHALL BE PROTECTED BY FILTER BARRIERS OR OTHER APPROVED MEANS.
    A. PROMPTLY UPON BACKFILL OF STORM STRUCTURES, FILTER BARRIERS SHALL BE PLACED.
    B. CONSTRUCT TEMPORARY SWALES TO DRAINAGE STRUCTURES.
    C. WHEN FILTER BARRIERS ARE REMOVED FROM AROUND PAVEMENT CATCH BASINS TO ALLOW FOR STRIPPING, GRADING, AND PAVING, STORM STRUCTURES SHALL BE PROTECTED FROM ERODING EARTH AND SEDIMENT AT ALL TIMES.
    D. THE LICENSED PROFESSIONAL OR THEIR DESIGNEE MUST BE ON SITE DURING THE EXCAVATION FOR AND PLACEMENT OF GRANULAR STONE BASE, PLACEMENT OF PERFORATED STORM PIPE, AND BACKFILL OF STORM SEWER SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING GPD GROUP 7 DAYS PRIOR TO THIS OPERATION.
11. CONSTRUCT FOUNDATIONS AND ERECT STRUCTURES, APPURTENANCES AND RETAINING WALL.
12. EXECUTE GRADING AND FILLING OPERATIONS AROUND BUILDINGS AND IN YARD AREAS.
13. GRADING FOR PARKING AND ACCESS DRIVES. IF PLACEMENT OF AGGREGATE BASE LAGS BEHIND THE FINAL SUB-BASE GRADING BY MORE THAN FIVE DAYS, SUB-BASE SHALL BE SCARIFIED PERPENDICULAR TO THE SLOPE TO PREVENT EROSION.
14. UPON COMPLETION OF PAVING, EXECUTE GRADING TO CONSTRUCT THE RAIN GARDEN. THE AREA AROUND PAVEMENT SHALL BE PROTECTED FROM EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.
15. CONTRACTOR SHALL INSTALL LANDSCAPING INCLUDING ALL REQUIRED TREES PER PCSM-2.
16. ANY REMAINING EXPOSED AREAS SHALL BE SEEDED AND MULCHED OR SODDED WITHIN 4 DAYS OF FINAL GRADING.
17. MAINTAIN EROSION & SEDIMENTATION CONTROL MEASURES UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED AND ARE APPROVED BY CRANBERRY TOWNSHIP.
18. REMOVE SEDIMENT CONTROLS AFTER SITE MEETS THE UNIVERSAL 70% VEGETATIVE STABILIZATION REQUIREMENTS.



TYPICAL RAIN GARDEN DETAIL
N.T.S.

RAIN GARDEN CONSTRUCTION SEQUENCE

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE; HOWEVER, ALTERATIONS MIGHT BE NECESSARY DEPENDING ON DESIGN VARIATIONS.

1. INSTALL TEMPORARY SEDIMENT CONTROL BMPS AS SHOWN ON THE PLANS.
2. COMPLETE SITE GRADING. IF APPLICABLE CONSTRUCT CURB CUTS OR OTHER INFLOW ENTRANCE BUT PROVIDE PROTECTION SO THAT DRAINAGE IS PROHIBITED FROM ENTERING CONSTRUCTION AREA.
3. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT WITHIN THE RAIN GARDEN AREA. RAIN GARDEN BEDS AREAS MAY BE USED AS TEMPORARY SEDIMENT TRAPS PROVIDED THAT THE PROPOSED FINISH ELEVATION OF THE BED IS 12 INCHES LOWER THAN THE BOTTOM ELEVATION OF THE SEDIMENT TRAP.
4. EXCAVATE RAIN GARDEN TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.
5. BACKFILL RAIN GARDEN WITH AMENDED SOIL AS SHOWN ON PLANS AND SPECIFICATIONS. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
6. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
7. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST, MULCH OR TOPSOIL S SPECIFIED ON PLANS.
8. PLANT VEGETATION ACCORDING TO PLANTING PLAN.
9. MULCH AND INSTALL EROSION PROTECTION AT SURFACE FLOW ENTRANCES WHERE NECESSARY.

MAINTENANCE ISSUES

PROPERLY DESIGNED AND INSTALLED BIORETENTION AREAS REQUIRE SOME REGULAR MAINTENANCE.

- WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
- DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
- MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLENISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
- BIORETENTION AREAS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.
- DURING PERIODS OF EXTENDED DROUGHT, BIORETENTION AREAS MAY REQUIRE WATERING.
- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.

EXECUTION

1) SUBGRADE PREPARATION
   A) EXISTING SUB-GRADE IN BIORETENTION AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC.
   B) INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING BUT SHALL BE CARRIED TO WITHIN ONE FEET OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED AREAS IN THE DRAINAGE AREA HAVE BEEN STABILIZED.
   C) WHERE EROSION OF SUB-GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.
   D) BRING SUB-GRADE OF BIORETENTION AREA TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION. ALL BIORETENSION AREAS SHALL BE LEVEL GRADE ON THE BOTTOM.
   E) HALT EXCAVATION AND NOTIFY ENGINEER IMMEDIATELY IF EVIDENCE OF SINKHOLE ACTIVITY OR PINNACLES OF CARBONATE BEDROCK ARE ENCOUNTERED IN THE BIORETENTION AREA.
2) RAIN GARDEN INSTALLATION
   A) UPON COMPLETION OF SUB-GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS/HER DISCRETION BEFORE PROCEEDING WITH BIORETENTION INSTALLATION.
   B) FOR THE SUBSURFACE STORAGE/INFILTRATION BED INSTALLATION, AMENDED SOILS SHOULD BE PLACED ON THE BOTTOM TO THE SPECIFIED DEPTH.
   C) PLANTING SOIL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB-GRADE PREPARATION/BED INSTALLATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUB-GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF PLANTING SOIL AT NO EXTRA COST TO THE OWNER.
   D) INSTALL PLANTING SOIL (EXCEEDING ALL CRITERIA) IN 18-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER PLANTING SOIL TO A MINIMUM-DO NOT OVER COMPACT. INSTALL PLANTING SOIL TO GRADES INDICATED ON THE DRAWINGS.
   E) PLANT TREES AND SHRUBS ACCORDING TO SUPPLIER'S RECOMMENDATIONS AND ONLY FROM MID-MARCH THROUGH THE END OF JUNE OR FROM MID-SEPTEMBER THROUGH MID-NOVEMBER.
   F) INSTALL 2-3" SHREDDED HARDWOOD MULCH (MINIMUM AGE 6 MONTHS) OR COMPOST MULCH EVENLY AS SHOWN ON PLANS. DO NOT APPLY MULCH IN AREAS WHERE GROUND COVER IS TO BE GRASS OR WHERE COVER WILL BE ESTABLISHED BY SEEDING.
   G) PROTECT RAIN GARDENS FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION. HAY BALES, DIVERSION BERMS AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF SLOPES THAT ARE ADJACENT TO RAIN GARDENS TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
   H) WHEN THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE STABILIZED THE PLAN DESIGNER SHALL BE NOTIFIED AND SHALL INSPECT THE RAIN GARDENS DRAINAGE AREA AT HIS/HER DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVICES REMOVED.
   I) WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED.

CONTRACTOR SHOULD PROVIDE A ONE-YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION AND INSPECTION OF ALL PLANTS.

INFILTRATION TRENCH CONSTRUCTION SEQUENCE

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE; HOWEVER, ALTERATIONS MIGHT BE NECESSARY DEPENDING ON DESIGN VARIATIONS.

1. PROTECT INFILTRATION TRENCH AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION TRENCH DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. EXCAVATE INFILTRATION TRENCH BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. PLACE NONWOVEN GEOTEXTILE ALONG BOTTOM AND SIDES OF TRENCH. NONWOVEN GEOTEXTILE ROLLS SHOULD OVERLAP BE A MINIMUM OF 16 INCHES WITHIN TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
6. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, ETC.
7. PLACE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE IN 8-INCH LIFTS. LIGHTLY COMPACTING BETWEEN LIFTS.
8. INSTALL CONTINUOUSLY PERFORATED PIPE AS INDICATED ON PLANS. BACKFILL WITH UNIFORMLY GRADED, CLEAN WASHED AGGREGATE IN 8-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
9. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER INFILTRATION TRENCH WITH MINIMUM OVERLAP OF 16 INCHES.
10. PLACE 6-INCH LIFT OF APPROVED AGGREGATE STONE AND FINAL APPROVED SURFACE TREATMENT PER PLANS.
11. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
12. ANY SEDIMENT THAT ENTERS INLETS DURING CONSTRUCTION IS TO BE REMOVED WITHIN 24 HOURS.

MAINTENANCE ISSUES

- CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST 2 TIMES PER YEAR.

NOTE: OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AS DETAILED BELOW.

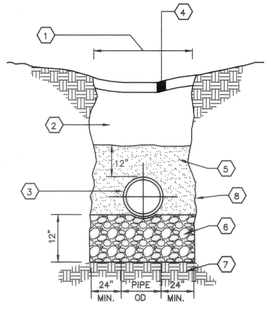
Task	Frequency	Maintenance Notes
Activity log	Every physical event related to the rain garden, infiltration trench and NPDES credit trees	Maintain an active neatly organized log of all events that disturb, modify, or change the physical operation and maintenance activities. Keep log available for officials to review at any time.
Regular visual inspection of open cover castings (i.e. catch basins) for debris around casting or inside of structure	Weekly and after all major runoff events	Remove all debris within reach and log unremovable debris within structure.
Regular visual inspections of rain garden facility	Weekly and after all major runoff events	Remove all debris from rain garden and gravel filter strip. re-spread and replenish mulch as needed.
Remove Detritus, perennial plantings should be cut down.	Annually	Remove all detritus, cut down perennial plantings at the end of the growing season
General Inspection	1 – 2 time / years	Inspect, remove all debris and sediment deposits within entire storm system including catch basins. Remove all debris and sediment from deposits from rain garden and gravel filter strip. Note: all debris collected by operator shall be disposed of in on-site dumpsters. All debris/sediment collected by service company cleaning shall be removed from site by contracted maintenance company.
Mulch Replacement	1 time / 2 – 3 years	Complete mulch replacement in the entire rain garden area.
Miscellaneous upkeep	12 times / year and as necessary	Tasks include trash collection, regular clean out gutters and catch basins to reduce sediment load to BMP system. Clean intermediate sump boxes, replace filters, and otherwise clean pretreatment areas in directly connected systems, and removing obstructions from overflow devices, ensure drainage system is always free of debris and is functioning as intended. Remove any and all debris, clippings, leaves, ect. from all catch basins and headwalls.
Remove sediment buildup	3 – 7 years	Tasks includes removal of sediment build up from all sumps, storm sewer system and any upstream drainage areas leading to the detention basin, re-stabilize basin in accordance with current environmental regulations and standard practices.
Watering	Periods of extended drought	Plantings should be watered.
Evaluate Health	2 times / year	Inspect trees and shrubs within rain garden and all trees shown on the PCSM Plan. Plantings with greater than 33% damage shall be replaced in kind. All other plantings shall be pruned as needed.

ADDITIONAL MAINTENANCE CONSIDERATIONS AND REQUIREMENTS

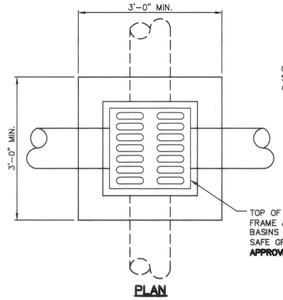
THE SITE FACILITY MAINTENANCE INDIVIDUALS SHALL BE PROVIDED ALL OF THESE REQUIREMENTS AS WELL AS ACCESS TO THE MAINTENANCE LOG FOR EVENT ENTRIES. THE INDIVIDUALS RESPONSIBLE FOR THE EVERYDAY AND REGULAR MAINTENANCE OF THE STORM DRAIN SYSTEM, INCLUDING INLETS, MANHOLES AND STORM PIPES, AND THE RAIN GARDEN FACILITIES AS DESIGNED AS WELL AS THE NATIVE TREES SHOWN ON THIS PLAN SHALL BE INFORMED ON HOW AND WHY THESE LIVING WATER QUALITY FEATURE WORK TO ENSURE PREMATURE FAILURE DOES NOT OCCUR. BIANNUAL INSPECTIONS AND MAINTENANCE WILL BE PERFORMED BY A QUALIFIED CONTRACTOR HIRED BY THE OWNER TO DETERMINE IF ANY PARTS OF THE STORM DRAIN SYSTEM, INCLUDING INLETS, MANHOLES AND STORM PIPES, AND RAIN GARDEN FACILITIES HAS ACCUMULATED DEBRIS WHICH WILL NEED TO BE CLEANED. THEY WILL CHECK AND CLEAN OUT THE INLETS, MANHOLES AND THE RAIN GARDEN AFTER ALL MAJOR STORM EVENTS. ALSO, THE OWNER WILL BE RESPONSIBLE FOR THE COLLECTION OF REPORTS AND COSTS DUE FOR THE PROPER MAINTENANCE OF THE STORM DRAIN SYSTEM, RAIN GARDEN AND THE LANDSCAPE AREAS TO PREVENT EROSION THROUGHOUT THE DEVELOPMENT. THESE REPORTS AND COSTS SHALL BE ENTERED IN A MAINTENANCE LOG WHICH IS UPDATED AT EVERY EVENT OCCURRING ON SITE AND SHALL BE KEPT IN A SAFE ACCESSIBLE LOCATION ONSITE TO RECORD EVENTS AND BE MADE AVAILABLE FOR INSPECTION BY THE APPROPRIATE AUTHORITIES. REGULAR INSPECTION AND MAINTENANCE IS CRIICAL TO, THE EFFECTIVE OPERATION OF STORM DRAIN SYSTEM, INCLUDING INLETS, MANHOLES AND STORM PIPES, AND THE RAIN GARDEN FACILITIES AS DESIGNED AS WELL AS THE NATIVE TREES SHOWN ON THIS PLAN. THE UP TO DATE MAINTENANCE LOG WILL PROVIDE AN ACCURATE HISTORY OF THE FUNCTIONALITY OF THE STORM DRAIN SYSTEM, INCLUDING INLETS, MANHOLES AND STORM PIPES, AND THE RAIN GARDEN FACILITIES AS DESIGNED AS WELL AS THE NATIVE TREES SHOWN ON THIS PLAN WHICH WILL ALSO BE USED FOR FUTURE MAINTENANCE TASK DECISIONS AND TASK DUE DATES. MAINTENANCE RESPONSIBILITY FOR THE STORM DRAIN SYSTEM, INCLUDING INLETS, MANHOLES AND STORM PIPES, AND THE RAIN GARDEN FACILITIES AS DESIGNED AS WELL AS THE NATIVE TREES SHOWN ON THIS PLAN SHOULD BE VESTED WITH A RESPONSIBLE AUTHORITY BY MEANS OF A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT THAT IS EXECUTED AS A CONDITION OF PLAN APPROVAL.

KEYED NOTES

1. WIDTH OF TRENCH 5.0' MIN.
2. PLACE SUITABLE SOIL OR GRANULAR BACKFILL IN 6" MAX. LIFTS. SUITABLE SOIL SHALL BE COMPACTED TO 90% MIN. (98% MIN. UNDER PAVEMENT) DRY DENSITY, PER ASTM D698. GRANULAR BACKFILL SHALL BE COMPACTED TO 75% (80% UNDER PAVEMENT) RELATIVE DENSITY, PER ASTM 4353. GRANULAR BACKFILL REQUIRED UNDER PAVEMENT.
3. PROPOSED CONTINUOUSLY PERFORATED 12" HDPE STORM SEWER
4. TOPSOIL, SOD, AND MULCHING OR PAVEMENT AS DETAILED ELSEWHERE.
5. NO. 57 OR NO. 67 AGGREGATE PLACED A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE
6. NO. 57 OR NO. 67 AGGREGATE PLACED A MINIMUM OF 12" BELOW THE BOTTOM OF THE PIPE. MIN. VOIDS 40% PER ASTM-C29.
7. UNCOMPACTED SUB GRADE
8. CONTINUOUS NON-WOVEN GEOTEXTILE (TOP, SIDES, AND BOTTOM)
   A. GRAB TENSILE STRENGTH: ASTM-D4632
   B. MULLEN BURST STRENGTH: ASTM-D3786
   C. FLOW RATE: ASTM-D4491
   D. UV RESISTANCE AFTER 500 HRS: ASTM-D4355 70%
   E. HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED.

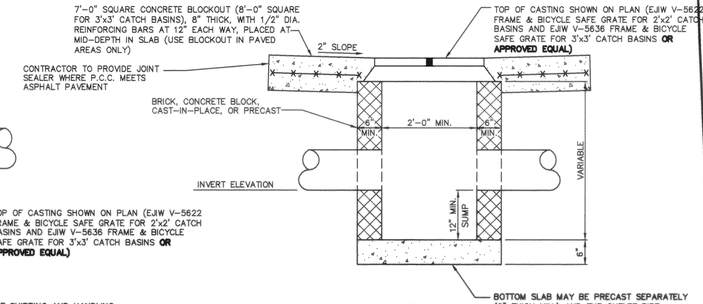


INFILTRATION TRENCH
N.T.S.



PLAN

NOTE:
1. PRECAST WALLS SHALL BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.
2. CAST-IN-PLACE CONCRETE SHALL BE 4,000 PSI @ 28 DAY. ALL PRECAST CONCRETE SHALL MEET STATE REQUIREMENTS WITH 6% +/- 2% AIR VOID CONTENT IN THE CURED CONCRETE.



SECTION A

CATCH BASIN
N.T.S.

PLAN BOOK	PAGE
349	17

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
520 South Main Street
Akron, Ohio 44311
330.572.2100 Fax 330.572.2102
Copyright; Glaus, Pyle, Schomer, Burns & DeHaven, Inc. 2015

Jason's deli

REV.	DATE	DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA
DARRIN KOTECKI
ENGINEER
No. 060956
5-1-15

JASON'S DELI
20117 ROUTE 19
CRANBERRY TOWNSHIP, PA

PCSM NOTES AND DETAILS

ISSUED FOR:	
PERMIT	09.03.14
BID	-
CONSTRUCTION	03.20.15
RECORD	04.30.15

PROJECT MANAGER	DESIGNER
BH	CRS

JOB NO. 2014259.08

PCSM-3

Drawing Name: O:\2014\2014259.08 Cranberry, PA\Dwg\Construction Documents\Civil\2014259.08 CDs.dwg
April 30, 2015 - calipman

OWNERS' ADOPTION

Know All Men By these Presents, that We John R. Herold, Gladys Mae Herold, James R. Herold, Patricia Ann Herold Paraska, Dale A. Herold, & Judith Lee Herold Heichel of the Township of Center , of County of Butler ,of the Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Center, County of Butler Commonwealth of Pennsylvania, and for diver advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and 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 public highways, rights-of-way and easements by the Township of Center of the County of Butler, We John R. Herold, Gladys Mae Herold O'Day, James R. Herold, Patricia Ann Herold Paraska, Dale A. Herold, & Judith Lee Herold Heichel hereby agree to and by these presents do release and forever discharge the Township of Center of the County of Butler their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon John R. Herold, Gladys Mae Herold O'Day, James R. Herold, Patricia Ann Herold Paraska, Dale A. Herold, & Judith Lee Herold Heichel our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 22 day of June, A.D. 2015.

ATTEST:

John R. Herold (Owner) — Gladys Mae Herold O'Day (Owner) — James R. Herold (Owner)

(A.K.A.) Gladys Mae O'Day

Patricia Ann Herold Paraska (Owner) — Dale A. Herold (Owner) — Judith Lee Herold Heichel (Owner)

Notary Public

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named John R. Herold, Gladys Mae Herold O'Day, James R. Herold, Patricia Ann Herold Paraska, Dale A. Herold, & Judith Lee Herold Heichel who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of June, 2015.

Notary Public

My Commission Expires the 6th day of June, 2017.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OWNERS' ADOPTION

Know All Men By these Presents, that We Raymond C. Heichel & Judith L. Heichel of the Township of Center, of County of Butler ,of the Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assign, do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Center, County of Butler Commonwealth of Pennsylvania, and for diver advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and 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 public highways, rights-of-way and easements by the Township of Center of the County of Butler, We Raymond C. Heichel & Judith L. Heichel hereby agree to and by these presents do release and forever discharge the Township of Center of the County of Butler their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Raymond C. Heichel & Judith L. Heichel our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 22 day of June, A.D. 2015.

ATTEST:

Raymond C. Heichel (Owner) — Judith L. Heichel (Owner)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named John R. Herold, Gladys Mae Herold O'Day, James R. Herold, Patricia Ann Herold Paraska, Dale A. Herold, & Judith Lee Herold Heichel who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of June, 2015.

SEAL
Notary Public

My Commission Expires the 6th day of June, 2017.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

Reviewed by the Butler County Planning Commission on this 11th day of MARCH, 2015

SECRETARY — CHAIRPERSON

CENTER TOWNSHIP MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

Reviewed by the Planning Commission of the Township of Cent this 25th day of MARCH, 2015.

SECRETARY — CHAIRPERSON

CENTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purpose only. The approval of this subdivision plot by the Township of Center does not constitute an acceptance of roads, streets, alleys, storm water and sanitary sewer 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.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 23rd day of June, 2015.

TOWNSHIP SECRETARY — Edward A. Latuska, CHAIRMAN, BOARD OF SUPERVISORS

SURVEYORS CERTIFICATION

I, David W. LaPearle, 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 agents.

06/17/15
DATE

David W. LaPearle
DAVID W. LAPEARLE P.L.S. REG. NO. SU034201E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plots and plans in said County, in Plan Book Volume 349 Page(s) 18-23.

Given under my hand and seal this 25 day of June, 2015.

Recorder of Deeds

MICHELLE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2018

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

REGISTERED PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 34201-E COMMONWEALTH OF PENNSYLVANIA

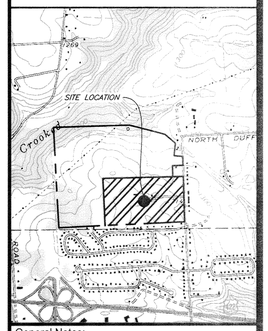
Instr 201506250013766 06/25/2015
Pages: 6 F: $245.00 3:58PM
Michele Mustello T20150010924
Butler County Recorder FL



LEGEND:

GUY WIRE	—GW—GW—GW—GW—	CATCH BASIN	
FENCE LINE	—x—x—x—x—x—	ELECTRIC METER	
U/G ELECTRIC	—E-UG—	FIRE HYDRANT	
TREELINE		GAS MARKER	GM
PROPERTY ADJOINER		GAS METER	
SUBJECT PROPERTY		GAS VALVE	GV
PROPERTY EASEMENT		GUY ANCHOR	
ROAD CENTERLINE		UTILITY POLE	
ROAD LEGAL R/W		IRON PIN-PIPE	
TOPO MAJOR		MAIL BOX	MB
TOPO MINOR		SANITARY MANHOLE	S
OVERHEAD LINES	—OH—OH—	SHRUB	
GAS UTILITY	—G—G—	SINGLE POST SIGN	
SANITARY UTILITY	—SAN—SAN—	STORM MANHOLE	D
STORM UTILITY	—STM—STM—	CONIFEROUS TREE	
WATER UTILITY	—W—W—	DECIDUOUS TREES	
		WATER MARKER	WM
		WATER METER	
		WATER VALVE	WV

Site Location Map: Mt. Chestnut Scale: 1"=2000'



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 152.77 ACRE PROPERTY OWNED BY JOHN R. HEROLD, ET AL. (PARCEL ID NO. 60-3F43-31B) INTO TWO PARCELS OF LAND, PARCEL A (46.000 ACRES), AND THE REMAINDER PARCEL (106.298 ACRES). A PORTION OF THE REMAINDER PARCEL (0.479 ACRES) WILL THEN BE ABSORBED INTO THE EXISTING 1.00 ACRE PROPERTY OWNED BY RAYMOND C. & JUDITH L. HEICHEL (PARCEL ID NO. 60-3F43-31A). A PORTION OF THE FRONTAGE OF PARCEL A ALONG NORTH DUFFY ROAD WILL THEN BE DEDICATED (1.069 ACRES) TO CENTER TOWNSHIP AS ROAD RIGHT-OF-WAY.

2. MERIDIAN SHOWN HEREON IS BASED ON THE BEARING RECORDED FOR THE NORTHERLY PLAN BOUNDARY LINE OF THE WESTWOOD MANOR NO. 3 PLAN OF LOTS REVISED AS RECORDED IN BUTLER COUNTY IN RACK FILE 60, PAGE 4.

3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83, VERTICAL CONTROL IS NAVD 88.

4. CONTOURS AND AERIAL IMAGE ON SHEET 1 OF 6 ARE FROM PASDA (http://imaps.psiee.psu.edu/) CONTOURS UPON SHEET 2-6 ARE BASED UPON ACTUAL FIELD SURVEYS BY PVES.

0 200' 400'

Drawing Scale: 1" = 200'

NORTH

Prepared By:

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101 — Phone: 724-444-1100
2000 Georgetowne Drive — Fax: 724-444-1104
Sewickley, PA 15143 — E-mail: info@pvesheffler.com

Prepared For:

Cambridge HEALTHCARE SOLUTIONS PA LP
8391 Old Courthouse Rd
Vienna, VA 22182

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, LLC.

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

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

DATE ISSUED: March 6th, 2015

PLAN REVISIONS

	DATE	DESCRIPTION
1	3/20/15	ADDED UTILITY EASEMENTS PER COMMENTS
2	3/25/15	ADDED INGRESS EASEMENT PER COMMENTS
3	4/02/15	ADDED PARCEL B LEGAL DESCRIPTION, ETC.
4	6/17/15	ADDED PARCEL A NOTE PER COMMENTS
5		
6		
7		
8		
9		
10		

Situate In:
Center Township, Butler County, PA

Project Name:
Herold Farm - North Duffy Rd.
Butler VA Project

Drawing Name:
HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No: **161132**
Drawing No: **1 OF 6**

PLAN BOOK	PAGE
349	18

Area Tabulation

ORIGINAL ACREAGE	
PARCEL ID NO. 60-3F43-31B	152.778 ACRES
PROPOSED ACREAGE	
PARCEL A	46.000 ACRES
ACREAGE ABSORBED INTO PARCEL ID NO. 60-3F43-31A	0.479 ACRES
REMAINDER ACREAGE	106.298 ACRES
TOTAL	152.778 ACRES
WIDENED ROAD RIGHT-OF-WAY DEDICATION	
ACREAGE OF PARCEL A DEDICATED TO CENTER TWP. AS RIGHT-OF-WAY FOR NORTH DUFFY ROAD (T-509)	1.069 ACRES

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE R-1A (SINGLE FAMILY RESIDENTIAL - AGRICULTURE DISTRICT).	
GENERAL FARMING IS A PERMITTED USE WITHIN THIS ZONING DISTRICT, IF CONDUCTED ON A MINIMUM OF 5 ACRES OF LAND.	
ZONING DISTRICT:	*R-1A (SINGLE FAMILY RESIDENTIAL - AGRICULTURE DISTRICT)*
MIN. LOT AREA:	*3/4 ACRE WITH PUBLIC SEWERS, 1 ACRE WITHOUT PUBLIC SEWERS*
MIN. LOT FRONTAGE:	*125 FEET*
MIN. FRONT YARD SETBACK:	*FIFTY (50) FEET FROM STREET R/W LINE*
MIN. SIDE YARD SETBACK:	*THIRTY (30) FEET, TWO (2) REQUIRED*
MIN. REAR YARD:	*FIFTY (50) FEET*
MAX. BUILDING HEIGHT:	*THIRTY-FIVE (35) FEET, SEVENTY-FIVE (75) FEET IF PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM*
MAX. ACCESSORY HEIGHT:	*ONE AND A HALF (1-1/2) STORIES OR FIFTEEN (15) FEET*
MAX. LOT COVERAGE:	*TWENTY-FIVE PERCENT (25%)*
ZONING INFORMATION WAS OBTAINED FROM:	
CENTER TOWNSHIP http://www.centertownship.net/ ZONING MAP: updated 01/27/14	

Filename: 161132 SubDivision Plan.dwg, Title Location, R:\Project Files\161132-Herold Farm-Butler, VA\SiteDrawings\Survey

Metes and Bounds Description of Parcel B (0.479 acres)
Land to be conveyed from N/F John R. Herold, et al (Parcel Tax ID #60-3F43-31B)
to N/F Raymond C. & Judith L. Heichel (Parcel Tax ID #60-3F43-31A)

ALL THAT CERTAIN PIECE OF LAND for conveyance from the N/F John R. Herold, et al (Parcel Tax ID # 60-3F43-31B), situate in Center Township, Butler County, Commonwealth of Pennsylvania, to be joined with adjacent lands owned by N/F Raymond C. & Judith L. Heichel (Parcel Tax ID #60-3F43-31A) of Butler County Records, being more particularly bounded and described as follows:

Beginning at a point in the centerline of North Duffy Road T-509 (33' wide public road right-of-way), at the most northeasterly original corner of the above referenced lands owned by N/F Raymond C. & Judith L. Heichel (Parcel Tax ID #60-3F43-31A); said point is also on the common dividing line between lands of N/F Raymond C. Judith L. Heichel, and the adjoining Farm owned by N/F John R. Herold, et al (Parcel Tax ID # 60-3F43-31B);

Thence leaving the centerline of North Duffy Road, and continuing in a westerly direction along said common dividing line , S 87°58'36" W, a distance of 217.80 feet to an existing iron pin found;

Thence continuing along said common dividing line, S 2°01'24" E, a distance of 200.00 feet to a point at the most southwesterly, original corner of said Heichel property;

Thence continuing along said common dividing line of the aforementioned landowners, S 87°58'36" E, a distance of 217.80 feet to a point in the centerline of North Duffy Road T-509, at the most southeasterly corner of this subject, original Heichel property (and also passing thru an existing iron pin found);

Thence continuing along the centerline of North Duffy Road T-509, S 2°01'24" E, a distance of 35.00 feet to another point in the centerline of North Duffy Road T-509;

Thence leaving the centerline of North Duffy Road T-509, and continuing in a westerly direction, along the common dividing line with a proposed Butler VA Hospital site being obtained from N/F John R. Herold, et al, S 87°58'36" W, a distance of 247.91 feet to an iron pin set at the most southwesterly corner of the revised Heichel property;

Thence continuing thru other portions of land of the Herold Farm (adjoining the rear of the Heichel property) , N 2°01'24" W, a distance of 260.00 feet to an iron pin set at the most northwesterly corner of the revised Heichel property;

Thence continuing thru other portions of land of the Herold Farm (adjoining the northerly portion of the original Heichel property), N 87°58'36" E, a distance of 248.15 feet, and passing thru an iron pin set, to a point in the centerline of North Duffy Road T-509;

Thence continuing along the centerline of North Duffy Road T-509, S 1°12'37" E, a distance of 25.00 feet to another point in the centerline of North Duffy Road T-509, being the Point of Beginning, of this herein described conveyance from N/F John R. Herold, et al to N/F Raymond C. & Judith L. Heichel, containing within said bounds a total of 0.479 acres (20,865.2 Sq. Ft.), more or less.

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-31B
150± AC. (DEED)
152.778 AC. (SURVEY)

PARENT TRACT
REMAINDER PARCEL:
4,630,348.623 SQ. FT.
106.298 ACRES

NOTE: PARCEL B 0.479 ACRE (SURROUNDING THE ORIGINAL HEICHEL LOT)(LEGAL DESCRIPTION IS SHOWN AT LEFT) IS ALSO BEING SUBDIVIDED OUT OF THE ORIGINAL HEROLD FARM AT THIS TIME. THIS IS PART OF CERTAIN SALES AGREEMENTS FOR THE HEROLD FARM TRANSACTION FOR THE BUTLER VA SITE, AND HEREBY CREATES A REVISED TAX PARCEL.

N/F
RAYMOND C. & JUDITH L. HEICHEL
D.B.V. 988, PG. 763
PARCEL ID NO.:
60-3F43-31A
(ORIGINALLY 1.000 AC.
NOW REVISED TO 1.479 AC.)

