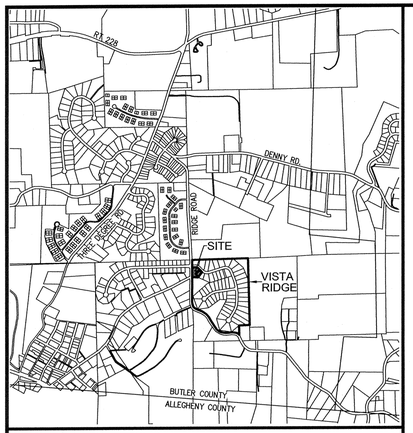
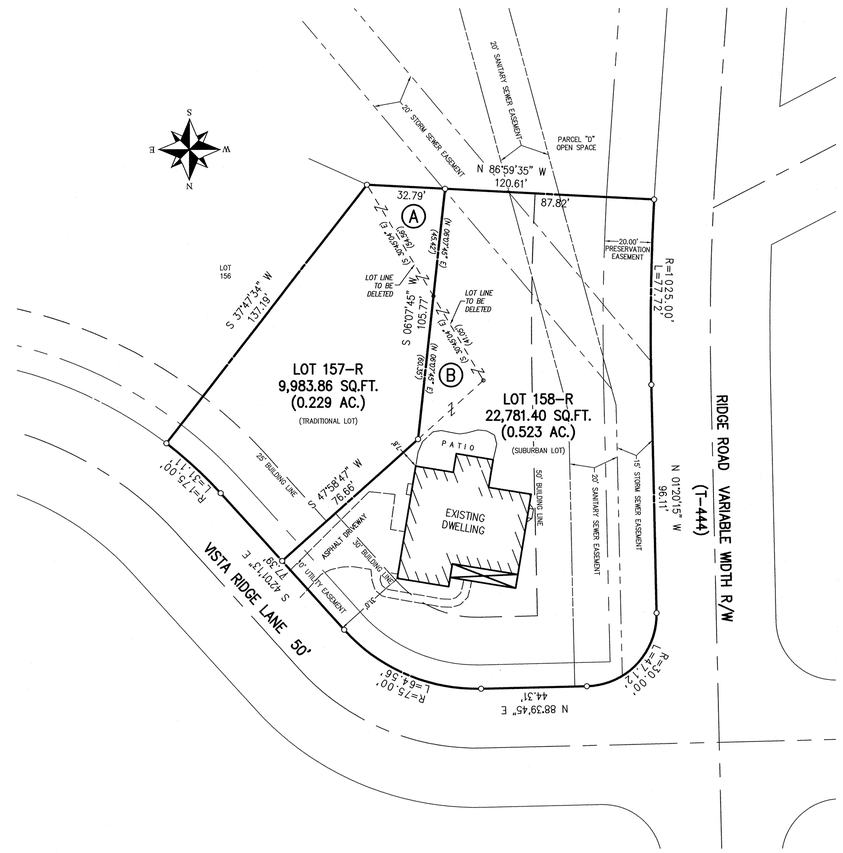


LOCATION MAP 1" = 1500'

Instr:201609210195:17 09/21/2016
Pages:4 F:$45.00 1:59PM
Michele Mustello T20160913205
Butler County Recorder FL



GENERAL PLAN NOTES:

PROPERTY OWNERS:

LOT 157 S & A HOMES, INC.
2121 OLD GATESBURG RD
STATE COLLEGE, PA 16803

TAX PARCEL 010-S8-E157
INST. NO. 201608040015746

LOT 158 S & A HOMES, INC.
2121 OLD GATESBURG RD
STATE COLLEGE, PA 16803

TAX PARCEL 010-S8-E158
INST. NO. 201302040003609

a. PARCEL "A" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 157-R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

b. PARCEL "B" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 158-R AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

c. REFER TO THE VISTA RIDGE ESTATES PLAN AS RECORDED IN BUTLER COUNTY PLAN BOOK 331, PAGES 21-23 FOR ADDITIONAL CONDITIONS AND RESTRICTIONS RELATED TO PRESERVATION EASEMENTS, BUFFERYARDS AND LANDSCAPING REQUIREMENTS THAT MAY AFFECT THE LOTS SHOWN.

CONVEYANCE DETAILS:

LOT	ORIGINAL (SF)	PARCEL"A" (SF)	PARCEL"B"(SF)	REVISED(SF)
157	9,983.67	+743.62	-743.43	9,983.86
158	22,781.59	-743.62	+743.43	22,781.40

PARCEL "A" CONTAINS AN AREA OF 743.62 SQ.FT.
PARCEL "B" CONTAINS AN AREA OF 743.43 SQ.FT.

THE ORIGINAL VISTA RIDGE ESTATES PLAN WAS DEVELOPED AS A SMALL PROPERTY SUBDIVISION MODEL WITHIN THE "RAL" ZONING DISTRICT.

REQUIREMENTS BY LOT TYPE

	SUBURBAN LOT	TRADITIONAL LOT
MINIMUM LOT SIZE:	21,780 SQ.FT. (0.50 AC)	8,712 SQ.FT. (0.20 ACRE)
MINIMUM LOT WIDTH AT FRONT SETBACK:	90.00 FEET	60.00 FEET
MINIMUM FRONT SETBACK:	30.00 FEET/50.00 FEET*	20.00 FEET
MINIMUM SIDE SETBACK:	30.00 FEET EACH SIDE COMBINED 5.00 FEET MINIMUM ONE SIDE WITH 30.00 FEET OF BUILDING SEPARATION	20.00 FEET EACH SIDE COMBINED 5.00 FEET MINIMUM ONE SIDE WITH 20.00 FEET OF BUILDING SEPARATION
MINIMUM REAR SETBACK:	40.00 FEET (PRINCIPLE STRUCTURE) 10.00 FEET (ACCESSORY STRUCTURE)	30.00 FEET (PRINCIPLE STRUCTURE) 10.00 FEET (ACCESSORY STRUCTURE)
MAXIMUM HEIGHT:	35.00 FEET	35.00 FEET

*50.00 MINIMUM FRONT SETBACK ALONG ROADS EXTERIOR OF THE PLAN.

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

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY RECORDER OF DEEDS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN BOOK	PAGE
358	1

KNOW ALL MEN BY THESE PRESENTS: THAT S & A HOMES, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA 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, S & A HOMES, INC. 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 S & A HOMES, 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 22 DAY OF AUGUST, 2016.

S & A HOMES, INC.
Christopher P. Schoenmaker President of Housing Division
PRINTED NAME & TITLE OF AUTHORIZED OFFICER

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED CHRISTOPHER P. SCHOENMAKER OF S & A HOMES, INC., WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID S & A HOMES, 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.

S & A HOMES, INC.
Christopher P Schoenmaker President of Housing Division
PRINTED NAME & TITLE OF AUTHORIZED OFFICER

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF AUGUST, 2016.

MY COMMISSION EXPIRES THE 12 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

S & A HOMES, INC. OWNERS OF A PORTION OF THE LAND SHOWN ON THE VISTA RIDGE REVISION NO. 1 PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF S & A HOMES, INC. AS RECORDED IN INSTRUMENT NUMBER 201302040003609 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

S & A HOMES, INC.
Christopher P. Schoenmaker President of Housing Division
PRINTED NAME & TITLE OF AUTHORIZED OFFICER

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 1ST DAY OF JUNE, 2016.

SECRETARY

CHAIRPERSON

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 27TH DAY OF JUNE, 2016.

SECRETARY

CHAIRPERSON

SUPERVISOR

SUPERVISOR

SUPERVISOR

I, Ronald Olson, 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.

TOWNSHIP ENGINEER — DATE 9-7-16 — REG. NO. 24455 E

I, JAMES A. SPERDUTE, 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.

JAMES A. SPERDUTE, RS # 24457-E — DATE 8/8/16

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11TH DAY OF MAY, 2016.

SECRETARY

CHAIRPERSON, COUNTY PLANNING COMMISSION

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 358, PAGE(S) 1.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF SEPTEMBER, 2016.

(SEAL) RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

DRAWING NUMBER:	1001-1616186
DRAWING SCALE:	1"=30'
DATE:	MAY 4, 2016
DRAWN BY:	JSS
REVISIONS:	08.03.2016...revise owners

SHEET 1 OF 1

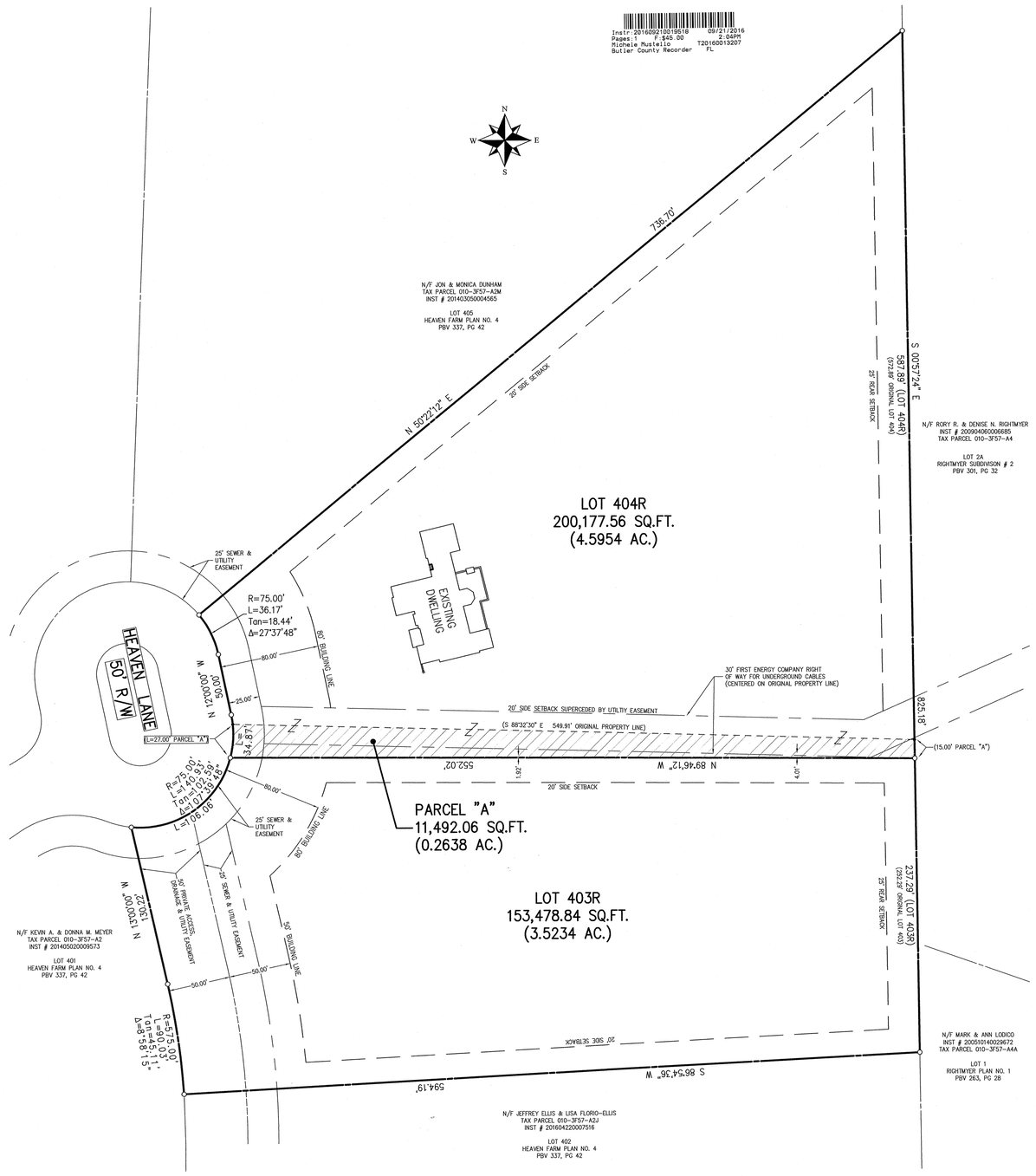
PLAN OF SURVEY AND SUBDIVISION FOR:

VISTA RIDGE REVISION NO. 1

BEING A REVISION OF LOTS 157 & 158 OF THE VISTA RIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK 331, PAGES 21-23
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC SURVEYS
SUBDIVISION & LAND DEVELOPMENT • LOT LINE CHANGES

Instr: 201609210019518 09/21/2016
Pages: 1 F: $45.00 2:04PM
Michele Mustello T20160013207
Butler County Recorder FL



PLAN BOOK	PAGE
358	2

CURRENT ZONING : RC RURAL CONSERVATION

- MINIMUM LOT AREA : 43,560 SQ.FT. (1 ACRE)
- MINIMUM LOT WIDTH : 150.00 FEET AT BUILDING LINE
- MINIMUM FRONT SETBACK : 50.00 FEET FROM RIGHT OF WAY
- MINIMUM SIDE SETBACK : 20.00 FEET (TWO REQUIRED)
- MINIMUM REAR SETBACK : 25.00 FEET

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
No. 24457
REGISTERED
SURVEYOR

PROPERTY OWNERS

LOT 403

HEAVEN FARM, LLC
130 HEAVEN LANE
MARS, PA 16046

INST# 201205180014384
TAX PARCEL 010-3F57-A2K

LOT 404

BRENDAN T. & MICHELE L. MANNELLA
TRUSTEES OF THE BRENDAN T. &
MICHELE L. MANNELLA REVOCABLE TRUST
125 HEAVEN LANE
MARS, PA 16046

INST# 201503310006545
TAX PARCEL 010-3F57-A2L

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN LOT 403 & 404 OF THE HEAVEN FARM PLAN OF LOTS NO. 4. NO NEW BUILDING LOTS ARE BEING CREATED BY THIS PLAN.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF APPROVAL OF THE PREVIOUSLY APPROVED AND RECORDED HEAVEN FARMS PLAN NO. 4.
- PARCEL "A" IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 404 (TO BE 404R). PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE LOT.
- THE RECORDING OF THIS PLAN DOES NOT CONVEY OWNERSHIP. A DEED MUST BE RECORDED TRANSFERRING OWNERSHIP OF PARCEL "A".

KNOW ALL MEN BY THESE PRESENTS that we, BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST of the Township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights or 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, we, BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST hereby agree to and by these presents do 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 BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST our heirs, executors, administrators and assigns and purchasers of lots in this plan.

In witness whereof,we hereunto set our hands and seals this 8th day of August, 2016
ATTEST:

BRENDAN T. MANNELLA, TRUSTEE — MICHELE L. MANNELLA, TRUSTEE

The foregoing adoption is made by BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST with the full understanding and agreement that the approval of the Township Board of Supervisors of Adams Township, 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 of said approval.

We also certify that the title to our property as shown hereon is in the name of BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST as recorded in the Butler County Recorder of Deeds office at instrument no. 201503310006545.

BRENDAN T. MANNELLA, TRUSTEE — MICHELE L. MANNELLA, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER ss:

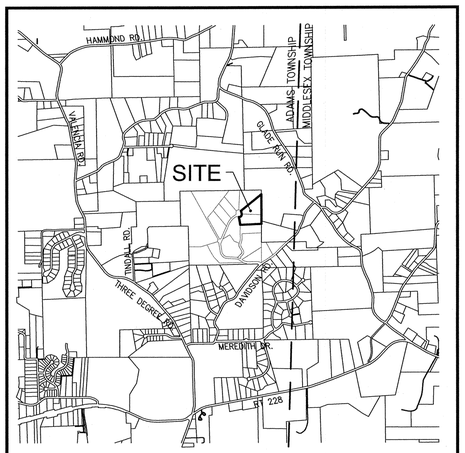
Before me, the subscriber, a notary public in and for said county and Commonwealth, personally appeared the above named BRENDAN T. MANNELLA & MICHELE L. MANNELLA, TRUSTEES OF THE BRENDAN T. & MICHELE L. MANNELLA REVOCABLE TRUST who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 8th day of August 2016

My commission expires the 15th day of August 2017

Paula K. Rouda
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



LOCATION MAP 1" = 2000'

Know All Men By These Presents that, HEAVEN FARM LLC., a Pennsylvania Limited Corporation 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 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 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 or way and easements by the Township of Adams, HEAVEN FARM LLC., hereby agree to and by these presents do release and 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 HEAVEN FARM LLC., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 26 day of August, 2016 A.D.

ATTEST:

NOTARY PUBLIC — HEAVEN FARM LLC.

My commission expires the 15 day of August 2017 A.D.

The foregoing adoption and dedication is made by HEAVEN FARM LLC. with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if attached , will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within 90 (ninety) days of the date of approval.

SECRETARY — HEAVEN FARM, LLC.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER SS

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named KEVIN MOORE, general partner of HEAVEN FARM LLC., 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: WITNESS MY HAND AND NOTARIAL SEAL this 26 day of August 2016 A.D.

My Commission Expires the 15 day of August 2017 A.D.

Paula K. Rouda
NOTARY PUBLIC

Reviewed by the Planning Commission of the Township of Adams this 3RD day of AUGUST, 20 16

CHAIRPERSON, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

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 22ND day of AUGUST, 20 16.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

I, James A. Sperdute, PLS Professional Land [ ] 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 8/8/16

I, Ronald Olson, 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.

DATE 9-7-16 REG # 26400 E

Reviewed by the Butler County Planning Commission this 19TH day of JULY, 2016

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:)

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 358 page 2. Given under my hand and seal this 21 day of September, 2016.

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

LOT AREA TABLE

	ORIGINAL LOT	PARCEL "A"	REVISED LOT
LOT 403	164,970.9 SQ.FT.* 3.7872 AC.	-11,492.06 SQ.FT. -0.2638 AC.	153,478.84 SQ.FT. 3.5234 ACRES
LOT 404	188,685.5 SQ.FT. 4.322 AC.	+11,492.06 SQ.FT. +0.2638 AC.	200,177.56 SQ.FT. 4.5954 ACRES

*ERRONEOUSLY SHOWN AS 164,790.9 SQ.FT. ON PRIOR PLAN.

DRAWING NUMBER:	1001-1616442
DRAWING SCALE:	1"=50'
DATE:	JULY 7, 2016
DRAWN BY:	JSS
REVISIONS:	

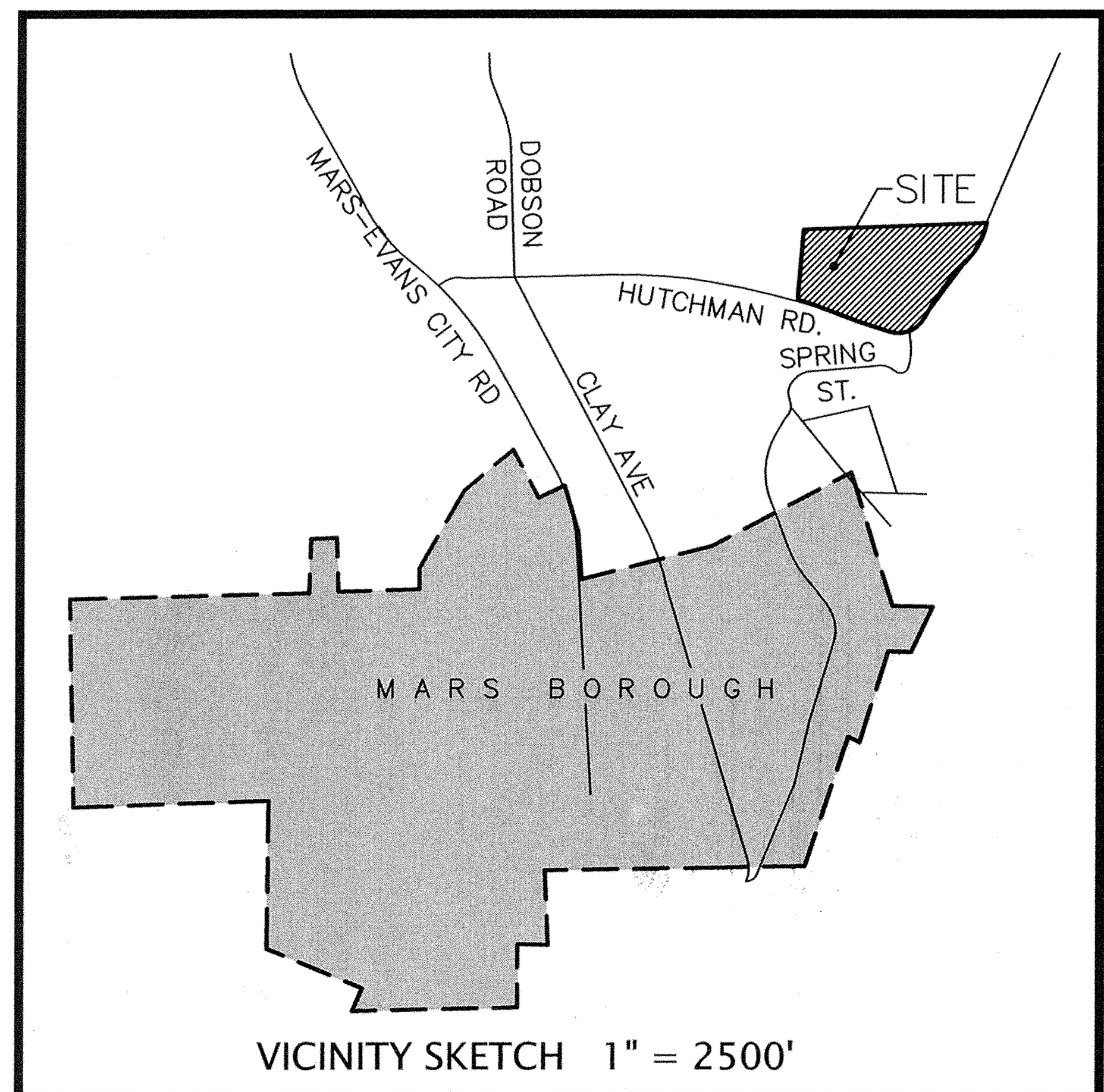
SHEET 1 OF 1

HEAVEN FARM PLAN NO. 4 REVISION NO. 1

BEING A REVISION TO LOTS 403 & 404 OF THE HEAVEN FARM PLAN NO. 4 AS RECORDED IN PLAN BOOK 337, PAGES 42 & 43

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

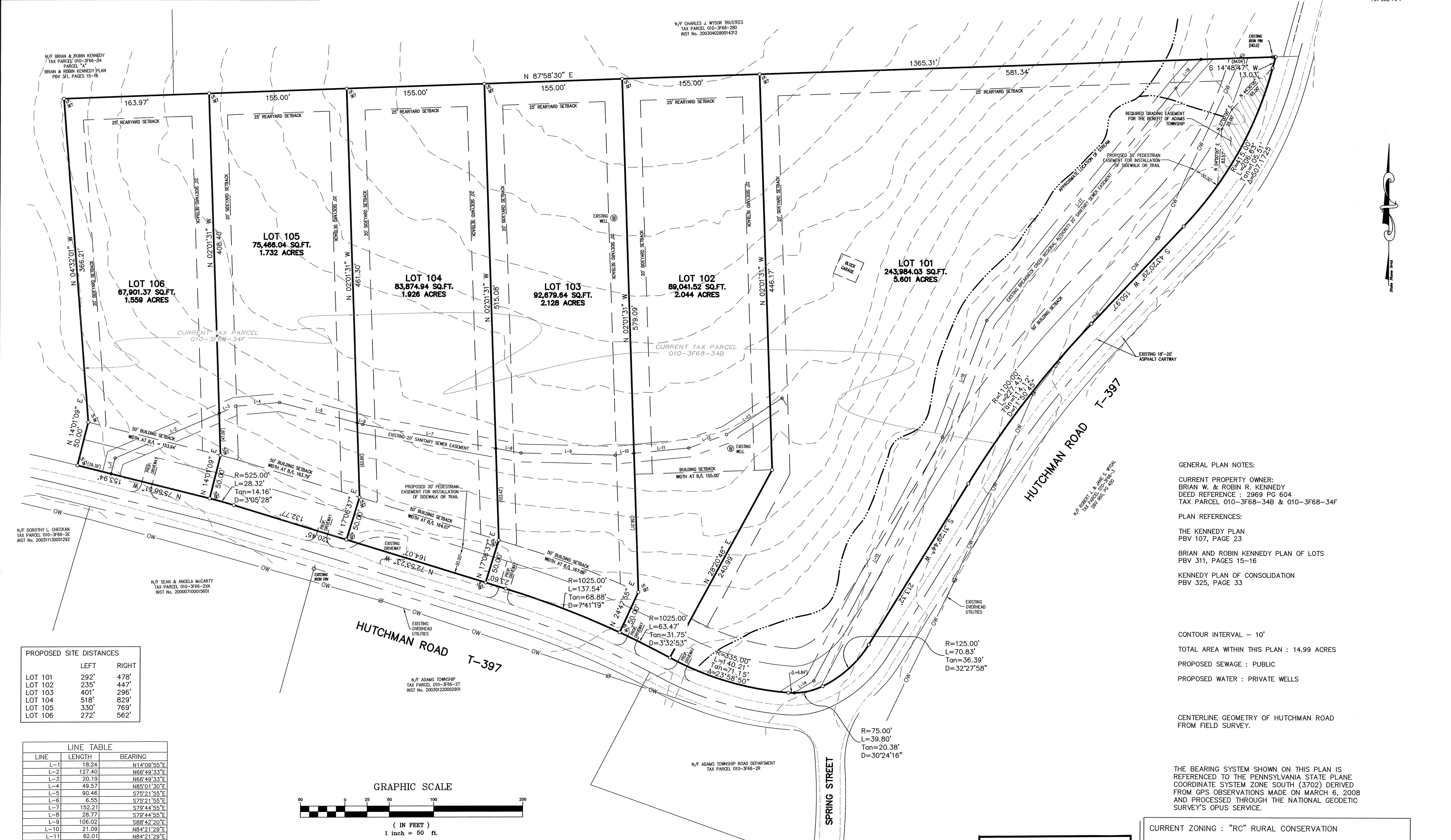
SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SURVEYING, LAYOUT, TOPOGRAPHIC MAPPING, CONSTRUCTION STAKING, LAND DEVELOPMENT



VICINITY SKETCH 1" = 2500'

SURVEYOR | BUTLER COUNTY PLANNING COMMISSION | ADAMS TOWNSHIP PLANNING COMMISSION | ADAMS TOWNSHIP BOARD OF SUPERVISORS | ADAMS TOWNSHIP ENGINEER | BUTLER COUNTY RECORDER OF DEEDS

Instr:201609210019519 09/21/2016
Pages:1 F:$45.00 2:04PM
Michele Mustello T20160013208
Butler County Recorder FL



PROPOSED SITE DISTANCES	LEFT	RIGHT
LOT 101	292'	478'
LOT 102	235'	447'
LOT 103	401'	296'
LOT 104	518'	829'
LOT 105	330'	769'
LOT 106	272'	562'

LINE TABLE

LINE	LENGTH	BEARING
L-1	18.24	N14°09'55"E
L-2	127.40	N66°49'33"E
L-3	20.19	N66°49'33"E
L-4	49.57	N85°01'30"E
L-5	90.46	S75°21'55"E
L-6	6.55	S75°21'55"E
L-7	152.21	S79°44'55"E
L-8	28.77	S79°44'55"E
L-9	106.02	S88°42'20"E
L-10	21.09	N84°21'29"E
L-11	62.01	N84°21'29"E
L-12	45.03	N70°13'20"E
L-13	58.81	N56°38'45"E
L-14	25.76	N58°04'28"E
L-15	310.29	N27°36'56"E
L-16	140.90	N20°32'33"E
L-17	337.22	N38°58'53"E
L-18	74.87'	N40°53'18"E

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

GENERAL PLAN NOTES:

CURRENT PROPERTY OWNER:
BRIAN W. & ROBIN R. KENNEDY
DEED REFERENCE : 2969 PG 604
TAX PARCEL 010-3F68-34B & 010-3F68-34F

PLAN REFERENCES:

THE KENNEDY PLAN
PBV 107, PAGE 23

BRIAN AND ROBIN KENNEDY PLAN OF LOTS
PBV 311, PAGES 15-16

KENNEDY PLAN OF CONSOLIDATION
PBV 325, PAGE 33

CONTOUR INTERVAL – 10'

TOTAL AREA WITHIN THIS PLAN : 14.99 ACRES

PROPOSED SEWAGE : PUBLIC

PROPOSED WATER : PRIVATE WELLS

CENTERLINE GEOMETRY OF HUTCHMAN ROAD FROM FIELD SURVEY.

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH (3702) DERIVED FROM GPS OBSERVATIONS MADE ON MARCH 6, 2008 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S OPUS SERVICE.

CURRENT ZONING : "RC" RURAL CONSERVATION

"RC" MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA:	43,560 SQ.FT. (1 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	150.00'
MIMIMUM FRONT SETBACK:	50.00'
MINIMUM SIDE SETBACK:	20.00'
MINIMUM REAR SETBACK:	25.00'

PLAN BOOK	PAGE
358	3

Know All Men By These Presents that, I, Brian W. & Robin R. Kennedy, of the Township of Adams, County of Butler and CommonIalth of Pennsylvania, for myselves, my exectutors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situtate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers 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 uppon 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 or way and easements by the Township of Adams, I, Brian W. & Robin R. Kennedy, hereby agree to and by these presents do release and 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 Brian W. & Robin R. Kennedy, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Brian W. & Robin R. Kennedy do set my hands and seals this 9 day of Sept, 2016 A.D.

ATTEST:

NOTARY PUBLIC — BRIAN W. KENNEDY — ROBIN R. KENNEDY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My commission expires the 9 day of Sept, 2016 A.D.

The foregoing adoption and dedication is made by Brian W. & Robin R. Kennedy with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if attached , will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler Pennsylvania within 90 (ninety) days of the date of approval.

BRIAN W. KENNEDY — ROBIN R. KENNEDY

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Brian W. & Robin R. Kennedy, 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:

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of Sept, 2016 A.D.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires the 10 day of June, 2019 A.D.

We, Brian W. & Robin R. Kennedy, do hereby certify that the title to the property shown hereon is in the name of Brian W. & Robin R. Kennedy as recorded in the Butler County Recorder of Deeds Office in Deed Book 2969, Page 604.

BRIAN W. KENNEDY — ROBIN R. KENNEDY

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 seIrs therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY, ADAMS TOWNHSHIP SUPERVISORS — ADAMS TOWNHSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNHSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Approved by the Adams Township Planning Commission this 6th day of July, 2016.

SECRETARY, ADAMS TWP. PLANNING COMM. — CHAIRPERSON, ADAMS TWP. PLANNING COMM.

Approved by the Board of Supervisors of the Township of Adams this 22ND day of August, 2016

SECRETARY, ADAMS TOWNHSHIP SUPERVISORS — ADAMS TOWNHSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNHSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

I, James A Sperdute, PLS Professional Land Surveyor of the CommonIalth 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 9-7-2016

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

DATE 26400 B REG # 9/7/16

Reviewed by the Butler County Planning Commission this 20TH day of JULY, 2016

SECRETARY, BUTLER COUNTY PLANNING COMMISSION

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 358, page 3.

Given under my hand and seal this 21st day of September, 2016

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

KENNEDY PLAN OF LOTS NUMBER 2

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS
09.06.16....ADD TWP EASEMENT

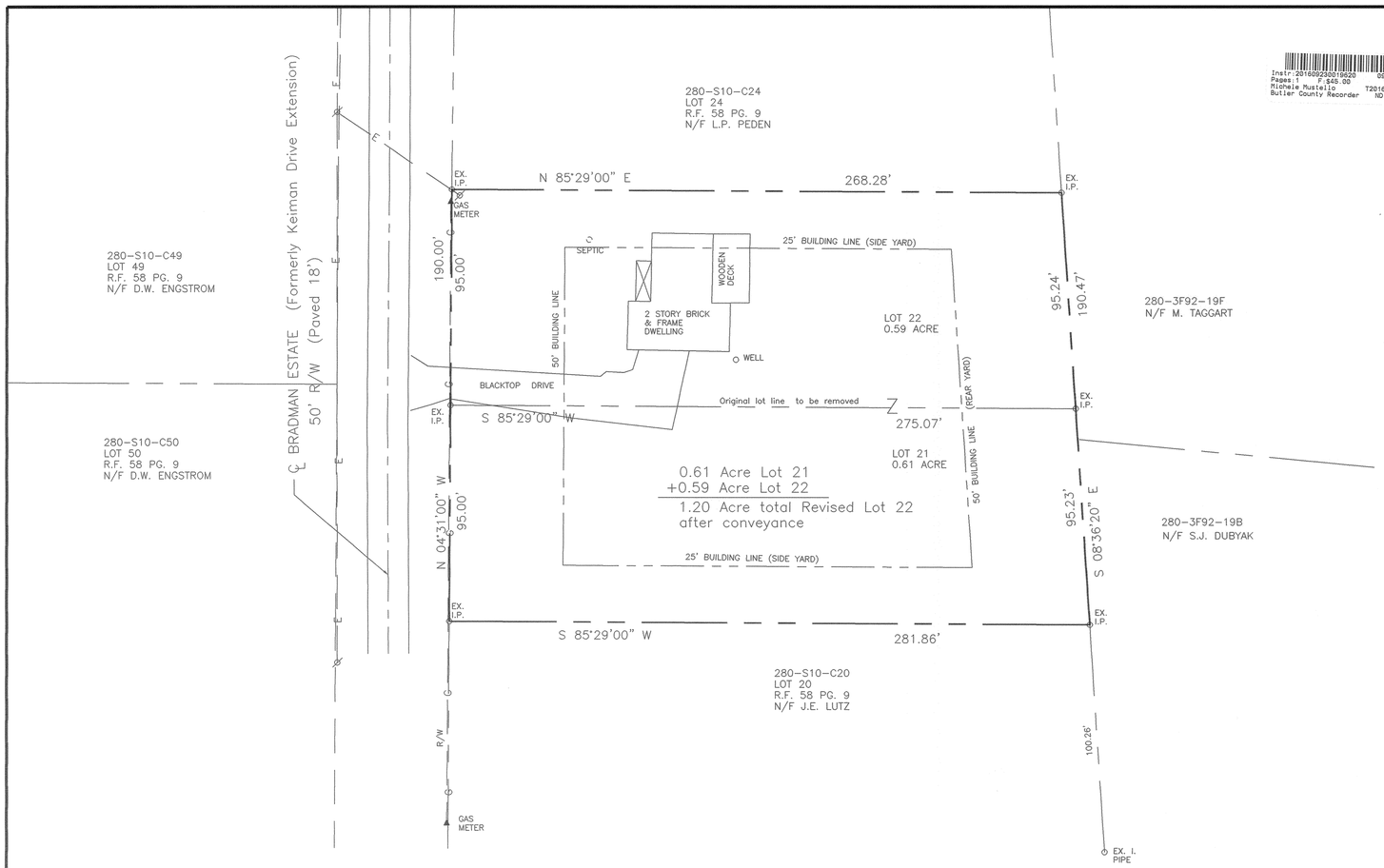
PREPARED FOR:
BRIAN W. & ROBIN R. KENNEDY
109 KENNEDY DRIVE
MARS, PA 16046

SCALE: 1" = 50'
JUNE 9, 2016
DWG # 1001-1616346

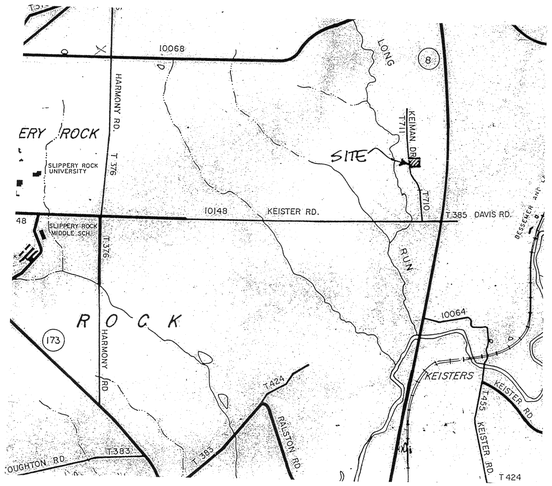
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
www.SperduteSurveying.com

SEAL

SHEET No.
RC1



Instr:201609230019020 09/23/2016
Pages: 1 F:$45.00 8:52PM
Michele Mustello T20160013280
Butler County Recorder ND



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
358	4

NOTES:

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

REF: LOTS 21 & 22 IN THE BRADMAN ESTATES ADDITION #1, RECORDED IN R.F. 58 PG.9.

REF: PROPERTY SURVEY FOR MARCUS BLAKE TERWILLIGER AND TARA TERWILLIGER BY LAND SURVEYORS, INC., 06/30/14, #14-088.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

ZONED: R-1; LOW DENSITY RESIDENTIAL

SETBACK REQUIREMENTS:

50' BUILDING LINE - FRONT YARD
25' BUILDING LINE - SIDE YARD
50' BUILDING LINE - REAR YARD

THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 21 AND 22 INTO REVISED LOT 22.

0' 30' 60' 90'

Marcus Terwilliger
Tara Terwilliger
133 Bradman Estates
Slippery Rock Pa 16057
724-290-6170

KNOW ALL MEN BY THESE PRESENTS, that we, Marcus Blake Terwilliger and Tara Terwilliger, of the Township of Slippery Rock, 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 Slippery Rock Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock, 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 Slippery Rock, 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 Marcus Blake Terwilliger and Tara Terwilliger, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20th day of July, 20 16.

ATTEST:
Vonnie J. Hogg — NOTARY PUBLIC
Marcus Blake Terwilliger — OWNER
Tara Terwilliger — 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 Marcus Blake Terwilliger and Tara Terwilliger, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of July, 20 16.

My Commission expires the 26th day of July, 20 16.

SEAL
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, 2019
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 25, 2016 SEAL Cheryl A. Hughes 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 Slippery Rock hereby gives public notice that in approving this plan for recording purposes only, the Township of Slippery Rock 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.

Karen Cowell SECRETARY SEAL Paul A Dick CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 2nd day of August, 20 16

Karen Cowell SECRETARY SEAL Paul A Dick CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 2nd day of August, 20 16

Vonnie Hogg SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 23RD day of JUNE, 20 16

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 358 page 4.

Given under my hand and seal this 23rd day of September, 20 16.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA

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

LOT LINE REVISION

FOR: MARCUS BLAKE TERWILLIGER
and
TARA TERWILLIGER

SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA

Date 05/25/16	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 280-S10-C21, C22		Instrument # 201304050009913	Service No. 16-080
Address 133 BRADMAN ESTATES			

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHRISTINE AND KEVIN CORACE, 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 PROPERTIES, 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, I HEREUNTO SET MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, 2016.

x Christine Corace
CHRISTINE CORACE

x Kevin M. Corace
KEVIN CORACE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED,CHRISTINE AND KEVIN CORACE, 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 15TH DAY OF SEPTEMBER, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY, 2019

Debra L Jeffcoat
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

SURVEYOR'S CERTIFICATION

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

12TH SEPT '16
DATE

STANLEY D. GRAFF
REG. NO. SU-30161-E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ~~CLEARFIELD~~ CLINTON THIS 13 DAY OF September, 2016.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ~~CLEARFIELD~~ CLINTON THIS 18TH DAY OF September, 2016.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13TH DAY OF SEPT., 2016.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

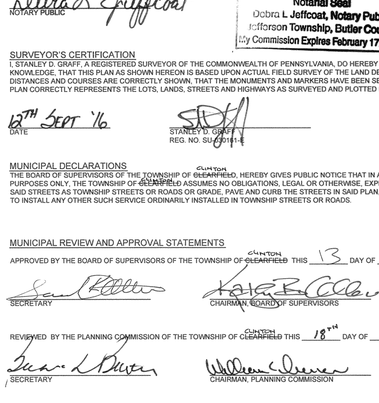
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358 PAGE(S) 5

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF September 2016.

RECORDER OF DEEDS

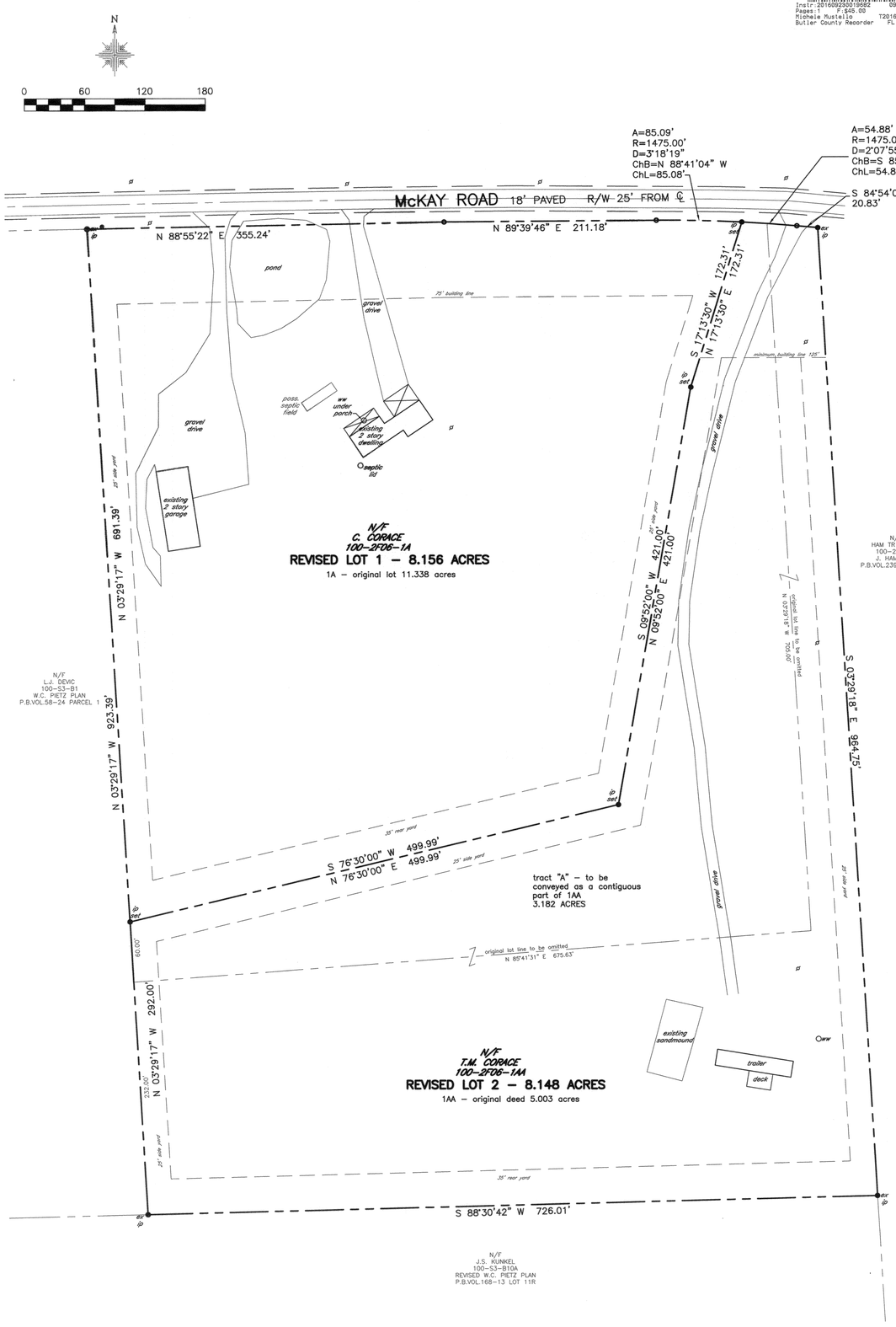
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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:201609230019682 09/23/2016
Pages: 1 F:$45.00 1:21PM
Michele Mustello T20160013321
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, TIMOTHY M. CORACE, 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 MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, 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, I 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, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF SEPTEMBER, 2016.

x
TIMOTHY M. CORACE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED,TIMOTHY M. CORACE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2016.

MY COMMISSION EXPIRES THE 17TH DAY OF FEBRUARY 2019

Debra L Jeffcoat
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

PROPERTY AREAS:

EXISTING TOTALS	
100-2F06-1A	11.338 ACRES
+100-2F06-1AA	5.003 ACRES
EXISTING TOTAL	16.341 ACRES

REVISED 100-2F06-1A	
ORIGINAL 2F06-1A	11.338 ACRES
- TRACT A	3.182 ACRES
REVISED 2F06-1A TOTAL	8.156 ACRES

REVISED 100-2F06-1AA	
ORIGINAL 2F06-1AA	5.003 ACRES
+TRACT A	3.182 ACRES
REVISED 2F06-1AA TOTAL	8.185 ACRES

REVISED TOTALS	
REVISED 100-2F06-1A	8.156 ACRES
+REVISED 100-2F06-1AA	8.185 ACRES
REVISED TOTAL	16.341 ACRES

GENERAL NOTES:

1. OWNERS: 100-2F06-1A - KEVIN & CHRISTINE CORACE
   100-2F06-1AA - TIMOTHY M. CORACE
2. OWNERS' ADDRESSES: C.CORACE, 210 McKAY ROAD, SAXONBURG, PA 16056
   T.M. CORACE, 200 McKAY ROAD, SAXONBURG, PA 16056
2. SETBACKS: FRONT LINE - 75'
   BACK - 35'
   SIDE - 25'
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. FLEISHNER PLAN NO. 1
   PLAN BOOK 318 PG 4
4. MUNICIPAL ZONING: R-1 RURAL RESIDENTIAL DISTRICT
5. LOT DESIGN AND SPECIFICATIONS AS PER OWNER AND MUNICIPAL PLANNING

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF CLINTON

ZONING DISTRICT: R-1 RURAL RESIDENTAIL

SITE REQUIREMENTS FOR SINGLE FAMILY DWELLING:
1. MIN. LOT AREA = 1 ACRE
2. MINIMUM LOT WIDTH = 125 FT
3. SET BACK REQUIREMENTS
   3.1. FRONT YARD SETBACK = 75 FT
   3.2. SIDE YARD SETBACK = 25 FT (EACH SIDE)
   3.3. REAR YARD SETBACK = 35 FT

RECORDED SEPT 23 20 16	
PLAN BOOK	PAGE
358	5
SHEET 1 of 1	

REV	DESCRIPTION	BY	DATE
A	LOT DIMENSIONS	MDH	9/12/16

GRAFF SURVEYING

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

PROJECT DESCRIPTION

K. CORACE PLAN

BEING A

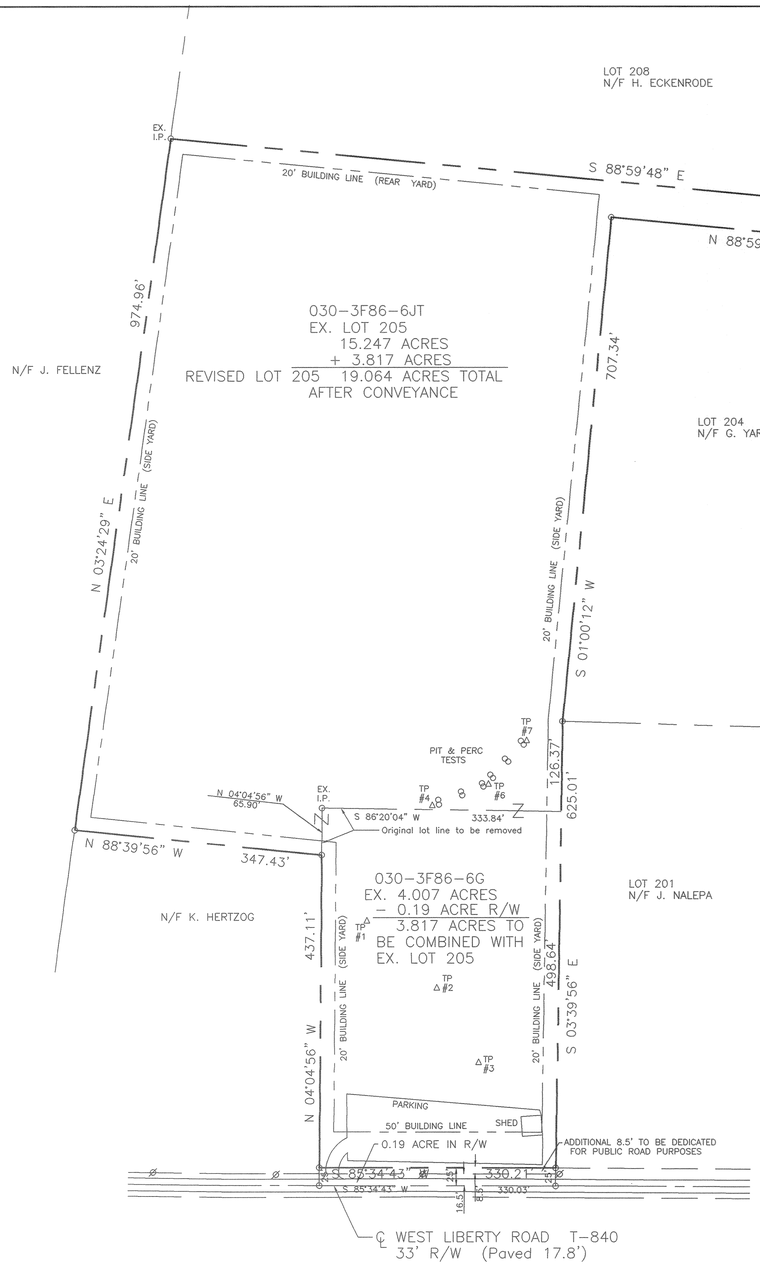
LOT LINE REVISION
FOR
KEVIN & CHRISTINE CORACE

SITUATE
TOWNSHIP OF CLINTON
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8-29-2016	MDH	Sdg	1" = 60'

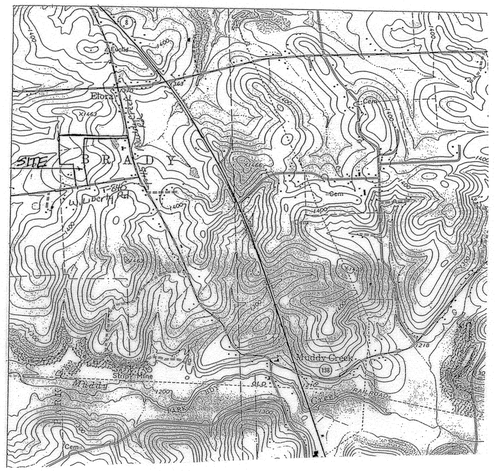
PROJECT NO.	TAX PARCEL NO.	REVISION
16-149	100-2F06-1A	A

Instr: 201609270019937 09/27/2016
Pages: 1 F: $45.00 11:12PM
Michele Mustello T20160013467
Butler County Recorder FL



PLAN BOOK	PAGE
358	6

0' 100' 200' 300'



VICINITY MAP Scale: 1" = 2000'

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 DETERMINED TO BE OUTISDE OF THE 500 YEAR FLOOD.

