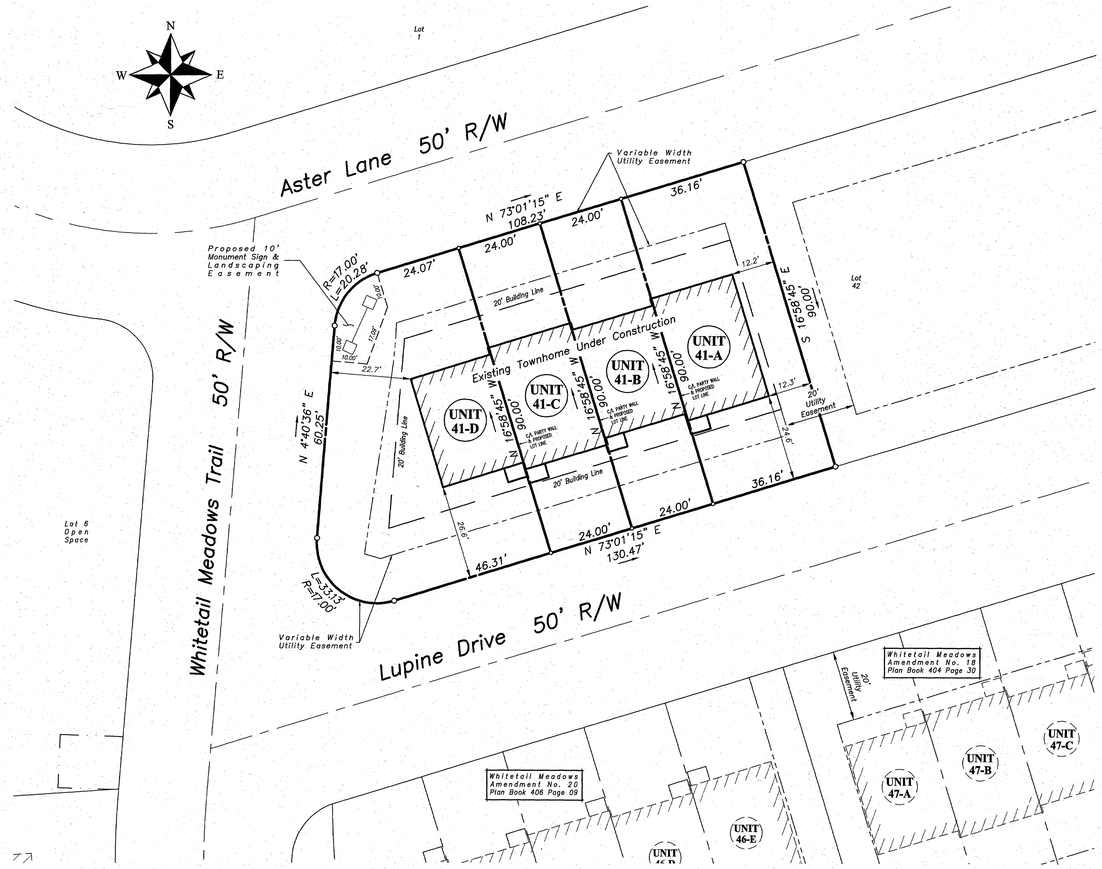
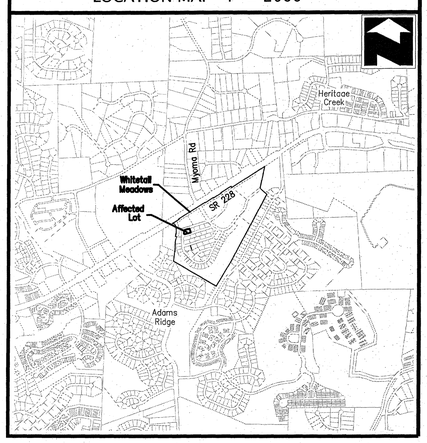
Instr: 202301310001392
Pgs: 1 F: 545.00 1/31/2023 10:41 AM
Michele Mustello T20230001156
Butler County Recorder PA



LOCATION MAP 1" = 2000'



Access Note:

The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Proposed Lot Areas

Unit	Sq.Ft.	Acres
41-A	3,254.493	0.075
41-B	2,160.000	0.050
41-C	2,160.000	0.050
41-D	4,645.213	0.107
Original Lot 41	12,219.706	0.281

PLAN BOOK	PAGE
409	1

General Plan Notes

a. This plan is a resubdivision of Lot 41 of the Hespenheide Subdivision Plan–Final as recorded in Plan Book 380, Pages 50–53.
b. The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as–built party walls.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. No new units are being proposed that were not originally accounted for.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 14676

Lot Reference:
Tax Parcel 010–S25–AE41
INST# 202210170021698

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001–2224653
Drawing Scale	1"=20'
Date	November 18, 2022
Project Manager	
Revision	

Whitetail Meadows Amendment No 22

Being A Revision to Lot 41 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

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

NVR, Inc. - Owner

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 5th DAY OF January A.D. 2023

ATTEST:
OFFICER WITNESSING

VICE PRESIDENT, NVR, INC.

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

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF ~~BUTLER~~ Allegheny }

ON THIS 5th DAY OF January A.D. 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Roberson OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT, NVR, INC.

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF January A.D. 20 23

Lissette Sprott
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December A.D. 2026

Registered Surveyor

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

JAMES A. SPERDUTE, R.S. # 24457–E — DATE 01-03-2023

Township Engineer

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

Ronald Olsen 24400E — PRINTED NAME & REGISTRATION NO.
01/27/2023 — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 23 DAY OF January 2023

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF Dec. A.D. 2022

SECRETARY, BUTLER COUNTY PLANNING COMMISSION — CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 409 PAGE 1

GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF JANUARY A.D. 20 23

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

Registered Surveyor

Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds

Instr: 202301310001426
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
1/31/2023 3:49 PM
T20230001180

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 409 PAGES 2-3 GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF January 2023

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024.

RECORDER OF DEEDS
BUTLER COUNTY
RECORDER OF DEEDS

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

SURVEYOR

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

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — 1/26/23 DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 26 DAY OF January 2023, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2023

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

PLAN BOOK	PAGE
409	2

n/f Richard T. Hein
Tax Parcel 60-2F104-13A1

n/f Hillcrest Baptist Church of Butler
Tax Parcel 60-2F104-2300

N 89°29'24" E
1232.68'

20' Landscaped Bufferyard

35' Setback

15' Setback

N 0°56'20" W
444.20'
324.04'

Parcel "A"

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

Sanitary Sewer Easement

20'

10' Utility Easement

South Links Avenue 50' R/W

N 89°59'26" W
842.30'

S 89°59'26" E
842.30'

Storm Sewer, Detention/Infiltration, Access & Utility Easement

S 31°21'57" E
194.98'

Mercer Road - Variable Width R/W

S 31°28'04" E
58.03'

S 31°27'54" E
104.30'

10' Sanitary Sewer Easement

Wetlands Easement

L=187.65'
R=175.00'

R=125.00'
L=134.04'

368.13'

249.22'

224.95'

L=178.15'
R=175.00'

R=125.00'
L=127.25'

S 31°39'43" E
84.60'

S 32°01'14" E
253.16'

L=11.42'
R=335.00'

N 50°11'38" W
6.03'

S 28°34'17" E
29.79'

N 28°34'17" E
29.93'

63.82'

L=43.32'
R=25.00'

L=42.57'
R=25.00'

R=385.00'
L=90.70'

56.35'

n/f
John M. Aubrey Trustee of the George G. Aubrey Irrevocable Trust
Tax Parcel 25-104-13FA
Tract A
G. Aubrey Plan
PBV. 64 Pg. 20

N 69°00'00" W
276.17'

S 69°00'00" E
285.40'

L=213.27'

Parcel "B"
Remaining

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

PHASE 2A
71,293 SQ.FT.
(1.68 ACRES)
PART OF PARCEL "B"
MUST BE BUILT

110.75'

103.26'

95.62'

81.51'

N 25°30'50" E
270.00'

23.95'

18.94'

S 19°00'00" E
293.38'

PHASE 1A
88,788 SQ.FT.
(1.56 ACRES)
PART OF PARCEL "B"
PREVIOUSLY DECLARED

1064 C
1063 C
1061 C
1062 C
1044 C
1043 C
1041 C
1042 C
1024 C
1023 C
1021 C
1022 A
1001 C
1002 A

L=69.22'
R=175.00'

258.47'

N 58°20'17" E
12.22'

R=25.00'
L=39.27'

S 58°20'17" W
12.22'

N 31°39'43" W
95.80'

Storm Sewer, Detention/Infiltration, Access & Utility Easement

Monument & Landscaping Easement

L=78.38'
R=49.70'

10' Sanitary Sewer Easement

S 58°20'17" W
99.46'

L=39.27'
R=25.00'

S 58°20'17" W
50.00'

Links Avenue 50' R/W

Center Township
Butler Township
(Approximate)

n/f
Anthony J. & Jackie Lazzard
Tax Parcel 56-5-3N
Lot 14
Links Phase 1
PBV 132 Pg 29

Center Township
Butler Township
(Approximate)

N 0°56'16" W
1931.91'

Sanitary Sewer Easement

Center Township
Butler Township
(Approximate)

L=130.70'

L=353.43'
R=675.00'

R=725.00'
L=379.61'

Forest Oaks Drive 50' R/W

N 81°00'00" E
421.12'

S 81°00'00" W
421.12'

L=140.16'

L=246.53'

L=2.38'

Parcel "C"
Remaining

See Chart for Remaining Area

The Villas at Forest Oaks
PBV 397, Pgs 24-25

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

1092 C
1091 C
1072 A
1071 C
1093 C
1094 C
1073 C
1074 C
1052 A
1051 C
1032 A
1031 C
1012 C
1011 A
1053 C
1054 C
1033 C
1034 C
1013 C
1014 C

Clubhouse Parking Area

2500 "CLUBHOUSE"

Pool

PHASE 1B
128,642 SQ.FT.
(2.95 ACRES)
PART OF PARCEL "C"
PREVIOUSLY DECLARED

N 10°10'38" E
216.96'

N 69°00'00" W
400.00'

n/f
John M. Aubrey Trustee of the George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-1

n/f
John M. Aubrey Trustee of the George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-2
Tract D
G. Aubrey Plan
PBV. 64 Pg. 20

56.23'

283.77'

32.66'

N 90°00'00" W
340.00'

PHASE 2B
57,671 SQ.FT.
(1.328 ACRES)
PART OF PARCEL "C"
MUST BE BUILT

S 81°00'00" W
410.11'

377.45'

N 56°54'28" W
74.27'

S 58°20'17" W
214.49'

n/f
Ralph T. Graham Jr.
& Dee A. Graham
Tax Parcel 56-5-3J
Lot 10
Links Phase 1
PBV 132 Pg 29

n/f
John M. Aubrey Trustee of the George G. Aubrey Irrevocable Trust
Tax Parcel 56-4-2
Tract B
G. Aubrey Plan
PBV. 64 Pg. 20

Condo Area Tabulation	Parcel "A"		Parcel "B"		Parcel "C"	
	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.	Acres
Original Tract:	366,298	8.41	238,496	5.48	292,830	6.72
Condo Plan No. 1	-	-	68,799	1.58	128,642	2.95
Condo Plan No. 2	-	-	71,293	1.64	57,671	1.32
	-	-			-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Area remaining for Development (Convertible/Withdrawable Real Estate)	366,298	8.41	98,404	2.26	106,517	2.45

LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS)

(C) CANTERBURY UNIT

(A) ABBEY UNIT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

Prepared for: The Villas at Forest Oaks, LP
P.O. Box 449
Mars, PA 16046

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

Plan Reference: The Villas at Forest Oaks
PBV 397, Pages 24 - 25

The Villas at Forest Oaks
Condominium Plan No. 1
PBV 402, Pages 43-44

Owner/Developer

The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046

Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER:	1021-2324779
DRAWING SCALE:	1"=50'
DATE:	January 25, 2023
DRAWN BY:	JSS
REVISIONS:	