PROPOSED PROPERTY BOUNDARY LINE
1596.09'
N 87°58'36" E 1844.00' TO ROAD CL

PROPOSED PROPERTY BOUNDARY LINE
N 3°25'54" W 1115.70'

AS-SURVEYED PROPOSED BUTLER VA PARCEL A AREA:
2,003,789.24 SQ. FT.
46.000 ACRES

DEDICATED ROAD R/W
(FOR PARCEL A)
46,592.270 SQ. FT.
1.069 ACRES
(NOW 43.5' FROM ℄ ROAD)

PROPOSED 50.0' INGRESS, EGRESS & REGRESS EASEMENT

PROPOSED 50' WIDE PUBLIC UTILITY EASEMENT

PROPOSED 35' WIDE UTILITY EASEMENT

N/F DALE A. & DIANNA L. HEROLD 60-3F43-31
LOT 1 INA MAE HEROLD SUBDIVISION P.B.V. 123, PG. 49

N/F PATRICK GINGER L. & MICHELLE HEROLD 60-2F104-130-0000

N/F DAVID L. & PATRICIA J. MACURDY 60-S7-B19 LOT NOS. 18 & 19

N/F CARL H. & BEVERLY A. SNYDER 60-S7-B17 LOT NO. 17

N/F RONALD U. & CAROL L. HOLT 60-S7-B16 LOT NO. 16

N/F CATHY A. GRAY 60-S7-B15 LOT NO. 15

N/F CHARLENE I. CAMPBELL 60-S7-B14 LOT NO. 14

N/F ROBERT L. SLOAN 60-S7-B13 LOT NO. 13

N/F JOHN J. MAHLER 60-S7-B11 LOT NOS. 11 & 12

N/F DIANA HARVEY 60-S7-B10 LOT NO. 10

N/F NATHAN R. & ASHLEY L. DARRELL 60-S7-B9 LOT NO. 9

N/F JUDY A. DIBBLE 60-S7-B8 LOT NO. 8

N/F ROXANN M. NEWELL 60-S7-B7 LOT NO. 7

N/F GEORGE G. AUBREY FIRST FAMILY LTD. PA 60-S7-B ZONING DISTRICT: (R-2) TWO FAMILY RESIDENTIAL

N/F DONALD W. & LINDA M. RIVERS 60-S7-BA

N/F DANIEL P. CATALFANO, JR. 160-S7-B6 LOT NO. 6

N/F CHARLES D. & MARY C. LAUGHLIN 60-S7-B5 LOT NO. 5

N/F WILLIAM K. HANKEY 60-516-C23 LOT 23

N/F DENNIS L. JR. & DEBRA S. SMITH 60-516-C19 LOT 19

N/F LARRY E. & PATRICIA A. BOLT 60-516-C18 LOT 18

N/F PAUL A. & HAROLD A. BROWN 60-516-C17 LOT 17

N/F COLLEEN L. FINN 60-516-C16 LOT 16

N/F BRENT S. DAVIS 60-516-C15 LOT 15

N/F MARK A. KOPELSKY; ET AL 60-516-C14 LOT 14

N/F RAYMOND D. & ALBERTA ARROYACK 60-516-C13 LOT 13

N/F LINDA K. RANGE 60-516-C12 LOT 12

N/F BRANDON SHANE & ERIN E. 60-516-C11 LOT 11

N/F TRICIA N. ROMETT 60-516-C10 LOT 10

N/F RONALD PAUL & CAROL 60-516-C9 LOT 9

N/F JEFFREY M. SINCLAIR 60-516-C8 LOT 8

N/F JR. & MILDRED F. EDWARDS 60-516-C7 LOT 7

N/F NEAL M. & MARY L. 60-516-C6 LOT 6

N/F MATTHEW A. & CORINNE M. 60-516-C5 LOT 5

N/F DONALD & SHARON L. 60-516-C4 LOT 4

N/F EUGENE R. & PATRICIA VALERO 60-516-C3 LOT 3

N/F GARNET L. & HEATHER C. LADISHAK 60-516-C2 LOT 2

N/F JOHN J. JR. & JOANN C. REDE 60-516-C1 LOT 1

N/F VINCENT TRAVAGLIO 60-3F43-32C (R-1) SINGLE FAMILY RESIDENTIAL

N/F VINCENT TRAVAGLIO 60-3F43-32D (R-1) SINGLE FAMILY RESIDENTIAL

N/F VINCENT TRAVAGLIO 60-3F43-32CA (R-1) SINGLE FAMILY RESIDENTIAL

N/F VINCENT TRAVAGLIO 60-3F43-32D (R-1) SINGLE FAMILY RESIDENTIAL

1-STORY METAL SIDED COV'D BUILDING BLDG. HGT.= 20.3'±

2-STORY BRICK DWELLING BLDG. HGT. = 13.5'±

1-STORY VYL. SIDED SHED BLDG. HGT. = 10.0'±

2-STORY BRICK DWELLING BLDG. HGT. = 28.5'±

1-STORY 9'X12' WOODEN SHED

1-STORY 12'X16' VYL. SIDED SHED BLDG. HGT. = 10.0'±

1-STORY METAL SIDED COV'D BUILDING BLDG. HGT.= 20.3'±

2-STORY BRICK DWELLING BLDG. HGT. = 28.5'±

2-STORY BRICK DWELLING BLDG. HGT. = 13.5'±

44.3'X10.0' MODULAR HOME

43.7'X9.8' MODULAR HOME

5.0'X5.0' WOODEN GAS BUILDING

8.0'X12.0' 1-STORY STONE BUILDING

MULTI-STORY BLOCK ARCH ROOF BARN BLDG. HGT. = 21.1'±

12.0'± SILO BLDG. HGT. = 40.0'±

WATER TANK STRUCTURE (2) 12'± SILOS

21.50'ø CONC PAD

CONC. PAD

CONC. WALL

STONE WALL

GRAVEL DRIVEWAY

CONC. PATIO

CONC. STEPS

CONC. SIDEWALK

COVERED PORCH

GARAGE

APPROX. SEPTIC FIELD

BLDG. HGT. = 13.1'±

CONC. DRIVEWAY

CONC. SIDEWALK

WOODEN FENCE

CONC. PATIO

METAL FENCE POST ON LINE

IRON PIPE FOUND ON LINE

IRON PIN FOUND

IRON PIN SET

IRON PIN FOUND (HELD)

IRON PIPE FOUND (HELD)

N 87°58'36" E 248.15'

BOUNDARY LINE TO BE EXTINGUISHED

S 87°58'36" W 217.80'

N 2°01'24" W 260.00'

S 2°01'24" E 200.00'

S 1°12'37" E 232.20'

S 1°12'37" E 25.00'

S 87°58'36" E 217.80'

S 2°01'24" E 247.91'

S 1°12'12" E 550.56'

S 2°37'09" E 554.99'

S 2°37'09" E 555.78'

S 85°12'11" E 208.72'

N 87°58'36" E 1824.52' FROM ROAD CL

S 86°34'06" W 1824.52'

1824.52'

NORTH DUFFY ROAD T-509 33' R/W
(PAVED ASPHALT - PUBLIC ROADWAY)

SHORT STREET 40' R/W
(UN-OPENED PAPER STREET)

JOHNSON DRIVE 40' R/W
(UN-OPENED PAPER STREET)

CORNELL DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

AMHERST DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

OBERLIN DRIVE 50' R/W
(PARTIALLY UN-OPENED PAPER STREET)

WESTWOOD MANOR PLAN #3
RACK FILE 60, PG. 28
ZONING DISTRICT: (R-1) SINGLE FAMILY RESIDENTIAL

HEIST SETTLEMENT PLAN
RACK FILE 12, PG. 22

IRON PIPE FOUND

60.00' (NEW WIDENED RD ROW)

33.00'

35.00'

30.00'

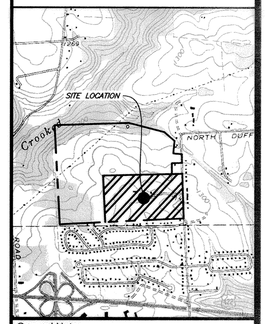
25.00'

43.5'

LEGEND:

GUY WIRE	—GW—GW—GW—GW—	CATCH BASIN	
FENCE LINE	—x—x—x—x—x—x—	ELECTRIC METER	
U/G ELECTRIC	—E/UG—	FIRE HYDRANT	
TREELINE		GAS MARKER	
PROPERTY ADJOINER		GAS METER	
SUBJECT PROPERTY		GAS VALVE	
PROPERTY EASEMENT		GUY ANCHOR	
ROAD CENTERLINE		UTILITY POLE	
ROAD LEGAL R/W		IRON PIN-PIPE	
TOPO MAJOR		MAIL BOX	
TOPO MINOR		SANITARY MANHOLE	
OVERHEAD LINES	—OH—OH—	SHRUB	
GAS UTILITY	—G—G—	SINGLE POST SIGN	
SANITARY UTILITY	—SAN—SAN—	STORM MANHOLE	
STORM UTILITY	—STM—STM—	CONIFEROUS TREE	
WATER UTILITY	—W—W—	DECIDUOUS TREES	
		WATER MARKER	
		WATER METER	
		WATER VALVE	

Site Location Map: Mt. Chestnut Scale: 1"=2000'



General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARING RECORDED FOR THE NORTHERLY PLAN BOUNDARY LINE OF THE WESTWOOD MANOR NO. 3 PLAN OF LOTS REVISED AS RECORDED IN BUTLER COUNTY IN RACK FILE 60, PAGE 4.

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

3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.

4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42417C0315 B, BEARING AN EFFECTIVE DATE OF 06/19/1985. ZONE X DENOTES AREAS OF MINIMAL FLOODING OUTSIDE OF THE 500 YEAR FLOODPLAIN.

5. CONTOURS AND AERIAL IMAGE ON SHEET 1 OF 6 ARE FROM PASDA (http://maps.psims.psu.edu/). CONTOURS UPON SHEET 2-6 ARE BASED UPON ACTUAL FIELD SURVEYS BY PVES.

6. THE HEICHEL RESIDENCE HAS A PRIVATE SEPTIC SYSTEM & IS SERVED BY A PUBLIC WATER LINE (BOTH SHOWN HEREON).

7. THE PROPOSED PUBLIC SEWER & WATER SERVICE LINES TO PARCEL B (46.0 AC) ARE PART OF THE PROPOSED DESIGN & DEVELOPMENT OF PARCEL B. DETAILS ARE NOT YET FINALIZED AT THIS TIME.

8. PARCEL A SHALL BE CONSIDERED A NON-BUILDING LOT INTENDED FOR AGRICULTURAL PURPOSES UNTIL SUCH TIME THAT A SEWAGE PERMIT IS ISSUED BY THE TOWNSHIP OF CENTER (OR THE BUTLER AREA SEWER AUTHORITY, AFTER PUBLIC SEWER LINES ARE EXTENDED TO THE SITE).

0 100' 200'

Drawing Scale:
1" = 100'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34201-E

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Cambridge
HEALTHCARE SOLUTIONS PA LP
8391 Old Courthouse Rd
Vienna, VA 22182

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

811 Know what's below. Call before you dig.
POCS SER. # 20150090821 (Dig)
20150090831 (Design)

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

DATE ISSUED: March 6th, 2015

PLAN REVISIONS

	DATE	DESCRIPTION
1	3/20/15	ADDED UTILITY EASEMENTS PER COMMENTS
2	3/25/15	ADDED INGRESS EASEMENT PER COMMENTS
3	4/02/15	ADDED PARCEL B LEGAL DESCRIPTION, ETC.
4	6/17/15	ADDED PARCEL A NOTE PER COMMENTS
5		
6		
7		
8		
9		
10		

Situate In:
Center Township, Butler County, PA

Project Name:
Herold Farm - North Duffy Rd.
Butler VA Project

Drawing Name:
HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No: 161132

Drawing No: 2 OF 6

PLAN BOOK	PAGE
349	19

Filename: 161132-Subdivision Plan.dwg File Location: N:\Project Files\161132-Herold Farm-Butler VA Site\Drawings\Survey

LEGEND:

GUY WIRE	—GW—GW—GW—GW—
FENCE LINE	–x–x–x–x–x–x–x–x–
U/G ELECTRIC	——— E-UG ———
TREELINE	
PROPERTY ADJOINER	
SUBJECT PROPERTY	
PROPERTY EASEMENT	
ROAD CENTERLINE	
ROAD LEGAL R/W	
TOPO MAJOR	
TOPO MINOR	
OVERHEAD LINES	——OH——OH——
GAS UTILITY	—— G ——G——
SANITARY UTILITY	—— SAN ——SAN——
STORM UTILITY	—— STM ——STM——
WATER UTILITY	—— W ——W——

CATCH BASIN	
ELECTRIC METER	
FIRE HYDRANT	
GAS MARKER	
GAS METER	
GAS VALVE	
GUY ANCHOR	
UTILITY POLE	
IRON PIN–PIPE	
MAIL BOX	
SANITARY MANHOLE	
SHRUB	
SINGLE POST SIGN	
STORM MANHOLE	

CONIFEROUS TREE	
DECIDUOUS TREES	
WATER MARKER	
WATER METER	
WATER VALVE	

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE R-1A (SINGLE FAMILY RESIDENTIAL - AGRICULTURE DISTRICT).

GENERAL FARMING IS A PERMITTED USE WITHIN THIS ZONING DISTRICT, IF CONDUCTED ON A MINIMUM OF 5 ACRES OF LAND.

ZONING DISTRICT:	R-1A (SINGLE FAMILY RESIDENTIAL - AGRICULTURE DISTRICT)
MIN. LOT AREA:	3/4 ACRE WITH PUBLIC SEWERS, 1 ACRE WITHOUT PUBLIC SEWERS
MIN. LOT FRONTAGE:	125 FEET
MIN. FRONT YARD SETBACK:	FIFTY (50) FEET FROM STREET R/W LINE
MIN. SIDE YARD SETBACK:	THIRTY (30) FEET, TWO (2) REQUIRED
MIN. REAR YARD:	FIFTY (50) FEET
MAX. BUILDING HEIGHT:	THIRTY-FIVE (35) FEET, SEVENTY-FIVE (75) FEET IF PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM
MAX. ACCESSORY HEIGHT:	ONE AND A HALF (1-1/2) STORIES OR FIFTEEN (15) FEET
MAX. LOT COVERAGE:	TWENTY-FIVE PERCENT (25%)

ZONING INFORMATION WAS OBTAINED FROM:

CENTER TOWNSHIP
http://www.centertownship.net/

PLAN BOOK	PAGE
349	20

UTILITY SERVICE INFORMATION:

STORM SEWER
TOWNSHIP OF CENTER
419 SUNSET DRIVE
BUTLER, PA 16001
PHONE: 724-282-7805

CABLE TV
ARMSTRONG TELEPHONE
& CABLE COMPANY
660 S. BENBROOK ROAD
BUTLER, PA 16001
(877) 277-5711

ELECTRIC
WEST PENN POWER
HANSEN AVENUE
BUTLER, PA 16045
(800) 686-0021

GAS
PEOPLES T.W.P. GAS COMPANY
205 N. MAIN STREET
BUTLER, PA 16001
(724) 431-4984

TELEPHONE
CENTURYLINK (FORMERLY EMBARQ)
CUSTOMER SERVICE
(866) 706-8592

WATER
PENNSYLVANIA AMERICAN WATER COMPANY
2736 ELLWOOD ROAD
NEW CASTLE, PA 16101
(724) 656-0726

SANITARY SEWER
BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER, PA 16001
(724) 282-1978

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-318
150± AC. (DEED)
152.778 AC. (SURVEY)

PARENT TRACT
REMAINDER PARCEL:
4,651,222.983 SQ. FT.
106.77 ACRES

N 87°58'36" E 1844.00' TO ROAD CL
PROPOSED PROPERTY BOUNDARY LINE

IRON PIN SET

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 4 OF 6

2" PRIVATE GAS SERVICE LINE

OPEN AGRICULTURAL FIELD

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-318
150± AC. (DEED)
152.778 AC. (SURVEY)

AS-SURVEYED
PROPOSED PARCEL AREA:
2,003,789.24 SQ. FT.
46.000 ACRES

N 3°25'54" W 1115.70'
PROPOSED PROPERTY BOUNDARY LINE

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-318
150± AC. (DEED)
152.778 AC. (SURVEY)

PARENT TRACT
REMAINDER PARCEL:
4,651,222.983 SQ. FT.
106.77 ACRES

OPEN AGRICULTURAL FIELD

1-STORY METAL SIDED OUTBUILDING BLDG. HGT.= 20.3'±

21.50'Ø CONC PAD

GRAVEL DRIVEWAY

8.0'X12.0' 1-STORY STONE BUILDING

BLOCK WELL

CONC. PAD

COVERED PORCH

42.1'X9.8' MODULAR HOME

(2) 4"PVC STAND PIPES

44.3'X10.0' MODULAR HOME

APPROX. LOCATION OF 2" PRIVATE GAS SERVICE LINE

30"Ø OAK

STONE WALL

18"Ø OAK

CONC. PAD

STONE WALL

MULTI-STORY BLOCK AND BRICK BLDG. HGT. = 21.1'±

WATER TANK STRUCTURE

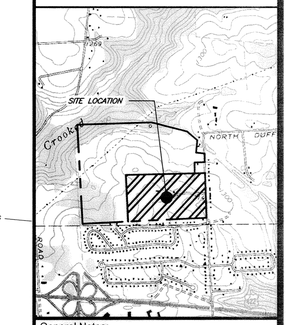
(2) 12'Ø SILOS

12.0'Ø SILO BLDG.; HGT. = 40.0'±

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 5 OF 6

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 5 OF 6

Site Location Map: Mt. Chestnut Scale: 1"=2000'



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4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42141700153 B, BEARING AN EFFECTIVE DATE OF 06/19/1989. ZONE X DENOTES AREAS OF MINIMAL FLOODING OUTSIDE OF THE 500 YEAR FLOODPLAIN.

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
3420-E

Prepared By:

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101
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Sewickley, PA 15143
Phone: 724-444-1100
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Prepared For:

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DATE ISSUED: March 6th, 2015

PLAN REVISIONS

	DATE	DESCRIPTION
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2	3/25/15	ADDED INGRESS EASEMENT PER COMMENTS.
3	4/02/15	ADDED PARCEL B LEGAL DESCRIPTION, ETC.
4	6/17/15	ADDED PARCEL A NOTE PER COMMENTS.
5		
6		
7		
8		
9		
10		

Situate In:
Center Township, Butler County, PA

Project Name:
Herold Farm - North Duffy Rd.
Butler VA Project

Drawing Name:
HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No: **161132**

Drawing No: **3 OF 6**

Filename: I:\61\132-Additional Subdivision Plan Sheets.dwg File Location: N:\Project Files\161\132-Herold Farm-Butler VA Site\Drawings\Survey

LEGEND:

GUY WIRE — GW — GW — GW — GW —
FENCE LINE — x — x — x — x — x — x —
U/G ELECTRIC — E-UG —
TREELINE
PROPERTY ADJOINER
SUBJECT PROPERTY
PROPERTY EASEMENT
ROAD CENTERLINE
ROAD LEGAL R/W
TOPO MAJOR
TOPO MINOR
OVERHEAD LINES — OH — OH —
GAS UTILITY — G — G —
SANITARY UTILITY — SAN — SAN —
STORM UTILITY — STM — STM —
WATER UTILITY — W — W —

CATCH BASIN
ELECTRIC METER
FIRE HYDRANT
GAS MARKER
GAS METER
GAS VALVE
GUY ANCHOR
UTILITY POLE
IRON PIN–PIPE
MAIL BOX
SANITARY MANHOLE
SHRUB
SINGLE POST SIGN

STORM MANHOLE
CONIFEROUS TREE
DECIDUOUS TREES
WATER MARKER
WATER METER
WATER VALVE

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 4 OF 6

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60–3F43–31B
150± AC. (DEED)
152.778 AC. (SURVEY)

PARENT TRACT
REMAINDER PARCEL:
4,651,222.983 SQ. FT.
106.77 ACRES

2" PRIVATE GAS SERVICE LINE

N 87°58'36" E 1844.00' TO ROAD CL
PROPOSED PROPERTY BOUNDARY LINE

2" PRIVATE GAS SERVICE LINE

OPEN AGRICULTURAL FIELD

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60–3F43–31B
150± AC. (DEED)
152.778 AC. (SURVEY)

AS–SURVEYED
PROPOSED PARCEL AREA:
2,003,789.24 SQ. FT.
46.000 ACRES.

IRON PIN SET

30.0' SIDE YARD SETBACK AS PER ZONING

PROPOSED PROPERTY BOUNDARY LINE

IRON PIN FOUND (HELD)

25.00'

IRON PIN SET

S 87°58'36" W 217.80'

30.00'

APPROX. SEPTIC FIELD

(2)24"ø MAPLES

1–STORY BRICK GARAGE

BLDG. HGT. = 13.1'±

CONC. DRIVEWAY

S 2°01'24" E 200.00'

SIDE YARD SETBACK AS PER ZONING

PROPOSED PROPERTY BOUNDARY LINE

10"ø MAPLE

2" PRIVATE GAS SERVICE LINE

2–STORY BRICK DWELLING BLDG. HGT. = 12.5'±

12"ø MAPLE

8"ø DOGWOOD

CONC. PATIO

CONC. SIDEWALK

1–STORY 12'X16' VINYL SIDED SHED BLDG. HGT. = 10.0'±

WOODEN FENCE

20"ø SWEET GUM

POOL

CONC. PATIO

30"ø MAPLE

N 87°58'36" E 217.80' TO CL

IRON PIN FOUND (HELD)

35.00'

IRON PIN SET

30.0' SIDE YARD SETBACK AS PER ZONING

N 2°12'12" W 35.00'

MARKED LOCATION OF 1" GAS SERVICE LATERAL

8" STEEL H.P. PEOPLES GAS MAIN

RIGHT–OF–WAY TO T.W. PHILLIPS GAS & OIL CO. AS PER D.B.V. 559, PG. 470

MARKED LOCATION OF PA AMERICAN WATER MAIN

S 2°12'12" E 315.56'

MARKED LOCATION OF 1–1/4" GAS SERVICE LATERAL

NORTH DUFFY ROAD 33.0' R/W
(A.K.A. T–322)
PAVED ASPHALT – PUBLIC ROADWAY

50.0' FRONT YARD SETBACK AS PER ZONING

MARKED LOCATION OF 1–1/4" GAS SERVICE LATERAL

SHORT STREET 40' R/W
(UN–OPENED PAPER STREET)

OPEN AGRICULTURAL FIELD

SURVEY BENCHMARK #100
IRON PIN WITH PVES CAP SET
N=574,280.7379'
E=1,362,684.3975'
ELEV.=1,312.649'
(PER OPUS VALUES)

"SPEED LIMIT 30 M.P.H."

N/F
DAVID L. & PATRICIA J. MACURDY
D.B.V. 1988, PG. 185
PARCEL ID NO.
60–57–B19

LOT NOS. 18 & 19
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
CARL H. & BEVERLY A. SNYDER
D.B.V. 852, PG. 377
PARCEL ID NO.
60–57–B17

LOT NO. 17
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
RAYMOND C. & JUDITH L. HEICHEL
D.B.V. 988, PG. 763
PARCEL ID NO.:
60–3F43–31A

N/F
RONALD J. & CAROL L. HOLT
D.B.V. 846, PG. 576
PARCEL ID NO.
60–57–B16

LOT NO. 16
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
CATHY A. GRAY
INSTR. NO.
201203160007406
PARCEL ID NO.
60–57–B15

LOT NO. 15
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
CHARLENE J. CAMPBELL
D.B.V. 2474, PG. 378
PARCEL ID NO.
60–57–B14

LOT NO. 14
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
ROBERT L. SLOAN
INSTR. NO.
200210220035483
PARCEL ID NO.
60–57–B13

LOT NO. 13
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
JOHN J. MAHLER
INSTR. NO.
200911100026561
PARCEL ID NO.
60–57–B11

LOT NOS. 11 & 12
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
DIANA HARVEY
INSTR. NO.
200304100014756
PARCEL ID NO.
60–57–B10

LOT NO. 10
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

MATCHLINE SHEET 4 OF 6
MATCHLINE SHEET 6 OF 6

30"ø OAK

40"ø OAK

APPROX. LOCATION OF 2" PRIVATE GAS SERVICE LINE

5.0'X5.0' WOODEN GAS BUILDING

3"PVC STAND PIPE

CONC. PATIO

BLDG. HGT. = 30.0'±

20"ø PINE

14"ø PINE

2–STORY BRICK DWELLING BLDG. HGT. = 13.5'±

CONC. STEPS

24"ø OAK

36"ø OAK

20"ø PINE

22"ø PINE

2" STEEL GAS SERVICE LATERAL

2" STEEL GAS SERVICE LATERAL

CONC. SIDEWALK

FLAGPOLE

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

42.1'X9.8' MODULAR HOME

(2) 4"PVC STAND PIPES

44.3'X10.0' MODULAR HOME

30"ø OAK

COVERED PORCH

COVERED PORCH

BLDG. MTR.

CONC. PAD

21.50'ø CONC. PAD

8.0'X12.0' 1–STORY STONE BUILDING

GRAVEL DRIVEWAY

STONE WALL

18"ø OAK

CONC. PAD

STONE WALL

WATER TANK STRUCTURE

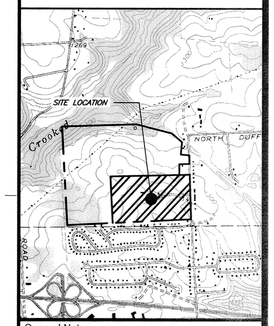
(2) 12'ø SILOS

MULTI–STORY BLOCK HIGH ROOF BARN BLDG. HGT. = 21.1'±

12.0'ø SILO BLDG. HGT. = 40.0'±

MATCHLINE SHEET 4 OF 6
MATCHLINE SHEET 6 OF 6

Site Location Map: Mt. Chestnut Scale: 1"=2000'



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0 40' 80'

Drawing Scale:
1" = 40'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34201–E

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

Cambridge
HEALTHCARE SOLUTIONS PA, LP
8391 Old Courthouse Rd
Vienna, VA 22182

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, L.L.C.

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

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

DATE ISSUED: March 6th, 2015

PLAN REVISIONS

	DATE	DESCRIPTION
1	3/20/15	ADDED UTILITY EASEMENTS PER COMMENTS
2	3/25/15	ADDED INGRESS EASEMENT PER COMMENTS
3	4/02/15	ADDED PARCEL B LEGAL DESCRIPTION, ETC.
4	6/17/15	ADDED PARCEL A NOTE PER COMMENTS
5		
6		
7		
8		
9		
10		

PLAN BOOK	PAGE
349	21

Situate In:
Center Township, Butler County, PA

Project Name:
Herold Farm - North Duffy Rd.
Butler VA Project

Drawing Name:
HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No:	Drawing No:
161132	4 OF 6

Filename: 161132-Additional Subdivision Plan Sheets.dwg File Location: N:\Project Files\161132-Herold Farm-Butler VA Site Drawings-Surveys

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 5 OF 6

MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 5 OF 6

WATER TANK STRUCTURE

18"ø OAK

(2) 12'± SILOS

STONE WALL

CONC. PAD

MILK HOUSE/ POST BARN BLOCK AND FRAME BLDG. HGT. = 21.1'±

12.0'± SILO BLDG.; HGT. = 40.0'±

CONC. WALL

CONC. PAD

OPEN AGRICULTURAL FIELD

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-31B
150± AC. (DEED)
152.778 AC. (SURVEY)

PARENT TRACT
REMAINDER PARCEL:
4,651,222.983 SQ. FT.
106.77 ACRES

N 3°25'54" W 1115.70'
PROPOSED PROPERTY BOUNDARY LINE

N/F
JOHN R. HEROLD, ET AL.
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3F43-31B
150± AC. (DEED)
152.778 AC. (SURVEY)

AS-SURVEYED
PROPOSED PARCEL AREA:
2,003,789.24 SQ. FT.
46.000 ACRES

OPEN AGRICULTURAL FIELD

MATCHLINE SHEET 5 OF 6
MATCHLINE SHEET 6 OF 6

30.0' SIDE YARD SETBACK AS PER ZONING

IRON PIN SET

IRON PIPE FOUND ON-LINE 2/2.2' FROM CORNER

METAL FENCE POST FOUND ON-LINE ON CORNER

S 86°34'06" W 1824.52' FROM ROAD CL

IRON PIN FOUND 0.57' FROM CORNER

IRON PIN FOUND 0.62' FROM CORNER

1-STORY 9'X12' WOODEN SHED

LOT												
20	19	18	17	16	15	14	13	12	11	10	9	8	7
N/F DANIEL C. & JANE E. HARTZLER INSTR. NO.: 200309100041238 PARCEL ID NO.: 60-S16-C20	N/F DENNIS L. JR. & TAMMY J. DAVIS INSTR. NO.: 201007080015001 PARCEL ID NO.: 60-S16-C19	N/F LARRY G. & PATRICIA A. HOLT D.B.V. 1209 PG. 1025 PARCEL ID NO.: 60-S16-C18	N/F PAULA A. & HAROLD L. III MOON INSTR. NO.: 200103070004853 PARCEL ID NO.: 60-S16-C17	N/F COLLEEN M. RYAN INSTR. NO.: 200304240016881 PARCEL ID NO.: 60-S16-C16	N/F BEVERLY S. DAVIS INSTR. NO.: 200811050024759 PARCEL ID NO.: 60-S16-C15	N/F MARK A. CHEPELSKY, ET AL. INSTR. NO.: 200907220017107 PARCEL ID NO.: 60-S16-C14	N/F RAYMOND D. & ALBERTA HERROCK D.B.V. 920 PG. 652 PARCEL ID NO.: 60-S16-C13	N/F LINDSAY ORANGE INSTR. NO. 201409190022432 PARCEL ID NO.: 60-S16-C12	N/F BRANDON FEHL & EMMA KELLY INSTR. NO. 201309200027558 PARCEL ID NO.: 60-S16-C11	N/F TRICIA N. ROMETT INSTR. NO. 201406110012952 PARCEL ID NO.: 60-S16-C10	N/F RONALD J. & CAROL A. FREEZE D.B.V. 1085 PG. 482 PARCEL ID NO.: 60-S16-C9	N/F JEFFREY M. SINCLAIR INSTR. NO. 201211060031949 PARCEL ID NO.: 60-S16-C8	N/F CALVIN L. JR. & MILDRED P. EDINGER D.B.V. 916 PG. 613 PARCEL ID NO.: 60-S16-C7

CORNELL DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

OBERLIN DRIVE 50' R/W
(UN-OPENED PAPER STREET)

CATCH BASIN
TOP ELEV.= 1306.12'
INV. 12" CMP, IN= 1302.87'
INV. 12" CMP, OUT= 1302.82'

12" CMP

EDGE OF ASPHALT

8" VCP SANITARY SEWER

CATCH BASIN
TOP ELEV.= 1306.05'
INV. 12" CMP, IN= 1302.57'
INV. 12" CMP, OUT= 1302.55'

15" CMP

12" CMP

LOT 83

CATCH BASIN
TOP ELEV.= 1305.58'
INV. 12" CMP, IN= 1302.39'
INV. 15" CMP, OUT= 1302.00'

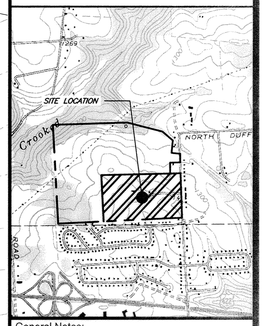
OBERLIN DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

8" VCP SANITARY SEWER

WESTWOOD MANOR PLAN #3
RACK FILE 60, PG. 28

PLAN BOOK	PAGE
349	22

Site Location Map: Mt. Chestnut Scale: 1"=2000'



General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARING RECORDED FOR THE NORTHERLY PLAN BOUNDARY LINE OF THE WESTWOOD MANOR NO. 3 PLAN OF LOTS REVISED AS RECORDED IN BUTLER COUNTY IN RACK FILE 60, PAGE 4.

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

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4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42141700151 B, BEARING AN EFFECTIVE DATE OF 06/19/1989. ZONE X DENOTES AREAS OF MINIMAL FLOODING OUTSIDE OF THE 500 YEAR FLOODPLAIN.

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
34201-E

Prepared By:

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Engineering • Surveying • Design

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Situate In:
Center Township, Butler County, PA

Project Name:
Herold Farm - North Duffy Rd.
Butler VA Project

Drawing Name:
HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No: 161132

Drawing No: 5 OF 6

Drawings\161132-Additional Subdivision Plan Sheets.dwg - File Location: N:\Project Files\161132-Herold Farm-Butler VA Site\Drawings\Survey

MATCHLINE SHEET 4 OF 6
MATCHLINE SHEET 6 OF 6

MATCHLINE SHEET 5 OF 6
MATCHLINE SHEET 6 OF 6

WATER TANK STRUCTURE
18"ø OAK
(2) 12'ø SILOS
CONC. PAD
STONE WALL
MULTI-STORY BRICK BARN BASE, HGT. = 21.72'±
12.0'ø SILO BLDG. HGT. = 40.0'±
CONC. WALL
CONC. PAD
STONE WALL

GRAVEL DRIVEWAY

OPEN AGRICULTURAL FIELD

N/F
JOHN R. HEROLD, ET AL
D.B.V. 2216, PG. 249
PARCEL ID NO.:
60-3A3-31B
150± AC. (DEED)
152.778 AC. (SURVEY)

AS-SURVEYED
PROPOSED PARCEL AREA:
2,003,789.24 SQ. FT.
46.000 ACRES

OPEN AGRICULTURAL FIELD

NORTH DUFFY ROAD 33.0' R/W
(A.K.A. T-322)
PAVED ASPHALT - PUBLIC ROADWAY
50'-0" FRONT YARD SETBACK AS PER ZONING
S 2°17'09" E 554.99'

"SPEED LIMIT 30 M.P.H."

N/F
DIANA HARVEY
INSTR. NO.
200304100014756
PARCEL ID NO.
60-57-B10
LOT NO. 10
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

MARKED LOCATION OF PA AMERICAN WATER MAIN

N/F
NATHAN R. & ASHLEY L. DARRELL
INSTR. NO.
200811140025455
PARCEL ID NO.
60-57-B9
LOT NO. 9
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

MARKED LOCATION OF 1-1/4" GAS SERVICE LATERAL

EDGE OF ASPHALT

N/F
JUDY A. DIBBLE
INSTR. NO. 200407090022519
PARCEL ID NO.
60-57-B8
LOT NO. 8
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

N/F
ROXANN M. NEWELL
INSTR. NO. 201003090004886
PARCEL ID NO.
60-57-B7
LOT NO. 7
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22
ZONING DISTRICT: (R-1A)
SINGLE FAMILY RESIDENTIAL

SQUARE CATCH BASIN
TOP ELEV.= 1294.78'
INV. 15" CMP, OUT= 1292.58'

ASPHALT DRIVEWAY

(UN-OPENED PAPER STREET)
JOHNSON DRIVE 40' R/W

24" CMP
STORM OUTFALL
INV. 24" CMP, OUT= 1290.64'

IRON PIN SET

RIGHT-OF-WAY TO T.W. PHILLIPS GAS & OIL CO. AS PER D.B.V. 559, PG. 470

CATCH BASIN
TOP ELEV.= 1292.89'
INV. 15" CMP, IN= 1290.89'
INV. 24" CMP, IN= 1290.41'
INV. 24" CMP, OUT= 1290.31'

24" CMP TERMINUS UNKNOWN

8" STEEL H.P. PEOPLES GAS MAIN

MARKED LOCATION OF PA AMERICAN WATER MAIN

SURVEY BENCHMARK #101
IRON PIN WITH PVE'S CAP SET
N=573,655.3258'
E=1,362,671.7038'
ELEV.=1,295.496'
(PER OPUS VALUES)

OPEN GRASSY FIELD

N/F
DONALD W. & LINDA M. RIVERS
INSTR. NO.
200705080011437
PARCEL ID NO.
60-57-B4
179231.56 SQ. FT.
4.12 ACRES (SURVEY)
ZONING DISTRICT: (R-1A)
SINGLE FAMILY RESIDENTIAL

30.0' SIDE YARD SETBACK AS PER ZONING

S 86°34'06" W 1824.52' FROM ROAD CL

IRON PIPE FOUND (HELD)

IRON PIN SET

(N.50°E 33.00')

IRON PIN FOUND 0.57' FROM CORNER

IRON PIN FOUND 0.62' FROM CORNER

1-STORY 9'X12' WOODEN SHED

YARD DRAIN
TOP ELEV.= 1307.39'
INV. 12" CMP, OUT= 1305.39'

OBERLIN DRIVE 50' R/W
(UN-OPENED PAPER STREET)

12" CMP

LOT 8
N/F
JEFFREY M. SINCLAIR
INSTR. NO.
201211060031949
PARCEL ID NO.:
60-S16-C8

LOT 7
N/F
CALVIN L. JR. & MILDRED P. EDINGER
D.B.V. 916 PG. 613
PARCEL ID NO.:
60-S16-C7

LOT 6
N/F
NEAL M. & MARY L. CYPHER
D.B.V. 977 PG. 272
PARCEL ID NO.:
60-S16-C6

LOT 5
N/F
MATTHEW & CRESTAL SAY
INSTR. NO.
200201230002717
PARCEL ID NO.:
60-S16-C5

LOT 4
N/F
DONALD & SHARON POWELL
D.B.V. 2171 PG. 330
PARCEL ID NO.:
60-S16-C4

LOT 3
N/F
EUGENE R. & PATRICIA VALERIO
D.B.V. 1092 PG. 585
PARCEL ID NO.:
60-S16-C3

LOT 2
N/F
GARRICK J. & HEATHER L. LAPUSNAK
D.B.V. 2744 PG. 466
PARCEL ID NO.:
60-S16-C2

LOT 1
N/F
JOHN J. JR. & JOYCE P. CREDE
D.B.V. 911 PG. 924
PARCEL ID NO.:
60-S16-C1

N/F
VINCENT TRAVAGLIO
FIRST TRACT
INSTR. NO.
200009130021449
PARCEL ID NO.:
60-3F43-321I

N/F
VINCENT TRAVAGLIO
SECOND TRACT
INSTR. NO.
200009130021449
PARCEL ID NO.:
60-3F43-322A

N/F
VINCENT TRAVAGLIO
FOURTH TRACT
INSTR. NO.
200009130021449
PARCEL ID NO.:
60-3F43-32C

MARKED LOCATION OF 1-1/4" GAS SERVICE LATERAL

N/F
VINCENT TRAVAGLIO
THIRD TRACT
INSTR. NO.
200009130021449
PARCEL ID NO.:
60-3F43-320

15" CMP STORM SEWER TERMINUS UNKNOWN

CATCH BASIN
TOP ELEV.= 1295.92'
INV. 15" CMP, OUT= 1293.05'
TERMINUS UNKNOWN

IRON PIN SET

APPROXIMATE LOCATION OF PA AMERICAN WATER MAIN

APPROXIMATE LOCATION OF 2" PEOPLES GAS MAIN

8" STEEL H.P. PEOPLES GAS MAIN

EDGE OF ASPHALT

N/F
DANIEL P. CATALFANO, JR.
INSTR. NO. 200404070010694
PARCEL ID NO.
60-S7-B6
LOT NO. 6
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22
ZONING DISTRICT: (R-1A)
SINGLE FAMILY RESIDENTIAL

N/F
CHARLES D. & MARY C. LAUGHLIN
D.B.V. 853 PG. 135
PARCEL ID NO.
60-S7-B5
LOT NO. 5
HEIST SETTLEMENT PLAN
RACK FILE 12 PAGE 22

CATCH BASIN
TOP ELEV.= 1306.12'
INV. 12" CMP, IN= 1302.87'
INV. 12" CMP, OUT= 1302.82'

SANITARY MANHOLE
TOP ELEV. = 1305.49'
INV. 8" VCP, IN = 1299.03'
INV. 8" VCP, IN = 1299.03'
INV. 8" VCP, OUT = 1298.73'

12" CMP

EDGE OF ASPHALT

8" VCP SANITARY SEWER

CATCH BASIN
TOP ELEV.= 1306.05'
INV. 12" CMP, IN= 1302.57'
INV. 12" CMP, OUT= 1302.55'

12" CMP

CATCH BASIN
TOP ELEV.= 1305.58'
INV. 12" CMP, IN= 1302.38'
INV. 15" CMP, OUT= 1302.00'

OBERLIN DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

15" CMP

8" VCP SANITARY SEWER

CATCH BASIN
TOP ELEV.= 1305.56'
INV. 12" CMP, IN= 1301.31'
INV. 15" CMP, IN= 1301.44'
INV. 15" CMP, OUT= 1301.31'

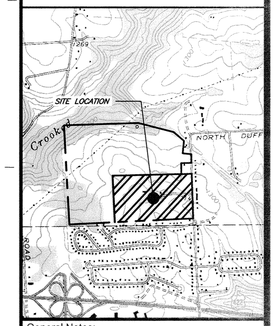
CORNELL DRIVE 50' R/W
PAVED ASPHALT - PUBLIC ROADWAY

LOT 83
LOT 78
PARK AREA
LOT 79
LOT 80
LOT 81
LOT 82

WESTWOOD MANOR PLAN #3
RACK FILE 60, PG. 28

PLAN BOOK	PAGE
349	23

Site Location Map: Mt. Chestnut Scale: 1"=2000'



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0 40' 80'

Drawing Scale:
1" = 40'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID W. LAPEARLE
LAND SURVEYOR
SU-001457-E

Prepared By:

PVE Sheffler
Engineering • Surveying • Design
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Butler VA Project

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HEROLD FARM SUBDIVISION
(Portion Of The Herald Farm Tract)

Project No: **161132**

Drawing No: **6 OF 6**

Plotting: 161132-Additional Subdivision Plan Sheets.dwg File Location: K:\Project Files\161132-Herold Farm-Butler VA Site Drawings-Survey

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

IN WITNESS WHEREOF, we hereunto set my hand and seal this 29TH day of JUNE 2015.