REF: BUTTERFIELD ACRES PLAN OF SUBDIVISION FOR JAMES A. & ELIZABETH G. HONSE BY SPERDUTE LAND SURVEYING RECORDED IN PLAN BOOK 239 PAGE 20.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

ZONING: R

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION BY COMBINING EXISTING LOT 205 WITH AN ADJOINING 3.82 ACRE TRACT INTO ONE PARCEL.

PROPERTY OWNER: TOWNSHIP OF BRADY
141 WEST LIBERTY ROAD
SLIPPERY ROCK, PA 16057

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21st day of September, 2016.

ATTEST: Ronald W Coyer — Robert P McConnell, Kenneth Hertzog, Richard Mustello
NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Township of Brady, by Supervisors Robert P. McConnell Kenneth Hertzog and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 21st day of September, 2016.

My Commission expires the 31st day of May, 2020.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ronald W. Coyer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires May 31, 2020
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 platted by me for the owners or agents.

DATE July 29, 2016 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 Brady hereby gives public notice that in approving this plan for recording purposes only, the Township of Brady 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 Brady this 17th day of August, 2016.

SECRETARY SEAL Robert P McConnell CHAIRMAN/PRESIDENT

Approved by the Brady Township Planning Commission this 3 day of August, 2016.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 23RD day of AUGUST, 2016.

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 358 page 6.

Given under my hand and seal this 27th day of September, 2016.

RECORDER

RECORDER OF DEEDS — BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-8865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: THE TOWNSHIP OF BRADY

SITUATE: BRADY TWP., BUTLER CO., PA

Date 07/29/16	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 030-3F86-6JT & 6G		Instr. # 200103200005987 Db-Pg 1177-502	Service No. 16-108
Address 131 WEST LIBERTY ROAD			

Instr 201609300020344 09/30/2016
Pages:2 F:$65.00 3:50PM
Michele Mustello T20160013688
Butler County Recorder FL

Owners' Adoption

By resolution approved on the _____ day of _____, 2016, the Board of Directors of the Rockwell Cranberry, LLC incorporated in the state of Pennsylvania, owners of the land shown on the Revised Village of Cranberry Woods – CCD (2016) – Phase 2F adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Rockwell Cranberry, LLC — Managing Member — Scott Boyson

Sept. 19 (Date) — Witnessing Officer — Title Member

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the State of Utah and County of Salt Lake, personally appeared Scott Boyson, Member of Rockwell Cranberry, LLC who stated that he is authorized to execute the above adoption, dedication and plan 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 19th day of September, 2016.

JORDAN S. NELSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 686984
COMM. EXP. 02-11-2020

Notary Public

Certification of Title

We hereby certify that the title to the property contained in the Revised Village of Cranberry Woods – CCD (2016) – Phase 2F is in the name of Rockwell Cranberry, LLC and is recorded in Instrument # 201609160011771. We, further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — Owner — Scott Boyson

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by ~~ordinance~~/Resolution No. 2016-44, effective this 22nd day of September, 2016.

Secretary — Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, Jerry Anker, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2016-44 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of 5-5-16.

Township Manager

Cranberry Township Municipal Engineer

Jason Kreider, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

9/28/16 (Date) — Signature — Registration # PE 071753

Surveyor's Certification

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

9-16-2016 (Date) — Mark B. Schmidt, Registration # 36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 16th day of March, 2016.

Chuck Davies, Secretary — Frank E. Uhl, 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 358, Page(s) 7 & 8.

Given under my hand and seal this 30 day of September, 2016.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Recorder of Deeds

Zoning Information
Current Zoning - C-2, SP-1, BPK, R-1 with CCD-2 Overlay
Proposed Zoning Use - CCD-2 Overlay

Total Plan Area - 5.653Acres
Total No. of Parcels = 1

	Required
Dwelling Units/ Gross Acre	15
Min. and Max. Commercial Area	10% to 75%
Minimum CCD Open Space	15%
Maximum Impervious Surface	85%
Max. Building Height (Stories)	4 (6 for Hotels)
Min. Building Height (Feet/Stories)	20' or 2 Stories
Front Build to Line	
Residential	6' to 12'
non-Residential	12' to 20'
Min. Building Separation	
Single-Famiit Detached	6'
Attached Dwellings	12'
Multi-Family Dwellings	12'
non-Residential Buildings	20'

Proposed Use

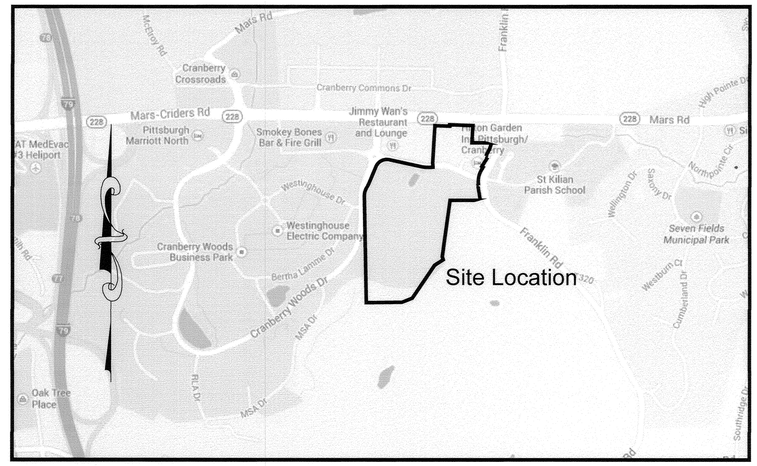
Event Center 7,840± Sq.ft.

Parking Requirements

Required per CCD-2 3.9 spaces/ 1000 sq.ft (31 spaces)

Proposed 86 General Parking Spaces
2 Accessible
2 Van Accessible Spaces
90 Total Spaces

Open Space within Parcel
Pedestrian Pocket "B" 6,530± sq.ft.
Neighborhood Park "A" 9,350± sq.ft.



LOCATION MAP SCALE = 1"= 1000'

Utility Companies and Authorities

Sewage Collection	= Cranberry Sewer and Water
Sewage Treatment	= Cranberry Sewer and Water
Water Service	= Cranberry Sewer and Water
Electric Service	= First Energy - Penn Power
Gas Service	= Equitable Gas
Telephone Service	= North Pittsburgh Telephone Company

Modification Requests

Modification to Section 27-506. 10.A(1)(b) which requires non-residential buildings have a build-to line of 12 to 20 feet. Proposing- A build-to line of approximately 38 feet for Building A.
Justification - The proposed building has been located as close to the road as possible, however topography and impact on the slope gradient of the roadway and driveway makes moving the building into a Code compliant position not feasible.

Waiver Requests

Waiver to Chapter 17 RD-6 RD-7, and RD-25 which require typical designs for internal streets, local commercial streets with parallel parking, and boulevards/parkways. Proposing - RD-6 (Modified) One Way; 16' Cartway, 8" Concrete Curbs, 5'-4" Vegetation Strip and 6' Concrete Sidewalks, RD-7 (Modified) Parking On One Side; parallel parking along one- side of street where t he 6'Concrete sidewalk is to be moved adjacent to parking spaces, RD-7(Modified) Parking On Both Sides; parallel parking along both sides of street where the 6' concrete sidewalk is to be moved adjacent to parking spaces, RD-25 (Modified) Parking On Both Sides; parallel parking along both sides of street where the 6' concrete sidewalk is to be moved adjacent to parking spaces.
Justification - There is curreutly no typical street cross section that shows parallel parking along one side or both sides of the street. Also, by moving the sidewalks, it allows pedestrian traffic from parked vehicles to have a more comfortable and direct route to the sidewalk.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16071

Cranberry Township Board of Supervisors | Cranberry Township Municipal Engineer | Butler County Planning Commission | Butler County Recorder of Deeds Office

PLAN BOOK	PAGE
358	7

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

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

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

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

DRAWN BY:	Mal
CHECKED BY:	
APPROVED BY:	
CAD FILE:	10972-4 Parcel F REC PLAN.dwg

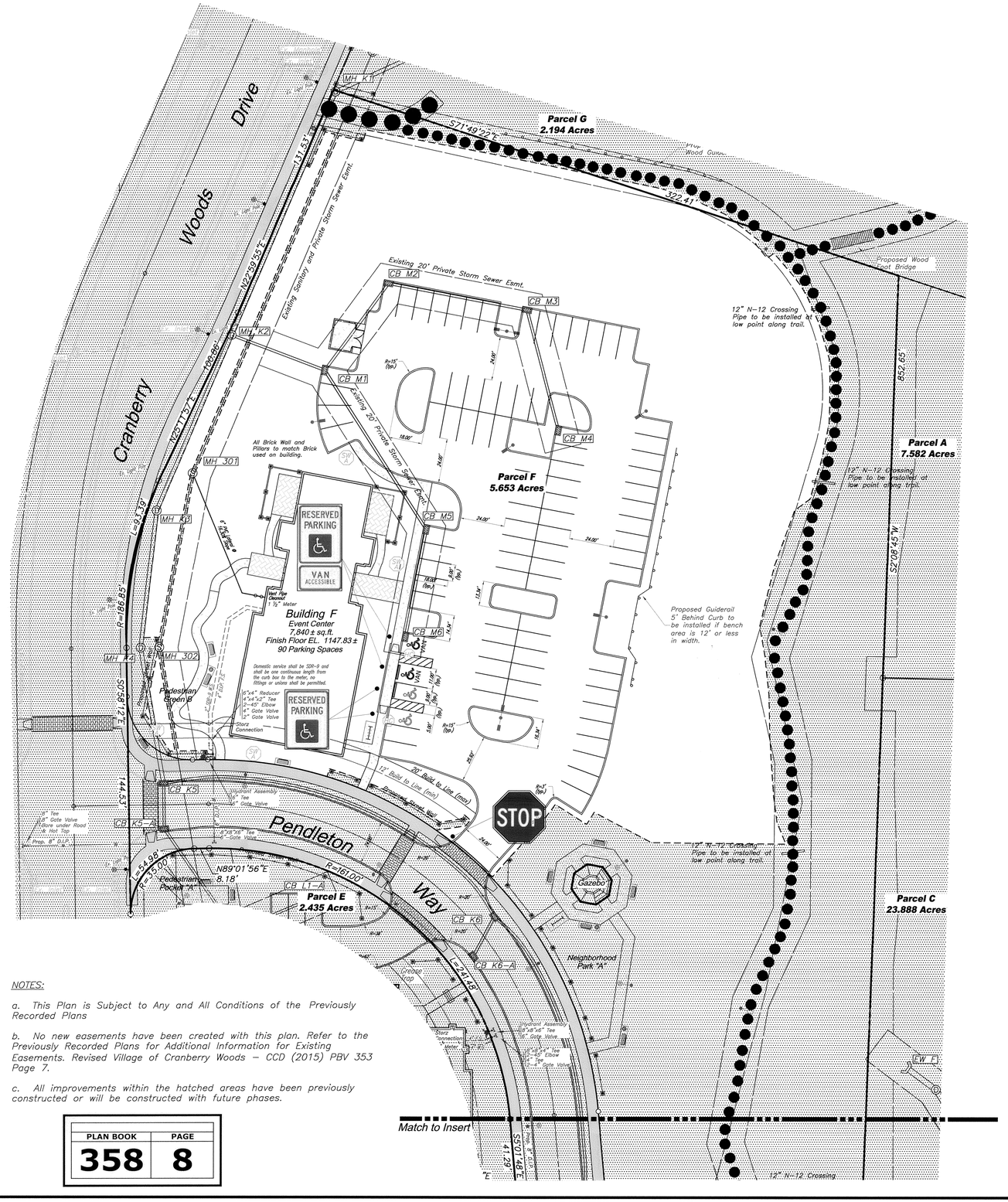
TITLE: Revised Village of Cranberry Woods – CCD (2015) – Phase 2F
Plan for Recording
Cranberry Township, Butler County, Pennsylvania

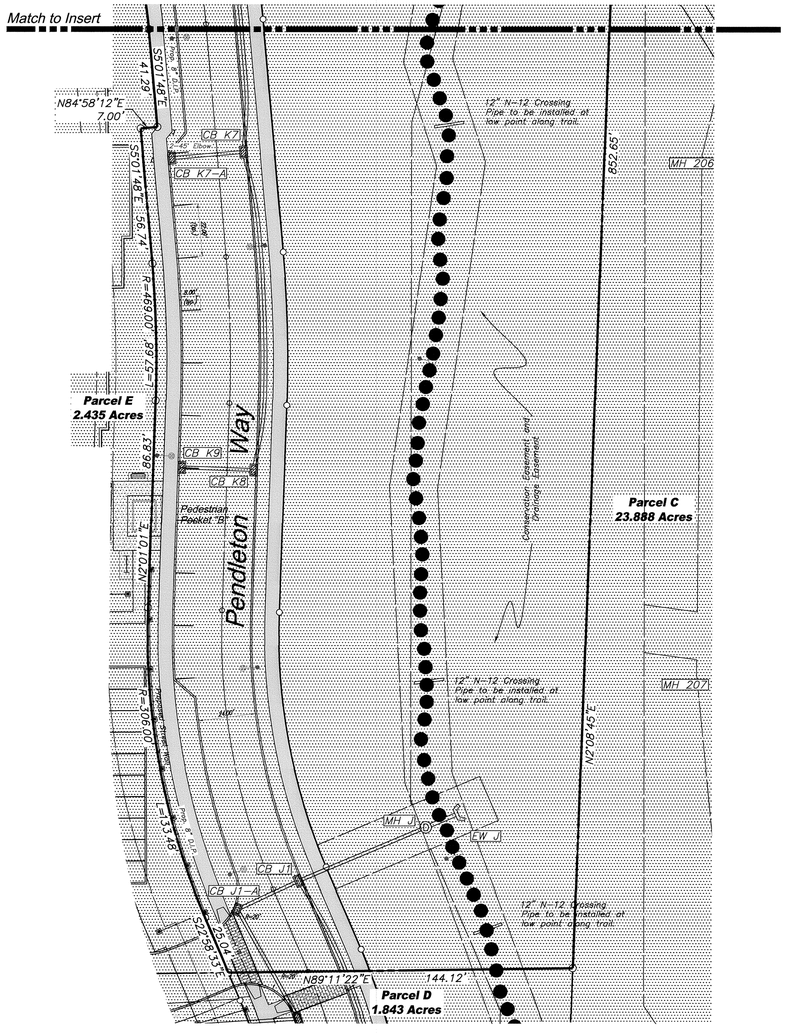
CLIENT: Rockwell Cranberry, LLC
2000 North Canyon Road
Provo Utah, 84604

DATE ISSUED:	September 19, 2016
HORIZONTAL SCALE:	1" = 30'
VERTICAL SCALE:	
SHEET:	REC.1
HTA PROJECT #:	10972-4

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
1	---	---	---	---





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SITE LEGEND

- PROPOSED INLET
- SPECIAL INLET (5' manhole w/grate)
- STORM MANHOLE
- SANITARY MANHOLE
- SITE LIGHTING
- STREET BENCH
- BIKE RACK
- TRASH CAN
- STAMPED CONCRETE
- STREETWALL
- VINYL FENCE
- Proposed Handicap Ramp
- Proposed 8' Stamped Concrete Crosswalk
- Proposed 5' Concrete Sidewalk

NOTES:

a. This Plan is Subject to Any and All Conditions of the Previously Recorded Plans

b. No new easements have been created with this plan. Refer to the Previously Recorded Plans for Additional Information for Existing Easements. Revised Village of Cranberry Woods – CCD (2015) PBV 353 Page 7.

c. All improvements within the hatched areas have been previously constructed or will be constructed with future phases.

PLAN BOOK	PAGE
358	8

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
△	---	---	---	---

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

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

☐ Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
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PHONE: (412) 781-9660
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☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DRAWN BY: Mal

CHECKED BY:

APPROVED BY:

CAD FILE: 10972-4 Parcel F REC PLAN.dwg

TITLE: Revised Village of Cranberry Woods – CCD (2015) – Phase 2F
Plan for Recording
Cranberry Township
Butler County, Pennsylvania

CLIENT: Rockwell Cranberry, LLC
2000 North Canyon Road
Provo Utah, 84604

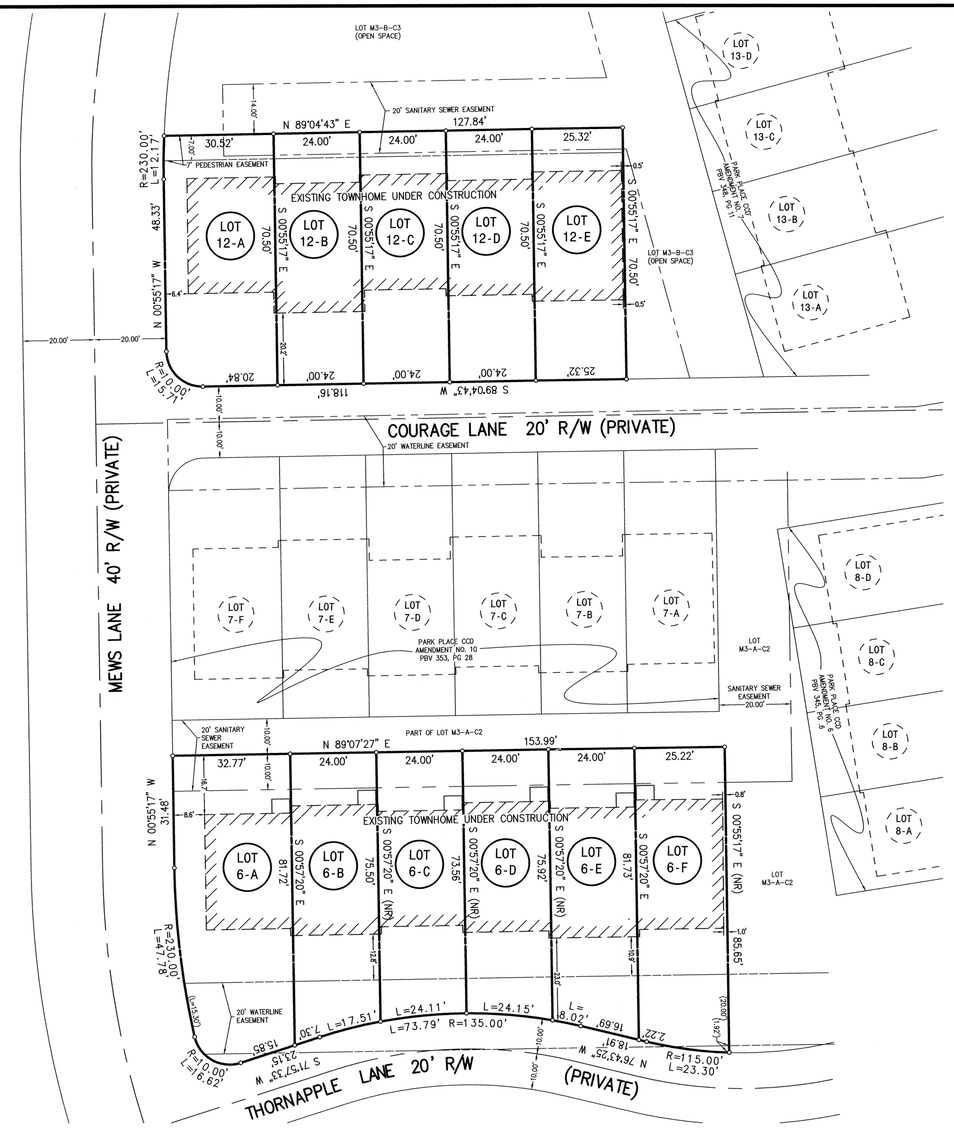
DATE ISSUED: September 19, 2016

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE:

SHEET: REC.2

HTA PROJECT #: 10972-4



Instr:201609300003345 09/30/2016
Pages:1 F:$45.00 3:51PM
Michele Mustello T20160013688
Butler County Recorder FL

BY RESOLUTION APPROVED ON THE 15 DAY OF SEPTEMBER 2016 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE CCD AMENDMENT NO. 12 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

C. Clark Smith
SIGNATURE AND TITLE OF OFFICER WITNESSING

9/15/16
DATE

NVR, INC.
NAME OF CORPORATION

-VICE PRESIDENT
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
PETE ROBERTSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Pete Robertson OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF September 2016

(SEAL)

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

Tina M Magode
NOTARY PUBLIC

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE CCD, AMENDMENT NO. 12 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 201606020010798 & INSTRUMENT NO. 201607060013497. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

-VICE PRESIDENT
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

9/6/2016
DATE

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.

9/29/16
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2016-76 EFFECTIVE THIS 23RD DAY OF September 20 16

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. 2016-76 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF 8/25/16.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 1ST DAY OF AUG 20 16

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 358 PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF September 20 16

RECORDER OF DEEDS

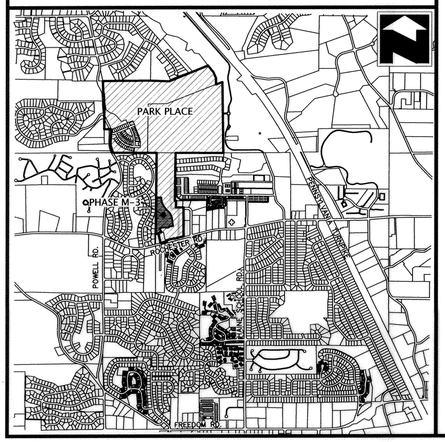
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

GRAPHIC SCALE

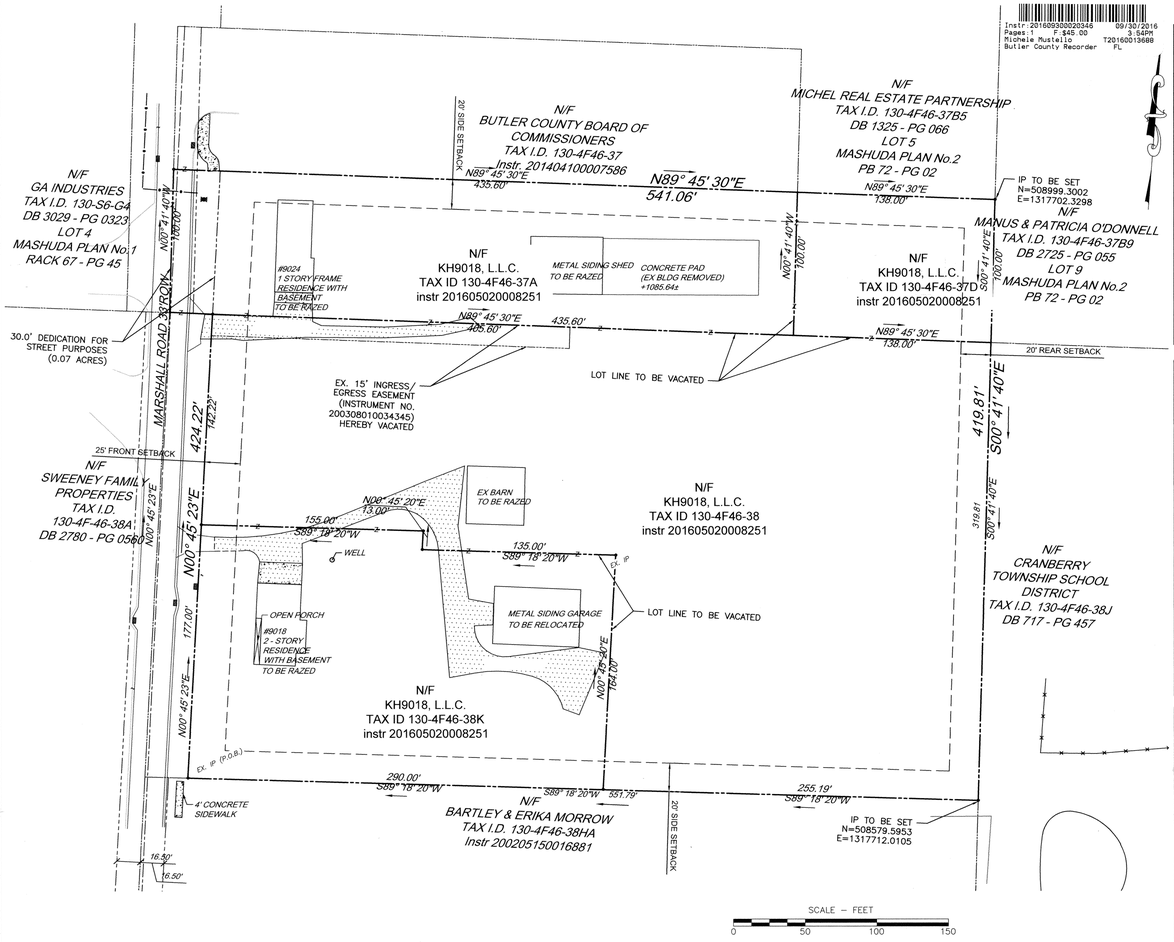
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'


PARK PLACE
PHASE M-3
ROUTE 19
EVANS CITY RD
ROUTE 8
PROPOSED RD
PROPOSED RD
PROPOSED RD

DRAWN BY: TOM 08/09/2016 | CAD FILE NUMBER:1618080102 | PROJECT NUMBER SP-16158.MRFB



ALL SIGNATURES SHALL BE WITH PERMANENT BLACK INK

OWNER'S ADOPTION AND DEDICATION

I, OWNER OF THE LAND SHOWN ON THE LOT CONSOLIDATION PLAN, 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 AN DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF September, 2016.

Kimberly S Widdersheim Jr
NOTARY PUBLIC — OWNER SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly S. Widdersheim, Notary Public
Evans City Boro, Butler County
My Commission Expires Aug. 20, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DAVID KOWALSKI, PRESIDENT
PRINTED NAME OF OWNER & TITLE SIGNING

MY COMMISSION EXPIRES THE 20 DAY OF August 2019

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED David J Kowalski, OF KH9018, LLC., WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION, 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 22 DAY OF September, 2016.

MY COMMISSION EXPIRES THE 20 DAY OF August 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
(SEAL) Kimberly S. Widdersheim, Notary Public
Evans City Boro, Butler County
My Commission Expires Aug. 20, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Kimberly S Widdersheim
NOTARY PUBLIC

CERTIFICATION OF TITLE

WE, KH9018, LLC., OWNERS OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF KH9018, LLC, AS RECORDED AS INSTRUMENTS 201605020008251, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — OWNER

SURVEYOR'S CERTIFICATION

I, SCOTT A. SHOUP, A REGISTERED LAND SURVEYOR FOR 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 OWNER OR AGENTS.

6-13-16
DATE

SCOTT A. SHOUP, PE, PLS
REGISTRATION NO. SU-044586E

MUNICIPAL DECLARATIONS

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. 2016-09 ON THE 23rd DAY OF September 2016.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

I, Jerry Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2016-09 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF 7/28/16.

TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 29TH DAY OF JUNE, 2016.

~~DIRECTOR~~ CHAIRMAN — SEC — (SEAL)

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

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, COMMONWEALTH OF PENNSYLVANIA, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 358, PAGE 10.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF September, 2016

(SEAL)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER

THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE DEVELOPMENT PLAN:

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

9/29/16
DATE

TOWNSHIP ENGINEER
REGISTRATION NO. PE071353

COMMONWEALTH OF PENNSYLVANIA
JASON MICHAEL KRATZER
ENGINEER
PE071353
PENNSYLVANIA

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16162

1. THIS PLAN PROPOSES CONSOLIDATION OF FOUR TRACTS OF SIMILAR OWNERSHIP, AS A LOT LINE REVISION, TO OBTAIN ONE TRACT. NO NEW BUILDING LOT IS CREATED.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. THE PROPERTIES SHOWN HEREON ARE LOCATED IN A FEMA FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), PER FEMA MAP PANEL 42019C0503D, EFFECTIVE DATE JUNE 06, 2013.
4. BASIS OF PLAN BEARING SYSTEM IS MASHUDA PLAN 2 - PB72 - PG 02.
5. ALL EXISTING INTERIOR LOT LINES TO BE VACATED.



VICINITY MAP
SCALE: 1"=2000'

AREA TABULATION

ORIGINAL LOT 2R	2.908 Ac (126,683 sf)
ORIGINAL PARCEL A	1.140 Ac (49,659 sf)
ORIGINAL TAX ID 37A	1.000 Ac (43,560 sf)
ORIGINAL TAX ID 37D	0.317 Ac (13,799 sf)
TOTAL	5.365 Ac (233,701 sf)
LESS STREET DEDICATION	0.070 Ac (3,041 sf)
TOTAL	5.295 Ac (230,660 sf)

DEVELOPER: STERLING PROPERTIES, L.L.C.
OWNER: KH9018, LLC
102 LAKELAND DRIVE
MARS, PA 16046

RECORDED Sept 30, 2016	
PLAN BOOK	PAGE
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NO.	REVISION DESCRIPTION	DATE	APPROVED
2	REVISED PER CRANBERRY TOWNSHIP COMMENTS	09/22/16	ERM
1	REVISED PER CRANBERRY TOWNSHIP COMMENTS	07/08/16	TOM

CHECKED BY: APPROVED BY:

REFEERENCE:
PLAN OF SURVEY BY:
Pennoni Associates, Inc.
One Drexel Plaza
3001 Market Street, Suite 200
Philadelphia, PA 19104
DRAWING NAME: DBCR1401-V-SP

PREPARED BY:
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

PREPARED FOR:
KH9018, LLC
102 LAKELAND DRIVE
MARS, PENNSYLVANIA 16046

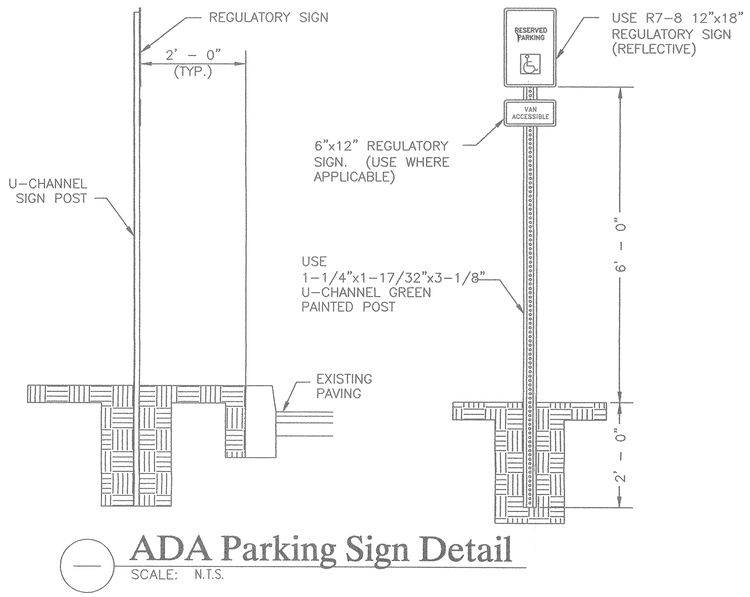
PROJECT:
FLEX BUILDING
9018 MARSHALL ROAD
CRANBERRY TWP.
BUTLER COUNTY, PA 16066

DRAWING TITLE:
LOT CONSOLIDATION PLAN

SHEET NO.
V-102

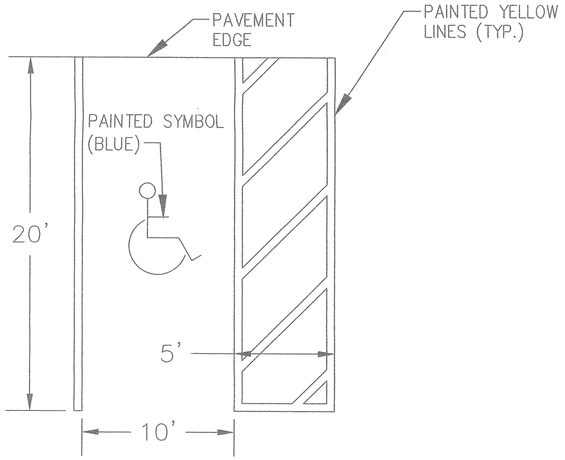
ENGINEER:

X:\Client Data Projects\SP-16158\SP16 - Cranberry Warehouse\CAD\PSOVACDNs\16158VALOT CONSOLIDATION.dwg, V-102



ADA Parking Sign Detail

SCALE: N.T.S.

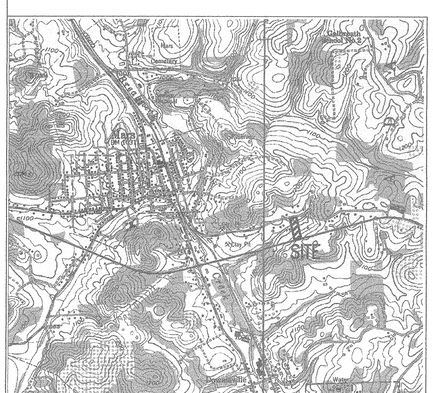


D-5

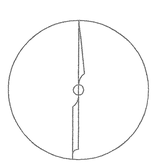
ADA Parking Stall (typ)

SCALE: N.T.S.

NOTE:
STANDARD HANDICAP AISLEWAY = 5'-0"



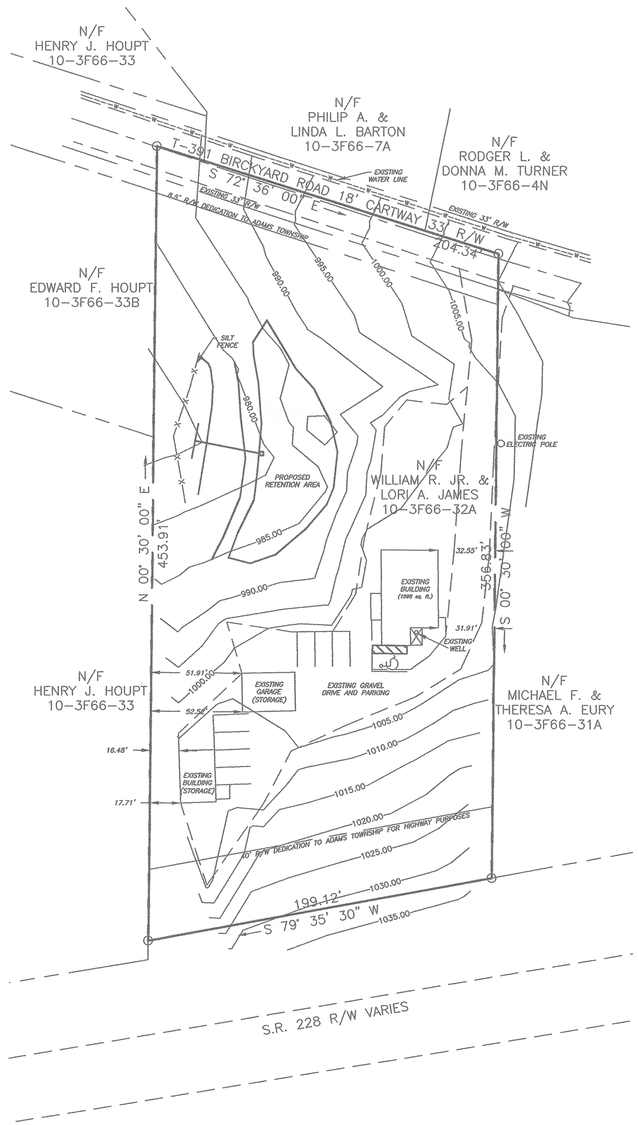
LOCATION MAP 1" = 2000'



NORTH ARROW

NOTE:
SUBJECT TO ANY OR ALL EXISTING RIGHTS OF WAY AND EASEMENTS ON RECORD

SERIVICED BY PUBLIC SEWERS



RE-APPROVED BY THE BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, THIS 26th DAY OF SEPT. 2016

SECRETARY

SUPERVISOR

SUPERVISOR

CHAIRMAN

SUPERVISOR

SUPERVISOR

REVISIONS
WJM, D GEN 1/31/11

W. J. McGARVEY, P.E.
172 WOODCREST ROAD
BUTLER, PA 16002 (724) 282-0363

TITLE	LAND DEVELOPMENT
FOR	WILO CORP
SITUATE	186 BRICKYARD ROAD ADAMS TOWNSHIP BUTLER COUNTY, PA

SCALE	1"=40'	DR BY	T.A.T.	DRAWING NO.
DATE	01/05/11	CK'D BY	W.J.M.	6760-1

Instr:201610030020476 10/03/2016
Pages:2 F:$85.00 2:57PM
Michele Mustello T20160013768
Butler County Recorder FL

0 40' 80'

I, WILLIAM J. McGARVEY, 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.

REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 21751-E PENNSYLVANIA

SEAL

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL WILLIAM J. McGARVEY 21751-E PENNSYLVANIA

1/31/11
DATE

ENGINEER / SURVEYOR

*

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM R. JR. & LORI A. JAMES OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADAVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES, AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HEREAFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 22 DAY OF Sept ,2011 2016

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA: :SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME * 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 NOTORIAL SEAL
THIS 22 DAY OF Sept ,2011 2016

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 16TH DAY OF SEPT , 2016

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 2ND DAY OF FEBRUARY, 2011

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS DAY OF FEB. 28 , 2011

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS PUBLIC ADOPTED 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 ADAMS TOWNSHIP STREETS OR ROADS.

SECRETARY

CHAIRMAN

NOTE

THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC., IN SAID COUNTY
IN PLAN BOOK 358 VOLUME PAGE 11-12
GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF Oct , 2016

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2020

RECORDED Oct 3, 2016	
PLAN BOOK	PAGE
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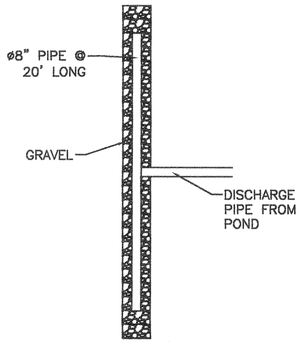
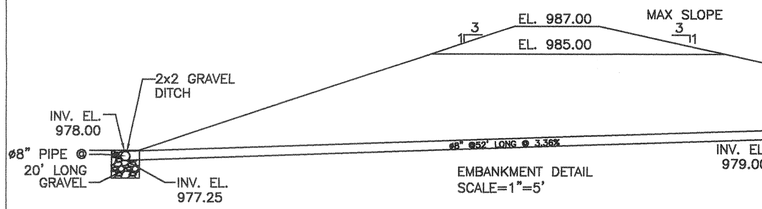
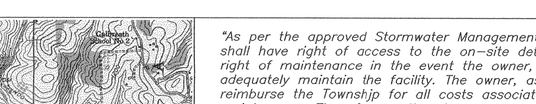


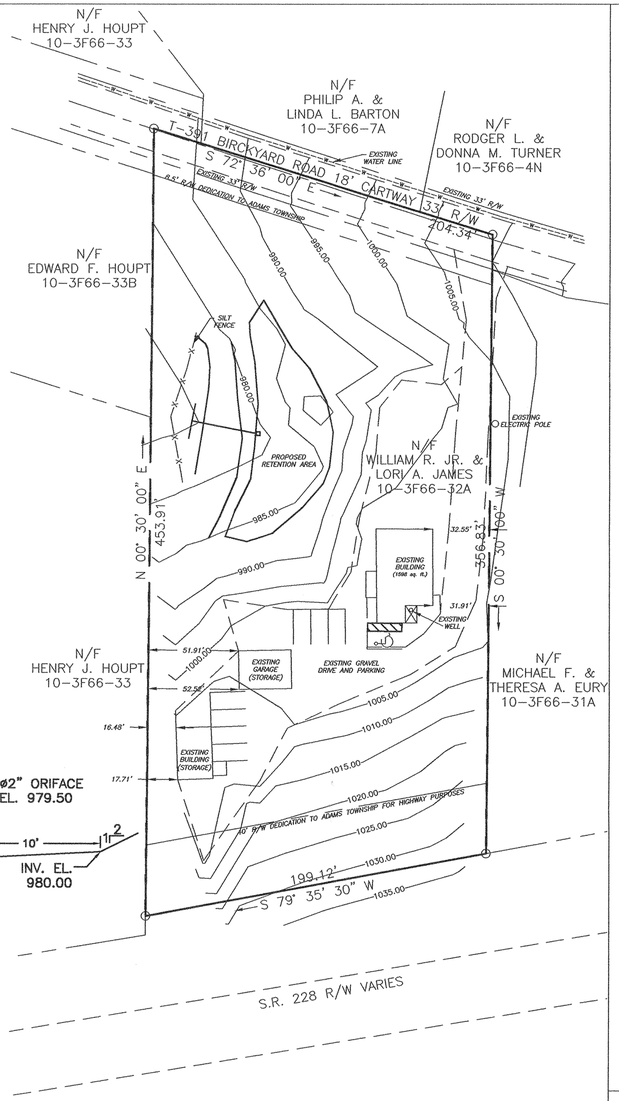
SPREADER PIPE DETAIL
SCALE=1"=5'



EMBANKMENT DETAIL
SCALE=1"=5'

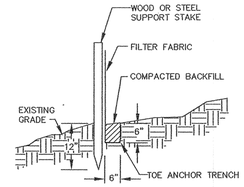


EMERGENCY OVERFLOW
SCALE=1"=5'



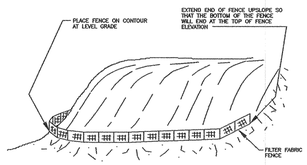
LOCATION MAP 1" = 2000'

"As per the approved Stormwater Management Plan, the Township shall have right of access to the on-site detention facility for the right of maintenance in the event the owner, assigns or heirs do not adequately maintain 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 no liability will be assumed by the Township associated with required access for maintenance purposes."



18" HEIGHT FILTER FABRIC FENCE INSTALLATION DETAIL

NOTE: SPACING OF SUPPORT STAKES AT 8' MAXIMUM.



FILTER FABRIC FENCE INSTALLATION DETAIL

FILTER FABRIC FENCE

INSTALLATION:

(1) A TRENCH WILL BE PLOWED OR OTHERWISE EXCAVATED TO THE REQUIRED DEPTH (SEE DETAIL) WITH LITTLE, IF ANY, DISTURBANCE TO THE DOWNSLOPE SIDE OF THE TRENCH. THE BOTTOM OF THE TRENCH AND THE FENCE TOP WILL BE PLACED ON A LEVEL GRADE. WHEN IT IS NECESSARY TO CROSS SMALL DEPRESSIONS, THE TRENCH BOTTOM AND FENCE TOP EDGE MAY DEVIATE SLIGHTLY FROM THE LEVEL GRADE. GRADES IN SUCH SECTIONS WILL NOT EXCEED ONE PERCENT (1%), NOR WILL THE DEVIATION EXTEND FOR MORE THAT 25-FEET.

(2) SUPPORT STAKES WILL BE DRIVEN TO THE REQUIRED DEPTH (SEE DETAIL) BELOW THE EXISTING GROUND SURFACE, AT SPECIFIED INTERVALS.

(3) STRETCH AND FASTEN FABRIC TO THE UPSLOPE SIDE OF THE SUPPORT STAKES (IF A REINFORCED SECTION, FASTEN REINFORCEMENT MESH PRIOR TO FASTENING THE FABRIC).

(4) WHERE ENDS OF FABRIC COME TOGETHER, THEY WILL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.

(5) THE TOE ANCHOR WILL BE BACKFILLED AND COMPACTED TO A DENSITY EQUAL TO SURROUNDING SOILS.

(6) IF CONSTRUCTING A REINFORCED SECTION, ATTACH GUY WIRES TO SUPPORT STAKES. PROVISIONS SHOULD BE MADE FOR EASY LOOSENING AND REMOVAL OF THE GUY WIRES TO ALLOW FOR ACCESS TO PERFORM MAINTENANCE WORK.

MAINTENANCE:

(1) THE FENCE INSTALLATION SHOULD BE INSPECTED AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.

(2) ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES REMOVED DEPOSITS WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

(3) ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIALS.

(4) ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.

SCALE

0' 40 80'

TABLE 1

PERMANENT VEGETATIVE SEEDINGS

SPECIES OR MIXTURE	PERCENT BY WEIGHT	SEED RATES PER 1,000 S.F.	IN LBS. PER ACRE	RECOMMENDED SEEDING DATES
FORMULA B				
Ryegrass, Perennial (Lolium perene var. Pennfine)	20%			
Fescue, Pennlawn Red (Festuca rubra var. Pennlawn)	30%			
Bluegrass, Kentucky (Poa pratensis) A combination of certified Bluegrass varieties, any one variety not to be more than 25% of the total.	50%	1.38	60	MARCH 1 to JUNE 15 AUGUST 15 to OCTOBER 1
FORMULA C				
Crownvetch (Coronilla varia var. Penngift)	45%			
Ryegrass, Perennial (Lolium perene var. Pennfire)	55%	1.15	50	Anytime except SEPTEMBER & OCTOBER

TABLE 2

TEMPORARY VEGETATIVE SEEDINGS

SPECIES OR MIXTURE	PERCENT BY WEIGHT	SEED RATES PER 1,000 S.F.	IN LBS. PER ACRE	RECOMMENDED SEEDING DATES
Annual Ryegrass	100%	.92	40	MARCH 1 to JUNE 15 AUG. 15 to SEPT. 15
Annual Field Broomgrass	100%	.92	40	MARCH 1 to JUNE 15 AUG. 15 to SEPT. 15
Spring Oats	100%	2.2	96	MARCH 1 to JUNE 15
Annual Ryegrass	25%	.46	20	MARCH 1 to JUNE 15
Spring Oats	75%	1.47	64	
Winter Rye	100%	3.86	168	AUG. 15 to OCT. 15

Prior to seeding, the contractor shall lime and fertilize the areas to be seeded. It is recommended that a soils test be taken to determine the requirements of the soil. Fertilizer shall be applied as specified in the soils test. Lime shall be applied at a rate to achieve a final ph of 6.5 – 7.0 based on the soil test. If a soils test is not done by the owner or contractor, apply lime at a rate of 4 tons per acre and a 10-20-20 fertilizer at a rate of 500 lbs. per acre. They shall be worked into the top 6" of soil and smoothed to grade to prepare a proper seed bed.

Apply Formula C seeding according to Table 1 on all slopes 3:1 or steeper. Apply Formula B to all slopes flatter than 3:1. All areas that do not establish desired cover shall be re-worked and re-seeded until an adequate vegetative cover is established.

Mulch seeded areas with straw, free from undesirable weed seeds and course materials. Apply at a rate of 3 tons per acre to produce a loose layer 0.75" to 1" deep. On steep slopes, hay rather than straw mulch is recommended. All mulch must be anchored with a commercial netting according to the manufacturer's specifications.

If earth moving is completed at a time when seeding is impractical, the surface of the soil should be protected from excessive run-off and erosion by the application of a suitable mulch such as hay or straw and anchored by an asphalt emulsion (Class E-1 or E-6) applied at the rate of 0.10 gallons/SY. Use cut-back emulsion (Class RC-250) in place of emulsified asphalt during sub-freezing temperatures.

CONSTRUCTION SEQUENCE

1) INSTALL FILTER FABRIC FENCE AS SHOWN ON PLANS.
2) GRADE AND CONSTRUCT RETENTION AREA
3) INSTALL OUTLET PIPE
4) SEED AND MULCH RETENTION AREA BERMING.
5) SEED AND MULCH ALL DENUDED AREAS.
6) REMOVE FILTER FABRIC FENCING AFTER UPLAND DRAINAGE AREAS ACHIEVE 70% STABILAZATION.