Sheet 1 of 2

The Villas At Forest Oaks Condominium Plan 2

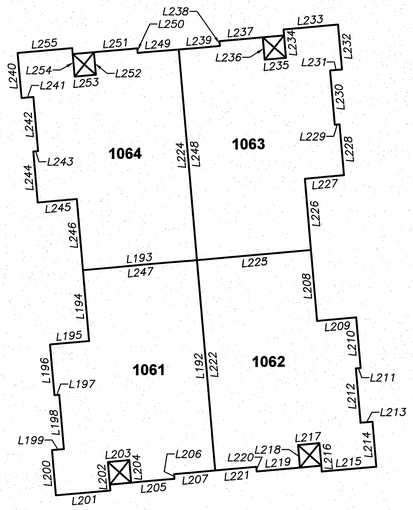
Center Township & Butler Township,
Butler County, Pennsylvania

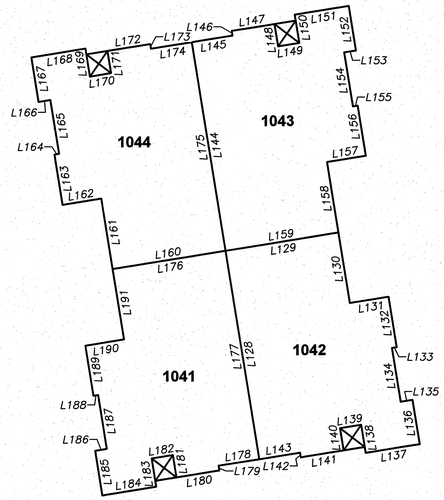
Sperdute Land Surveying
A Division of Sheffler & Company

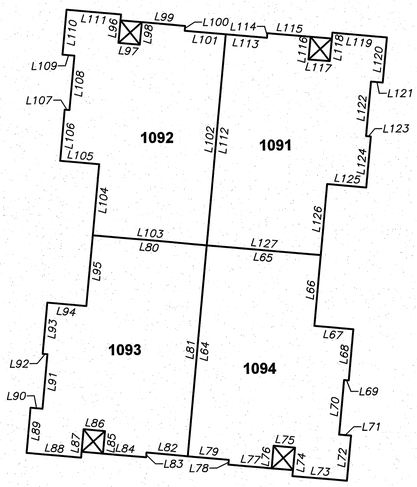
108 Deer Lane
Harmony, PA 16037

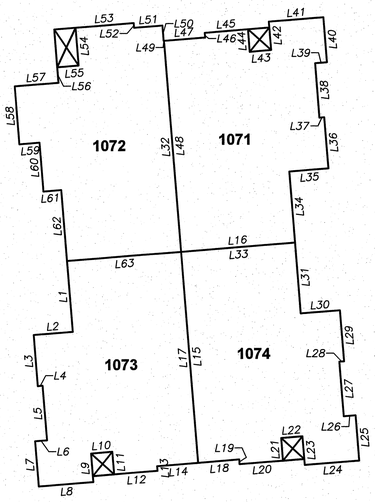
1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com









Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	20.00'	N04° 28' 18"W	L52	1.33'	S04° 28' 18"E	L103	32.06'	S84° 41' 19"E	L154	15.33'	N09° 00' 00"W	L205	12.17'	S85° 14' 27"W
L2	11.00'	N85° 31' 42"E	L53	16.33'	N85° 31' 42"E	L104	20.00'	S05° 18' 41"W	L155	1.33'	S81° 00' 00"W	L206	1.33'	S04° 45' 33"E
L3	14.33'	N04° 28' 18"W	L54	10.67'	N04° 28' 18"W	L105	11.00'	S84° 41' 19"E	L156	14.33'	N09° 00' 00"W	L207	11.56'	S85° 14' 27"W
L4	1.33'	S85° 31' 42"W	L55	6.00'	N85° 31' 42"E	L106	14.33'	S05° 18' 41"W	L157	11.00'	N81° 00' 00"E	L208	20.00'	N04° 45' 33"W
L5	15.33'	N04° 28' 18"W	L56	4.33'	N04° 28' 18"W	L107	1.33'	N84° 41' 19"W	L158	20.00'	N09° 00' 00"W	L209	11.00'	S85° 14' 27"W
L6	3.33'	N85° 31' 42"E	L57	12.33'	N85° 31' 42"E	L108	15.33'	S05° 18' 41"W	L159	32.06'	N81° 00' 00"E	L210	14.33'	N04° 45' 33"W
L7	12.67'	N04° 28' 18"W	L58	16.33'	N04° 28' 18"W	L109	3.33'	S84° 41' 19"E	L160	32.06'	N81° 00' 00"E	L211	1.33'	N85° 14' 27"E
L8	15.33'	S85° 31' 42"W	L59	5.67'	S85° 31' 42"W	L110	12.67'	S05° 18' 41"W	L161	20.00'	S09° 00' 00"E	L212	15.33'	N04° 45' 33"W
L9	8.00'	S04° 28' 18"E	L60	13.67'	N04° 28' 18"W	L111	15.33'	N84° 41' 19"W	L162	11.00'	N81° 00' 00"E	L213	3.33'	S85° 14' 27"W
L10	6.00'	S85° 31' 42"W	L61	5.00'	S85° 31' 42"W	L112	59.33'	S05° 18' 41"W	L163	14.33'	S09° 00' 00"E	L214	12.67'	N04° 45' 33"W
L11	6.33'	N04° 28' 18"W	L62	20.00'	N04° 28' 18"W	L113	11.56'	N84° 41' 19"W	L164	1.33'	S81° 00' 00"W	L215	15.33'	N85° 14' 27"E
L12	12.17'	S85° 31' 42"W	L63	32.06'	S85° 31' 42"W	L114	1.33'	S05° 18' 41"W	L165	15.33'	S09° 00' 00"E	L216	8.00'	S04° 45' 33"E
L13	1.33'	S04° 28' 18"E	L64	59.33'	S05° 18' 41"W	L115	12.17'	N84° 41' 19"W	L166	3.33'	N81° 00' 00"E	L217	6.00'	N85° 14' 27"E
L14	11.56'	S85° 31' 42"W	L65	32.06'	N84° 41' 19"W	L116	6.33'	N05° 18' 41"E	L167	12.67'	S09° 00' 00"E	L218	6.33'	N04° 45' 33"W
L15	59.33'	S04° 28' 18"E	L66	20.00'	N05° 18' 41"E	L117	6.00'	N84° 41' 19"W	L168	15.33'	S81° 00' 00"W	L219	12.17'	N85° 14' 27"E
L16	32.06'	N85° 31' 42"E	L67	11.00'	N84° 41' 19"W	L118	8.00'	S05° 18' 41"W	L169	8.00'	N09° 00' 00"W	L220	1.33'	S04° 45' 33"E
L17	59.33'	N04° 28' 18"W	L68	14.33'	N05° 18' 41"E	L119	15.33'	N84° 41' 19"W	L170	6.00'	S81° 00' 00"W	L221	11.56'	N85° 14' 27"E
L18	11.56'	S85° 31' 42"W	L69	1.33'	S84° 41' 19"E	L120	12.67'	N05° 18' 41"E	L171	6.33'	S09° 00' 00"E	L222	59.33'	S04° 45' 33"E
L19	1.33'	N04° 28' 18"W	L70	15.33'	N05° 18' 41"E	L121	3.33'	S84° 41' 19"E	L172	12.17'	S81° 00' 00"W	L223	32.06'	S85° 14' 27"W
L20	12.17'	S85° 31' 42"W	L71	3.33'	N84° 41' 19"W	L122	15.33'	N05° 18' 41"E	L173	1.33'	N09° 00' 00"W	L224	59.33'	N04° 45' 33"W
L21	6.33'	S04° 28' 18"E	L72	12.67'	N05° 18' 41"E	L123	1.33'	N84° 41' 19"W	L174	11.56'	S81° 00' 00"W	L225	32.06'	S85° 14' 27"W
L22	6.00'	S85° 31' 42"W	L73	15.33'	S84° 41' 19"E	L124	14.33'	N05° 18' 41"E	L175	59.33'	N09° 00' 00"W	L226	20.00'	S04° 45' 33"E
L23	8.00'	N04° 28' 18"W	L74	8.00'	S05° 18' 41"W	L125	11.00'	S84° 41' 19"E	L176	32.06'	S81° 00' 00"W	L227	11.00'	S85° 14' 27"W
L24	15.33'	S85° 31' 42"W	L75	6.00'	S84° 41' 19"E	L126	20.00'	N05° 18' 41"E	L177	59.33'	N09° 00' 00"W	L228	14.33'	S04° 45' 33"E
L25	12.67'	S04° 28' 18"E	L76	6.33'	N05° 18' 41"E	L127	32.06'	S84° 41' 19"E	L178	11.56'	N81° 00' 00"E	L229	1.33'	N85° 14' 27"E
L26	3.33'	N85° 31' 42"E	L77	12.17'	S84° 41' 19"E	L128	59.33'	S09° 00' 00"E	L179	1.33'	N09° 00' 00"W	L230	15.33'	S04° 45' 33"E
L27	15.33'	S04° 28' 18"E	L78	1.33'	S05° 18' 41"W	L129	32.06'	S81° 00' 00"W	L180	12.17'	N81° 00' 00"E	L231	3.33'	S85° 14' 27"W
L28	1.33'	S85° 31' 42"W	L79	11.56'	S84° 41' 19"E	L130	20.00'	N09° 00' 00"W	L181	6.33'	S09° 00' 00"E	L232	12.67'	S04° 45' 33"E
L29	14.33'	S04° 28' 18"E	L80	32.06'	N84° 41' 19"W	L131	11.00'	S81° 00' 00"W	L182	6.00'	N81° 00' 00"E	L233	15.33'	N85° 14' 27"E
L30	11.00'	N85° 31' 42"E	L81	59.33'	N05° 18' 41"E	L132	14.33'	N09° 00' 00"W	L183	8.00'	N09° 00' 00"W	L234	8.00'	N04° 45' 33"W
L31	20.00'	S04° 28' 18"E	L82	11.56'	S84° 41' 19"E	L133	1.33'	N81° 00' 00"E	L184	15.33'	N81° 00' 00"E	L235	6.00'	N85° 14' 27"E
L32	59.33'	N04° 28' 18"W	L83	1.33'	N05° 18' 41"E	L134	15.33'	N09° 00' 00"W	L185	12.67'	S09° 00' 00"E	L236	6.33'	S04° 45' 33"E
L33	32.06'	S85° 31' 42"W	L84	12.17'	S84° 41' 19"E	L135	3.33'	S81° 00' 00"W	L186	3.33'	S81° 00' 00"W	L237	12.17'	N85° 14' 27"E
L34	20.00'	S04° 28' 18"E	L85	6.33'	S05° 18' 41"W	L136	12.67'	N09° 00' 00"W	L187	15.33'	S09° 00' 00"E	L238	1.33'	N04° 45' 33"W
L35	11.00'	S85° 31' 42"W	L86	6.00'	S84° 41' 19"E	L137	15.33'	N81° 00' 00"E	L188	1.33'	N81° 00' 00"E	L239	11.56'	N85° 14' 27"E
L36	14.33'	S04° 28' 18"E	L87	8.00'	N05° 18' 41"E	L138	8.00'	S09° 00' 00"E	L189	14.33'	S09° 00' 00"E	L240	12.67'	N04° 45' 33"W
L37	1.33'	N85° 31' 42"E	L88	15.33'	S84° 41' 19"E	L139	6.00'	N81° 00' 00"E	L190	11.00'	S81° 00' 00"W	L241	3.33'	S85° 14' 27"W
L38	15.33'	S04° 28' 18"E	L89	12.67'	S05° 18' 41"W	L140	6.33'	N09° 00' 00"W	L191	20.00'	S09° 00' 00"E	L242	15.33'	N04° 45' 33"W
L39	3.33'	S85° 31' 42"W	L90	3.33'	N84° 41' 19"W	L141	12.17'	N81° 00' 00"E	L192	59.33'	S04° 45' 33"E	L243	1.33'	N85° 14' 27"E
L40	12.67'	S04° 28' 18"E	L91	15.33'	S05° 18' 41"W	L142	1.33'	S09° 00' 00"E	L193	32.06'	N85° 14' 27"E	L244	14.33'	N04° 45' 33"W
L41	15.33'	N85° 31' 42"E	L92	1.33'	S84° 41' 19"E	L143	11.56'	N81° 00' 00"E	L194	20.00'	N04° 45' 33"W	L245	11.00'	S85° 14' 27"W
L42	8.00'	N04° 28' 18"W	L93	14.33'	S05° 18' 41"W	L144	59.33'	S09° 00' 00"E	L195	11.00'	N85° 14' 27"E	L246	20.00'	N04° 45' 33"W
L43	6.00'	N85° 31' 42"E	L94	11.00'	N84° 41' 19"W	L145	11.56'	S81° 00' 00"W	L196	14.33'	N04° 45' 33"W	L247	32.06'	S85° 14' 27"W
L44	6.33'	S04° 28' 18"E	L95	20.00'	S05° 18' 41"W	L146	1.33'	S09° 00' 00"E	L197	1.33'	S85° 14' 27"W	L248	59.33'	S04° 45' 33"E
L45	12.17'	N85° 31' 42"E	L96	8.00'	N05° 18' 41"E	L147	12.17'	S81° 00' 00"W	L198	15.33'	N04° 45' 33"W	L249	11.56'	N85° 14' 27"E
L46	1.33'	N04° 28' 18"W	L97	6.00'	N84° 41' 19"W	L148	6.33'	N09° 00' 00"W	L199	3.33'	N85° 14' 27"E	L250	1.33'	S04° 45' 33"E
L47	11.56'	N85° 31' 42"E	L98	6.33'	S05° 18' 41"W	L149	6.00'	S81° 00' 00"W	L200	12.67'	N04° 45' 33"W	L251	12.17'	N85° 14' 27"E
L48	59.33'	S04° 28' 18"E	L99	12.17'	N84° 41' 19"W	L150	8.00'	S09° 00' 00"E	L201	15.33'	S85° 14' 27"W	L252	6.33'	N04° 45' 33"W
L49	0.10'	N85° 31' 42"E	L100	1.33'	N05° 18' 41"E	L151	15.33'	S81° 00' 00"W	L202	8.00'	S04° 45' 33"E	L253	6.00'	N85° 14' 27"E
L50	4.33'	S04° 28' 18"E	L101	11.56'	N84° 41' 19"W	L152	12.67'	N09° 00' 00"W	L203	6.00'	S85° 14' 27"W	L254	8.00'	S04° 45' 33"E
L51	7.96'	N85° 31' 42"E	L102	59.33'	N05° 18' 41"E	L153	3.33'	N81° 00' 00"E	L204	6.33'	N04° 45' 33"W	L255	15.33'	N85° 14' 27"E