David S. Lefever
Owner

Patricia A. Lefever
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named, David S. and Patricia A. Lefever, and acknowledged the foregoing release and dedication of plan to be their act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

Witness my hand and notarial seal this 29TH day of JUNE 2015.

My commission expires the 17TH day of FEBRUARY 2015

Debra S. Jeffcoat
Notary Public

(Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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

8TH JUNE 15
Date

Stanley D. Graff, P.L.S. # SU-030161-E

(Seal)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STANLEY D. GRAFF
LAND SURVEYOR
No. SU030161-E

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

Approved by the Board of Supervisors of the Township of Clinton this 9th day of June 2015.

Secretary (Seal)

Chairman

Reviewed by the Planning Commission of the Township of Clinton, this 1st day of June 2015.

Secretary

Chairman

Reviewed by the Butler County Planning Commission on this 3RD day of JUNE 2015.

Secretary (Seal)

Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in

Plan Book Volume 349 Page 24

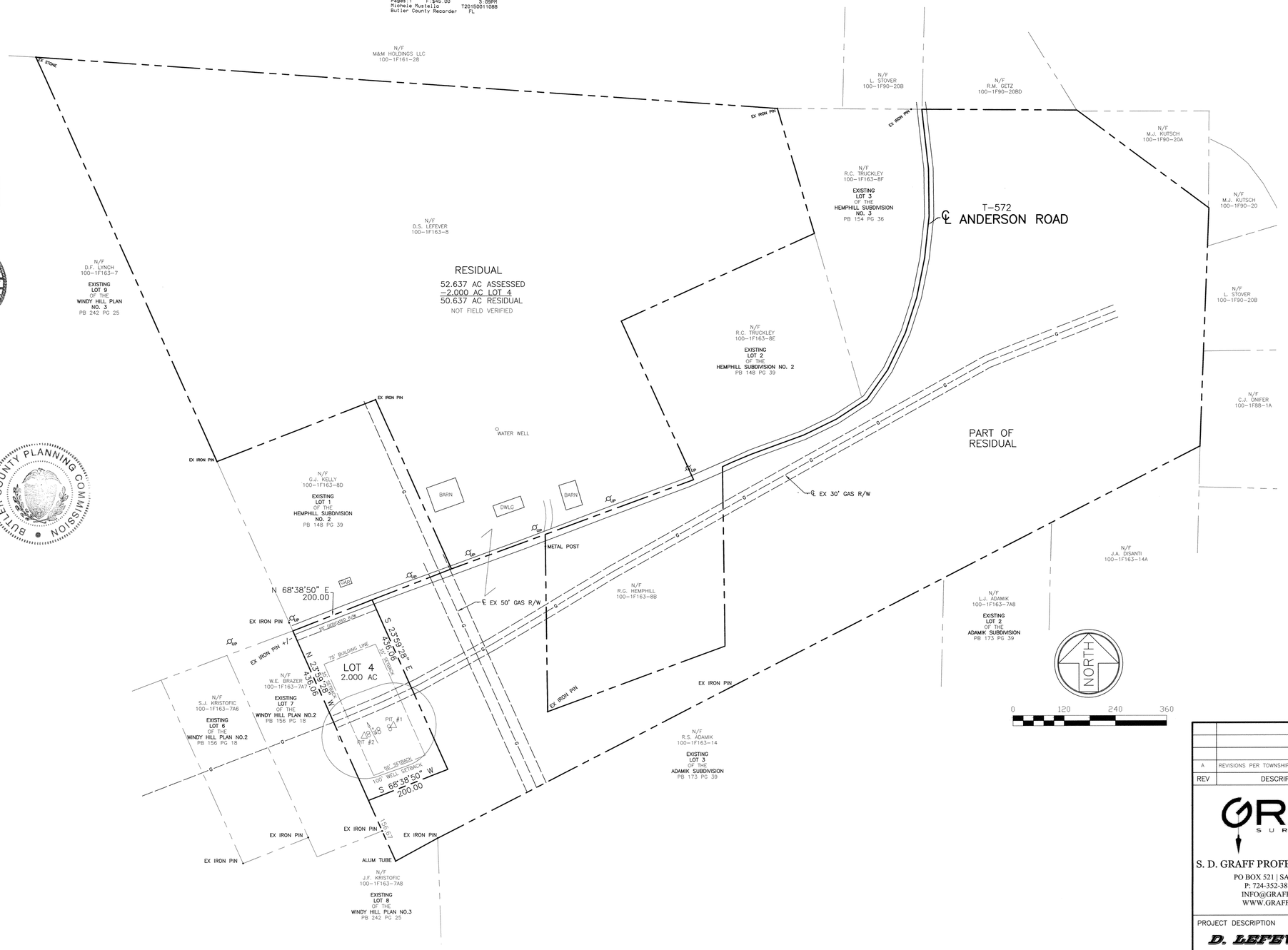
Given under my hand and seal this 29TH day of JUNE 2015.

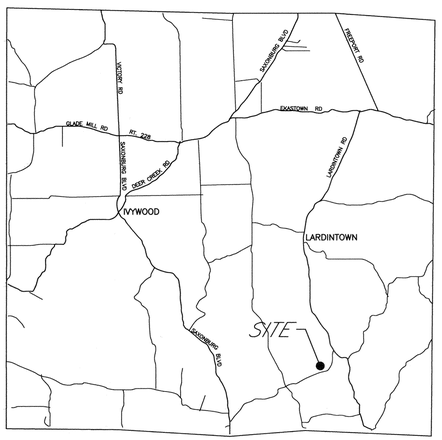
(Seal)

Michele M. Mustello
Recorder of Deeds
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201506290014008 06/29/2015
Pages: 1 F: $45.00 3:08PM
Michele Mustello T20150011088
Butler County Recorder FL





Vicinity Map

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

NOTES:

1) OWNER: DAVID & PATRICIA LEFEVER
2) PROPERTY USE: RESIDENTIAL
3) ZONING: CONSERVATION
4) REFERENCES:
   - HEMPHILL SUBDIVISION NO.2 PLAN BOOK 148 PAGE 39
   - HEMPHILL SUBDIVISION NO.3 PLAN BOOK 154 PAGE 36
   - WINDY HILL PLAN NO.2 PLAN BOOK 156 PAGE 18
   - WINDY HILL PLAN NO.3 PLAN BOOK 242 PAGE 25
   - ADAMIK SUBDIVISION PLAN BOOK 173 PAGE 39

CLINTON TOWNSHIP
ZONING: CONSERVATION
MIN LOT WIDTH – 200'
SETBACKS (MINIMUM)
FRONT YARD – 75' FROM R/W
SIDE YARD – 35'
REAR YARD – 50'

RECORDED JUNE 29 2015	
PLAN BOOK	PAGE
349	24
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP REVIEW	SDG	6/1/15

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

PROJECT DESCRIPTION

D. LEFEVER PLAN

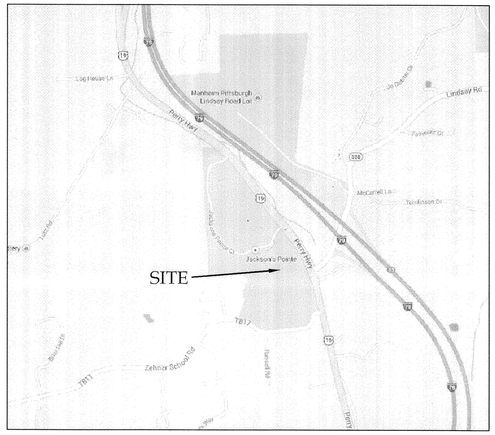
BEING A

SUBDIVISION
FOR
DAVID & PATRICIA LEFEVER

SITUATE
TOWNSHIP OF CLINTON
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
5/18/15	SDG	Sdg	1" = 120'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-092	100-1F163-8	A



PROJECT LOCATION MAP

N.T.S.

Speedway®

NWQ PERRY HIGHWAY & LINDSAY ROAD, ZELIENOPLE, PA 16063

SHEET INDEX:

SITE SPECIFIC

2920-CV	COVER SHEET
2920-CS	PLOT PLAN
2920-QS	SITE EQUIPMENT PLAN
2920-QL	QUANTITY LIST
2920-CG1	GRADING PLAN
2920-CG2	GRADING DETAIL PLAN
2920-CF	CUT AND FILL PLAN
2920-CE1	SWPPP PHASE 1
2920-CE2	SWPPP PHASE 2
2920-CE3	SWPPP NOTES
2920-CE4	SWPPP DETAILS
2920-CE5	PCSM PLAN
2920-CU	PIPING AND UTILITIES PLAN
2920-SS1	SIGNAGE PLAN
2920-SS2	SIGNAGE PLAN DETAILS
2920-LP1	LANDSCAPE PLAN
2920-LP2	LANDSCAPE DETAILS
2920-CR	CIRCULATION PLAN
2920-LT	SITE PHOTOMETRIC PLAN

CIVIL SUPPORT

STD-CP-1	PAVEMENT & CURBING DETAILS
STD-PS-1	DRAINAGE & UTILITY DETAILS
STD-QS-1	YARD EQUIPMENT INSTALLATION
STD-SB-2	ISLAND & CONCRETE SLAB DETAILS
STD-SS-2E	QUIK-BRIK DUMPSTER ENCLOSURE
6904 PLAT	ALTA/ACSM LAND TITLE SURVEY (2 SHEETS TOTAL)

CONTACTS:

PLANNING:
JACKSON TOWNSHIP ADMINISTRATION
140 MAGILL ROAD
ZELIENOPLE, PA 16063
CONTACT: CHRIS REARICK
PHONE: 724-452-5581

ENGINEERING:
HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE
CRANBERRY TOWNSHIP, PA 16066
CONTACT: ANDREW CARDOSI
PHONE: 724-779-4777

WATER:
PENNSYLVANIA AMERICAN WATER
2736 ELLWOOD ROAD
NEW CASTLE, PA 16101
CONTACT: WILLIAM LACE
PHONE: 724-854-3706

SEWER:
WEST BUTLER COUNTY AUTHORITY
607 MARKET STREET
ZELIENOPLE, PA 16063
PHONE: 724-452-5501

FIRE DEPT:
JACKSON TOWNSHIP FIRE DEPARTMENT
526 MERCER STREET
HARMONY, PA 16037
CONTACT: NEAL NANNA
PHONE: 724-452-4046

ELECTRIC:
PENN POWER
701 WEST NEW CASTLE STREET
ZELIENOPLE, PA 16063
CONTACT: DANIEL FULLERTON
PHONE: 722-444-3254

GAS:
PEOPLES NATURAL GAS COMPANY
5600 COMMUNITY CENTER DRIVE
GIBSONIA, PA 15044
CONTACT: DEBBIE KUSHON
PHONE: 800-764-0111

TELEPHONE:
VERIZON PA, INC.
5400 AMBELLS RUN ROAD
PITTSBURGH, PA 15205

CABLE:
AMERICAN CABLE
531 PERRY WAY
ZELIENOPLE, PA 16063
CONTACT: SCOTT BOWSER
PHONE: 724-452-5695

DEVELOPER:

SPEEDWAY
CONTACT: RUSTY YOUNG
500 SPEEDWAY DRIVE
ENON, OH 45323
EMAIL: JRYOUNG@SPEEDWAY.COM

ENGINEER:

GreenbergFarrow

CONTACT: TODD FLEMING, P.E.
3 EXECUTIVE DRIVE, SUITE 150
SOMERSET, NJ 08873
TEL: (732) 537-0811
EMAIL: TFLEMING@GREENBERGFARROW.COM

CALL BEFORE YOU DIG 1-800-242-1776 PENNSYLVANIA ONE CALL SYSTEM

ZONING SCHEDULE:

ZONE: COMMERCIAL CORRIDOR DISTRICT

ITEM DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT SIZE	21,780 SF (1/2 ACRES)	126,697 SF (2.91 ACRES)	126,697 SF (2.91 ACRES)
MINIMUM LOT WIDTH AT THE STREET R.O.W. LINE	100 FT	259 FT	259 FT
MINIMUM LOT WIDTH AT THE FRONT BUILDING SETBACK LINE	100 FT	100 FT	449 FT
MINIMUM FRONT YARD	40 FT	40 FT	168.26 FT
MINIMUM REAR YARD PRINCIPAL ACCESSORY	 30 FT 10 FT	 30 FT 10 FT	 N/A N/A
MINIMUM SIDE YARD PRINCIPAL ACCESSORY	 15 FT 10 FT	 15 FT 10 FT	 63.69 FT 70.20 FT
SIDE YARD ABUTTING RESIDENTIAL DISTRICT BOUNDARY	30 FT	30 FT	N/A
MAXIMUM LOT COVERAGE	80%	0%	40.5% (51,336 SF)
MINIMUM PARKING DIMENSIONS NUMBER OF SPACE	 10 FT X 20 FT 48 SPACES *	 10 FT X 20 FT	 10 FT X 20 FT 49 SPACES

*PARKING FORMULA USED BY JURISDICTION: 1 / 150 GFA (CONV. STORE); 1/GAS PUMP + ½ EMPLOYEES (GAS STATION) = (3900/150) + 20 + (0.5 X 4) = 48

ZONING AMENDMENTS:

1. AMEND §27-1610.1.A TO INCLUDE A NEW SUBSECTION WHICH WILL READ "(5) WHERE RETAILS SALES OF GASOLINE ARE AUTHORIZED IN CONJUNCTION WITH AN ESTABLISHMENT, AND SUCH GASOLINE SALES ARE COVERED WITH A CANOPY, ONE SIGN IS PERMITTED ON EACH CANOPY FACE, EQUIVALENT TO 2 SQUARE FEET OF SIGN AREA FOR EACH LINEAL FOOT OF LENGTH OF CANOPY FACE, NOT TO EXCEED 15% OF THE CANOPY'S FACE TO WHICH IT IS AFFIXED."
2. AMEND §27-1610.1.B.(1) TO READ "THE SIGN AREA SHALL BE CALCULATED AT 0.25 SQUARE FOOT OF SIGN AREA FOR EACH LINEAR FOOT OF LOT FRONTAGE UP TO A MAXIMUM OF 50 SQUARE FEET PER FACE. WHERE RETAIL SALES OF GASOLINE ARE AUTHORIZED IN CONJUNCTION WITH AN ESTABLISHMENT, THE AREA OF MANUAL OR AUTOMATIC CHANGEABLE COPY SHALL BE EXCLUDED FROM THE SIGN AREA CALCULATION".
3. AMEND §27-1610.1.B.(7) TO READ "AN AUTOMATIC CHANGEABLE COPY SIGN IS PERMITTED AS AN ACCESSORY TO AND AS PART OF THE FREESTANDING SIGN, WHERE SAID SIGN MAY NOT EXCEED 35% OF THE TOTAL GROSS SURFACE AREA OF THE FREESTANDING SIGN TO WHICH IT IS AN ACCESSORY. THE SIGN SHALL OPERATE WITHIN THOSE STANDARDS REQUIRED UNDER 27-1608.2.D INCLUDING THE TIMING, CHARACTER, LIGHTING AND COLOR OF DIGITAL TEXT."

CERTIFICATES AND NOTIFICATIONS

1. OWNER'S ADOPTION AND DEDICATION.

By a resolution approved on the _____ day of _____ 20____, Board of Directors of Speedway LLC. in the state of _____ developer of the land shown on plan entitled Speedway, 2235 Zelienople, PA 16063 adopted this plan as its land development and irrevocably dedicated all streets and other property identified for dedication on the plan to the Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal)

Speedway LLC

B. T. H. — Signature and title of officer

Date 6/5/2015

Justin T. Hunt, MGR. OF CONSTRUCTION — Signature and title of authorized officer witnessing

APPROVED RAHR

2. ACKNOWLEDGMENT OF NOTARY PUBLIC.

Before me, the undersigned Notary Public in and for the State of Ohio, personally appeared Brian Lafreniere of the Speedway LLC who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Jackson Township.

Witness my hand and notarial seal this 5th day of June, 20 15
My Commission expires the 25th day of Sept. 20 19

(Seal) MEGHAN R. WILSON NOTARY PUBLIC STATE OF OHIO Comm. Expires September 25, 2019 Recorded in Clark County

Meghan R. Wilson — Notary Public

NOTARIAL SEAL STATE OF OHIO

3. CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE WHERE APPLICABLE

(I/We) hereby certify that the title to the property contained in the Speedway 2920 in Jackson Township is in the name of _____ and is recorded in the deed book volume _____ page _____ (I/We) further certify that there is no mortgage, lien, or other encumbrance against the property.

Witness — Owner

APPROVED RAHR

4. SURVEYOR'S CERTIFICATION.

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

JUNE 9, 2015 — Date — Ronald L. Eastman — Name

(Seal) COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RONALD L. EASTMAN LAND SURVEYOR 73620

T-003533 Registration number

5. ENGINEER'S CERTIFICATION.

A. Engineering Requirements.

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

6/8/2015 — Date — Name

(Seal)

PE062463 Registration number

B. Stormwater Management Requirements.

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

6/8/2015 — Date — Name

(Seal)

PE 062463 Registration number

6. TOWNSHIP ENGINEER'S CERTIFICATION.

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

7/1/15 — Date — Benjamin L. Gilberti — Name

(Seal) COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BENJAMIN L. GILBERTI ENGINEER PE077527

PE 077527 Registration number

7. REQUIRED DECLARATIONS AND STATEMENTS.

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.

7/1/15 — Date — Township Manager/Secretary

8. REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS.

A. Municipal Planning Commission Review Certificate.

Reviewed by the Planning Commission of Jackson Township this 5th day of November 20 14

Secretary — Chairperson

B. Township Board of Supervisors Approval Certificate.

Approved by the Board of Supervisors of Jackson Township of the 20th day of November 2014 subject to certain conditions referenced in the Township decision letter dated October 29, 2014. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recoding, the Township of Jackson assume no obligation to accept the dedication of any street, land or public facilities and has no obligation to improve or maintain such street, lands or facilities.

Signed and noted as approved the 20 day of November 20 14

Township Secretary — Chairperson

(Seal) JACKSON TOWNSHIP BUTLER COUNTY PA

This plat was delivered to Speedway LLC by Jackson Township on the 15th day of JULY 20 15

Township Manager/Secretary

C. Butler County Planning Commission Review Certificate.

Reviewed by the Butler County Planning Commission on this 19th day of NOV. 20 14

Secretary — Chairperson

(Seal) BUTLER COUNTY PLANNING COMMISSION

9. PROOF OF RECORDING.

Recorded in the office of the Recorded of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 349 Page(s) 25-28

Given under my hand and seal this 13th day of JULY 20 15

(Seal) RECORDER OF DEEDS BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
349	25

Instr: 201507010013437 07/01/2015
Pages: 4 F: $165.00 3:25PM
Michele Mustello T20150011300
Butler County Recorder FL

GreenbergFarrow
3 Executive Drive, Suite 150
Somerset, NJ 08873
t: 732 537 0811 f: 732 537 0831

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD DANIEL FLEMING ENGINEER PE062863

TODD D. FLEMING
PROFESSIONAL ENGINEER
LICENSE NO. PE062863

Speedway®
Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS / BY / INITIALS SUBMISSION	DESIGNER / PROJ. MGR. / RVWR. / DATE
1	REVISED PER TOWNSHIP REVIEW	01-26-15 / 01-26-15 / 01-26-15
2	REVISED PER CLIENT REVIEW	02-10-15 / 02-10-15 / 02-10-15
3	RECORDING SET	04-13-15 / 04-13-15 / 04-13-15
4		05-22-15 / 05-22-15 / 05-22-15

This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.

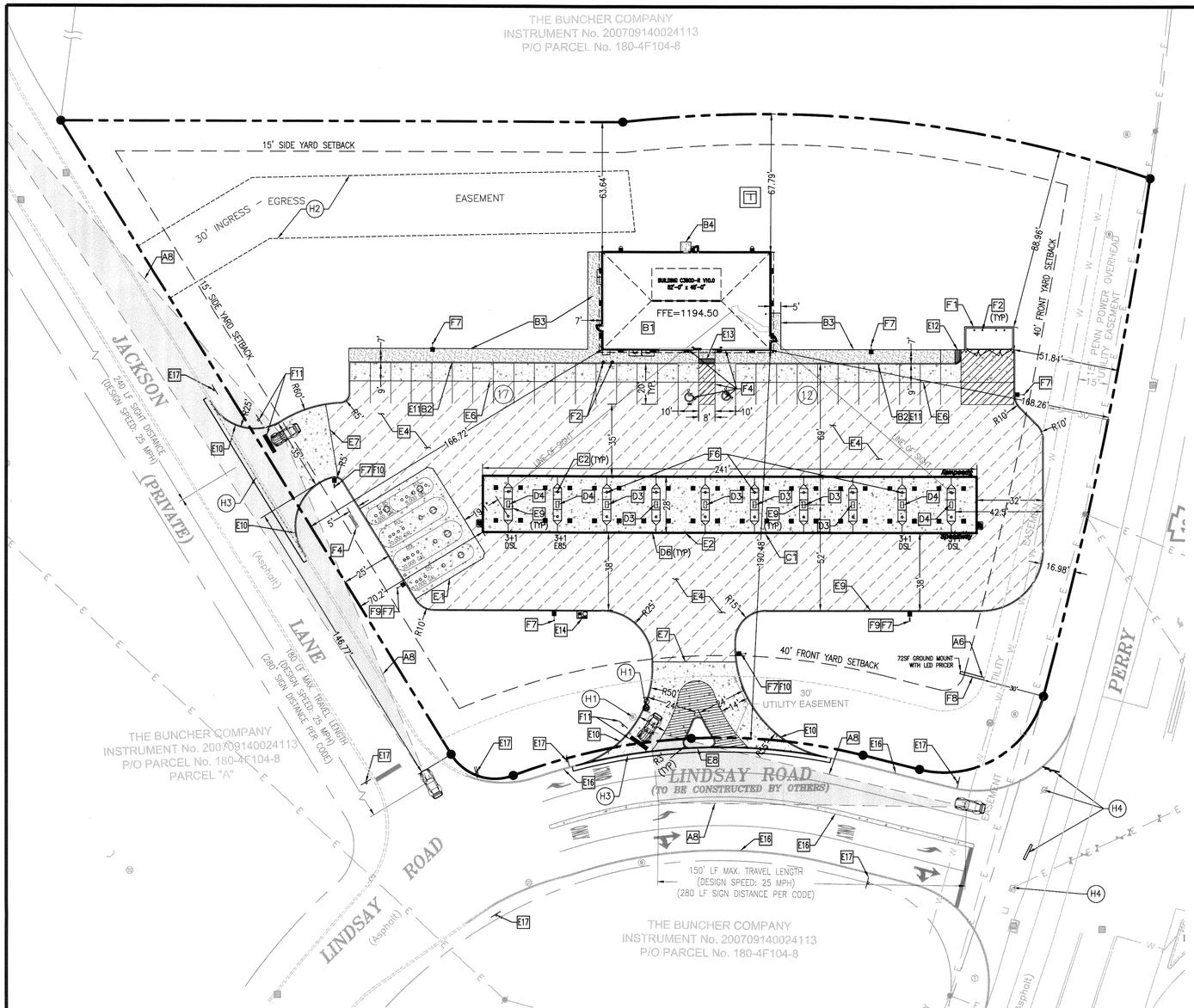
COVER SHEET
NEW BUILD
NWQ PERRY HIGHWAY & LINDSAY ROAD,
JACKSON TOWNSHIP, PA

STORE OR BLDG NO.	2920
VERSION OR PROJECT ID	75695
SCALE	AS NOTED

DESIGN TEAM	DATE
DGNR. J. CHU	9-29-14
P.MGR. T. FLEMING	9-29-14
RVWR. T. FLEMING	9-29-14

DRWG. NO. **2920-CV**

P:\2014\2014029\00_Current Drawings\2014029\00 Master.dwg



SITE LAYOUT

SCALE 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SITE LEGEND

- PROPERTY BOUNDARY, PROJECT SITE
- PROPERTY BOUNDARY, ADJACENT
- EXISTING EASEMENT (ACCESS/UTILITY)
- EXISTING EDGE OF PAVEMENT/CURB
- EXISTING STORM INLET STRUCTURE
- EXISTING STORM MANHOLE STRUCTURE
- EXISTING STORM HEADWALL STRUCTURE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG/CANOPY
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CONCRETE PAVEMENT
- PROPOSED GROUND MOUNTED SIGN
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED TRAFFIC SIGN W/ POST
- PROPOSED ASPHALT PAVEMENT

CALL BEFORE YOU DIG
1-800-242-1776
PENNSYLVANIA ONE CALL SYSTEM

PLOT NOTES

A. GENERAL NOTES

1. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
3. SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
4. THIS LAYOUT IS FACING TO THE SOUTH 58°55'27" WEST PROPERTY CURVE LINE.
5. TURNOVER MANUAL:
   ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUALS.
6. OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL IMMEDIATELY INSTALL AND MAINTAIN THROUGH OUT CONSTRUCTION (1) TEMPORARY BANNER SIGNS ANNOUNCING SPEEDWAY COMING SOON. THE SAID SIGN SHALL BE NO GREATER THAN 25 SF AS PERMITTED PER CODE. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO COORDINATE WITH SPEEDWAY'S VENDOR TO ERECT THE ID SIGN AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
8. NO OBSTRUCTION SHALL BE LOCATED WITHIN SIGHT TRIANGLE AREAS TO BLOCK THE LINE OF SIGHT FROM THE VEHICLE OPERATORS. ALL DESIGN ELEMENTS SHALL IN COMPLIANCE WITH THE RURAL DESIGN CRITERIA IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL PART 2, HIGHWAY DESIGN, LATEST EDITION, AND A POLICY ON GEOMETRIC DESIGN OF RURAL HIGHWAYS, AASHTO, LATEST EDITION.

B. BUILDING DETAILS

1. CONSTRUCT C-STORE BUILDING #3900-R, QUIK-BRIK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE GAS AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS SHALL BE INSTALLED: ALLUCOBOND SCREENING PANELS ON ROOFTOP HANDRAIL.
2. PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (1600014) INCLUDING 4" ONTO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS OR ADJACENT TO NON-PAVED SURFACES.
3. CONSTRUCT BUILDING SIDEWALK AS SHOWN ON PLOT PLAN AND PER DRAWING STD-CP-1.
4. INSTALL 5' x 5' CONCRETE PAD FOR ACCESS LADDER PER DRAWING STD-SF-LAD.

C. CANOPY DETAILS

1. COORDINATE WITH VENDOR TO INSTALL NEW AUTO CANOPY PER MCGEE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTERS AND ANCHOR BOLTS.
2. USE AUTO CANOPY COLUMN FOUNDATIONS SIZE (20) 4'X 4'X 5' FOR BIDDING PURPOSES IF AUTO CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING. AUTO CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.

D. DISPENSER DETAILS

1. THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AND FACTORY FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW), FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROCLEAR 40510A (B) AUTO-DSL AND K-1: PETROCLEAR 40510W (C) E85: CIMTEK 70991 (D) HIGHFLOW DSL: PETROCLEAR 51110W. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS.
2. THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED VIA THE ATG PRIOR TO OPENING FUEL SALES. FORMS "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:

TRIP	GILBARCO ASC RESPONSIBILITIES	FINANCIAL RESPONSIBILITY
1	PREP DISPENSER FOR CONTRACTOR TO PURGE	GILBARCO
2	REVIEW CONTRACTOR'S PURGE WORK	
	REVIEW CONTRACTOR'S COMPLETED GILBARCO FORM "A"	GILBARCO
	COMPLETE FORM "B" AND FORM "C" (PRE POS INTEGRATION)	
3	COMPLETE FORM "B" AND FORM "C" (POST POS INTEGRATION)	GILBARCO
4	OPEN DAY SUPPORT (SPEEDWAY REQUIREMENT)	CONTRACTOR

3. INSTALL 6 NEW GILBARCO 3 PRODUCT (3+0) HIGH HOSE DISPENSER WITH CARD READER. INSTALL 12 HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A")OF DISPENSERS SHALL BE AS SHOWN ON UTILITY PLAN.
4. INSTALL 4 NEW GILBARCO 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER. INSTALL 8 HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS, 6 HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS AND 2 HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR E-85 DISPENSER. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN ON UTILITY PLAN.
5. INSTALL NEW (1) 1" AND (2) 3/4" CONFUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SUMP SENSOR. OTHER 3/4" CONDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
6. INSTALL 3-M INTERCOM SYSTEM PER DIRECTION OF OWNER'S REPRESENTATIVE AND STANDARD DRAWING #STD-ET-S1.

E. PAVING DETAILS

1. CONSTRUCT NEW CONCRETE TANK SLAB PER DRAWINGS STD-PQ-4.1 AND STD-CP-1.
2. CONSTRUCT NEW CONCRETE CAR CANOPY ISLAND SLAB PER DRAWINGS STD-SB-2 AND STD-CP-1.
3. NOT USED.
4. INSTALL NORMAL STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION STD-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
5. NOT USED.
6. CONSTRUCT A 9' WIDE NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN.
7. CONSTRUCT (2) CONCRETE APPROACHES PER STATE AND/OR LOCAL SPECIFICATIONS. IF APPLICABLE, REMOVE CURB THROUGH APPROACH WIDTH AND REPLACE WITH 1-1/2" HIGH DEPRESSED CURB PER APPLICABLE SPECIFICATIONS.
8. INSTALL 5' WIDE, 4" THICK (THROUGH APPROACH MATCH THICKNESS) CONCRETE SIDEWALK PER STATE AND/OR LOCAL SPECIFICATIONS.
9. INSTALL (10) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 5' X 13' ISLAND FORM FOR AUTO DISPENSERS.
10. CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE USED IF ALLOWED BY STATE AND/OR LOCAL SPECIFICATIONS.
11. CONSTRUCT MACHINE FORMED CONCRETE CURB AND GUTTER INSIDE PROPERTY LINES PER DRAWING STD-CP-1.
12. CONSTRUCT RAMP WITH DETECTABLE WARNING SURFACE IN CONCRETE WALK PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
13. INSTALL 2'-0" WIDE DETECTABLE WARNING SURFACE ALIGNED ON ACCESSIBLE AISLE PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
14. INSTALL CONCRETE SLAB FOR AIR MACHINE PER DRAWING STD-QS-1. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. VERIFY INSTALLATION DETAILS WITH VENDOR.
15. BID AS ALTERNATE - PROVIDE A PRICE TO SUBSTITUTE CONCRETE PAVEMENT FOR ASPHALT PAVEMENT AND PROTECT FOR COLD WEATHER INSTALLATION.
16. CURB TO BE PROVIDED BY OTHER, ROADWAY DEVELOPER.
17. TRAFFIC SIGN TO BE INSTALLED BY OTHERS.

F. YARD AREA DETAILS

1. CONSTRUCT DUMPSTER ENCLOSURE AND COLLECTION PAD PER DRAWING STD-SS-2E. GATE SHALL BE CHAIN LINK W/ BROWN VINYL SLATS. ENCLOSURE SHALL BE SAME AS BUILDING MATERIAL.
2. SUPPLY AND INSTALL (8) 6" BOLLARDS PER DETAIL ON DRAWING STD-QS-1 AND STD-SS SERIES DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
3. NOT USED.
4. PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL HANDICAP SIGNAGE WITHIN STORE WINDOWS. PAINT ALL OTHER PARKING STRIPES YELLOW.
5. INSTALL 3" PVC PIPE TO HOLD TANK STICK PER OWNER'S REPRESENTATIVE.
6. PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S)(1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENINGS.
7. CONSTRUCT (8) 18" DIAMETER LIGHT POLE BASES 2'-0" HIGH FOR 15' HIGH LIGHTS PER DETAILS ON DRAWING STD-QS-1. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANELS PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP PAINTING ON POLES, ANCHORS BOLTS, ETC.
8. PROVIDE AND INSTALL (1) 1" CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE A WIRELESS CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN.
9. CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZED PER NEC CODES), AND RG59/18-2 SIAMESE CABLE FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECURITY CAMERAS SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT.
10. CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL PULL STRING FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS.
11. PAINT STOP BAR AND STOP LETTERS AND INSTALL STOP SIGN PER APPLICABLE CODES.

DEMO NOTES

G. GENERAL NOTES

1. CLEAR ENTIRE SITE AND PROPERLY DISPOSE OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED ON THE PLANS OR BY THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNFORSEEN CONDITIONS.
3. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
4. IF DAMAGED AS A RESULT OF THIS CONTRACT, ANY ITEMS TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL NOTIFY LOCAL UTILITIES 72 HRS. PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH ALL UTILITIES AND COMPLY WITH REGULATIONS AND STANDARDS FOR EACH UTILITY.
7. WHEN REMOVING EXISTING UTILITY, CAP UTILITY AT THE MAIN.
8. CONTRACTOR SHALL PROVIDE BARRIERS, PERIMETER FENCING, PARTITIONS, PLANKING, BRACING, SHORING, LIGHTS, AND SIGNS AS NECESSARY TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
9. CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION, SETTLEMENT, OR OTHER IMPACT TO ADJACENT PROPERTY.
10. THE REMOVAL OF CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY REQUIREMENTS, RECOMMENDATIONS IN THE ENVIRONMENTAL SURVEY AND OWNER CONTRACT DOCUMENTS.