EROSION AND SEDIMENTATION CONTROL MEASURES
FACILITIES MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS TO LOOK FOR	POSSIBLE REMEDIES
SILT FENCE	ONCE A WEEK & AFTER EVERY RAINFALL EVENT	UNDERCUTTING OF FENCE	ENTRENCH WIRE MESH AND FABRIC TO PROPER DEPTH, BACKFILL, AND COMPACT
		FENCE COLLAPSING	CHECK FENCE POST SIZE AND SPACING, GAUGE OF WIRE MESH, AND FABRIC STRENGTH CHECK DRAINAGE AREA, SLOPE LENGTH, AND GRADIENT BEHIND BARRIER CORRECT ANY SUBSTANDARD CONDITION
		TORN FABRIC	REPLACE WITH CONTINUOUS PIECE OF FABRIC FROM POST TO POST SECURELY ANCHOR WITH PROPER STAPLES
		RUNOFF ESCAPING AROUND BARRIER	EXTEND FENCE
		SEDIMENT LEVEL NEAR TOP OF FENCE	REMOVE SEDIMENT WHEN LEVEL REACHES HALF OF FENCE HEIGHT
VEGETATION	ONCE A WEEK & AFTER EVERY RAINFALL EVENT	RILLS OR GULLIES FORMING	CHECK FOR TOP-OF-SLOPE DIVERSION AND INSTALL IF NEEDED
		BARE SOILED PATCHES	FILL RILLS AND REGRADE GULLIED SLOPES
		SEDIMENTATION AT TOE OF SLOPE	RESEED, FERTILIZE, AND MULCH BARE AREAS
SEDIMENT TRAPS AND SEDIMENT BASINS	ONCE A WEEK & AFTER EVERY RAINFALL EVENT	SEDIMENT LEVEL AT OR NEAR CLEANOUT ELEVATION	REMOVE SEDIMENT FROM BASIN OR TRAP
		OBSTRUCTED OUTLET BETWEEN STORMS	REMOVE DEBRIS
		DAMAGED EMBANKMENTS	REBUILD AND COMPACT DAMAGED AREAS
		OUTLET EROSION	MAKE SURE OUTLET IS FLUSH WITH GROUND AND ON LEVEL GRADE INSTALL, EXTEND, OR REPAIR RIPRAP APRON AS REQUIRED; OR CONVEY DISCHARGE DIRECTLY TO A MORE STABLE OUTLET SUCH AS A STORM DRAIN
		RISER FLOTATION	ANCHOR RISER IN CONCRETE FOOTING
		EXCESSIVE DISCHARGE TO FROM BASIN OR TRAP	CHECK DRAINAGE PATTERNS FOR CONSISTENCY WITH PLANS REROUTE PART OF DRAINAGE TO ANOTHER OUTLET; OR ENLARGE BASIN SURFACE AREA
		SEDIMENTATION STORAGE ZONE FILLS TOO QUICKLY	INCREASE DEPTH OF BASIN OR TRAP OR STABILIZE DRAINAGE AREA, AS BY SEEDING OR MULCHING BARE SOILS, PAVING STREETS, AND INSTALLING STORM DRAINS

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 21751-E

REVISIONS	W. J. McGARVEY, P.E.
1/31/11	172 WOODCREST ROAD BUTLER, PA 16001 (412) 282-0363
	TITLE EROSION AND SEDIMENT
	FOR WILO CORP
	SITUATE 186 BRICKYARD ROAD ADAMS TOWNSHIP BUTLER COUNTY, PA
	SCALE 1"=40' DR BY T.A.T. DRAWING NO. 6760-2
	DATE 01/05/11 CK'D BY W.J.M.

Instr: 201610050020688 10/05/2016
Pages: 1 $45.00 S-5505
Michele Mustello T20160013903
Butler County Recorder FL

ADOPTION FOR INDIVIDUAL OWNERS

KNOW ALL MEN BY THESE PRESENTS, That We, Stephen B. and Lisa M. Fowler, of the Borough of Seven Fields, 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 Borough of Seven Fields, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highway by the said Commonwealth of Pennsylvania, County of Butler and Borough of Seven Fields, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Seven Fields, 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 Stephen B. and Lisa M. Fowler, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 16th Day of September 20 16

ATTEST

Clu L Hull
Notary Public

Stephen B. Fowler

Lisa M. Fowler

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) ss:

COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Stephen B. and Lisa M. Fowler, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th day of September 20 16.

My Commission Expires the 6th day of April 20 19

(Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cheri L. Hill, Notary Public
Seven Fields Boro, Butler County
My Commission Expires April 6, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Clu L Hull
Notary Public

NOTARY

TITLE CLAUSE

We Stephen B. and Lisa M. Fowler, owners of the Fowler-Scabilloni Plan of Lots, do hereby certify that the title of this property is in the name of Stephen B. and Lisa M. Fowler, as recorded in instrument No. 200806020012192, Recorder of Deeds Office of Butler County. We further certify that there are no mortgage, lien, or encumbrance against the property.

George C. Moschetta
Witness

Stephen B. Fowler

Lisa M. Fowler

NOTARY

SURVEYOR'S CERTIFICATION

I, Gary A. Sheffler, a Registered 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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the Owners or agents.

9-13-2016
Date

Gary A. Sheffler – Reg. No.11786–E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR
No. 11786–E

SURVEYOR

MUNICIPAL ENGINEER'S CERTIFICATION

I, John R Balewski, a Registered Professional Engineer for the Borough of Seven Fields, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Borough of Seven Fields Subdivision and Land Development Ordinance and Zoning Ordinance.

9-29-2016
Date

John R Balewski

BOROUGH OF SEVEN FIELDS
CORPORATE SEAL
PENNSYLVANIA
1983

SEVEN FIELDS
BOROUGH ENGINEER

BOROUGH STIPULATION

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

(seal)

Secretary

Jennifer M Sikora
President of Council

CERTIFICATE OF
PROFESSIONAL
JOHN R BALEWSKI
ENGINEER
PE046572
STATE OF PENNSYLVANIA

SEVEN FIELDS
BOROUGH COUNCIL

BOROUGH APPROVAL

Approved by the Borough Council of the Borough of Seven Fields by Resolution, this 13 day of September, 20 16.

(seal)

Secretary

Jennifer M Sikora
President of Council

BOROUGH OF SEVEN FIELDS
CORPORATE SEAL
PENNSYLVANIA
1983

SEVEN FIELDS BOROUGH
PLANNING COMMISSION

LOCAL PLANNING COMMISSION APPROVAL

Reviewed by the Borough Planning Commission, this 6th day of September, 20 16.

(seal)

Secretary

Chairman

PADEP COMPLIANCE

Approval of this Subdivision, or execution of this Mylar, is no guarantee by the Borough of Seven Fields that any or all sewer connections or taps necessary for completion of this entire plan will be approved or issued.

The Borough of Seven Fields of Butler County, Pennsylvania agrees not to issue Building Permits or to permit development on any portion of this plan until such time as sewage disposal planning is completed in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

9-13-2016
Date

Borough Secretary

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY
PLANNING COMMISSION

COUNTY PLANNING COMMISSION APPROVAL

Reviewed by the ~~Beaver~~ Butler County Planning Commission, this 19TH day of AUG, 20 16

(seal)

Secretary

Chairman

PROOF OF RECORDING

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 358 Page 13

Given under my hand and seal this 5th day of October, 20 16

(Seal)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Michele M. Mustello

RECORDER OF DEEDS
BUTLER COUNTY PA

BUTLER COUNTY
RECORDER OF DEEDS

ADOPTION FOR INDIVIDUAL OWNERS

KNOW ALL MEN BY THESE PRESENTS, That We, John S. and Pamela S. Scabilloni, of the Borough of Seven Fields, 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 Borough of Seven Fields, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highway by the said Commonwealth of Pennsylvania, County of Butler and Borough of Seven Fields, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Seven Fields, 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 John S. and Pamela S. Scabilloni, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 16th Day of September 20 16

ATTEST

Clu L Hull
Notary Public

John S. Scabilloni

Pamela S. Scabilloni

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) ss:

COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John S. and Pamela S. Scabilloni, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th day of September 20 16

My Commission Expires the 6th day of April 20 19

(Seal)

Clu L Hull
Notary Public

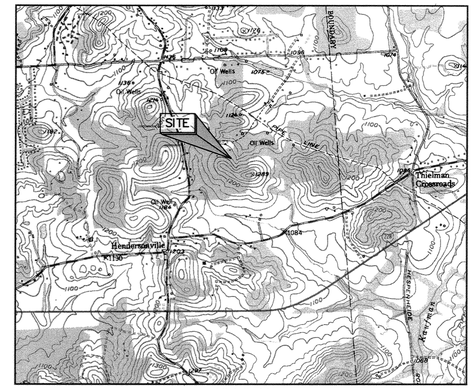
TITLE CLAUSE

We John S. and Pamela S. Scabilloni, owners of the Fowler-Scabilloni Plan of Lots, do hereby certify that the title of this property is in the name of John S. and Pamela S. Scabilloni, as recorded in Deed Book Volume 2700, page 439, Recorder of Deeds Office of Butler County. We further certify that there are no mortgage, lien, or encumbrance against the property.

George C. Moschetta
Witness

John S. Scabilloni

Pamela S. Scabilloni


N
SITE
Old Wells
Old Wells
Old Wells

OWNERS ADOPTION

JACKSON PARK DEVELOPMENT ASSOCIATES, LP, OWNER OF THE LAND SHOWN ON THE JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THIS PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Kimberly May — SIGNATURE OF WITNESS

SIGNATURE OF AUTHORIZED PARTNER

9.27.16
DATE

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS SR., AS GENERAL PARTNER FOR JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF September, 2016 KMM

MY COMMISSION EXPIRES THE 15 DAY OF September 2019

Kimberly May
NOTARY PUBLIC

[redacted]

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN IS IN THE NAME OF THE JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND IS RECORDED IN INSTRUMENT(S) 201404020006861

Kimberly May — WITNESS

SIGNATURE OF AUTHORIZED PARTNER

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE

DOLLAR BANK FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Kimberly May — WITNESS

SIGNATURE OF AUTHORIZED AGENT

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE TOWNSHIP SECRETARY OR MANAGER MAY SIGN THIS DECLARATION. 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.

10/3/16 — Date

Township Manager/Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON ON THE 18 DAY OF January 20 16 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED February 1, 2016 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, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 26 DAY OF October, 20 16

TOWNSHIP SECRETARY — CHAIRPERSON

(SEAL)

THIS PLAT WAS DELIVERED TO DONALD B. RODGERS SR BY JACKSON TOWNSHIP ON THE 3rd DAY OF October, 2016

TOWNSHIP MANAGER/SECRETARY

COUNTY OF BUTLER
IDENTIFICATION NUMBER
16201

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF SEPT. 20 16

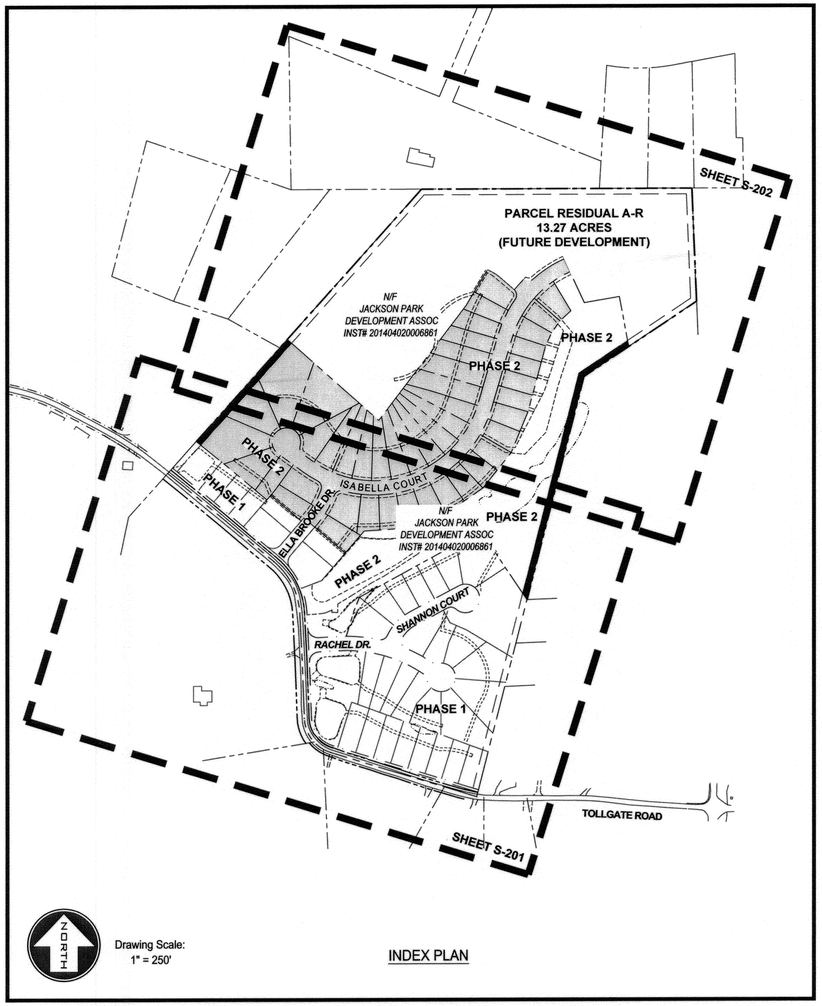
Chuck Davies — SECRETARY

Frank E. Uhl — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358, PAGE (S) 14-16. GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF October 20 16

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

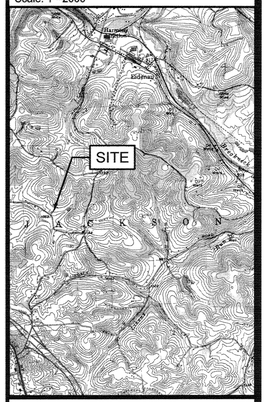
RECORDER OF DEEDS



INDEX PLAN

TABULATION OF ZONING DATA		
Zoning District	**R - Residential (Cluster Option)**	Single Family Allowed Use
Zoning Yard & Build Requirements	**Required**	**Proposed**
Minimum Lot Size	7,200 S.F. per lot	7,721 S.F.
Minimum Lot Width at ROW	55 Feet	55.15 Feet
Minimum Lot Width at Front Setback	55 feet	55.15 Feet
Minimum Front Yard	25 feet from ROW	25 feet from ROW
Minimum Rear Yard	25 feet	25 feet
Minimum Side Yard	15 feet total with 5 feet min.	15 feet total with 5 feet min.
Side Yard Abutting Residential	15 feet	95 +/- feet
Maximum Lot Coverage	80%	37.7% +/-
Distance Between Buildings	30 feet	84 +/- feet
Bufferyards	"B" - 20 feet	"B" - 20 feet
Open Space	35% of Total Acreage (Total = 47.85 Acres)	37.47 Acres
Max. Permitted Density	4 DU/Acre (with incentive zoning)	2.2 DU/Acre (107 Total Lots/47.85 Total Acreage)

Site Location Map: Mars, PA USGS Quadrangle
Scale: 1"=2000'



Document Reference List:

1. RECORDED PLANS
   - REVISION 2 JACKSON CROSSING RESIDENTIAL SUBDIVISION PLAN, PBV 345, PGS 27-29
   - JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1, PBV 342, PGS 28-30
   - DAVID & IRENE BEIGHT, PBV 258, PG 20
2. DEEDS
   - INS. NO. 201404020006861
   - INS. NO. 201302120004507
   - DAVID & IRENE BEIGHT, DBV 1539, PG 0014
   - INS. NO. 200410250034122
3. BEING A SUBDIVISION OF RESIDENTIAL PARCEL "A" AS SHOWN IN REVISION 2 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN RECORDED IN PBV 345, PGS 27-29

ENGINEER'S REQUIREMENTS

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

10-3-16 — DATE

Benjamin L. Gilberti — NAME

PE 077527 — REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

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

10-3-16 — DATE

Benjamin L. Gilberti — NAME

PE 077527 — REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

10-3-16 — DATE

Benjamin L. Gilberti — NAME

PE 077527 — REGISTRATION NUMBER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

9-28-2016 — Date

GARY A. SHEFFLER P.L.S. Reg. No. 11786-E

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR

TOWNSHIP ENGINEER

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

Instr:201610060030858 10/06/2016
Pages:3 F:$126.00 4:03PM
Michele Mustello T20160014026
Butler County Recorder FL

PLAN BOOK	PAGE
358	14

TOTAL PLAN AREA 14.01 ACRES

Prepared By:

PVE Sheffler

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:

Jackson Park Development Associates, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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. #

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: AUGUST 15, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

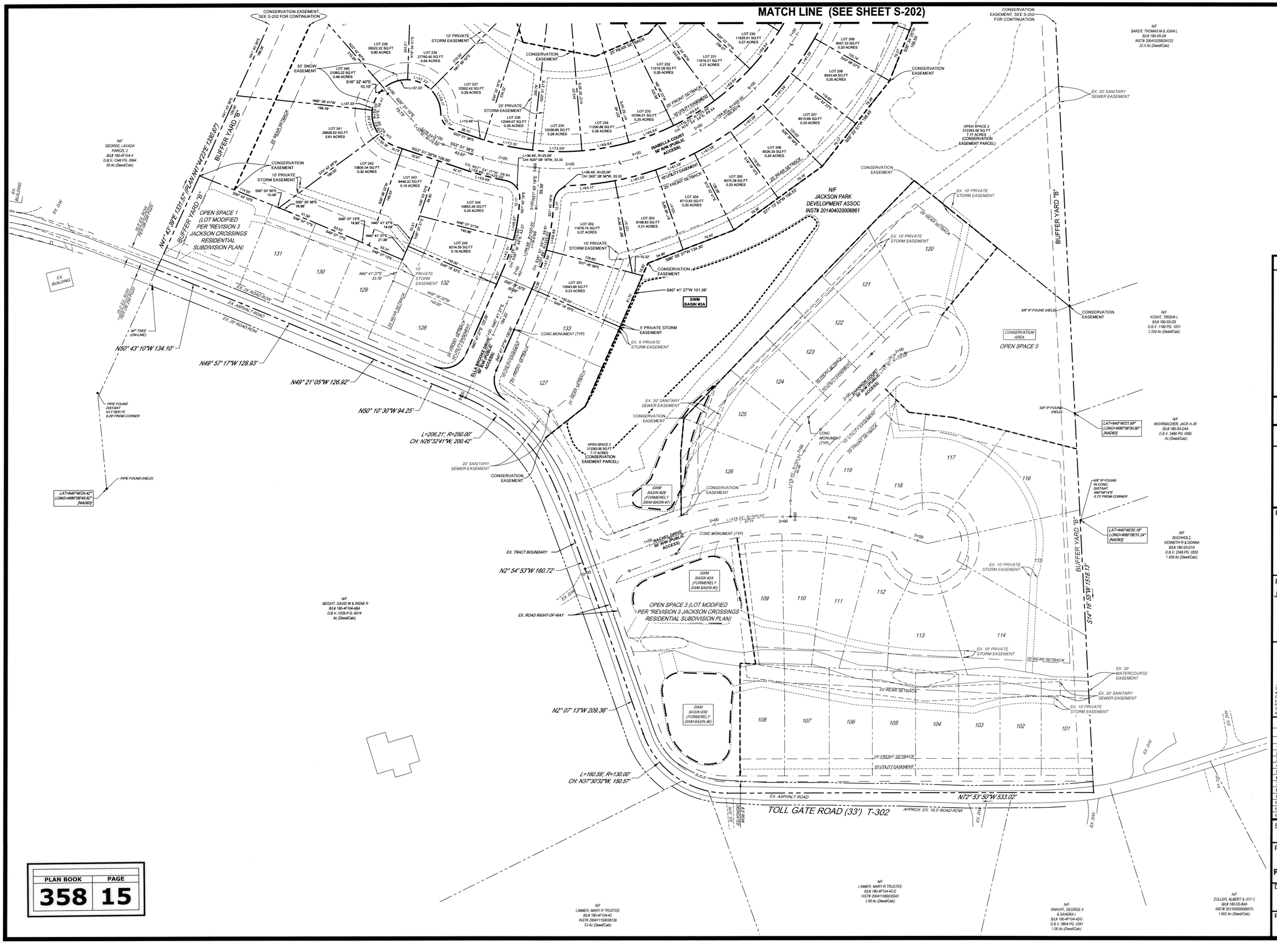
Situate In:
Jackson Township, Butler County, PA

Project Name:
JACKSON CROSSINGS
PHASE 2 RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 2 - SHEET 1 OF 3

Project No: **160960**

Drawing No: **S-200**


MATCH LINE (SEE SHEET S-202)
CONSERVATION EASEMENT, SEE S-202 FOR CONTINUATION
CONSERVATION EASEMENT, SEE S-202 FOR CONTINUATION
N41° 43' 38"E 1431.57' (R,M,W)
N41° 43' 38"E 1430.87'
BUFFER YARD "B"
OPEN SPACE 1 (LOT MODIFIED PER "REVISION 3 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN)
N/F GEORGE, LAVADA PARCEL 2 BI.# 180-4F104-4 D.B.V.-1348 PG. 0994 50 Ac (Deed/Calc)
N/F JACKSON PARK DEVELOPMENT ASSOC INST# 201404020006861
N/F BAKER, THOMAS M & JOAN L BI.# 180-5S-D5 INST# 200410250034122 22.5 Ac (Deed/Calc)
N/F KOSHT, TRISHA L BI.# 180-5S-D5 D.B.V. 1180 PG. 1031 2.29 Ac (Deed/Calc)
N/F MOHRBACHER, JACK H JR BI.# 180-5S-D4A D.B.V. 2480 PG. 0090 Ac (Deed/Calc)
N/F BUCHHOLZ, KENNETH R & DONNA BI.# 180-5S-D1A D.B.V. 2348 PG. 0555 1.426 Ac (Deed/Calc)
N/F BEIGHT, DAVID W & IRENE R BI.# 180-4F104-4BA D.B.V.-1539 P.G.-0014 Ac (Deed/Calc)
N/F LIMMER, MARY R TRUSTEE BI.# 180-4F104-4C INST# 200411150036138 53 Ac (Deed/Calc)
N/F LIMMER, MARY R TRUSTEE BI.# 180-4F104-4CG INST# 200411080035541 2.68 Ac (Deed/Calc)
N/F KNAUFF, GEORGE A & SANDRA L BI.# 180-4F104-4DG D.B.V. 0804 PG. 0391 1.00 Ac (Deed/Calc)
N/F ZOLLER, ALBERT & JOY C BI.# 180-5S-B4A INST# 201004200009575 1.502 Ac (Deed/Calc)
OPEN SPACE 2 312393.56 SQ FT 7.17 ACRES (CONSERVATION EASEMENT PARCEL)
OPEN SPACE 3 (LOT MODIFIED PER "REVISION 3 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN)
OPEN SPACE 5
CONSERVATION AREA
ISABELLA COURT 50' R/W (PUBLIC ACCESS)
ELLA BROOK DRIVE 50' R/W (PUBLIC ACCESS)
RACHEL DRIVE 50' R/W (PUBLIC ACCESS)
TOLL GATE ROAD (33') T-302
APPROX. EX. 16.5' ROAD ROW
EX. ASPHALT ROAD
EX. 25' ROAD ROW
EX. TRACT BOUNDARY
EX. ROAD RIGHT-OF-WAY
EX. BUILDING
EX. DRIVE
EX. DW
EX. 10' PRIVATE STORM EASEMENT
EX. 20' SANITARY SEWER EASEMENT
EX. 20' WATERCOURSE EASEMENT
CONSERVATION EASEMENT
10' PRIVATE STORM EASEMENT
20' PRIVATE STORM EASEMENT
5' PRIVATE STORM EASEMENT
SWM BASIN #2A
SWM BASIN #2B (FORMERELY SWM BASIN #7)
SWM BASIN #3A (FORMERELY SWM BASIN #5)
SWM BASIN #3B (FORMERELY SWM BASIN #6)
CONC MONUMENT (TYP)
PIPE FOUND DISTANT N11°39'51"E 6.29' FROM CORNER
PIPE FOUND (HELD)
5/8" IP FOUND (HELD)
5/8" IP FOUND IN CONC. DISTANT 580°58'14"E 0.73' FROM CORNER
36" TREE (ON-LINE)
LAT=N40°46'24.42" LONG=W80°06'48.82" [NAD83]
LAT=N40°46'21.69" LONG=W80°06'30.80" [NAD83]
LAT=N40°46'20.18" LONG=W80°06'31.24" [NAD83]
N50° 43' 10"W 134.10'
N49° 57' 17"W 128.93'
N49° 21' 05"W 126.92'
N50° 10' 30"W 94.25'
L=206.21', R=250.00' CH: N26°32'41"W, 200.42'
N2° 54' 53"W 160.72'
N2° 07' 13"W 209.36'
L=160.59', R=130.00' CH: N37°30'32"W, 150.57'
N72° 53' 50"W 533.02'
S14° 16' 35"W 1518.13'
S40° 41' 27"W 101.56'
S50° 09' 31"W 134.30'
S57° 13' 58"W 184.57'
S65° 24' 51"W 184.55'
LOT 239 35022.22 SQ FT 0.80 ACRES
LOT 238 27760.40 SQ FT 0.64 ACRES
LOT 237 12502.42 SQ FT 0.29 ACRES
LOT 236 12046.07 SQ FT 0.28 ACRES
LOT 235 12038.80 SQ FT 0.28 ACRES
LOT 234 11290.86 SQ FT 0.26 ACRES
LOT 233 10784.01 SQ FT 0.25 ACRES
LOT 232 11210.29 SQ FT 0.26 ACRES
LOT 231 11616.21 SQ FT 0.27 ACRES
LOT 230 11825.91 SQ FT 0.27 ACRES
LOT 209 8557.33 SQ FT 0.20 ACRES
LOT 208 8543.48 SQ FT 0.20 ACRES
LOT 207 8515.69 SQ FT 0.20 ACRES
LOT 206 8526.30 SQ FT 0.20 ACRES
LOT 205 8575.38 SQ FT 0.20 ACRES
LOT 204 8713.63 SQ FT 0.20 ACRES
LOT 203 9158.83 SQ FT 0.21 ACRES
LOT 202 11678.74 SQ FT 0.27 ACRES
LOT 201 10043.89 SQ FT 0.23 ACRES
LOT 240 21063.22 SQ FT 0.48 ACRES
LOT 241 28626.52 SQ FT 0.61 ACRES
LOT 242 13835.34 SQ FT 0.32 ACRES
LOT 243 8446.22 SQ FT 0.19 ACRES
LOT 244 10853.26 SQ FT 0.25 ACRES
LOT 245 8214.55 SQ FT 0.19 ACRES
25' REAR SETBACK
25' FRONT SETBACK
10' UTILITY EASEMENT
S16° 32' 40"E 10.10'
N66° 29' 41"W 199.16'
S25° 31' 10"E 73.73'
N53° 51' 38"E 43.57'
S53° 51' 38"W 43.57'
N53° 51' 38"W 109.86'
S37° 42' 39"W 180.55'
S50° 20' 56"E 10.46'
S50° 20' 56"E 16.98'
S49° 27' 13"E 19.92'
S40° 41' 27"E 14.04'
S40° 41' 27"E 21.39'
S49° 18' 33"W 140.06'
N40° 41' 27"E 33.76'
N40° 41' 27"E 184.22'
S49° 18' 33"W 140.06'
S40° 41' 27"E 184.22'
S49° 18' 33"W 140.06'
N49° 18' 33"W 140.06'
N40° 41' 27"E 184.22'
S

N/F
HUGHES,
JAMES M JR & RUTH A
BK# 180-S6-82A
D.B.V. 1191 PG. 0794
1.533 Ac (Deed/Calc)

N/F
MILLER, JEFF & DANA
BK# 180-S6-B1
INST# 200912180029386
1.645 Ac (Deed/Calc)

N/F
DINGER,
BRIAN S & SUSAN
BK# 180-S6-82
D.B.V. 1478 PG. 0801
1.543 Ac (Deed/Calc)

5/8" IP FOUND (HELD)

N/F
BORTMESS, EDWARD C & IRENE L
BK# 180-S6-C2
INST# 200012080029290
8.265 Ac (Deed/Calc)

N89° 56' 28"E 942.86' (PLAN N89°59'33"E 944.29')

20' CONSTRUCTION EASEMENT PER INSTR. No. 201802050002412.

30' PERMANENT GAS EASEMENT PER INSTR. No. 201802050002412.

S27° 39' 18"E 425.28'

N/F
BREAKNECK BEAGLE
BK# 180-4F104-5
DEED BOOK 0615-0351
210.50 Ac (Tax Map)

5/8" REBAR FOUND (HELD)

N41° 43' 39"E 1331.57' (PLAN N41°44'25"E 1330.87')

N/F
GEORGE, SCOTT E & AMY L
BK# 180-4F104-4J
D.B.V. 2258 PG. 0105
3.18 Ac (Deed/Calc)

PARCEL RESIDUAL A-R
13.27 ACRES
(FUTURE DEVELOPMENT)

TEMPORARY CUL-DE-SAC TO BE CONSTRUCTED PER THE TOWNSHIP'S PERMANENT CUL-DE-SAC DETAIL EXCLUDING ASPHALT WEARING. PER TOWNSHIP'S STANDARDS. THIS AREA TO BE GRADED TO ACCOMODATE TEMPORARY CUL-DE-SAC.

CH: N89°43'44"E, L=33.33
L=36.49', R=25.00'

PUBLIC UTILITY EASEMENT

10' PRIVATE STORM EASEMENT

CONSERVATION EASEMENT

OPEN SPACE 2
312393.56 SQ FT
7.17 ACRES
(CONSERVATION EASEMENT PARCEL)

PHASE 3
PHASE 2

PRIVATE STORM EASEMENT

BELLA COURT (PUBLIC ACCESS)

LOT 239
35022.22 SQ FT
0.80 ACRES

LOT 238
27760.40 SQ FT
0.64 ACRES

LOT 240

LOT 232
11210.29 SQ FT

LOT 231
15816.21 SQ FT
0.27 ACRES

LOT 230
11825.91 SQ FT
0.27 ACRES

LOT 229
11920.66 SQ FT
0.27 ACRES

LOT 228
11930.87 SQ FT
0.27 ACRES

LOT 227
11732.46 SQ FT
0.27 ACRES

LOT 226
15686.70 SQ FT
0.36 ACRES

LOT 225
14467.19 SQ FT
0.33 ACRES

LOT 224
11162.84 SQ FT
0.26 ACRES

LOT 223
9958.61 SQ FT
0.23 ACRES

LOT 222
9445.99 SQ FT
0.22 ACRES

LOT 221
8501.21 SQ FT
0.20 ACRES

LOT 220
11185.63 SQ FT
0.26 ACRES

LOT 219
8525.49 SQ FT
0.20 ACRES

LOT 218
7593.58 SQ FT
0.17 ACRES

LOT 217
7593.58 SQ FT
0.17 ACRES

LOT 216
7280.60 SQ FT
0.17 ACRES

LOT 215
7280.56 SQ FT
0.17 ACRES

LOT 214
7398.54 SQ FT
0.17 ACRES

LOT 213
7474.80 SQ FT
0.17 ACRES

LOT 212
8371.77 SQ FT
0.19 ACRES

LOT 211
8596.57 SQ FT
0.20 ACRES

LOT 210
8597.19 SQ FT
0.20 ACRES

LOT 209
8597.33 SQ FT
0.20 ACRES

OPEN SPACE 2
312393.56 SQ FT
7.17 ACRES
(CONSERVATION EASEMENT PARCEL)

N/F
BAKER, THOMAS M & JOAN L
BK# 180-S6-D6
INST# 200410250034122
22.5 Ac (Deed/Calc)

1/2" IP FOUND (HELD)

LAT=N40°46'30.97"
LONG=W80°08'28.03"
(NAD83)

S14° 16' 55"W 1518.13'

BUFFER YARD "B"

MATCH LINE (SEE SHEET S-201)

PLAN BOOK	PAGE
358	16

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED UPON BEARINGS SHOWN FOR LOT NO. 2 OF THE DAVID & IRENE BEIGHT PLAN OF SUBDIVISION, RECORDED IN PLAN BOOK VOLUME 258, PAGE 20 IN THE OFFICE OF THE RECORD OF BUTLER COUNTY, PENNSYLVANIA.
2. PROPERTY BOUNDARY SHOWN HEREON WAS ESTABLISHED FROM SURVEY PREPARED BY PVE SHEFFLER DATE 2013.
3. HORIZONTAL CONTROL IS NAD 83 PENNSYLVANIA SOUTH STATE PLANE COORDINATES. VERTICAL CONTROL IS NAVD 88. THIS CONTROL WAS ESTABLISHED USING GPS OBSERVATIONS.
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN FEMA FIRM MAP PANEL NO. 421420 0003 A AND 421420 0004 A.
5. CENTERLINE OF ALL PROPOSED STORM SEWER AND SANITARY SEWER EASEMENTS IS DETERMINED BY THE ACTUAL LOCATION OF THE AS-BUILT STRUCTURES.
6. THE SNOW REMOVAL EASEMENT SHALL BE MAINTAINED AS OPEN SPACE AND NO IMPROVEMENTS OR OBSTRUCTIONS SUCH AS DRIVEWAYS, MAILBOXES, FENCES OR LANDSCAPING SHALL BE PERMITTED.

0 60' 120'

Drawing Scale: 1" = 60'

NORTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E

Prepared By:

PVE Sheffler

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:

Jackson Park Development Associates, LP
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

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811 Know what's **below.** **Call** before you dig.
POCS SER. #

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DATE ISSUED: AUGUST 15, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
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Situate In:
Jackson Township, Butler County, PA

Project Name:
JACKSON CROSSINGS
PHASE 2 RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 2 - SHEET 3 OF 3

Project No:	Drawing No:
160960	S-202

OWNERS ADOPTION

JACKSON PARK DEVELOPMENT ASSOCIATES, LP, OWNER OF THE LAND SHOWN ON THE REVISION 3 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF AUTHORIZED PARTNER

DATE

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTORY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS SR., MEMBER OF JACKSON PARK DEVELOPMENT ASSOCIATES GP, LLC AS GENERAL PARTNER FOR JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF August, 2016.

MY COMMISSION EXPIRES THE 13 DAY OF September, 2016

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISION 3 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN IS IN THE NAME OF THE JACKSON PARK DEVELOPMENT ASSOCIATES, LP AND IS RECORDED IN INSTRUMENT(S) 201404020006861.

WITNESS — SIGNATURE OF AUTHORIZED PARTNER

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGE

DOLLAR BANK FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE REVISION 3 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — SIGNATURE OF AUTHORIZED AGENT

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE TOWNSHIP SECRETARY OR MANAGER MAY SIGN THIS DECLARATION. 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.

10/3/16
Date — Township Manager/Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON ON THE 3rd DAY OF October, 2016 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 29, 2016. 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, LAND OR FACILITIES.
SIGNED AND NOTED AS APPROVED THIS 3 DAY OF October, 2016

TOWNSHIP SECRETARY — CHAIRPERSON

(SEAL)

THIS PLAT WAS DELIVERED TO DONALD B. RODGERS SR BY JACKSON TOWNSHIP ON THE 3rd DAY OF October, 2016.

TOWNSHIP MANAGER/SECRETARY

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 23RD DAY OF MARCH 2016

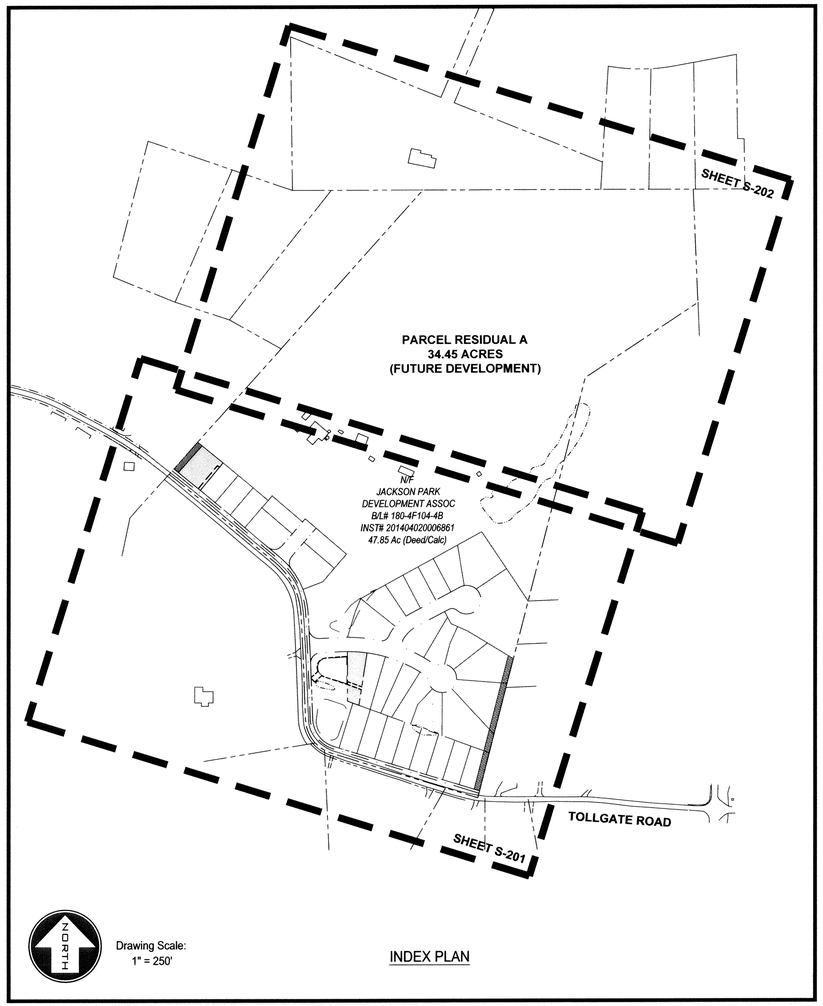
SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358, PAGE (S) 17-19. GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF October 2016.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2020

RECORDER OF DEEDS

Instr:201610060030059 10/06/2016
Pages:3 F:$125.00 4:07PM
Michele Mustello T20160014027
Butler County Recorder FL



INDEX PLAN

TABULATION OF ZONING DATA		
Zoning District	**R - Residential (Cluster Option)**	Single Family Allowed Use
Zoning Yard & Build Requirements	**Required**	**Proposed**
Minimum Lot Size	7,200 S.F. per lot	7,721 S.F.
Minimum Lot Width at ROW	55 Feet	55.15 Feet
Minimum Lot Width at Front Setback	55 feet	55.15 Feet
Minimum Front Yard	25 feet from ROW	25 feet from ROW
Minimum Rear Yard	25 feet	25 feet
Minimum Side Yard	15 feet total with 5 feet min.	15 feet total with 5 feet min.
Side Yard Abutting Residential	15 feet	95 +/- feet
Maximum Lot Coverage	80%	37.7% +/-
Distance Between Buildings	30 feet	84 +/- feet
Bufferyards	"B" - 20 feet	"B" - 20 feet
Open Space	35% of Total Acreage (Total = 47.85 Acres)	34.45 Acres
Max. Permitted Density	4 DU/Acre (with incentive zoning)	2.2 DU/Acre (107 Total Lots/47.85 Total Acreage)

THE INTENT OF THIS RECORDING IS TO REVISE THE EXISTING REVISION 2 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1 RECORDED IN PBV 345 PG 27-29, FOR THE ADDITION OF LOT 134, 135 AND A REVISION TO OPEN SPACE PARCEL 3.

ENGINEER'S REQUIREMENTS

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

9-23-16
DATE — Benjamin L. Gilberti, P.E.
NAME
PE 077527
REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

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

10-06-16
DATE — David A. Hoenigar, P.E.
NAME
PE 054433E
REGISTRATION NUMBER

TOWNSHIP ENGINEER'S CERTIFICATION

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

10-6-16
DATE — Benjamin L. Gilberti
NAME
PE 077527
REGISTRATION NUMBER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

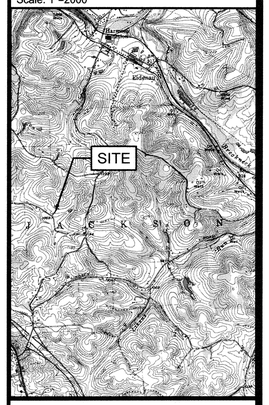
8-17-2016
Date — GARY A. SHEFFLER P.L.S. Reg. No. 11786-E

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

PLAN BOOK	PAGE
358	17

TOTAL PLAN AREA 0.57 ACRES

Site Location Map: Mars, PA USGS Quadrangle
Scale: 1"=2000'



Document Reference List:

1. RECORDED PLANS
   - REVISION 1 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN, IN-PROGRESS OF RECORDING
   - REVISION 2 JACKSON CROSSING RESIDENTIAL SUBDIVISION PLAN, PB 345, PG 27-30
   - JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1, PB 342, PG 28-30
   - DAVID & IRENE BEIGHT, PBV 258, PG 20
2. DEEDS
   - INS. NO. 201404020006861
   - INS. NO. 201302120004507
   - DAVID & IRENE BEIGHT, DBV 1539, PG 0014
   - INS. NO. 200410250034122

Prepared By:

PVE Sheffler
Waterfront Corporate Park III, Suite 101
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POCS SER. # 20140500283

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PLAN REVISIONS

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Situate In:
Jackson Township, Butler County, PA

Project Name:
REVISION 3
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 1 - SHEET 1 OF 3

Project No: **160960**
Drawing No: **S-200**

MATCH LINE (SEE SHEET S-202)

BARN
COLLAPSED SHED
CONCRETE SILO
RED BRICK SILO
2 STORY SINGLE FAMILY WITH GARAGE
SHED
STALL
SHED

N/F
BAKER, THOMAS M & JOAN L
BI& 180-5S-D5
INST# 200410250034122
22.5 Ac (Deed/Calc)

N/F
GEORGE, LAVADA
PARCEL 2
BI& 180-4F104-4
D.B.V.-1346 PG. 0994
50 Ac (Deed/Calc)

20.0' BUFFERYARD "B" EASEMENT

N41° 45' 38"E 1331.37' (R&M) N41°44'25"E 1330.97'

EX. BUILDING

EX. DW

50' EX. ROW REVISED 2007

EX. BUILDING

BUFFER YARD "B"

N41° 45' 38"E 125.00'

LOT 135
14652.59 SQ FT
0.34 ACRES
UTILITY EASEMENT BEING EXTINGUISHED PER THIS RECORDING

S59° 43' 10"E 114.50'

10' PRIVATE STORM EASEMENT

EXISTING STORM EASEMENT BEING EXTINGUISHED PER THIS RECORDING

126.50'
N39° 16' 50"E

4.32'

131
130
129
247
128
127
133

10' PRIVATE STORM EASEMENT

50' PUBLIC ACCESS RIGHT-OF-WAY (TO BE DEDICATED TO AND MAINTAINED BY JACKSON TOWNSHIP UPON DEDICATION)

5' PRIVATE STORM EASEMENT

25' REAR SETBACK

25' FRONT SETBACK

10' UTILITY EASEMENT

45.16'
N41° 11' 27"E
94.22'

45.16'

60.00'

CONC MONUMENT (TYP)

ELLA AVENUE DRIVE
50' R/W (PUBLIC ACCESS)

N50° 43' 10"W 119.89'

EX. 25' ROAD ROW

EX. ASPHALT ROAD

EX. 25' ROAD ROW

N50° 43' 10"W 134.10'

N49° 57' 17"W 128.93'

N49° 21' 05"W 126.92'

N50° 10' 30"W 94.25'

36" TREE (ON-LINE)

PIPE FOUND DISTANT N11°39'5"E 6.29' FROM CORNER

PIPE FOUND (HELD)

LAT=N40°46'24.42"
LONG=W80°06'48.82"
[NAD83]

L=206.21', R=250.00'
CH: N26°32'41"W, 200.42'

20' SANITARY SEWER EASEMENT

THE INTENT OF THIS RECORDING IS TO REVISE THE EXISTING REVISION 2 JACKSON CROSSINGS RESIDENTIAL SUBDIVISION PLAN PHASE 1 RECORDED IN PBV 345 PG 27-29, FOR THE ADDITION OF LOT 134, 135 AND A REVISION TO OPEN SPACE PARCEL 3.

N/F
BEIGHT, DAVID W & IRENE R
BI& 180-4F104-49A
D.B.V.-1539 P.G.-0014
Ac (Deed/Calc)

PARCEL RESIDUAL A
34.45 ACRES
(FUTURE DEVELOPMENT)
N/F
JACKSON PARK
DEVELOPMENT ASSOC
BI& 180-4F104-4B
INST# 201404020006861
47.85 Ac (Deed/Calc)

SWM BASIN #2B (FORMERLY SWM BASIN #5)

SWM BASIN #3A (FORMERLY SWM BASIN #5)

SWM BASIN #3B (FORMERLY SWM BASIN #6)

OPEN SPACE 3
38273.19 SQ FT
0.88 ACRES

ROAD ROW (EX) - 2001
14825.38 SQ FT
0.34 ACRES

RACHEL DRIVE
50' R/W (PUBLIC ACCESS)

1+00

CONC MONUMENT (TYP)

R=475.00'
L=69.18'

N87° 05' 07"E 152.09'

N2° 54' 53"W 160.72'

EX. TRACT BOUNDARY

EX. DW

EX. ROAD RIGHT-OF-WAY

NEW ROAD RIGHT-OF-WAY

EX 20' SANITARY SEWER EASEMENT TO REMAIN

LOT 134
9963.83 SQ FT
0.23 ACRES

109

N2° 44' 09"E 85.54'

S69° 47' 07"E 42.60'

19.83'

22.77'

N2° 07' 13"W 209.36'

L=160.59', R=130.00'
CH: N37°30'32"W, 150.57'

EX. ASPHALT ROAD

N72° 53' 50"W 533.02'

TOLL GATE ROAD (33') T-302

APPROX. EX. 16.5' ROAD ROW

EX. DW

N/F
LIMMER, MARY R TRUSTEE
BI& 180-4F104-4C
INST# 200411500036138
53 Ac (Deed/Calc)

N/F
LIMMER, MARY R TRUSTEE
BI& 180-4F104-4CZ
INST# 200411080035541
2.68 Ac (Deed/Calc)

N/F
KNAUFF, GEORGE A
& SANDRA L
BI& 180-4F104-4DG
D.B.V. 0804 PG. 0391
1.00 Ac (Deed/Calc)

N/F
ZOLLER, ALBERT & JOY C
BI& 180-5S-B4A
INST# 201104200006575
1.602 Ac (Deed/Calc)

10' PRIVATE STORM EASEMENT

25' REAR SETBACK

120
121
122
123
124
125
126
119
118
117
116
115
114
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112
111
110
108
107
106
105
104
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102
101

CONSERVATION AREA
OPEN SPACE 5
43924.00 SQ FT
1.01 ACRES

N41° 43' 43"E 56.00'

S89° 38' 13"E 33.73'

S27° 58' 41"E 48.78'

S66° 10' 12"E 64.54'

S58° 31' 29"E 185.77'

5/8" IP FOUND (HELD)

[LAT=N40°46'21.69"
LONG=W80°06'30.80"
[NAD83]

N/F
MOHRBACHER, JACK H JR
BI& 180-5S-D4A
D.B.V. 2480 PG. 0090
Ac (Deed/Calc)

N/F
KOSHT, TRISHA L
BI& 180-5S-D5
D.B.V. 1180 PG. 1031
2.259 Ac (Deed/Calc)

20' SANITARY SEWER EASEMENT

5/8" IP FOUND IN CONC. DISTANT S67°58'14"E 0.73' FROM CORNER

LAT=N40°46'20.18"
LONG=W80°06'31.24"
[NAD83]

N/F
BUCHHOLZ, KENNETH R & DONNA
BI& 180-5S-D1A
D.B.V. 2348 PG. 0555
1.426 Ac (Deed/Calc)

BUFFER YARD "B"

S14° 55' 09"W 1018.15'

20' WATERCOURSE EASEMENT

20' SANITARY SEWER EASEMENT

10' PRIVATE STORM EASEMENT

25' REAR SETBACK

25' FRONT SETBACK

10' UTILITY EASEMENT

SHANNON COURT
50' R/W (PUBLIC ACCESS)

N62° 01' 19"E 130.26'

L=329.24', R=500.00'
CHD: 323.34'

S55° 11' 10"E 53.78'

S85° 20' 28"E 50.00'

L=158.45', R=250.00'
CHD: 155.89'

N17° 32' 31"E 44.82'

CHD: 22.99'

EX. DW

EX. 25' R/W

PLAN BOOK	PAGE
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0 60' 120'

Drawing Scale: 1" = 60'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.17780-E

Prepared By:

PVE Sheffler

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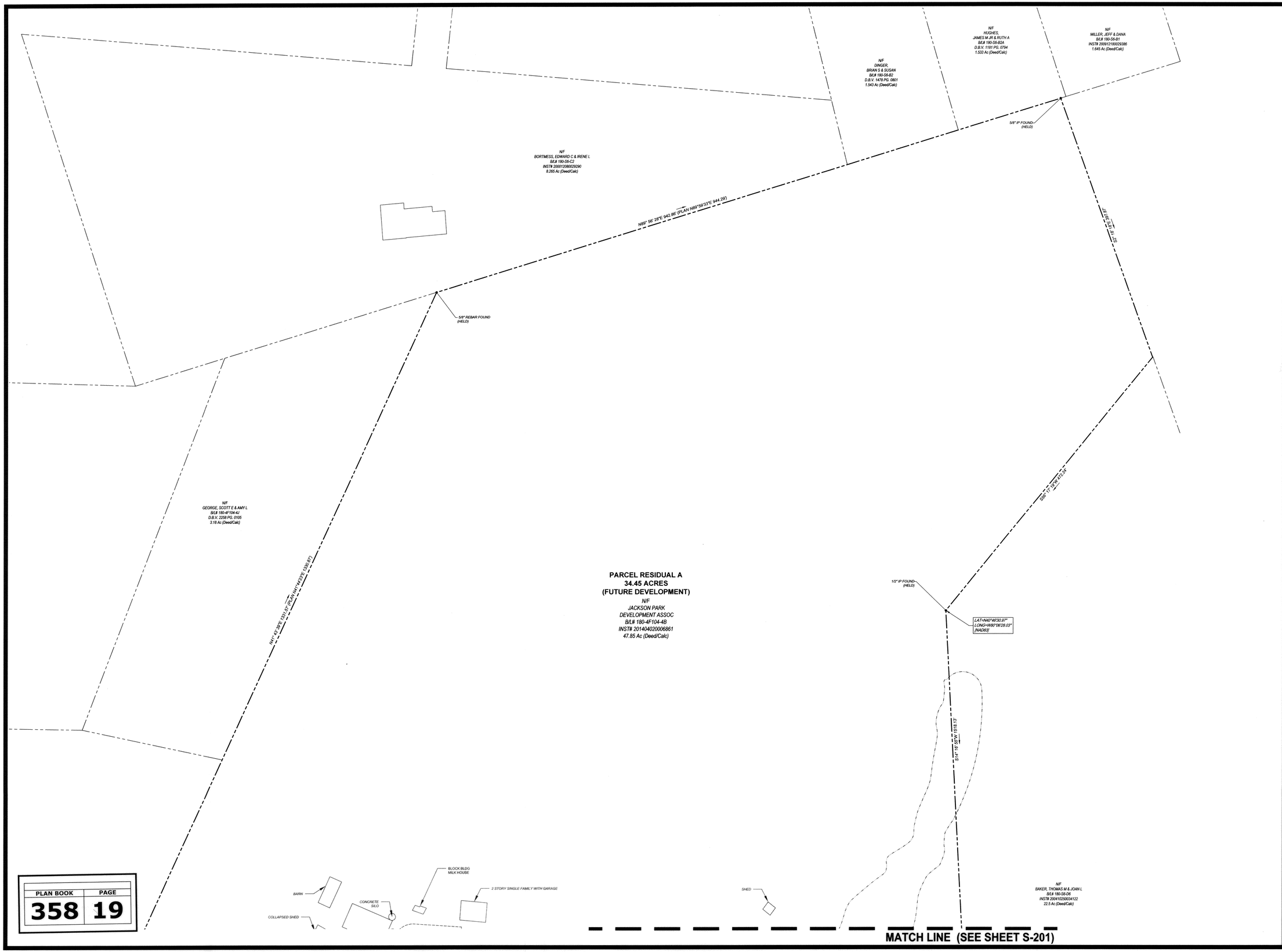
Situate In:
Jackson Township, Butler County, PA

Project Name:
REVISION 3
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 1 - SHEET 2 OF 3

Project No: **160960**
Drawing No: **S-201**



PLAN BOOK	PAGE
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1" = 60'

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REGISTERED PROFESSIONAL
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811 Know what's **below.** **Call** before you dig.
POCS SER. # 20140500283

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: AUGUST 17, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
Jackson Township, Butler County, PA

Project Name:
REVISION 3
JACKSON CROSSINGS
RESIDENTIAL SUBDIVISION PLAN

Drawing Name:
PLAN OF RECORDING
PHASE 1 - SHEET 3 OF 3

Project No: **160960**
Drawing No: **S-202**

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DONALD J. & CAREY R. WALLACE, OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF CENTER, 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 CENTER, 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 CENTER, 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 MY HAND AND SEAL THIS 20th DAY OF September, 2016.