PLAN BOOK	PAGE
409	3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Owner/Developer

The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046

Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER:	1021-2324779
DRAWING SCALE:	1"=50'
DATE:	January 25, 2023
DRAWN BY:	JSS
REVISIONS:	

Sheet 2 of 2

The Villas At Forest Oaks Condominium Plan 2

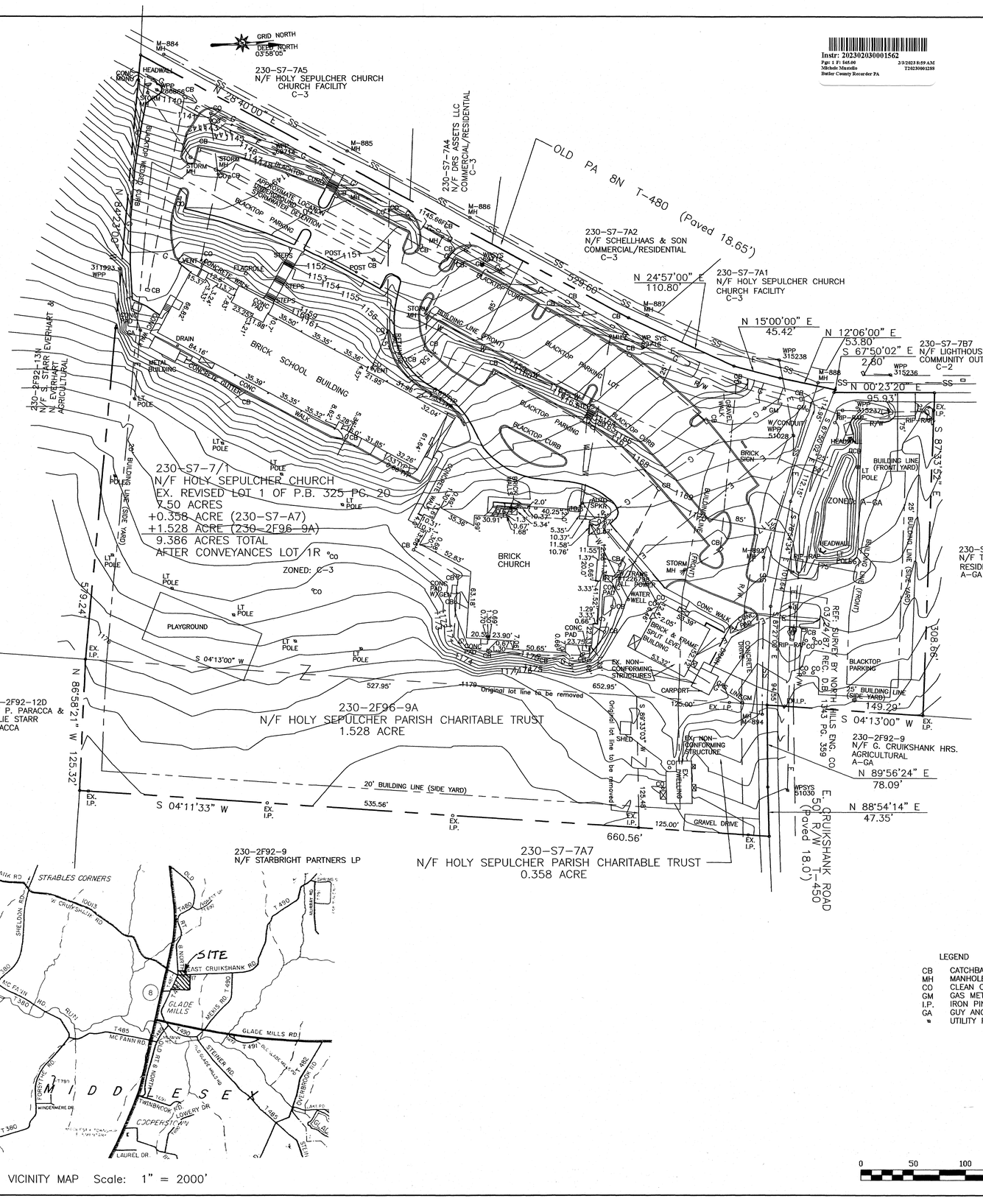
Center Township & Butler Township,
Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com


GRID NORTH
DEED NORTH 03°58'05"
230-S7-7A5
N/F HOLY SEPULCHER CHURCH
CHURCH FACILITY
C-3
N 28°40'00" E
230-S7-7A4
N/F ASSETS LLC
COMMERCIAL/RESIDENTIAL
C-3
OLD PA 8N T-480 (Paved 18.65')
230-S7-7A2
N/F SCHELLHAAS & SON
COMMERCIAL/RESIDENTIAL
C-3
N 24°57'00" E
110.80'
230-S7-7A1
N/F HOLY SEPULCHER CHURCH
CHURCH FACILITY
C-3
N 15°00'00" E
45.42'
N 12°06'00" E
53.80'
S 67°50'02" E
2.60'
230-S7-7B7
N/F LIGHTHOUSE FOUNDATION
COMMUNITY OUTREACH
C-2
N 00°23'20" E
95.93'
S 87°33'52" E
230-S7-7/1
N/F HOLY SEPULCHER CHURCH
EX. REVISED LOT 1 OF P.B. 325 PG. 20
7.50 ACRES
+0.358 ACRE (230-S7-A7)
+1.528 ACRE (230-2F96-9A)
9.386 ACRES TOTAL
AFTER CONVEYANCES LOT 1R
ZONED: C-3
230-S7-7D3
N/F T.L. GEIGER TR.
RESIDENTIAL
A-GA
230-2F92-13N
N/F S. STARR EVERHART &
N. EVERHART
AGRICULTURAL
230-2F92-12D
N/F P. PARACCA &
SALLIE STARR
PARACCA
230-2F96-9A
N/F HOLY SEPULCHER PARISH CHARITABLE TRUST
1.528 ACRE
230-2F92-9
N/F G. CRUIKSHANK HRS.
AGRICULTURAL
A-GA
N 89°56'24" E
78.09'
N 88°54'14" E
47.35'
230-S7-7A7
N/F HOLY SEPULCHER PARISH CHARITABLE TRUST
0.358 ACRE
E. CRUIKSHANK ROAD
50' R/W T-450
(Paved 18.0')
230-2F92-9
N/F STARBRIGHT PARTNERS LP
S 04°13'00" W
149.29'
S 04°13'00" W
535.56'
660.56'
N 86°58'21" W
125.32'
527.95'
652.95'
308.96'
BRICK SCHOOL BUILDING
BRICK CHURCH
PLAYGROUND
BLACKTOP PARKING
GRAVEL DRIVE
CARPORT
EX. DWELLING
EX. NON-CONFORMING STRUCTURES
EX. NON-CONFORMING STRUCTURE
SHED
BUILDING LINE (FRONT)
20' BUILDING LINE (SIDE YARD)
25' BUILDING LINE (SIDE YARD)
Original lot line to be removed
REF: SURVEY BY NORTH HILLS ENG. CO. REC. D.B. 343 PG. 359
REF: SURVEY BY LAND SURVEYORS, INC. REC. D.B. 324 PG. 359
WPSYS 51030
WPSYS 50715
WPP 315238
WPP 315236
WPP 315237
W/CONDUIT WPSYS 51028
WPP 31993
WPP 31994
WPP 31995
WPP 31996
WPP 31997
WPP 31998
WPP 31999
WPP 32000
WPP 32001
WPP 32002
WPP 32003
WPP 32004
WPP 32005
WPP 32006
WPP 32007
WPP 32008
WPP 32009
WPP 32010
WPP 32011
WPP 32012
WPP

KNOW ALL MEN BY THESE PRESENTS, THAT I JOHN M. MEYERS OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I JOHN M. MEYERS HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITIY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JOHN M. MEYERS MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20 DAY OF January, 2023.

ATTEST:

Darlene A. Beachem
NOTARY PUBLIC
MY COMMISION EXPIRES: 01/12/2026

OWNER

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, JOHN M. MEYERS, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY , COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED JOHN M. MEYERS, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 20 OF January, 2023

Darlene A. Beachem
NOTARY PUBLIC

MY COMMISION EXPIRES: 01/12/2026
SEAL

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE-MORTGAGE CLAUSE

I, JOHN M. MEYERS, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF JOHN M. MEYERS AND IS RECORDED IN INSTRUMENT NO. 200701220016662 AND THERE IS A MORTGAGE ON THE PROPERTY HELD BY

WITNESS

OWNER

KESTNER/MEYERS LOT LINE REVISION MORTGAGEE OF THE PROPERTY CONTAINED IN THE CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDCATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

MORTGAGEE
PRINTED NAME Maurna Loughney
TITLE: AVP Mortgage

KNOW ALL MEN BY THESE PRESENTS, THAT I BRUCE M. KESTNER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I BRUCE M. KESTNER HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITIY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON BRUCE M. KESTNER MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20 DAY OF January, 2023.

ATTEST:

NOTARY PUBLIC
MY COMMISION EXPIRES: 01/12/2026

OWNER

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, BRUCE M. KESTNER, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY , COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED BRUCE M. KESTNER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 20 OF January, 2023.

NOTARY PUBLIC

MY COMMISION EXPIRES: 01/12/2026
SEAL

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

CERTIFICATE OF TITLE-NO MORTGAGE

I, BRUCE M. KESTNER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF BRUCE M. KESTNER AND ARE RECORDED IN INSTRUMENT NO. DBV 1033 PG 24 . I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

OWNER

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 1ST DAY OF Nov., 2022.