H. KEY NOTES

1. ADJUST AND/OR RELOCATE EXISTING UTILITY AS REQUIRED. PROTECT EXISTING STRUCTURE TO REMAIN DURING CONSTRUCTION.
2. EXISTING ACCESS EASEMENT TO BE EXTINGUISHED.
3. EXISTING CURB TO BE REMOVED.
4. EXISTING SITE FEATURES TO BE REMOVED BY OTHERS FOR LINDSAY ROAD CONSTRUCTION.

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GreenbergFarrow
3 Executive Drive, Suite 150
Somerset, NJ 08873
t: 732 537 0811 f: 732 537 0831

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TODD DANIEL FLEMING
ENGINEER
PE062863

TODD D. FLEMING
PROFESSIONAL ENGINEER
LICENSE NO. PE062863

Speedway®
Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DESIGNER INITIALS	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE
1	BCOD INITIAL SUBMISSION	JC	JC	TF	01-28-15
2	REVISED PER TOWNSHIP REVIEW	JC	JC	TF	02-10-15
3	REVISED PER CLIENT REVIEW	JC	JC	TF	04-13-15
4	RECORDING SET	JC	JC	TF	05-22-15

This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.

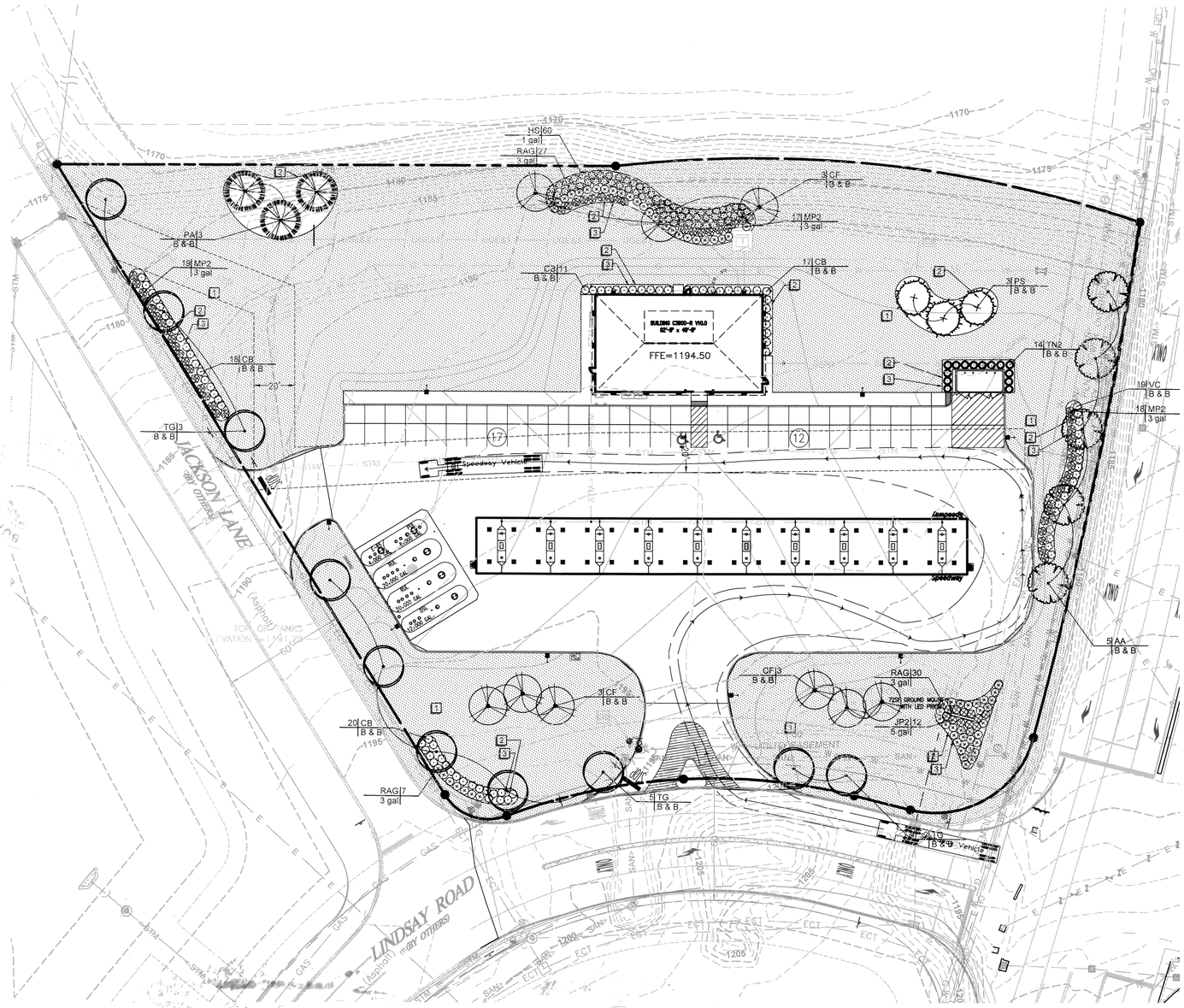
PLOT PLAN
NEW BUILD
NWQ PERRY HIGHWAY & LINDSAY ROAD
JACKSON TOWNSHIP, PA

STORE OR BLDG NO.	2920
VERSION OR PROJECT ID	75695
SCALE	AS NOTED

DESIGN TEAM		DATE
DGNR.	J. CHU	9-29-14
P.MGR.	T. FLEMING	9-29-14
RVWR.	T. FLEMING	9-29-14

DRWG. NO.
2920-CS

P:\2014\2014029001_Current Drawings\2014029001 Master.dwg



LANDSCAPE PLAN

0 30 60 90 feet

SCALE: 1" = 30'

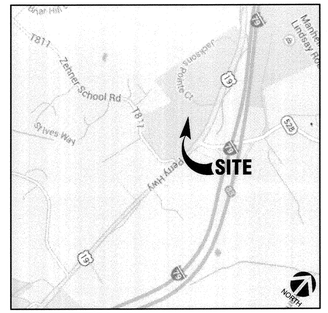
NORTH

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	SEED LAWNS WITH A KENTUCKY BLUEGRASS BLEND.
2	CULTIVATED BEDLINE 4" DEPTH.
3	INSTALL 3" DEPTH OF SHREDDED BARK MULCH.

LANDSCAPE CALCULATIONS:

	REQUIRED	PROVIDED
LANDSCAPED AREAS	25,339 SF (20% OF DISTURBED AREA)	66,309 SF (52%)
SITE LANDSCAPE	10 TREES	10 TREES
BUFFERS:		
JACKSON LANE	9 TREES 65 SHRUBS	9 TREES 65 SHRUBS
LINDSAY ROAD	10 TREES 40 SHRUBS	10 TREES 42 SHRUBS
PERRY HIGHWAY	5 TREES 30 SHRUBS	5 TREES 36 SHRUBS
NORTH BOUNDARY	9 TREES 140 SHRUBS	9 TREES 150 SHRUBS



LOCATION MAP

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AA	5	Acer rubrum `Autumn Blaze`	Autumn Blaze Red Maple	B & B	2"Cal	
	CF	9	Cornus florida	Eastern Dogwood	B & B	1.5"Cal	
	PA	3	Picea abies	Norway Spruce	B & B		6`-8` HT. MIN.
	PS	3	Pinus strobus	White Pine	B & B		6`-8` HT. MIN.
	TG	10	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	B & B	2"Cal	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD
	CB	66	Cornus sericea `Bailey`s Redtwig`	Redt Twig Dogwood	B & B	36" Ht. Min.	
	HS	66	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal		
	JP2	12	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	5 gal		24" Spr. Min.
	MP2	54	Myrica pensylvanica	Northern Bayberry	3 gal	24" Ht. Min.	
	RAG	63	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal		24" Spr. Min.
	TN2	14	Thuja occidentalis `Nigra`	Nigra Cedar	B & B	6` Ht. Min.	
	VC	19	Viburnum trilobum `Wentworth`	Wentworth Cranberry Bush Viburnum	B & B	30"-36" Ht. Min.	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	SEED	20,269 sf	LAWN GRASSES SEE LAWN AREA SEE MIXTURE BELOW	Kentucky Bluegrass Blend	seed	

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG 1-800-242-1776 PENNSYLVANIA ONE CALL SYSTEM

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COMMONWEALTH OF PENNSYLVANIA
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PROFESSIONAL ENGINEER
LICENSE NO. PE062863

Speedway®
Prepared By:
Speedway LLC
Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DESIGNED	DRAWN	APPROVED	DATE
1					
2	REVISED PER TOWNSHIP REVIEW	TF	MW	TF	02-10-15
3	CLIENT REVIEW SET	TF	MW	TF	04-13-15
4	RECORDING SET	TF	MW	TF	05-22-15

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LANDSCAPE PLAN
NEW BUILD
NWQ PERRY HIGHWAY & LINDSAY ROAD
ZELIENOPLE, PA 16063

STORE OR BLDG NO.	2920
VERSION OR PROJECT ID	75695
SCALE	SCALE AS NOTED

DESIGN TEAM		DATE
DGNR.	S. DREIER	9-29-14
P.MGR.	T. FLEMING	9-29-14
RVWR.	T. FLEMING	9-29-14

DRWG. NO. **2920-LP1**

HIGHWAY OCCUPANCY PERMIT REQUIREMENT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS' APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.

THE BUTLER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT OF 1968, P.L. 805, NO. 247 AS REENACTED AND AMENDED, REVIEWED THIS PLAN ON May 29th, 2014 AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN BCPC FILE NO. 14202. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE BUTLER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

CHAIRMAN

SECRETARY

BUTLER COUNTY PLANNING COMMISSION SEAL

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THE ___ DAY OF _____, 20____, PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____, 20____. THE PLANNING DIRECTOR 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.

SIGNED AND NOTED AS APPROVED THIS _____ DAY OF _____, 20____.

TOWNSHIP SECRETARY

PLANNING DIRECTOR

JACKSON TOWNSHIP SEAL

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 26 DAY OF August, 20 14 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____, 20____. THE BOARD OF SUPERVISORS 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, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 1 DAY OF July, 20 15.

TOWNSHIP SECRETARY

CHAIRPERSON

BY A RESOLUTION ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF SPPEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THE JACKSON POINTE PHASE 2 SUBDIVISION ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SPEEDWAY LLC

MGR. - CONSTRUCTION
SIGNATURE AND TITLE OF OFFICER WITNESSING

APPROVED AS TO FORM

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED OFFICER OF SPEEDWAY LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5 DAY OF June, 2015.

MY COMMISSION EXPIRES THE 25 DAY OF Sept, 2019.

NOTARY PUBLIC

MEGHAN R WILSON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 25, 2019
Recorded in
Clark County

SEAL

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON POINTE PHASE 2 SUBDIVISION IS IN THE NAME OF SPEEDWAY LLC, AND IS RECORDED IN INSTRUMENT No. 201412230030405.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE ON THE PROPERTY.

WITNESS

OWNER

APPROVED AS TO FORM

STATE of OHIO
~~COMMONWEALTH OF PENNSYLVANIA~~)SS
COUNTY OF ~~BUTLER~~ CLARK)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK VOLUME _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

RECORDER _____

SEAL

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THE BUNCHER COMPANY
INSTRUMENT No. 200709140024113
P/O PARCEL No. 180-4F104-8
(2)

THE BUNCHER COMPANY
INSTRUMENT No. 200709140024113
P/O PARCEL No. 180-4F104-8
PARCEL "A"

THE BUNCHER COMPANY
INSTRUMENT No. 200709140024113
P/O PARCEL No. 180-4F104-8
(4)

P.O.B.
N:527,052.555
E:1,312,045.617
This Survey

S 28°19'48" E
307.69'

JACKSON (PRIVATE) LANE
(Asphalt)
(Gravel)

LINDSAY ROAD
(UNDER CONSTRUCTION)
(PUBLIC)

PERRY HIGHWAY
(Asphalt)
528

Existing Access Easement shown on P.B.V. 335, Pgs. 27-29 to be abandoned

ZONE "CC"

SPEEDWAY LLC
INSTRUMENT No. 201412230030405

2.91 Ac.

LOT No. 1 – REVISED

FORMER LOT 3
1.40 Ac.
PARCEL No. 180-4F104-8C3-0000

FORMER LOT 1
1.51 Ac.
PARCEL No. 180-4F104-8C1-0000

Note: There are no buildings on the surveyed property.

Sta. 309+66.07
Lt. 60.00

Sta. 306+99.76
Lt. 60.00

PC = 11+02.48
11+00

15' SIDE YARD BUILDING SETBACK
30' UTILITY EASEMENT
30' SETBACK
40' FRONT YARD BUILDING SETBACK
POWER EASEMENT
PENN POWER FRONT YARD BUILDING SETBACK
40'
60'
R/W
120'
80.71'
17.04'
9.04'
29.82'

L1 L2 L3
C1 C2 C3 C4 C5 C6

311+00
310+00
309+00
308+00
307+00
306+35.00
306+00
305+00
102+6
101+6

N 527,200
N 526,800
E 1,312,400
E 1,312,000
E 1,312,800

The horizontal datum is based on the Pennsylvania State Plane Coordinate System, South Zone, NAD '83, U.S. Survey Feet.

Jackson's Pointe Sub. Phase 1 P.B.V. 335 Pgs. 26-29
01°02'00" NORTH
GRID

PROJECT LOCATION
Jackson Park Ctr.
Lindsay Rd.
64
Zehner School Rd.
8

VICINITY MAP
NOT TO SCALE

CENTER OF SITE
LAT: 40°45'22.057" N
LON: 80°07'07.063" W

LEGEND
- ◉ 5/8" Reinforcing Rod w/Yellow Plastic Cap Stamped "R.L. EASTHAM RPS 1797" (set)
- ◎ 5/8"x12" Timber Nail (found)
- Boundary Line
- Original Lot Line
- Easement Line
- Right-of-Way Line
- Guardrail
- N/F Now or Formerly
- Traffic Turn Arrows
- (2) Original Number
- P.O.B. Point of Beginning

TABULATION OF ZONING DATA	
Zoning District	CC
Zoning Yard & Build Requirements	Required
Minimum Front Yard	40 feet
Minimum Rear Yard	30 feet
Minimum Side Yard	15 feet
Side Yard abutting residential	30 feet

LINE TABLE
MEASURED BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L1	N 54°24'34" E	274.35'
L2	S 68°30'30" W	28.41'
L3	N 67°10'58" W	364.12'

CURVE TABLE
MEASURED BEARINGS & DISTANCES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	575.00'	260.95'	258.72'	N 60°30'57" E
C2	2233.82'	259.34'	259.19'	S 23°59'43" E
C3	50.00'	77.79'	70.18'	S 23°56'16" W
C4	283.00'	84.45'	84.14'	S 59°57'34" W
C5	283.00'	89.01'	88.64'	S 42°24'01" W
C6	25.00'	34.66'	31.95'	S 73°06'26" W

0' 40' 80' 120'
GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

I hereby certify that, to the best of my information, knowledge, and belief, that the plan shown hereon is true and correct to the accuracy required by the Jackson Township Subdivision and Land Development Ordinance.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD L. EASTHAM
LAND SURVEYOR
L-003833

Registered Professional Surveyor

JACKSON'S POINTE
PHASE 2
CONSOLIDATION PLAN
(CONSOLIDATE LOT No. 1 AND LOT No. 3 INTO LOT No. 1-REVISED)
(PLAN BOOK VOLUME 335, PAGES 26-29)
JACKSON TOWNSHIP, BUTLER COUNTY, PA
SEPTEMBER 19, 2014

ALTA/ACSM Land Title Survey
for Store No. 100320

Speedway LLC
500 Speedway Drive, Enon, Ohio 45323

PROJECT LOCATION
Commonwealth of Pennsylvania
Butler County
Jackson Township

ADDRESS:
2235 Perry Highway
Zelienople, PA 16063

JOB NO.: 6904 PB	DRAWING NO.
DATE : September 19, 2014	6904 Consolidation
SCALE : 1" = 40'	
DRN. BY : M.Haney	
CHKD. BY : R. L. Eastham	SHEET 1 OF 1

Eastham & Associates
ENGINEERS - SURVEYORS - PLANNERS
3992 STATE ROUTE 7, CHESAPEAKE, OH 45619
(740) 867-8369 (800) 424-5258 Fax (740) 867-8146
E-mail Address eastham@eastham-assoc.com
http://www.eastham-assoc.com

KNOW ALL MEN BY THESE PRESENTS That we, Jean McLafferty, Rita McLafferty, Stephen J. McLafferty, Richard McLafferty, Rose Hinch, Michael P. McLafferty & Delores E. Chovanes and Kenneth K. & Lois Jean Bowser, of the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Clearfield, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Clearfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, their heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set my hand and seal this 4th day of June 2015.

JEAN McLAFFERTY — RITA McLAFFERTY

STEPHEN J. McLAFFERTY — RICHARD McLAFFERTY

ROSE HINCH — MICHAEL P. McLAFFERTY

DELORES E. CHOVANES

KENNETH K. BOWSER — LOIS JEAN BOWSER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named, Jean McLafferty, Rita McLafferty, Stephen J. McLafferty, Richard McLafferty, Rose Hinch, Michael P. McLafferty & Delores E. Chovanes and Kenneth K. & Lois Jean Bowser, and acknowledged the foregoing release and dedication of plan to be their act and deed and desired the same to be recorded as such. Sworn to and subscribed before me this day.

Witness my hand and notarial seal this 4TH day of JUNE 2015.

My commission expires the 14TH day of FEBRUARY 20 19

Notary Public (Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

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

4TH JUNE '15
Date (Seal)

Stanley D Graff – P.L.S. # SU-030161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30161-E

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

Approved by the Board of Supervisors of the Township of Clearfield this 30th day of June 2015.

Secretary (Seal) — Chairman

Reviewed by the Planning Commission of the Township of Clearfield, this 8th day of July 2015.

Secretary — Chairman

Reviewed by the Butler County Planning Commission on this 28th day of May 2015.

Secretary (Seal) — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

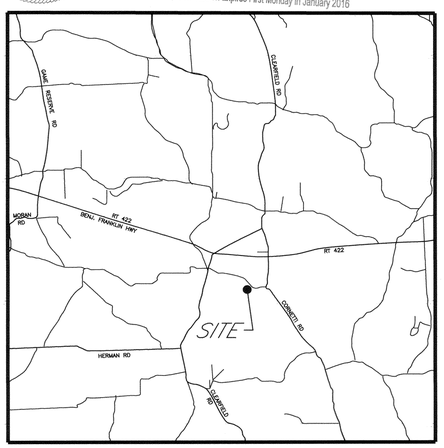
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 349, Page 29

Given under my hand and seal this 1st day of July 2015.

(Seal) Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS — BUTLER COUNTY PA

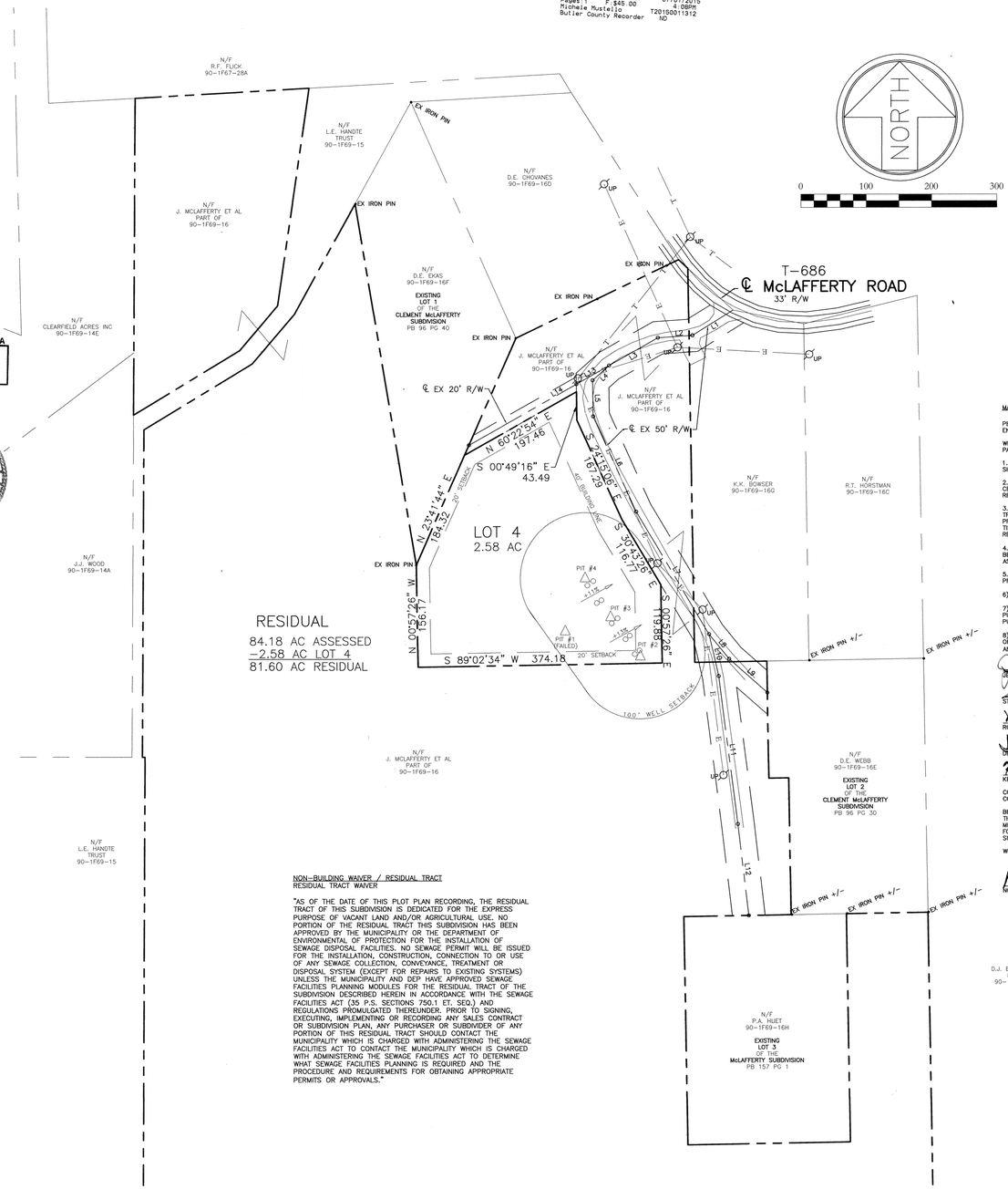


Vicinity Map

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

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

Instr 201507010014057
Pages: 1 F $45.00 07/01/2015
Michele Mustello 6:08PM
Butler County Recorder T20150011312
ND



EXISTING 50' PRIVATE RIGHT-OF-WAY TO 69-1F69-16E
McLAFFERTY SUBDIVISION PLAN BOOK 157 PAGE 1

Course	Bearing	Distance
L1	S 58°19'34" W	73.32'
L2	S 86°06'44" W	53.02'
L3	S 60°22'54" W	86.05'
L4	S 48°19'54" W	33.76'
L5	S 00°49'16" E	55.42'
L6	S 24°15'06" E	160.69'
L7	S 30°43'26" E	218.35'
L8	S 38°57'46" E	48.77'
L9	S 45°31'22" E	77.92'

EXISTING 50' PRIVATE RIGHT-OF-WAY TO 69-1F69-16H
McLAFFERTY SUBDIVISION PLAN BOOK 157 PAGE 1

Course	Bearing	Distance
L1	S 58°19'34" W	73.32'
L2	S 86°06'44" W	53.02'
L3	S 60°22'54" W	86.05'
L4	S 48°19'54" W	33.76'
L5	S 00°49'16" E	55.42'
L6	S 24°15'06" E	160.69'
L7	S 30°43'26" E	218.35'
L10	S 12°46'58" E	65.90'
L11	S 07°20'07" E	228.90'
L12	S 08°41'06" E	141.18'

EXISTING PRIVATE RIGHT-OF-WAY TO 69-1F69-16F
CLEMENT McLAFFERTY SUBDIVISION PLAN BOOK 96 PAGE 40

Course	Bearing	Distance	R/W
L1	S 58°19'34" W	73.32'	50'
L2	S 86°06'44" W	53.02'	50'
L3	S 60°22'54" W	86.05'	50'
L13	S 60°22'54" W	57.67'	50'
L14	S 60°22'54" W	189.53'	20'

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

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

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

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.

2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND EGRESS FOR THE BENEFITS OF LOTS 1, 2, 3 AND 4.

3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOSHALL BE IN AGREEMENT WIT RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.

4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1, 2, 3 AND 4, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.

6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.

7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.

8) DEEDS CONVEYING LOTS 1, 2, 3 AND 4 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

JEAN McLAFFERTY — RITA McLAFFERTY

STEPHEN J. McLAFFERTY — RICHARD McLAFFERTY

ROSE HINCH — MICHAEL P. McLAFFERTY

DELORES E. CHOVANES

KENNETH K. BOWSER — LOIS JEAN BOWSER

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JEAN McLAFFERTY, RITA McLAFFERTY, STEPHEN J. McLAFFERTY, RICHARD McLAFFERTY, ROSE HINCH, MICHAEL P. McLAFFERTY & DELORES E. CHOVANES and KENNETH K. & LOIS JEAN BOWSER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4TH day of JUNE 2015.

NOTARY PUBLIC — SEAL & STAMP

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. JEFFCOAT, NOTARY PUBLIC
JEFFERSON TWP., BUTLER COUNTY
MY COMMISSION EXPIRES Feb. 17, 2019

NOTES:

1) OWNERS (1F69-16): JEAN McLAFFERTY, RITA McLAFFERTY, RICHARD McLAFFERTY, ROSE HINCH, MICHAEL P. McLAFFERTY, DELORES E. CHOVANES

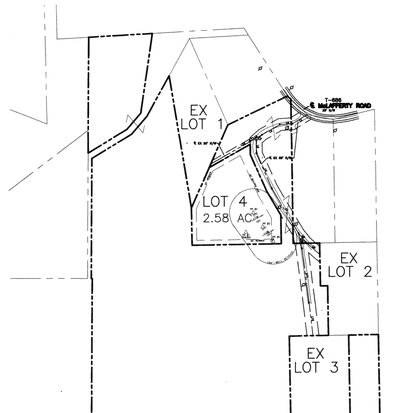
2) OWNERS (1F69-16G): KENNETH K. BOWSER AND LOIS JEAN BOWSER – SIGNING OFF AS EXISTING RIGHT-OF-WAY CROSSES 1F69-16G

3) REFERENCES:
SUBDIVISION FOR CLEMENT McLAFFERTY
PLAN BOOK 96 PAGE 30
SUBDIVISION FOR CLEMENT McLAFFERTY
PLAN BOOK 96 PAGE 40
McLAFFERTY SUBDIVISION
PLAN BOOK 157 PAGE 1
COOK #1 PLAN OF SUBDIVISION
PLAN BOOK 342 PAGE 36

4) SETBACKS (MINIMUM):
FRONT YARD – 40' FROM R/W
SIDE YARD – 20'
REAR YARD – 20'

#15138

RECORDED July 1 20 15	
PLAN BOOK	PAGE
349	29
SHEET 1 of 1	



RESIDUAL
84.18 AC ASSESSED
-2.58 AC LOT 4
81.60 AC RESIDUAL

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

Parcel Map

0 300 600 900

REV	DESCRIPTION	BY	DATE
A	REVISIONS FOLLOWING TOWNSHIP PLANNING MEETING ON 6/1/15	SDG	6/2/15

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

PROJECT DESCRIPTION

McLAFFERTY PLAN

BEING A

SUBDIVISION

FOR

JEAN McLAFFERTY ET AL

SITUATE

TOWNSHIP OF CLEARFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
5/18/15	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-028	090-1F69-16	A

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS AND PLANS OF SONOMA VALLEY, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF_____PAGES, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

James A Sperdute

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE 7/1/15

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 1ST DAY OF JULY, 2015, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL.

Elizabeth J Mosher
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 9-2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth J. Mosher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 349 PAGES 30 GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JULY 2015

RECORDER OF DEEDS
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

COMMONWEALTH OF PENNSYLVANIA
JAMES ANTHONY SPERDUTE
PROFESSIONAL
SURVEYOR
No. 24457
SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS

NOTES:

- PLAN REFERENCE : SONOMA VALLEY PLAN NO. 1
  PLAN BOOK 331, PAGES 24 – 25

  SONOMA VALLEY CONDOMINIUM PLAN NO. 1
  PLAN BOOK 337, PAGES 19–22

  SONOMA VALLEY CONDOMINIUM PLAN NO. 2
  PLAN BOOK 340, PAGE 26

  SONOMA VALLEY CONDOMINIUM PLAN NO. 3
  PLAN BOOK 342, PAGE 43

- REFER TO RECORDED PLAN FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD.

- BUILDING DIMENSIONS AND ARCHITECTURAL DRAWINGS RECORDED WITH SONOMA VALLEY CONOMINIUM PLAN NO. 1 AS RECORDED IN PLAN BOOK 337, PAGES 19–22.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREVIOUSLY DECLARED PROPERTY

LCE — LIMITED COMMON ELEMENTS COMPLETED

LCE — LIMITED COMMON ELEMENTS NOT COMPLETED MUST BE BUILT

UNIT TYPES
(A) ABBEY
(C) CANTERBURY

LOT AREA TABULATION	LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	1,001,040	22.98	128,190	2.94
CONDO PLAN NO. 1	-41,701.50	-0.96	-38,742.38	-0.89
CONDO PLAN NO. 2	0.00	0.00	-89,447.62	-2.05
CONDO PLAN NO. 3 (PHASE 3-A)	-57,521.68	-1.32		
CONDO PLAN NO. 3 (PHASE 3-B)	-205,121.69	-4.71		
CONDO PLAN NO. 3 (PHASE 4-A)	-75,264.59	-1.73		
CONDO PLAN NO. 3 (PHASE 4-B)	-28,881.76	-0.66		
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	592,548.73	13.60	0.00	0.00

PLAN BOOK	PAGE
349	30

Instr:201507220014376 07/22/2015
Pages:1 F:$45.00 9:56PM
Michele Mustello T20150011324
Butler County Recorder FL

DRAWING NUMBER:	1022-1515158
DRAWING SCALE:	1"=60'
DATE:	JUNE 26, 2015
DRAWN BY:	JSS
REVISIONS:	

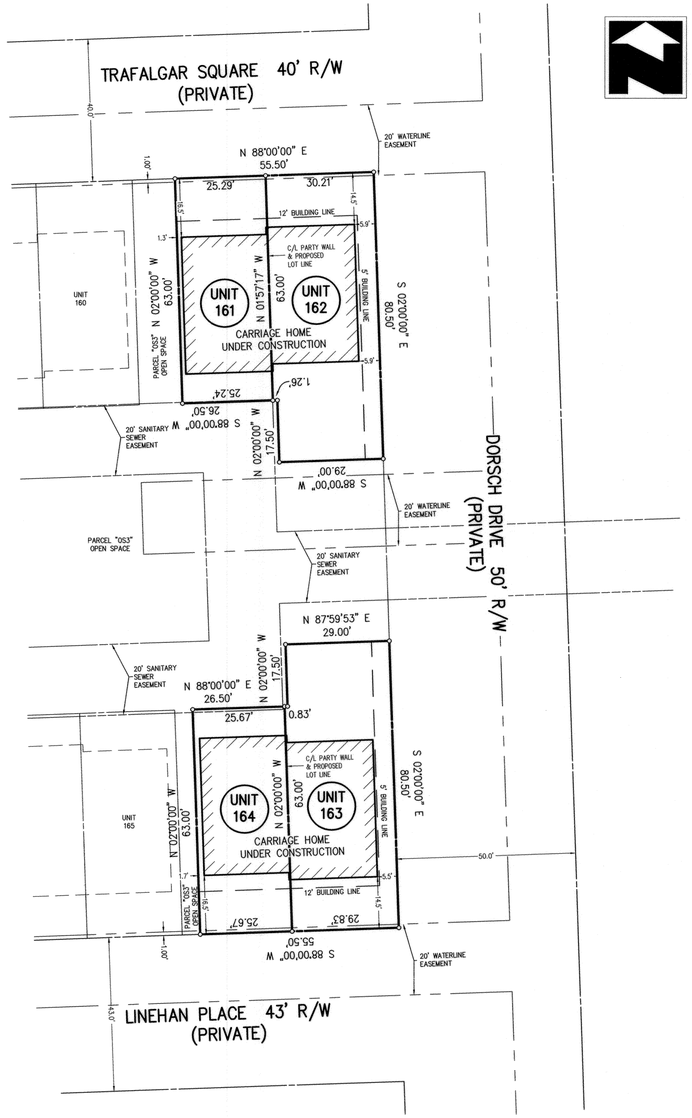
SONOMA VALLEY CONDOMINIUM PLAN NO. 4

PREPARED FOR SONOMA VALLEY PARTNERS, L.P.
P.O. BOX 449 MARS, PA 16046

CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net

Instr:201507220014486 07/22/2015
Pages:1 F:$45.00 4:04PM
Michele Mustello T20150011385
Butler County Recorder PL

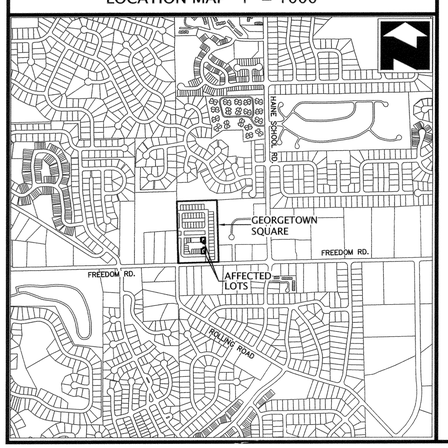


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 1000'



BY RESOLUTION APPROVED ON THE 16th DAY OF June 2015 THE BOARD OF DIRECTORS OF DAN RYAN BUILDERS MID ATLANTIC, INC, INCORPORATED IN THE STATE OF MARYLAND, OWNER OF THE LAND SHOWN ON THE GEORGETOWN SQUARE PARCEL "U" REVISED ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Shawn M. Snyder
DAN RYAN BUILDERS MID ATLANTIC, INC

Carole A Yeanic
SIGNATURE AND TITLE OF OFFICER WITNESSING

SM Snyder, Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

OFFICE ADMIN.

6/16/2015
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED SHAWN M. SNYDER DAN RYAN BUILDERS MID ATLANTIC, INC.. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF June, 2015

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lori Sue Deal, Notary Public
South Fayette Twp, Allegheny County
My Commission Expires November 04, 2017

NOTARY PUBLIC

I, SHAWN M SNYDER HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GEORGETOWN SQUARE PARCELS "R" & "S" REVISED PLAN IS IN THE NAME OF DAN RYAN BUILDERS MID ATLANTIC INC.. AND IS RECORDED AT INSTRUMENT NO. 201503130005204 & 201504160007830

Carole A Yeanic
SIGNATURE OF WITNESS

SM Snyder, Vice President
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

WE, SUSQUEHANNA BANK MORTGAGEE OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Ellen Roberts
SIGNATURE OF WITNESS

Patty Bailey
SIGNATURE OF AUTHORIZED OFFICER

Patrick T. Bollinger, VP
PRINTED NAME AND TITLE

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

6/4/15
DATE

James A. Sperdute
JAMES A. SPERDUTE, R.S. # 24457-E

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

6/25/15
DATE

SIGNATURE
REGISTRATION NO. PE071355

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2015-50 EFFECTIVE THIS 25th DAY OF June, 20 15.

TOWNSHIP MANAGER

CHAIRMAN

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2015-50 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 6/4/15.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 29TH DAY OF APRIL 20 15

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 349 PAGE 31

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JULY 20 15

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS

GENERAL PLAN NOTES:

a. THIS PLAN IS A RE-SUBDIVISION OF PARCEL "R" (NOW UNITS 161 & 162) AND PARCEL "S" (NOW UNITS 163 & 164(OF THE GEORGETOWN SQUARE REVISION NO. 1 AS RECORDED IN PLAN BOOK 292, PAGE 28.