Donald J Wallace
DONALD J. WALLACE

Carey R. Wallace
CAREY R. WALLACE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, DONALD J. & CAREY R. WALLACE, 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 20th DAY OF September, 2016.

MY COMMISSION EXPIRES THE 06th DAY OF MARCH, 2020.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYOR'S CERTIFICATION

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

21st July '16
DATE

STANLEY D. GRAFF
REG. NO. SU-037161E

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 13th DAY OF July, 2016.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 24th DAY OF February, 2016.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11TH DAY OF FEB, 2016.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

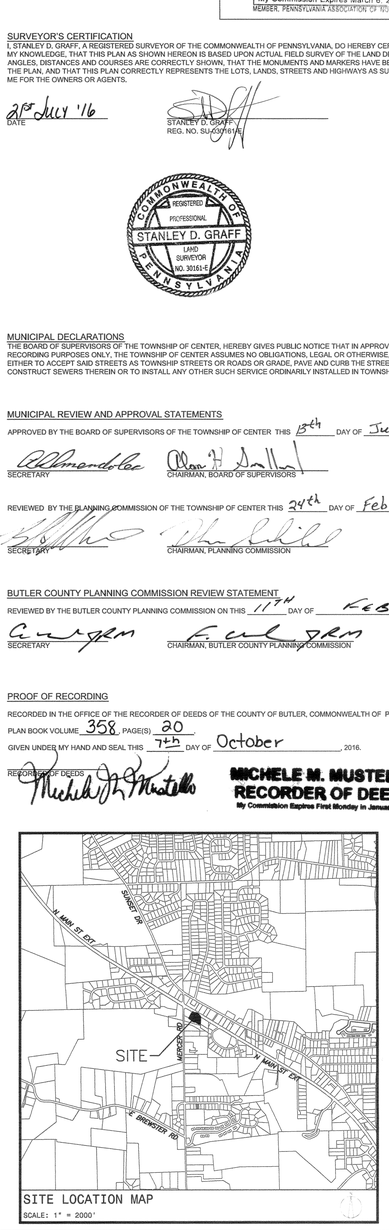
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358, PAGE(S) 20

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF October, 2016.

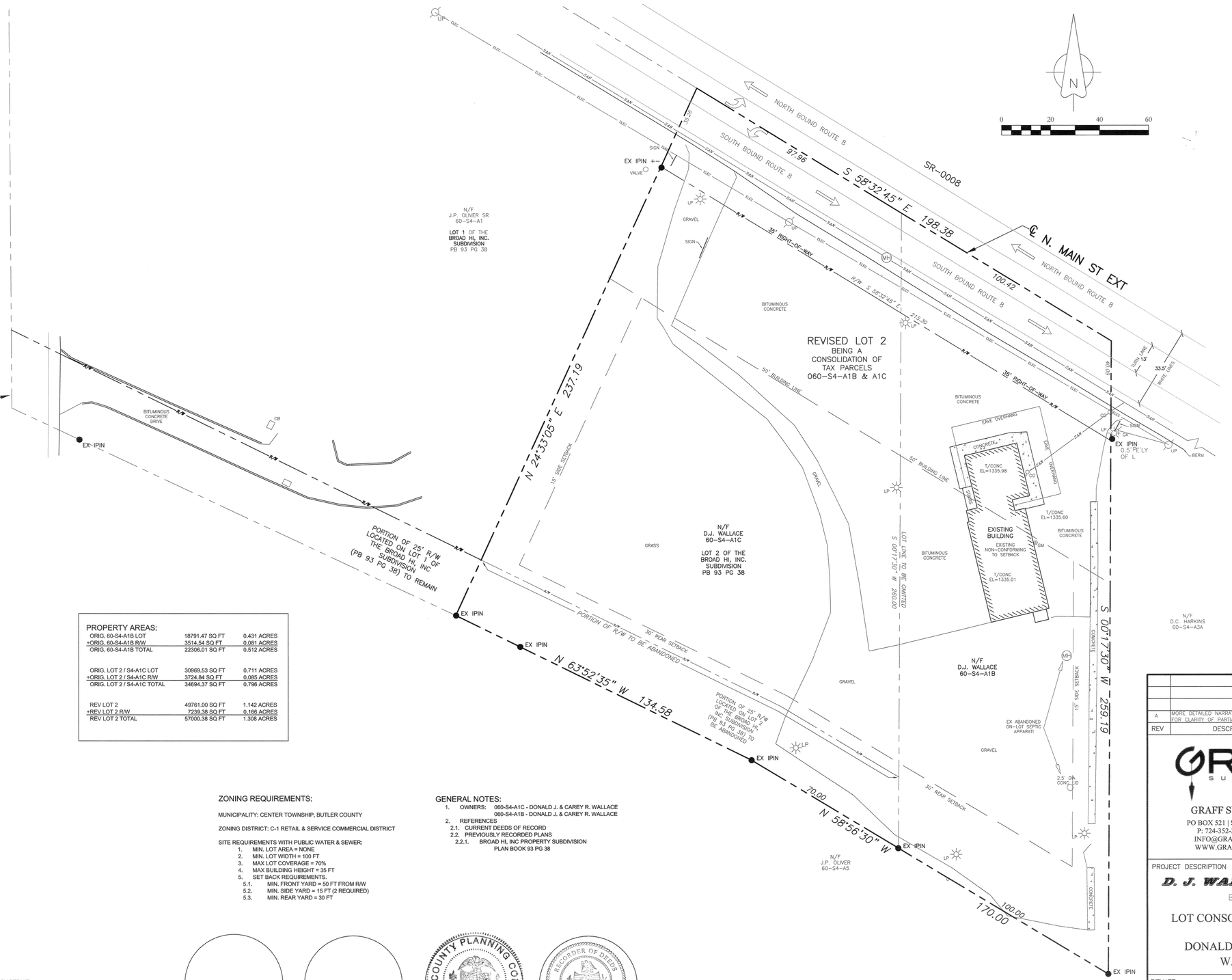
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



HIGHWAY OCCUPANCY PERMIT:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

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



PROPERTY AREAS:

ORIG. 60-S4-A1B LOT	18791.47 SQ FT	0.431 ACRES
+ORIG. 60-S4-A1B R/W	3514.54 SQ FT	0.081 ACRES
ORIG. 60-S4-A1B TOTAL	22306.01 SQ FT	0.512 ACRES
ORIG. LOT 2 / S4-A1C LOT	30969.53 SQ FT	0.711 ACRES
+ORIG. LOT 2 / S4-A1C R/W	3724.84 SQ FT	0.085 ACRES
ORIG. LOT 2 / S4-A1C TOTAL	34694.37 SQ FT	0.796 ACRES
REV LOT 2	49761.00 SQ FT	1.142 ACRES
+REV LOT 2 R/W	7239.38 SQ FT	0.166 ACRES
REV LOT 2 TOTAL	57000.38 SQ FT	1.308 ACRES

ZONING REQUIREMENTS:

MUNICIPALITY: CENTER TOWNSHIP, BUTLER COUNTY

ZONING DISTRICT: C-1 RETAIL & SERVICE COMMERCIAL DISTRICT

SITE REQUIREMENTS WITH PUBLIC WATER & SEWER:
1. MIN. LOT AREA = NONE
2. MIN. LOT WIDTH = 100 FT
3. MAX LOT COVERAGE = 70%
4. MAX BUILDING HEIGHT = 35 FT
5. SET BACK REQUIREMENTS.
   - 5.1. MIN. FRONT YARD = 50 FT FROM R/W
   - 5.2. MIN. SIDE YARD = 15 FT (2 REQUIRED)
   - 5.3. MIN. REAR YARD = 30 FT

GENERAL NOTES:

1. OWNERS: 060-S4-A1C - DONALD J. & CAREY R. WALLACE
   060-S4-A1B - DONALD J. & CAREY R. WALLACE
2. REFERENCES
   - 2.1. CURRENT DEEDS OF RECORD
   - 2.2. PREVIOUSLY RECORDED PLANS
     - 2.2.1. BROAD HI, INC PROPERTY SUBDIVISION PLAN BOOK 93 PG 38

REGISTERED SURVEYOR

BUFFALO TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

Instr:201610070020999 10/07/2016
Pages: 1 F:$45.00 11:08AM
Michele Mustello T20160014064
Butler County Recorder FL

PLAN BOOK	PAGE
358	20

REV	DESCRIPTION	BY	DATE
A	MORE DETAILED NARRATION ADDED TO PLAN FOR CLARITY OF PARTIAL R/W ABANDONMENT	SDG	2/23/16

GRAFF SURVEYING

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

PROJECT DESCRIPTION

D. J. WALLACE PLAN

BEING A

LOT CONSOLIDATION PLAN

FOR

DONALD J. & CAREY R. WALLACE

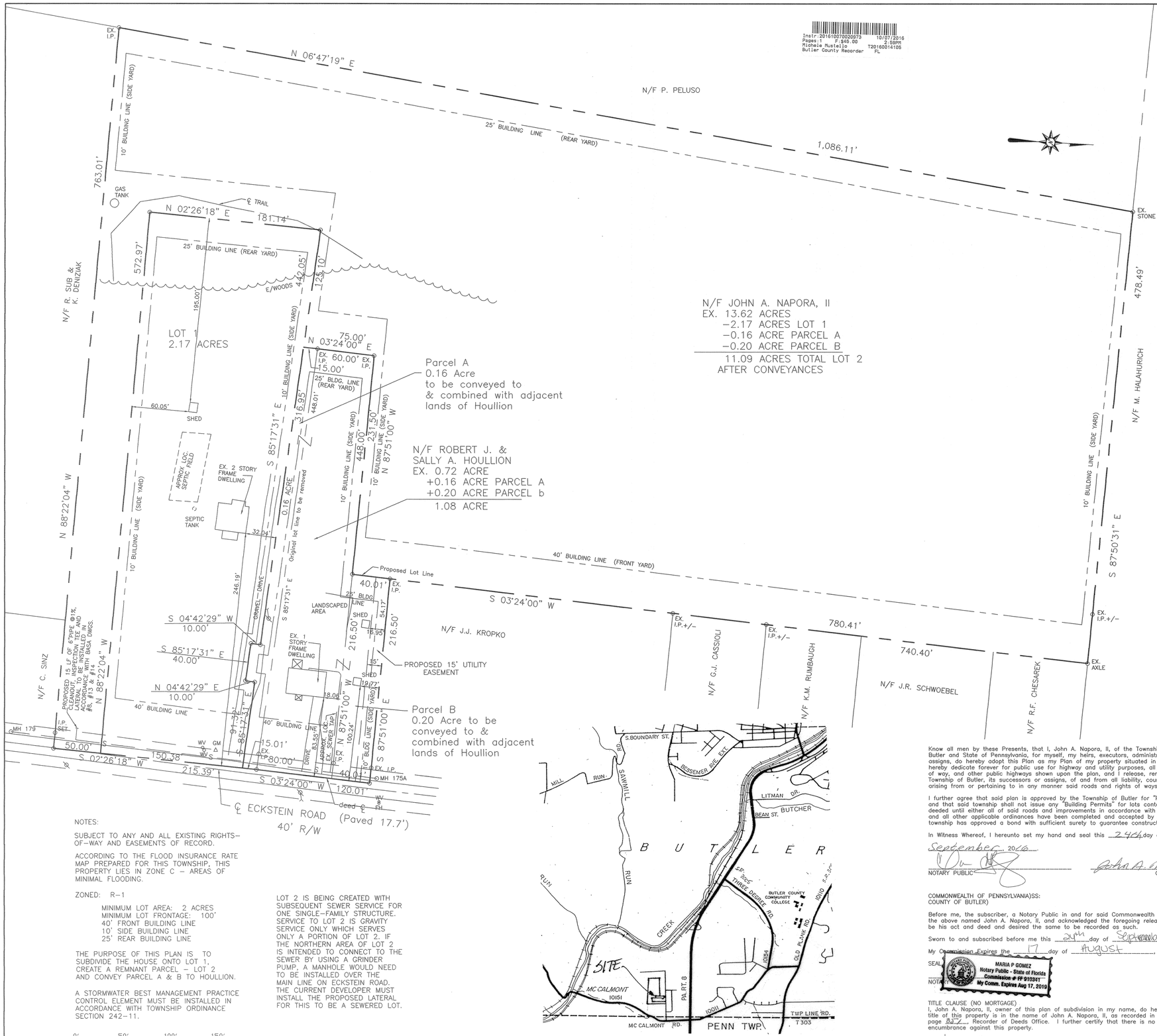
SITUATE

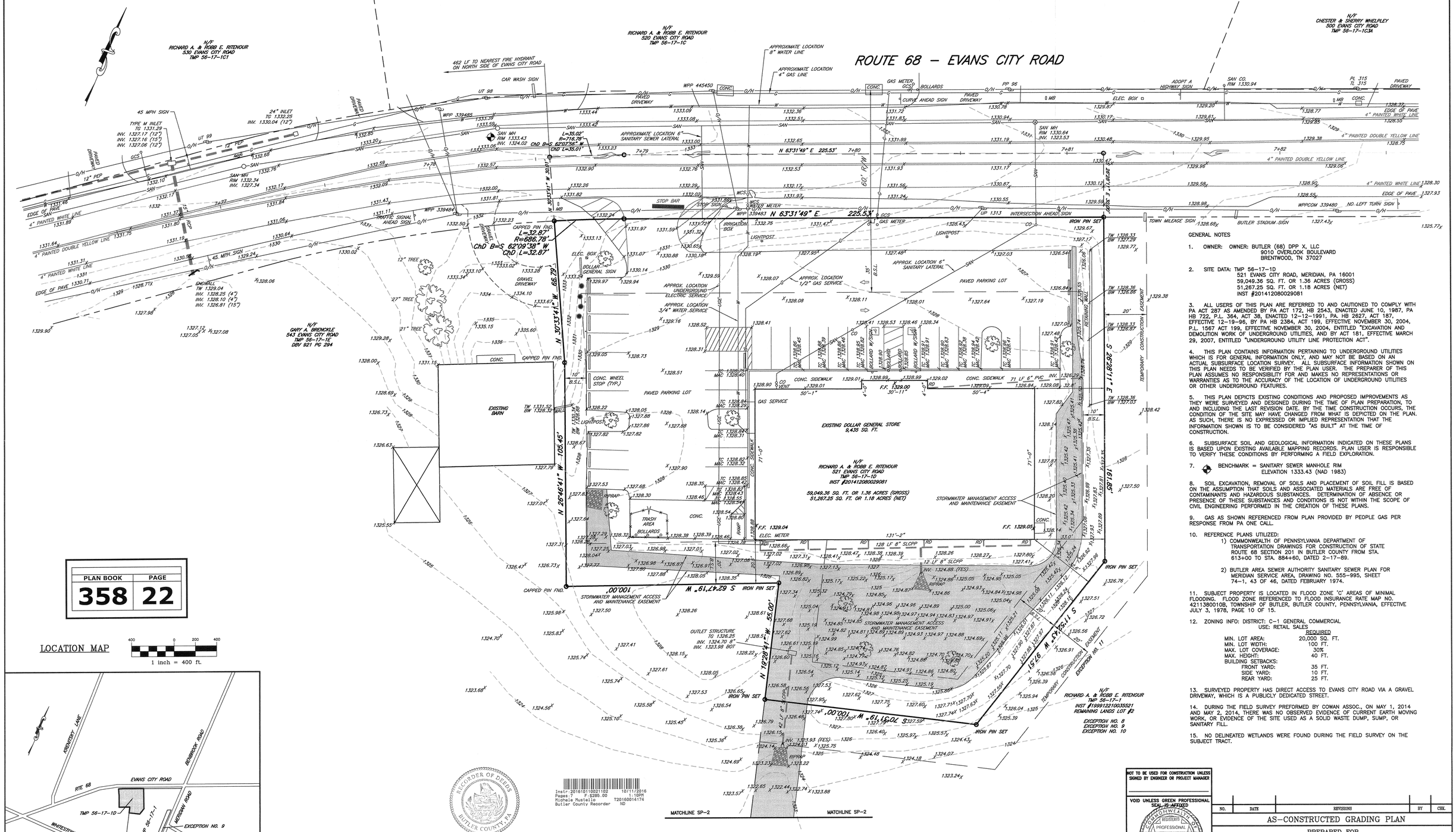
TOWNSHIP OF CENTER
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
2/9/16	SDG	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-001	060-S4-A1B & A1C	A

Instr:201610070020973 10/07/2016
Pages:1 F:$45.00 2:56PM
Michele Mustello T20160014105
Butler County Recorder FL


EX. I.P.
N 06°47'19" E
1,086.11'
N/F P. PELUSO
25' BUILDING LINE (REAR YARD)
10' BUILDING LINE (SIDE YARD)
763.01'
GAS TANK
℄ TRAIL
N 02°26'18" E 181.14'
572.97'
25' BUILDING LINE (REAR YARD)
E/WOODS
42.05'
125.10'
195.00'
N/F R. SUB & K. DENZIAK
LOT 1
2.17 ACRES
60.05'
SHED
N 03°24'00" E 75.00'
EX. I.P. 60.00'
EX. I.P. 15.00'
25' BLDG. LINE (REAR YARD)
448.01'
316.95'
S 85°17'31" E
10' BUILDING LINE (SIDE YARD)
N 87°51'00" W
231.50'
448.00'
10' BUILDING LINE (SIDE YARD)
Parcel A
0.16 Acre
to be conveyed to
& combined with adjacent
lands of Houllion
N/F JOHN A. NAPORA, II
EX. 13.62 ACRES
-2.17 ACRES LOT 1
-0.16 ACRE PARCEL A
-0.20 ACRE PARCEL B
11.09 ACRES TOTAL LOT 2
AFTER CONVEYANCES
N/F ROBERT J. &
SALLY A. HOULLION
EX. 0.72 ACRE
+0.16 ACRE PARCEL A
+0.20 ACRE PARCEL b
1.08 ACRE
APPROX. LOC. SEPTIC FIELD
EX. 2 STORY FRAME DWELLING
SEPTIC TANK
0.16 ACRE
Original lot line to be removed
32.04'
N 88°22'04" W
10' BUILDING LINE (SIDE YARD)
246.19'
GRAVEL DRIVE
S 85°17'31" E
40' BUILDING LINE (FRONT YARD)
Proposed Lot Line
40.01'
EX. I.P.
25' BLDG. LINE
54.17'
LANDSCAPED AREA
SHED
18.95'
216.50'
216.50'
S 04°42'29" W 10.00'
S 85°17'31" E 40.00'
N 04°42'29" E 10.00'
EX. 1 STORY FRAME DWELLING
SHED
19.27'
18.06'
N 87°51'00" W
100.24'
10' BLDG LINE (SIDE YARD)
S 87°51'00" E
PROPOSED 15' UTILITY EASEMENT
Parcel B
0.20 Acre to be
conveyed to &
combined with adjacent
lands of Houllion
N/F C. SINZ
PROPOSED 15" I.P. OR 6"PIPE @1% CLEANOUT, INSPECTION TEE AND LATERAL TO BE INSTALLED AS SHOWN ON BASA DWGS. #s. #13 & #14
N 88°22'04" W
MH 179
I.P. SET
97.75'
S 85°17'31" E
40' BUILDING LINE
15.01'
EX. I.P.
80.00'
WV GM
WS
50.00'
S 02°26'18" W 150.38'
215.39'
S 03°24'00" W 120.01'
deed ℄ EH
℄ ECKSTEIN ROAD (Paved 17.7')
40' R/W
N/F J.J. KROPKO
S 03°24'00" W
780.41'
740.40'
EX. I.P.+/-
EX. I.P.+/-
EX. AXLE
N/F G.J. CASSIOLI
N/F K.M. RUMBAUGH
N/F J.R. SCHWOEBEL
N/F R.F. CHESAREK
EX. STONE
478.49'
N/F M. HALAHURICH
10' BUILDING LINE (SIDE YARD)
S 87°50'31" E
EX. I.P.
EX. 60.00'
EX. I.P.
15.00'
EX. I.P.
EX. I.P.
EX. I.P.



PLAN BOOK	PAGE
358	22

LOCATION MAP

400 0 200 400

1 inch = 400 ft.

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 201610110021103 10/11/2016
Pages: 7 F: $285.00
Michele Mustello 10:08
Butler County Recorder ID T20160014174
ND

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 11th day of October 2016 to PLAN BOOK 358 Page 22-28 No.
Witness my hand and the seal of said office.
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GENERAL NOTES

1. OWNER: OWNER: BUTLER (68) DPP X, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD, TN 37027

2. SITE DATA: TMP 56-17-1D
521 EVANS CITY ROAD, MERIDIAN, PA 16001
59,049.36 SQ. FT. OR 1.36 ACRES (GROSS)
51,267.25 SQ. FT. OR 1.18 ACRES (NET)
INST #201412080029081

3. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 287 AS AMENDED BY PA ACT 172, HB 1843, ENACTED JUNE 10, 1987, PA HB 722, P.L. 364, ACT 38, ENACTED 12-12-1991, PA. HB 2627, ACT 187, EFFECTIVE 12-19-96, BY PA HB 2384, ACT 199, EFFECTIVE NOVEMBER 30, 2004, P.L. 1567 ACT 199, EFFECTIVE NOVEMBER 30, 2004, ENTITLED "EXCAVATION AND DEMOLITION WORK OF UNDERGROUND UTILITIES, AND BY ACT 181, EFFECTIVE MARCH 29, 2007, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION ACT".

4. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

5. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

6. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

7. BENCHMARK = SANITARY SEWER MANHOLE RIM ELEVATION 1333.43 (NAD 1983)

8. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

9. GAS AS SHOWN REFERENCED FROM PLAN PROVIDED BY PEOPLE GAS PER RESPONSE FROM PA ONE CALL.

10. REFERENCE PLANS UTILIZED:
1) COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 68 SECTION 201 IN BUTLER COUNTY FROM STA. 613+00 TO STA. 884+60, DATED 2-17-89.
2) BUTLER AREA SEWER AUTHORITY SANITARY SEWER PLAN FOR MERIDIAN SERVICE AREA, DRAWING NO. 555-995, SHEET 74-1, 43 OF 46, DATED FEBRUARY 1974.

11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'C' AREAS OF MINIMAL FLOODING. FLOOD ZONE REFERENCED TO FLOOD INSURANCE RATE MAP NO. 42019380010B, TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, EFFECTIVE JULY 3, 1978, PAGE 10 OF 15.

12. ZONING INFO: DISTRICT: C-1 GENERAL COMMERCIAL
USE: RETAIL SALES

	REQUIRED
MIN. LOT AREA:	20,000 SQ. FT.
MIN. LOT WIDTH:	100 FT.
MAX. LOT COVERAGE:	30%
MAX. HEIGHT:	40 FT.
BUILDING SETBACKS:	
FRONT YARD:	35 FT.
SIDE YARD:	10 FT.
REAR YARD:	25 FT.

13. SURVEYED PROPERTY HAS DIRECT ACCESS TO EVANS CITY ROAD VIA A GRAVEL DRIVEWAY, WHICH IS A PUBLICLY DEDICATED STREET.

14. DURING THE FIELD SURVEY PREFORMED BY COWAN ASSOC., ON MAY 1, 2014 AND MAY 2, 2014, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, OR EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY FILL.

15. NO DELINEATED WETLANDS WERE FOUND DURING THE FIELD SURVEY ON THE SUBJECT TRACT.

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR No. 43353-E

TODD R. MYERS, P.L.S. SU043353-E

NO.	DATE	REVISIONS	BY	CHK.

AS-CONSTRUCTED GRADING PLAN

PREPARED FOR

BUTLER (68) DPP X, LLC

ROUTE 68 – EVANS CITY ROAD

BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

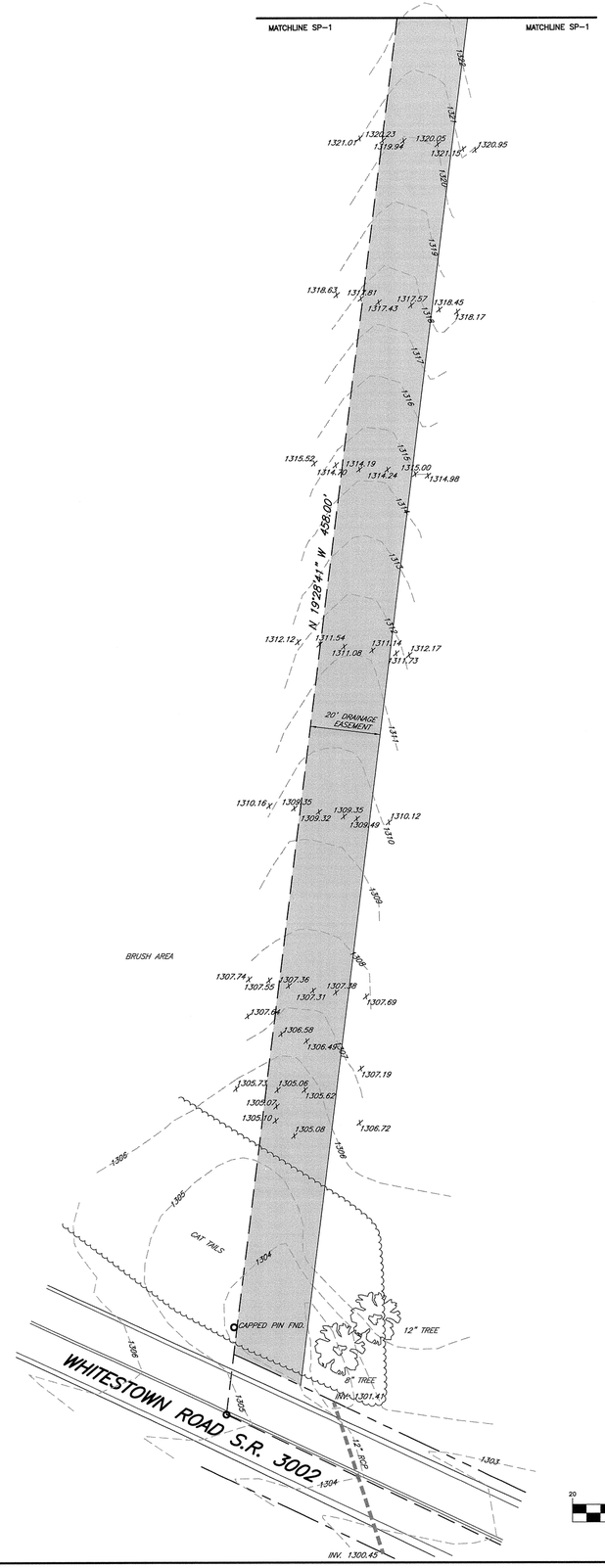
DRAWN BY	SURVEY CHK. BY
JRL	TRM
FINAL CHK. BY	PROJECT ENGINEER
TRM	TRM
DATE	SCALE
10-2-15	1"=20'

COWAN ASSOCIATES, INC.
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582
N.J. General Authorization No. 24GA28059300

DWG. NO. SP-1

OF 2

JOB NO. 70771.59



PLAN BOOK	PAGE
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR No. 43353-E

TODD R. MYERS, P.L.S. SU043353-E

NO.	DATE	REVISIONS	BY	CHK.

AS-CONSTRUCTED GRADING PLAN

PREPARED FOR

BUTLER (68) DPP X, LLC

ROUTE 68 - EVANS CITY ROAD

BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN BY	SURVEY CHK. BY
JRL	TRM
FINAL CHK. BY	PROJECT ENGINEER
TRM	TRM
DATE	SCALE
10-2-15	1"=20'

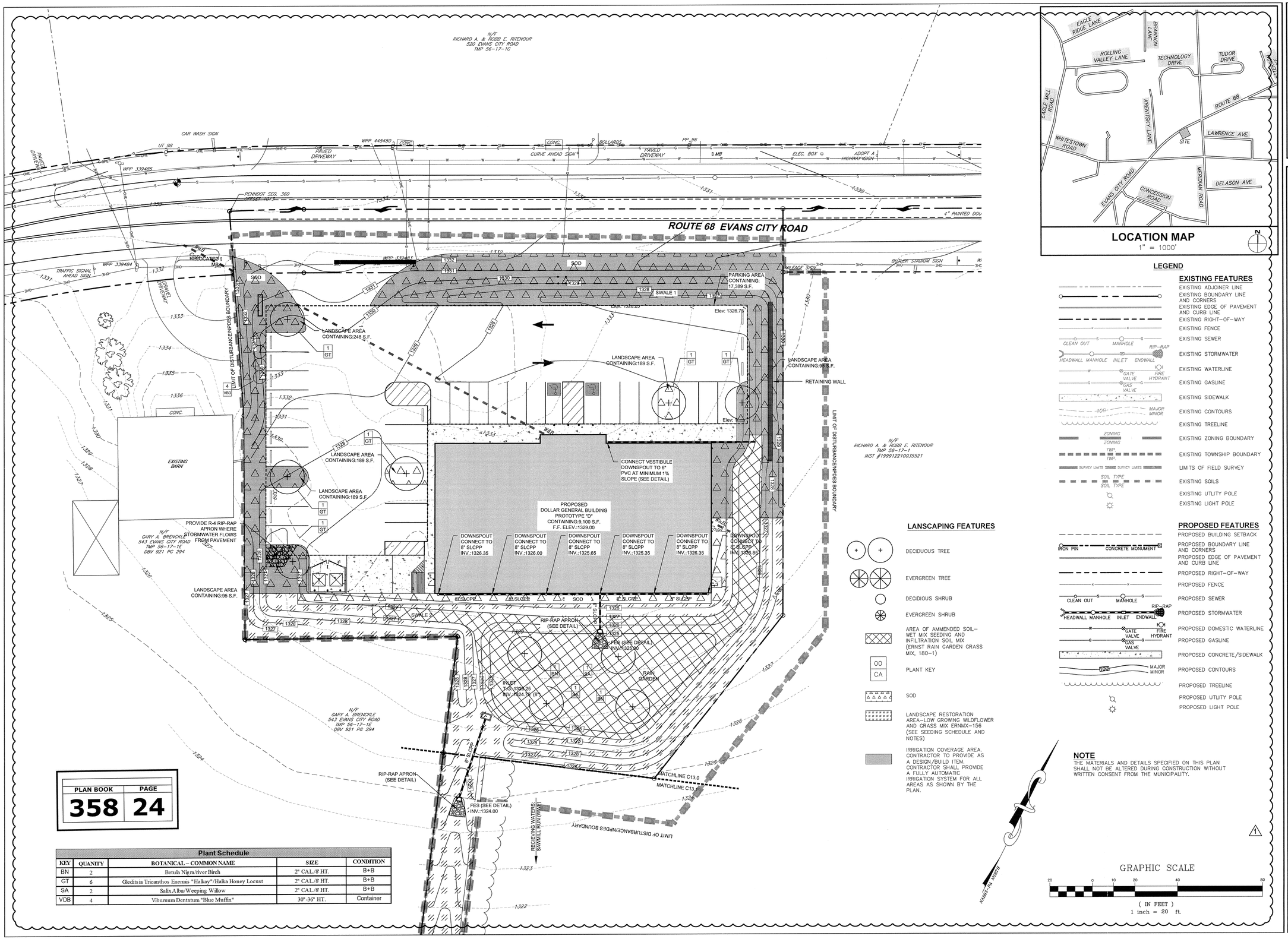
COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24GA28059300

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

DWG. NO. SP-2

OF 2

JOB NO. 70771.59



PLAN BOOK	PAGE
358	24

Plant Schedule

KEY	QUANITY	BOTANICAL – COMMON NAME	SIZE	CONDITION
BN	2	Betula Nigra/river Birch	2" CAL./8 HT.	B+B
GT	6	Gleditsia Tricanthos Enermis "Halkay"/Halka Honey Locust	2" CAL./8 HT.	B+B
SA	2	Salix Alba/Weeping Willow	2" CAL./8 HT.	B+B
VDB	4	Viburnum Dentatum "Blue Muffin"	30"-36" HT.	Container

LOCATION MAP
1" = 1000'

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- LIMITS OF FIELD SURVEY
- EXISTING SOILS
- EXISTING UTLITY POLE
- EXISTING LIGHT POLE

LANSCAPING FEATURES

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- AREA OF AMMENDED SOIL–WET MIX SEEDING AND INFILTRATION SOIL MIX (ERNST RAIN GARDEN GRASS MIX, 180–1)
- PLANT KEY (00 / CA)
- SOD
- LANDSCAPE RESTORATION AREA–LOW GROWING WILDFLOWER AND GRASS MIX ERNMX–156 (SEE SEEDING SCHEDULE AND NOTES)
- IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS A DESIGN/BUILD ITEM. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM FOR ALL AREAS AS SHOWN BY THE PLAN.

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN, CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR, MINOR)
- PROPOSED TREELINE
- PROPOSED UTLITY POLE
- PROPOSED LIGHT POLE

NOTE
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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ROBERT SWANK
ENGINEER
PE077586

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TODD ROGER MYERS
AND SURVEYOR
No. 43353-E

SEAL

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

CONSULTANT

BUTLER (68)
DPP X, LLC

9010 Overlook Blvd.
Brentwood, TN 37027
615-370-0670
Fax: 615-373-3111

OWNER

DOLLAR GENERAL

Final
Land Development Plan
for
GBT Realty Corporation
for
Dollar General Retail Store

BUTLER, PA

LOCATION

DOLLAR GENERAL PLAN SET
08.04.14

	DATE
1	3/13/2015

SHEET

PCSM PLAN

C13.0

IN WITNESS WHEREOF, the undersigned, being the Grantor herein, have hereunto set their hands and seals on the day and year first above written.

Butler (68) DPPX, LLC
By: Dollar Tree Properties X, LLC, Sole Member

ATTEST:

10/6/16
Date

10/6/16
Gerard Meow, Vice President Date

STATE OF TENNESSEE
COUNTY OF Davidson

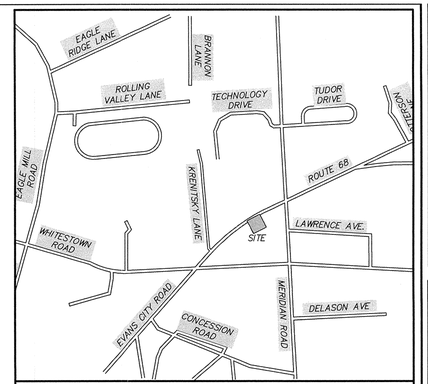
On this, the 4th day of October, 2016, before me a Notary Public, personally appeared Gerard Meow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Julia Franks Loyd
Notary Public

JULIA FRANKS LOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON





LOCATION MAP
1" = 1000'

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (HEADWALL, MANHOLE, INLET, RIP-RAP, ENDWALL)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING ZONING BOUNDARY (ZONING)
- EXISTING TOWNSHIP BOUNDARY (TWP.)
- LIMITS OF FIELD SURVEY (SURVEY LIMITS)
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE

LANSCAPING FEATURES

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- AREA OF AMMENDED SOIL-WET MIX SEEDING AND INFILTRATION SOIL MIX (ERNST RAIN GARDEN GRASS MIX, 180-1)
- PLANT KEY (00 / CA)
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MAGNETIC NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
358	25

Plant Schedule

KEY	QUANITY	BOTANICAL – COMMON NAME	SIZE	CONDITION
BN	2	Betula Nigra/river Birch	2" CAL./8 HT.	B+B
GT	6	Gleditsia Tricanthos Enermis "Halkay"/Halka Honey Locust	2" CAL./8 HT.	B+B
SA	2	Salix Alba/Weeping Willow	2" CAL./8 HT.	B+B
VDB	4	Viburnum Dentatum "Blue Muffin"	30"-36" HT.	Container

REGISTERED PROFESSIONAL
MICHAEL ROBERT SWANK
ENGINEER
PE077586
COMMONWEALTH OF PENNSYLVANIA

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BUTLER, PA

LOCATION

DOLLAR GENERAL PLAN SET
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1	
2	
3	
4	

DATE

PCSM PLAN

C13.1

SHEET

BUTLER (68) DOLLAR GENERAL
POST CONSTRUCTION STORMWATER MANAGEMENT PLANNING

THIS NARRATIVE IS INTENDED TO ACCOMPANY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR THE PROPOSED DOLLAR GENERAL PROJECT LOCATED IN ALONG EVANS CITY ROAD (SR 68) IN BUTLER TOWNSHIP, BUTLER COUNTY, PA. THIS NARRATIVE SHALL BE CONSIDERED A PART OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

PROJECT DETAILS
THE PROPOSED PROJECT IS LOCATED WEST OF THE INTERSECTION OF EVANS CITY ROAD (S.R. 68) AND MERIDIAN ROAD IN BUTLER TOWNSHIP, BUTLER COUNTY. THE PROPOSED LOT IS APPROXIMATELY 1.59 ACRES. THE APPLICANT PROPOSES TO CONSTRUCT A 9,100 S.F. DOLLAR GENERAL STORE. THE SITE IMPROVEMENTS WILL INCLUDE THE PRE-ENGINEERED BUILDING AND ASSOCIATED UTILITIES, A FRONT ACCESS DRIVE, A PARKING LOT, A SLAB-ON-GRADE FOUNDATION, AND STORMWATER FACILITIES. THE SITE DRAINS TO AN EXISTING STORM SEWER SYSTEM ALONG MERIDIAN ROAD. THE ENTIRE SITE DRAINS TO THE SURFACE WATERS OF SAWMILL RUN WHICH IS DESIGNATED AS A WARM WATER FISHERY. THE SITE IS NOT A 303 OR EV DESIGNATION THEREFORE ONLY A GENERAL NPDES PERMIT WILL BE REQUIRED. SAWMILL RUN IS PART OF THE UPPER OHIO RIVER BASIN AND IS WITHIN THE OHIO RIVER WATERSHED. SAWMILL RUN IS NOT AN IMPAIRED WATERWAY, AND DOES NOT HAVE A TMDL REQUIREMENT. ACCORDING TO GOOGLE SATELLITE IMAGES THE SITE HAS BEEN A RESIDENTIAL PROPERTY SINCE 1993. ACCORDING TO PENN PILOT THE SITE WAS USED AS RESIDENTIAL AND AGRICULTURAL LAND IN 1958.

THE PROPOSED DRIVE AISLES ON THE PROJECT SITE HAVE BEEN PROVIDED AT A WIDTH OF 36'IN ORDER TO ACCOMMODATE THE TRACTOR TRAILER DELIVERIES WHICH WILL BE MADE TO THE SITE. IT IS NECESSARY TO PROVIDE ADEQUATE PAVEMENT WIDTH AND LOCATION SO THAT THE TRACTOR TRAILERS CAN ACCESS THE SITE AND MAKE ALL OF THE NECESSARY TURNING MANEUVERS ON THE SITE WITHOUT IMPACTING TRAFFIC ON THE STATE ROAD AND CREATING A SAFETY HAZARD FOR MOTORISTS. THE PROPOSED TURNING MOVEMENTS HAVE BEEN DEPICTED ON THE PLANS AND IT CAN BE SEEN THAT THE PROPOSED PAVEMENT WITHIN ARE NECESSARY TO ACCOMMODATE THESE TRUCK MOVEMENTS. THE LEAST AMOUNT OF PAVEMENT HAS BEEN PROPOSED IN ORDER TO MEET THE NEEDS OF THE SITE.

CALCULATIONS
POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE PENNSYLVANIA STORMWATER MANAGEMENT BMP MANUAL (PA DEP BUREAU OF WATERSHED MANAGEMENT, DECEMBER 2006). THE INFILTRATION FACILITIES HAVE BEEN DESIGNED TO INFILTRATE WITHIN THE REQUIRED 72 HOURS, AS CAN BE SEEN ON THE PCSM BMP SUMMARY SHEET.
HYDROLOGY

A STORMWATER MANAGEMENT CONTROL SYSTEM IS PROPOSED TO CONTROL THE ADDITIONAL RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS TO A RATE AND VOLUME LESS THAN THE PRE-DEVELOPMENT RUNOFF FOR EACH POI. THE SITE WILL BE SERVED BY A BIO-RETENTION FACILITY WHICH WILL CAPTURE RUNOFF FROM THE PROJECT SITE. THE DESIGN OF THE FACILITY WILL FOLLOW THE DESIGN STORM METHOD (CG-1) TO ACCOMPLISH THE GOAL OF DECREASING RUNOFF RATE AND VOLUME TO PRE-DEVELOPMENT CONDITIONS.

PER THE BUTLER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE; POST-DEVELOPMENT DISCHARGE RATES SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE VOLUME FOR THE 1-, 2-, 10-, 25-, 50-, AND 100-YEAR STORM EVENTS. AS SUCH THE SITE HAS BEEN ANALYZED FOR THE 1-YEAR, 2-YEAR, 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR 24 HOUR STORM EVENTS. THE RESULTING POST DEVELOPMENT RUNOFF RATES HAVE BEEN REDUCED TO REQUIRED PRE-DEVELOPMENT RATES. THE STORMWATER FACILITY SHALL SATISFY THE APPLICABLE STORMWATER MANAGEMENT REQUIREMENTS, WHICH CAN BE SEEN IN THE SUMMARY OF FLOW TABLE.

PER THE BUTLER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE; POST-DEVELOPMENT DISCHARGE RATES SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATES FOR THE 1-, 2-, 10-, 25-, 50-, AND 100-YEAR STORM EVENTS. THE SITE HAS BEEN ANALYZED FOR THE 1-YEAR, 2-YEAR, 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR STORM EVENTS. IN ADDITION, THE DIFFERENCE BETWEEN THE ONE-HUNDRED-YEAR STORM AND THE FIVE-YEAR STORM SHALL BE STORED ON THE PROPERTY FOR GRADUAL RELEASE AT THE 5-YEAR RATE. THE RESULTING POST DEVELOPMENT RUNOFF FLOW RATES HAVE BEEN REDUCED TO REQUIRED PRE-DEVELOPMENT RATES. THE STORMWATER FACILITY SHALL SATISFY THE APPLICABLE STORMWATER MANAGEMENT REQUIREMENTS, WHICH CAN BE SEEN IN THE SUMMARY OF FLOW TABLE.

THE NRCS RAINFALL-RUNOFF METHOD IS USED TO DETERMINE THE CHANGE IN VOLUME DUE TO REGULATED ACTIVITIES FOR EACH POI. THE RUNOFF COEFFICIENTS ARE TAKEN FROM TABLE C-2 (RUNOFF CURVE NUMBERS) OF THE BUTLER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE NRCS CALCULATIONS ARE SHOWN ON BMP WORKSHEET 4. THE ATIONAL METHOD IS USED TO DETERMINE PRE- ANY POST-DEVELOPMENT FLOW RATES FOR EACH DRAINAGE AREAS ON THE PROJECT SITE. THE RUNOFF COEFFICIENTS IDENTIFIED IN TABLE C-1 (RATIONAL METHOD RUNOFF COEFFICIENTS) OF THE BUTLER TOWNSHIP STORMWATER ORDINANCE WERE UTILIZED. HYDRAFLOW HYDROGRAPHS 2014 WAS USED TO PERFORM ALL RATIONAL BASIN ROUTING CALCULATIONS.

THERMAL IMPACTS ANALYSIS

THE EXISTING SITE RUNOFF CURRENTLY LEAVES THE SITE UN-DETAINED AND THERE ARE NO EXISTING STORMWATER BMPS TO TREAT THIS RUNOFF IN ANY WAY. THERE ARE NO PREDICTED THERMAL IMPACTS TO THE NEARBY SURFACE WATERS DUE TO EARTH DISTURBANCE ACTIVITIES. THE ENTIRE 2-YEAR STORMWATER VOLUME WILL BE INFILTRATED ONSITE. THE 2-YEAR STORM IS TYPICALLY THE STORM EVENT WHICH HAS THE HIGHEST POTENTIAL TO RECEIVE A THERMAL INCREASE FROM THE IMPERVIOUS SURFACES. TREES ARE PROPOSED AROUND THE PARKING LOT IN ORDER TO PROVIDE SHADE TO THE IMPERVIOUS SURFACE. A WET SEED MIX AND TREES ARE PROPOSED IN THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO SHADE THE RUNOFF AND ENCOURAGE INFILTRATION AND EVAPOTRANSPIRATION.

WATER QUALITY AND NON DISCHARGE ANALYSIS

THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PA DEP'S BMP MANUAL (2006) AND MEETS THE REQUIREMENTS OF A GENERAL NPDES PERMIT. THE 2-YEAR STORM VOLUME INCREASE HAS BEEN COMPLETELY INFILTRATED BY THE BMP'S AND THEREFORE WILL HAVE NO EFFECT ON THE RECEIVING WATERSHED. ADDITIONAL BMP'S HAVE BEEN DESIGNED IN ORDER TO FURTHER IMPROVE THE WATER QUALITY OR RUNOFF FOR THE OTHER STORM EVENTS. PLEASE SEE THE ATTACHED BMP DESCRIPTION PAGE FOR A MORE IN-DEPTH DESCRIPTION OF EACH BMP AND THE RESPECTIVE WATER QUALITY IMPROVEMENT CAPABILITIES.

OFFSITE DISCHARGE ANALYSIS
THE SITE CURRENTLY DISCHARGES TO TWO POINTS OF INTEREST. POI 1 IS AN EXISTING SWALE ALONG EVANS CITY ROAD (SR 68) WHICH LEADS TO A BUTLER TOWNSHIP OWNED INLET 375 FEET EAST OF THE SITE. THE SOUTHERN AND EASTERN BOUNDARY OF THE SITE IS CONSIDERED TO BE POI 2. THE RUNOFF FROM POI 2 EXITS THE SITE AS SHEET FLOW AND FLOWS THROUGH WELL VEGETATED AGRICULTURAL LAND FOR APPROXIMATELY 400'UNTIL IT REACHES AN EXISTING BUTLER TOWNSHIP OWNED INLET ALONG MERIDIAN ROAD. BOTH INLETS ARE PART OF THE SAME STORM SEWER SYSTEM THAT EMPTIES TO SAWMILL RUN ALONG MERIDIAN ROAD.