ATTEST:

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY. THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 16 DAY OF NOV, 2022

ATTEST:

SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

Muddy Creek Township Board of Supervisors Official

REVIEWED WITH, OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF Nov. 2022.

SEC

DIRECTOR CHAIR.

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 202302060001692 , BOOK 409, PAGE 5.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF February, A.D. 20 23.

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

I, JEFFREY A. SHUTY, 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, 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.

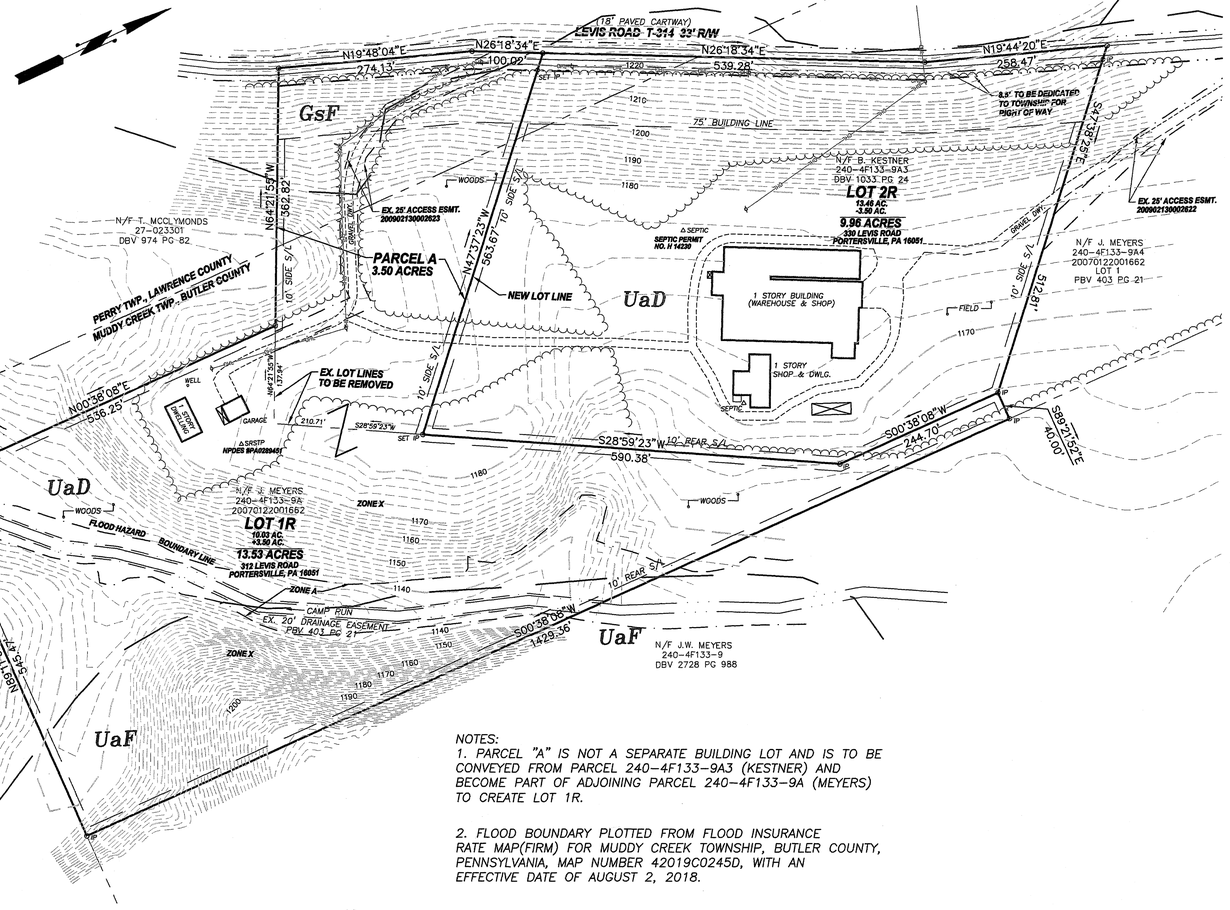
SEAL

11/30/2022
DATE

JEFFREY A. SHUTY
REG. NO. SU075509

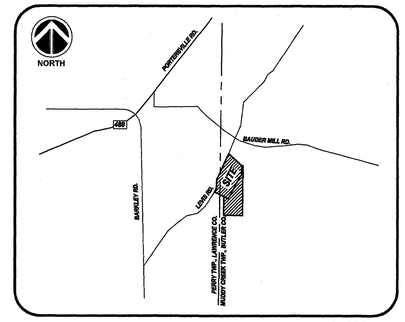
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR No. SU075509
PENNSYLVANIA

Instr: 202302060001692
Pgs: 1 F: $45.00 2/6/2023 3:57 PM
Michele Mustello Inst# 202302060001692
Butler County Recorder PA



NOTES:
1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 240-4F133-9A3 (KESTNER) AND BECOME PART OF ADJOINING PARCEL 240-4F133-9A (MEYERS) TO CREATE LOT 1R.

2. FLOOD BOUNDARY PLOTTED FROM FLOOD INSURANCE RATE MAP(FIRM) FOR MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, MAP NUMBER 42019C0245D, WITH AN EFFECTIVE DATE OF AUGUST 2, 2018.



VICINITY MAP
1"= 2000'

PLAN BOOK	PAGE
409	5

TOTAL PLAN AREA 23.49 ACRES
LOT 1R 13.53 ACRES
LOT 2R 9.96 ACRES

BUILDING SETBACKS:
FRONT 75'
SIDE 10'
REAR 10'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNER:
JOHN M. MEYERS
312 LEVIS ROAD
PORTERSVILLE, PA 16051
724-290-4138
PARCEL ID: 240-4F133-9A
DEED REF: 200701220016662
PBV 166 PG 39
PBV 403 PG 21

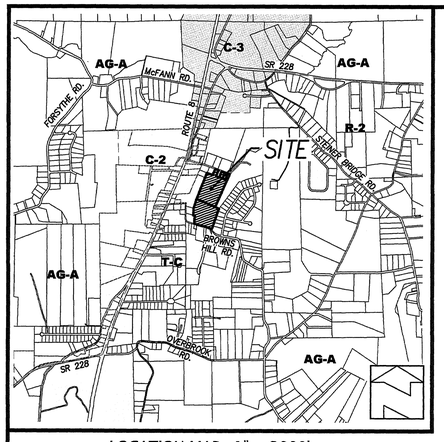
OWNER:
BRUCE M. KESTNER
P.O. BOX 318
PORTERSVILLE, PA 16051
PARCEL ID: 240-4F133-9A3
DEED REF: DBV 1033 PG 24
PBV 166 PG 39

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 100'
Date Sept. 19, 2022
Job No. 3531

Kestner/Meyers Lot Line Revision
Situate in Muddy Creek Township
Butler County, Pa.
Prepared For Bruce Kestner

Sheet No. 1 of 1



LOCATION MAP 1" = 2000'

LOT SUMMARY:	SQUARE FEET	ACREAGE
PARCEL 34	550,078.92 SQ.FT.	12.628 ACRES
PARCEL 37B	417,776.65 SQ.FT.	9.591 ACRES
TOTAL PROPERTY*	967,855.57 SQ.FT.	22.219 ACRES

*INCLUDES AREA WITHIN ROAD RIGHT OF WAY

ZONING REQUIREMENTS : T–C TOWN CENTER DISTRICT

MINIMUM LOT AREA:	8,000 SQ.FT.
MINIMUM LOT WIDTH:	80.00 FEET
MINIMUM FRONT SETBACK:	1. 35 FEET FROM A FRONT LOT LINE ADJACENT TO AN ARTERIAL STREET 2. 20 FEET FROM A FRONT LOT LINE ADJACENT TO ALL OTHER ROAD RIGHTS OF WAY 3. NO DOUBLE FRONTAGE LOTS PERMITTED
MAXIMUM FRONT SETBACK:	85 FEET FROM A FRONT LOT LINE ADJACENT TO ANY ROAD RIGHT OF WAY
MINIMUM REAR SETBACK:	20.00 FEET FOR PRINCIPAL STRUCTURES / 5 FEET ACCESSORY STRUCTURES
MINIMUM SIDE SETBACK:	15.00 FEET ADJOINING AG or R ZONING DISTRICTS 10.00 FEET FOR ALL OTHER DISTRICTS
MAXIMUM LOT COVERAGE:	75%

SURVEY NOTES:

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORIDINATE SYSTEM ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS

EXISTING WATER SUPPLY : ON LOT WELLS

EXISTING SEWAGE DISPOSAL: SAXONBURG AREA AUTHORITY PUBLIC SEWER

Instr: 202302080001804
Pgs: 2 F: $85.00 2/8/2023 10:25 AM
Michele Mustello T20230001480
Butler County Recorder PA

As required by the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, Community Parks and Conservation Division, this plan is being RE-RECORDED to add the following language:

A portion of this property identified as original Tax Parcel 230-F292-34 was either acquired with, developed, or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is Land and Water Conservation Fund Act, 54 U.S.C.A §§ 200301-200310 *et seq.* ("Act"), provided through the National Park Service. This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired and/or developed with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.

No other changes, alteration or revisions have been made to this plan from its original recording.

I, Michael Spring CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS, OWNERS OF THE LAND SHOWN ON THE MIDDLESEX TOWNSHIP CONSOLIDATION PLAN 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.

[redacted], CHAIRMAN, BOARD OF SUPERVISORS
Michael Spring

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE Commonwealth of Pennsylvania AND County of Butler PERSONALLY APPEARED THE ABOVE NAMED [redacted], CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN Michael Spring TO BE HER ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF February 2023.

MY COMMISSION EXPIRES THE 7th DAY OF April 2026.

Dawn Nicole Dydek
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Tina Nicole Dydek, Notary Public
Butler County
My commission expires April 7, 2026
Commission number 1222798
Member, Pennsylvania Association of Notaries
NOTARY PUBLIC

I, [redacted] CHAIRMAN OF THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MIDDLESEX TOWNSHIP CONSOLIDATION PLAN IS IN THE NAME OF MIDDLESEX TOWNSHIP AND IS RECORDED IN DEED BOOK VOLUME 784, PAGE 549 AND DEED BOOK 1085, PAGE 69. I FURTHER CERTIFY THAT THEIR IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

[redacted], CHAIRMAN, BOARD OF SUPERVISORS

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION 20230209 EFFECTIVE THIS 1 DAY OF FEBRUARY 2023.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 25 DAY OF JANUARY 2023.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

I, Jeffrey A. Mikesic 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.

NAME & REGISTRATION NO. PE093712

DATE 2/1/2023

I, JAMES A. SPERDUTE, R.S. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

JAMES A. SPERDUTE, R.S. # 24457–E

DATE 1/23/23

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 23RD DAY OF JAN. 2023

SECRETARY

CHAIRMAN, PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 409 PAGE(S) 6-7.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF FEBRUARY 2023.

(SEAL) MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS

ALL SIGNATURES MUST BE IN BLACK INK!

SURVEYOR

MIDDLESEX TWP. PLANNING COMMISSION

MIDDLESEX TWP. BOARD OF SUPERVISORS

MIDDLESEX TWP. ENGINEER
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. MIKESIC ENGINEER PE093712

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER
RECORDER OF DEEDS BUTLER COUNTY, PA.

PLAN BOOK	PAGE
409	6

PROPERTY OWNERS:

MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
133 BROWNS HILL ROAD
VALENCIA, PA 16059
724–898–3571

PROPERTY OWNERSHIP REFERENCE:

TAX PARCEL 230–2F92–34
DEED BOOK 1085, PAGE 69
12.628 ACRES (BY SURVEY)

TAX PARCEL 230–2F92–37B
DEED BOOK 784, PAGE 549
9.591 ACRES (BY SURVEY)

THE PURPOSE OF THIS PLAN IS TO COMBINE THE ABOVE REFERENCED TAX PARCELS INTO ONE CONTIGUOUS PARCEL.