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. OPEN SPACE PARCEL "OS-3" IS ALSO DESIGNATED AS AN ACCESS, UTILITY & DRAINAGE EASEMENT.

OWNERSHIP REFERENCE

PROPERTY OWNER: DAN RYAN BUILDERS MID ATLANTIC, INC.
100 EMERSON DRIVE
BRIDGEVILLE, PA 15017
ORIGINAL PARCEL "R" (UNITS 161 & 162)
DEED REFERENCE: INSTRUMENT NO. 201503130005204
TAX PARCEL: 130-S29-CR

ORIGINAL PARCEL "S" (UNITS 163 & 164)
DEED REFERENCE: INSTRUMENT NO. 201504160007830
TAX PARCEL: 130-S29-CS

LOT AREAS:

161	1,591.736 SQ.FT.	0.037 ACRES
162	2,412.264 SQ.FT.	0.055 ACRES
	4,004.000 SQ.FT.	0.092 ACRES
163	2,387.050 SQ.FT.	0.055 ACRES
164	1,616.950 SQ.FT.	0.037 ACRES
	4,004.000 SQ.FT.	0.092 ACRES

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
349	31

BUILDER/DEVELOPER:
DAN RYAN BUILDERS

DRAWING NUMBER:	1004-1514959
DRAWING SCALE:	1"=20'
DATE:	APRIL 28, 2015
DRAWN BY:	JSS
REVISIONS:	

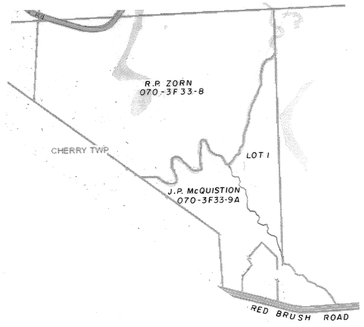
GEORGETOWN SQUARE PARCELS "R " & "S" REVISED

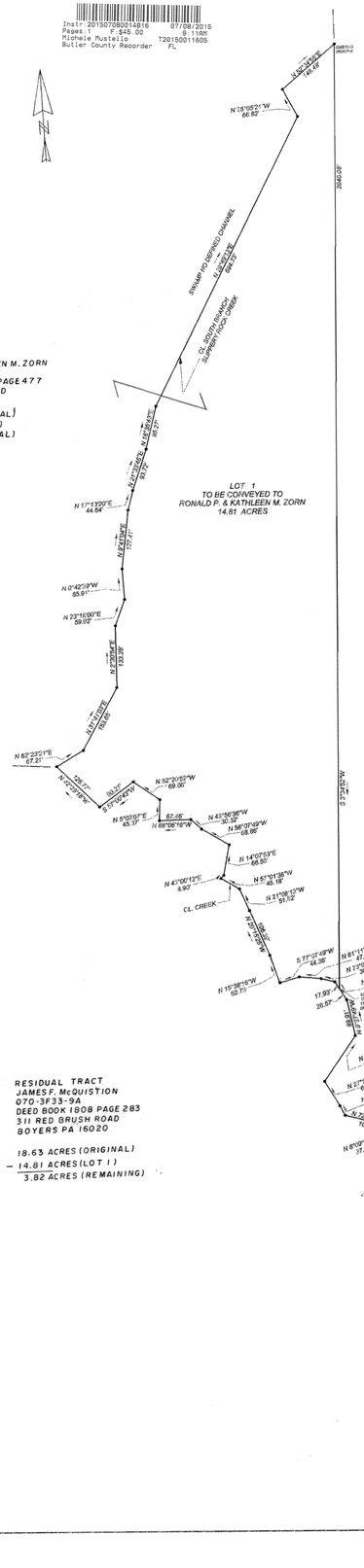
BEING A RE-SUBDIVISION OF PARCELS "R" & "S" OF THE GEORGETOWN SQUARE REVISION NO. 1 AS RECORDED IN PLAN BOOK 292, PG 28

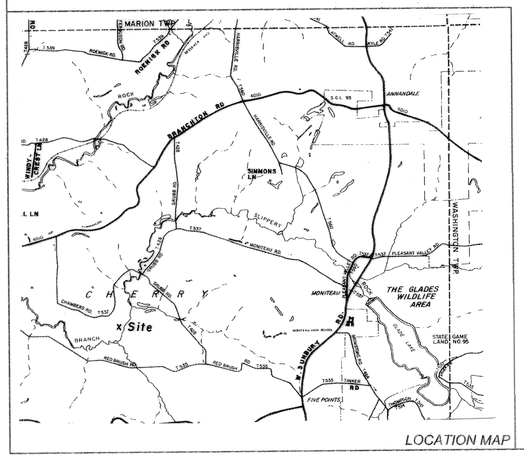
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING, INC.
SLS
HARMONY, PA
724-452-4382
SLS1@zoominternet.net

Instr:201507080014816 07/08/2015
Pages: 1 F:$49.00 9:11AM
Michele Mustello T20150011605
Butler County Recorder FL







DEEDBOOK REFERENCE
DEED BOOK 2944 - PAGE 477

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

0 75' 150' 300' 450'

KNOW ALL MEN BY THESE PRESENTS, that James F. McQuistion of the Township of Cherry of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Cherry Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Cherry 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 their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon James F. McQuistion our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 30 day of June, 2015 .

ATTEST:

NOTARY PUBLIC *James F. McQuistion* *OWNER*

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James F. McQuistion and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 30 day of June, 2015.

My Commission expires the 30 day of October, ~~2017~~ 2015

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that Ronald P. & Kathleen M. Zorn of the Township of Cherry of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Cherry Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Cherry 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 their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Ronald P. & Kathleen M. Zorn our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 30 day of June, 2015 .

ATTEST:

NOTARY PUBLIC *OWNER* *Kathleen M. Zorn*

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County. personally appeared the above named Ronald P. & kathleen M. Zorn and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 30 day of June, 2015.

My Commission expires the 30 day of October, ~~2017~~ 2015

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

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

June 29, 2015 *SEALS* *John E. Dusheck*
DATE *REGISTRATION NO. SU - 073089E*

Reviewed by the Cherry Twp., Board of Supervisors this 7th day of July, 2015.

Carolyn L. Yeager *SECRETARY* *Harold Smith* *CHAIRMAN*

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 1st day of JULY, 2015.

SECRETARY *CHAIRMAN*

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 349 Page 32.

Given under my hand and seal this 8TH day of JULY, 2015.

SEAL

RECORDER OF DEEDS
BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER

NOTICE TO SUBDIVIDERS:

UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

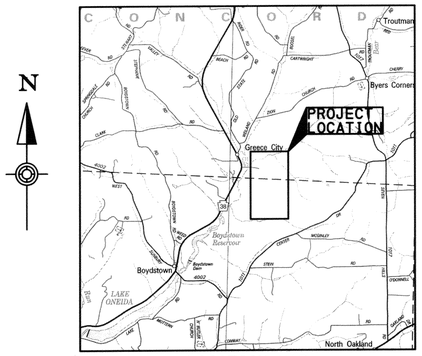
OWNER / SUBDIVIDER
JAMES F. MCQUISTION
311 REDBRUSH ROAD
BOYERS PA., 16020

RECORDED July 8, 2015	
PLAN BOOK	PAGE
349	32

(FINAL PLAN)

TOTAL AREA = 14.81 ACRES .

JOHN E. DUSHECK ***SURVEYOR*** *140 LARAY DRIVE* *BUTLER PA. 16001* ***(724) 287-7825***	***Date :*** 6/4/2015	***PROPERTY SUBDIVISION*** ***FOR: JAMES F. MCQUISTION*** *SITUATE: CHERRY TWP., BUTLER CO., PA*
	Scale : 1 " = 150'	
	Drwn. By : SAB	



LOCATION MAP
NTS

Reviewed by the Planning Commission of the Township of Oakland, this 9 day of June, 20 15.

Secretary — Chairman

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

Reviewed by the Board of Supervisors of the Township of Oakland this 1st day of July, 2015.

(Secretary) — (Chairman)

PLANNING WAIVER & NON-BUILDING DECLARATION

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

FARM PROPERTY

KNOW ALL MEN BY THESE PRESENTS:

That we, Gary L. Ball, Wayne L. & Darla L. Terwilliger and Valerie A. Hilgar, of the Township of Concord, County of Butler, and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler or Township of Concord, 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 Concord, their successors or assigns from any liability for damages arising or to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon, Farm: Gary L. Ball, Wayne L. & Darla L. Terwilliger, Valerie A. Hilgar, our heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2 day of June, 20 15.

ATTEST:

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Gary L. Ball
Wayne L. Terwilliger
Darla L. Terwilliger
Valerie A. Hilgar

PROPERTY A

KNOW ALL MEN BY THESE PRESENTS:

That we, Wayne L. & Darla L. Terwilliger, of the Township of Concord, County of Butler, and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler or Township of Concord, 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 Concord, their successors or assigns from any liability for damages arising or to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon, Wayne L. & Darla L. Terwilliger, our heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2 day of June, 20 15.

ATTEST:

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Wayne L. Terwilliger
Darla L. Terwilliger

PROPERTY B

KNOW ALL MEN BY THESE PRESENTS:

That I, Gary L. Ball, of the Township of Concord, County of Butler, and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler or Township of Concord, 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 Concord, their successors or assigns from any liability for damages arising or to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon, Gary L. Ball, our heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2 day of June, 20 15.

ATTEST:

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Gary L. Ball

PROPERTY C

KNOW ALL MEN BY THESE PRESENTS:

That we, Ray & Valerie A. Hilgar, of the Township of Concord, County of Butler, and Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Lots of our property, situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler or Township of Concord, 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 Concord, their successors or assigns from any liability for damages arising or to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon, Ray & Valerie A. Hilgar, our heirs, executors, administrators and assigns, and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 2 day of June, 20 15.

ATTEST:

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Ray Hilgar
Valerie A. Hilgar

Approved by the Butler County Planning Commission this 1st day of June, 20 15

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

See comments on file at the Butler County Planning Commission Plan number: _____

Reviewed by the Planning Commission of the Township of Concord, this _____ day of _____, 20____.

Secretary — Chairman

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

Reviewed by the Board of Supervisors of the Township of Concord this 3rd day of June, 2015.

(Secretary) — (Chairman)

COMMONWEALTH OF PENNSYLVANIA } ss
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named:
Gary L. Ball
Wayne L. & Darla L. Terwilliger and
Valerie A. Hilgar
acknowledged the foregoing release and dedication and plan to be their act and desire the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARY SEAL this 2 day of JUNE, 20 15.

My commission expires the 9 day of OCT, 20 16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret Burkett, Notary Public
Oakland Twp., Butler County
My Commission Expires Oct. 9, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Notary Public)

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

David H. Widmer, PLS # SU-34208-E

June 1, 2015
Date

COMMONWEALTH OF PENNSYLVANIA } ss
COUNTY OF BUTLER }

Recorded in the Recorder's office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 349 Page 33-34

GIVEN UNDER MY HAND AND SEAL this 8th day of JULY, 20 15.

(Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

PLAN BOOK	PAGE
349	33

Instr:201507080014835 07/08/2015
Pages:2 F:$85.00 15:11PM
Michele Mustello T20150011613
Butler County Recorder PL

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID H. WIDMER — LAND SURVEYOR SU-34208-E

PREPARED BY:
WIDMER ENGINEERING INC.
806 LINCOLN PLACE, BEAVER FALLS, PA 15010

REVISIONS			
DATE	TYPE	BY	CHK

BALL FARM LOT LINE REVISION
PREPARED FOR
DARLA L. TERWILLIGER, GARY L. BALL & VALERIE A. HILGAR
SITUATE IN:
CONCORD TOWNSHIP AND OAKLAND TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PROJECT NO.	15058
FIELD BOOK NO.	334
DRAWN: KLH	CHECKED: DHW
DATE:	MAY 2015
SCALE:	AS NOTED

RECORDED ____, 2015	
PLAN BOOK	PAGE
SHEET	OF

Kmoda
Revised
6/1/2015
G:\2015\15058 - Terwilliger Subdivision - Butler Co\Project\FINAL-PLAN.dgn

N

PROPERTY SUBDIVISION

PROPERTY SUBDIVISION SIZES±

A= 25465.625 SQ FT	= 0.585 ACRES (EXISTING)	
A= 9908.7684 SQ FT	= 0.227 ACRES (DRIVEWAY)	
A= 48190.9819 SQ FT	= 1.106 ACRES	
A= 1428382.8869 SQ FT	= 32.791 ACRES	
	34.709 ACRES (TOTAL)	
B= 22173.0182 SQ FT	= 05.09 ACRES (EXISTING)	
B= 1496740.2688 SQ FT	= 34.360 ACRES	
	34.869 ACRES (TOTAL)	
C= 44075.3464 SQ FT	= 1.012 ACRES (EXISTING)	
C= 23250.5228 SQ FT	= 0.534 ACRES (PREVIOUS ROW)	
C= 1496852.8328 SQ FT	= 34.363 ACRES	
	35.909 ACRES (TOTAL)	

OAKLAND TOWNSHIP (APPROXIMATE LOCATION)
CONCORD TOWNSHIP (APPROXIMATE LOCATION)

NOW OR FORMERLY SUSKEY, VINCENT P. & SUSAN L.

NOW OR FORMERLY HOVIS, TODD L. & TERESA M.

NOW OR FORMERLY BUTTERFIELD, BRYAN K.

NOW OR FORMERLY GALLI, LOUIS C.

NOW OR FORMERLY WILSON, ROBERT E. & KATHLEEN A.

NOW OR FORMERLY STOUGHTON, LEWIS E. & SUSAN

NOW OR FORMERLY EDMONDS, TIMOTHY & BARBARA A.

BREAKLINE (795')

1629.55' N00°32'36"E
728.75' N89°27'24"W
1849.52' N89°27'24"W
403.94' N89°27'24"W
210.00' N89°27'24"W
2089.09' N00°32'36"E
3109.77' S00°32'36"W
3858.14' S00°32'36"W
519.59' N89°23'57"E
478.00' N00°36'03"W
280.01' N43°41'53"W
187.15' N35°30'13"W
100.00' N42°39'53"W
111.45' S42°39'53"E
349.15' N35°30'13"W
353.00' N43°41'53"W
152.40' N02°09'21"W
384.00' N02°08'58"W
176.04' N69°47'03"W
156.11' S70°18'16"E
153.92' S02°08'58"E
17.91' N65°46'32"W
29.80' N73°03'26"W
126.61' N64°41'53"W
115.82' N70°32'43"W
SEE DETAIL A-A
150.00' N35°06'33"W
81.86' N35°06'33"W
156.12' N71°07'57"E
90.58' S82°20'29"E
140.13' N54°53'27"E
170.00' S54°53'27"W
150.00' S35°06'33"E
211.64' N54°53'27"E
158.51' N88°55'30"E
143.15' S35°06'33"E
50.00' S35°06'33"E
173.00' N54°53'27"E
210.00' N54°53'27"E
218.40' N51°03'18"W
210.00' S54°53'27"W
218.40' S51°03'18"E
285.98' N54°53'27"E
480.51' N88°55'30"E
629.40' N88°55'30"E
660.00' N50°55'30"E
179.85' N01°04'30"W
161.70' N88°10'23"E
373.42' S89°49'30"E
12.85' N88°31'19"
42.86' S65°46'32"E
28.18' S73°03'26"E
23.82' N88°31'19"E
24.23' N49°42'19"E
33.93' N49°42'19"E
115.70' N34°36'04"E
116.84' N34°36'04"E
45.49' N23°17'26"E
95.38' N06°57'01"W
81.49' N71°08'02"E

IPS

DETAIL A-A
NTS

100 0 100
SCALE IN FEET

NOTE:
THIS PLAN REPRESENTS THE LOT LINE REVISION TO ELIMINATE THE JOINTLY OWNED BALL FARM. ALL PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY AS EVIDENCED ON GROUND AND BY ALL RECORDS.

PLAN BOOK	PAGE
349	34

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID H. WIDMER — LAND SURVEYOR — SU-34208-E

6-1-15

PREPARED BY:
WIDMER ENGINEERING INC.
806 LINCOLN PLACE, BEAVER FALLS, PA 15010

REVISIONS			
DATE	TYPE	BY	CHK

BALL FARM LOT LINE REVISION
PREPARED FOR
DARLA L. TERWILLIGER, GARY L. BALL & VALERIE A. HILGAR
SITUATE IN:
CONCORD TOWNSHIP AND OAKLAND TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

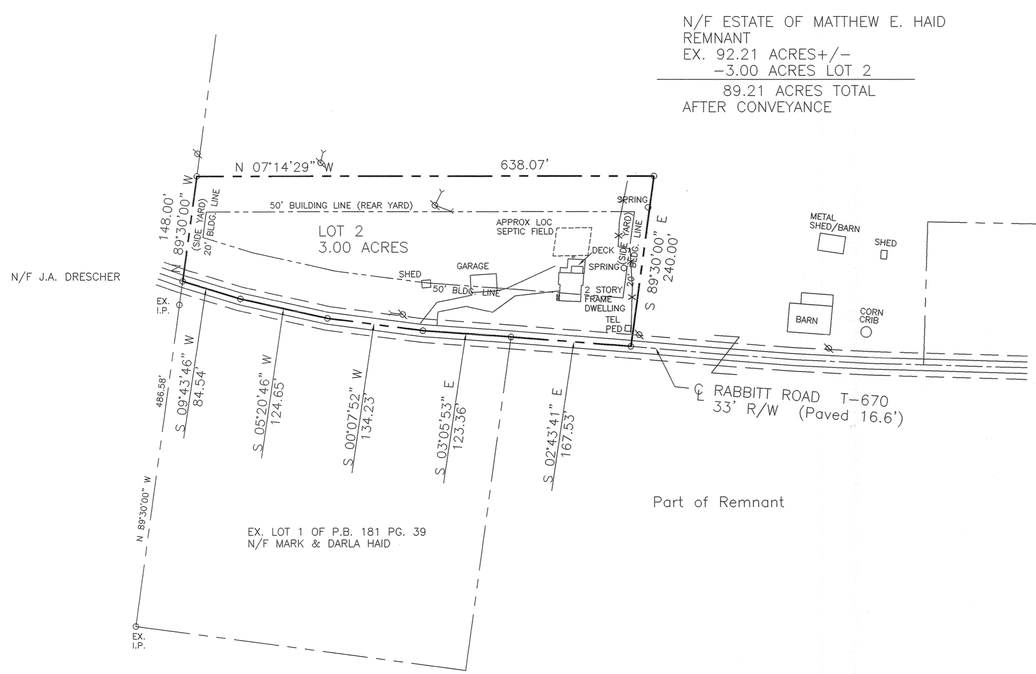
PROJECT NO.	15058
FIELD BOOK NO.	334
DRAWN: KLH	CHECKED: DHW
DATE:	MAY 2015
SCALE:	AS NOTED

RECORDED _____, 2015

PLAN BOOK	PAGE

SHEET OF

Image
Jun 05, 2015 - 11:09:55 AM
G:\2015\15058 - Terwilliger Subdivision - Butler Co\Prj\plt\FINAL-PLAN.dgn



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY DONEGAL TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THE RESIDUAL TRACT SHOULD CONTACT THE APPROPRIATE OFFICIALS OF DONEGAL TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

KNOW ALL MEN BY THESE PRESENTS, that the, Estate of Matthew E. Haid, of the Township of Donegal, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Donegal Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania,County of Butler and Township of Donegal, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the Estate of Matthew E. Haid, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1ST day of July, 2015.

ATTEST:
Thomas Gyoung
NOTARY PUBLIC

Michael E Haid
EXECUTOR

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Estate of Matthew E. Haid by Michael E. Haid, executor and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 1ST day of JULY, 2015.

My Commission expires the 19TH day of SEPTEMBER, 2017.

SEAL
Thomas Gyoung
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Thomas J. Young, Notary Public
Franklin Twp., Butler County
My Commission Expires Sept. 19, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

DATE May 27, 2015 SEAL REG. NO. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

Approved by the Supervisors of the Township of Donegal this 7 day of July, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 29TH day of May, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 349 page 35

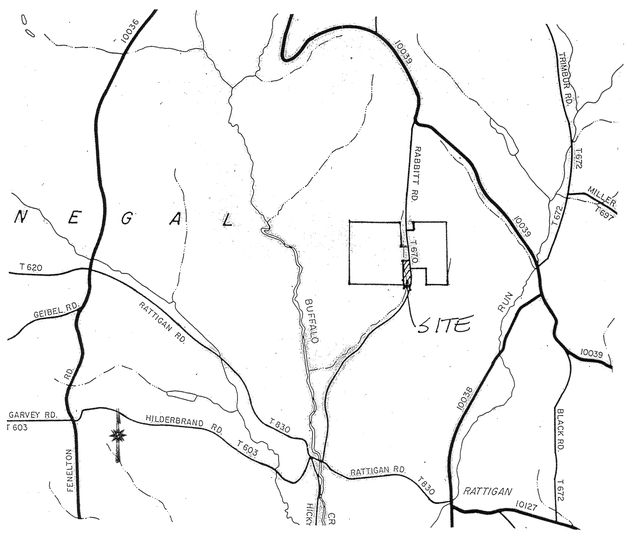
Given under my hand and seal this 13TH day of JULY, 2015.

SEAL
RECORDER

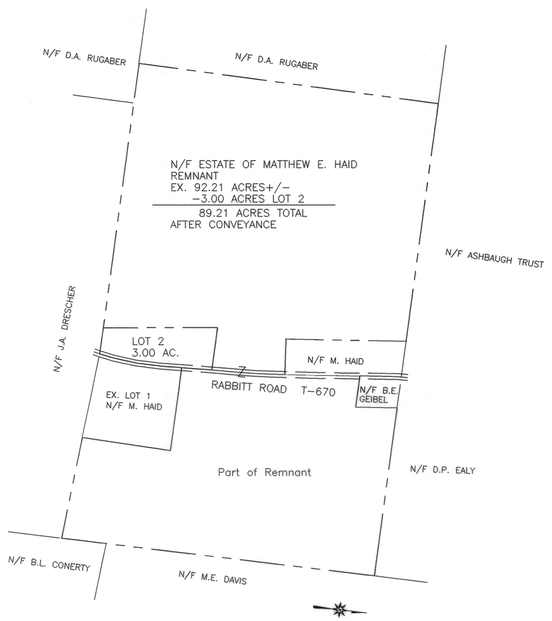
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
349	35



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

PROPERTY OWNERS: ESTATE OF MATTHEW E. HAID
c/o MIKE HAID
158 RABBITT ROAD
CHICORA, PA 16025

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING DWELLING FROM THE REMNANT.

0' 100' 200' 300'

Instr:201507130015152 07/13/2015
Pages:1 F:$45.00 10:41PM
Michele Mustello T20150011841
Butler County Recorder FL

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

PLAN OF SUBDIVISION

FOR: ESTATE OF MATTHEW E. HAID

SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 05/27/15	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 140-1F21-278		Db-Pg 979-252	Service No. 15-015
Address RABBITT ROAD			

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ANDREW W. OBRINGER AND BARBARA A. OBRINGER OF THE TOWNSHIP OF FRANKLIN, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF FRANKLIN, BUTLER COUNTY, THE COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF BUTLER OR THE TOWNSHIP OF FRANKLIN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY COURSE OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 11th DAY OF JUNE, 2015.

ANDREW W. OBRINGER

BARBARA A. OBRINGER

CERTIFICATION OF TITLE:

WE, ANDREW W. OBRINGER AND BARBARA A OBRINGER, OWNERS OF THE PROPERTY SHOWN IN THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ANDREW W. OBRINGER AND BARBARA A OBRINGER, AND IS RECORDED AT INSTRUMENT # 201304050009908, RECORDER OF DEEDS OFFICE.

WITNESS — ANDREW W. OBRINGER

BARBARA A. OBRINGER

ACKNOWLEDGMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA }
} §
BUTLER COUNTY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME ANDREW W. OBRINGER AND BARBARA A. OBRINGER, OWNERS, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS 11th DAY OF JUNE 2015.

MY COMMISSION EXPIRES THE 5th DAY OF MAY 2016.

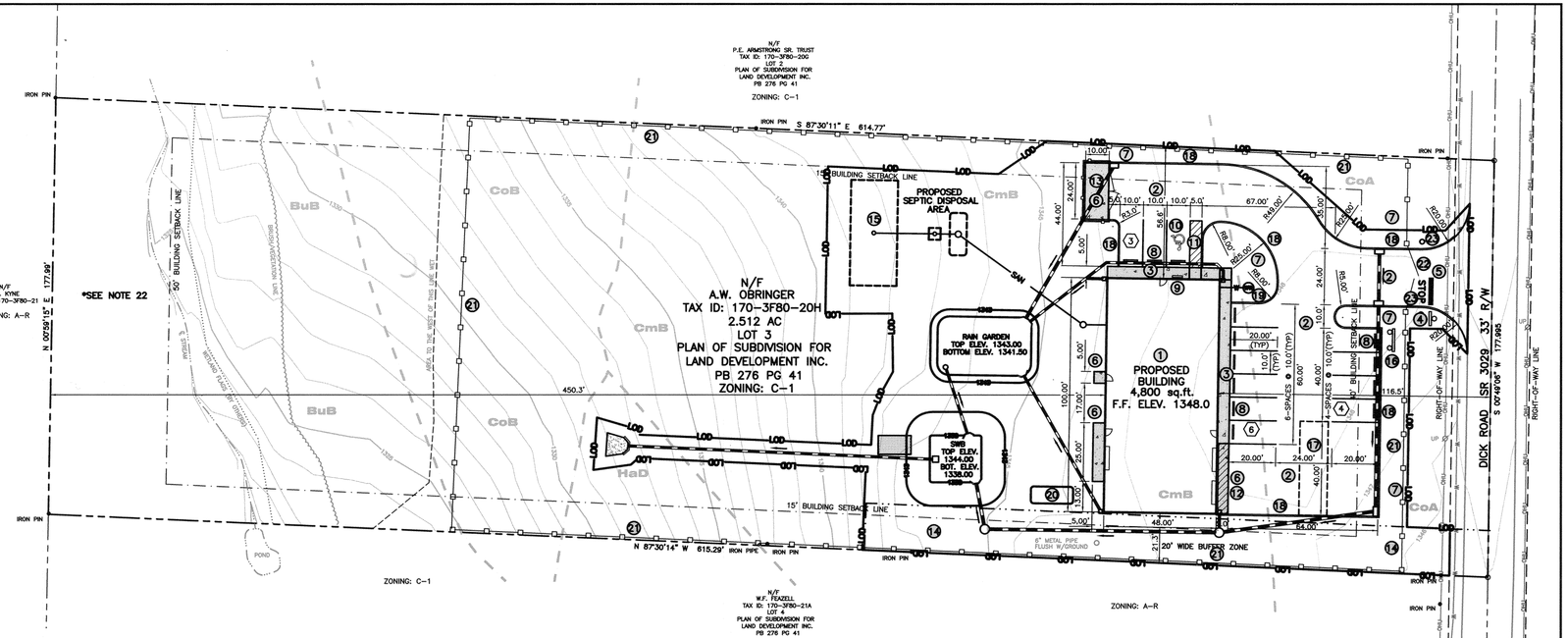
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dwight C. Boice, Notary Public
Prospect Boro, Butler County
My Commission Expires May 5, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC (SIGNATURE)

TOWNSHIP PLANNING COMMISSION:

THE FRANKLIN TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN THIS 9 DAY OF June, 2015.

SECRETARY — CHAIRMAN, PLANNING COMMISSION



MUNICIPAL DECLARATIONS:

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

ATTEST:

SECRETARY — VICE CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP SUPERVISORS:

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF FRANKLIN, EFFECTIVE THIS 6th DAY OF July, 2015.

SECRETARY — VICE CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }
} §
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 349, PAGE(S) 36.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF July, 2015.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30161-E PENNSYLVANIA

SURVEYORS CERTIFICATION:

I, STAN GRAFF, 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 AGENTS.

11 JUNE '15
DATE

STAN GRAFF, REG. No. 30161-E
info@grafsurveying.com

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF JUNE, 2015.

SECRETARY — CHAIRMAN BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

SOILS LEGEND:

	SOIL DESIGNATION LINE
BuB	Buchanan loam, (3–8% slopes)
CmB	Clymer loam, (3–8% slopes)
CoA	Cookport loam, (0–3% slopes)
CoB	Cookport loam, (3–8% slopes)
HaD	Hazleton channery loam, (15–25% slopes)

LEGEND (PROPOSED)

BUFFER ZONE
SIGNS
CONCRETE WHEEL STOP
ADA HC PARKING SYMBOL
WW — WATER WELL

LEGEND (EXISTING)

PROPERTY LINE
1345 — EXISTING INDEX CONTOUR
RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
OHU — OVERHEAD UTILITY LINE
W — W — WATER LINE
VEGETATION LINE
CENTERLINE STREAM
UTILITY POLE
WATER VALVE
PROPERTY MONUMENTATION

NOTES:

1. MAPPING AND PROPERTY INFORMATION IS FROM WORK BY S.D. GRAFF, PROFESSIONAL SURVEYOR. DATED: APRIL 20, 2015.
2. ZONING: C-1.
3. LIMIT OF DISTURBANCE — LOD — = 0.93 ACRES.
4. PROPERTY BEARING TAKEN FROM EXISTING SURVEY, SEE NOTE 1 ABOVE.
5. PROPERTY ADDRESS: 214 DICK ROAD, FRANKLIN TOWNSHIP, BUTLER COUNTY. LOT = 2.51 ACRES, MIN. ALLOWED = 1.0 ACRES.
6. PARKING PROVIDED = 13 SPACES, 4800 sq.ft./400 = 12 SPACES. 10'(w) x 20'(l) TYP.
7. BUILDING AREA = 4800 sq.ft.
8. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT.
9. PROPERTY IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 422350A. EFFECTIVE DATE: FEB. 15, 1985.
10. RECEIVING STREAM: UNNAMED TRIBUTARY OF SEMICONON RUN.
11. NO EXISTING STREAMS, FLOODWAYS, WETLANDS NOR WATER COURSES ARE LOCATED WITHIN THE WORK AREA.
12. BUILDING SETBACK: FRONT 40' REQUIRED, 100' PROVIDED.
13. BUILDING HEIGHT: 18.5', MAX. ALLOWED = 60'.
14. SITE IMPERVIOUS SURFACE: ±16,200 sq.ft.
15. LOT COVERAGE = 15%.
16. ACCESSIBLE ROUTES WILL BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A 117, I-2009.
17. PROPOSED UTILITIES TO BE UNDERGROUND.
18. HOP PERMIT 10021092.
19. PROPOSED USE: F2.
20. SITE LIGHTING IS FROM PROPOSED BUILDING.
21. OUTDOOR STORAGE IS NOT PROPOSED.
22. WAIVER REQUEST FOR LANDSCAPING ALONG WESTERN PROPERTY DUE TO EXISTING VEGETATION, STREAM AND WET AREAS.

SITE LAYOUT NOTES:

1. NEW BUILDING
2. ASPHALT PAVEMENT
3. CONCRETE SIDEWALK
4. STOP SIGN
5. STOP BAR
6. CONCRETE PAVEMENT
7. VEGETATED AREA (GRASS)
8. CONCRETE WHEEL STOP.
9. ADA VAN ACCESSIBLE SIGN
10. ADA PAINTED PARKING SYMBOL
11. 4" WIDE PAINTED BLUE STRIPING
12. 4" WIDE PAINTED YELLOW STRIPING.
13. TRASH RECEPTACLE AREA W/6' PRIVACY FENCE.
14. LANDSCAPE BUFFER
15. ON-LOT SEPTIC DISPOSAL AREA
16. BUSINESS SIGN
17. UNLOADING ZONE, 12'(w) x 40'(l).
18. CONCRETE CURB
19. WATER WELL
20. UNDERGROUND PROPANE TANK
21. 6' HIGH SECURITY FENCING
22. VEHICLE SWING GATE
23. 6' HIGH BOLLARD

PLAN BOOK	PAGE
349	36

Instr:201507140015302 07/14/2015
Pages:1 F:$45.00 11:10AM
Michele Mustello T20150011947
Butler County Recorder PL

N

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

REVISIONS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS R. STAHL ENGINEER 040753E PENNSYLVANIA

PEDERSEN &PEDERSEN
Civil and Environmental Engineering/Surveying
www.pedersenx2.com
441 Mars-Valencia Road Suite 200
Valencia, PA. 16059
(724) 898-3300
FAX 724-625-1329
3200 Main Street
Weirton, WV 26262
(304) 748-6190

CLIENT	BARBARA OBRINGER 1490 WHITESTOWN ROAD EXT., PROSPECT, PA 16052
PROJECT	CIVIL DESIGN DRAWINGS FOR PROPERTY LOCATED AT 214 DICK ROAD FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
SHEET TITLE	SIGNATURE PLAN

DRAWN	JAL
CHECKED	TRS
APPROVED	TRS
DATE	06/11/15
ISSUE DATE	06/11/15
REV. #	0
PROJECT #	15-013
SCALE	1"=30'
DWG #	A
SHEET	1 OF 1

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6 day of July 2015.

Donald B. Kriley — Donald B. Kriley

Karen M. Kriley — Karen M. Kriley

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Donald B. & Karen M. Kriley, and acknowledged the foregoing release and dedication of plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 6th day of July 2015.

My commission expires the 25 day of Jan 20 19

Lynn L. McQuiston — Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lynn L. McQuiston, Notary Public
Irwin Twp., Venango County
My Commission Expires Jan. 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

1st July '15 — Date

Stanley D Graff P.L.S. # SU-030161-E — (Seal)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30161-E

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

Approved by the Board of Supervisors of the Township of Jefferson this 13th day of July 2015.

Secretary (Seal) — Chairman

Approved by the Planning Commission of the Township of Jefferson, this 25 day of June 2015.

Secretary — Evelyn M. Gross, Chairman

Reviewed by the Butler County Planning Commission on this 19TH day of JUNE 2015.

Secretary (Seal) — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

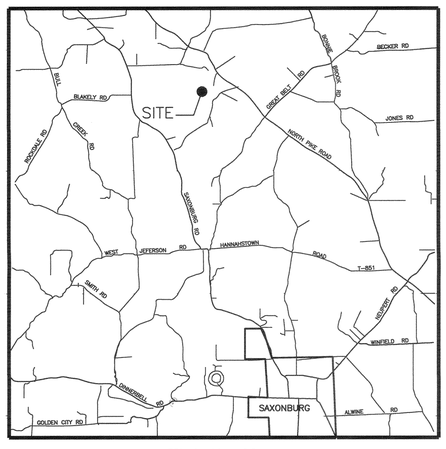
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said county in Plan Book Volume 349, Page(s) 37

Given under my hand and seal this 14th day of July 2015.