THE FOLLOWING ARE STEPS LAID OUT BY THE PA DEP IN A FACT SHEET LABELED OFF-SITE DISCHARGES OF STORMWATER TO AREAS OTHER THAN SURFACE WATERS (DOCUMENT #3930-FS-DEP4124). THE FACT SHEET STATES, "PERSONS PROPOSING TO DISCHARGE MUST HAVE THE AUTHORITY TO DISCHARGE THROUGH EITHER A COMMON LAW EASEMENT OR AN EXPRESS EASEMENT. FOR SITES THAT DISCHARGE TO EXISTING SWALES, DITCHES OR SIMILAR STRUCTURES WHERE THE NEW ACTIVITIES WILL NOT RESULT IN A CHANGE IN VOLUME OR RATE OF STORMWATER RUNOFF, THE EXISTING COMMON LAW EASEMENT CAN BE RELIED UPON. IN CASES WHERE AN EXISTING SWALE, DITCH OR SIMILAR STRUCTURE IS NOT PRESENT, AN EXPRESS EASEMENT WILL BE NECESSARY WHEN THERE WILL BE A CHANGE IN VOLUME OR RATE OF STORMWATER. IF AN EXPRESS EASEMENT IS NECESSARY, THE FOLLOWING INFORMATION SHOULD BE OBTAINED BY THE PROJECT APPLICANT".

IT IS THE APPLICANT'S POSITION THAT THE PROJECT SITE DISCHARGES TO AN EXISTING STORM SEWER CONVEYANCE SYSTEM AND THEREFORE THE EXISTING COMMON LAW EASEMENT CAN BE RELIED UPON. IN THE EVENT THAT THE COMMON LAW EASEMENT IS NOT SUFFICIENT, THE FOLLOWING INFORMATION HAS BEEN PROVIDED IN ACCORDANCE WITH THE FACT SHEET:

- THE STORMWATER FROM THE PROJECT FLOWS OVERLAND TO THE EVANS CITY ROAD RIGHT-OF-WAY. RUNOFF THEN ENTERS THE EXISTING STORM SEWER CONVEYANCE SYSTEM AND RUNOFF FLOWS TO THE SURFACE WATERS OF SAWMILL RUN.
- THE SITE CURRENTLY CONSISTS OF A RESIDENTIAL PROPERTY WITH A PORTION OF AGRICULTURAL LAND ON SITE. IN THE EXISTING CONDITION RUNOFF WILL ENTER THE STORM SEWER SYSTEM, AND TRAVEL SOUTH TO THE SURFACE WATERS OF SAWMILL RUN.
- POST CONSTRUCTION THE RATE OF RUNOFF LEAVING THE SITE WILL BE DECREASED AS COMPARED TO THE PRE-DEVELOPMENT STORMWATER RUNOFF RATES. IN ADDITION THE 2-YEAR VOLUME OF RUNOFF LEAVING THE SITE WILL BE DECREASED. AS PREVIOUSLY MENTIONED THE EXISTING STORM SEWER CONVEYANCE SYSTEM WILL BE MODIFIED, IN ORDER TO REDUCE THE AMOUNT OF WATER ON THE ROADWAY AND REDUCE ANY SAFETY HAZARDS. THIS IS A MINIMAL CHANGE FROM THE EXISTING CONDITION AS ALL STORMWATER RUNOFF FROM THE SITE EVENTUALLY LEAVES THROUGH THIS SAME STORM SEWER CONVEYANCE SYSTEM.
- RATES OF FLOW HAVE BEEN REDUCED FOR THE 2- THROUGH 100-YEAR STORM EVENTS AND THE VOLUME FOR THE 2-YEAR STORM EVENT HAS BEEN DECREASED AS REQUIRED BY THE NPDES PERMIT APPLICATION PROCESS AND REQUIRED BMPS ARE IMPLEMENTED. IN-DEPTH CALCULATIONS FOR FLOW RATES AND VOLUMES CAN BE FOUND IN THE PCSM REPORT. THE FLOWS WILL DISCHARGE INTO AN EXISTING STORM SEWER CONVEYANCE SYSTEM WHICH OUTFALLS TO SAWMILL RUN. SINCE ALL FLOW RATES AND VOLUMES WILL BE REDUCED THE RUNOFF WILL BE COVERED UNDER A COMMON LAW EASEMENT.

THE PREVIOUS ADDRESSES THE LAST 4 BULLET POINTS ON THE DEP FACT SHEET. THE PLAN DRAWINGS IDENTIFY THE DOWNSTREAM PROPERTY OWNERS AND SHOW THE FLOW PATH FROM THE DISCHARGE POINT. DOCUMENTATION THAT THE PROPOSED VOLUMES AND RATES DISCHARGING TO THE FLOW PATH DO NOT EXCEED THE PRE-CONSTRUCTION VOLUMES AND RATES CAN BE FOUND IN THE PCSM REPORT.

SOIL INFORMATION AND GEOLOGY
THE FOLLOWING SOIL IS FOUND WITHIN OR ADJACENT TO THE AREA DISTURBED BY EARTH MOVING ACTIVITIES.

MAP SYMBOL	SOIL NAME	SLOPE	PERCENT OF SITE AREA	HYDROLOGIC GROUP
COB	COOKPORT LOAM	3-8%	60%	C/D
WAB	WHARTON SILT LOAM	3-8%	40%	C/D

SOIL MAPPING UNIT DESCRIPTIONS
SOIL LIMITATIONS
CLARKSBURG SILT LOAM (COB) -THIS SOIL IS MODERATELY WELL DRAINED AND IS SUBJECT TO WETNESS BUT NOT PONDING. THIS SOIL IS CONSIDERED TO BE EASILY ERODIBLE. THE PERMEABILITY OF THIS SOIL RANGES FROM MODERATELY LOW TO MODERATELY HIGH AND THE AVAILABLE MOISTURE CAPACITY IS LOW. THIS SOIL IS SUSCEPTIBLE TO CAVING CUT BANKS. THIS SOIL CAN BE CORROSIVE TO BOTH STEEL AND CONCRETE, AND IS GENERALLY ACIDIC. THE DEPTH TO THE WATER TABLE IS TYPICALLY 15 TO 22 INCHES. THIS SOIL MAY SERVE AS A SUITABLE SOURCE OF TOPSOIL WITH AN AVERAGE DEPTH OF 12 INCHES ACROSS THE SITE. ACCORDING TO THE GEOTECHNICAL REPORT WEATHERED ROCK IS FOUND AT A DEPTH OF 4 TO 5 FEET IN MOST TEST LOCATIONS, CONSISTING OF SHALE AND SANDSTONE.

WHARTON SILT LOAM (WAB) -THIS SOIL IS MODERATELY WELL DRAINED AND IS SUBJECT TO WETNESS BUT NOT PONDING. THIS SOIL IS CONSIDERED TO BE EASILY ERODIBLE. THE PERMEABILITY OF THIS SOIL RANGES FROM MODERATELY LOW TO MODERATELY HIGH AND THE AVAILABLE MOISTURE CAPACITY IS HIGH. THIS SOIL IS SUSCEPTIBLE TO CAVING CUT BANKS. THIS SOIL CAN BE CORROSIVE TO BOTH STEEL AND CONCRETE, AND IS GENERALLY ACIDIC. THE DEPTH TO THE WATER TABLE IS TYPICALLY 16 TO 28 INCHES. THIS SOIL MAY SERVE AS A SUITABLE SOURCE OF TOPSOIL, WITH AN AVERAGE DEPTH OF 12 INCHES ACROSS THE SITE. ACCORDING TO THE GEOTECHNICAL REPORT WEATHERED ROCK IS FOUND AT A DEPTH OF 4 TO 5 FEET IN MOST TEST LOCATIONS, CONSISTING OF SHALE AND SANDSTONE.

SOIL RESOLUTIONS
- EROSION: ADEQUATE EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED TO ENSURE THAT THE EXPOSED TOPSOIL IS NOT ERODED AND CARRIED OFFSITE.
- CUT-BANK CAVING: ALL APPLICABLE OSHA REGULATIONS SHALL BE IMPLEMENTED AT ALL TIMES DURING TRENCHING AND EXCAVATION OPERATIONS.
- CORROSION OF STEEL AND CONCRETE: ALL UNDERGROUND PIPES CONDUITS STORAGE TANKS AND FOUNDATIONS SHALL BE PROPERLY PROTECTED AGAINST CORROSION.
- HYDRIC INCLUSIONS: SHOULD HYDRIC INCLUSIONS BE ENCOUNTERED DURING THE EXCAVATION THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. A SOLUTION WILL BE DETERMINED ON A CASE-BY-CASE BASIS.
- LOW STRENGTH: ALL SLOPES HAVE BEEN DESIGNED WITH A MAXIMUM 3:1 SLOPE TO PREVENT SLOPE FAILURE.
- WETNESS: THE SITE MAY REQUIRE PUMPING OF EXCESS WATER INTO THE STORM SEWER SYSTEM IN THE EVENT OF A LARGE STORM. IN THE EVENT THAT WATER PUMPING IS REQUIRED A FILTER BAG SHALL BE USED.
- DEPTH TO LIMITING ZONE: INFILTRATION TESTS WILL BE USED TO DETERMINE THE DEPTH TO A LIMITING ZONE IN INFILTRATION AREAS.

PER THE REPORT OF GEOTECHNICAL ENGINEERING SERVICES REPORT FOR THE PROPOSED DOLLAR GENERAL STORE (EVANS CITY ROAD) DATED MARCH 28, 2014 AS PREPARED BY PSI, INC.:

SITE PREPARATION AND EARTHWORK RECOMMENDATIONS
"AFTER DEMOLITION ACTIVITIES HAVE TAKEN PLACE AND PRIOR TO NEW CONSTRUCTION, SITE PREPARATION PROCEDURES SHOULD INCLUDE THE REMOVAL OF DEMOLITION DEBRIS OR REMNANTS OF PRIOR CONSTRUCTION (IF NOT PERFORMED BY DEMOLITION CONTRACTOR). PAVEMENTS, VEGETATION, TOPSOIL, ROOTMAT, ROOTS, ORGANICS, SURFICIAL COBBLES/BOULDERS, METAL EQUIPMENT AND ANY OTHER DELETERIOUS MATERIAL WITHIN THE CONSTRUCTION AREA. TOPSOIL (WHICH APPEARS TO BE AS THICK AS 12 INCHES AT SOME BORING LOCATIONS) MAY BE STOCKPILED FOR LATER USE IN LANDSCAPE AREAS OR MAY BE REMOVED FROM THE SITE UNLESS NO CIRCUMSTANCES SHOULD TOPSOIL OR OTHER ORGANIC-LADEN SOIL BE PLACED AS STRUCTURAL FILL. AFTER CLEARING AND GRUBBING OPERATIONS, THE PROPOSED BUILDING AND PAVEMENT AREA SUBGRADES SHOULD BE PROOF COMPACTED WITH A 10-TON VIBRATORY ROLLER OR OTHER COMPARABLE, RUBBER-TIRED EQUIPMENT. LOOSE, SOFT, WET, DELETERIOUS, AND/OR UNSUITABLE SOILS IDENTIFIED DURING THE PROOF COMPACTION SHOULD BE OVER-EXCAVATED TO AN ACCEPTABLE BEARING STRATUM AND REPLACED AS DETERMINED BY THE PSI REPRESENTATIVE. BASED ON THE SPT N-VALUES, THE SOILS DIRECTLY BELOW THE SURFICIAL TOPSOIL LAYER MAY EXHIBIT SIGNIFICANT PUMPING, RUTTING, YIELDING, WEAK, OR EQUIPMENT CONDITIONS UNDER PROOF ROLL EQUIPMENT LOADS.WHERE SUCH CONDITIONS ARE PRESENT, THE SOILS SHOULD BE SCARIFIED, AERATED TO ACHIEVE OPTIMUM MOISTURE CONTENT CONDITIONS, AND RE-COMPACTED. ALTERNATIVELY, THESE SOILS MAY BE OVER-EXCAVATED AND REPLACED. IF SOILS ARE COMPACTED FOR ADDITIONAL RECOMMENDATIONS AND TESTING ASSOCIATED WITH SOIL MODIFICATION AND STABILIZATION. STRUCTURAL FILL MATERIALS SHOULD BE PLACED IN LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE THICKNESS WITH SOILS THAT HAVE ROCK FRAGMENTS THAT ARE NO LARGER THAN 3 INCHES IN THEIR MAXIMUM SIZE."

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

PROJECT WASTES NOTES
THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTE INCLUDE BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
WASTE MATERIALS WITH OR FROM THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BEST MANAGEMENT PRACTICES (BMPS):
- SEDIMENT DEPOSITED AND ACCUMULATED IN PCSM BMPS SHALL BE REMOVED FROM THE BMP AND DISPOSED OF PROPERLY.
- CUTTINGS AND TRIMMINGS FROM PCSM BMPS SHALL BE DISPOSED OF IN A LOCAL COMPOSTING FACILITY.
- LITTER CLEANED FROM PCSM BMPS SHALL BE DISPOSED OF IN A TRASH RECEPTACLE FOR PICK UP BY THE LOCAL REFUSE HAULER.
INDIVIDUAL BMP DESCRIPTION, CONSTRUCTION SEQUENCE, AND MAINTENANCE GENERAL OVERALL BMP DESCRIPTION

THE WATER QUALITY REQUIREMENTS FOR THIS SITE WILL BE MET BY VOLUME REDUCTION THROUGH INFILTRATION. THE SITE IS CURRENTLY PRIMARILY PERVIOUS AREA AND MUCH OF THE PROPOSED PERVIOUS AREA WILL BE RESTORED TO MEADOW CONDITIONS. ALSO, 20% OF THE EXISTING IMPERVIOUS AREA HAS BEEN CALCULATED AS MEADOW TO PROVIDE A FACTOR OF SAFETY AS REQUIRED.

RAIN GARDEN/BIO-RETENTION

A RAIN GARDEN/BIO RETENTION IS AN EXCAVATED SHALLOW SURFACE DEPRESSION PLANTED WITH SPECIALLY SELECTED NATIVE VEGETATION TO TREAT AND CAPTURE RUNOFF.

THE RAIN GARDEN/BIO-RETENTION AREA WILL BE LOCATED AT THE REAR OF THE PROPOSED BUILDING, AND WILL TREAT RUNOFF FROM THE ENTIRE ROOF, A LARGE PORTION OF THE DISTURBED PROJECT SITE, AND OFFSITE AREA. THE BOTTOM WILL BE CONSTRUCTED WITH AN ENGINEERED SOIL MIXTURE TO ASSIST IN THE WATER QUALITY BENEFITS OF INFILTRATION AS WELL AS TO PROMOTE VEGETATION GROWTH. IN ADDITION CARE WILL BE TAKEN TO NOT COMPACT THE SOILS IN THE AREA DURING CONSTRUCTION. THE FACILITY WILL BE PLANTED WITH A SHALLOW WETLAND SEED MIXTURE FROM ERNST SEEDS WHICH IS DESIGNED WITH NATIVE SPECIES WHICH WILL PROMOTE POLLUTANT REMOVAL. A SPILLWAY IS DESIGNED TO BE THE PRIMARY OUTLET STRUCTURE FOR THE RAIN-GARDEN, WHICH WILL ONLY RELEASE A FLOW DURING LARGE STORM EVENTS. THE PRIMARY OUTLET STRUCTURE ALSO SERVES AS AN EMERGENCY SPILLWAY FOR THE FACILITY. THE SPILLWAY IS DESIGNED TO PASS THE FLOW FROM THE 100 YEAR STORM ASSUMING THE BASIN IS ALREADY FULL, WHILE STILL PROVIDING ONE FOOT OF FREEBOARD FROM THE HIGHEST WATER SURFACE ELEVATION TO THE TOP OF DRAINAGE BERM, IN ACCORDANCE WITH THE PA BMP MANUAL. THE PRIMARY FUNCTION OF THE BMP IS TO INFILTRATE STORMWATER RUNOFF VOLUME AND CONTROL THE PEAK RATE LEAVING THE SITE. PLEASE SEE THE PCSM PLAN AND REPORT FOR DETAILS, SPECIFICATIONS AND CALCULATIONS.

CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY SEDIMENT CONTROL BMP'S 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.
4. EXCAVATE RAIN GARDEN/BIO-RETENTION TO PROPOSED INFILTRATION DEPTH AND SCARIFY THE EXISTING SOIL SURFACES BELOW THE ENGINEERED SOIL MIX. DO NOT COMPACT IN-SITU SOILS.
5. BACKFILL RAIN GARDEN/BIO-RETENTION 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 AS SPECIFIED ON PLANS.
8. PLANT VEGETATION ACCORDING TO PLAN.
9. MULCH AND INSTALL EROSION PROTECTION AT SURFACE FLOW ENTRANCES WHERE NECESSARY.

MAINTENANCE

1. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
2. DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
3. 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.
4. BIO-RETENTION AREAS SHOULD BE INSPECTED AT LAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION VEGETATIVE CONDITIONS ETC.
5. DURING PERIODS OF EXTENDED DROUGHT, BIO-RETENTION AREAS MAY REQUIRE WATERING.
6. TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.

MAINTENANCE OF AN INFILTRATION AREA

1. CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION FACILITY) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION FACILITY SHALL BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN OVER AN INFILTRATION AREA, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT THE FACILITY AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITO'S SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
6. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

CONSTRUCTION AND MAINTENANCE ACCESS TO THE BASIN

1. CONSTRUCTION EQUIPMENT SHALL ACCESS THE BASIN FROM THE LOADING DOCK AREA.
2. NO VEHICLES SHALL BE DRIVEN OVER AMMENDED SOIL AREAS WITHOUT A PROTECTION BARRIER.
3. PLACE MULCH ON SOIL IN THE BASIN AREA MATERIALS SHOULD BE PLACED FARTHEST FROM THE LOADING DOCK FIRST, AND NEAR THE LOADING DOCK LAST. THE PLACED SOIL/MULCH SHALL NOT BE COMPACTED ONCE PLACED.

LANDSCAPE RESTORATION
LANDSCAPE RESTORATION IS THE GENERAL TERM USED FOR ACTIVELY SUSTAINABLE LANDSCAPING PRACTICES THAT ARE IMPLEMENTED OUTSIDE OF RIPARIAN (OR OTHER SPECIALLY PROTECTED) BUFFER AREAS. LANDSCAPE RESTORATION INCLUDES THE RESTORATION OF FOREST (I.E. REFORESTATION) AND/OR MEADOW AND THE CONVERSION OF TURF TO MEADOW IN A TRULY SUSTAINABLE SITE DESIGN PROCESS, THIS BMP SHOULD BE CONSIDERED ONLY AFTER THE AREAS OF DEVELOPMENT THAT REQUIRE LANDSCAPING AND/OR REVEGETATION ARE MINIMIZED. THE REMAINING AREAS THAT DO REQUIRE LANDSCAPING AND/OR REVEGETATION SHOULD BE DRIVEN BY THE SELECTION AND USE OF VEGETATION (I.E. NATIVE SPECIES) THAT DOES NOT REQUIRE SIGNIFICANT CHEMICAL MAINTENANCE BY FERTILIZERS, HERBICIDES, AND PESTICIDES.

THERE ARE TWO AREAS OF LANDSCAPE RESTORATION ON THE SIDE BOTH ON EITHER SIDE OF THE ACCESS DRIVE AND EXTENDING ALONG THE OUTSIDE EDGE OF THE BUILDING. WHILE THE AREAS WILL ONLY BE PLANTED WITH GRASS, THESE AREAS WERE PREVIOUSLY ALL IMPERVIOUS. THIS WILL DRASTICALLY DECREASE THE AMOUNT OF RUNOFF FROM THE SITE AS WELL AS IMPROVE THE QUALITY OF ANY RUNOFF THAT DOES RESULT. THESE AREAS WILL BE MINIMALLY COMPACTED DURING CONSTRUCTION AND WILL HAVE NEW TOPSOIL PLACED TO FACILITATE THE VEGETATION GROWTH. THIS AREA WILL BE FLAGGED BEFORE CONSTRUCTION TO PREVENT COMPACTION DURING CONSTRUCTION.

SITE PREPARATION
1. REMOVE ALL PAVEMENT FROM THESE AREAS AND EXCAVATE TO INSTALL AT LEAST 6 INCHES OF TOPSOIL. CARE SHOULD BE TAKEN NOT TO COMPACT SOIL IN THESE AREAS.
2. ALL WEEDS AND EXISTING UNWANTED VEGETATION MUST BE ELIMINATED PRIOR TO PLANTING AND SEEDING.
3. PERENNIAL WEEDS MAY REQUIRE YEAR LONG SMOTHERING, REPEATED SPRAYINGS WITH HERBICIDES, OR REPEATED TILLAGE WITH EQUIPMENT THAT CAN UPROOT AND KILL PERENNIAL WEEDS.
4. CLEAR AND GRUB PLANTING AREAS AS NEEDED. VEGETATION OUTSIDE PROJECT LIMITS SHALL BE PRESERVED.

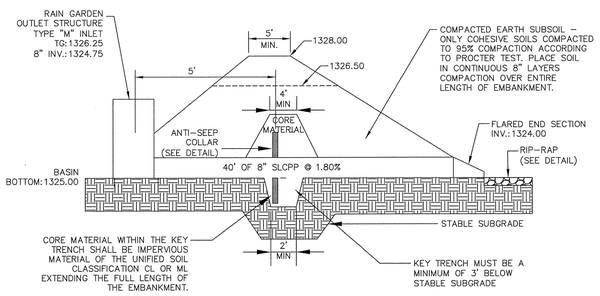
PLANTING
5. PLANTING CAN TAKE PLACE FROM SPRING THAW THROUGH JUNE 30 OR FROM SEPTEMBER 1 THROUGH SOIL FRE

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE BUTLER COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AFTER INSTALL E&S CONTROLS (SEE E&S CONSTRUCTION SEQUENCE), LOCATE AND FLAG THE FOLLOWING AREAS ACCORDING THE PCSM PLAN: LANDSCAPE BIO-RETENTION INFILTRATION BASIN AND RE-VEGETATED AREA. COMPACTION IN THESE AREAS SHOULD BE MINIMIZED AFTER REMOVAL OF TOPSOIL AND CARE SHOULD BE TAKEN TO AVOID CONSTRUCTION ACTIVITIES IN THESE AREAS.
3. AFTER THE BUILDING AND PARKING AREA IS CONSTRUCTED EXCAVATE AS NECESSARY TO INSTALL THE INFILTRATION FACILITY. SCARIFY THE BASIN BOTTOM AND PLACE THE ENGINEERED SOIL MIX IN THE BASIN BOTTOM TO THE DESIRED DEPTH. PLANT THE SPECIFIED WET SEED MIX IN THE BASIN BOTTOM. CONTACT THE DESIGN PROFESSIONAL, A CERTIFIED PROFESSIONAL OR DESIGNEE MUST BE PRESENT FOR THIS STEP OF THE INSTALLATION.
4. FINE GRADE THE AREAS OF RE-VEGETATION AND SEED AS SHOWN ON THE PCSM PLAN SHEET. CONTACT THE DESIGN PROFESSIONAL, A CERTIFIED PROFESSIONAL OR DESIGNEE MUST BE PRESENT FOR THIS STEP OF THE INSTALLATION.

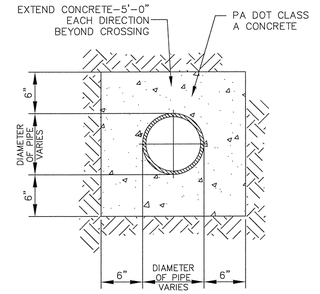
BMP INSTALLATION VERIFICATION
PER REQUIREMENTS OF THE PA DEP A LICENSED PROFESSIONAL OR DESIGNEE MUST BE PRESENT FOR THE INSTALLATION OF ALL BMP AND STORMWATER CONTROLS. PLEASE CONTACT THE DESIGN PROFESSIONAL OR ENSURE A LICENSED PROFESSIONAL IS PRESENT BEFORE BEGINNING THE FOLLOWING CONSTRUCTION ACTIVITIES:

- BIO-RETENTION BASIN INSTALLATION
- LANDSCAPE RE-VEGETATION

INFILTRATION TESTING
INFILTRATION TESTING IN ACCORDANCE WITH APPENDIX C OF THE PADEP STORMWATER BMP MANUAL SHALL BE CONDUCTED ONCE DURING CONSTRUCTION AND ONCE AFTER CONSTRUCTION TO CONFIRM THE DESIGN INFILTRATION RATE. COPIES OF THE INFILTRATION TEST RESULTS SHALL BE SENT TO THE BUTLER COUNTY CONSERVATION DISTRICT AND THE DESIGN ENGINEER. A MINIMUM OF TWO INFILTRATION TESTS (I.E. TWO HOLES) SHALL BE CONDUCTED IN EACH INFILTRATION FACILITY DURING EACH REQUIRED TESTING. THESE TWO INFILTRATION TESTS SHALL BE A MINIMUM OF 50 FEET APART AND CONDUCTED BY A QUALIFIED INDIVIDUAL.



39 C13.2 BASIN OUTLET DETAIL
NO SCALE



40 C13.2 UTILITY ENCASEMENT DETAIL
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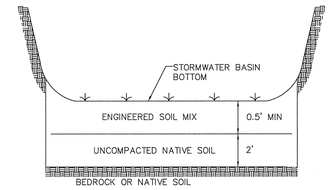
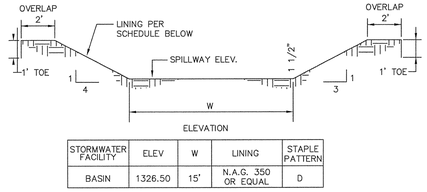


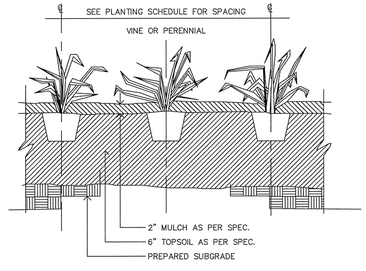
ENGINEERED SOIL MIX
50% NATIVE TOPSOIL,
30% SAND, 20% COMPOST

41 C13.2 STORMWATER BASIN BOTTOM CROSS SECTION DETAIL
NO SCALE

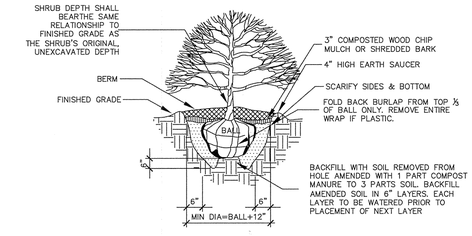


STORMWATER FACILITY	ELEV	W	LINING	STAPLE PATTERN
BASIN	1326.50	15'	N.A.G. 350 OR EQUAL	D

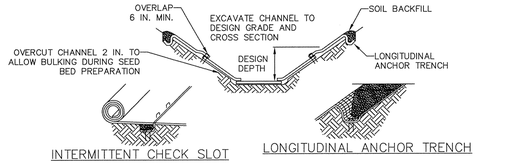
42 C13.2 EMERGENCY SPILLWAY DETAIL
NO SCALE



43 C13.2 GROUND COVER PLANTING DETAIL
NO SCALE

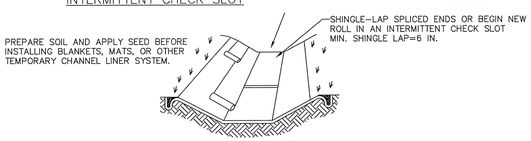


44 C13.2 SHRUB PLANTING DETAIL
NO SCALE

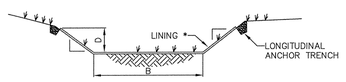


INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION.
** WHERE SWALE IS NOT SPECIFIED TO BE SODDED, SEE LANDSCAPE PLAN.

CHANNEL	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
SWALE 1	ALL	0	1.25 MIN	VARIES	4	4	NAG DS75 OR EQUAL **
SWALE 2	ALL	2	1.0 MIN	VARIES	4	4	NO LINER
SWALE 3	ALL	4	1.0 MIN	VARIES	4	4	NAG DS75 OR EQUAL **

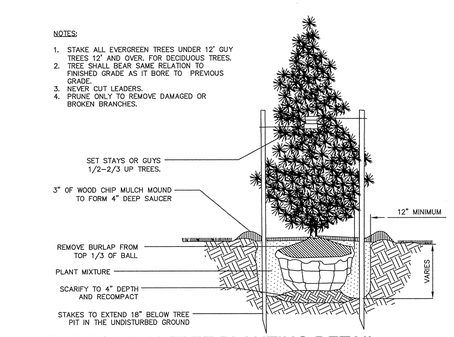
NOTES:

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

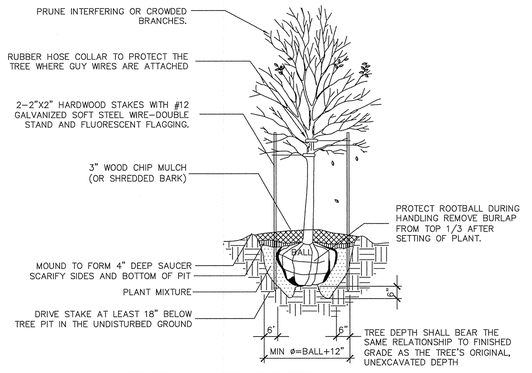
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL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

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

47 C13.2 VEGETATED CHANNEL DETAIL
NO SCALE



45 C13.2 EVERGREEN TREE PLANTING DETAIL
NO SCALE



46 C13.2 DECIDUOUS TREE PLANTING DETAIL
NO SCALE

1

PLAN BOOK	PAGE
358	27

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL ROBERT SWANK
ENGINEER
PE077586

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TODD ROGER MYERS
LAND SURVEYOR
No. 43353-E

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

CONSULTANT SEAL

BUTLER (68)
DPP X, LLC

9010 Overlook Blvd.
Brentwood, TN 37027
615-370-0670
Fax: 615-373-3111

OWNER

DOLLAR GENERAL

Final
Land Development Plan
for
GBT Realty Corporation
for
Dollar General Retail Store

BUTLER, PA

LOCATION

DOLLAR GENERAL PLAN SET
08.04.14

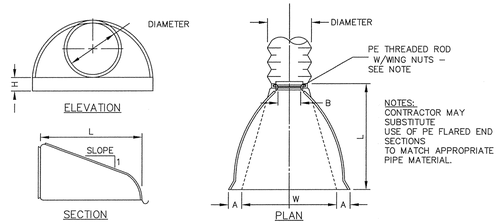
DATE

1	3/13/2015

SHEET

PCSM DETAILS

C13.3



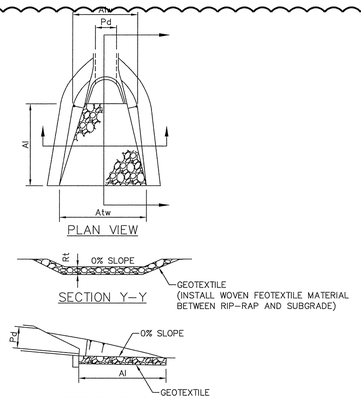
NOTE: INSTALL AS PER MANUFACTURER'S INSTALLATION PROCEDURES

PIPE SIZE	A	B (MAX)	H	L	W
12" 300 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"–24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

POLYETHYLENE FLARED END SECTION DETAIL

C13.4 NO SCALE

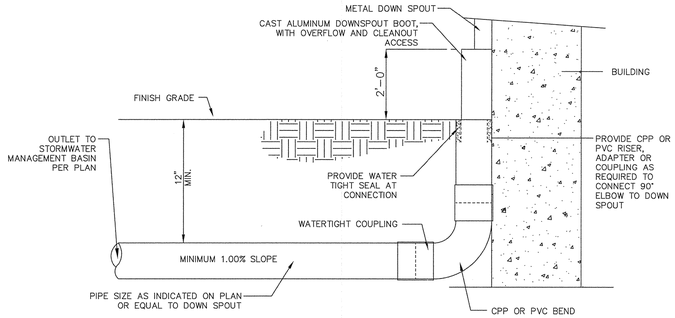


OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R––	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
RAIN GARDEN OUTLET PIPE	8"	3	9"	5'	2'	4'
ROOF DRAINAGE PIPE	8"	3	9"	3'	2'	4'

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

RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL DETAIL

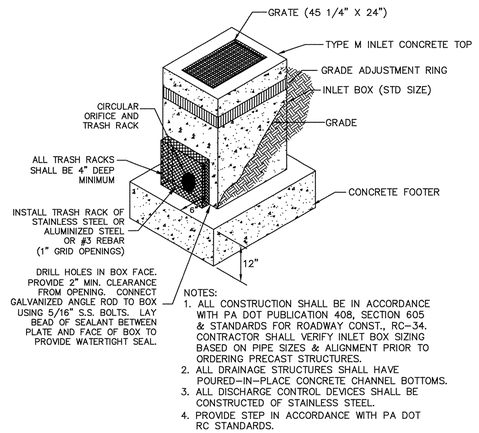
C13.4 NO SCALE



NOTE
1. SITE CONTRACTOR SHALL PROVIDE ALL FITTINGS, ADAPTERS, COUPLINGS AND OTHER APPURTENANCES AS REQUIRED.

CONNECTION TO DOWN SPOUT DETAIL

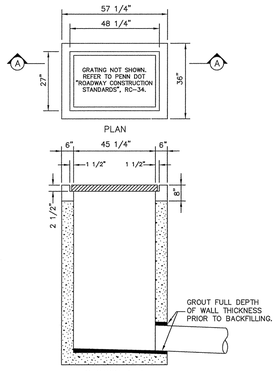
NO SCALE



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PA DOT PUBLICATION 408, SECTION 605 & STANDARDS FOR ROADWAY CONST., RC–34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED–IN–PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL DISCHARGE CONTROL DEVICES SHALL BE CONSTRUCTED OF STAINLESS STEEL.
4. PROVIDE STEP IN ACCORDANCE WITH PA DOT RC STANDARDS.

BASIN OUTLET - TYPE "M" DETAIL

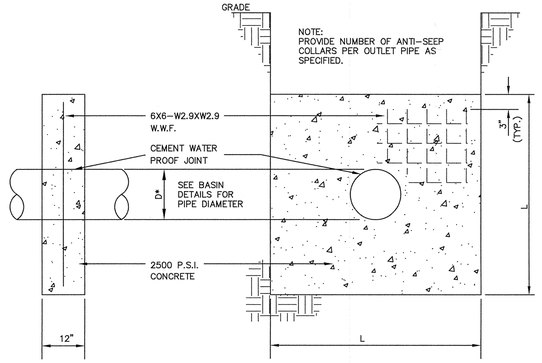
NO SCALE



NOTE:
ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

TYPE "M" INLET X-SECTION

C13.4 NO SCALE



STORMWATER FACILITY	L	DIA.	O.D.	# OF COLLARS
RAIN GARDEN	1.41'	8"	9.1"	1

CONCRETE ANTI-SEEP COLLAR DETAIL

C13.4 NO SCALE

1

PLAN BOOK	PAGE
358	28

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272–7110
Fax: (717) 272–7348

CONSULTANT SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
MICHAEL ROBERT SWANK
ENGINEER
PE077586

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TODD ROGER MYERS
LAND SURVEYOR
No. 43353–E

OWNER

BUTLER (68)
DPP X, LLC

9010 Overlook Blvd.
Brentwood, TN 37027
615-370-0670
Fax: 615-373-3111

LOCATION

DOLLAR GENERAL

Final
Land Development Plan
for
GBT Realty Corporation
for
Dollar General Retail Store

BUTLER, PA

DATE

DOLLAR GENERAL PLAN SET
08.04.14

1	3/13/2015

SHEET

PCSM DETAILS

C13.4

Instr 201610110021147 10/11/2016
Pages: 1 F $45.00 2:18PM
Michele Mustello T20160014194
Butler County Recorder FL

N

N/F J.R. JOHNS
(REF: JOHNS PLAN #1
P.B. 212 PG. 41)

GAS MARKER
N 85°57'05" E 92.00'
S 86°57'11" E 138.78'
S 89°23'14" E 40.91'
GAS METER
WATER METER BOX
W/M
EX. I.P.
GAS MARKER
GAS MARKER

N 04°12'47" E
57.94'
N 01°16'38" E
98.11'
℄ PROPOSED 33' PRIVATE R/W
N 01°36'28" E
103.26'
N 01°40'38" E
102.30'
N 04°06'58" E
30.23'
℄ HEMLOCK ROAD T-632
33' R/W (Paved 17.0')

20' BLDG. LINE (SIDE YARD)
50' BLDG. LINE
Lot 1
1.64 Acre
20' BLDG. LINE (SIDE YARD)
50' BLDG. LINE (REAR YARD)
PIT & PERC TESTS
PIT # 2151665
S 06°56'59" W 272.29'
N 83°03'21" W 244.50'
78.49'
123.81'
TEL PED
225.04'
S 89°53'23" W
208.54
16.54'
FH
WM
EX. I.P.
℄ NATIONAL FUEL GAS DISTRIBUTION CORP. 40' R/W
REF: INSTRUMENT # 199712170029722
N 06°02'02" E 208.30'
EX. I.P.
EX. I.P.
GAS MARKER
S 89°53'23" W
32"TREE

N/F E.V. SLAUGHENHOUPT
REF: D.B. 484
PG. 121

Ex. 12' dirt & gravel cartway

N/F G. WILSON

EX. BOLT
N 86°04'14" E
396.00'
N 02°08'53" E
788.05'
518.65'
20"TREE W/WIRE
EX. I.P.

N/F T.G. SLAGLE
EX. BOLT
1,787.39'
30"STUMP
EX. I.P.
989.38'
S 02°32'25" E

N/F SPITZER FAMILY, LLC
1st TRACT
INSTRUMENT #201403210005993
47.45 ACRES
−1.64 ACRE LOT 1
REMNANT = 45.81 ACRES TOTAL AFTER CONVEYANCE

N/F P.E. HELLER

30"TREE
2,431.58'

N/F SPITZER FAMILY, LLC
2nd TRACT
INSTRUMENT #201403210005993

279.66'
EX. I.P.
EX. I.P.

NOTES:

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

REF: PROPERTY SURVEY FOR SPITZER FAMILY, LLC BY LAND SURVEYORS, INC., 02/03/14, #13−163.

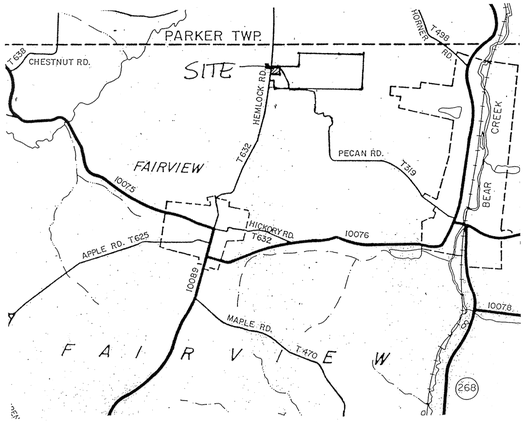
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW RESIDENTIAL BUILDING LOT.

0' 100' 200' 300'



VICINITY MAP Scale: 1" = 2000'

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

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 August 4, 2016 SEAL Cheryl A. Hughes 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 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 Dusty D Neff SEAL CHAIRMAN/ PRESIDENT Paul E Doe

Approved by the Supervisors of the Township of Fairview this 6th day of September, 2016.

SECRETARY Dusty D Neff SEAL CHAIRMAN/PRESIDENT Paul E Doe

Approved by the Butler County Planning Commission this 8TH day of AUG., 2016.

SECRETARY SEAL CHAIRMAN/PRESIDENT

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 358 page 29.

Given under my hand and seal this 11TH day of OCTOBER, 2016.

SEAL RECORDER Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

KNOW ALL MEN BY THESE PRESENTS, that we, Spitzer Family, LLC, of the Township of Fairview, 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 Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview, 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 Fairview, 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 Spitzer Family, LLC, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 19th day of August, 2016.

ATTEST:

NOTARY PUBLIC Jennifer N. Lee OWNER John Spitzer OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER SC Oconee

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Spitzer Family, LLC, by its president John Spitzer and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 19th day of August, 2016.

My Commission expires the 26th day of Feb, 2026.

SEAL

NOTARY PUBLIC Jennifer N. Lee

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 SILVICULTURE USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW 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 FAIRVIEW 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.

BUTLER COUNTY PLANNING COMMISSION

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO., PA

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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

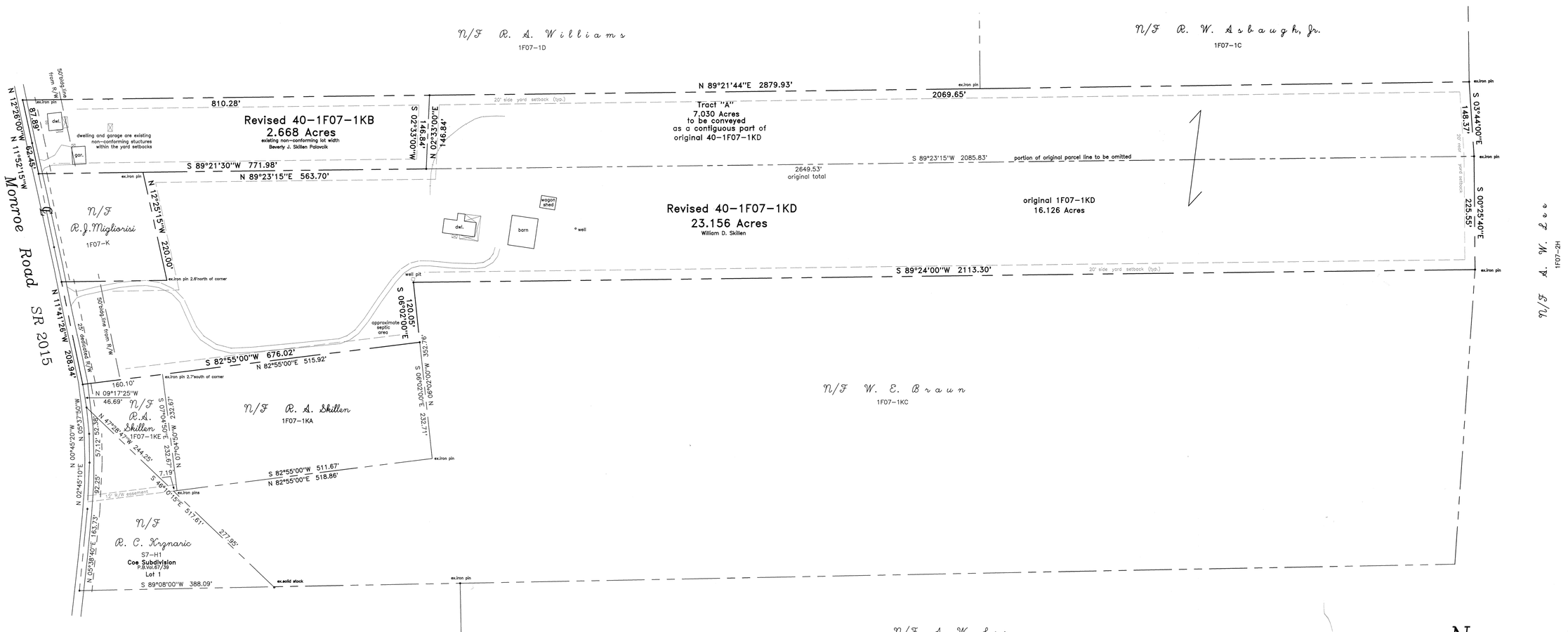
PLAN OF SUBDIVISION

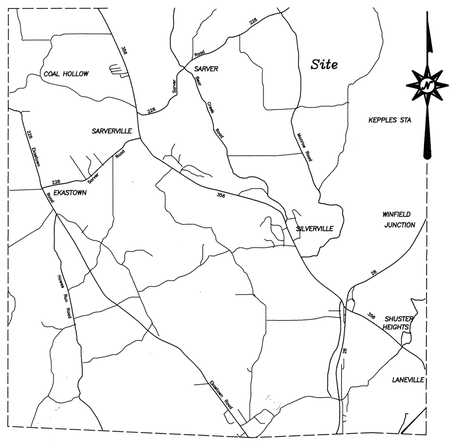
FOR: SPITZER FAMILY, LLC

SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 08/04/16	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 150−1F55−A3D		Instrument # 201403210005993	Service No. 16−022
Address HEMLOCK ROAD			

Instr: 201610110021149 10/11/2016
Pages: 1 F: $45.00 2:27PM
Michele Mustello T20160014200
Butler County Recorder FL





KNOW ALL MEN BY THESE PRESENTS That I, William D. Skillen of the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of lots of my property, situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, 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 Buffalo, I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Buffalo, 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 12TH day of SEPTEMBER 2016.

William D. Skillen
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came William D. Skillen and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 12TH day of SEPT 2016.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 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.

12TH Sept '16
Date

Seal

STANLEY D. GRAFF
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 30144-E
COMMONWEALTH OF PENNSYLVANIA

P. L. S. # 30144-E

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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

Approved by the Supervisors of the Township of Buffalo this 14TH day of SEPTEMBER 2016.

Secretary — Seal — Chairman

Approved by the Buffalo Township Planning Commission this 7TH day of Sept 2016.

Secretary — Vice Chairman

Reviewed by the Butler County Planning Commission this 30TH day of AUG. 2016.

Secretary — Seal — Chairman

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 358 Page 30.

Given under my hand and seal this 11th day of October 2016.

Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

BUTLER COUNTY PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS That We, Beverly J. Skillen (now known as Beverly J. Skillen Palovcik) and Susan M. Mochanski (now known as Susan M. Bucher) of the Township of Buffalo, 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 Buffalo, 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 Buffalo, 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 Buffalo, 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 16 day of September 2016.

Susan M. Bucher POA
Beverly J. Skillen
now known as Beverly J. Skillen Palovcik
Susan M. Bucher, POA

Susan M. Mochanski
now known as Susan M. Bucher

State of North Carolina :SS
County of Mecklenburg :

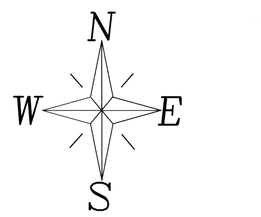
Before me, the subscriber, a Notary Public in and for said State and County, personally came Susan M. Bucher (formerly known as Susan M. Mochanski and POA for Beverly J. Skillen Palovcik, formerly known as Beverly J. Skillen) and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of September 2016.

Notary Public

Seal & Stamp

My commission expires
April 7, 2021



100 0 100 200 300
GRAPHIC SCALE – FEET

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

Zone / A-1

OWNERS:
40-1F07-1KD
William D. Skillen
427 Monroe Road
Sarver, PA 16055
40-1F07-1KB
Beverly J. Skillen / Susan M. Mochanski
435 Monroe Road
Sarver, PA
now known as: Beverly J. Skillen Palovcik
14317 Hackamore Dr., Matthews, N.C. 28105

Skillen Farm Plan

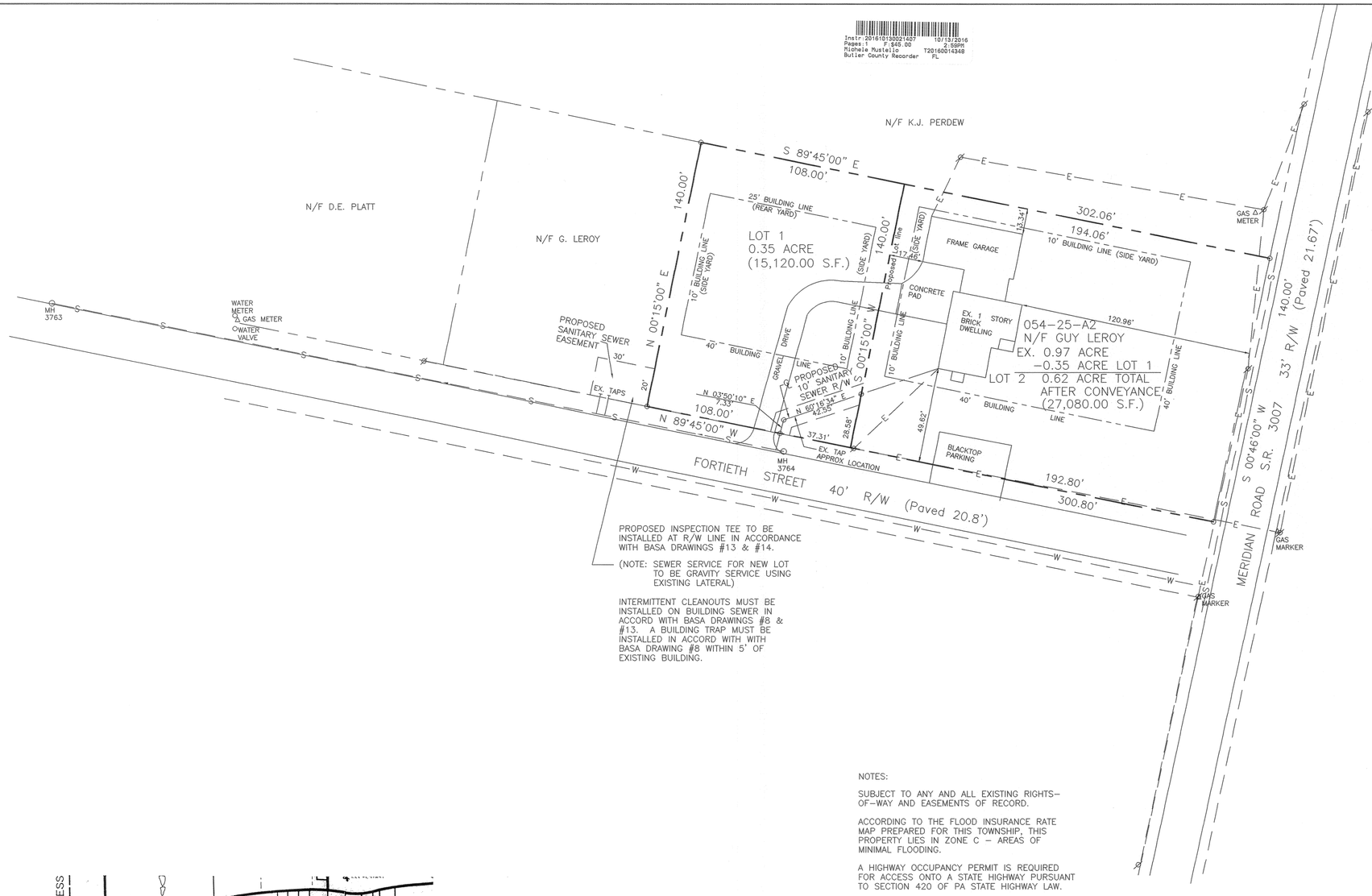
being a Lot Line Revision of
County Parcels 40-1F07-1KB & 1KD

GRAFF SURVEYING LLC
P.O.Box 521
330 Tarrs Road
Saxonburg, PA 16056
Export, PA 15632
info@graffsurveying.com
724.352.3811
fax 724.352.1059

LOT LINE REVISION SURVEY for William D. Skillen
PROJECT No: 16144
SITUATE: BUFFALO TOWNSHIP, BUTLER COUNTY, PA
DATE: 8/24/16 REV: 9/08/16 DWN.By: Stg CHK.By: Co. TAX No: 40-1F07-1KB&1KD

RECORDED Oct 11 2016
PLAN BOOK 358 PAGE 30
SHEET 1 of 1

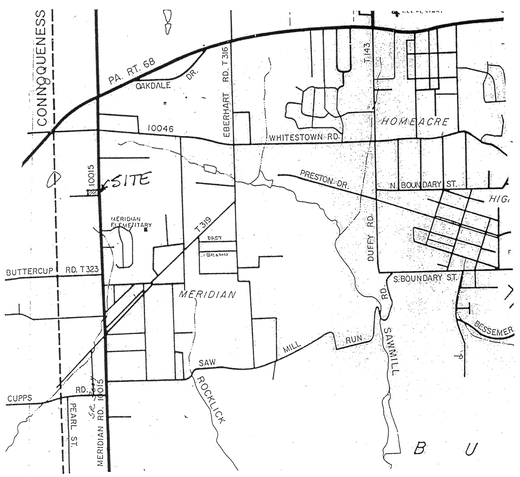
Instr:201610130021487
Pages:1 F:$45.00 10/13/2016
Michele Mustello 2:58PM
Butler County Recorder T20160014348
FL



PROPOSED INSPECTION TEE TO BE INSTALLED AT R/W LINE IN ACCORDANCE WITH BASA DRAWINGS #13 & #14.