MIDDLESEX TOWNSHIP AMENDED CONSOLIDATION PLAN

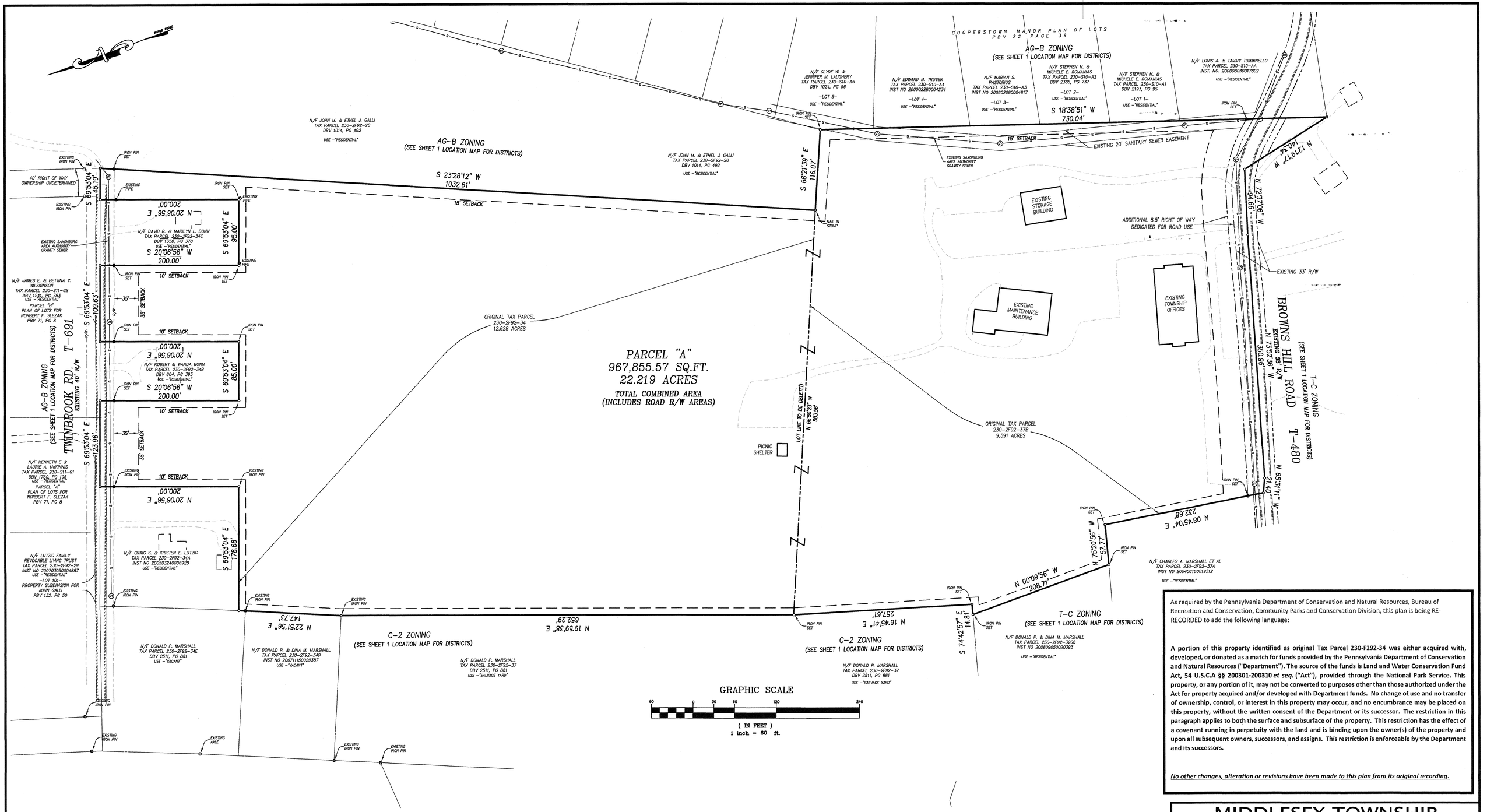
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
MIDDLESEX TOWNSHIP
133 BROWNS HILL ROAD
VALENCIA, PA 16059

SCALE: 1 " = 60'
FEBRUARY 9, 2011
DWG # 1012–109820

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Dent Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
jasperdute@southhillsnet.net

REVISIONS	SHEET No.
01/04/2023 - Per Solicitor Review	RC1



As required by the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, Community Parks and Conservation Division, this plan is being RE-RECORDED to add the following language:

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No other changes, alteration or revisions have been made to this plan from its original recording.

PLAN BOOK	PAGE
409	7

PROPERTY OWNERS:

MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
133 BROWNS HILL ROAD
VALENCIA, PA 16059
724-898-3571

PROPERTY OWNERSHIP REFERENCE:

TAX PARCEL 230-2F92-34
DEED BOOK 1085, PAGE 69
12.628 ACRES (BY SURVEY)

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THE PURPOSE OF THIS PLAN IS TO COMBINE THE ABOVE REFERENCED TAX PARCELS INTO ONE CONTIGUOUS PARCEL.

MIDDLESEX TOWNSHIP AMENDED CONSOLIDATION PLAN

MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
MIDDLESEX TOWNSHIP
133 BROWNS HILL ROAD
VALENCIA, PA 16059

SCALE: 1 " = 60'
FEBRUARY 9, 2011
DWG # 1012-109820

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4262 Fax 724-452-9357
jasurvey@pennhillsmail.net

REVISIONS	SHEET No.
01/04/2023 - Per Solicitor Review	RC2

Instr: 202302150002144
Pgs: 2 F: $85.00 2/15/2023 12:59 PM
Michele Nistello T20230001771
Butler County Recorder PA

℄ CRAB RUN ROAD
T-340 VARIABLE R/W
(Paved 18')

50' BUILDING LINE

CRAB RUN (APPROX. LOCATION ONLY) (SEE NOTE A)

N 90°00'00" W 198.50'

100.00'

N 36°15'40" W 180.00'

N 43°30'00" E 205.00'

577.50'

477.50'

N 46°30'00" W

CRAB RUN (APPROX. LOCATION ONLY) (SEE NOTE A)

200-4F54-6B
N/F MM&L FAMILY LTD. PARTNERSHIP
EX. LOT 1 OF P.B. 346 PGS. 48-49
20.472 ACRES
-13.425 ACRES PARCEL A
=7.047 ACRES LOT 1R

PART OF LOT 3

50' BUILDING LINE

EX. SHARED DRIVEWAY EASEMENT FOR LOT 1 REC. P.B. 34 PGS. 48-49

N 58°00'00" W 115.50'

N 38°00'00" W 47.36'

N 38°00'00" W 142.39'

℄ BRIDGE

TRANS.

SANDMOUND

TRANS.

BLACKTOP DRIVE

METAL GARAGE

WELL

1 STORY STONE & FRAME DWELLING

EX. SEPTIC TANK

WELL

BLACKTOP DRIVE

CONC. PAD

2 STORY BRICK & FRAME DWELLING

SHAMROCK LANE EX. 50' PRIVATE ACCESS & UTILITY EASEMENT

N 34°32'10" W 38.30'

25' BUILDING LINE (SIDE YARD)

N/F MM&L FAMILY LTD. PARTNERSHIP
200-4F54-6BB
11.172 ACRES EX. LOT 3
- 0.574 ACRES PARCEL B
= 10.598 ACRES LOT 3R

N 63°00'00" E 625.00'

30' BUILDING LINE (REAR YARD)

25' BUILDING LINE (SIDE YARD)

N/F MM&L FAMILY LTD. PARTNERSHIP
200-4F54-6BA
16.176 ACRES EX. LOT 2
+ 13.425 ACRES PARCEL A
+ 0.574 ACRES PARCEL B
= 30.175 ACRES LOT 2R

N 62°51'35" E 750.00'

25' BUILDING LINE (SIDE YARD)

25' BUILDING LINE (SIDE YARD)

800.00'

50.00'

N 75°46'40" E 1065.96'

25' BUILDING LINE (SIDE YARD)

N/F T.A. GROSICK
200-4F54-34D

30' BUILDING LINE (REAR YARD)

S 05°56'00" W 478.18'

1102.21'

500.00'

EX. I.P.

EX. WOOD POST

S 27°00'00" E 499.88'

675.00'

50.00'

PARCEL B 0.574 ACRES
TO BE CONVEYED TO AND
COMBINED WITH EX. LOT 2

EX. METAL POST

EX. I.P.

25' BUILDING LINE (SIDE YARD)

602.21'

S 27°00'00" E

EX. I.P.

N/F K.F. KELLY, JR.
200-4F54-6D1

℄ LITTLE CREEK ROAD
T-399 50' R/W
(Paved 17.70')

EX. I.P.

32" TREE W/WIRE

EX. I.P.

424.48'

S 25°25'42" E 720.71'

25' BUILDING LINE (SIDE YARD)

EX. I.P.

EX. IRON PIPE

℄

S 25°25'42" E

25' BUILDING LINE (SIDE YARD)

EX. I.P.

N 81°59'08" E
111.05'

EX. I.P.

N/F E.F. RIEGER
400-4F54-6C4

S 80°44'26" W 915.02'

N/F MM&L FAMILY LTD. PARTNERSHIP
200-4F54-15A

30' BUILDING LINE (REAR YARD)

PART OF PARCEL A

PARCEL A 13.425 ACRES
TO BE CONVEYED TO AND
COMBINED WITH EX. LOT 2

200-4F54-4A1
N/F W.G. ZEIGLER

N 09°00'00" W
346.29'

589.25'

242.96'

25' BLDG. LINE (SIDE YARD)
SEE NOTE A

EX. I.P.

EX. I.P.

EX. I.P.

NOTES:

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

REF: PROPERTY SURVEY FOR JOHN M. & PATRICIA P. BURDICK BY LSI 10/23/08 SERVICE NO. 09-098

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE A - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

ZONED: R1: RURAL RESIDENTIAL

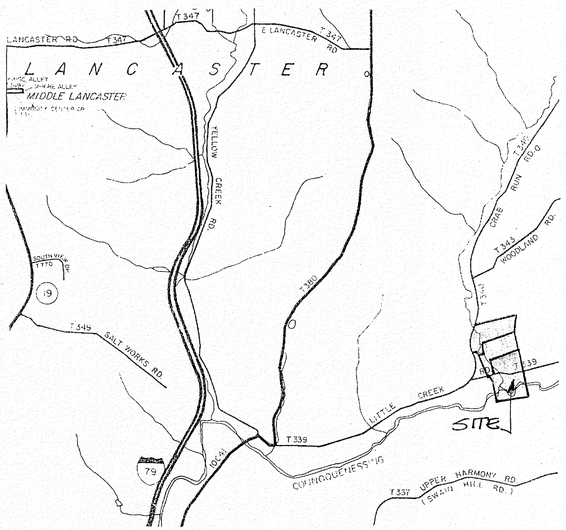
BUILDING SETBACK REQUIREMENTS:

50' FRONT YARD
25' SIDE YARD
30' REAR YARD

PROPERTY OWNER: MM&L FAMILY LTD PARTNERSHIP
127 SHAMROCK LANE
EVANS CITY, PA 16033

REF: RESIDENTIAL PROPERTY SUBDIVISION PLAN FOR MM&L FAMILY LTD PARTNERSHIP, P.B. 346 PGS. 48-49

TOTAL PLAN AREA = 47.820 ACRES			
EX. LOT 1 = 20.472 ACRES		LOT 1R = 7.047 ACRES	
EX. LOT 2 = 16.176 ACRES		LOT 2R = 30.175 ACRES	
EX. LOT 3 = 11.172 ACRES		LOT 3R = 10.598 ACRES	



VICINITY MAP Scale: 1' = 2000'

℄ LITTLE CREEK ROAD DESCRIPTION

1	N 75°48'51" E	24.59'
2	N 79°12'17" E	48.08'
3	S 89°57'48" E	47.16
4	S 80°14'51" E	49.84'
5	S 80°52'28" E	52.87'
6	S 85°29'19" E	53.59'
7	N 83°47'44" E	51.84'
8	N 77°50'23" E	51.55'
9	N 76°17'43" E	53.25'
10	N 77°23'59" E	53.60'
11	N 80°45'15" E	73.53'
12	N 79°34'31" E	52.51'
13	N 76°43'18" E	52.74'
14	N 73°59'04" E	52.91'
15	N 72°52'29" E	20.85'