(Seal) — Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS — BUTLER COUNTY PA

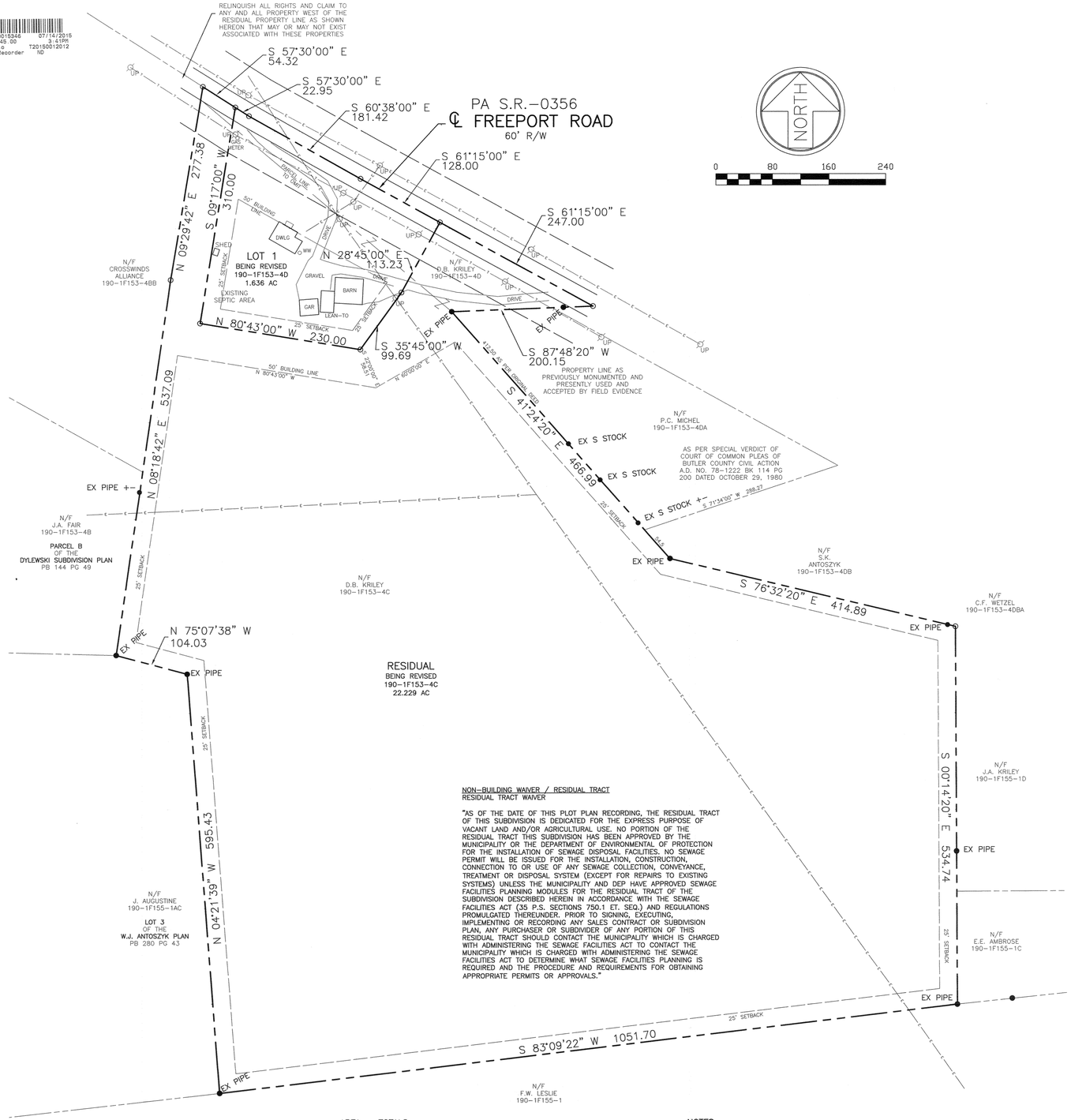


Vicinity Map

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

HIGHWAY OCCUPANCY PERMIT:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

Instr: 201507140019346 07/14/2015
Pages: 1 F: $45.00 3:41PM
Michele Mustello T20150012012
Butler County Recorder NO



NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

AREA - TOTALS

ORIGINAL	
ORIG 1F155-4C	23 AC
+ORIG 1F155-4D	0.88 AC
ORIGINAL TOTAL	23.88 AC
REVISED	
LOT 1	1.636 AC
+RESIDUAL	22.229 AC
REVISED TOTAL	23.866 AC

NOTES:

1) OWNERS: DONALD B. & KAREN M. KRILEY
2) PROPERTY USE: RESIDENTIAL
3) REFERENCES:
DYLEWSKI SUBDIVISION
PLAN BOOK 144 PAGE 49
W.J. ANTOSZYK PLAN
PLAN BOOK 280 PAGE 43
1977 SHOUP/ZARNICK & ASSOC PROPERTY SURVEY FOR A.P. KRILEY

REV	DESCRIPTION	BY	DATE
A	HIGHWAY OCCUPANCY NOTE ADDED	SDG	6/26/15

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

PROJECT DESCRIPTION

D. KRILEY PLAN

BEING A

SUBDIVISION

FOR

DONALD B. & KAREN M. KRILEY

SITUATE

TOWNSHIP OF JEFFERSON
BUTLER COUNTY, PENNSYLVANIA

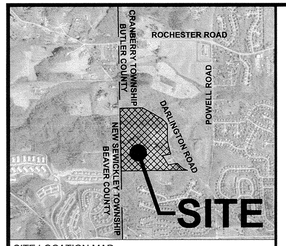
DATE	DRAWN	CHECKED	SCALE
6/9/15	SDG	Sdg	1" = 80'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-114	190-1F153-4C	A

RECORDED JULY 14 2015

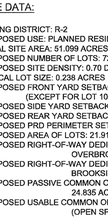
PLAN BOOK	PAGE
349	37

SHEET 1 of 1



SITE LOCATION MAP
SCALE: 1" = 2000'

NORTH ROTATION DIAGRAM:



NOTES:
1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. THE SOURCE OF TITLE FOR TAX PARCEL 130-4F117-1 IS INSTRUMENT NO. 200712190031936.
3. THE PURPOSE OF THIS PLAN IS TO FURTHER SUBDIVIDE LOT 2 OF THE WAIN FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 295, PAGE 8.
4. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND / OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS, OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE, THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
5. THE HOMEOWNER'S ASSOCIATION FOR THIS PLAN SHALL BE RESPONSIBLE FOR ALL ROOF DRAIN PIPES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY AND DRAINAGE \ UTILITY EASEMENTS SHOWN ON THE APPROVED PLANS.
6. ELEVATIONS ARE REFERENCED TO NAD 83 AS DERIVED FROM THE CRANBERRY TOWNSHIP G.I.S. REFERENCE MONUMENTS 23, 24, AND 57.
7. COORDINATES ARE REFERENCED TO THE CRANBERRY TOWNSHIP G.I.S. COORDINATE SYSTEM, GROUND MEASUREMENT, AS DERIVED FROM MONUMENTS 23, 24, AND 57.
8. LABELED BEARINGS ARE FROM THE WAIN PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 196, PAGE 36, WITH REFERENCE MADE TO THE DIFFERENCE BETWEEN THE DEED NORTH AND G.I.S. GRID NORTH. (SEE NORTH ROTATION DIAGRAM IN UPPER LEFT.
9. REFER TO SHEET 4 OF 4 FOR EASEMENT LABELING TABLES.

PROPERTY OWNERS:
RICHARD E. WAIN
607 DARLINGTON ROAD
CRANBERRY TOWNSHIP, PA 16066

AND

THE GLEN AT WOODSIDE, L.P.
P.O. BOX 449
MARS, PA 16046

DEVELOPER:
THE GLEN AT WOODSIDE, L.P.
P.O. BOX 449
MARS, PA 16046

THE FOLLOWING MODIFICATIONS & WAIVERS HAVE BEEN GRANTED:

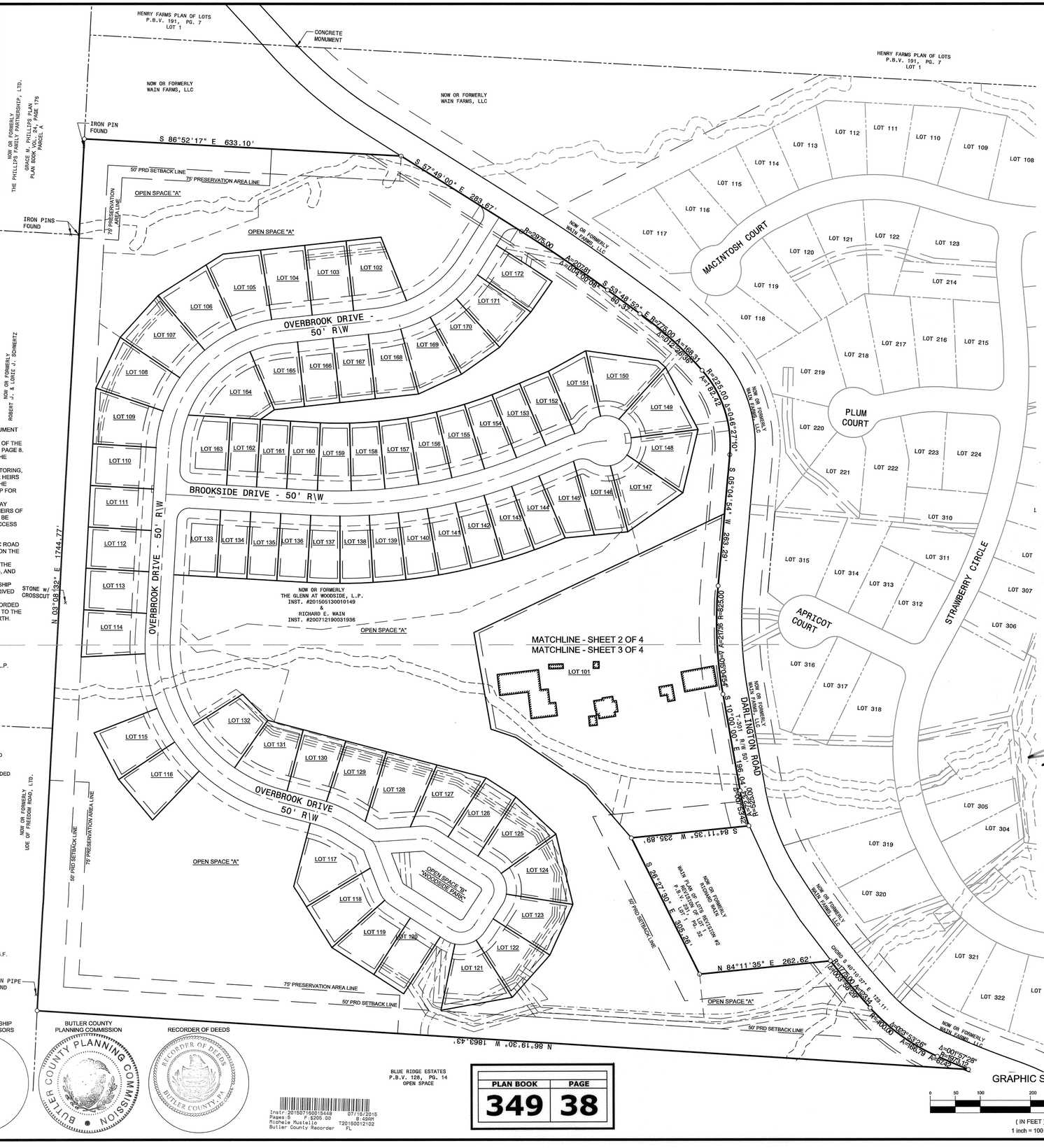
WAIVER TO: 22-503.C(2)(B): WHICH REQUIRES SIDEWALK TO BE PROVIDED ALONG THE ENTIRE LENGTH OF THE DEVELOPER'S FRONTAGE.

WAIVER TO: 22-612.5.B-F: WHICH REQUIRES STREET TREES TO BE PROVIDED ALONG THE ENTIRE LENGTH OF THE DEVELOPER'S FRONTAGE.

MODIFICATION TO: 27-903.3.C(1)(A): WHICH REQUIRES STREETSCAPE TREATMENTS TO BE PROVIDED ALONG THE ENTIRE LENGTH OF THE DEVELOPER'S FRONTAGE.

SITE DATA:

ZONING DISTRICT: R-2
PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT
TOTAL SITE AREA: 51.099 ACRES
PROPOSED NUMBER OF LOTS: 72
PROPOSED SITE DENSITY: 0.70 DWELLING UNITS PER ACRE
TYPICAL LOT SIZE: 0.238 ACRES
PROPOSED FRONT YARD SETBACK: 30'
(EXCEPT FOR LOT 101 WHICH IS 5')
PROPOSED SIDE YARD SETBACK: 5.0'
PROPOSED REAR YARD SETBACK: 10'
PROPOSED PRD PERIMETER SETBACK: 50'
PROPOSED AREA OF LOTS: 21.916 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION,
OVERBROOK DRIVE: 2.921 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION,
BROOKSIDE DRIVE: 1.135 ACRES
PROPOSED PASSIVE COMMON OPEN SPACE (30% REQUIRED):
24.835 ACRES OR 48.6% (OPEN SPACE "A")
PROPOSED USABLE COMMON OPEN SPACE: 0.293 ACRES / 12.746 S.F.
(OPEN SPACE "B" \ WOODSIDE PARK)



GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
349	38

Instr: 201507150015448
Pages: 5 F: $205.00 8:48AM
Michele Mustello T20150012102
Butler County Recorder FL

OWNERS ADOPTION
THE GLEN AT WOODSIDE, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF LOTS 102 THROUGH 172, PARCEL A, AND PARCEL B, AS SHOWN ON THE GLEN AT WOODSIDE 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 THE PARTERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

SIGNATURE OF WITNESS — THE GLEN AT WOODSIDE, L.P. / A PENNSYLVANIA LIMITED PARTNERSHIP / BY ITS GENERAL PARTNER, THE GLENW, LLC / A PENNSYLVANIA LIMITED LIABILITY COMPANY / WILLIAM WEAVER, MANAGING PARTNER — DATE 6.17.15

ACKNOWLEDGMENT
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED WILLIAM J. WEAVER, MANAGING MEMBER OF THE GLENW, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, SOLE GENERAL PARTNER OF THE GLEN AT WOODSIDE, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF JUNE, 2015

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Mars Boro, Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (WITH MORTGAGE)
WASHINGTON FINANCIAL BANK, MORTGAGEE OF A PORTION OF THE PROPERTY CONTAINED IN THE GLENN AT WOODSIDE PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER NOTES APPEARING ON THE PLAN. .

WITNESS — WASHINGTON FINANCIAL BANK / NAME: WILLIAM H. HARPER / TITLE: VICE PRES.

OWNERS ADOPTION
I, RICHARD E. WAIN, OWNER OF LOT 101 AS SHOWN ON THE GLEN AT WOODSIDE PLAN OF LOTS 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. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — RICHARD E. WAIN - OWNER — DATE 6.23.15

ACKNOWLEDGMENT
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED RICHARD E. WAIN, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF JUNE, 2015

MY COMMISSION EXPIRES THE 3 DAY OF MARCH, 2017

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Mars Boro, Butler County
My Commission Expires March 12, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (NO MORTGAGE)
I HEREBY CERTIFY THAT THE TITLE TO LOT 101, A PORTION OF THE PROPERTY CONTAINED IN THE WOODSIDE GLEN PLAN OF LOTS IS IN THE NAME OF RICHARD E. WAIN, AND IS RECORDED IN INSTRUMENT NO. 200712190031936 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — RICHARD E. WAIN

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

DATE 6-23-15 — MICHAEL ALLEN OGIN, REG. NO. SU-075288

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF CRANBERRY 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.

SECRETARY — DATE 7-13-15

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~RESOLUTION~~/RESOLUTION NO. 2015-17 ON THE 13th DAY OF July, 2015.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I, JERRY ANDREE TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2015-17 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 2015.

TOWNSHIP MANAGER

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

JASON KRATSAS, REG. NO. PE071353 — DATE 7/14/15

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF JAN '15

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 349 PAGE(S) 33-42

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF JULY, 2015

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

TOTAL AREA FOR RECORDING = 51.099 ACRES

SURVEYOR: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL ALLEN OGIN — LAND SURVEYOR NO.SU075288 — PENNSYLVANIA

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS — BUTLER COUNTY, PA.

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

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THE GLEN AT WOODSIDE PLAN OF LOTS

BEING A FURTHER SUBDIVISION OF LOT 2 OF THE WAIN FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 295, PAGE 8

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY

MADE FOR

THE GLENN AT WOODSIDE, L.P.
AND RICHARD E. WAIN

PM: MAO DB: LPW CB: MAO
SHEET: 1 OF 4
SCALE:1" = 100'
Date: 2014-09-03
Job Number C-16832-0014
DWG No: PENDING

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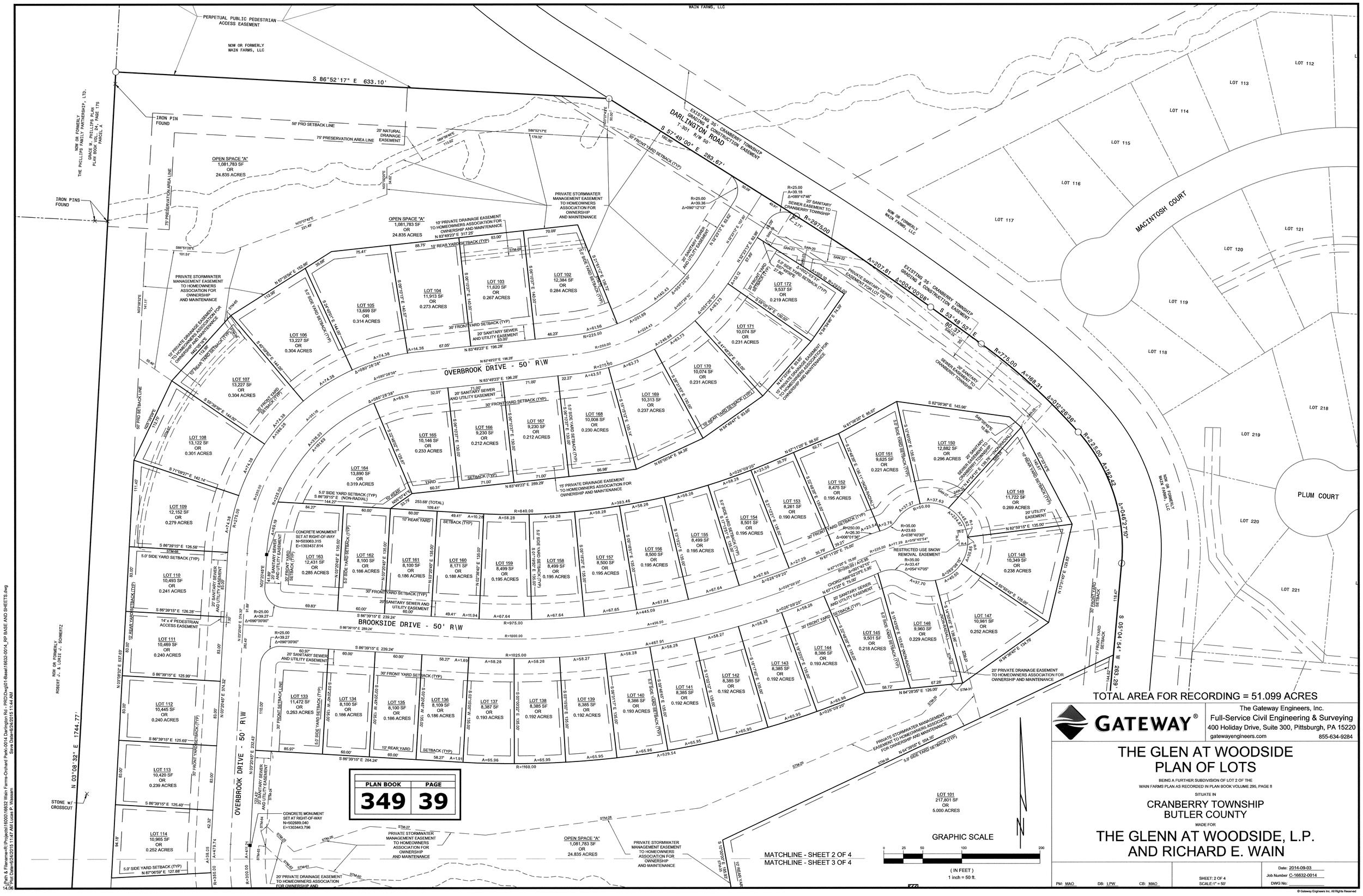

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THE GLEN AT WOODSIDE
PLAN OF LOTS

BEING A FURTHER SUBDIVISION OF LOT 2 OF THE
WAIN FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 295, PAGE 8

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY

MADE FOR

THE GLENN AT WOODSIDE, L.P.
AND RICHARD E. WAIN

PM: MAO DB: LPW CB: MAO

SHEET: 2 OF 4
SCALE:1" = 50'

Date: 2014-09-03
Job Number C-16632-0014
DWG No: _____

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Save Date=8/24/2015 11:47 AM Lucas P. Wassam
Plot Date=8/24/2015 11:47 AM Lucas P. Wassam
14.06

MATCHLINE - SHEET 2 OF 4
MATCHLINE - SHEET 3 OF 4

MATCHLINE - SHEET 1 OF 4
MATCHLINE - SHEET 3 OF 4

LOT 114
10,965 SF
OR
0.252 ACRES

LOT 115
12,061 SF
OR
0.277 ACRES

LOT 116
12,061 SF
OR
0.277 ACRES

LOT 117
14,625 SF
OR
0.336 ACRES

LOT 118
11,856 SF
OR
0.272 ACRES

LOT 119
10,963 SF
OR
0.252 ACRES

LOT 120
9,585 SF
OR
0.220 ACRES

LOT 121
11,627 SF
OR
0.267 ACRES

LOT 122
10,914 SF
OR
0.251 ACRES

LOT 123
10,904 SF
OR
0.250 ACRES

LOT 124
11,626 SF
OR
0.267 ACRES

LOT 125
11,131 SF
OR
0.256 ACRES

LOT 126
9,940 SF
OR
0.228 ACRES

LOT 127
11,477 SF
OR
0.263 ACRES

LOT 128
13,970 SF
OR
0.321 ACRES

LOT 129
11,412 SF
OR
0.262 ACRES

LOT 130
10,766 SF
OR
0.247 ACRES

LOT 131
11,575 SF
OR
0.266 ACRES

LOT 132
11,293 SF
OR
0.259 ACRES

LOT 101
217,801 SF
OR
5.000 ACRES

OPEN SPACE "A"
1,081,783 SF
OR
24.835 ACRES

OPEN SPACE "B"
"WOODSIDE PARK"
12,746 SF
OR
0.293 ACRES

OVERBROOK DRIVE
50' R\W

DARLINGTON ROAD
T-301 R/W 50'

APRTCOT COURT

EXISTING BUILDING (TYP.)
EX.BLDG
EXISTING BUILDING
EX.BLDG
1 STORY FRAME BARN
SHED

PRIVATE STORMWATER MANAGEMENT EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

20' NATURAL DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

10' PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

PRIVATE DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

20' SANITARY SEWER AND UTILITY EASEMENT

20' SANITARY SEWER EASEMENT TO CRANBERRY TOWNSHIP

EXISTING 35' CRANBERRY TOWNSHIP GRADING & CONSTRUCTION EASEMENT

15' PUBLIC \ PEDESTRIAN ACCESS EASEMENT

75' PRESERVATION AREA LINE

50' PRD SETBACK LINE

50' PRD SETBACK\SIDE YARD SETBACK LINE

IRON PIPE FOUND

BLUE RIDGE ESTATES
P.B.V. 128, PG. 14
OPEN SPACE

NOW OR FORMERLY
SIDE OF FREEDOM ROAD, LTD.

NOW OR FORMERLY
WAIN FARMS, LLC

NOW OR FORMERLY
WAIN FARMS LLC

NOW OR FORMERLY
WAIN FARMS PLAN OF LOTS REVISION #2
RECORDED IN PLAN BOOK
P.B.V. LOT 1 PG. 32

LOT 316
LOT 317
LOT 318
LOT 320

S 10°00'00" E 196.04'

S 84°11'35" W 235.89'

S 26°27'30" E 305.26'

N 84°11'35" E 262.62'

N 86°19'30" W 1863.43'

TOTAL AREA FOR RECORDING = 51.099 ACRES

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
349	40

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THE GLEN AT WOODSIDE
PLAN OF LOTS

BEING A FURTHER SUBDIVISION OF LOT 2 OF THE
WAIN FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 295, PAGE 8

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY

MADE FOR

THE GLENN AT WOODSIDE, L.P.
AND RICHARD E. WAIN

PM: MAO DB: LPW CB: MAO

SHEET: 3 OF 4
SCALE:1" = 50'

Date: 2014-09-03
Job Number C-16832-0014
DWG No:

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L:Path & Filename=R:\Projects\16000\16832 Wain Farms-Orchard Park\-0014 Darlington Rd - PRD\Dwg\01-Base\16832-0014_RP BASE AND SHEETS.dwg
Plot Date=6/17/2015 8:28 AM Lucas P. Wassam
Save Date=6/17/2015 8:25 AM
14.06

STORM SEWER EASEMENT TABLE

LINE	BEARING	DIST.	RADIUS	LENGTH	CHD BEARING	CHD.-DIST	DELTA	DESC.
STM-1	S 57°13'40" E	5.00'						ESMT TIE
STM-2	S 32°46'20" W	91.27'						ESMT C\L
STM-3	S 32°46'20" W	90.01'						ESMT TIE
STM-4	S 32°46'20" W	1.26'						ESMT TIE
STM-5	S 57°20'28" E	76.00'						ESMT C\L
STM-6	S 33°23'00" E	62.22'						ESMT C\L
STM-7	S 70°48'55" E	93.86'						ESMT C\L
STM-8	N 73°25'50" E	138.86'						ESMT C\L
STM-9	N 34°52'50" E	103.00'						ESMT TIE
STM-10	S 50°08'06" E	22.60'						ESMT C\L
STM-11	S 74°40'19" E	380.95'						ESMT C\L
STM-12	S 57°13'40" E	189.15'						ESMT C\L
STM-13	S 27°48'12" E	86.95'						ESMT C\L
STM-14	S 03°20'52" W	86.86'						ESMT C\L
STM-15	N 33°47'56" E	149.94'						ESMT C\L
STM-16	N 63°55'24" E	21.18'						ESMT C\L
STM-17	S 32°21'48" E	100.95'						ESMT TIE
STM-18	S 56°12'04" E	28.09'						ESMT C\L
STM-19	N 33°47'56" E	21.47'						ESMT TIE
STM-20	N 33°47'56" E	57.51'						ESMT TIE
*STM-21	S 03°45'24" E	66.87'						ESMT C\L
STM-22	N 86°14'36" E	25.60'						ESMT TIE
STM-23	S 57°13'40" E	6.75'						ESMT TIE
STM-24	N 03°20'45" E	96.78'						ESMT EDGE
STM-25	S 46°43'35" E	47.73'						ESMT EDGE
STM-26	N 71°34'20" E	102.54'						ESMT EDGE
STM-27	S 85°41'30" E	148.46'						ESMT EDGE
STM-28	N 82°51'39" E	277.82'						ESMT EDGE
STM-29	N 67°01'52" E	308.82'						ESMT EDGE
STM-30	N 44°01'16" E	59.14'						ESMT EDGE
STM-31	N 84°28'35" E	15.41'						ESMT TIE
STM-32	S 14°50'45" E	112.65'						ESMT EDGE
STM-33	S 14°50'45" E	165.96'						ESMT EDGE
STM-34	N 64°39'05" E	365.34'						ESMT EDGE
STM-35	S 10°00'00" E	195.93'						ESMT EDGE
STM-36	S 71°19'55" E	52.43'						ESMT EDGE
STM-37	S 55°27'10" E	169.75'						ESMT EDGE
STM-38	S 40°59'11" E	79.07'						ESMT EDGE
STM-39	N 12°59'45" E	82.29'						ESMT EDGE
STM-40	S 76°06'58" E	20.00'						ESMT EDGE
STM-41	S 12°59'45" W	96.52'						ESMT EDGE
STM-42	S 40°59'11" E	34.45'						ESMT EDGE
STM-43	S 26°27'30" E	305.26'						ESMT EDGE
STM-44	S 05°48'25" E	87.25'						ESMT EDGE
STM-45	S 86°19'30" E	326.41'						ESMT EDGE
STM-46	S 36°24'21" E	1.85'						ESMT EDGE
STM-47	S 36°24'21" E	10.63'						ESMT EDGE
STM-48	N 73°25'50" E	22.19'						ESMT EDGE
STM-49	S 39°40'29" E	25.07'						ESMT EDGE
STM-50	S 56°12'04" E	30.94'						ESMT EDGE
STM-51	N 41°50'54" E	68.84'						ESMT EDGE
STM-52	N 41°50'54" E	58.74'						ESMT TIE
STM-53	N 24°14'09" E	111.56'						ESMT EDGE
STM-54	S 13°22'13" E	144.92'						ESMT EDGE
STM-55	S 47°24'13" E	108.95'						ESMT EDGE
STM-56	S 57°13'40" E	71.00'						ESMT EDGE
STM-57	S 75°07'36" E	437.50'						ESMT EDGE
STM-58	S 75°07'36" E	12.87'						ESMT TIE
STM-59	N 16°00'39" E	107.26'						ESMT EDGE
STM-60	S 74°53'23" E	156.66'						ESMT EDGE
STM-61	N 81°22'05" E	32.45'						ESMT EDGE
STM-62	S 46°43'35" E	45.36'						ESMT EDGE
STM-63			280.00'	0.43'	N 03°18'07" E	0.43'	00°05'17"	ESMT TIE
STM-64	N 03°20'45" E	25.65'						ESMT TIE
STM-65	N 42°05'16" E	6.70'						ESMT TIE
STM-66	S 33°22'44" E	28.42'						ESMT C\L
STM-67			390.00'	306.45'	N 25°51'23" E	298.63'	45°01'16"	ESMT C\L
STM-68	S 86°39'15" E	115.00'						ESMT TIE
STM-69	N 83°49'23" E	160.10'						ESMT C\L
STM-70	S 21°51'12" E	110.75'						ESMT TIE

*STM-21 = CENTERLINE OF 20' STORM SEWER EASEMENT TO CRANBERRY TOWNSHIP

SANITARY SEWER EASEMENT TABLE

LINE	BEARING	DIST.	RADIUS	LENGTH	CHD BEARING	CHD.-DIST	DELTA	DESC.
SAN-1			300.00'	5.00'	S 31°56'47" E	5.00'	00°57'18"	ESMT TIE
SAN-2	N 57°34'34" E	102.84'						ESMT C\L
SAN-3	S 50°08'06" E	102.27'						ESMT C\L
SAN-4	S 74°40'19" E	380.31'						ESMT C\L
SAN-5	S 57°13'40" E	193.31'						ESMT C\L
SAN-6	S 27°48'12" E	92.37'						ESMT C\L
SAN-7	S 03°20'52" W	92.37'						ESMT C\L
SAN-8	N 33°47'56" E	155.35'						ESMT C\L
SAN-9	N 63°55'24" E	82.34'						ESMT C\L
SAN-10	S 86°25'36" E	81.41'						ESMT C\L
SAN-11	S 03°34'24" W	96.70'						ESMT C\L
SAN-12			77.00'	24.56'	S 68°52'57" E	24.46'	18°16'28"	ESMT TIE
SAN-13	S 36°24'21" E	74.63'						ESMT C\L
SAN-14	S 86°19'30" E	365.86'						ESMT C\L
SAN-15	N 81°25'26" E	204.55'						ESMT C\L
SAN-16	S 80°45'39" E	113.25'						ESMT C\L
SAN-17	N 44°16'54" E	1.63'						ESMT C\L
SAN-18			400.00'	25.05'	S 43°57'31" E	25.05'	03°35'19"	ESMT TIE
SAN-19	N 32°23'13" E	3.93'						ESMT TIE
SAN-20	S 79°25'05" E	120.20'						ESMT C\L
SAN-21	S 79°25'05" E	44.85'						ESMT C\L
SAN-22	S 79°25'05" E	75.35'						ESMT C\L
SAN-23	N 10°34'55" E	22.31'						ESMT C\L
SAN-24	S 50°49'26" E	292.98'						ESMT C\L
SAN-25	N 41°54'15" E	151.88'						ESMT C\L
SAN-26	N 68°19'07" E	8.58'						ESMT C\L
SAN-27			70.00'	3.88'	S 57°53'43" E	3.88'	03°10'21"	ESMT TIE
SAN-28	N 41°54'15" E	39.44'						ESMT TIE

RESTRICTED USE SNOW REMOVAL EASEMENT TABLE

LINE	BEARING	DIST.	RADIUS	LENGTH	CHD BEARING	CHD.-DIST	DELTA	DESC.
R-1			50.00'	10.07'	S 12°46'52" E	10.05'	11°32'13"	ESMT EDGE\TIE
R-2	N 82°59'15" E	11.29'						ESMT EDGE
R-3			39.00'	20.23'	S 07°00'45" E	20.00'	29°42'52"	ESMT EDGE
R-4	N 82°59'15" E	11.29'						ESMT EDGE
R-5			50.00'	10.07'	S 01°14'39" E	10.05'	11°32'13"	ESMT EDGE\TIE

TOTAL AREA FOR RECORDING = 51.099 ACRES

PLAN BOOK	PAGE
349	41

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THE GLEN AT WOODSIDE
PLAN OF LOTS

BEING A FURTHER SUBDIVISION OF LOT 2 OF THE
WAIN FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 295, PAGE 8

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY

MADE FOR

THE GLENN AT WOODSIDE, L.P.
AND RICHARD E. WAIN

PM: MAO DB: LPW CB: MAO

SHEET: 4 OF 4
SCALE:N/A

Date: 2014-09-03
Job Number C-16632-0014
DWG No:

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Plot Date=6/17/2015 8:28 AM Lucas P. Wassam
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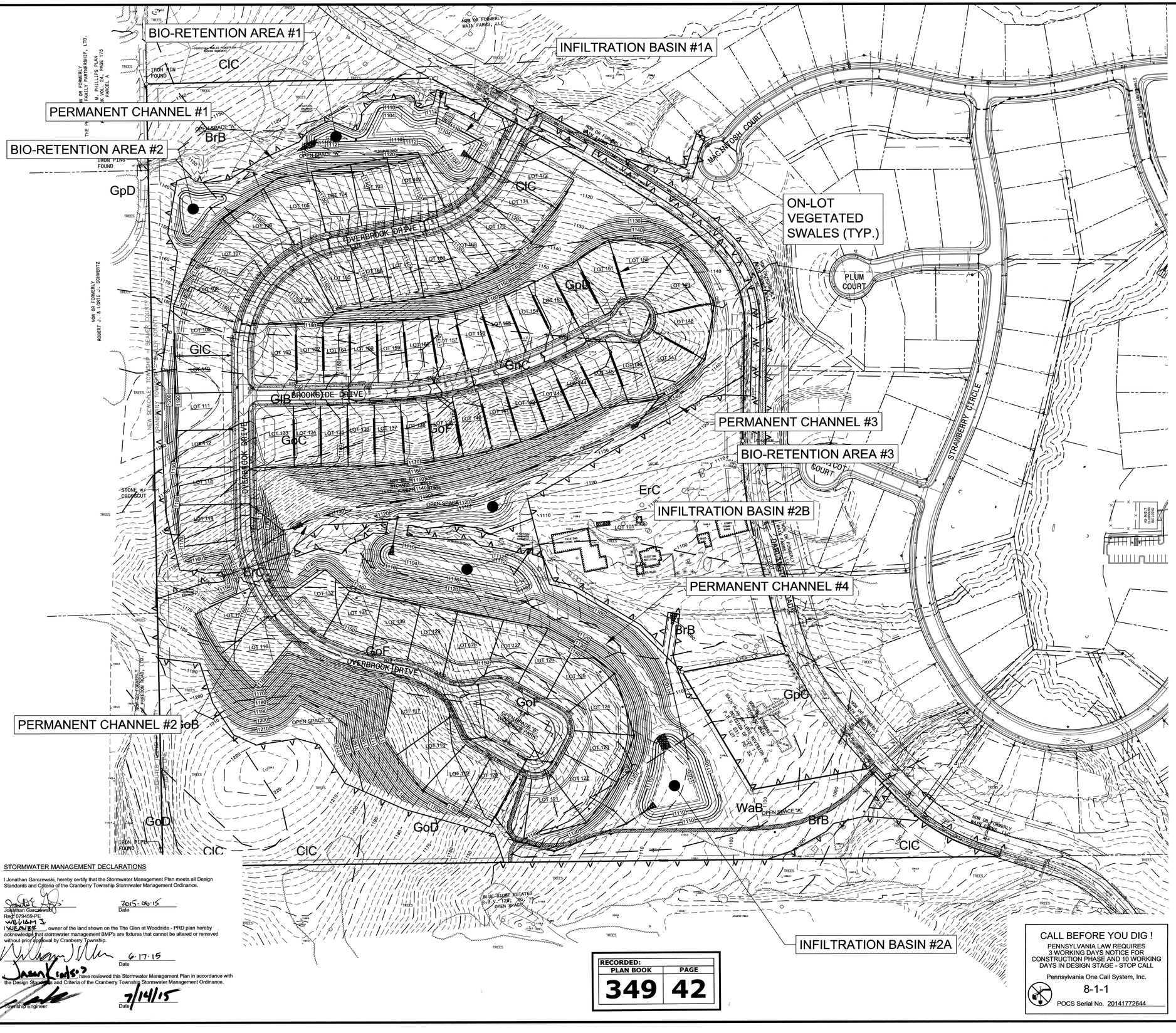
THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT CONTROL PURPOSES ONLY


BIO-RETENTION AREA #1
INFILTRATION BASIN #1A
PERMANENT CHANNEL #1
BIO-RETENTION AREA #2
ON-LOT VEGETATED SWALES (TYP.)
PERMANENT CHANNEL #3
BIO-RETENTION AREA #3
INFILTRATION BASIN #2B
PERMANENT CHANNEL #4
PERMANENT CHANNEL #2
INFILTRATION BASIN #2A
OVERBROOK DRIVE
BROOKSIDE DRIVE
MACINTOSH COURT
PLUM COURT
STRAWBERRY CIRCLE
OPEN SPACE "A"
OPEN SPACE "B"
NOW OR FORMERLY ROBERT J. & LORIE L. SCHMERTZ
NOW OR FORMERLY FAMILY PARTNERSHIP, LTD.
NOW OR FORMERLY WAHN FARMS, LLC
NEW SEWICKLEY TOWNSHIP / BEAVER COUNTY
CRANBERRY TOWNSHIP / BUTLER COUNTY
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Bindra Real Estate Partners, LP owner of the land shown on the Kiddie Academy of Cranberry Plan hereby adopts this plan as its land development 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 the partnership and upon its heirs, executors, and assigns.