(NOTE: SEWER SERVICE FOR NEW LOT TO BE GRAVITY SERVICE USING EXISTING LATERAL)

INTERMITTENT CLEANOUTS MUST BE INSTALLED ON BUILDING SEWER IN ACCORD WITH BASA DRAWINGS #8 & #13. A BUILDING TRAP MUST BE INSTALLED IN ACCORD WITH WITH BASA DRAWING #8 WITHIN 5' OF EXISTING BUILDING.



VICINITY MAP Scale: 1" = 2000'

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.

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

UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.

A STORMWATER BEST MANAGEMENT PRACTICE CONTROL ELEMENT MUST BE INSTALLED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 242-11.

THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW RESIDENTIAL BUILDING LOT.

ZONING: R-1

MINIMUM AREA:	15,000 S.F.
MINIMUM FRONTAGE:	100'
FRONT SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	25'

PROPERTY OWNER: GUY LEROY
4025 BLEIGH AVENUE
PHILADELPHIA, PA 19136

0' 30' 60' 90'

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

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

In Witness Whereof, I hereunto set my hand and seal this 6TH day of October 2016.

Carol D. Kung — NOTARY PUBLIC
X — 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 Guy Leroy, 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 6TH day of October 2016.

My Commission Expires the 17TH day of November 2019.

SEAL
Carol D. Kung — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol D. Kung, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
I, Guy Leroy, owner of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Guy Leroy as recorded in Instrument Number 201509100019985, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Carol D. Kung — WITNESS
X — OWNER

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

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 July 28, 2016 SEAL Cheryl A. Hughes
SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Diesle — SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 19TH day of September 2016.

Theresa Diesle — SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 6TH day of September 2016.

Ernest R. Castlerling — SECRETARY — SEAL — Vice CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of SEPT. 2016.

SECRETARY — SEAL — CHAIRMAN

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 358 page 31.

Given under my hand and seal this 13TH day of OCTOBER 2016.

SEAL
Michele M. Mustello — RECORDER

RECORDER OF DEEDS
BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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: GUY LEROY

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 07/28/16	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 054-25-A2	Instrument # 201509100019985		Service No. 16-115
Address 112 FORTIETH STREET			

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, H. STEPHEN & DEBRA J. SNYDER, 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 PROPERTIES, 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, I HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF OCTOBER, 2016.

x H. Stephen Snyder III
H. STEPHEN SNYDER III (a/k/a HARRY S. SNYDER)

x Debra J. Snyder
DEBRA J. SNYDER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, H. STEPHEN & DEBRA J. SNYDER, 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 14TH DAY OF OCTOBER, 2016.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2019

Debra L Jeffcoat
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON PREVIOUSLY RECORDED PLANS 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 PLOTTED BY ME FOR THE OWNERS OR AGENTS.

30 SEPT. '16
DATE

STANLEY D. GRAFF
REG. NO. SU-2415-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STANLEY D. GRAFF LAND SURVEYOR NO. 30164-E

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS 10TH DAY OF October, 2016.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 3RD DAY OF OCT., 2016.

SECRETARY — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 26TH DAY OF SEPT. 2016

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION NOTICE

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358 PAGE(S) 32

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF October, 2016.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY PA

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RONALD E. & CAROL L. SNYDER, 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 PROPERTIES, 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 OUR HAND AND SEAL THIS 14TH DAY OF OCTOBER, 2016.

x Ronald E. Snyder
RONALD E. SNYDER

x Carol L. Snyder
CAROL L. SNYDER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

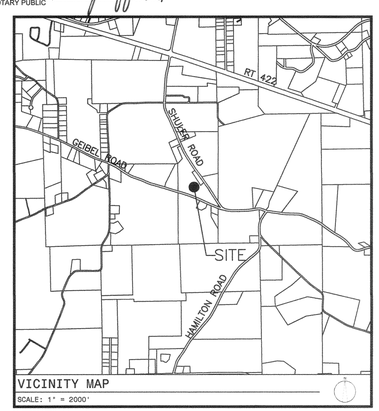
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, RONALD E. & CAROL L. SNYDER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

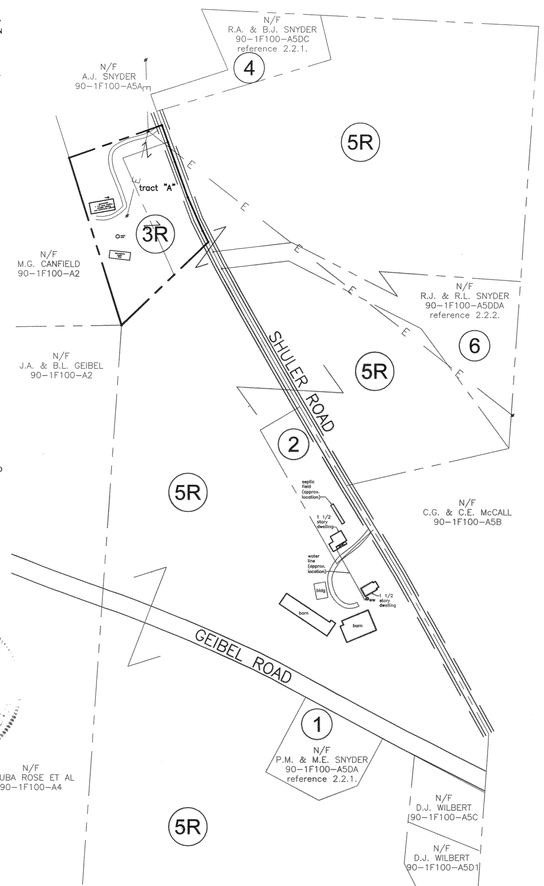
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF OCTOBER, 2016.

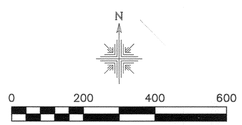
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2019

Debra L Jeffcoat
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 2000'





LOCATION MAP

LOT 5R

beginning at northwesterly most corner at center line of Shuler Road common to lot 4.

BEARING	DISTANCE
N 73°25'08" E	507.55'
N 13°38'32" W	127.64'
S 87°06'19" E	610.67'
S 04°00'00" W	713.97'
N 86°00'00" W	396.27'
S 36°18'56" E	86.44'
N 62°58'06" W	331.06'
S 83°18'16" W	221.28'
S 26°34'07" E	41.09'
S 28°48'57" E	12.27'
N 83°18'16" E	187.54'
S 62°58'06" E	415.52'
S 36°18'56" E	414.57'
S 77°01'00" W	466.11'
N 30°34'47" W	255.55'
S 59°25'13" W	127.89'
S 29°46'06" E	429.89'
N 47°06'27" E	138.93'
S 31°16'33" E	142.66'
S 29°06'00" E	512.43'
S 04°00'00" W	164.65'
N 62°13'02" W	222.68'
S 05°14'56" W	304.61'
S 26°56'20" E	409.20'
S 04°00'00" W	452.73'
N 86°34'28" W	1101.82'
N 03°58'22" E	2260.57'
N 46°04'03" E	335.76'
N 26°34'00" W	34.80'
N 23°51'28" W	102.04'
N 20°14'19" W	105.33'
N 19°43'17" W	58.84'
N 19°17'40" W	47.58'
N 20°27'35" W	2.41'
N 20°27'35" W	41.16'

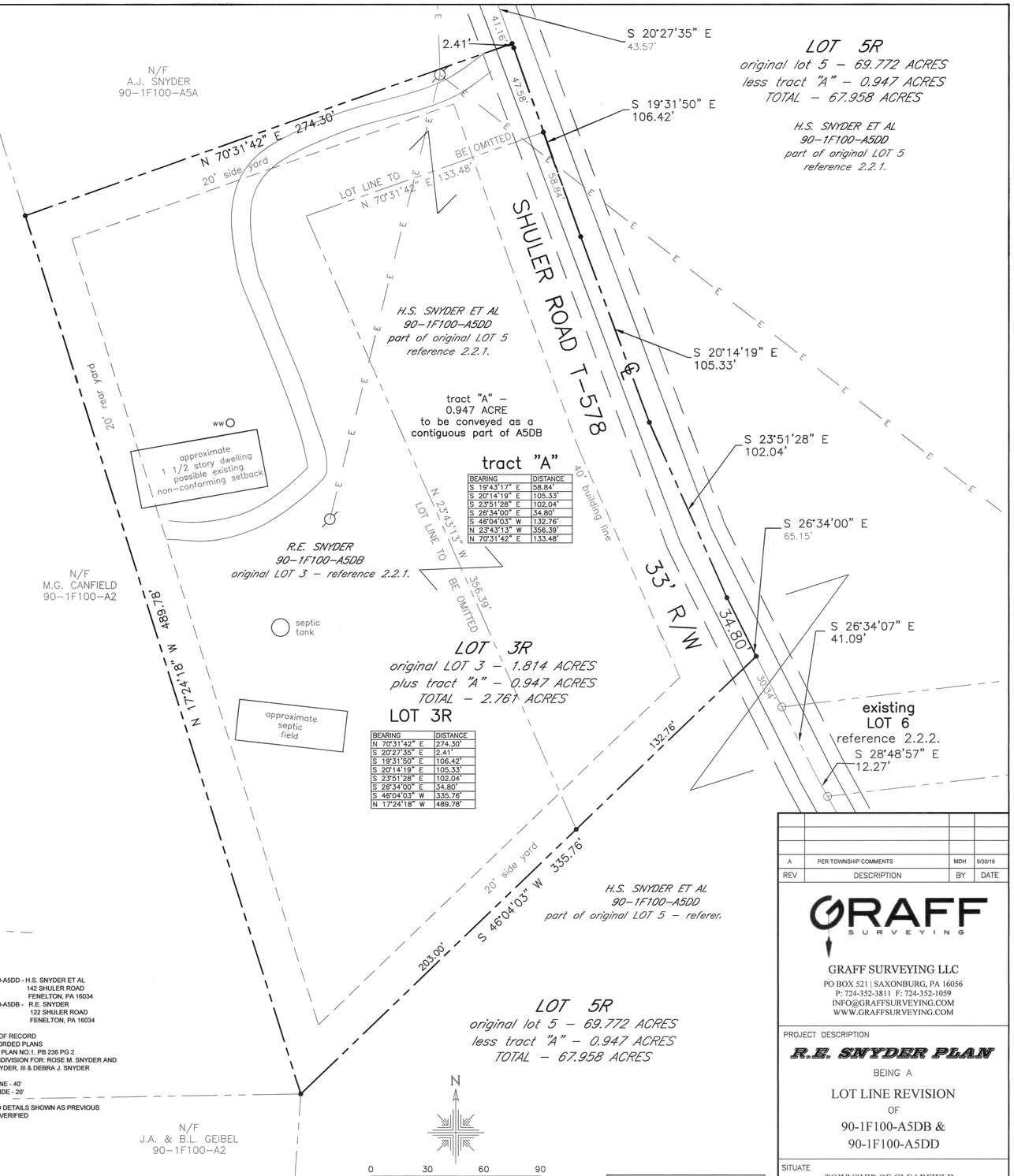
excepting LOT 1

PROPERTY AREAS:

EXISTING TOTALS	
090-1F100-A5DB	1.814 ACRES
+090-1F100-A5DD	67.958 ACRES
EXISTING TOTAL	69.772 ACRES
REVISED 090-1F00-A5DD	
ORIGINAL 1F00-A5DD	67.958 ACRES
- TRACT A	0.947 ACRES
REVISED 1F00-A5DD TOTAL	67.011 ACRES
REVISED 090-1F00-A5DB	
ORIGINAL 1F00-A5DB	1.814 ACRES
+TRACT A	0.947 ACRES
REVISED 1F00-A5DB TOTAL	2.761 ACRES
REVISED TOTALS	
REVISED 090-1F00-A5DD	67.011 ACRES
+REVISED 090-1F00-A5DB	2.761 ACRES
REVISED TOTAL	69.772 ACRES

GENERAL NOTES:

1. OWNERS: 090-1F100-A5DD - H.S. SNYDER ET AL, 142 SHULER ROAD, FENELTON, PA 16034
   090-1F100-A5DB - R.E. SNYDER, 122 SHULER ROAD, FENELTON, PA 16034
2. REFERENCES
   2.1. CURRENT DEEDS OF RECORD
   2.2. PREVIOUSLY RECORDED PLANS
   2.2.1. H.S. SNYDER PLAN NO.1, PB 236 PG 2
   2.2.2. PLAN OF SUBDIVISION FOR: ROSE M. SNYDER AND HARRY S. SNYDER, III & DEBRA J. SNYDER PB 322 PG 35
3. SETBACKS: FRONT LINE - 40' BACK & SIDE - 20'
4. PERIMETER BOUNDARY AND DETAILS SHOWN AS PREVIOUS RECORDED PLANS, NOT FIELD VERIFIED



tract "A"

BEARING	DISTANCE
S 19°43'17" E	58.84'
S 20°14'19" E	105.33'
S 23°51'28" E	102.04'
S 26°34'00" E	34.80'
S 46°04'03" W	132.76'
N 23°43'13" W	356.39'
N 70°31'42" E	133.48'

LOT 3R

BEARING	DISTANCE
N 70°31'42" E	274.30'
S 20°27'35" E	2.41'
S 19°31'50" E	106.42'
S 20°14'19" E	105.33'
S 23°51'28" E	102.04'
S 26°34'00" E	34.80'
S 46°04'03" W	335.76'
N 17°24'18" W	489.78'

SITE 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.

REV	DESCRIPTION	BY	DATE
A	PER TOWNSHIP COMMENTS	MDH	9/30/16

GRAFF SURVEYING

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

PROJECT DESCRIPTION

R.E. SNYDER PLAN

BEING A

LOT LINE REVISION
OF
90-1F100-A5DB &
90-1F100-A5DD

SITUATE

TOWNSHIP OF CLEARFIELD
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
9-13-2016	MDH	Sdg	1" = 30'

PROJECT NO.	TAX PARCEL NO.	REVISION
16-164	90-1F100-A5DB&A5DD	A

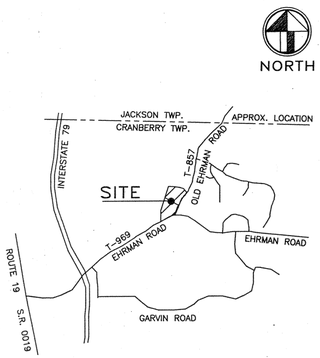
RECORDED Oct 14 2016

PLAN BOOK	PAGE
358	32

SHEET 1 of 1

Instr-201610140021446 10/14/2016
Pages: 1 F: $48.00 10:34PM
Michele Mustello T20160014380
Butler County Recorder FL

SIGN IN BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = ±2000'

HATCHED AREA
PROPERTY LOCATION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON MICHAEL KRATSAS
ENGINEER
PE071353
PENNSYLVANIA

CRANBERRY TOWNSHIP
ENGINEER
SEAL

CRANBERRY TOWNSHIP
SEAL

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY
SEAL

I, Jason Kratsas, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LOT LINE REVISION 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.

SIGNATURE PE071353 DATE 10/13/16

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF MAY 20 16

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

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.

10-13-16 DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION No. 2016-64 ON THE 14TH DAY OF October, 2016

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. 2016-64 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

I, JOHN-MICHAEL D'ARCANGELO, OWNER OF THE LAND SHOWN ON THE JOHN M. D'ARCANGELO LOT LINE REVISION PLAN, HEREBY ADOPTS 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.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 30TH DAY OF September, 2016.

ATTEST:

NOTARY PUBLIC

JOHN-MICHAEL D'ARCANGELO
(AKA JOHN M. D'ARCANGELO)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN-MICHAEL D'ARCANGELO, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30TH DAY OF SEPTEMBER, 2016

MY COMMISSION EXPIRES THE 1ST DAY OF MAY, 2018

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Alicia McKee, Notary Public
Marshall Twp., Allegheny County
My Commission Expires May 1, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL
NOTARY PUBLIC

I, JOHN-MICHAEL D'ARCANGELO, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JOHN M. D'ARCANGELO LOT LINE REVISION PLAN IS IN THE NAME OF JOHN-MICHAEL D'ARCANGELO, AS RECORDED IN INSTRUMENT NUMBER 200703290072263 AND JOHN M. D'ARCANGELO AS RECORDED IN INSTRUMENT NUMBER 201406030012121.

WITNESS

JOHN-MICHAEL D'ARCANGELO
(AKA JOHN M. D'ARCANGELO)

Dollar Bank, FSB MORTGAGEE OF THE PROPERTY CONTAINED IN THE JOHN M. D'ARCANGELO LOT LINE REVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

Vice President
ASSISTANT VICE PRESIDENT, Dollar Bank, FSB
NAME, TITLE, AND MORTGAGEE

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 358 PAGE 33.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF October, 2016

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS
SEAL

RECORDER OF DEEDS
BUTLER COUNTY, PA

PLAN BOOK	PAGE
358	33

PARCEL "A"
N/F
ANTHONY J. & DANA K. DORSCH
INSTRUMENT NO. 201208060022377
TAX PARCEL #4F48-15BC

ZONING DISTRICT:
R-1 RURAL RESIDENTIAL DISTRICT

REFERENCE
REVISED DORSCH SUBDIVISION PLAN
P.B.VOL. 223, PG. 36

N/F
P.F. COOK L.P.
INSTRUMENT NO. 200306100026090
TAX PARCEL #4F-106-7B

LOT 101
PLAN REFERENCE: S.V.S. SUBDIVISION
PLAN VOL. 263, PG. 3

ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

N 11°13'27" E 300.75'

EXISTING CONCRETE MONUMENT

N 03°03'30" W 274.50'

20' SIDE BUILDING LINE

30' REAR BUILDING LINE

EXISTING IRON PIN

92.72'

N 23°54'30" E 277.72

185.00'

EXISTING IRON PIN

IRON PIN SET

FORMER LOT LINE TO BE DELETED UPON THE RECORDING OF THIS PLAN

FORMER LOT LINE

TO BE CONVEYED TO LOT 2-R

PARCEL "A" SEE NOTE "B"

LOT 2-R
4.010 ACRES
TAX PARCEL 130-4F48-15B
2100 OLD EHRMAN ROAD

R=450.00'
A=64.61'
Δ=08°13'35"
Chord=S 80°10'13" E
64.55'

PARCEL "A"
N/F
ANTHONY J. & DANA K. DORSCH
INSTRUMENT NO. 201208060022377
TAX PARCEL #4F48-15BC

ZONING DISTRICT:
R-1 RURAL RESIDENTIAL DISTRICT

S 84°17'00" E 180.00'

EXISTING BRICK GARAGE

EXISTING CONCRETE DRIVE

EXISTING 1 STORY BRICK DWELLING

DECK

DECK

EXISTING CLEANOUTS

EXISTING IRON PIN (BENT)

EXISTING IRON PIN

EXISTING IRON PIN 31.89' FROM CORNER

S 57°22'30" E

S 17.13'

GRADING EASEMENT FOR PARCEL "A" SEE INST. NO. 200611210029886

EXISTING BITUMINOUS PAVEMENT

EXISTING BITUMINOUS DRIVE

EXISTING BITUMINOUS PAVEMENT

EXISTING CONCRETE

RETAINING WALL

TRANSFORMER & PEDESTALS

LOT 2 RETAINS RIGHTS OF INGRESS, EGRESS, AND REGRESS ACROSS EXISTING DRIVEWAY REF: D.B.VOL. 2920, PG. 584 TO BECOME NULL AND VOID UPON THE RECORDING OF THIS PLAN

UNDERGROUND ELECTRIC, TELEPHONE & CABLE APPROXIMATE SUBSURFACE LOCATION

APPROX. SUBSURFACE LOCATION

ELECTRIC METER

SUMP

N 68°37'32" W 341.34'

20' SIDE BUILDING LINE

S 68°05'30" E 382.89' Calc.

N66°05'30"W 2.98'

IRON PIN SET

N 59°43'04" W 50.00' RADIAL

IRON PIN SET

LOT 1-R
2.177 ACRES
TAX PARCEL 130-4F48-15BB
2104 OLD EHRMAN ROAD

R=825.00'
A=102.45'
Δ=7°06'45"
Chord=S26°43'28"W
102.39'

R=825.00'
A=67.76'
Δ=4°42'21"
Chord=S 32°38'06" W
67.74'

R=300.00'
A=140.89'
Δ=26°54'30"
Chord=S70°49'45" E
139.60'

50' FRONT BUILDING LINE

50' FRONT BUILDING LINE

R=475.00'
A=90.26'

S 32°37'30" W 264.31'

FORMER DEED LINE

14.29'

R=1275.00'
A=185.69'
Δ=08°20'41"
Chord=S 30°48'56" W
185.53'

T-857

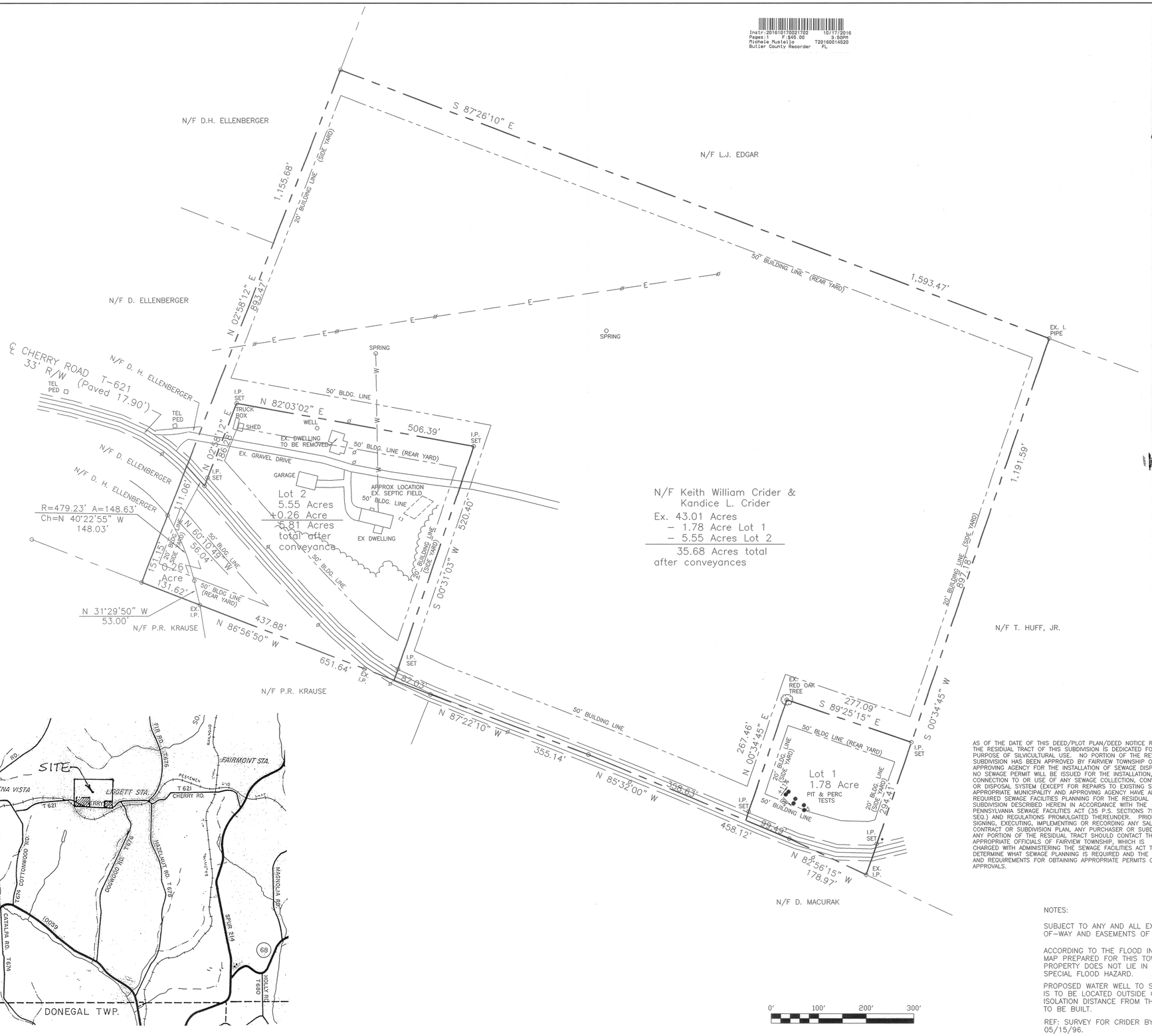
POLE PP1337-923

POLE

POLE

POLE

Instr:201610170022702 10/17/2016
Pages:1 F:$45.00 3:50PM
Michele Mustello T20160014520
Butler County Recorder FL



VICINITY MAP Scale: 1" = 2000'

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 SILVICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW 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 FAIRVIEW 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.

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 DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

REF: SURVEY FOR CRIDER BY JAMES SPERDUTE, 05/15/96.

KNOW ALL MEN BY THESE PRESENTS, that we, Keith William Crider and Kandice L. Crider, of the Township of Fairview, 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 Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview, 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 Fairview, 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 Keith William Crider and Kandice L. Crider, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of September 14, 2016.

ATTEST:
Paula J. Riggs — Keith William Crider — Kandice L Crider
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Keith William Crider and Kandice L. Crider, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 14 day of September 20 16.

My Commission expires the 6th day of June, 20 17.

SEAL
Paula J. Riggs
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula J. Riggs, Notary Public
Center Two., Butler County
My Commission Expires June 6, 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 31, 2016 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 Fairview hereby gives public notice that in approving this plan for recording purposes only, the Township of Fairview assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave or 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

BOARD OF SUPERVISORS * FAIRVIEW TOWNSHIP * BUTLER CO., PA

Approved by the Supervisors of the Township of Fairview this 3rd day of October, 20 16.

SECRETARY SEAL CHAIRMAN/ PRESIDENT

APPROVED
~~Reviewed~~ by the Butler County Planning Commission this 1st day of Aug., 20 16.

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 358 page 34.

Given under my hand and seal this 17th day of OCTOBER 20 16.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

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

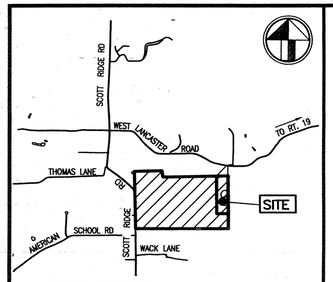
PLAN OF SUBDIVISION

FOR: KEITH WILLIAM CRIDER & KANDICE L. CRIDER

SITUATE: FAIRVIEW TWP., BUTLER CO., PA

Date 05/31/16	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F59-5		Instrument # 201004130007578	Service No. 16-037
Address 345 CHERRY ROAD			

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION LETTER TO LANCASTER TOWNSHIP BOARD OF SUPERVISORS DATED SEPT. 22, 2016.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

LANCASTER TOWNSHIP SEAL:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 13 DAY OF OCTOBER, 2016.

SECRETARY CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 17 DAY OF OCTOBER, 2016.

SECRETARY PRESIDENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GEORGE H. & DARLA J. HANCHER, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELF, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, 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 LANCASTER, 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 THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GEORGE H. & DARLA J. HANCHER, THIER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.
THIS 7th DAY OF OCTOBER, 2016
ATTEST:

NOTARY PUBLIC GEORGE H. HANCHER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Helen Ross, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 27, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DARLA J. HANCHER

WE, GEORGE H. & DARLA J. HANCHER, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED GEORGE H. & DARLA J. HANCHER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF October, 2016.

MY COMMISSION EXPIRES THE 27th DAY OF May, 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Helen Ross, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 27, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL:

WE, GEORGE H. & DARLA J. HANCHER, OWNERS OF THE HANCHER PLAN NO 2, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GEORGE H. & DARLA J. HANCHER, AS RECORDED IN D.B.V. 1758, PG. 249, RECORDER OF DEEDS OFFICE.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS GEORGE H. HANCHER

DARLA J. HANCHER

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 358, PAGE 35.

GIVEN UNDER MY HAND AND SEAL
THIS 18th DAY OF October, 2016.

RECORDER SEAL:

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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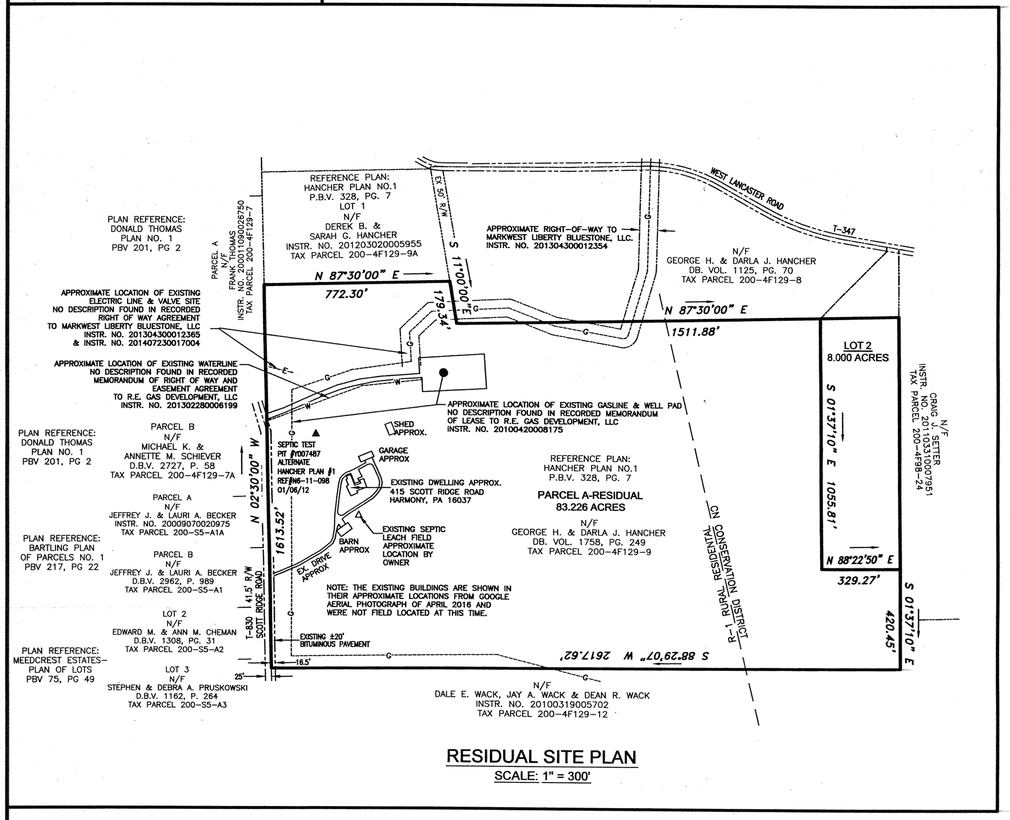
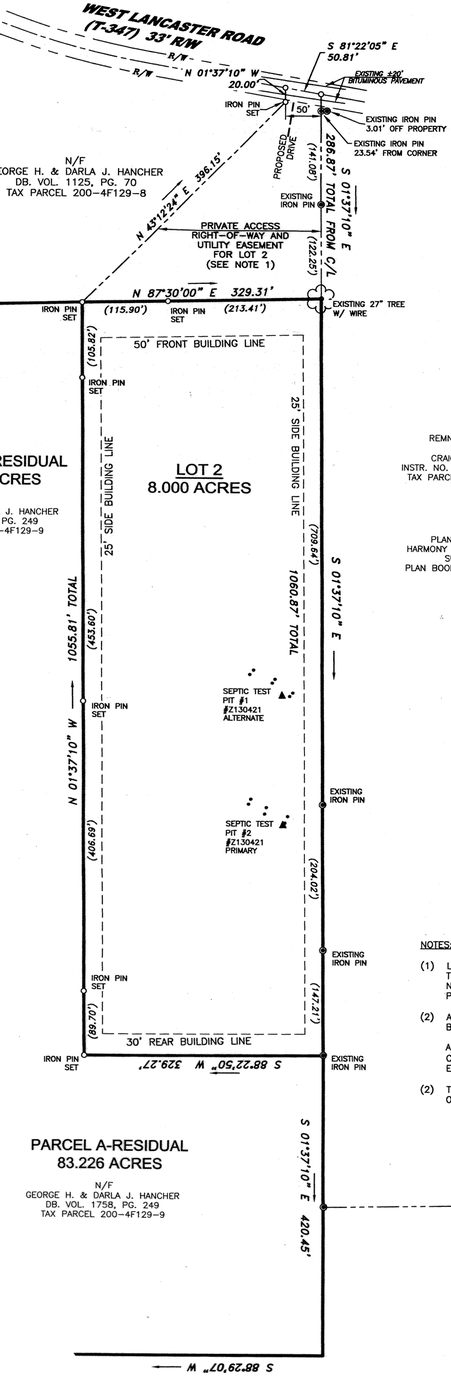


RESIDUAL SITE PLAN
SCALE: 1" = 300'



PARCEL A-RESIDUAL
83.226 ACRES
N/F
GEORGE H. & DARLA J. HANCHER
DB. VOL. 1758, PG. 249
TAX PARCEL 200-4F129-9

NOTE: THE TOTAL RESIDUAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME. THIS PARCEL IS SHOWN AS SHOWN ON THE REFERENCE SURVEYS BELOW.

REFERENCE
PROPERTY SURVEY FOR:
GEORGE H. & DARLA J. HANCHER
BY: SURVEY-TECH CORPORATION
DECEMBER 15, 1995
PROJECT NO. 95-3836
&
HANCHER PLAN NO. 1
P.B.V. 328, PG. 7

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 86 DATED: MAY 23, 2007

ZONING ORDINANCE
ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008
AS AMENDED

SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC POSTED SPEED LIMIT = 35'						
10' OFF EDGE OF TWP. RD.	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED LOT 2	+±4%	236'	±280'	-±6%	275'	±348'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS

R-1 RURAL RESIDENTIAL DISTRICT	
MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE
MINIMUM LOT WIDTH	150 FEET
MAXIMUM LOT COVERAGE	10% (INCLUDES ACCESSORY STRUCTURES)
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

CN CONSERVATION DISTRICT	
MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	NONE
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	NONE
MINIMUM LOT WIDTH	150 FEET
MAXIMUM LOT COVERAGE	10% (INCLUDES ACCESSORY STRUCTURES)
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

NORTH
0' 100' 200' 300'
SCALE: 1" = 100'

NOTES:

(1) LOT NO. 2 IS HEREBY GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH THE PRIVATE ACCESS RIGHT-OF-WAY AND UTILITY EASEMENT THROUGH TAX PARCEL NO. 200-4F129-8 AND LANDS OF GEORGE H. & DARLA J. HANCHER AS RECORDED IN DB VOL 1125, PAGE 70, TO THE PUBLIC ROAD, WEST LANCASTER ROAD, T-347 AS SHOWN ON THIS PLAN.

(2) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1-800-242-1776.

(2) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

Instr:201610160021723 10/16/2016
Pages:1 F:$45.00 S:3301
Michele Mustello T20160014531
Butler County Recorder FL

91.226 ACRES = TOTAL ACREAGE

ZONING DISTRICT: CN CONSERVATION DISTRICT
R-1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 415 SCOTT RIDGE ROAD
HARMONY, PA 16037

OWNER : GEORGE H. & DARLA J. HANCHER
415 SCOTT RIDGE ROAD
HARMONY, PA. 16037

DEED REFERENCE : D.B.V. 1758, PG. 249
TAX PARCEL NO.: 200-4F129-9

HANCHER PLAN NO. 2

(SUBDIVISION OF THE RESIDUAL LAND OF THE HANCHER PLAN NO. 1 AS RECORDED IN P.B. VOL. 328, PG. 7)

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: AUGUST 31, 2016 SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

I, TAMARA A. RANALLI, A REGISTERED 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 SET OR FOUND, 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.

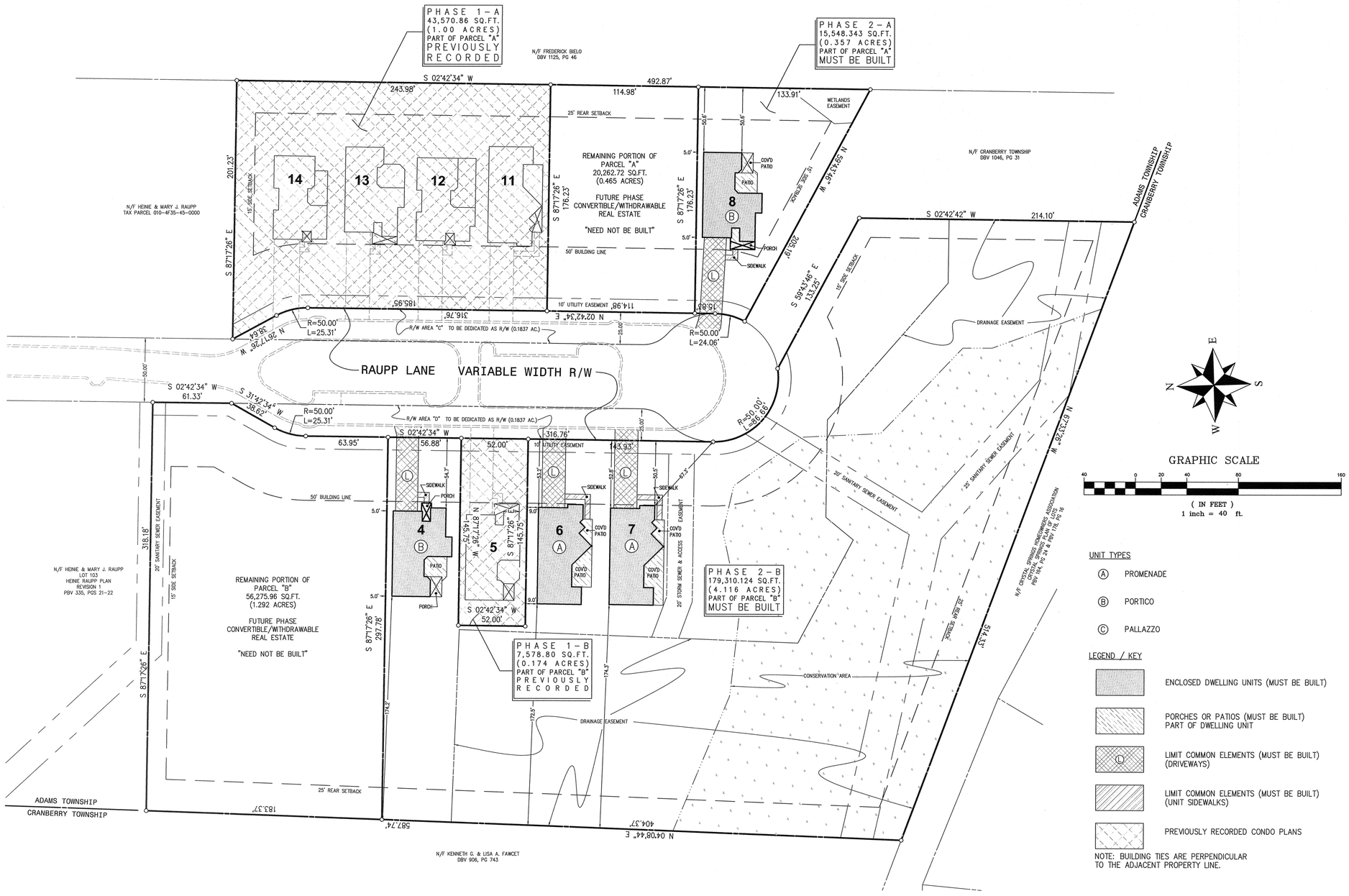
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TAMARA A. RANALLI 051843E SURVEYOR

REGISTRATION NO: SU-051843E

REVISIONS: OCTOBER 5, 2016 TWP ENGINEER COMMENTS	DRAWN BY: DF/TR	CHECKED BY: T.R.	DWG. NO: 5429-2016-SUB SHEET 1 OF 1

G:\Hancher 5429-2016\Hancher-5429-2016-state_Rev1.DWG – Oct 05, 2016 @ 9:15am

(Subdivision) HANCHER-STATE-5429-2016.crd



UNIT TYPES

- (A) PROMENADE
- (B) PORTICO
- (C) PALLAZZO

LEGEND / KEY

- ENCLOSED DWELLING UNITS (MUST BE BUILT)
- PORCHES OR PATIOS (MUST BE BUILT) PART OF DWELLING UNIT
- (L) LIMIT COMMON ELEMENTS (MUST BE BUILT) (DRIVEWAYS)
- LIMIT COMMON ELEMENTS (MUST BE BUILT) (UNIT SIDEWALKS)
- PREVIOUSLY RECORDED CONDO PLANS

NOTE: BUILDING TIES ARE PERPENDICULAR TO THE ADJACENT PROPERTY LINE.

CERTIFICATION OF CONDOMINIUM PLATS AND PLANS

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLAT DESIGNATED AS THE COURTYARDS AT CREEKSIDE CONDOMINIUM PLAN # 1, TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF SEVEN (7) SHEETS, ACCURATELY CONTAIN ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND 3210(C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S. §§ 3101 *ET SEQ.*)

JAMES A. SPERDUTE, SURVEYOR REG NO. 24457-E

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Butler)

ON THIS THE 18 DAY OF Oct. 2016, BEFORE ME, A NOTARY PUBLIC OF 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 NOTORIAL SEAL.
MY COMMISSION EXPIRES THE 9 DAY OF Nov, 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elizabeth J. Musher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 9, 2019
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 358 PAGES 36 GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF October, 2016

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

COMMONWEALTH OF PENNSYLVANIA
JAMES ANTHONY SPERDUTE
PROFESSIONAL
SURVEYOR

RECORDER OF DEEDS
BUTLER COUNTY PA

SURVEYOR

BUTLER COUNTY
RECORDER OF DEEDS

NOTES:

PLAN REFERENCE : COURTYARDS AT CREEKSIDE –PLANNED COMMUNITY PLAN BOOK 349, PAGES 1–3

COURTYARDS AT CREEKSIDE – CONDO PLAN NO. 1 PLAN BOOK 353, PAGE 18

LOT AREA TABULATION	PARCEL "A"		PARCEL "B"	
	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	79,381.92	1.822	235,586.91	5.408
CONDO PLAN NO. 1	-43,570.86	-1.000	-7,578.80	-0.174
CONDO PLAN NO. 2	-15,548.343	-0.357	-171,732.15	-3.942
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	20,262.72	0.456	56,275.96	1.292

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DRAWING NUMBER:	1001-1616795
DRAWING SCALE:	1"=40'
DATE:	OCTOBER 17, 2016
DRAWN BY:	JSS
REVISIONS:	

COURTYARDS AT CREEKSIDE CONDOMINIUM PLAN # 2

PREPARED FOR COURTYARDS AT CREEKSIDE, L.P.
P.O. BOX 449 MARS, PA 16046

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelmail.net
SURVEYING, PLAN LAYOUT & CONDOMINIUM PLAN PREPARATION, PLAN DEVELOPMENT & PROJECT MANAGEMENT

Instr 201610180021779 10/18/2016
Pages: 1 F $45.00 11:37PM
Michele Mustello T20160014556
Butler County Recorder FL

DRAWN BY GKK 05/10/2016 CAD FILE NUMBER 16158D02 PROJECT NUMBER SP-16158.MPB

LIST OF VARIANCES AND WAIVERS:

22-403.G(4) - REQUIRES THAT A TRAFFIC STUDY BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT.

PROPOSING - TO NOT SUBMIT THE TRAFFIC STUDY. TRIP GENERATION PREVIOUSLY PROVIDED.

27-312.14 - REQUIRES 1 SPACE/ 1,000 OF GFA = 81 REQUIRED

PROPOSING - 67 PARKING SPACES

27-705.29.B - REQUIRES AN INTERNAL STREET ACCESS SYSTEM

PROPOSING THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-705.29.B, WHICH REQUIRES AN INTERNAL ACCESS STREET SYSTEM AS PART OF THE LARGE LAND DEVELOPMENT CONDITIONAL USE STANDARDS. THE APPLICANT IS PROPOSING TO NOT PROVIDE THE INTERNAL STREET SYSTEM. JUSTIFICATION: THE INTERNAL STREET SYSTEM IS A REQUIREMENT TO BENEFIT SURROUNDING PROPERTY OWNERS FOR FUTURE DEVELOPMENT. SINCE THE PROPERTIES TO BOTH THE NORTH AND SOUTH ARE ALREADY DEVELOPED AND THEY DON'T HAVE INTERNAL STREET SYSTEMS, IT IS NEITHER BENEFICIAL OR NEEDED FOR THE DEVELOPMENT OF THIS SITE.

17--350.7.A(6) - REGULATING TRANSFER OF WATERSHEDS

PROPOSING TO TRANSFER 1.48 AC. TO WATERSHED 77 BASED ON THE PROPOSED SITE LAYOUT. THE PROPOSED LAYOUT ALSO ELIMINATES ONE POTENTIAL UTILITY OPENING WITHIN MARSHALL ROAD.

DRIVEWAY PROXIMITY:

ADJACENT		OPPOSITE	
LEFT	RIGHT	LEFT	RIGHT
149'	449'	156'	200'

SITE ACREAGE:

PROJECT AREA = 5.29 ACRES
DISTURBED AREA = 5.06 ACRES
OPEN SPACE AREA = 1.47 ACRES

SITE DATA TABLE		
DESCRIPTION	ZONING	USE
EXISTING	SP – SPECIAL GROWTH DISTRICT	RESIDENTIAL, STORAGE
PROPOSED	SP – SPECIAL GROWTH DISTRICT	WAREHOUSE DISTRIBUTION CENTER
DESCRIPTION	REQUIRED (S)	PROVIDED
PARKING SETBACK	25 FEET	25 FEET
MINIMUM FRONT YARD SETBACK	25 FEET	97.3 FEET (EXISTING)
MINIMUM SIDE YARD SETBACK (EACH)	20 FEET	20.7 FEET
MINIMUM REAR YARD SETBACK	20 FEET	221.3 FEET
MINIMUM LOT WIDTH	80 FEET	419.8 FEET
MINIMUM LOT SIZE	1 ACRE	5.29 ACRES
MAXIMUM BUILDING HEIGHT	50 FEET	32.49 FEET
MAXIMUM LOT COVERAGE	70%	69.1%

PARKING REQUIREMENTS
1 SPACE/ 1,000 SQ. FT. GFA STORAGE/ WAREHOUSE = 81 SPACES REQUIRED 66 SPACES PROVIDED

Instr:201610200021880 10/20/2016
Pages:3 F:$125.00 S:358R
Michele Mustello T20160014646
Butler County Recorder PL

1. OWNER'S ADOPTION KH9018, LLC, OWNER OF THE LAND SHOWN ON THE STERLING PROPERTY PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTIES 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.