℄ CREEK DESCRIPTION

16	S 83°28'48" W	11.38'
17	N 80°46'13" W	29.88'
18	N 63°33'30" W	33.27'
19	N 39°48'09" W	92.46'
20	N 24°22'41" W	31.92'
21	N 03°02'36" W	22.95'
22	N 16°57'48" E	41.41'
23	N 06°07'24" W	43.63'
24	N 47°58'35" W	54.86'
25	S 68°10'42" W	42.40'
26	S 49°55'03" W	51.18'
27	S 46°45'49" W	65.36'
28	S 17°10'38" W	36.15'
29	S 22°15'56" E	35.15'
30	S 23°50'24" E	42.16'
31	S 06°28'36" E	44.85'
32	S 11°27'14" W	37.73'
33	S 22°25'27" W	44.96'
34	S 47°03'35" W	39.14'
35	S 71°47'09" W	17.05'
36	S 89°19'47" W	39.36'
37	N 57°16'50" W	27.43'
38	N 40°00'30" W	34.59'
39	N 52°39'25" W	45.30'
40	N 78°10'52" W	64.81'
41	N 84°22'45" W	33.01'
42	S 71°09'31" W	31.39'
43	S 50°28'16" W	41.00'
44	S 79°18'00" W	26.86'
45	N 71°48'53" W	44.13'
46	N 86°14'14" W	35.46'
47	S 64°45'48" W	56.89'

℄ CRAB RUN ROAD DESCRIPTION

48	N 11°34'04" W	22.68'
49	N 11°38'00" W	47.75'
50	N 10°42'28" W	50.33'
51	N 10°07'45" W	47.27'
52	N 08°42'40" W	49.96'
53	N 06°41'45" W	49.52'
54	N 04°15'54" W	48.46'
55	N 02°38'29" W	48.87'
56	N 02°19'27" W	48.59'
57	N 00°14'30" E	48.98'
58	N 02°37'32" E	48.70'
59	N 06°20'35" E	48.01'
60	N 08°51'25" E	49.71'
61	N 10°57'12" E	50.51'
62	N 15°29'46" E	49.54'
63	N 24°38'46" E	47.44'
64	N 27°38'40" E	49.68'
65	N 20°08'34" E	16.52'

RECORDER OF DEEDS BUTLER COUNTY, PA

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 409 page 8-9

Given under my hand and seal this 15TH day of FEBRUARY 20 23

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

KNOW ALL MEN BY THESE PRESENTS, that I, Kevin Handlow, General Partner, of MM&L Family Limited Partnership, of the Township of Lancaster, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Lancaster Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Lancaster, 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 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 any time. This dedication and release shall be binding upon Kevin Handlow, General Partner, of MM&L Family Limited Partnership, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27 day of Dec 20 22.

ATTEST:

NOTARY PUBLIC KEVIN HANDLOW - GENERAL PARTNER

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

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 Kevin Handlow, General Partner, of MM&L Family Limited Partnership and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 27 day of Dec 20 22.

My Commission expires the 12 day of Sept 20 26.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

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.

October 31, 2022 SEAL
DATE 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 Lancaster hereby gives public notice that in approving this plan for recording purposes only, the Township of Lancaster 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 Lancaster this 3RD day of January 20 2023.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PA LANCASTER 1854 TOWNSHIP

TOWNSHIP ENGINEER'S CERTIFICATION:

This plan was reviewed by the Township Engineer for conformance with the Lancaster Township Subdivision and Land Development Ordinance and other applicable Township Ordinances.

January 11, 2023 Thomas L. Thompson 043980-E
DATE NAME REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L THOMPSON ENGINEER 043980-E PENNSYLVANIA

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE:

Approved by the Planning Director of Lancaster Township this 3RD day of January 20 23, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Lancaster Township, as amended. The Planning Director of Lancaster Township gives notice that in approving this plan for recording Lancaster Township assumes no obligation to accept the dedication of streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

TOWNSHIP PLANNING DIRECTOR
(Seal)

BUTLER COUNTY PA LANCASTER 1854 TOWNSHIP

Reviewed by the Butler County Planning Commission this 21ST day of SEPT. 20 22.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

PLAN BOOK	PAGE
409	9

REVISED 10/31/2022; ENGINEER'S REVIEW COMMENTS

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

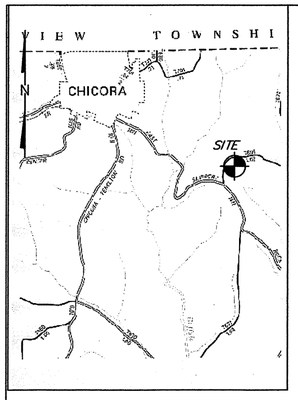
LOT LINE REVISION

FOR: M M & L FAMILY LIMITED PARTNERSHIP

SITUATE: LANCASTER TWP., BUTLER CO., PA

Date 09/01/2022	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel # 200-4F54-6B, 6BA, 6BB		Instrument # 201409030020757	Service No. 20-107
Address 544 LITTLE CREEK ROAD			

0' 100' 200' 300'



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 60' FROM R\W

COMMONWEALTH OF PENNSYVANIA
COUNTY OF ~~BUTLER~~ ARMSTRONG

on this 2 day of FEBRUARY, 2023 Before me a Notary Public

in and for said state and county personally came
ERIN M RICE, CATHRYN A RAMSEY
PATRICK M O'DONNELL 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.

Randall L. Patsy
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Randall L. Patsy, Notary Public
Armstrong Co.
My commission expires February 26, 2024
Commission number 1126259
Member, Pennsylvania Association of Notaries

ERIN M. RICE, CATHRYN A. RAMSEY & PATRICK M. O'DONNELL

We, the undersigned PATRICK M. O'DONNELL (owners) of the Real Estate shown and described, herein do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

Erin M. Rice
Owners

Cathryn A. Ramsey
Owners

Patrick M. O'Donnell
Owners

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 shown and the monuments and markers have been set as shown on the plan. I further certify that this plan correctly represents the lots, land, streets, and highways as surveyed.

NOV. 2022
DATE

SEAL

REGISTERED PROFESSIONAL
RICHARD D. SEDWICK
Signature of Surveyor
SURVEYOR
SU-050061-E
COMMONWEALTH OF PENNSYLVANIA

Final approval by the Donegal Twp. Planning Commission
this 18TH day of JAN. 2023.
R. Hunsicker Secretary
J. Hunsicker Chairman

Final approval by the Donegal Twp. Supervisors
this 13 day of February 2023
Julie Stewart Secretary
[signature] Chairman

SEAL
TOWNSHIP OF DONEGAL
BUTLER CO. PA

Reviewed by the Butler County Planning Commission
this 18TH day of JAN. 2023
R. Hunsicker Secretary
Seal
J. Hunsicker Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recording Certificate

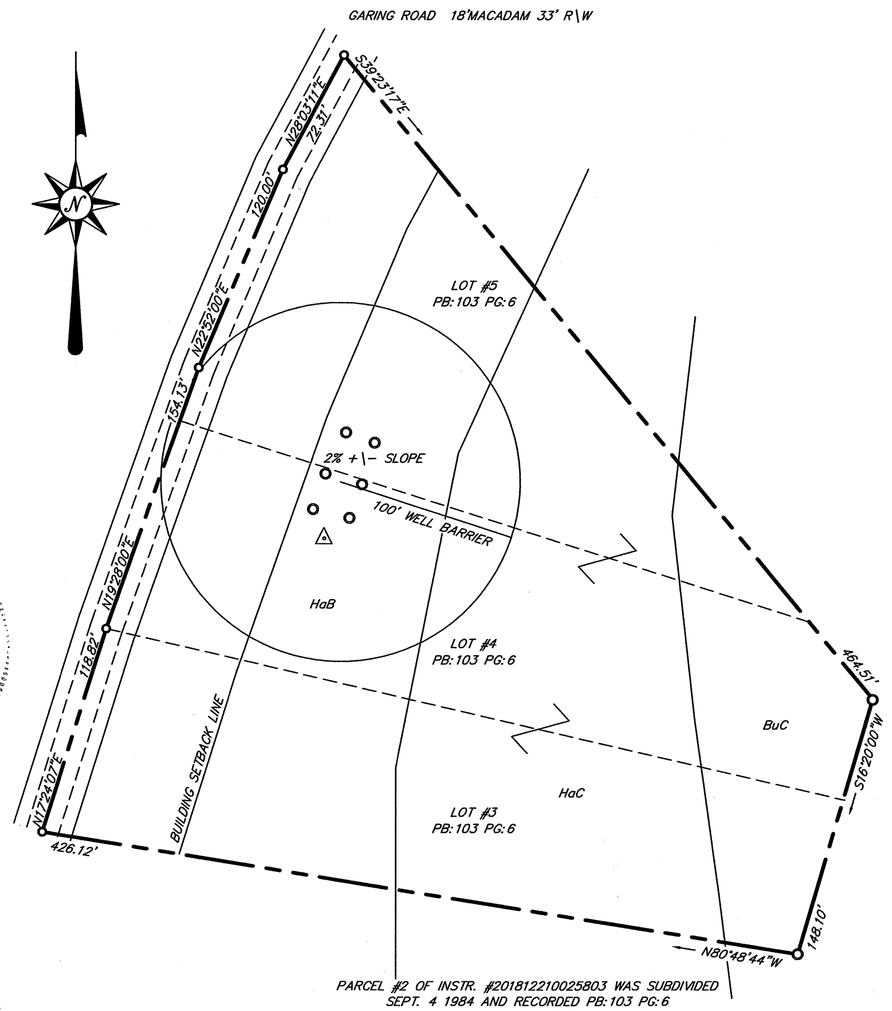
Recorded this 16th day of February, 2023 in the.

Register and Recorder of Deeds office, in Plan Book, Vol. 409, Page 10. Sl. _____

Michele M. Mustello
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

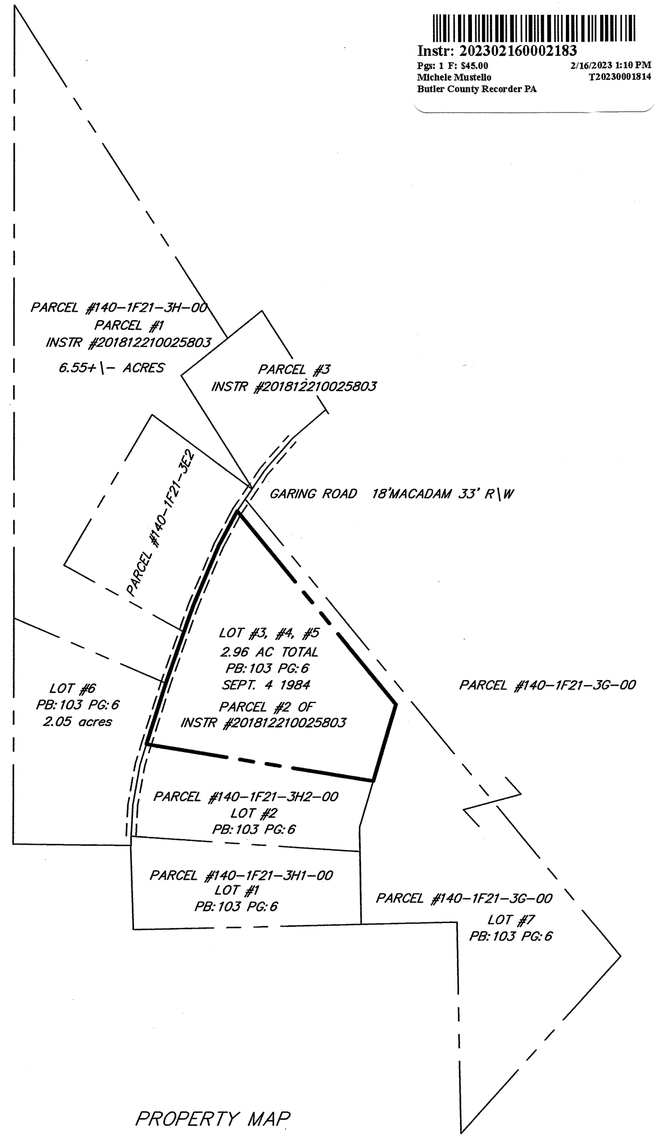
RECORDER OF DEEDS
BUTLER COUNTY, PA.