Signature of Witness

Signature of Owner
Bindra Real Estate Partners, LP
DEVENDRA BHATIA
PRESIDENT

Date 07-02-2015

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named David Bhatia, a partner in the firm of Bindra Real Estate Partners, LP, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

DEVENDRA BHATIA
PRESIDENT

Signature of Owner
Bindra Real Estate Partners, LP

Witness my hand and notarial seal this 2nd day of July 2015

My commission expires the 20th day of October 2018

(seal)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jason F. Pavlovich, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, hereby certify that the title to the property contained in the Kiddie Academy of Cranberry Plan is in the name of Bindra Real Estate Partners, LP as recorded in deed book volume , page(s) INSTRUMENT NO. 201507010014249

Witness

Owner DEVENDRA BHATIA
PRESIDENT

First Niagara Bank, N.A., mortgagee of the property contained in the Kiddie Academy of Cranberry consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

First Niagara Bank, N.A.
Name and title
Angel Marchik, V.P.
ANGEL MARCHIK, V.P.

I, John Jerome Schleicher certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

7-2-2015
Date

John Jerome Schleicher, P.L.S.
Registration No: 053786-E

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

7/9/15
Date

Chairman, Board of Supervisors

The Township of Cranberry 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.

7/9/15
Date

Secretary

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2014-77 on the 14th day of July, 2015

Secretary

Chairman, Board of Supervisors

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~ Resolution No. 2014-77 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 12-11-14.

Township Manager

Reviewed by the Butler County Planning Commission on this 20th day of Nov. 2014

Secretary

Chairman, Butler County Planning Commission

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 349, Page(s) 43.

Given under my hand and seal this 16 day of JULY, 2015

Recorder of Deeds

I, John Schleicher hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

7-2-2015
Date

John Schleicher, P.E.

I, Jason Kuntzer, have reviewed the Stormwater Management Plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

7/9/15
Date

Township Engineer or approved representative

I, Jason Kuntzer, a registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance, exceptions or departures have been authorized by the approval authority.

7/9/15
Date

Signature of Registration No. PE071353

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN JEROME SCHLEICHER
LAND SURVEYOR
SU-053786-E
PENNSYLVANIA

TWP. OF CRANBERRY ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN SCHLEICHER
ENGINEER
BU-50723-E
PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BULTER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

ZONING DATA TABLE:

The following site standards apply to the proposed development in accordance with Zoning Ordinance Section 27-409. SP-1 Special Growth District as well as Section 27-705.16: Express Standards and Criteria for Conditional Use, Day-Care Center:

	Required (SP-1)	Required (Cond. Use)	*Provided*
Minimum net lot area	1 acre	1 acre	*4 acres*
Minimum lot width	80 feet	100 feet	400 feet +/-
Minimum required side yard (on street side)	25 feet	50 feet	50 feet
Minimum rear yard	20 feet	50 feet	n/a
Minimum side yard	20 feet	25 feet	25 feet +
Maximum height	50 feet	45 feet	20 feet +/-
Maximum Impervious Surface	70%	n/a	25%

PARKING REQUIREMENTS:

Zoning Ordinance Section 27-312: Off-Street Parking Requirements

For Day-Care Center:

Required: 1 space per teacher, administrator or other employee on peak shift, plus 1 per 6 persons based on regulated capacity

Therefore for 34 maximum employees plus 184 maximum students: 34 spaces + 31 spaces = 65 spaces required (including 3 ADA)

Total: Sixty-five (65) parking spaces required

Proposed: Sixty-nine (69) parking spaces provided, including 3 ADA spaces

IMPERVIOUS AREA CALCULATION:

Parcel size	Impervious area	Allowable Impervious
175,550 s.f.	40,130 s.f. (23%)	105,330 s.f. (60%)

PARKING LOT LANDSCAPING CALCULATION:

Parking Lot Size	Pervious (Landscaping) Area	Min. Required Pervious
28,405 s.f.	3,590 s.f. (12.6%)	2,841 s.f. (10%)

Modification 1:

SALDO ordinance section 22-503.C.(2)(b), *to not install sidewalk along the North Boundary Road side of the development. The justification/hardship for this request is existing topography as well as existing drainage course along this portion of the site. There is also significant wetland area in this portion of the site which is proposed to be preserved in a permanent conservation easement. This request will also reduce impervious area as well as limit maintenance issues with sidewalk along this portion of the site.*

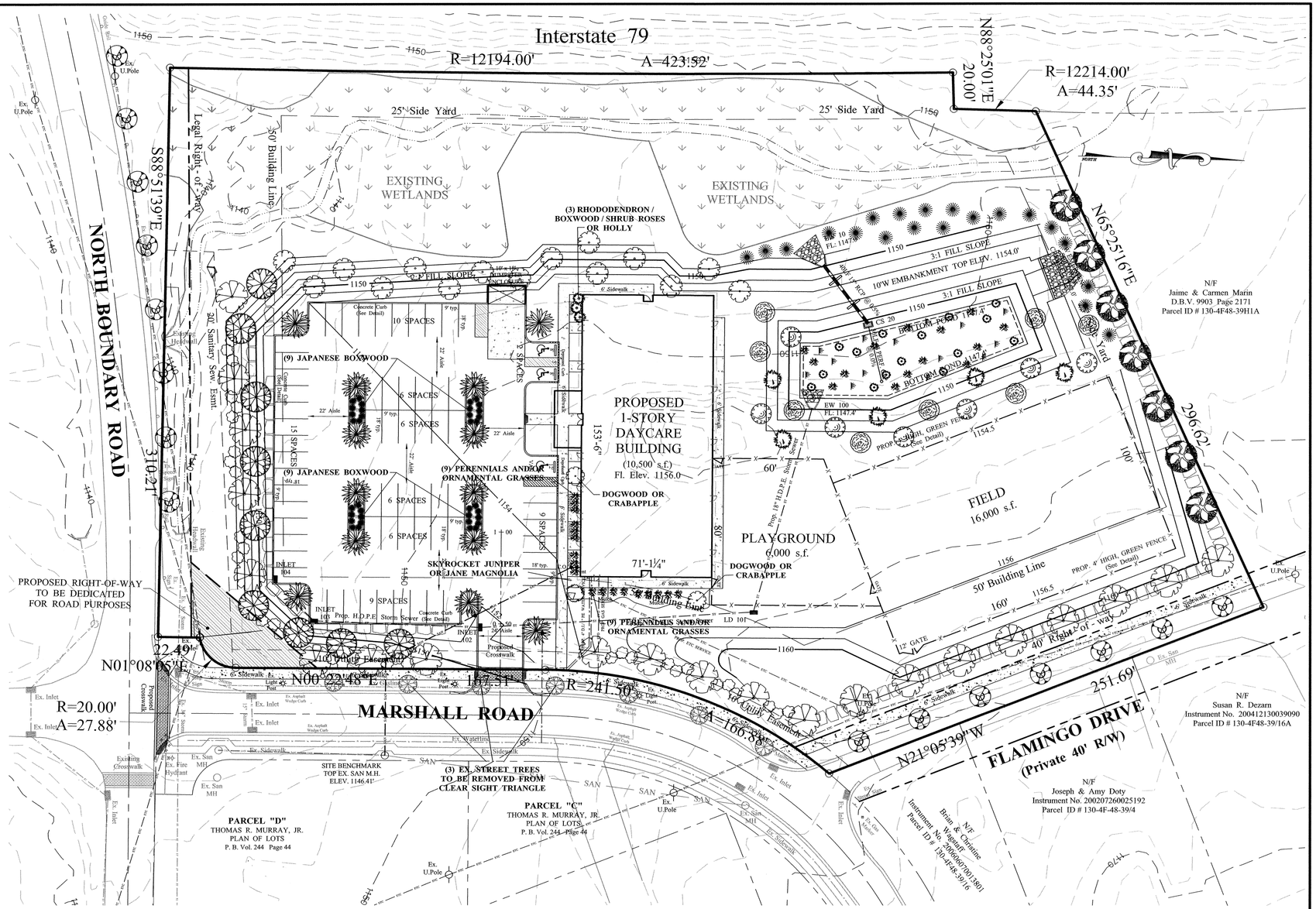
Modification 2:

Zoning ordinance section 27-319.1.A., *to install dumpster enclosure in front of building as shown. The justification/hardship for this request is due to the property fronting roadways on three sides as well as existing topography and undisturbed wetlands and that the location provided best meets the intent of the ordinance.*

Notes:

1. All utility services for the development to be installed underground.
2. Site contractor to verify all utility load and service line requirements prior to construction.
3. Building mechanicals to be ground mounted and located to the northwest (rear) side of building. All utility meters, HVAC units, electrical panels, vents, etc. shall be screened as per Cranberry Township ordinance 27-322.1 and 27-322.2
4. It shall be unlawful to alter or remove any permanent stormwater management BMP required by an approved SWM plan, or allow the property to be in a condition that does not conform to an approved SWM plan unless an exception is granted in writing from Cranberry Township.
5. Land owner hereby acknowledges that the stormwater management BMPs are fixtures that cannot be altered or removed without approval of Cranberry Township.
6. ADA accessible routes will be provided in accordance with 2012 International building code requirements (ICC/ANSI A117.1-2009).

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016



OWNER:
BINDRA REAL ESTATE PARTNERS, LP

DEVELOPER:
SMART CHILD CENTER, LLC
dba Kiddie Academy of Cranberry
1044 North Boundary Road
Cranberry Twp, PA 16066
724-935-9898

PLAN BOOK	PAGE
349	43

GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

STOP – CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
Notice regarding underground utilities. No warranty is made that this plan shows all existing underground utilities or that the locations of existing utilities shown hereon are the correct locations. The depiction of utilities herein does not relieve the contractor(s) who will be performing excavations from complying with Pennsylvania law regarding excavations, said requirements can be satisfied, in part, by contacting the POCS at 1-800-242-1776

NOTE: CONTRACTOR TO PERFORM PA ONE-CALL AND FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

PARCEL "A"
THOMAS R. MURRAY, JR.
PLAN OF LOTS
P. B. Vol. 244 Page 44

Total Plan Area = 4.03 acres
Tax Map: 4F - 48 - 39H1
Zoning: SP-1, Special Growth District

DATE		REVISION
3-9-2015	RMR	As Per Resolution
5-26-2015	BSW	5-20-15 Development Report
6-8-2015	RMR	6-8-15 Development Report

DATE 11-5-2014 SCALE 1" = 30'
DRAWN BY CHECKED BY
DRAWING NO. RP-1

RECORDING PLAN
KIDDIE ACADEMY OF CRANBERRY
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
SMART CHILD CENTER, LLC

Instr:201507160015464 07/16/2015
Pages:1 F:$45.00 9:07PM
Michele Mustello T20150012107
Butler County Recorder FL

GIBSON THOMAS ENGINEERING COMPANY
GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 9th day of July 2015.

Owner Gregg Steven Preterotí

Owner Candace Lynn Preterotí

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gregg Steven and CANDACE Lynn Preterotí and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of July 2015.

Notary Public Linda L. Dawson Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda L. Dawson, Notary Public
Penn Twp., Butler County
My Commission Expires Aug. 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Date 7 July '15 Seal P. L. S. # 30161

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30161-E

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

Approved by the Supervisors of the Township of Clinton this 14 day of July 2015.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 16TH day of July 2015.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 13TH day of JULY 2015.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 349 Page 44.

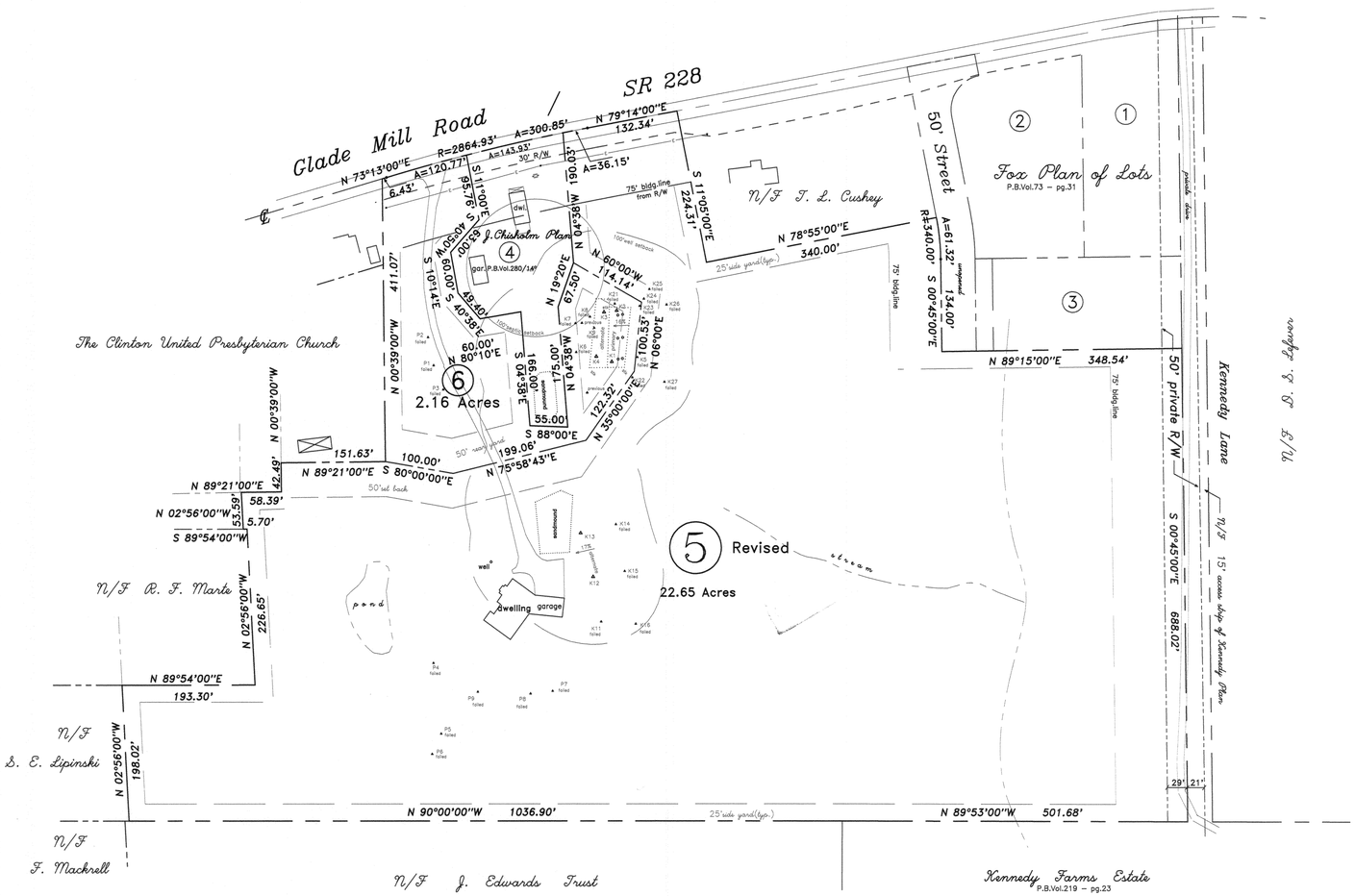
Given under my hand and seal this 16TH day of JULY 2015.

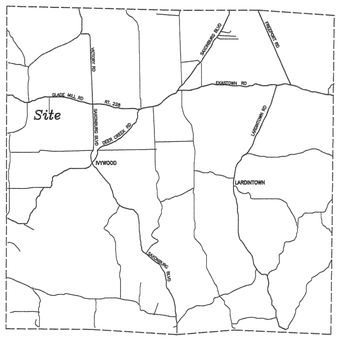
Recorder Seal

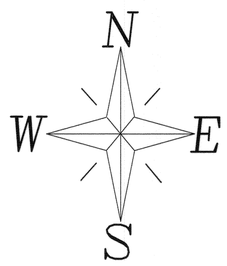
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr:201507160015027 07/16/2015
Pages: 1 F:$45.00
Michele Mustello T20150012152
Butler County Recorder FL







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GRAPHIC SCALE – FEET

Reference:

Fox Plan of Lots
Plan Book Volume 73 Page 31
Lots 1 – 2 – 3

J.Chisholm Plan
Plan Book Volume 280 Page 14
Lots 4 & 5

Total 24.82 Acres

Agricultural Conservation
Corridor Preservation Overlay

G.S.Preterotí Plan

being a subdivision of the J. Chisholm Plan
Plan Book Volume 280/14

NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

KENNEDY LANE: 50' Private R/W

See right-of-way and maintenance agreement recorded in Deed Book Volume 1116, Page 92.

HIGHWAY OCCUPANCY PERMIT

A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).

ALTERNATE DISPOSAL SITE NOTE:

The alternate disposal site is reserved for replacement absorption area in the event the primary onlot system fails and the area must not be disturbed.

S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352-3811 FAX 352-1059

for Gregg Steven and Candace Lynn Preterotí

Co. TAX No: 100-2F08-16FD

SUBDIVISION SURVEY
PROJECT No: 15132
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/05/14 REV: 7/02/15 DWN.By: Sdg CHK.By:

RECORDED JULY 16 20 15

PLAN BOOK	PAGE
349	44

SHEET 1 of 1

N 01°43'00" E

982.77'

N/F J. PRAGER
AGRICULTURAL
290–1F153–A5

25' BUILDING LINE (REAR YARD)

294.54'

N/F J. ADLEY
RESIDENTIAL
290–S5–H3A

675.03'

N/F B. KRILEY
AGRICULTURAL & WOODED
290–1F153–A18

N 87°26'00" W

25' BUILDING LINE (SIDE YARD)

N 01°43'00" E 297.00'

186.08'

25' BUILDING LINE (REAR YARD)

25' BUILDING LINE (SIDE YARD)

25' BLDG. LINE (SIDE YARD)

LOT 3
1.503 ACRE

APPROXIMATE LOCATION
PROPOSED DWELLING

50' BUILDING LINE (FRONT YARD)

N 89°35'00" W

S 89°35'00" E

255.00'

25' BUILDING LINE (SIDE YARD)

S 01°43'00" W 170.00'

N 89°35'00" W 55.42'

25' BUILDING LINE (SIDE YARD)

S 89°35'00" E

S 01°43'00" W 240.17'

436.00'

RESIDENTIAL
290–S5–H4D

S 14°42'44" W

306.41'

PIT & PERC TESTS

N 14°42'44" E
112.64'

51.60'

61.04'

S 14°42'44" W

N/F DOUGLAS KRILEY
EX. LOT 2 OF P.B. 337 PG. 4
11.624 ACRES
– 1.503 ACRE LOT 3
10.121 ACRES TOTAL
AFTER CONVEYANCE
LOT 2 REVISED

EX. TREEHOUSE

EX. SHED

210.09'

N/F J. ADLEY
RESIDENTIAL
290–S5–H3D

APPROX. LOCATION SEPTIC FIELD

1 STORY FRAME DWELLING

WELL

GAZEBO

GRAVEL DRIVE

251.84'

PROPOSED 50' PRIVATE R/W

291.83'

S 89°35'00" E

N 89°35'00" W

50' BUILDING LINE (FRONT YARD)

N/F D. LOVICH
EX. LOT 1A OF P.B. 346 PG. 17
290–S5–H4C
RESIDENTIAL

S 89°35'00" E

N01°43'00"E
49.60'

130.49'

N/F R. BERGBICKLER
RESIDENTIAL
290–S5–H3C

N 01°43'00" E

379.83'

N/F R. BARNHART
RESIDENTIAL
290–S5–H3B

℄ HERMAN ROAD
(Paved 20.3')

S.R. 2002

170.49'

N/F B. KRILEY
WOODED
290–1F153–A20

EX. NON–CONFORMING STRUCTURES

50' BUILDING LINE (FRONT YARD)

FRAME BARN

METAL BLDG.

PICNIC SHELTER

FRAME SHED

EX. NON–CONFORMING STRUCTURES

FRAME GARAGE

N/F J. CETTI
RESIDENTIAL
290–S5–H4B

S 89°35'00" E

130.49'

290–S5–H4
RESIDENTIAL

EX. NON–CONFORMING STRUCTURE

STONE GARAGE

BLACKTOP DRIVE

SEPTIC TANK

EX. NON–CONFORMING STRUCTURE

WELL

1 STORY BRICK & FRAME DWELLING

N 89°35'00" W

EX. I.P.

S 01°43'00" W

50.01'

218.49'

S 01°43'00" W

459.77

EX. 40' PRIVATE R/W

N 01°43'00" E 256.00'

109.00'

147.00'

GRAVEL DRIVE

526.83'

BLACKTOP DRIVE

1,095.60'

S 89°35'00" E

S 89°35'00" E

219.99'

597.93'

S 01°43'00" W

568.77'

KRILEY GROVE

N 87°26'00" W

40.00'

S 89°35'00" E

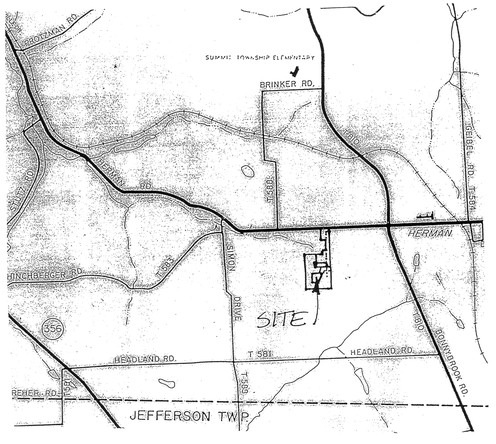
40.00'

N/F J. HINTERLANG
WOODED
290–S5–H19

N/F A. RHODABERGER
WOODED
290–S5–H18

N/F D. LOVICH
RESIDENTIAL
290–S5–H5A

N/F D. LOVICH
RESIDENTIAL
290–S5–H5



VICINITY MAP Scale: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas Kriley, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Summit, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Douglas Kriley, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21 day of May, 2015

ATTEST:

David E. Harkins — NOTARY PUBLIC

Douglas Kriley — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Douglas Kriley, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of May, 2015.

My Commission expires the 04 day of June, 2018.

SEAL

David E. Harkins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harkins, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

DATE May 19, 2015 SEAL REG. NO. SU–32490–E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 1st day of July, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 9th day of June, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 17th day of JUNE, 2015.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

0' 50' 100' 150'

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 349 page 45

Given under my hand and seal this 21st day of July, 2015.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

RECORDER OF DEEDS
BUTLER COUNTY, PA

NOTES:

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COST AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

IRON PINS TO BE SET AT LOT CORNERS.

PROPERTY OWNERS: DOUGLAS KRILEY
125 KRILEY GROVE
BUTLER, PA 16002

ZONING: R–1

SETBACK REQUIREMENTS:
50' FRONT YARD
25' SIDE YARD
25' REAR YARD

THE PURPOSE OF THIS PLAN IS TO CREATE ONE (1) NEW BUILDING LOT.

SUMMIT TOWNSHIP HAS NO MAINTENANCE RESPONSIBILITY FOR KRILEY GROVE, AN EXISTING 40' PRIVATE RIGHT–OF–WAY AS SHOWN ON THIS PLAN.

REF: LOT LINE REVISION FOR GARNET KRILEY & DOUGLAS KRILEY BY LSI, INC., 06/18/13, #13–067, P.B. 337 PG. 4.

PLAN BOOK	PAGE
349	45

Instr: 201507210015876 07/21/2015
Pages: 1 F $45.00 2:29PM
Michele Mustello T20150012484
Butler County Recorder FL

REV. 5/19/15 ADJOINING INFO. PER PB 346 PG 17

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

PLAN OF SUBDIVISION

FOR: DOUGLAS KRILEY

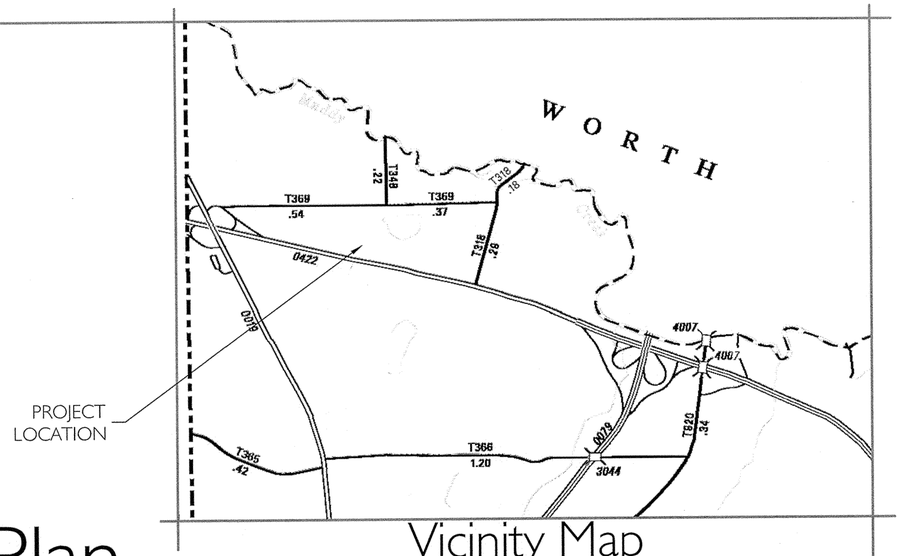
SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 09/04/14	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 290–5–H4F, H4D		Db–Pg 1171–159	Service No. 14–099
Address 125 KRILEY GROVE		Instru # 201310080029245	

Prepared on Behalf Of:

Adams Manufacturing

109 West Park Road
Portersville, Pennsylvania 16051
Tel 800.237.8287



Vicinity Map
Scale: nts

Land Development Plan
for
Commercial Construction - Building Addition
at
Adams Manufacturing - Plant No. 2

2040 New Castle Road
Portersville, Pennsylvania 16051

situate in

Township of Muddy Creek
County of Butler
Commonwealth of Pennsylvania

Sheet Index

T1	Title Sheet
T2	Title Sheet - Signature Blocks
C001	Site Boundary Plan
C002	General Site Plan
C003	Site Lighting Plan
C004	Landscape Plan
C005	Stormwater Management Plan
C006	Erosion Control Plan

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349	46

Instr:201507210016002 07/21/2015
Pages:9 F:$365.00 3:30PM
Michele Mustello T20150012513
Butler County Recorder FL

Project Code Data

Zoning District: Muddy Creek Township: Unzoned

Occupancy Group: F-1 (Mod Hazard Light Manufacturing) /
S-1 (Mod Hazard Storage) Non-Separated Mixed Use Occ

Construction Type: II-B Proposed

Building Area:
- Gross Area, Existing: 122,900 sf
- Gross Area, Proposed Addition: 7,000 sf
- Gross Area, Total: 129,900 sf

Bldg Height: 37'-0" Max Existing and Proposed - 55' Max Permitted F-1 / S-1, Type II-B
Bldg Stories: One (1) Story Proposed - Two (2) Story Permitted F-1 / S-1, Type II-B
Bldg Area: 129,900 sf Total Proposed - 15,500 sf Permitted F-1 Basic w/o Allow Increase
Allowable Increased Applies Due to Clear Perimeter > 60'

Muddy Creek Township Planning Commission

Muddy Creek Township Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds

Prepared By:

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E

PE - 048417 - E

T1

31 May 2015

R Thre3 Design Jan 2015

CAD File: AdamsMfg-Addn.LDP.TSeries.dwg

CORPORATE ADOPTION, DEDICATION AND RELEASE

KNOWN ALL MEN BY THESE PRESENTS:

That WEA Limited Partnership, a corporation incorporated under the law of the Commonwealth of Pennsylvania by virtue of a Resolution of its Board of Directors, does hereby adopt this plan as its Land Development Plan of its property situate in the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby irrevocably dedicate, forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler or Township of Muddy Creek, WEA Limited Partnership hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established at any time. This dedication and release shall be binding upon, WEA Limited Partnership, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 1 day of June, 2015.

ATTEST:

X _____ President

_____ Secretary

SEAL

WEA Limited Partnership

WEA Limited Partnership fully understands and agrees that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Courthouse, Butler, Pennsylvania, within ninety (90) days of date of said approval.

X _____ President

SEAL

WEA Limited Partnership

CORPORATE ACKNOWLEDGMENT

Commonwealth of Pennsylvania } SS:
County of Butler }

Before me, the subscriber, a Notary Public in and for Commonwealth and County, personally appeared William Adams, President of WEA Limited Partnership, who being duly sworn according to law, deposes and says the the corporation is the owner of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that said plan is the act and deed of the corporation, and that the corporation desires said plan be recorded as such.

X _____
William Adams
President

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 1 day of June, 2015.

_____
Notary Public (Signature)

COMMONWEALTH OF PENNSYLVANIA
SEAL Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Jan 12, 2018

CERTIFICATE OF TITLE - MORTGAGE CLAUSE

We WEA Limited Partnership, do hereby certify that the Title to the Property shown hereon is in the name of WEA Limited Partnership, and is Recorded at Deed Book 3029 Page 858 at the Butler County Recorder of Deeds, and there is a Mortgage on the property held by Laurel Capital.

_____ Witness

_____ Owner(s)

_____, mortgagee of the property contained in the Adams Manufacturing - Plant No. 2 Building Addition, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

_____ Witness

_____ Mortgagee - Printed Name and Title

PROFESSIONAL ENGINEERS CERTIFICATE

I, Richard E Rylott Jr, a Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify that this Plan and Boundary Information presented hereon is based upon actual field survey and information prepared by other professionals, and that this Plan correctly represents the lots, lands, streets and highways as surveyed and plotted by others and utilized and implemented by R Thre3 Design.

1 Jun 2015
Date

Richard E Rylott Jr
PE-048417-E

MUNICIPAL ENGINEER

I, _____, a Registered Professional Engineer, the Township Engineer for Muddy Creek Township, do hereby certify that this Land Development Plan meets all Engineering and Design requirements of the Township Subdivision and Land Development Ordinance, except as departures that have been authorized by the Approval Authority.

_____ Date

_____ Signature

DEVELOPERS ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

Known All Men by These Presents, that we, WEA Limited Partnership, of the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this plan until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with the Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors of Muddy Creek Township, and until such formal acceptance we for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Muddy Creek from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of Land Development.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 1 day of June, 2015.

ATTEST:

_____
Notary Public (Signature)

X _____
William Adams
President

COMMONWEALTH OF PENNSYLVANIA
SEAL Notarial Seal
Darlene A. Dietrich, Notary Public
Portersville Boro, Butler County
My Commission Expires Jan. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Jan 12, 2018

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plan has been recommended for Approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 5TH day of MAY, 2015.

ATTEST:

~~Thomas~~ Secretary

~~Terry A. Cobb~~ ~~Chairman~~ Member

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed with or without comments by the Butler County Planning Commission this 20TH day of MAY, 2015.

SEAL SEC

Director CHAIR

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 17th day of June, 2015.

ATTEST:

Secretary, Board of Supervisors

Chairman, Board of Supervisors

MUDDY CREEK TOWNSHIP SUPERVISORS OFFICIAL SEAL BUTLER CO., PA.