Sandra L. Kowalski
SIGNATURE OF WITNESS

SIGNATURE OF OWNERS
David Kowalski

10-5-16
DATE

2. ACKNOWLEDGMENT OF NOTARY PUBLIC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DAVID KOWALSKI, AUTHORIZED MEMBER OF KH9018, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.
WITNESS MY HAND AND NOTARIAL SEAL THIS 05 DAY OF October, 2016.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine L. Young, Notary Public
Cranberry Twp., Butler County
My Commission Expires May 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Christine L. Young
NOTARY PUBLIC

3. CERTIFICATION OF TITLE
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY STERLING PROPERTY, LLC IS IN THE NAME OF KH9018, LLC, AND IS RECORDED AT INSTRUMENTS 201605020008251 BOOK VOLUME 263, PAGE 5.

WITNESS OWNER
David Kowalski

A. CERTIFICATION OF TITLE (NO MORTGAGE).
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE STERLING PROPERTY PLAN IS IN THE NAME OF KH9018, LLC AND IS RECORDED AT INSTRUMENTS 201605020008251 BOOK VOLUME 263, PAGE 5. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS OWNER
David Kowalski

4. SURVEYOR'S CERTIFICATION
EVERY PLAN FOR RECORDING MUST BE PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED SURVEYOR, WHO MUST CERTIFY THE ACCURACY OF THE SURVEY AND AFFIX HIS SEAL. I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

10-3-16
DATE

SCOTT A. SHOUP

SU 044566-E
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT A. SHOUP SURVEYOR SU044566E

5. 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.

10-6-16
DATE

SECRETARY

6. OTHER REQUIRED STATEMENTS
A ROAD OCCUPANCY PERMIT IS REQUIRED PER CRANBERRY TOWNSHIP BEFORE DRIVEWAY ACCESS TO THE TOWNSHIP ROAD IS PERMITTED.

7. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS.
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2016-68, ON THE 6th DAY OF October, 2016.

SECRETARY CHAIRMAN

CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2016-68 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES. OF 7/28/16.

TOWNSHIP MANAGER

C. MUNICIPAL ENGINEER'S CERTIFICATE.
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.

10/6/16
SIGNATURE DATE

PE071353
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL KRATSAS ENGINEER PE071353

8. REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT.
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 28TH DAY OF JULY 2016

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

(SEAL)

9. PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358, PAGE(S) 37-39.
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF October, 2016.

RECORDER OF DEEDS

(SEAL)

RECORDER OF DEEDS OF BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

10. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS:
I, Jason Miller HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER ORDINANCE.

PLAN BOOK	PAGE
358	37

NO.	REVISION DESCRIPTION	DATE	APPROVED
3	REVISED PER CRANBERRY TOWNSHIP COMMENTS	10/03/16	TOM
2	REVISED PER CRANBERRY TOWNSHIP COMMENTS	09/07/16	TOM
1	REVISED PER CRANBERRY TOWNSHIP COMMENTS	07/08/16	TOM

CHECKED BY: APPROVED BY:

PREPARED BY:
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

PREPARED FOR:
KH9018, LLC
102 LAKELAND DRIVE
MARS, PENNSYLVANIA 16046

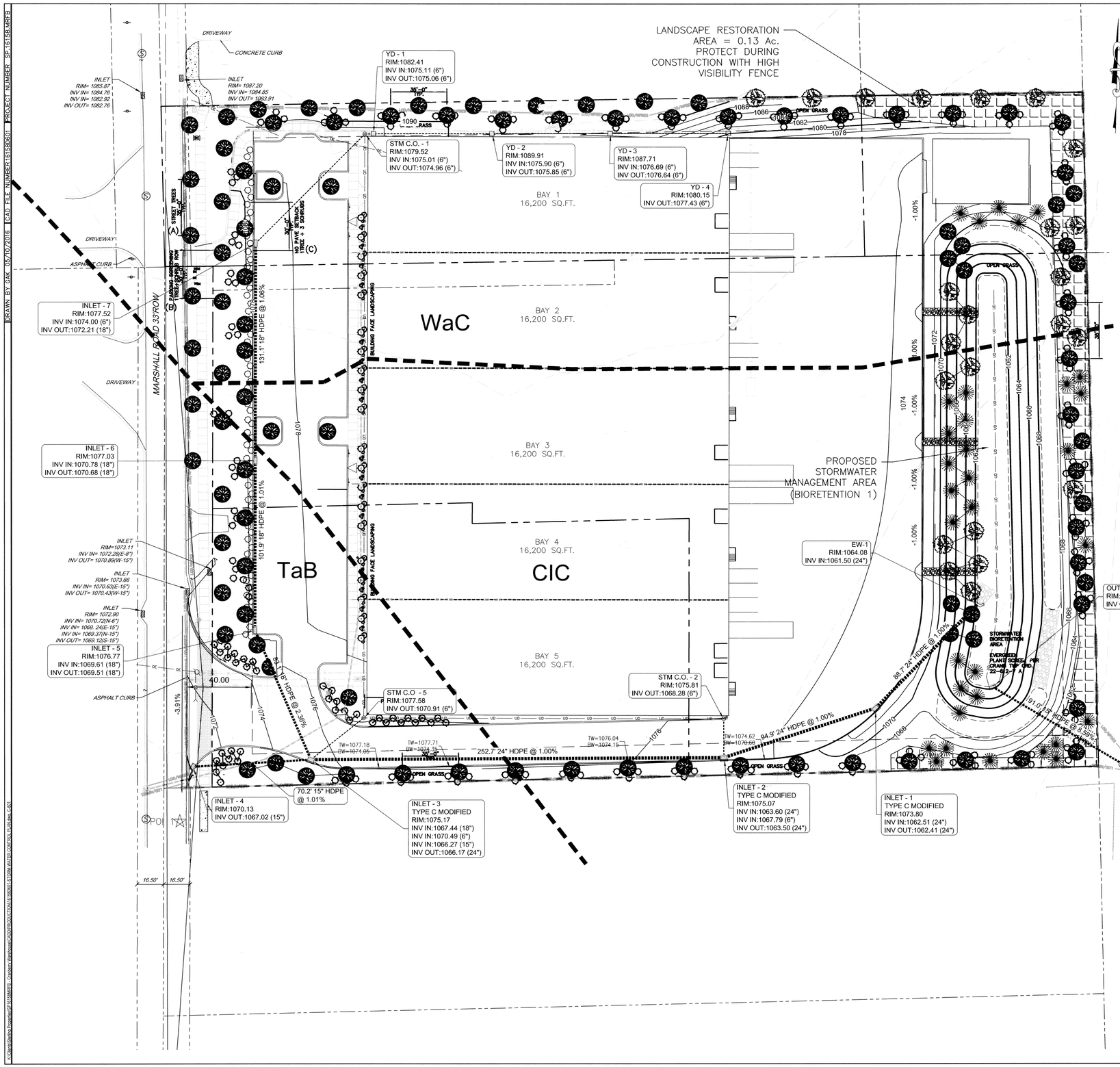
PROJECT:
FLEX BUILDING
9018 MARSHALL ROAD
CRANBERRY TWP.
BUTLER COUNTY, PA 16066

DRAWING TITLE:
GENERAL NOTES

SHEET NO.
C-101

ENGINEER:
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JASON MICHAEL MILLER ENGINEER PE076030

DRAWN BY: GAK 05/10/2016 | CAD FILE NUMBER:16158560I | PROJECT NUMBER: SP-16158.MRFB



PCSM GENERAL NOTES:

1. KH9018, LLC HEREBY ACKNOWLEDGES THAT THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE BUTLER COUNTY CONSERVATION DISTRICT.
2. AS-BUILT RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ALL SWM FACILITIES. THE CONTRACTOR SHALL PROVIDE THIS DOCUMENTATION TO TOWNSHIP OF CRANBERRY'S PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
3. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP OF CRANBERRY AND BUTLER COUNTY CONSERVATION DISTRICT DESIGN STANDARDS.

"I, Tyson Miller, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF CRANBERRY'S AND BUTLER COUNTY CONSERVATION DISTRICT STORMWATER MANAGEMENT ORDINANCE."

4. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT BUTLER COUNTY CONSERVATION DISTRICT HAS REVIEWED THE STORMWATER MANAGEMENT PLAN:

"I, _____, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF TOWNSHIP OF CRANBERRY'S AND BUTLER COUNTY CONSERVATION DISTRICT STORMWATER MANAGEMENT ORDINANCE."

5. ANY WORK DONE OUTSIDE OF THE PROPOSED LIMIT OF DISTURBANCE BOUNDARY SHOWN ON THE EROSION AND SEDIMENTATION (E&S) CONTROL PLANS MAY REQUIRE THE CONTRACTOR TO COMPLETE AND SUBMIT REVISIONS TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
6. BY RECORD OF THIS PLAN, THE TOWNSHIP OF CRANBERRY'S OR IT'S DESIGNEE IS HEREBY GRANTED ACCESS TO ALL PROPOSED STORMWATER MANAGEMENT FACILITIES, STORM INLETS AND PIPES, AS WELL AS TO ALL DRAINAGE WAYS. INGRESS SHALL BE TAKEN FROM THE NEAREST PUBLIC RIGHT-OF-WAY.
7. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP OF CRANBERRY SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE BIORETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING AND/OR SAMPLING, IN THE EVEN 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 NOT LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
8. STORM CONVEYANCE FACILITIES INCLUDING STORM SEWERS, INLETS AND CURB CUTS SHALL BE PERIODICALLY MAINTAINED AS DESCRIBED IN MAINTENANCE AND OPERATIONS NOTES ON THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) DETAILS PAGE OF THIS DRAWING SET.
9. MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED A AN INDICATIONS THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
10. 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.
11. ALL DEAD AND DYING PLANTS WILL BE REPLACED NO LATER THAN THE SUBSEQUENT PLANTING SEASON.
12. ALL SHRUBS SHALL BE 24" AT THE TIME OF PLANTING.
13. LANDSCAPE RESTORATION AREA TO BE PROTECTED WITH HIGH VISIBILITY FENCE. PLANT TREES AS DEPICTED ON THE LANDSCAPE PLANS. SEED WITH A NO-MOW MEADOW MIX, PENNDOT FORMULA W OR EQUAL.

PLAN BOOK	PAGE
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NO.	REVISION DESCRIPTION	DATE	APPROVED
5	REVISED PER BCCD COMMENTS	09/08/16	TOM
4	REVISED PER CRANBERRY TOWNSHIP COMMENTS	09/07/16	TOM
3	REVISED PER CRANBERRY TOWNSHIP COMMENTS	08/03/16	TOM
2	REVISED PER BCCD COMMENTS	07/27/16	TOM
1	REVISED PER CRANBERRY TOWNSHIP COMMENTS	07/08/16	TOM

CHECKED BY: APPROVED BY:

PREPARED BY:

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

PREPARED FOR:

KH9018, LLC
102 LAKELAND DRIVE
MARS, PENNSYLVANIA 16046

PROJECT:

FLEX BUILDING
9018 MARSHALL ROAD
CRANBERRY TWP.
BUTLER COUNTY, PA 16066

DRAWING TITLE:

POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN

SHEET NO.

C-601

ENGINEER:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TYSON O. MILLER
ENGINEER
PE076030

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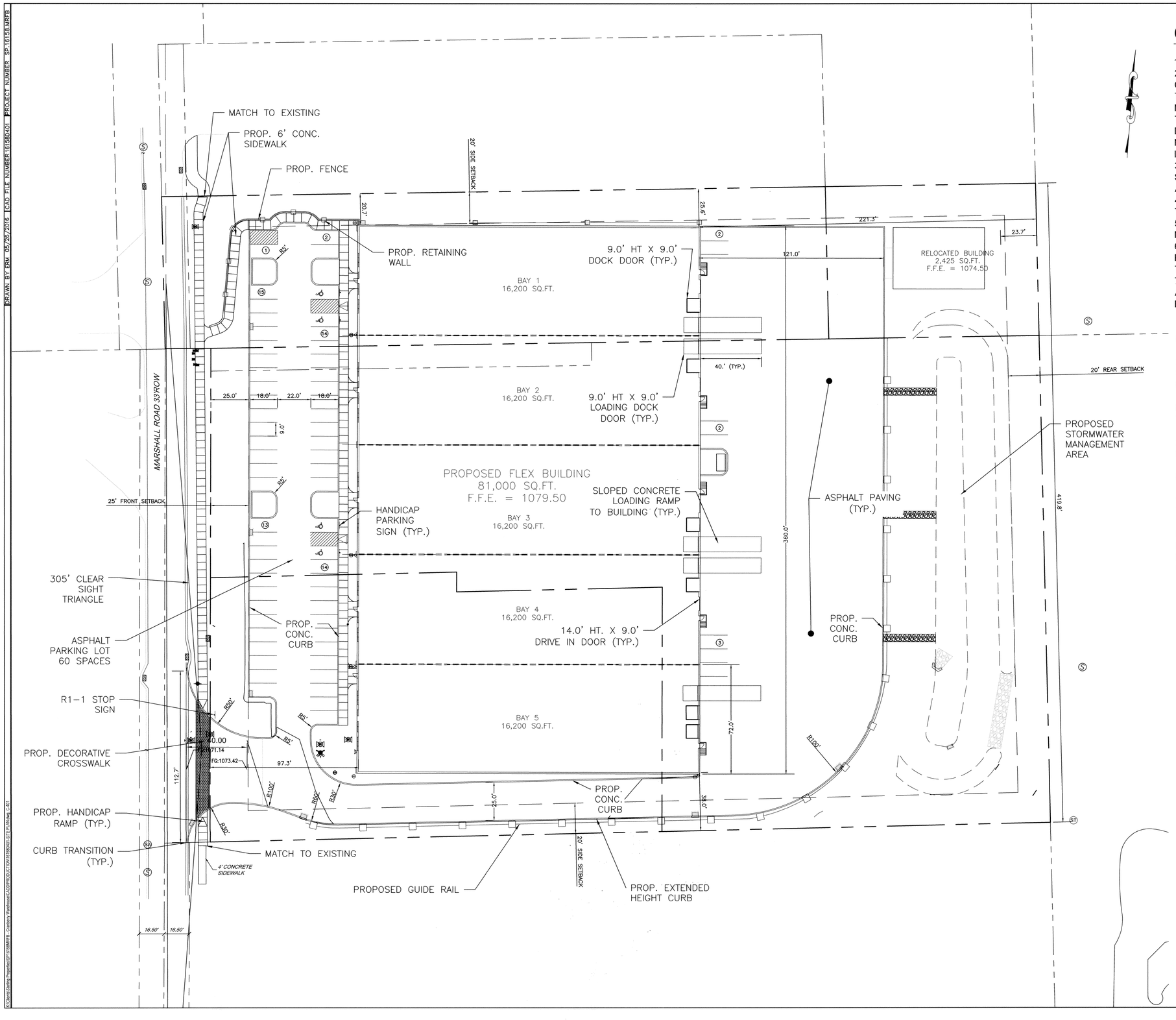

GENERAL NOTES:

1. ALL DIMENSIONS TO CURB ARE TO CURB FACE.
2. ACT 287 - 1974, OR AS AMENDED IN COMPLIANCE WITH ACT 287 PRIOR TO EXCAVATION, THE CONTRACTOR MUST CALL THIS NUMBER AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN THREE (3) WORKING DAYS PRIOR TO EXCAVATION. LOCAL PHONE NUMBER IS 412-323-7100. STATEWIDE PHONE NUMBER IS 1-800-242-1776.
3. PROVIDE CONTINUOUS EXPANSION JOINT AND SEALANT AT INTERFACE OF ALL CONCRETE PAVING AND WALLS, CURBS, AND BUILDING FACES (TYP.)
4. PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 6'-0" HORIZONTAL.
5. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
6. BEFORE DRIVEWAY ACCESS IS PERMITTED A ROAD OCCUPANCY PERMIT FROM CRANBERRY TOWNSHIP WILL BE REQUIRED.
7. ACCESSIBLE ROUTES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, ICC/ANSI A117.1.

LIST OF VARIANCES AND WAIVERS:

22-403.G(4) - REQUIRES THAT A TRAFFIC STUDY BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT.

PROPOSING - TO NOT SUBMIT THE TRAFFIC STUDY. TRIP GENERATION PREVIOUSLY PROVIDED.

27-312.14 - REQUIRES 1 SPACE/ 1,000 OF GFA = 81 REQUIRED

PROPOSING - 66 PARKING SPACES

17- 350.7.A(6) - REGULATING TRANSFER OF WATERSHEDS

PROPOSING TO TRANSFER 1.48 AC. TO WATERSHED 77 BASED ON THE PROPOSED SITE LAYOUT. THE PROPOSED LAYOUT ALSO ELIMINATES ONE POTENTIAL UTILITY OPENING WITHIN MARSHALL ROAD.

MINIMUM SAFE STOPPING SIGHT DISTANCE

MARSHALL ROAD POSTED SPEED LIMIT = 35 MPH

	REQUIRED		PROVIDED	
	LEFT	RIGHT	LEFT	RIGHT
MARSHALL ROAD:	305.0'	305.0'	~565'	~600'

NO.	REVISION DESCRIPTION	DATE	APPROVED
4	REVISED PER CRANBERRY TOWNSHIP COMMENTS	09/07/16	TOM
3	REVISED PER CRANBERRY TOWNSHIP COMMENTS	08/03/16	TOM
2	REVISED PER BCCD COMMENTS	07/27/16	TOM
1	REVISED PER CRANBERRY TOWNSHIP COMMENTS	07/08/16	TOM

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PREPARED FOR:

KH9018, LLC
102 LAKELAND DRIVE
MARS, PENNSYLVANIA 16046

PROJECT:

FLEX BUILDING
9018 MARSHALL ROAD
CRANBERRY TWP.
BUTLER COUNTY, PA 16066

DRAWING TITLE:

SITE PLAN

SHEET NO.

C-401

ENGINEER:

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — THOMAS A. MILLER — ENGINEER — PE076030

PLAN BOOK	PAGE
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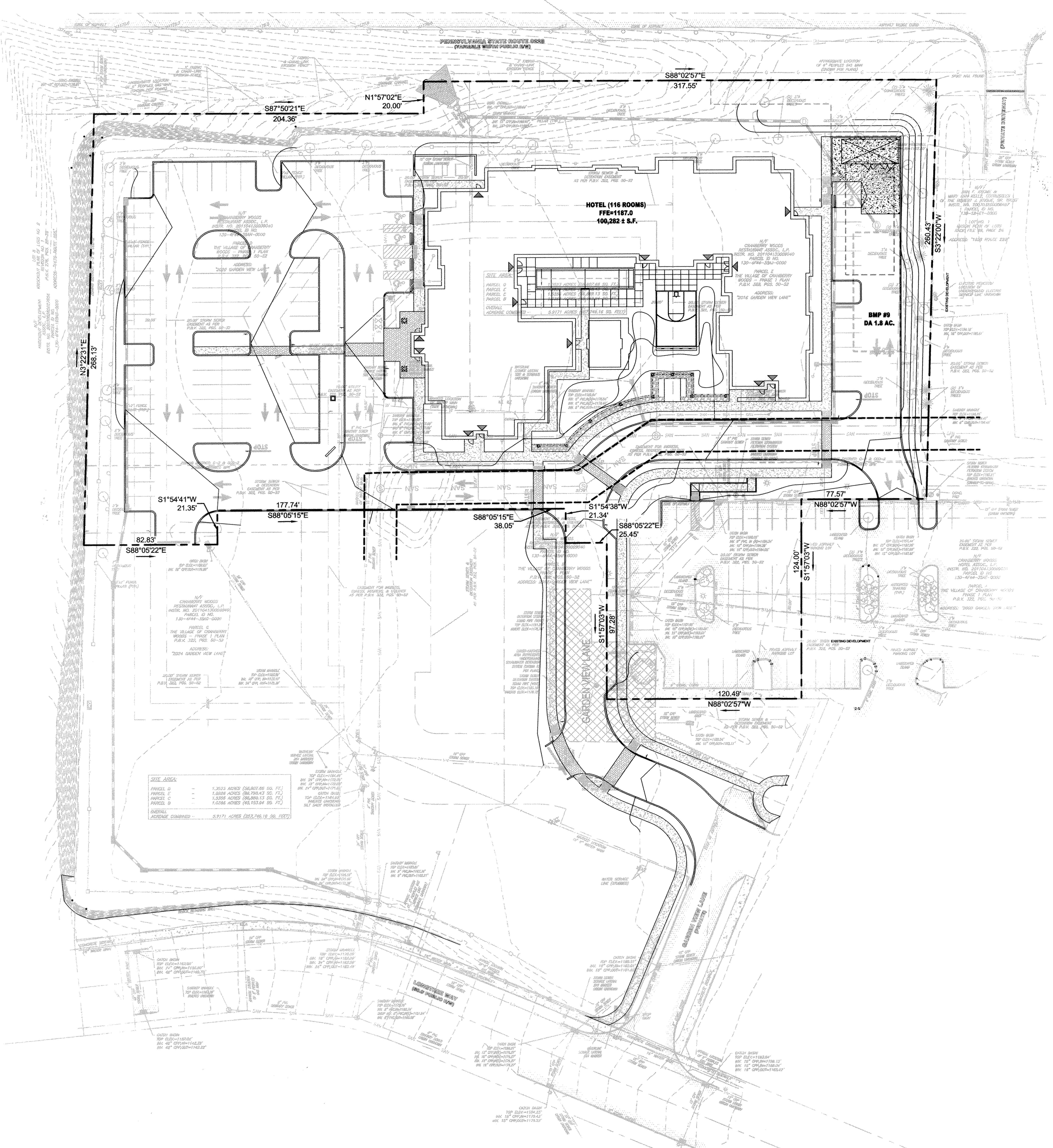
SCALE – FEET
0 30 60 90

Instr:201610200021878 10/20/2016
Pages:1 F:$45.00 9:24AM
Michele Mustello T20160014647
Butler County Recorder FL



PLAN BOOK	PAGE
358	40

OVERALL PARKING ANALYSIS				
PHASE	USE	SQUARE FOOTAGE (PARKING LOT)	REQUIRED PARKING	PROVIDED PARKING
	Hotel	116 (rooms)	116	125

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PARTNERSHIP

THE Cranberry Woods Restaurant Associates, LP, OWNER OF THE LAND SHOWN ON REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS-PHASE 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Cranberry Woods Restaurant Associates, LP

Kimberly May 7.28.16
WITNESS

DONALD B. RODGERS
Cranberry Woods Restaurant Associates, LP, MANAGING PARTNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, A PARTNER IN THE FIRM OF Cranberry Woods Restaurant Associates, LP, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO THE ACT OF THE PARTNERSHIP.

7.28.16 Kimberly May
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

WE, Cranberry Woods Restaurant Associates, LP, HEREBY CERTIFY THAT THE TITLE TO REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS- PHASE 1 IS IN THE NAME OF Cranberry Woods Restaurant Associates, LP, AND IS RECORDED IN INSTRUMENT #201104130009040.

Kimberly May 7.28.16
WITNESS

DONALD B. RODGERS
Cranberry Woods Restaurant Associates, LP MANAGING PARTNER

DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE LOT No.1 and No.3 IN THE REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1 "BEING A CONSOLIDATION OF PARCELS D & E AND LOT LINE REVISIONS TO PARCELS B, C, D, & E TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1" CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Kimberly May 7.28.16
WITNESS

MORTGAGEE OFFICER
Senior Vice President
TITLE

SURVEYORS CERTIFICATION

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

7/27/16
DATE

David W. LaPearle
DAVID W. LAPEARLE, PLS
PA REG NO. SU-34201-E

MUNICIPAL ENGINEERS CERTIFICATION

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

8/4/16
DATE

PE071353
SIGNATURE - REGISTRATION NO.

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.

8/5/16
DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~ RESOLUTION NO. 2016-21 EFFECTIVE THIS DAY OF 5th DAY OF August, 2016.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF SEP, 2015

SECRETARY

Frank E. Uhl SK
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 358 PG 40. GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF October, 2016.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

By the Township Manager.

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2016-21 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances of 3/3/16.

TOWNSHIP MANAGER

STORMWATER NOTES:
SECTION 17-350.7.C(2)(g)5:
The owner is responsible for operation and maintenance of the stormwater BMPs. If the owner fails to adhere to the operation and maintenance (O&M) agreement, the Township may perform the services required and charge the owner appropriate fees. Nonpayment of fees may result in a lien against the property. A note shall be placed on the recorded plans: "As per the approved stormwater management plan, the Township shall have right of access to the on-site 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".

SECTION 17-350.7.C(2)(g)16:
No person shall modify, remove, fill, landscape, or alter any existing stormwater BMP, facilities, areas, or structures, unless it is part of an approved maintenance program, without the written approval of the Township.

SECTION 17-350.7.C(9):
Municipal Liability Disclaimer. Approval of a stormwater management plan by the Township shall not be construed as an indication that said plan complies with the requirements, laws, or standards of any agency of the commonwealth which may or may not govern said activity.

SECTION 17-350.14.B(1):
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.

SECTION 17-350.15.A(1):
Noncompliance with or failure to implement any provision of the approved SWM site plan or operation and maintenance (O&M) agreement.

NOTE:
THE SUBJECT PROPERTY IS CURRENTLY OWNED BY CRANBERRY WOODS RESTAURANT ASSOCIATES, LP., AND AT A FUTURE DATE WILL BE UNDER THE OWNERSHIP OF VCW HOTEL ASSOCIATES, LP.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
15209

BUTLER COUNTY RECORDER OF DEEDS	BUTLER COUNTY PLANNING COMMISSION	NOTARY PUBLIC	REGISTERED SURVEYOR	TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS	TOWNSHIP OF CRANBERRY ENGINEER
RECORDER OF DEEDS BUTLER COUNTY, PA	BUTLER COUNTY PLANNING COMMISSION		COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 34201-E	TOWNSHIP OF CRANBERRY SEAL BUTLER COUNTY	COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KRATSAS

SITE NOTES:

1. ACCESSIBLE ROUTES WILL BE PROVIDED BETWEEN ACCESSIBLE PARKING SPACES AND THE BUILDING IN ACCORDANCE WITH ANSI A117.1-2009.
2. THE SITE IS NOT LOCATED WITHIN THE FEMA 100 YEAR FLOOD BOUNDARY.
3. ALL DIMENSIONS AS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL METERS, HVAC UNITS, ELECTRICAL PANELS, VENTS, ETC. WILL BE SCREENED AS PER SEC. 27-322.1 & 2.
5. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION, WHICH DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
6. LAND OWNER ACKNOWLEDGES THAT THE STORMWAER BMPS AE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY HE TOWNSHIP.

PARKING REQUIREMENTS

HOTEL : 1 PER SLEEPING ROOM = 116 ROOMS

TOTAL REQUIRED SPACES = 116 SPACES
TOTAL REQUIRED ADA SPACES = 5

TOTAL PROVIDED SPACES = 125 SPACES
TOTAL PROVIDED ADA SPACES = 5

SITE DATA:

LAND AREA		
MINIMUM:	1 ACRE	
PROPOSED:	±3.6 ACRES	
ZONING	CCD CORRIDOR OVERLAY DISTRICT	
IMPERVIOUS SURFACE		
MAXIMUM:	60%	
PROPOSED:	59%	
BUILDING HEIGHT		
MAXIMUM:	50'	
PROPOSED:	<50'	
MINIMUM LOT WIDTH	80'	
BUILDING SETBACKS	**REQUIRED**	**MIN. PROVIDED**
FRONT:	25'	25'
SIDE/REAR:	15'	15'
BUILDING AREA		
GROSS FLOOR AREA	24,355 S.F.	
PARKING SPACES		
STANDARD:	9' x 18'	
ADA :	8' x 18' W/ 5' ACCESS AISLE/8' VAN AISLE	
PARKING REQUIREMENTS		
REQUIRED		
HOTEL	1 SPACE/ROOM x 116 ROOMS =116 SPACES	
PROVIDED		
HOTEL	120 SPACES (5 ADA)	

0 40' 80'

Drawing Scale:
1" = 40'

NORTH

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:
Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

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. # 20151482686

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: JULY 21, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
--	---	---

Situate In:
Cranberry Township, Butler County, PA

Project Name:
THE VILLAGE OF CRANBERRY WOODS
COMMERCIAL LAND DEVELOPMENT

Drawing Name:
RECORDING PLAN

Project No: **161137**
Drawing No: **C-1200**

Instr:201610200021886 10/20/2016
Pages:1 F:$45.00 9:33AM
Michele Mustello T20160014649
Butler County Recorder FL

PARTNERSHIP

THE Cranberry Woods Restaurant Associates, LP, OWNER OF THE LAND SHOWN ON REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS-PHASE 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Cranberry Woods Restaurant Associates, LP

WITNESS 7-28-16

DONALD B. RODGERS
Cranberry Woods Restaurant Associates, LP
MANAGING PARTNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, A PARTNER IN THE FIRM OF Cranberry Woods Restaurant Associates, LP, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO THE ACT OF THE PARTNERSHIP.

7-28-16

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly Kay, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2016

NOTARY

CERTIFICATION OF TITLE

WE, Cranberry Woods Restaurant Associates, LP, HEREBY CERTIFY THAT THE TITLE TO REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS- PHASE 1 IS IN THE NAME OF Cranberry Woods Restaurant Associates, LP, AND IS RECORDED IN INSTRUMENT #201104130009040.

WITNESS 7-28-16

DONALD B. RODGERS
Cranberry Woods Restaurant Associates, LP
MANAGING PARTNER

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL DAVID W. LAPEARLE LAND SURVEYOR 36281-E

DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE LOT No.1 and No.3 IN THE REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1 "BEING A CONSOLIDATION OF PARCELS D & E AND LOT LINE REVISIONS TO PARCELS B, C, D, & E TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1" CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS 7-28-16

MORTGAGEE OFFICER
Senior Vice President
TITLE

TOWNSHIP OF CRANBERRY ENGINEER

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL PE071353 ENGINEER

SURVEYORS CERTIFICATION

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

7/27/16
DATE

DAVID W. LAPEARLE, PLS
PA REG NO. SU-34201-E

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS

MUNICIPAL ENGINEERS CERTIFICATION

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

8/4/16
DATE

SIGNATURE - REGISTRATION NO. PE071353

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*

TOWNSHIP OF CRANBERRY PLANNING COMMISSION

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.

8/5/16
DATE

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2016-20 EFFECTIVE THIS DAY OF 5th DAY OF August 2016.

SECRETARY *CHAIRMAN, BOARD OF SUPERVISORS*

BUTLER COUNTY RECORDER OF DEEDS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF SEP 20 15

SECRETARY *CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION*

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 358, PG. 41. GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF October, 2016.

RECORDER OF DEEDS

NOTE:

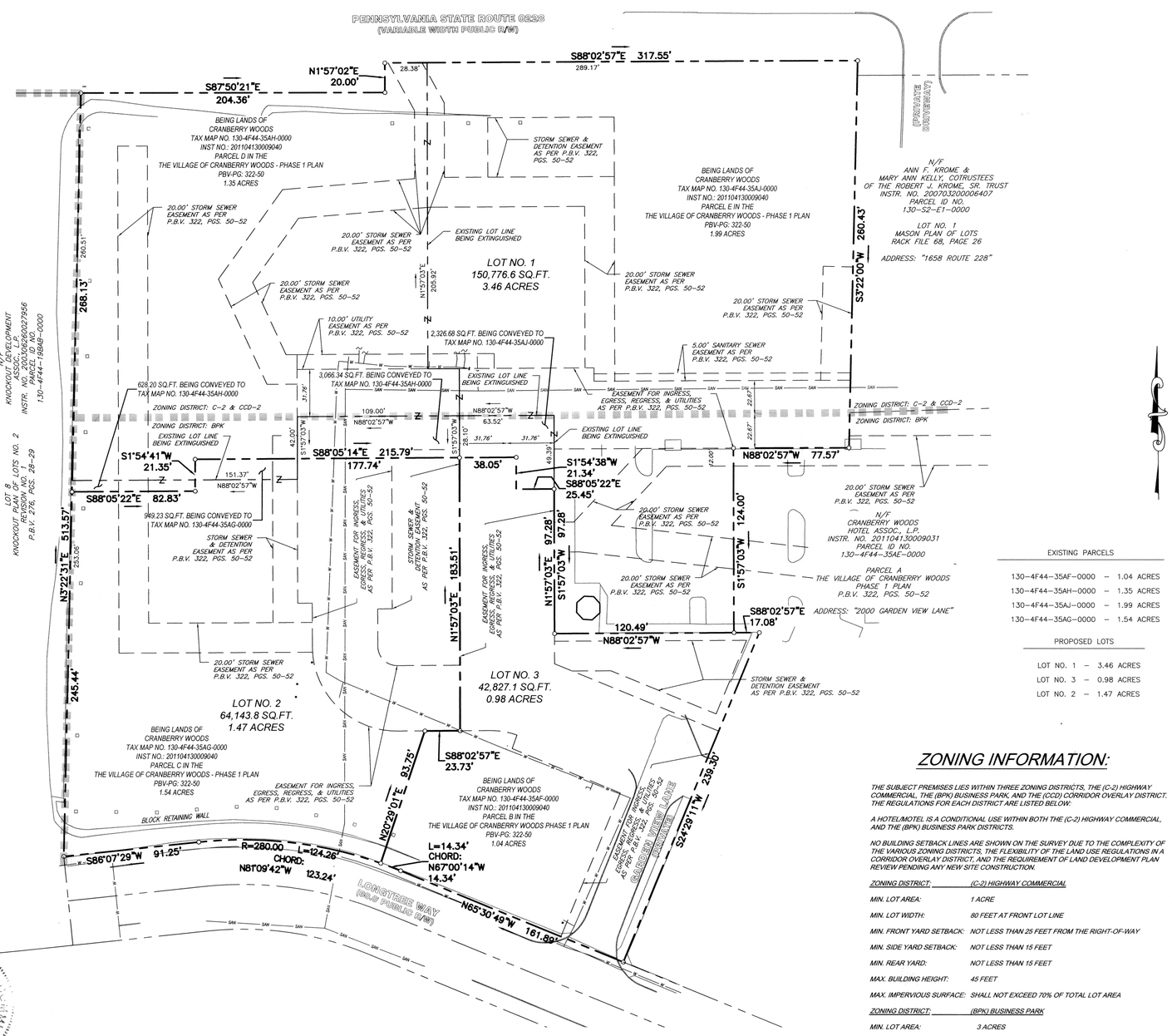
THE SUBJECT PROPERTY IS CURRENTLY OWNED BY CRANBERRY WOODS RESTAURANT ASSOCIATES, LP., AND AT A FUTURE DATE WILL BE UNDER THE OWNERSHIP OF VCW HOTEL ASSOCIATES, LP.

By the Township Manager.

I, Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2016-20 have been met in accordance with Sections 22-205 and 22-307 of the Township of Cranberry Code of Ordinances of 3/3/16

TOWNSHIP MANAGER

COUNTY OF BUTLER
IDENTIFICATION NUMBER
15209



ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THREE ZONING DISTRICTS, THE (C-2) HIGHWAY COMMERCIAL, THE (BPK) BUSINESS PARK, AND THE (CCD) CORRIDOR OVERLAY DISTRICT. THE REGULATIONS FOR EACH DISTRICT ARE LISTED BELOW:

A HOTEL/MOTEL IS A CONDITIONAL USE WITHIN BOTH THE (C-2) HIGHWAY COMMERCIAL, AND THE (BPK) BUSINESS PARK DISTRICTS.

NO BUILDING SETBACK LINES ARE SHOWN ON THE SURVEY DUE TO THE COMPLEXITY OF THE VARIOUS ZONING DISTRICTS, THE FLEXIBILITY OF THE LAND USE REGULATIONS IN A CORRIDOR OVERLAY DISTRICT, AND THE REQUIREMENT OF LAND DEVELOPMENT PLAN REVIEW PENDING ANY NEW SITE CONSTRUCTION.

ZONING DISTRICT:	*(C-2) HIGHWAY COMMERCIAL*
MIN. LOT AREA:	*1 ACRE*
MIN. LOT WIDTH:	*80 FEET AT FRONT LOT LINE*
MIN. FRONT YARD SETBACK:	*NOT LESS THAN 25 FEET FROM THE RIGHT-OF-WAY*
MIN. SIDE YARD SETBACK:	*NOT LESS THAN 15 FEET*
MIN. REAR YARD:	*NOT LESS THAN 15 FEET*
MAX. BUILDING HEIGHT:	*45 FEET*
MAX. IMPERVIOUS SURFACE:	*SHALL NOT EXCEED 70% OF TOTAL LOT AREA*
ZONING DISTRICT:	*(BPK) BUSINESS PARK*
MIN. LOT AREA:	*3 ACRES*
MIN. LOT WIDTH	*250 FEET*
MIN. FRONT YARD SETBACK:	*25 FEET*
MIN. REAR YARD SETBACK:	*50 FEET*
MIN. SIDE YARD SETBACK:	*25 FEET*
MAX. IMPERVIOUS SURFACE:	*SHALL NOT EXCEED 60% OF TOTAL LOT AREA*
MIN. BUILDING HEIGHT:	*SHALL NOT EXCEED 50 FEET UNLESS EVERY REQUIRED YARD IS INCREASED BY ONE FOOT FOR EACH ADDITIONAL TWO FEET IN HEIGHT OVER 50 FEET TO A MAXIMUM HEIGHT ALLOWANCE OF 60 FEET*
ZONING DISTRICT:	*(CCD) CORRIDOR OVERLAY DISTRICT*
MIN. TO MAX. COMMERCIAL AREA:	*10% TO 75%*
MIN. CCD OPEN SPACE:	*15%*
MAX. IMPERVIOUS SURFACE:	*85%*
MAX. BUILDING HEIGHT:	*4 STORIES OR 65 FEET 6 STORIES OR 95 FEET FOR HOTELS*
MIN. BUILDING HEIGHT:	*20 FEET OR 2 STORIES*
MIN ACREAGE:	*30 ACRES*

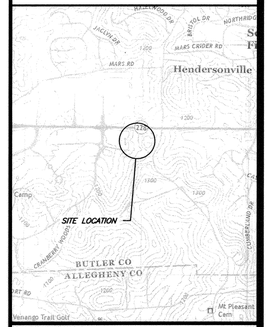
EXISTING PARCELS

130-4F44-35AF-0000	–	1.04 ACRES
130-4F44-35AH-0000	–	1.35 ACRES
130-4F44-35AJ-0000	–	1.99 ACRES
130-4F44-35AG-0000	–	1.54 ACRES

PROPOSED LOTS

LOT NO. 1	–	3.46 ACRES
LOT NO. 3	–	0.98 ACRES
LOT NO. 2	–	1.47 ACRES

Site Location Map: Mars, PA Quad Scale: 1"=2000'



General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON THE BEARINGS CONTAINED ON PARCEL D & PARCEL E OF THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN, ON RECORD IN THE BUTLER COUNTY RECORDER'S OFFICE IN PLAN BOOK VOLUME 322, PAGES 50-52.

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.

PLAN BOOK	PAGE
358	41

0 40' 80'

Drawing Scale: 1" = 40'

Legend:

ASPHALT/CONC PAVING
PROPERTY ADJOINER
SUBJECT PROPERTY
INTERIOR PARCEL LINE
PROPERTY EASEMENT
SANITARY UTILITY — SAN — SAN —
WATER UTILITY — W — W —

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:
Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

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. # 20151482708

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: JULY 21, 2016

PLAN REVISIONS

	DATE	DESCRIPTION
1	---	---
2		
3		
4		
5		
6		

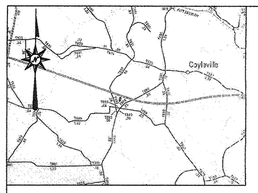
Situate In:
Cranberry Township, Butler County, PA

Project Name:
REVISION 1 TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1

BEING A CONSOLIDATION OF PARCELS D & E AND LOT LINE REVISIONS TO PARCELS B,C,D & E TO THE VILLAGE OF CRANBERRY WOODS - PHASE 1

Project No: 161137
Drawing No: 1

\Project Files\161137 - The Village of Cranberry Woods\Drawings\Survey\161137-Subdivision.dwg, 7/27/2016 1:23:39 PM, DWG To PDF.pc3
Name: 161137-Subdivision.dwg File Location: N:\Project Files\161137 - The Village of Cranberry Woods\Drawings\Survey Plot Date: 10/31/15



LOCATION MAP

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

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

BUILDING SETBACK LINES:
FRONT 40' FROM R\W
SIDE & REAR 20'

THIS PLAT DOES NOT ATTEST TO UTILITIES.
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776

Landowners Declaration of Intent

We, RICHARD & JUDITH SPRYN, being duly affirmed according to the law, depose that we are the owner of record of the lands shown herein being considered for subdivision approval. In addition, we have reviewed the plans and are in agreement with what is presented for approval.

Judith A. Spryn
Signature of property owner

Signature of property owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 13th day of October, 2016 before me a Notary Public in and for said state and county personally came Judith A. Spryn known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen A. Rowe, Notary Public
Summit Twp., Butler County
My Commission Expires Aug. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Final approval by the Clearfield Twp. Supervisors

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD 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.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD
THIS 10th DAY OF October 2016 2015 SB

Secretary Seal Chairman

Final approval by the Clearfield Twp. Planning Commission
this 14TH day of Oct 20 16

Secretary Chairman

Reviewed by the Butler County Planning Commission
this 15TH day of Oct 2016

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PENNSYLVANIA
I hereby certify that this instrument was recorded in the Recorder's Office of Butler County, Pennsylvania, on the 20 day of October, 2016 at 11:16 o'clock A.M. in Deed Book Volume 358 Page 42.
Witness my hand and the seal of said office.

MICHELE M. MUSTELLO
RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA

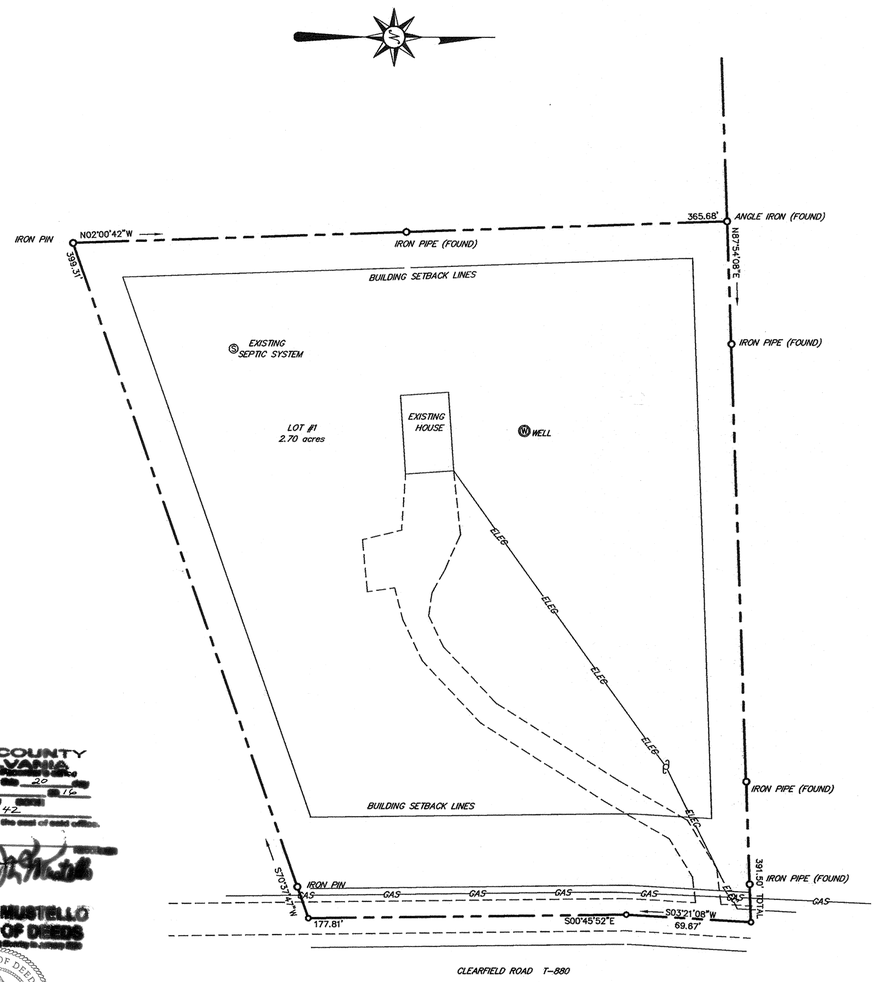
Certification by Professional Land Surveyor

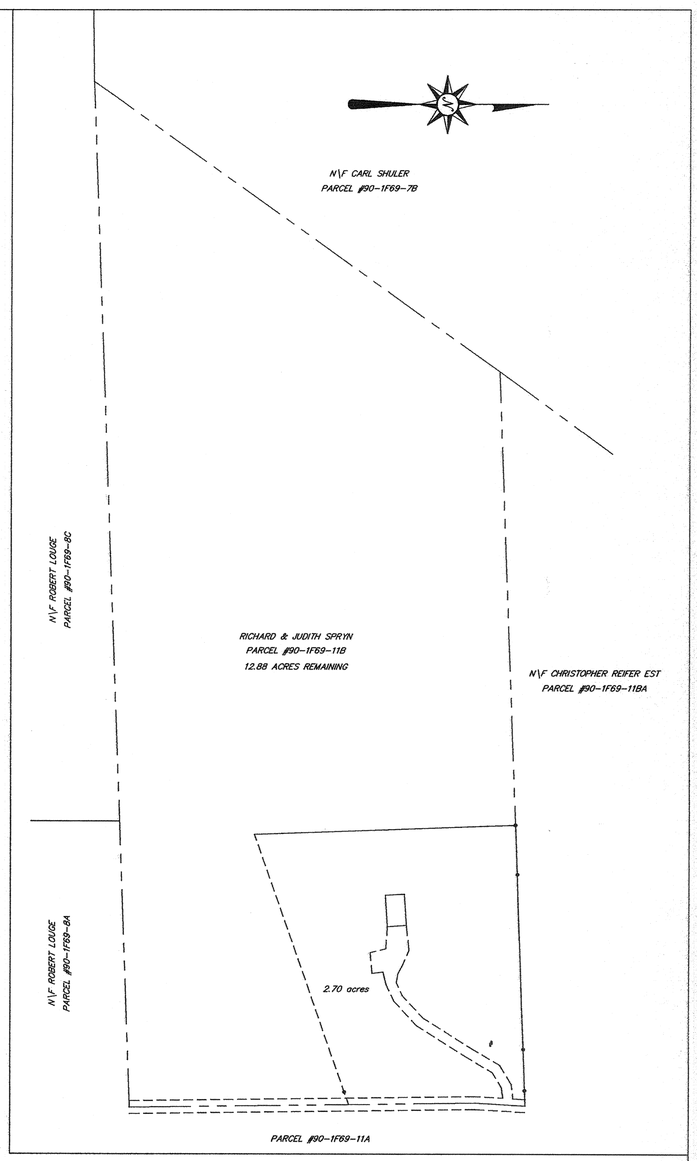
I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly stated,that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, land, streets and easements surveyed by me for the owner(s)

AUG 2016
DATE

SEAL

COMMONWEALTH OF PENNSYLVANIA
RICHARD D. SEDWICK
LAND
SU-050061-E
REGISTERED PROFESSIONAL





PARENT TRACT MAP

RESIDUAL TRACT NOTE;
" As of the date of this plot plan, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and approving agency have approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated 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 determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

Instr:201610200021921 10/20/2016
Pages:1 F:$45.00 1:10PM
Michele Mustello T20160014691
Butler County Recorder FL

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
358	42

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=40'	RICHARD & JUDITH SPRYN
DATE: AUG. 2016	652 CLEARFIELD ROAD
DRAWING NO: 90-1F69-11B	FENELTON PA. 16034
	CLEARFIELD TWP. BUTLER CO.
	R.D.SEDWICK P.L.S. 326 CONERTY RD. CHICORA,PA. 724-355-9302

OWNER'S ADOPTION

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

Michael P. Knott
MICHAEL P. KNOTT

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 19TH DAY OF OCTOBER, 2016

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x Debra L Jeffcoat
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

CERTIFICATION OF TITLE (NO MORTGAGE)

I, MICHAEL P. KNOTT, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE M. KNOTT PLAN IS IN THE NAME OF MICHAEL P. KNOTT AND IS RECORDED IN INSTRUMENT NUMBER 201607260014953. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

x Debra L Jeffcoat — Michael P. Knott
WITNESS — MICHAEL P. KNOTT

SURVEYOR'S CERTIFICATION

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

7TH Oct '16
DATE

STANLEY D. GRAFF
REG. NO. SU-049114-E

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 20 EFFECTIVE THIS 5TH DAY OF October, 2016.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 27TH DAY OF September, 2016.