PARCEL #2 OF INSTR. #201812210025803 WAS SUBDIVIDED SEPT. 4 1984 AND RECORDED PB:103 PG:6

THE DESCRIPTION OF PARCEL #2 OF INSTR. #201812210025803 WAS NEVER REVISED TO EXCEPT & RESERVE ALL LOTS SOLD ACCORDING TO PB:103 PG:6

Instr: 202302160002183
Pgs: 1 F: $45.00 2/16/2023 1:10 PM
Michele Mustello T20230001814
Butler County Recorder PA



PROPERTY MAP

INSTR #201812210025803

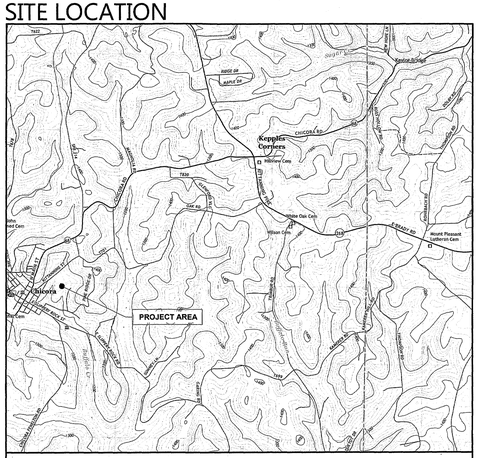
PLAN BOOK	PAGE
409	10

O'DONNELL PLAN

DRAWN BY: R.D.S.	LINE REVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=60'	ERIN M. RICE, CATHRYN A. RAMSEY & PATRICK M. O'DONNELL
DATE: NOV. 2022	DONEGAL TWP BUTLER CO.
DRAWING NO: #140-1F21-3H	R.D.SEDWICK P.L.S. CLARINGTON, PA. 724-355-9302

Instr: 202302160002197
2/16/2023 3:12 PM
Pgs: 2 $: $85.00
Michele Mustello T20230001926
Butler County Recorder PA

SITE LOCATION



BITUMINOUS PAVEMENT NOTES

1. All asphalt pavement work shall be performed in accordance with the PENNDOT specifications.
2. Seal all joints in asphalt.
3. Saw cut existing asphalt and concrete surfaces to facilitate removal and to provide a uniform construction line for replacement.

PLAN BOOK	PAGE
409	12

SITE CONCRETE NOTES

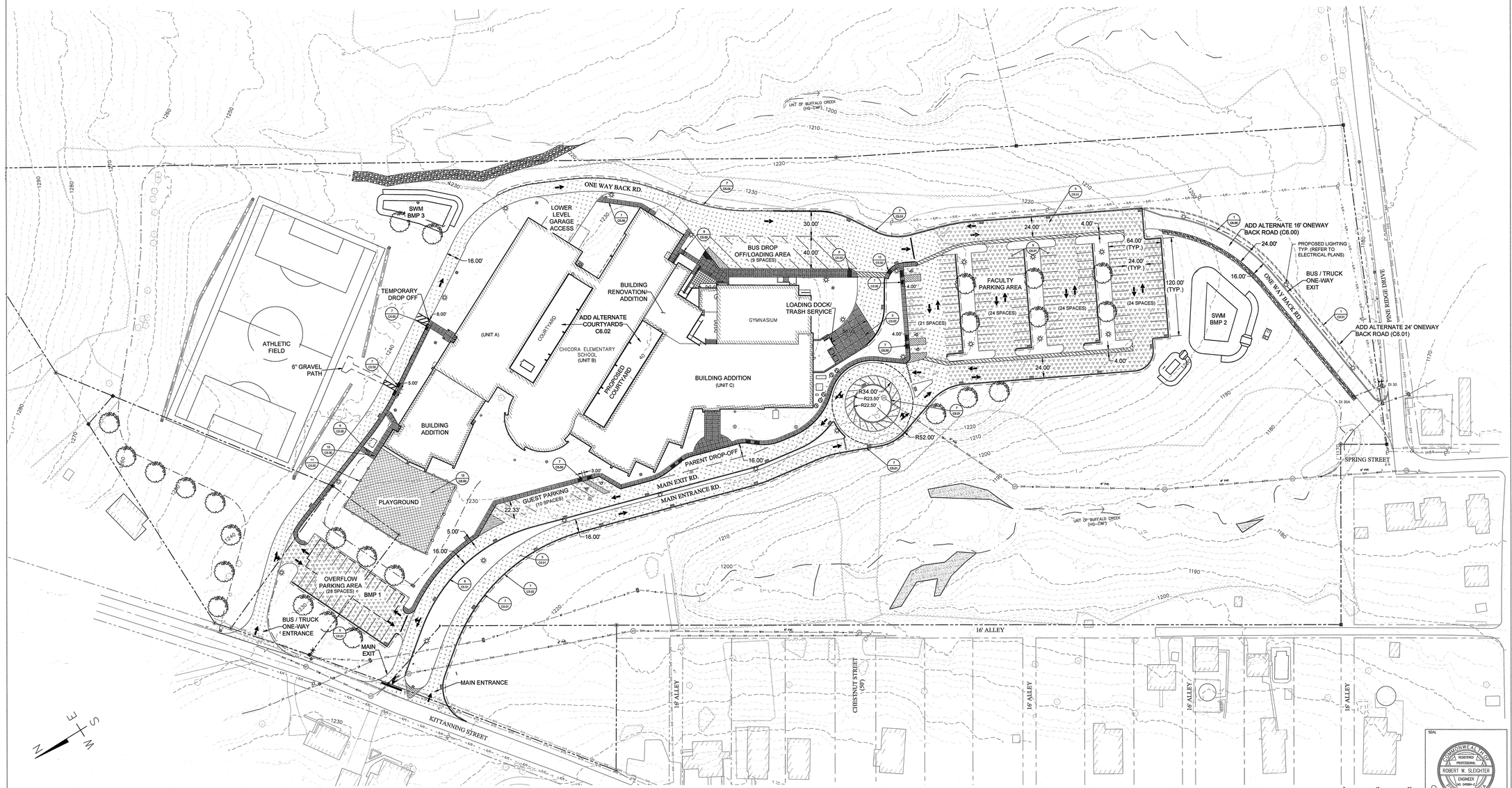
1. Contractor is responsible to visit the site, review the contract documents, and verify the quantities of work to be performed.
2. Control joints shall be spaced evenly & installed as shown on drawings.
3. Expansion joints in sidewalks shall be installed on a maximum 50' spacing. When control joint, expansion joint, and construction joint locations are not specifically shown on drawings contractor shall prepare a shop drawing indicating the intended layout of joints for approval.
4. Seal all cold joints in concrete and all joints between new concrete and existing work with approved caulking. All concrete joints requiring caulking shall be finished with a radius edging tool.
5. Exterior concrete shall be sealed with an approved product.
6. Slope pavement and sidewalks to ensure positive drainage to drainage structures or daylight and ensure no ponding of water.
7. All proposed sidewalks slope toward the street/parking area at minimum 1.0% perpendicular to the direction of travel.
8. Where new concrete abuts a building, existing concrete slab or curb, the new concrete shall be doweled into the adjacent work. Refer to expansion joint detail.

GENERAL NOTES

1. The Contractor shall furnish all labor, materials, equipment, machinery, apparatus and tools, and perform all operations necessary to install, equip and put into satisfactory operation, the work specified and shown on the drawings. All work shall be done in accordance with the applicable portions of the specifications. Any labor, materials, equipment, or apparatus not specifically mentioned herein or shown on the drawings, which may be necessary for the proper completion of the entire work or of the individual items thereof, within the intent of these specifications and drawings, shall be furnished by the Contractor without additional compensation.
2. All quantities depicted are estimates only; the Contractor shall verify all proposed quantities prior to bidding the project. No additional payment will be authorized for increased quantities in accordance with the proposed scope of work. Each site shall be bid and paid for in compliance with the contract plans and specifications.
3. Contractor shall coordinate all work with KCASD Site Manager and maintain continuous, safe access to each site during the prosecution of the work.
4. The Contractor shall maintain unobstructed access to the site at all times. The Contractor shall notify Butler County 911, the U.S. Post Office, Local School Transportation Directors and all others as deemed necessary, prior to beginning work.
5. Construction of all work pursuant to the contract shall be governed by Pennsylvania Department of Transportation Publication 408 and where applicable, details, sections and specifications of the contract documents. Measurement and Payment sections of the contract specifications shall not apply.
6. It shall be the responsibility of the Contractor to keep each site neat and clean as work progresses, and upon completion of the contract to spend special effort so as to remove all debris, trash, excess material, and unsightly facilities. Prior to final acceptance, the site(s) shall be thoroughly cleaned and policed of all debris. Should the Contractor fail to keep cleanup current, the Engineer is authorized to suspend all parts of the project until cleanup is current.
7. Streets shall not be unnecessarily obstructed, and unless the Engineer, in writing, shall authorize the complete closing of the street, the Contractor shall take such measures at his own expense, as may be necessary to keep the street or road open and safe for traffic.
8. The Contractor shall construct and maintain without extra compensation, such adequate and proper pedestrian crossings as may be necessary or as directed for the safe accommodations of pedestrians. The Contractor shall furnish and erect without cost to the Owner, substantial barricades as may be necessary to protect the public.
9. The Contractor shall not obstruct fire hydrants.
10. In narrow or congested streets or alleys, when so directed, the Contractor shall complete his work up to a point designated by the Engineer before opening the work ahead, in order to give access to garages and other places. The Contractor shall in all cases so arrange his work as to cause the least inconvenience to property owners, consistent with the proper prosecution of the work as determined by the Engineer.

LEGEND

- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED MULCHED PLAY AREA
- PROPOSED FENCE
- PROPOSED GUIDERAIL



1 C1.00 OVERALL SITE PLAN
SCALE: 1:40

SCALE IN FEET

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT W. SLEIGHTER
ENGINEER
No. 34586

ALL REPORTS, PLANS SPECIFICATIONS AND DRAWINGS PREPARED FOR THIS PROJECT ARE THE PROPERTY OF CRABTREE, ROHRBAUGH & ASSOCIATES AND CRABTREE, ROHRBAUGH & ASSOCIATES RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS. UNPUBLISHED RIGHTS RESERVED TO. REPRODUCTION OF THE MATERIAL HEREIN OR SUBSTANTIAL USE WITHOUT PERMISSION OF CRABTREE, ROHRBAUGH & ASSOCIATES VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE SUBJECT TO LEGAL ACTION. © 2022 CRABTREE, ROHRBAUGH & ASSOCIATES, INC 2022

REVISIONS	MM-DD-YR	NAME	DESCRIPTION OF CHANGES

SLEIGHTER DESIGN

CR

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272 FAX 717-458-0047
TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPUR SPRINGS, WEST VIRGINIA
www.cra-architects.com

ADDITIONS & RENOVATIONS TO
CHICORA ELEMENTARY SCHOOL
KARNS CITY AREA SCHOOL DISTRICT
205 KITTANNING STREET
CHICORA, PA 16025

OVERALL SITE PLAN	
PLOT SCALE:	AS SHOWN
FILENAME:	C1.00 OVERALL SITE PLAN.dwg
DATE:	DECEMBER 1, 2022

PROJECT 3325

C1.00

P:\25 - Crabtree Rohrbaugh & Associates\2021-165-01 Chicora Elementary\Dwg\Sheets\C1.00_OVERALL SITE PLAN.dwg, Date: 12/1/2022 8:54:53 AM, Plotted By: BILL JOHNSON