PROOF OF RECORDING

Commonwealth of Pennsylvania } SS:
County of Butler

Recorded in the office for the recording of deeds, plats, etc, in said County, at Instrument Number 201507210016002 Plan book 349 Pg 46-54

Given under my hand and seal this 21 day of July, AD 2015.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2016

Prepared By:

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E

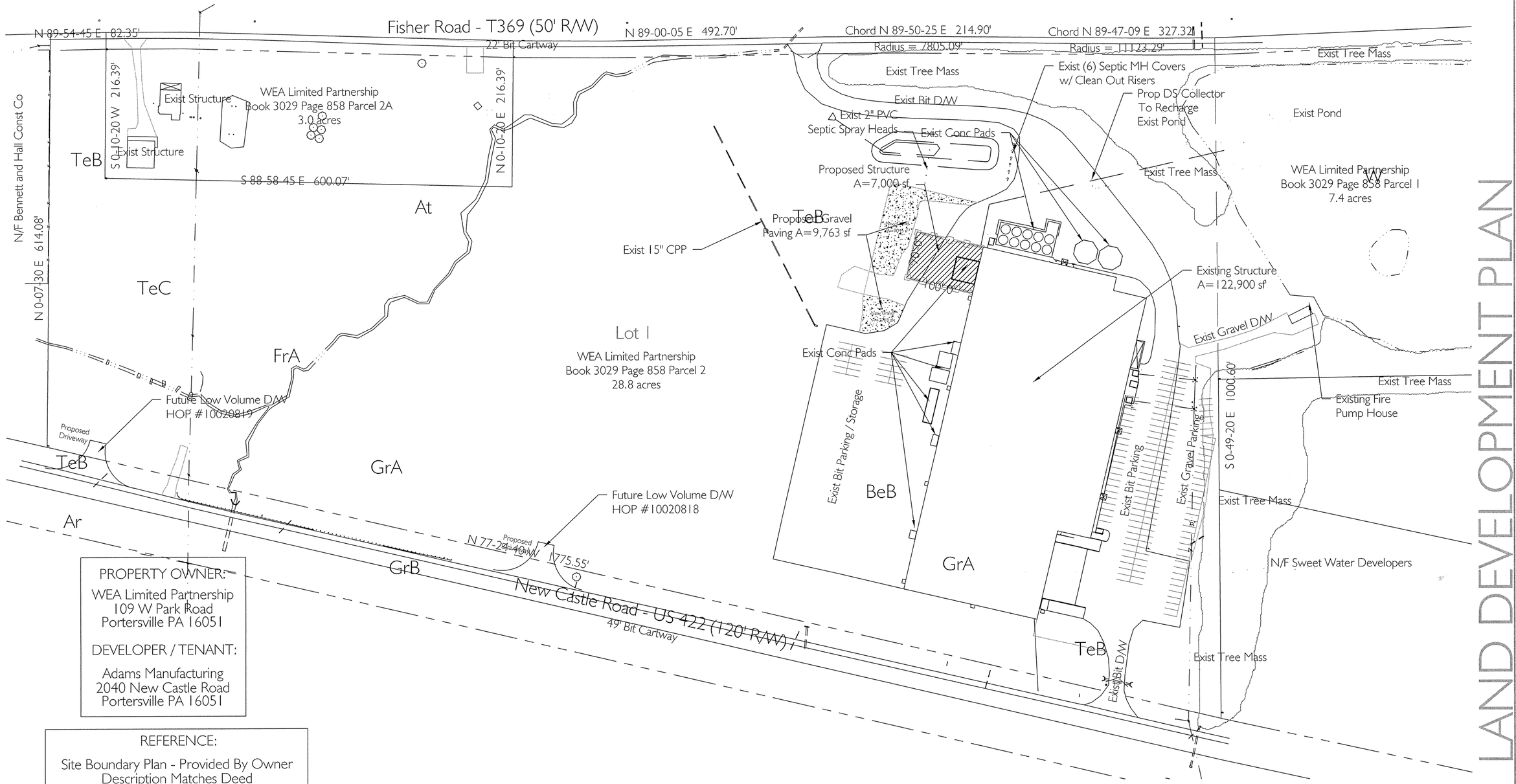
PE - 048417 - E

T2

31 May 2015

R Thre3 Design Jan 2015

CAD File: AdamsMfg-Addn.LDP.TSeries.dwg



PROPERTY OWNER:
WEA Limited Partnership
109 W Park Road
Portersville PA 16051

DEVELOPER / TENANT:
Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

REFERENCE:
Site Boundary Plan - Provided By Owner
Description Matches Deed
Prepared By Others for Previous Project
Parcel ID 240-4-F137-7AAB-0000

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776
PA ONE CALL System Inc.
SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

PLAN BOOK	PAGE
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Boundary Plan

Prepared on Behalf of:
Adams Manufacturing
109 W Park Road
Portersville, PA 16051

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

LAND DEVELOPMENT PLAN

Designed:	adams
Drawn:	rer
Checked:	adams
Reviewed:	rer
CAD File:	AdamsMfg-Addn.LDP.CSeries.dwg

Commercial Construction - Building Addition
Adams Manufacturing - Plant No. 2
2040 New Castle Road
Portersville, Pennsylvania 16051
Muddy Creek Township
Butler County Pennsylvania

NORTH
100' 0 100'
Scale: 1" = 100'

Land Development Plan
Preliminary / Final Plan
Civil Drawings
Boundary Plan

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E
PE - 048417 - E

C001

31 May 2015

R Thre3 Design Jan 2015

Lot Requirements

AS PER Muddy Creek Zoning

Zoning Classification:	Unzoned - Refer to Butler County Planning
Use:	Light Manufacturing and Storage with Office Support
Min. Lot Area:	No Minimum 28.80 acres Lot of Record
Lot Coverage:	No Limit
Setback Requirements:	
Front Yard	75' Min >75' Front Yard Existing and Proposed
Rear Yard	10' Min >10' Rear Yard Existing and Proposed
Side Yard	10' Min >10' Side Yard Existing and Proposed
Max. Structure Height:	NO Limit Approx 37'-0" High Exist and Proposed Structure - 1 Story

Parking Requirements

PER Butler County SALDO

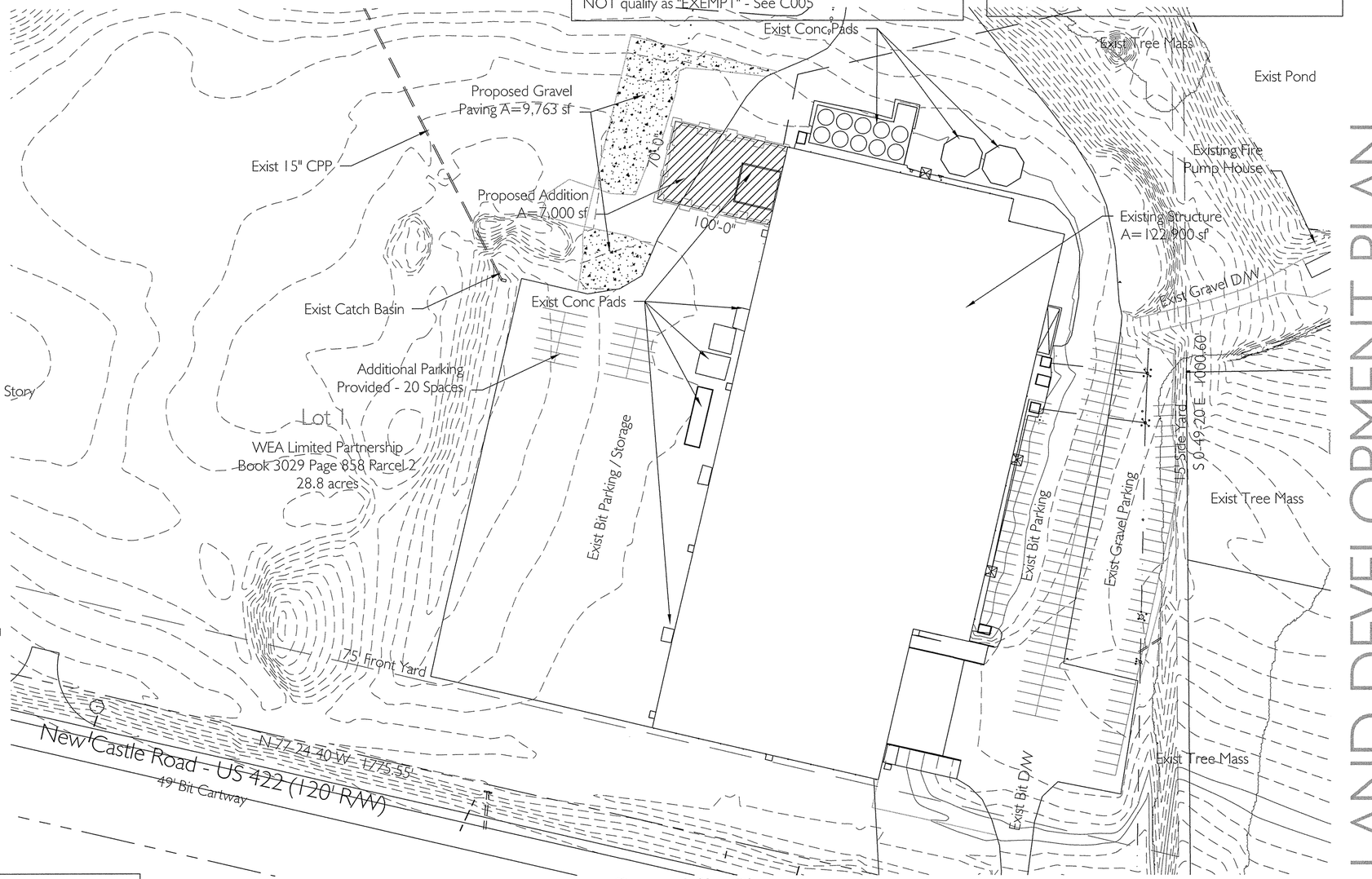
Zoning Classification:	Unzoned
Use Classification:	Mixed Use Office and Manufacturing / Storage Office A=1,500 sf Industrial - Manufacturing and Storage A=128,400 (Incl Addition) Proposed Addition A=7,000
Typical Parking Space:	9' Width x 20' Length Perpendicular Spaces
Typical Travel Aisle:	22' Min Width for Two-Way Traffic Flow
Spaces Required:	Industrial: 1 per 350 sf GFA = 7000/350 = 20 Additional Spaces Required
Spaces Provided:	20 Additional Parking Spaces

EXTERIOR LIGHTING NOTE:
Proposed Structure Includes Minimal Exterior Lighting - See C003

FLOODPLAIN NOTE:
Proposed Structure IS NOT located within a designated Flood Plain Zone.

STORMWATER MANAGEMENT NOTE:
Project includes approximately 11,582 sf of new impervious roof surface and gravel paved surface over existing pervious surfaces. In accordance with the Storm Water Management Ordinance, this Small Project Application DOES NOT qualify as "EXEMPT" - See C005

UTILITY NOTE:
This project WILL NOT require the construction of additional utility infrastructure to support the planned building addition.



General Site Plan

LAND DEVELOPMENT PLAN

PLAN BOOK	PAGE
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CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776
PA ONE CALL System Inc.
SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

PROPERTY OWNER:
WEA Limited Partnership
109 W Park Road
Portersville PA 16051

DEVELOPER / TENANT:
Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

Prepared on Behalf of:
Adams Manufacturing
109 W Park Road
Portersville, PA 16051

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

Designed: adams
Drawn: rer
Checked: adams
Reviewed: rer
CAD File: AdamsMfg-Addn.LDP.CSeries.dwg

Commercial Construction - Building Addition
Adams Manufacturing - Plant No. 2
2040 New Castle Road
Portersville, Pennsylvania 16051
Muddy Creek Township
Butler County Pennsylvania

NORTH
75' 0 75'
Scale: 1" = 75'

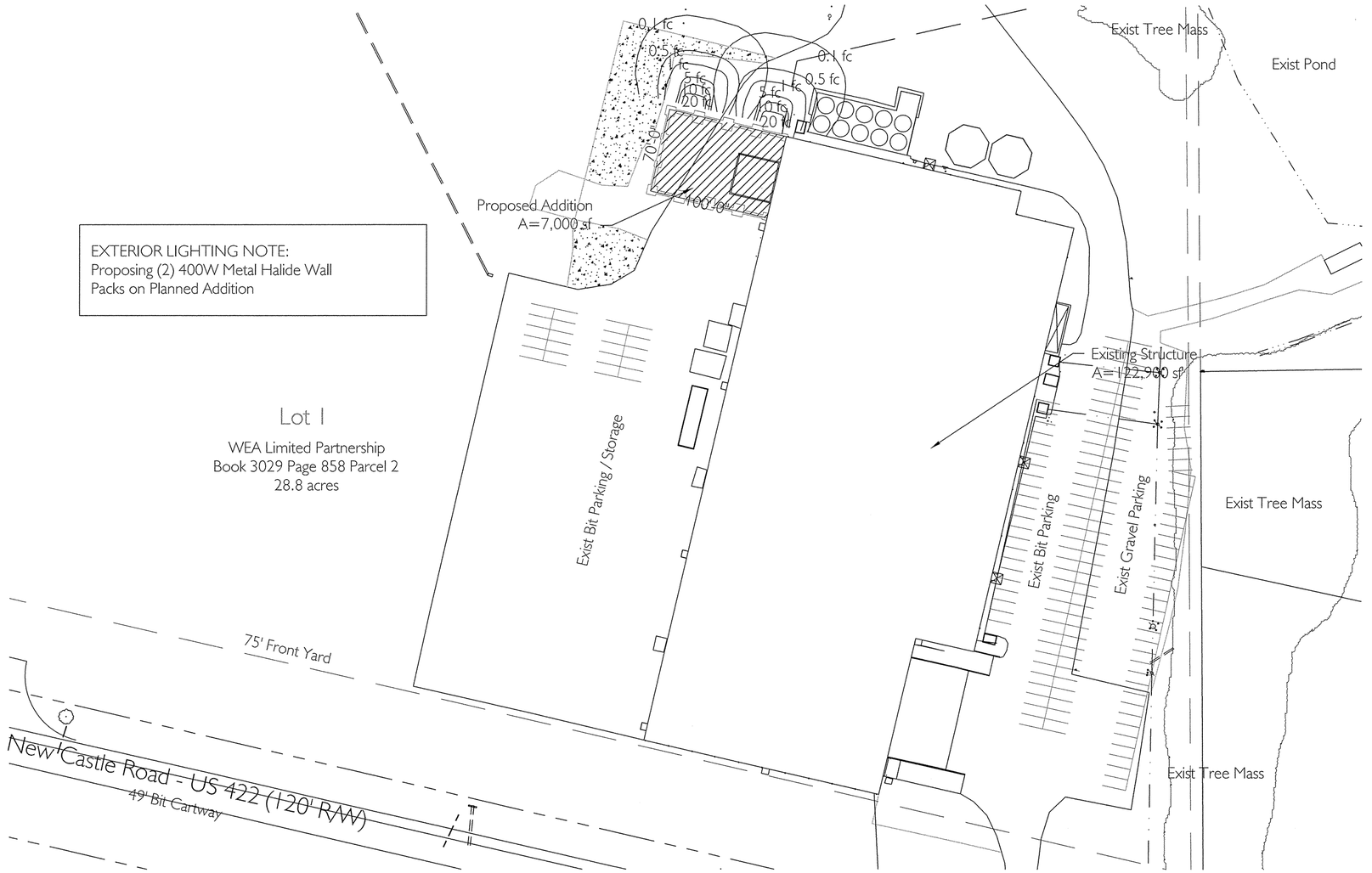
Land Development Plan
Preliminary / Final Plan
Civil Drawings
General Site Plan

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E
PE - 048417 - E

C002

31 May 2015

R Thre3 Design Jan 2015



Site Lighting Plan

EXTERIOR LIGHTING NOTE:
Proposing (2) 400W Metal Halide Wall Packs on Planned Addition

PLAN BOOK	PAGE
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PROPERTY OWNER:
WEA Limited Partnership
109 W Park Road
Portersville PA 16051

DEVELOPER / TENANT:
Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

CALL BEFORE YOU DIG
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SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

Prepared on Behalf of:
Adams Manufacturing
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Portersville, PA 16051

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

LAND DEVELOPMENT PLAN

Designed:	adams
Drawn:	rer
Checked:	adams
Reviewed:	rer
CAD File:	AdamsMfg-Addn.LDP.CSeries.dwg

Commercial Construction - Building Addition
Adams Manufacturing - Plant No. 2
2040 New Castle Road
Portersville, Pennsylvania 16051
Muddy Creek Township
Butler County — Pennsylvania

NORTH
75' 0 75'
Scale: 1" = 75'

Land Development Plan
Preliminary / Final Plan

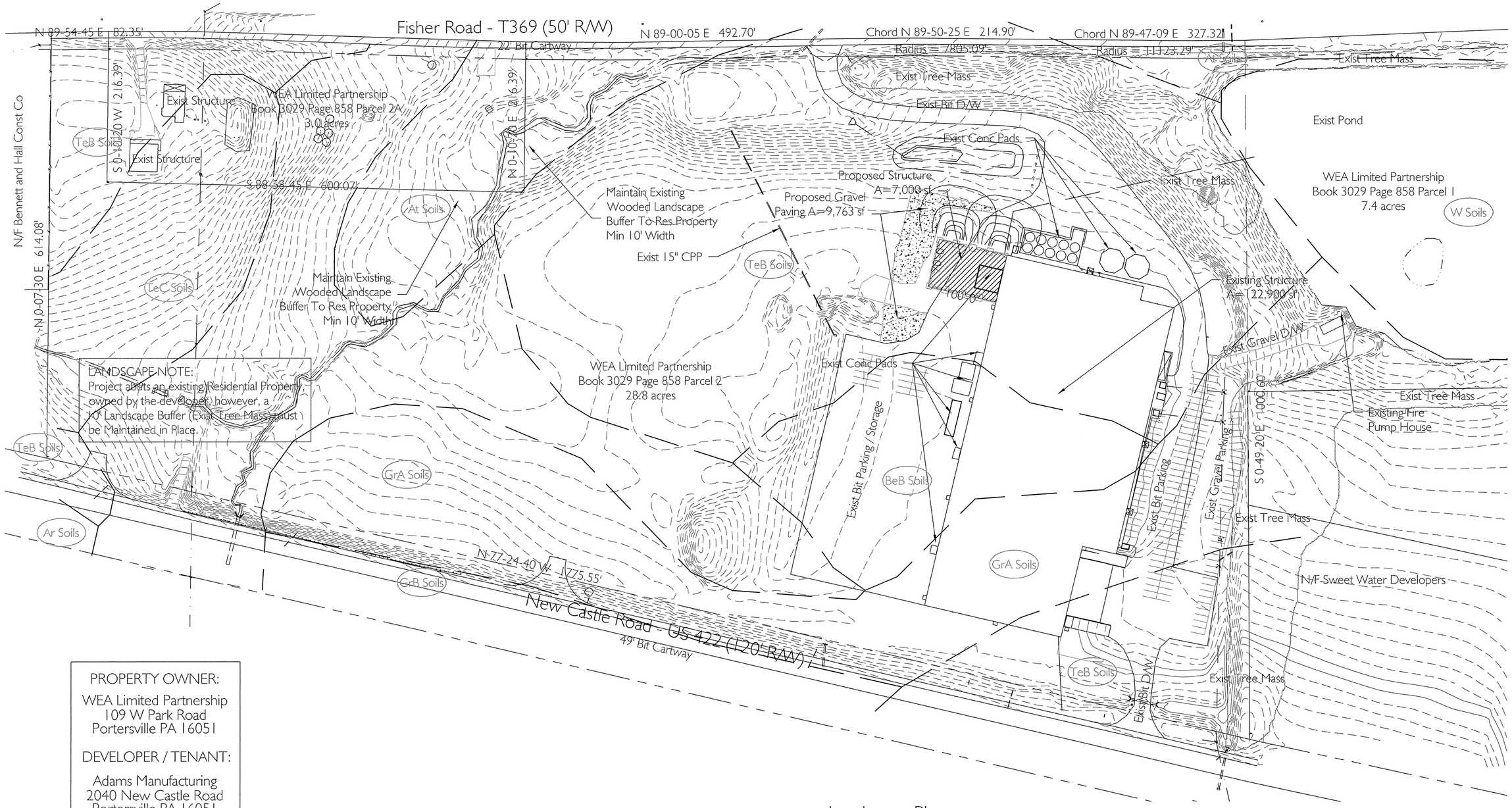
Civil Drawings
Site Lighting Plan

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E
PE - 048417 - E

C003

31 May 2015

R Thre3 Design Jan 2015



LAND DEVELOPMENT PLAN

PROPERTY OWNER:

WEA Limited Partnership
109 W Park Road
Portersville PA 16051

DEVELOPER / TENANT:

Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

Landscape Plan

CALL BEFORE YOU DIG

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PA ONE CALL System Inc.

SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

PLAN BOOK	PAGE
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Prepared on Behalf of:
Adams Manufacturing
109 W Park Road
Portersville, PA 16051

R Thre3 Design LLC
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135 Blackstone Drive
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Office 724.901.1332
Fax 724.202.6866

Designed: adams
Drawn: rer
Checked: adams
Reviewed: rer
CAD File: AdamsMfg-Addn.LDP.CSeries.dwg

Commercial Construction - Building Addition
Adams Manufacturing - Plant No. 2
2040 New Castle Road
Portersville, Pennsylvania 16051
Muddy Creek Township
Butler County — Pennsylvania

NORTH
100' 0 100'
Scale: 1" = 100'

Land Development Plan
Preliminary / Final Plan
Civil Drawings
Soils and Landscape Plan

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD EMERY RYLOTT JR.
ENGINEER
PE-048417-E
PE - 048417 - E

C004

31 May 2015

R Thre3 Design Jan 2015

ENGINEERS CERTIFICATION

I, Richard E Rylott Jr, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Muddy Creek Township Stormwater Management Ordinance.

16 Jun 2015
Date

Richard E Rylott Jr
PE-048417-E

MUNICIPAL ENGINEER CERTIFICATION

I, Thomas L. Thompson have reviewed the Stormwater Management Plan in accordance with the Design Standards and Criteria of the Muddy Creek Township Stormwater Management Ordinance.

6/25/2015
Date

Municipal Engineer

ACKNOWLEDGMENT

WEA Limited Partnership, on this date (date of signature below), has acknowledged that we and our assignees/grantees shall be responsible for maintenance of the stormwater management system shown hereon, in accordance with approved stormwater management ownership and maintenance plan for this project, and that such stormwater system shall remain as a permanent fixture that cannot be altered, replaced, or removed without prior written approval from Muddy Creek Township.

Accepted by WEA Limited Partnership:

6/9/15
Date

Owner

ACKNOWLEDGMENT

WEA Limited Partnership, on this date (date of signature below), has acknowledged that the Operation and Maintenance Agreement executed with this plan is duly part of the Stormwater Management Plan.

6/9/15
Date

Owner

RECORD DRAWINGS

WEA Limited Partnership, on this date (date of signature below), has acknowledged that we shall be responsible to prepare and provide Record Drawings for all Stormwater Management facilities constructed under this plan prior to occupancy or the release of the bond.

6/9/15
Date

Owner

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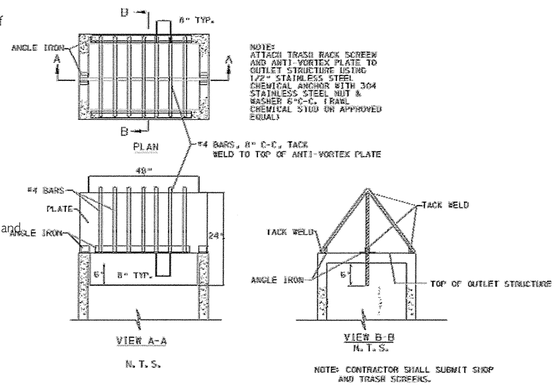
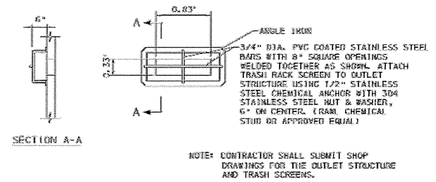
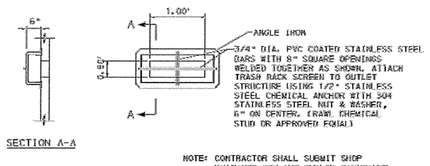


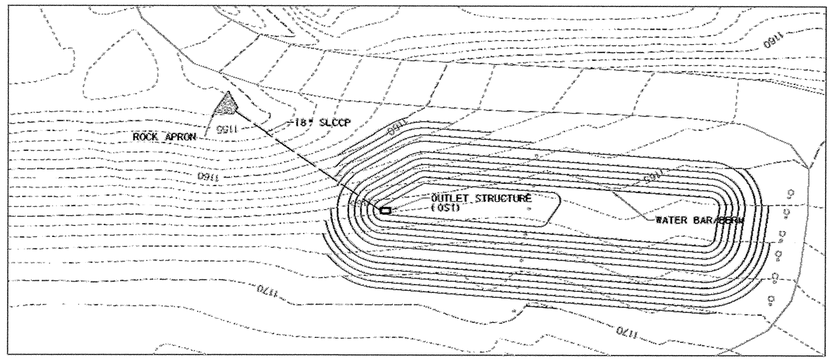
2' x 4' RECTANGULAR TOP
ANTI-VORTEX DEVICE & TRASH RACK
N.T.S.



0.33' x 0.83' RECTANGULAR
ORIFICE - B TRASH SCREEN
N.T.S.



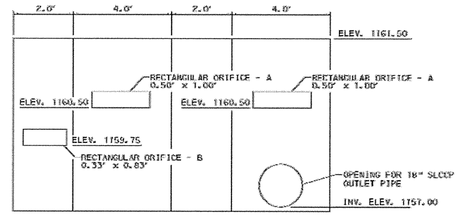
0.50' x 1.00' RECTANGULAR
ORIFICE - A TRASH SCREEN
N.T.S.



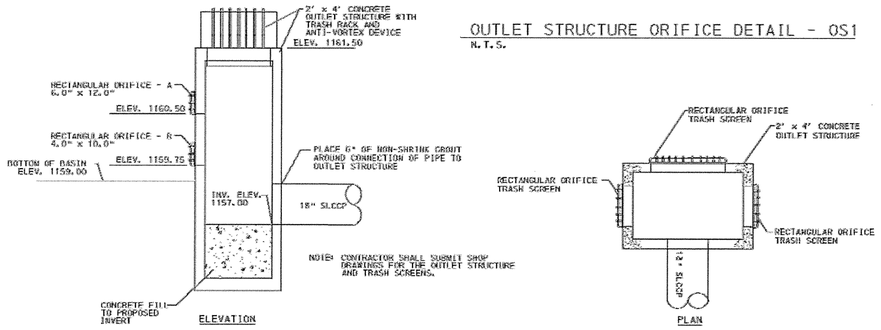
STORMWATER POND
0 25 50 FEET

EASEMENT NOTE

Easements not shown providing access to stormwater management facilities, however, WEA Limited Partnership hereby grants the Municipality or their designees access from the nearest public right-of-way to all 20' easements to the proposed stormwater management facilities.



OUTLET STRUCTURE ORIFICE DETAIL - OS1
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

MUNICIPALITY	COUNTY	STREET	SHEET
MUDDY CREEK	BUTLER	NEW CASTLE ROAD	OF T

LAND DEVELOPMENT PLAN

Stormwater Management Plan

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776

PA ONE CALL System Inc.

SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

PROPERTY OWNER:
WEA Limited Partnership
109 W Park Road
Portersville PA 16051

DEVELOPER / TENANT:
Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

Prepared on Behalf of:
Adams Manufacturing
109 W Park Road
Portersville, PA 16051

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

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COMMONWEALTH OF PENNSYLVANIA
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C005

31 May 2015

R Thre3 Design Jan 2015

SEQUENCE OF BMP INSTALLATION AND REMOVAL

1. 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.

2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED AND COORDINATED WITH THE BUTLER COUNTY CONSERVATION DISTRICT OR BY PaDEP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP EXCEPT WHERE NOTED.

CONSTRUCTION OF BUILDING AND PARKING LOT AND POND

1. INSTALL COMPOST FILTER SOCK, 18" DIAMETER ALONG THE TOE OF SLOPE OF ALL PROPOSED WORK TO COLLECT ANY SEDIMENT FROM THE PROJECT SITE.

2. INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

3. CLEAR AND GRUB THE AREA WHERE THE PROPOSED WORK WILL OCCUR.

4. PERFORM EARTHWORK ACTIVITIES TO CONSTRUCT THE PROPOSED BUILDING, PARKING AREA OR DRIVEWAY.

5. INSTALL DETENTION POND, OUTLET PIPE AND ROCK APRON AS SHOWN ON PLANS.

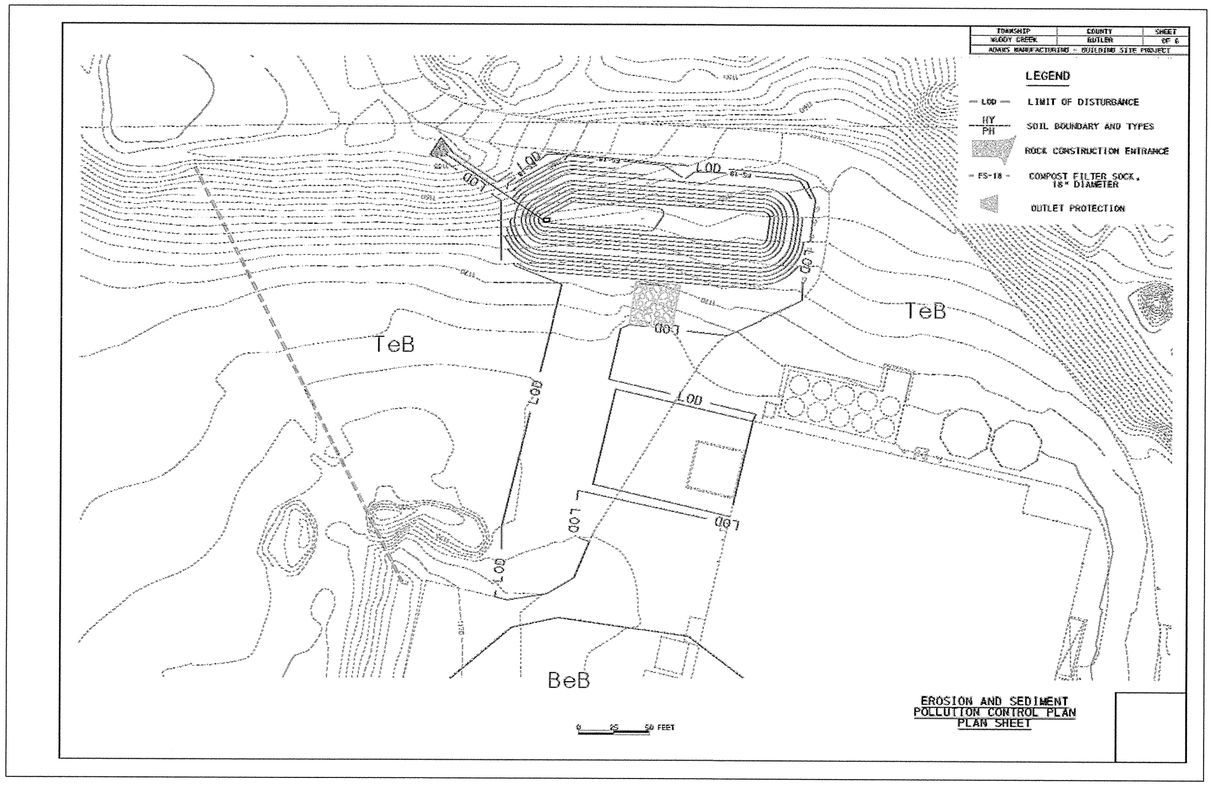
6. CONSTRUCT THE PROPOSED BUILDING AND FOUNDATIONS.

7. CONSTRUCT THE PARKING LOT AND DRIVEWAY AREA.

8. PRIOR TO PERFORMING FINAL PAVING OPERATIONS, REMOVE THE ROCK CONSTRUCTION ENTRANCE. SEED AND MULCH ALL DISTURBED AREAS.

9. PERFORM FINAL PAVING OPERATIONS.

10. ONCE THE VEGETATED AREAS ACHIEVE A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER, REMOVE THE COMPOST FILTER SOCK, 18" DIAMETER AND ROCK BARRIERS. SEED AND MULCH ALL DISTURBED AREAS.



Erosion Control Plan

MAINTENANCE PROGRAM

COMPOST FILTER SOCK

1. COMPOST FILTER 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.

2. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE-HALF OF THE EXPOSED COMPOST FILTER SOCK AND DISPOSE OF AS DIRECTED.

3. REPLACE BIODEGRADABLE FILTER SOCK AFTER 6 MONTHS; PHOTODEGRADABLE AFTER 12 MONTHS.

PUMPED WATER FILTER BAG

1. REPLACE THE PUMPED WATER FILTER BAG WHEN 50% OF THE SEDIMENT CAPACITY HAS BEEN FILLED AND/OR WHEN THERE IS A FAILURE.

2. DO NOT PERMIT DISCHARGE FROM THE PUMPED WATER FILTER BAG TO DRAIN BACK INTO WORK OR ACCESS AREAS OF THE PROJECT.

3. LOCATE THE PUMPED WATER FILTER BAG IN AN AREA ACCESSIBLE BY EQUIPMENT NECESSARY FOR MAINTENANCE.

VEGETATIVE COVER

1. VEGETATIVE COVER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE SUFFICIENT TO RESIST ACCELERATED EROSION. WHERE IT APPEARS THAT SEEDLINGS HAVE BEEN WASHED OUT OR GROWTH HAS BEEN RETARDED FOR ANY REASON, RESEED AND REMULCH THE AREA IN QUESTION.

PROPERTY OWNER:

WEA Limited Partnership
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Portersville PA 16051

DEVELOPER / TENANT:

Adams Manufacturing
2040 New Castle Road
Portersville PA 16051

PLAN BOOK	PAGE
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PA ONE CALL System Inc.

SERIAL NO. _____ (MUDDY CREEK TOWNSHIP)

RECYCLING AND DISPOSAL OF WASTE MATERIALS

ALL WASTE MATERIAL IS TO BE RECYCLED AND DISPOSED OF IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (PADEP) PENNSYLVANIA'S LAND RECYCLING AND ENVIRONMENTAL REMEDIATION STANDARDS ACT (ACT 2). IF MUDDY CREEK TOWNSHIP OPERATES A RECYCLING PROGRAM FOR THE COMMUNITY, THE CONTRACTOR IS ENCOURAGED TO PARTICIPATE WHERE FEASIBLE.

Prepared on Behalf of:
Adams Manufacturing
109 W Park Road
Portersville, PA 16051

R Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6866

LAND DEVELOPMENT PLAN

Designed: adams
Drawn: rer
Checked: adams
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Commercial Construction - Building Addition
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PE-048417-E
PE - 048417 - E

C006

31 May 2015

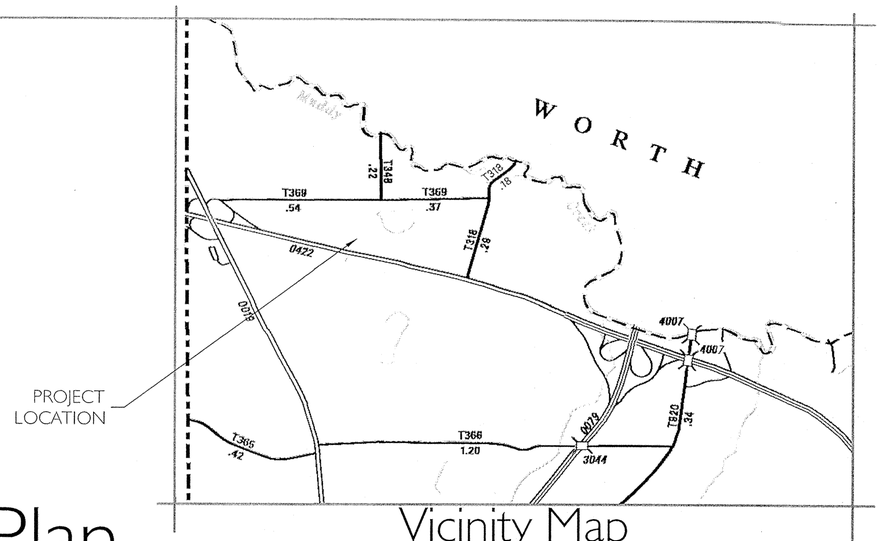
R Thre3 Design Jan 2015

CAD File: AdamsMfg-Addn.LDP.CSeries.dwg

Prepared on Behalf Of:

Adams Manufacturing

109 West Park Road
Portersville, Pennsylvania 16051
Tel 800.237.8287



Vicinity Map
Scale: nts

Land Development Plan
for
Commercial Construction - Building Addition
at
Adams Manufacturing - Plant No. 2

2040 New Castle Road
Portersville, Pennsylvania 16051

situate in

Township of Muddy Creek
County of Butler
Commonwealth of Pennsylvania

Sheet Index

T1	Title Sheet
T2	Title Sheet - Signature Blocks
C001	Site Boundary Plan
C002	General Site Plan
C003	Site Lighting Plan
C004	Landscape Plan
C005	Stormwater Management Plan
C006	Erosion Control Plan

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Project Code Data

Zoning District: Muddy Creek Township: Unzoned

Occupancy Group: F-1 (Mod Hazard Light Manufacturing) /
S-1 (Mod Hazard Storage) Non-Separated Mixed Use Occ

Construction Type: II-B Proposed

Building Area:

Gross Area, Existing:	122,900 sf
Gross Area, Proposed Addition:	7,000 sf
Gross Area, Total:	129,900 sf

Bldg Height: 37'-0" Max Existing and Proposed - 55' Max Permitted F-1 / S-1, Type II-B
Bldg Stories: One (1) Story Proposed - Two (2) Story Permitted F-1 / S-1, Type II-B
Bldg Area: 129,900 sf Total Proposed - 15,500 sf Permitted F-1 Basic w/o Allow Increase
Allowable Increased Applies Due to Clear Perimeter > 60'

Muddy Creek Township Planning Commission

Muddy Creek Township Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds

Prepared By:

R Thre3 Design LLC
Design Professionals
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Office 724.901.1332
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T1

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