SECRETARY — CHAIRMAN, [illegible]

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

TOWNSHIP ENGINEER — PE083712 REGISTRATION NO. — 10/19/2016 DATE

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF SEPT, 2016.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION — SEAL

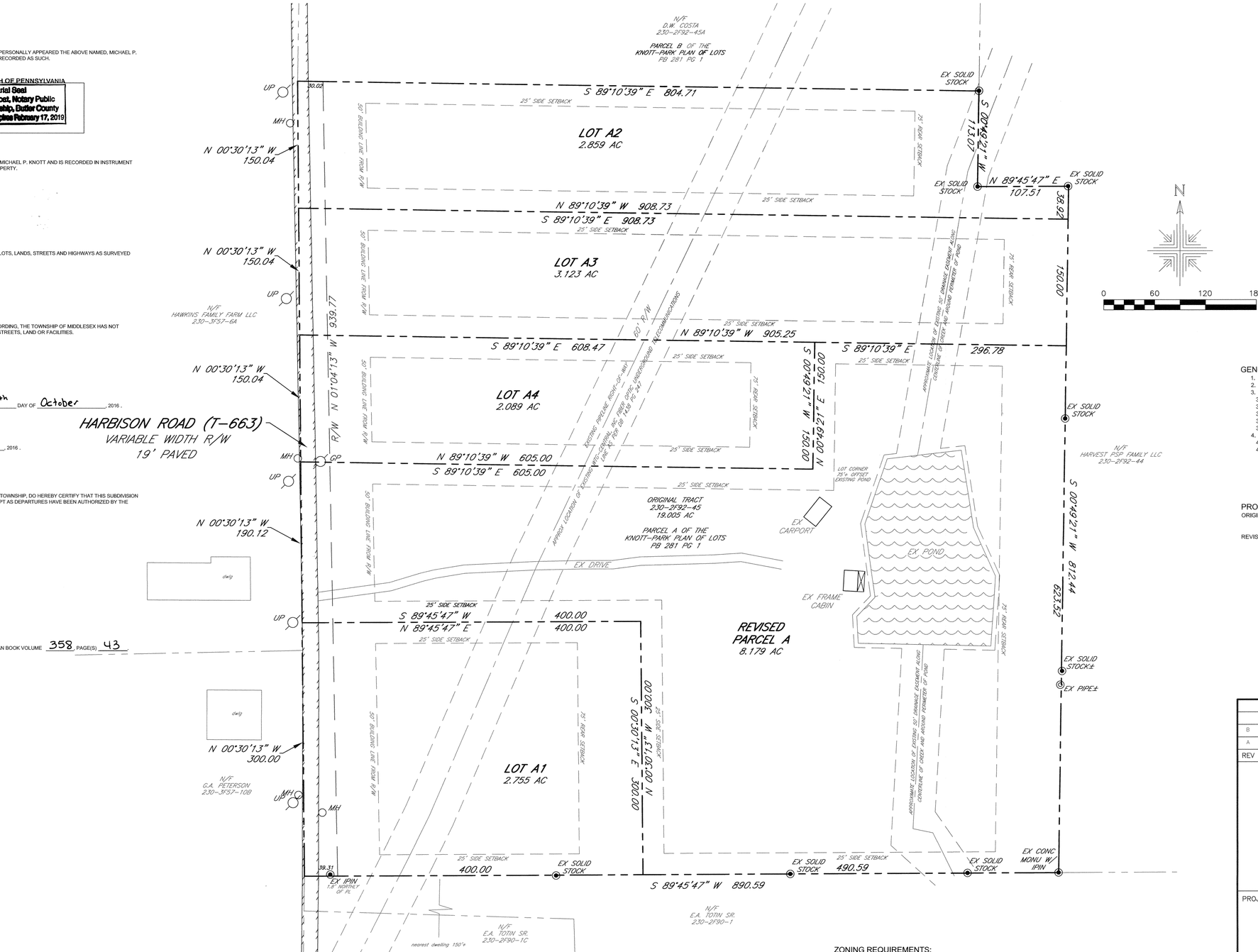
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 358 ,PAGE(S) 43.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF October, 2016.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



GENERAL NOTES:

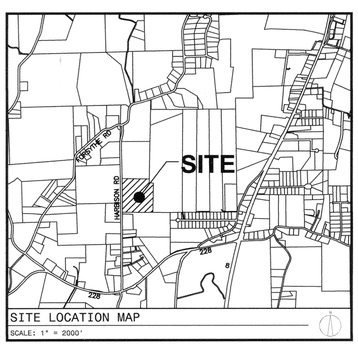
1. OWNER: MICHAEL P. KNOTT
2. ZONING DISTRICT: AG-A RURAL RESIDENTIAL
3. FLOOD DESIGNATION
   - 3.1. FEMA: INSURANCE RATE MAP (FIRM)
   - 3.1. ZONE C: AREA OF MINIMAL FLOODING
   - 3.2. TOWNSHIP OF MIDDLESEX
   - 3.3. COMMUNITY PANEL NO 421229 0010 B
   - 3.4. EFFECTIVE DATE: DECEMBER 1, 1983
4. REFERENCE(S)
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. KNOTT-PARK PLAN OF LOTS PLAN BOOK 281 PG 1

PROPERTY AREAS:

ORIGINAL 230-2F92-45
PARCEL "A" 19.005 ACRES

REVISED

REV PARCEL "A"	8.179 AC
LOT A1	2.755 AC
LOT A2	2.859 AC
LOT A3	3.123 AC
+ LOT A4	2.089 AC
REVISED TOTAL	19.005 ACRES



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

ZONING REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF MIDDLESEX

ZONING DISTRICT: AG-A RURAL RESIDENTIAL

SITE REQUIREMENTS FOR SINGLE FAMILY DWELLING:

1. MINIMUM LOT SIZE = 1 ACRE
2. MINIMUM LOT WIDTH = 150 FT AT FRONT LOT LINE
3. SET BACK REQUIREMENTS.
   - 3.1. FRONT YARD SETBACK = 50 FT FROM FRONT LOT LINE OR 75 FROM CL, WHICHEVER IS GREATER
   - 3.2. SIDE YARD SETBACK = 25 FT (PRINCIPAL STRUCTURE) SIDE YARD SETBACK = 10 FT (ACCESSORY STRUCTURE)
   - 3.3. REAR YARD SETBACK = 75 FT (PRINCIPAL STRUCTURE) REAR YARD SETBACK = 10 FT (ACCESSORY STRUCTURE)

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:201610240022159 10/24/2016
Pages:1 F:$45.00 10:12PM
Michele Mustello T20160014833
Butler County Recorder FL

RECORDED Oct 24 20 16

PLAN BOOK	PAGE
358	43

SHEET 1 of 1

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING MEETING HELD ON 9/27/2016	SDG	9/29/16
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 9/8/2016	SDG	9/14/16

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

PROJECT DESCRIPTION

M. KNOTT PLAN

BEING A

SUBDIVISION

FOR

MICHAEL P. KNOTT

SITUATE

TOWNSHIP OF MIDDLESEX
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
8/16/16	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
15-210	230-2F92-45	B

KNOW ALL MEN BY THESE PRESENTS; THAT MARY HINES-FORMECK & MICHAEL C. FORMECK DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, MARY HINES-FORMECK & MICHAEL C. FORMECK, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, 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 MARY HINES-FORMECK & MICHAEL C. FORMECK, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF October 20 16.

ATTEST:

WITNESS — OWNER: Mary Hines-Formeck

WITNESS — OWNER: Michael C. Formeck

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 MARY HINES-FORMECK & MICHAEL C. FORMECK 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 21st DAY OF October 20 16.
MY COMMISSION EXPIRES THE 2nd DAY OF November 2018.

Julie Bobkley
NOTARY PUBLIC

REVIEWED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 10TH DAY OF October, 20 16

Vonnie Hogg
SECRETARY

CHAIRMAN

JE LME accept

WE JAMES L. & LEAH M. ERDOS HEREBY EXCEPT LOT 5 OF THE HINES-FORMECK PLAN OF LOTS CONTAINING 1.06 ACRES TO BE CONVEYED TO LANDS OF JAMES L. & LEAH M. ERDOS.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF October 2016

ATTEST:

WITNESS — OWNER: James L. Erdos

WITNESS — OWNER: Leah M. Erdos

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 JAMES L. & LEAH M. ERDOS 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 22 DAY OF October 2016.
MY COMMISSION EXPIRES THE 04 DAY OF June 2018.

David C. Harbein
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David C. Harbein, Notary Public
Center Twp., Butler County
My Commission Expires June 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 24TH DAY OF October, 20 16.

Karen Connell
SECRETARY

Paul A Dick
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

I, GREGORY B. JONES, 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.

10-25-16
DATE

REG. NO. SU -052331-E

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Oct. 2016.

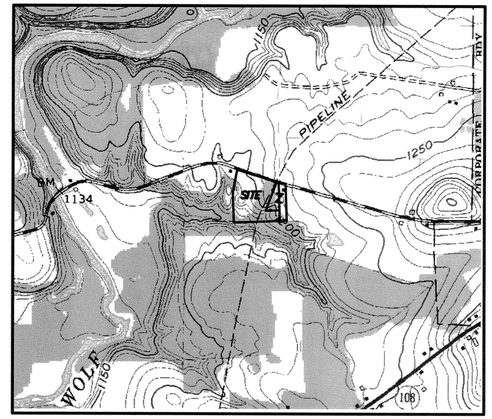
SECRETARY — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

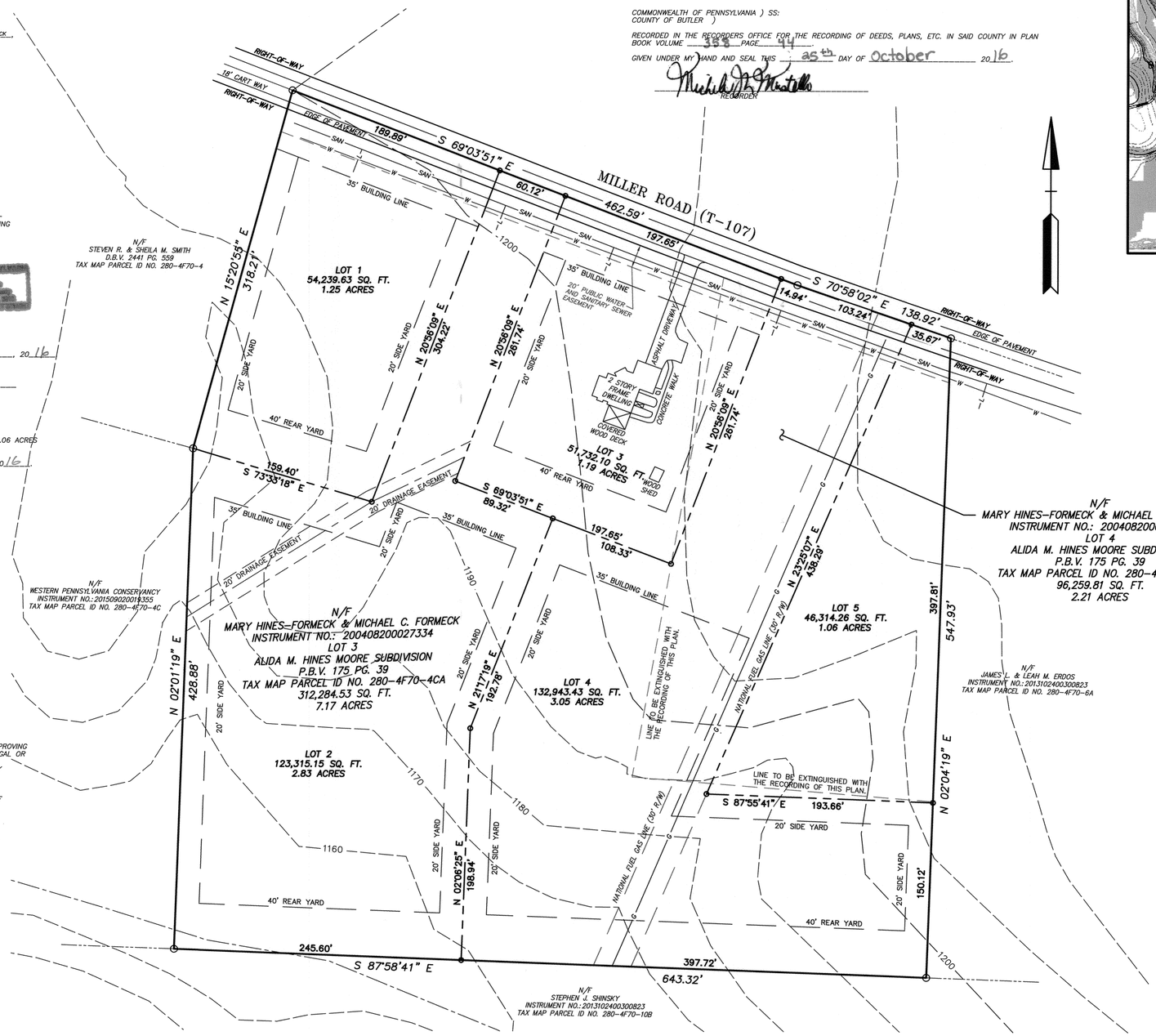
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 358 PAGE 44.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF October 2016.

Michele M. Mustello
RECORDER



LOCATION MAP



50 0 25 50 100 200

1 inch = 50 ft.

ZONED R-1 RESIDENCE

SITE DATA	
TOTAL PLAN AREA	9.38 ACRES
MINIMUM LOT AREA	25,000 SQ. FT.
MINIMUM LOT WIDTH	100 FEET MINIMUM
MINIMUM FRONT YARD	35 FEET MINIMUM
MINIMUM SIDE YARD	20 FEET MINIMUM
MINIMUM REAR YARD	40 FEET MINIMUM
MAXIMUM STRUCTURE HEIGHT	35 FEET MAXIMUM
MAXIMUM LOT COVERAGE (%)	25% MAXIMUM

NOTES:

1. THE BEARING SYSTEM USED ON THIS PLAN IS BASED ON THE NORTH AMERICAN DATUM (NAD) 1983.

2. TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM U.S.G.S. GRID. NO LIVE TOPOGRAPHY WAS TAKEN.

3. LOT 5 TO BE CONVEYED TO AND BECOME PART OF JAMES L. & LEAH M. ERDOS PROPERTY AND TO BE CONSOLIDATED WITH JAMES L. & LEAH M. ERDOS WITHIN 90DAYS OF THE TRANSFER OR LOT 5 WILL BE CONSOLIDATED WITH LOT 4.

4. NO FURTHER SUBDIVISION MAY OCCUR ON ANY LOTS WITHOUT RESUBMITTAL OF AN APPLICATION FOR MAJOR SUBDIVISION TO SLIPPERY ROCK TOWNSHIP. SUCH SUBMITTAL SHALL INCLUDE A PLAN FOR STREETLIGHTS AND SIDEWALKS MEETING ALL STANDARDS OF THE SLIPPERY ROCK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS ANY OTHER TOWNSHIP REQUIREMENTS FOR SITE PLANNING AND PUBLIC OR PRIVATE IMPROVEMENTS.

Hines-Formeck Plan of Lots

Situate in

Slippery Rock Township
Butler County, Pennsylvania

Prepared For

Mary Hines-Formeck & Michael Formeck

OWNER: Mary Hines-Formeck & Michael Formeck
165 Miller Road
Slippery Rock, PA 16057
Phone: 724-794-4715

PLAN BOOK	PAGE
358	44

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

Scale: 1" = 50'
Date: September 12, 2016
Revised: September 28, 2016
Revised: October 14, 2016
Revised: October 18, 2016
DWG: HINES-FORMICK-SUBDIVISION
DRAWN BY: MAM
CHECKED BY: GBJ
SHEET SUB OF 1

Notary Public

Registered Surveyor — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY B. JONES LAND SURVEYOR SU-052331-E

Slippery Rock Township Planning Commission

Slippery Rock Township Board of Supervisors

Butler County, Pa. Planning Commission

Butler County, Pa. Recorder of Deeds

Instr-201610260022026 10/26/2016
Pages:1 F:$45.00 1:26PM
Michele Mustello T20160014962
Butler County Recorder FL

Plot Date:10/19/2016 8:06 PM File Name:E:\JANES\HINES-FORMICK-SUBDIVISION.DWG Layout:SUB

LIMITED PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that the QUAILL INVESTMENT COMPANY, L.P., a Pennsylvania Limited Partnership, does hereby adopt this as its Plan of Subdivision of its property, situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby 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, the QUAILL INVESTMENT COMPANY, L.P. hereby covenants and agrees to and by these presents do 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 the QUAILL INVESTMENT COMPANY, L.P. its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16 day of Aug, A.D. 20 16.

ATTEST:

Notary Public — General Partner

My commission expires the 20 day of Aug, A.D. 20 19.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Andrew R. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 20, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

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 STEPHANIE M. CHLOSTA, a General Partner, QUAILL INVESTMENT COMPANY, L.P., who acknowledged the foregoing release and dedication and Plan of Subdivision to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of Aug, A.D. 20 16.

Notary Public

My commission expires the 20 day of Aug, A.D. 20 19.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Andrew R. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 20, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE

QUAILL INVESTMENT COMPANY, L.P., by STEPHANIE M. CHLOSTA, its general partner, owner of the the property, do hereby certify that the title of this property is in the name of QUAILL INVESTMENT COMPANY L.P., as recorded in Instrument Number 200011140027135 in the Recorder of Deeds Office of Butler County. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — General Partner

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK B. SCHMIDT, 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.

Signature

8-16-2016 — Date

SU-38950-E — Registration Number

Adams Township — Adams Township Municipal Engineer — Butler County Planning Commission — Butler County Recorder

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that this Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have been authorized by the approval authority.

Signature

10/5/16 — Date

26400 E — Registration Number

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 2 day of DECEMBER, A.D. 20 15.

ATTEST:

Secretary — Chairman, Planning Commission

APPROVAL BY TOWNSHIP OF ADAMS

The Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage 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 Township Board of Supervisors.

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 14 day of December, A.D. 20 15.

ATTEST:

Secretary, Board of Supervisors — Chairman, Board of Supervisors

Supervisor

Supervisor — Supervisor

Supervisor

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT-LOT SUBDIVISION

Reviewed with or without comments by the Butler County Planning Commission at the meeting held this 21st day of SEPT, A.D. 20 16. Letter to Adams Township Board of Supervisors dated 22ND SEPT. A.D. 20 16.

Secretary — Chairman

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 358 Page(s) 45-48

Given under my hand and seal this 25th day of October, A.D. 20 16.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Instr:201610250022361 10/25/2016
Pages:4 F:$165.00 2:25PM
Michele Mustello T20160014964
Butler County Recorder FL

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, that QUAILL INVESTMENT COMPANY, L.P. of the township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this subdivision of land until such time as We, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance We for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon QUAILL INVESTMENTS COMPANY, L.P. our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS this 16 day of Aug, A.D. 20 16.

General Partner

WITNESS MY HAND AND NOTARIAL SEAL this 16 day of Aug, A.D. 20 16.

Notary Public

My commission expires the 20 day of Aug, A.D. 20 19.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Andrew R. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 20, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RE-APPROVAL BY TOWNSHIP OF ADAMS

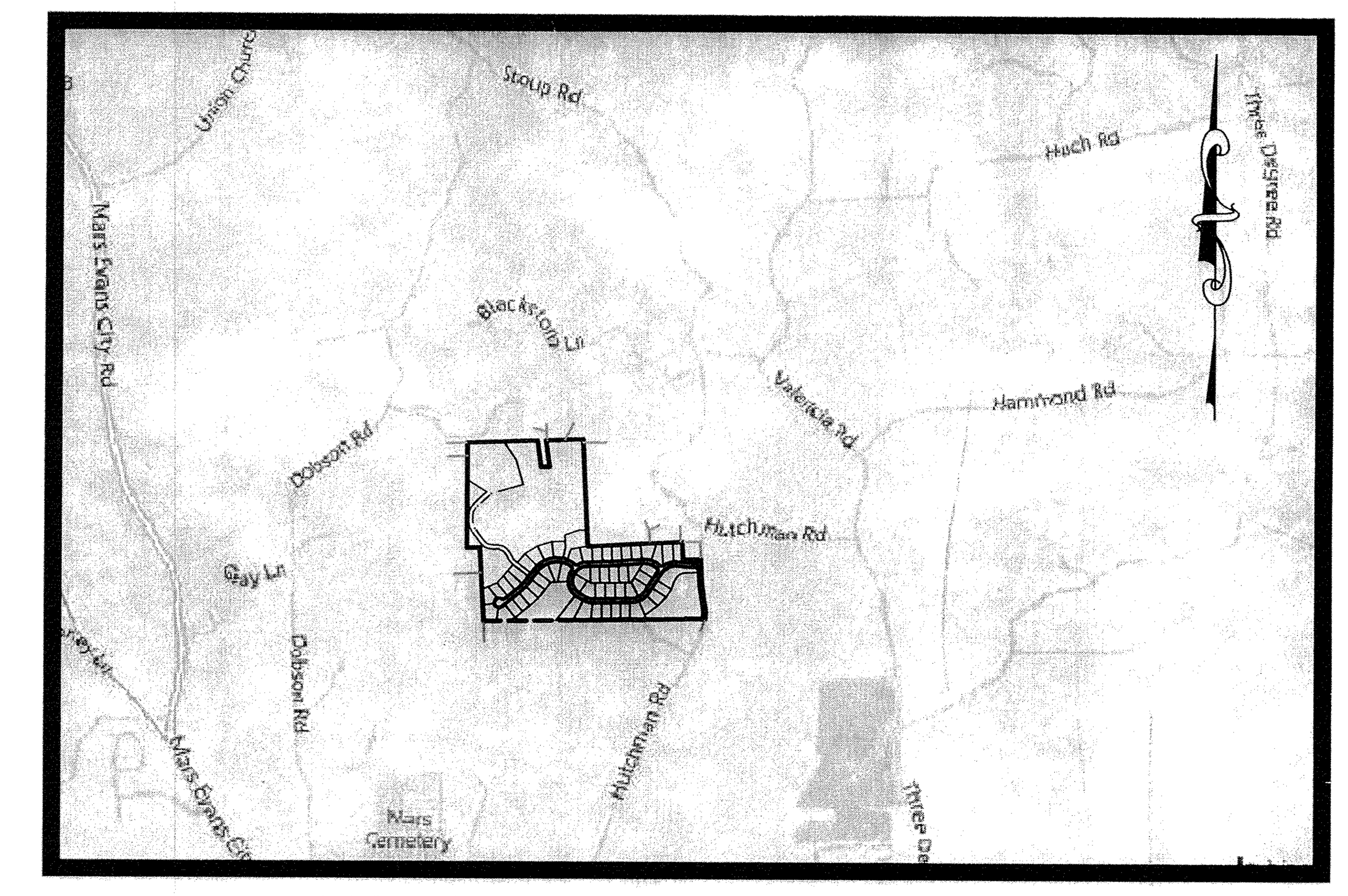
This plat of subdivision re-approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26 day of September, 2016.

ATTEST:

Secretary — Chairman

Supervisor — Supervisor

Supervisor — Supervisor



LOCATION MAP SCALE = 1"= 2000'

	Zoning Information
Total Property Area	90.756 Acres
Proposed (TOA) Single Family Lots	55 Lots
Estate Lot	1 Lot
Existing Single Family Lot	1 Lot (to remain)
Total Lots within Plan	57 Lots

	Current (RC)Zoning Requirements	PRD Standards	Proposed Use
Minimum Site Area	N/A	25 Acres	90.756 Acres
Maximum Density	1 / acre	1 du / acre	0.63 du / acre
Minimum Open Space	N/A	40%	42% (38.1 Acres)
Off-Street Parking	3 / du	3 / du	4 / du
Minimum Perimeter Buffer	25' feet	25' feet	30' feet
Allowed Use	S.F. & Duplex	S.F. & Duplex	Single Family
Minimum Lot Size	43,560 sq.ft.	21,780 sq.ft.	21,780 sq.ft.
Minimum Lot Width	150' feet	110' feet	110' feet
Minimum Front Yard	50' feet	50' feet	*30', 35' feet
Minimum Rear Yard	25' feet	25' feet	25' feet
Minimum Side Yard	20' feet	20' feet	20' feet

* Modification of 30 feet is Requested for Lots 34-38.
Modification of 35 feet is Requested Lots 1-33, and Lots 39-55

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 SANITARY SEWERS
3. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP WATER LINE.
4. ALL DRAINAGE , WETLAND CONSERVATION AND STORM SEWER EASEMENTS SHALL BE MAINTAINED BY THE TOA - ADAMS PRD HOMEOWNERS ASSOCIATION.
5. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE TOA - ADAMS PRD HOMEOWNERS ASSOCIATION.
6. THE PRD BUFFER PERIMETER WILL BE MAINTAINED BY THE ASSOCIATION. HOMEOWNERS SHALL NOT CUT ANY TREES WITHIN THIS AREA. A NOTE WILL BE CONTAINED IN EACH DEED RESTATING THE MAINTENANCE OBLIGATIONS OF THE HOA AND RESTRICTIONS ON INDIVIDUAL HOMEOWNERS
7. NO FURTHER SUBDIVISION OF PARCEL F WILL BE PERMISSIBLE AT ANY FUTURE TIME.
8. CONSTRUCTION OF THE DRIVEWAY FOR PARCEL F SHALL COMPLY WITH ALL STATE AND FEDERAL LAWS. ALL REQUIRED STATE OR FEDERAL PERMITS, IF ANY, SHALL BE OBTAINED FOR CONSTRUCTION OF THE DRIVEWAY. ADAMS TOWNSHIP HAVE NO LIABILITY RELATING TO THE CONSTRUCTION OR USE OF THE DRIVEWAY SERVING PARCEL F.

PLAN NAME:
PINNACLE AT ADAMS

PLAN BOOK	PAGE
358	45

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CH.
3	Address Municipal Comments	10-22-2015	---	---
2	Address Municipal Comments	9-14-2015	---	---
1	Address Municipal Comments	8-19-2015	---	---

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — MARK B. SCHMIDT — SU38950E

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

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

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

DRAWN BY: Med
CHECKED BY:
APPROVED BY:
CAD: 11447-1 Const.dwg

TITLE: TOA - Adams PRD
Plan for Recording
Adams Township — Butler County, Pennsylvania

CLIENT: TOA Adams Land, L.P.
201 King of Prussia Road, Suite 300 — Radnor, Pennsylvania 1908?

DATE ISSUED: July 8, 2015
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SHEET: REC.1
HTA PROJECT #: 11447-1

X:\16-XXXX Jobs\16-11400 Jobs\16-11447-1\Production Drawings\11447-1 Const.dwg, REC.1, 8/15/2016 9:27 AM, Jason Carroll

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Match to Sheet REC.3

Match to Sheet REC.3

Resolution Drive 50' R/W

Hutchman Road Ex. 33' R.O.W.

Lot 1 0.6170 Acre 26,877 Sq.ft.
Lot 2 0.7049 Acre 30,709 Sq.ft.
Lot 3 0.5773 Acre 25,148 Sq.ft.
Lot 4 0.6546 Acre 28,516 Sq.ft.
Lot 5 0.5000 Acre 21,780 Sq.ft.
Lot 6 0.5000 Acre 21,780 Sq.ft.
Lot 7 0.5000 Acre 21,780 Sq.ft.
Lot 8 0.4999 Acre 21,779 Sq.ft.
Lot 37 0.5050 Acre 22,000 Sq.ft.
Lot 38 0.7193 Acre 31,333 Sq.ft.
Lot 39 0.5834 Acre 25,415 Sq.ft.
Lot 40 0.5349 Acre 23,301 Sq.ft.
Lot 41 0.5050 Acre 21,999 Sq.ft.
Lot 42 0.5000 Acre 21,780 Sq.ft.
Lot 43 0.5000 Acre 21,780 Sq.ft.
Lot 44 0.5000 Acre 21,780 Sq.ft.
Lot 45 0.5017 Acre 21,854 Sq.ft.
Lot 46 0.5000 Acre 21,780 Sq.ft.
Lot 47 0.5000 Acre 21,780 Sq.ft.
Lot 48 0.5037 Acre 21,941 Sq.ft.
Lot 49 0.5046 Acre 21,982 Sq.ft.
Lot 50 0.5324 Acre 23,194 Sq.ft.
Lot 51 0.5273 Acre 22,970 Sq.ft.
Lot 52 0.5041 Acre 21,961 Sq.ft.
Lot 35 0.5050 Acre 22,000 Sq.ft.
Lot 36 0.5050 Acre 22,000 Sq.ft.

Parcel A 5.5226 Acre 240,564 Sq.ft.
Parcel B 0.1729 Acre 7,532 Sq.ft.
Parcel C 1.3249 Acre 57,713 Sq.ft. Storm Sewer & Drainage Easement

Addition Area for Road ROW 0.4057 acres 17,674 sq.ft.

N86°55'22"E 730.27'
N87°33'04"E 379.43'
S3°11'56"E 210.00'
N87°33'04"E 210.00'
S22°22'30"E 193.46'
N89°10'32"E 2601.00'
N63°29'46"E 187.19'
N32°21'43"E 110.00'
N20°26'24"E 107.49'
S57°18'17"E 192.20'
S57°18'17"E 189.50'
S27°10'50"E 185.69'
N37°09'21"E 67.15'
S84°22'19"E 107.15'
N88°01'39"E 14.40'
N87°47'29"E 162.95'
S82°29'14"E 187.20'
S82°29'14"E 193.65'
N44°08'09"E 177.50'
S37°05'25"E 180.18'
S44°04'06"E 40.01'
S84°04'06"E 21.73'
N5°37'41"E 31.56'
S84°22'19"E 63.62'
S84°22'19"E 43.53'
N88°01'39"E 13.62'
S84°22'19"E 107.15'
S84°22'19"E 107.15'
N88°01'39"E 89.01'
N88°01'39"E 110.00'
S84°22'19"E 107.15'
N88°01'39"E 109.44'
S87°47'29"W 130.91'
S87°47'29"W 130.17'
S87°47'29"W 103.45'
S87°47'29"W 145.40'
S87°47'29"W 38.24'
S87°47'29"W 38.24'
S87°47'29"W 38.24

PLAN BOOK	PAGE
358	47

Match to Sheet REC.4

Match to Sheet REC.4

Match to Sheet REC.2

Match to Sheet REC.2

UNT to Breakneck Creek Chpt. 93 WWF

UNT to Breakneck Creek Chpt. 93 WWF

Parcel F
8.8092 Acre
383,732 Sq.ft.

Parcel H
28.7453 Acre
1,252,148 Sq.ft.
(Open Space)

Parcel G
4.6113 Acre
200,870 Sq.ft.
(Open Space)

Parcel D
4.1496 Acre
180,759 Sq.ft.
(Open Space)

Parcel E
0.6220 Acre
27,096 Sq.ft.
(Open Space)
Storm Sewer, Drainage & Wetlands Conservation Easement

Lot 10
0.5317 Acre
23,163 Sq.ft.

Lot 11
0.5836 Acre
25,422 Sq.ft.

Lot 12
58,293 sq.ft.

Lot 13
0.6167 Acre
26,865 Sq.ft.

Lot 14
0.5988 Acre
26,086 Sq.ft.

Lot 15
0.6183 Acre
26,937 Sq.ft.

Lot 16
0.5620 Acre
24,481 Sq.ft.

Lot 17
0.5425 Acre
23,635 Sq.ft.

Lot 18
0.5030 Acre
21,914 Sq.ft.

Lot 19
0.5294 Acre
23,061 Sq.ft.

Lot 20
0.5094 Acre
22,192 Sq.ft.

Lot 21
0.6013 Acre
26,192 Sq.ft.

Lot 22
0.7245 Acre
31,559 Sq.ft.

Lot 23
0.6410 Acre
27,922 Sq.ft.

Lot 24
0.5050 Acre
22,000 Sq.ft.

Lot 25
0.5050 Acre
21,999 Sq.ft.

Lot 26
0.5504 Acre
23,979 Sq.ft.

Lot 27
0.5298 Acre
23,078 Sq.ft.

Lot 28
0.5050 Acre
21,999 Sq.ft.

Lot 29
0.5081 Acre
22,136 Sq.ft.

Lot 30
0.5054 Acre
22,018 Sq.ft.

Lot 31
0.6022 Acre
26,234 Sq.ft.

Lot 32
1.0057 Acre
43,808 Sq.ft.

Lot 33
0.7973 Acre
34,733 Sq.ft.

Lot 34
0.5449 Acre
23,736 Sq.ft.

Lot 53
0.5002 Acre
21,791 Sq.ft.

Lot 54
0.5018 Acre
21,859 Sq.ft.

Lot 55
0.5181 Acre
22,572 Sq.ft.

Patriots Way

50' R/W

Resolution Dr.

50' R/W

Lot 9
0.5000 Acre
21,780 Sq.ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PLAN NAME:
PINNACLE AT ADAMS

NO.	DESCRIPTION	DATE	DR.	CH.
3	Address Municipal Comments	10-22-2015	---	---
2	Address Municipal Comments	9-14-2015	---	---
1	Address Municipal Comments	8-19-2015	---	---

ISSUES & REVISIONS

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

Corporate Office
Atria Technical Center
35 Wilson Street, Suite 201
Washington, PA 15301
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
122 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4548

DRAWN BY: Mal
CHECKED BY:
APPROVED BY:
CAD FILE: 11447-1 Const.dwg

TITLE: TOA – Adams PRD
Plan for Recording
Adams Township
Butler County, Pennsylvania

CLIENT: TOA Adams Land, L.P.
201 King of Prissia Road, Suite 307
Radnor, Pennsylvania 19087

DATE ISSUED: July 8, 2015
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: --
SHEET: REC.3
HTA PROJECT #: 11447-1

X:\16-XXXX Jobs\16-11400 Jobs\16-11447-1\Production Drawings\11447-1 Const.dwg, REC.3, 9/22/2016 1:37 PM, Matt Schmidt

Jonathan Lane

N/F Betty Schattauer Tax ID 10 3F68-17GA Lot 3B Schattauer Plan PBV 219 PG 17

N/F John & Margaret Harrington Tax ID 10 3F68-17A

N/F David Howell Jr. Tax ID 10 3F68-32B

N/F David Reefer & Sandra Ellis Tax ID 10 3F68-14BE Lot 2 Spring Manor Plan PBV 135 PG 40

Ex. I Pin

N88°11'24"E 425.00'

822.59'

397.59'

N88°11'24"E 438.45'

30' PRD Setback

S54°12'55"E 764.24'

S8°03'36"E 314.40'

N88°11'24"E 100.00'

S23°33'38"E 1071.25'

548.70'

N0°05'37"E 806.86'

1245.56'

S56°47'43"E 268.48'

L=195.75'

R=362.33'

L=216.32'

R=324.42'

N41°36'55"E 39.31'

L=126.81'

R=275.00'

R=125.00' L=280.59'

N0°05'37"E 79.55'

N0°05'37"E 79.55'

R=125.00' L=280.72'

S56°47'43"E 20.00'

L=38.27'

UNT to Breakneck Creek Chpt. 93 WWF

20' Utility Easement

Drainage & Wetland Conservation Easement

Drainage & Wetland Conservation Easement

20' Access Easement

N74°15'49"E 387.70'

N74°15'49"E 368.04'

N62°29'31"E 260.15'

S87°30'22"E 125.00'

S13°44'11"E 34.00'

S87°30'22"W 34.00'

S13°44'11"E 100.00'

S87°30'22"W 125.00'

N87°38'42"E 229.00'

N87°38'42"E 300.00'

N77°51'01"E 172.00'

S87°19'51"E 207.00'

S87°19'51"E 60.00'

N87°20'22"E 55.00'

N87°20'22"E 100.00'

Match to Sheet REC.3

Match to Sheet REC.3

Parcel F
8.8092 Acre
383,732 Sq.ft.
(Estate Lot)

Parcel G
4.6113 Acre
200,870 Sq.ft.
(Open Space)

Parcel H
28.7453 Acre
1,252,148 Sq.ft.
(Open Space)

PLAN BOOK	PAGE
358	48

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
200 100 50 0 25 50

PLAN NAME:
PINNACLE AT ADAMS

NO.	ISSUES & REVISIONS DESCRIPTION	DATE	DR.	CH.
1	Address Municipal Comments	10-22-2015	---	---
2	Address Municipal Comments	9-14-2015	---	---
3	Address Municipal Comments	8-19-2015	---	---

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

☐ Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Etna, PA 15223
PHONE: (412) 781-9680
FAX: (412) 781-5904

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

www.Hampton-Technical.com
email@Hampton-technical.com

DRAWN BY: Mal
CHECKED BY: --
APPROVED BY: --
CAD FILE: 11447-1 Const.dwg

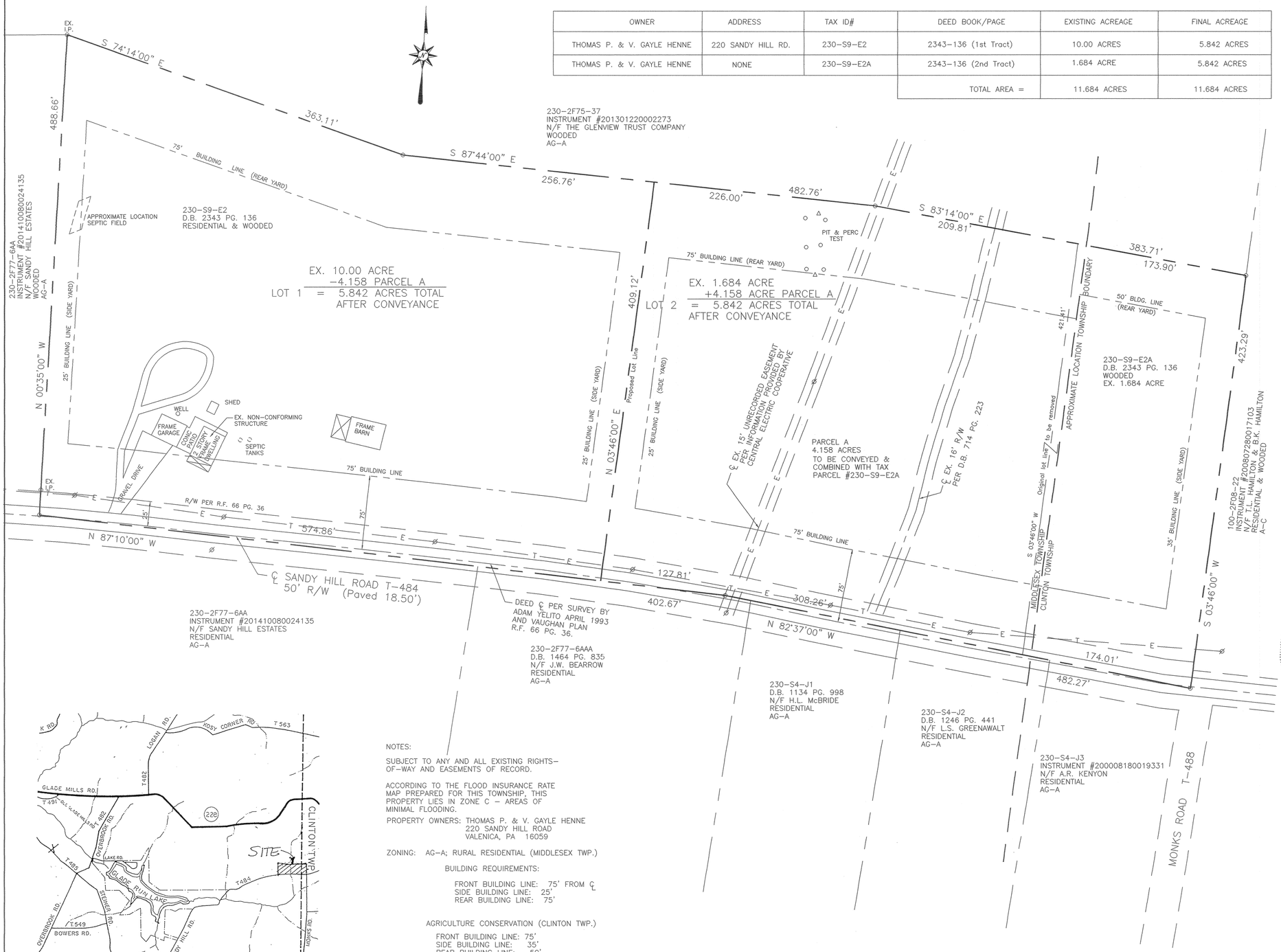
TITLE: TOA - Adams PRD
Grading Plan
Adams Township
Butler County, Pennsylvania

CLIENT: TOA Adams Land, L.P.
201 King of Prussia Road, Suite 307
Radnor, Pennsylvania 19087

DATE ISSUED: July 8, 2015
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: --
SHEET: REC.4
HTA PROJECT #: 11447-1

X:\16-XXXX Jobs\16-11400 Jobs\16-11447-1\Production Drawings\11447-1 Const.dwg, REC-4, 9/22/2016 1:37 PM, Matt Schmidt

OWNER	ADDRESS	TAX ID#	DEED BOOK/PAGE	EXISTING ACREAGE	FINAL ACREAGE
THOMAS P. & V. GAYLE HENNE	220 SANDY HILL RD.	230-S9-E2	2343-136 (1st Tract)	10.00 ACRES	5.842 ACRES
THOMAS P. & V. GAYLE HENNE	NONE	230-S9-E2A	2343-136 (2nd Tract)	1.684 ACRE	5.842 ACRES
			TOTAL AREA =	11.684 ACRES	11.684 ACRES



VICINITY MAP Scale: 1" = 2000'

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 OWNERS: THOMAS P. & V. GAYLE HENNE
220 SANDY HILL ROAD
VALENCIA, PA 16059

ZONING: AG-A; RURAL RESIDENTIAL (MIDDLESEX TWP.)

BUILDING REQUIREMENTS:

FRONT BUILDING LINE: 75' FROM ℄
SIDE BUILDING LINE: 25'
REAR BUILDING LINE: 75'

AGRICULTURE CONSERVATION (CLINTON TWP.)

FRONT BUILDING LINE: 75'
SIDE BUILDING LINE: 35'
REAR BUILDING LINE: 50'

WAIVER GRANTED FROM PROVIDING EXISTING AND PROPOSED CONTOURS ON THE PLAN FOR RECORDING PER LETTER DATED 09/13/16.

REF: PARCEL B OF VAUGHAN PLAN RECORDED IN R.F. 66 PG. 36

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE PARCEL A WITH EXISTING TAX PARCEL 230-S9-E2A.

0' 50' 100' 150'

Instr:201610260022440 10/26/2016
Pages:1 F:$45.00 3:04PM
Michele Mustello T20160015021
Butler County Recorder FL

We, Thomas P. and V. Gayle Henne, of the land shown on the Thomas P. and V. Gayle Henne Lot Line Revision, hereby adopt this plan as our Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13th day of October 20 16.

ATTEST: Susan E Lipinski NOTARY PUBLIC — Thomas P. Henne OWNER — V. Gayle Henne OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas P. and V. Gayle Henne, and acknowledged the foregoing adoption, 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 13th day of October 20 16.

My Commission expires the 12th day of January 20 18.

SEAL

Susan E Lipinski
NOTARY PUBLIC
Susan E Lipinski

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan E. Lipinski, Notary Public
Clinton Twp., Butler County
My Commission Expires Jan. 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the Thomas P. and V. Gayle Henne Lot Line Revision is in the names of Thomas P. and V. Gayle Henne and is recorded in Deed Book Volume 2343 Page 136. We further certify that there is no mortgage, lien or other encumbrance against this property.

Susan E Lipinski WITNESS — Thomas P. Henne OWNER — V. Gayle Henne OWNER

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

September 28, 2016 DATE — Cheryl A. Hughes SIGNATURE — REGISTRATION NO. SU-32490-E

(SEAL)

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

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 21 of 2016 this 5th day of October 20 16.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX OF BUTLER COUNTY PENNSYLVANIA

Reviewed by the Planning Commission of the Township of Middlesex this 27th day of September 20 16.

SECRETARY — CHAIRMAN, Planning Commission

I, Jeffrey Mikesic, a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

10/19/16 DATE — PE083712 REG. NO. — (SEAL) — SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE083712 PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19th day of SEPT. 20 16.

SECRETARY — SEAL — CHAIRMAN, BUTLER COUNTY PLANNING

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 358 Page(s) 49

Given under my hand and seal this 28th day of October 20 16.

SEAL — RECORDER OF DEEDS

Michele M. Mustello
RECORDER OF DEEDS

BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVISED 09/28/2016; EX. 15' CENTRAL ELECT. EASEMENT
REVISED 09/27/2016; ENGINEER'S REVIEW COMMENTS

PLAN BOOK	PAGE
358	49

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

LOT LINE REVISION

FOR: THOMAS P. & V. GAYLE HENNE

SITUATE: MIDDLESEX TWP., BUTLER CO., PA

Date 09/13/16	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 230-S9-E2 & E2A		Db-Pg 2343-136	Service No. 16-135
Address 220 SANDY HILL ROAD			

N

APPROVED BY THE HARRISVILLE PLANNING COMM.
THIS 6 DAY OF September, 2016.

SECRETARY CHAIRMAN

JRM
REVIEWED
~~APPROVED~~ BY THE BOROUGH COUNCIL OF THE BOROUGH OF HARRISVILLE BY RESOLUTION THIS 6th DAY OF September, 2016

SECRETARY CHAIRMAN

JRM
APPROVED
~~REVIEWED~~ BY THE BUTLER COUNTY PLANNING COMMISSION

DATE 9-13-16

CHAIRMAN SECRETARY

BUTLER COUNTY PLANNING COMMISSION

STATE OF PENNSYLVANIA
COUNTY OF ~~MERCER~~ BUTLER

BEFORE ME THE SUBSCRIBER A Notary Public IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED Wendy S Turner & Gary R. Turner AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS 31st DAY OF August, 2016. MY COMMISSION EXPIRES THE 1 DAY OF Jan, 2019.

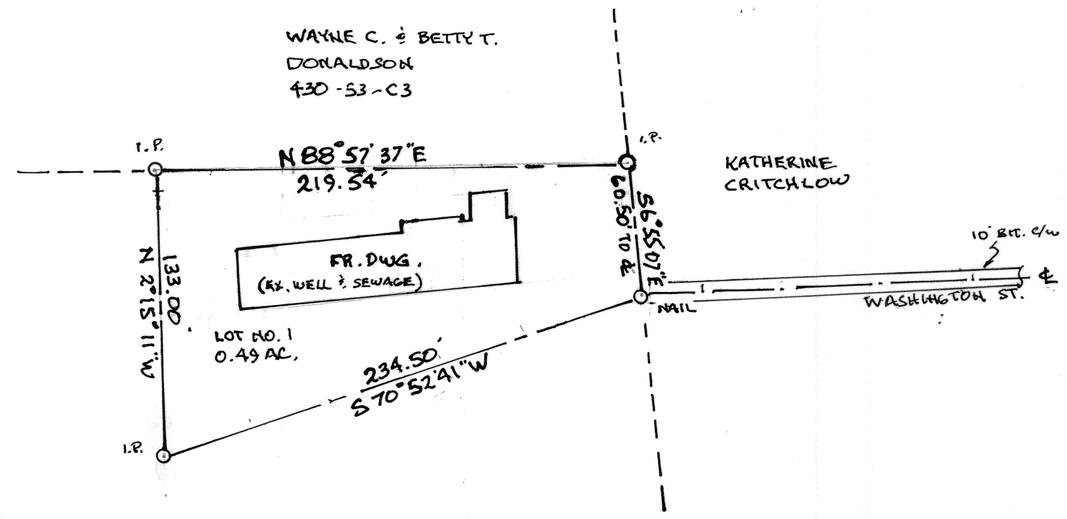
SIGNATURE

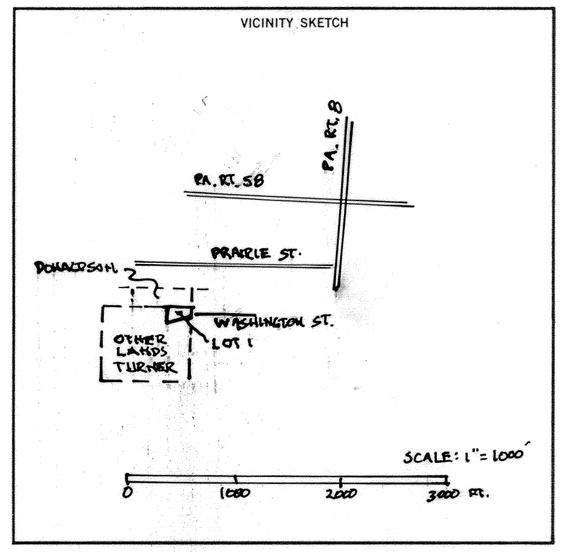
I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

Wendy S Turner

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY,

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lynn E. McQuiston, Notary Public
Irwin Twp., Venango County
My Commission Expires Jan. 25, 2019
MERCER, PENNSYLVANIA ASSOCIATION OF NOTARIES





OTHER LANDS
GARY R. & WENDY S. TURNER
430-53-C3A

PLAN IS **NULL & VOID** UNLESS RECORDED BY _____.
NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS **RECORDED.**

Instr:201610280022608 10/28/2016
Pages:1 F:$45.00 11:55AM
Michele Mustello T20160015129
Butler County Recorder ND

TITLE =

FINAL PLAT
GARY R. & WENDY S. TURNER
SUBDIVISION
LOT NO. 1

INDICATE WHETHER PRELIMINARY OR FINAL

MUNICIPALITY = HARRISVILLE BOROUGH
COUNTY = BUTLER STATE = PA.
SCALE = 1" = 50' DATE = 8-11-16

R.P. BITTLER, P.L.S.
1155 GREENVILLE RD.
MERCER, PA. 16137

430-53-C3A
BK 1024, P. 762

SEAL

COMM. OF PA.
COUNTY OF BUTLER } SS

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 358 PAGE 50

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF October, 2016.

RECORDER

PLAN BOOK	PAGE
358	50

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

OWNER: GARY R. & WENDY S. TURNER
240 S. MAIN ST. P.O. BOX 366
HARRISVILLE, PA. 16038

0 25 50 100 FT.

623266