OWNER'S CERTIFICATION

WE, CORY R. FOX AND SALLY J. FOX, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE] THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 27th DAY OF January, 2023.

x Cory R. Fox
CORY R. FOX

x Sally J. Fox
SALLY J. FOX

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF ~~PENNSYLVANIA~~ Florida)
) SS:
COUNTY OF ~~BUTLER~~ Collier)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, CORY R. FOX AND SALLY J. FOX, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF January, 2023

MY COMMISSION EXPIRES THE 22nd DAY OF July 2023

x Ashley Ortiz
NOTARY PUBLIC

Notary Public State of Florida
Ashley Ortiz
My Commission GG 357643
Expires 07/22/2023

SURVEYOR'S CERTIFICATION

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

5 JAN. 2023
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 29th DAY OF DECEMBER, 2022

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 7th DAY OF December, 2022

x
SECRETARY

x
Vice CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14TH DAY OF Dec, 2022

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

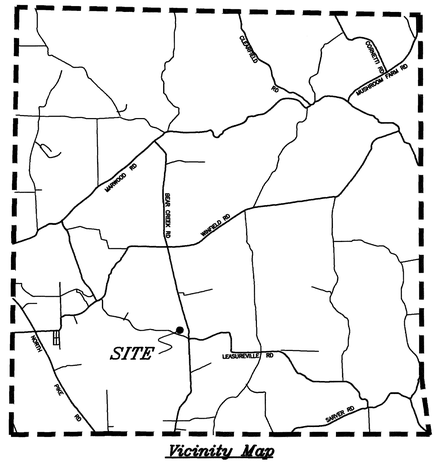
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 409 PAGE(S) 13.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF February, 2023

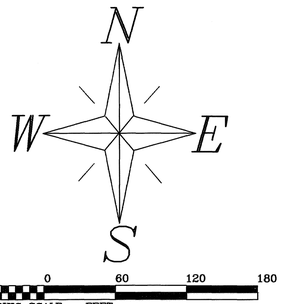
x
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS
BUTLER COUNTY, PA



Vicinity Map

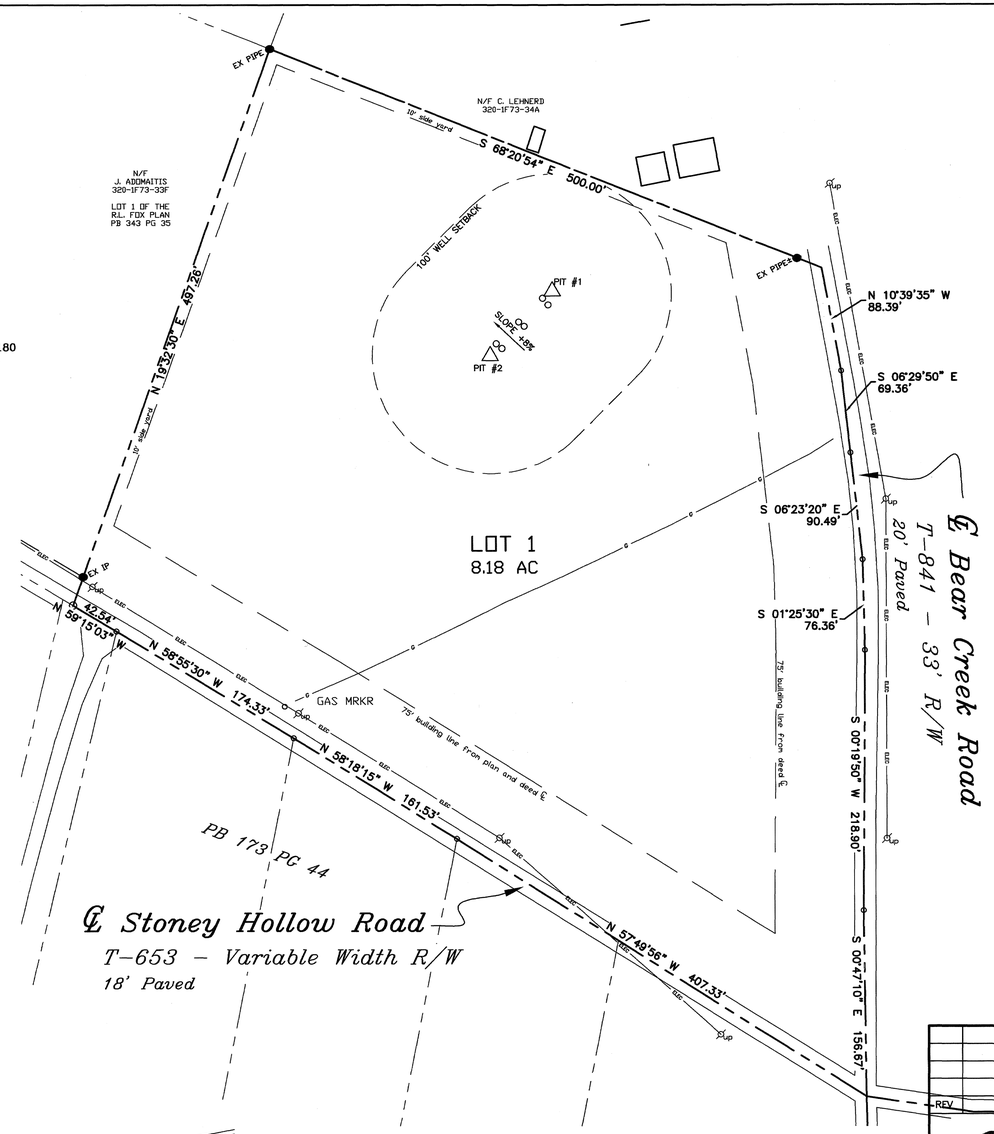


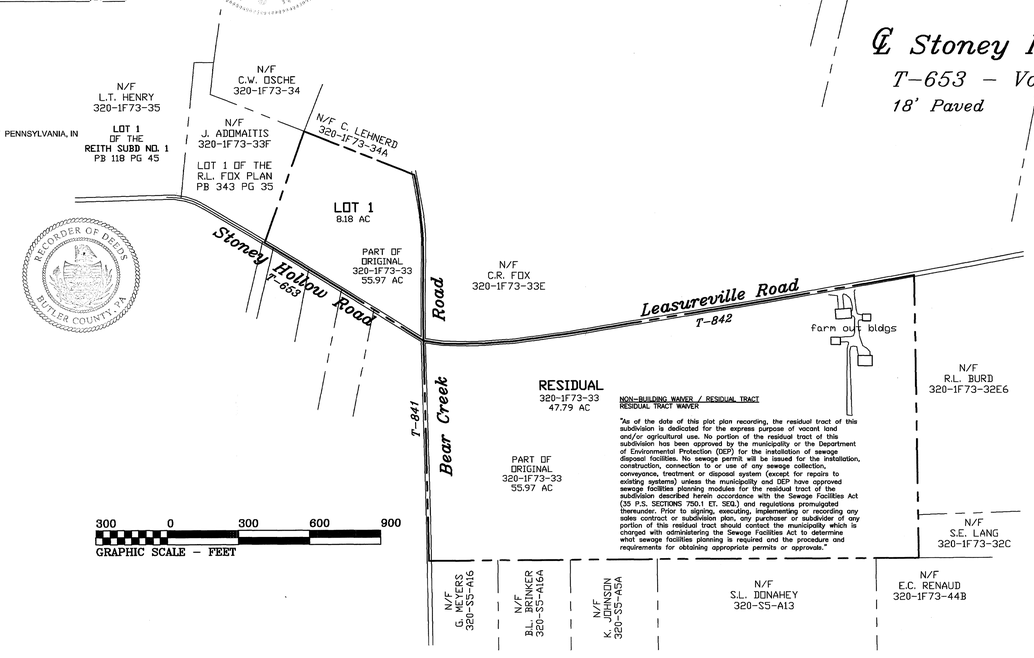
LOT AREA

ORIG. PARCEL	55.97 AC
LESS LOT 1	8.18 AC
RESIDUAL TOTAL	=47.79 AC

RA – RESIDENTIAL AGRICULTURAL

SETBACKS
FRONT YARD – 75' FROM CENTERLINE
SIDE YARD – 10' ON EACH SIDE
REAR YARD – 50' PRINCIPAL STRUCTURE
10' ACCESSORY STRUCTURE
MIN LOT AREA – 2 ACRES
MIN LOT WIDTH – 200 FT





NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"As of the date of this plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of vacant land and/or agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning modules for the residual tract of the subdivision described herein 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 sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

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

NOTES:

1) OWNER: CORY AND SALLY FOX
2) PROPERTY ADDRESS:
530 LEASUREVILLE ROAD
CABOT, PA 16023
3) PROPERTY USE: RESIDENTIAL
4) ZONING: RA–RESIDENTIAL/AGRICULTURAL
5) REFERENCE:
R. L. FOX PLAN PB 343 PG 35

C. FOX PLAN

Being a one lot subdivision of Tax Parcel 320-1F73-33.

RECORDED 20	
PLAN BOOK	PAGE
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SHEET ____ of ____	

Instr: 202302220002427
Pgs: 1 T: $65.00 2/22/2023 3:15 PM
Michele Mustello T20230002016
Butler County Recorder PA

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

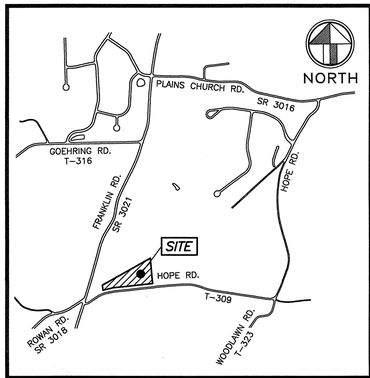
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
C. FOX PLAN
BEING A
SUBDIVISION
FOR
CORY AND SALLY FOX

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/10/2022	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
22-186	320-1F73-33	-



LOCALITY SKETCH — HATCHED AREA
1" = ±1000' — PROPERTY LOCATION

Instr: 202302230002460
Pgs: 1 F: 545.00 — 2/23/2023 11:09 AM
Michele Mustello — T20230002048
Butler County Recorder PA

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY SEAL

CRANBERRY TOWNSHIP SEAL

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL C MALAK — ENGINEER — PE-073220
CRANBERRY TOWNSHIP ENGINEER SEAL

I, Michael C Malak, 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 — 2/16/23 DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF MARCH 2022

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
Michael D. Manipole

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.

2/15/23 DATE — SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION No. 2023-34 ON THE 15th DAY OF February 2023.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

I, Daniel D. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION No. 2023-34 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

WE, JOHN D. & PAMELA S. UTHMAN, OWNER OF THE LAND SHOWN ON THE JOHN D. UTHMAN SUBDIVISION PLAN, HEREBY ADOPT THIS PLAN AS OUR PLAN 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 OUR HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 2 DAY OF February, 2023

ATTEST:
NOTARY PUBLIC — JOHN D. UTHMAN — PAMELA S. UTHMAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN D. & PAMELA S. UTHMAN, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF February, 2023
MY COMMISSION EXPIRES THE 26 DAY OF April, 2025

NOTARY PUBLIC

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Heidi D. Blackwell, Notary Public
Butler County
My commission expires April 26, 2025
Commission number 1394660
Member, Pennsylvania Association of Notaries

WE, JOHN D. & PAMELA S. UTHMAN, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JOHN D. UTHMAN SUBDIVISION PLAN IS IN THE NAME OF JOHN D. & PAMELA S. UTHMAN, AS RECORDED IN DEED BOOK VOLUME 2770, PAGE 245, RECORDER OF DEEDS OFFICE.

WITNESS — JOHN D. UTHMAN — PAMELA S. UTHMAN

ARMCO CREDIT UNION

ARMCO CREDIT UNION

I/WE _____ MORTGAGEE OF THE PROPERTY CONTAINED IN THE JOHN D. UTHMAN SUBDIVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS Dawn L Scott Bartell — NAME, TITLE, AND MORTGAGEE Loan Manager, Steven S. Frank

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 409, PAGE 14.

GIVEN UNDER MY HAND AND SEAL
THIS 23rd DAY OF February, 2023

RECORDER

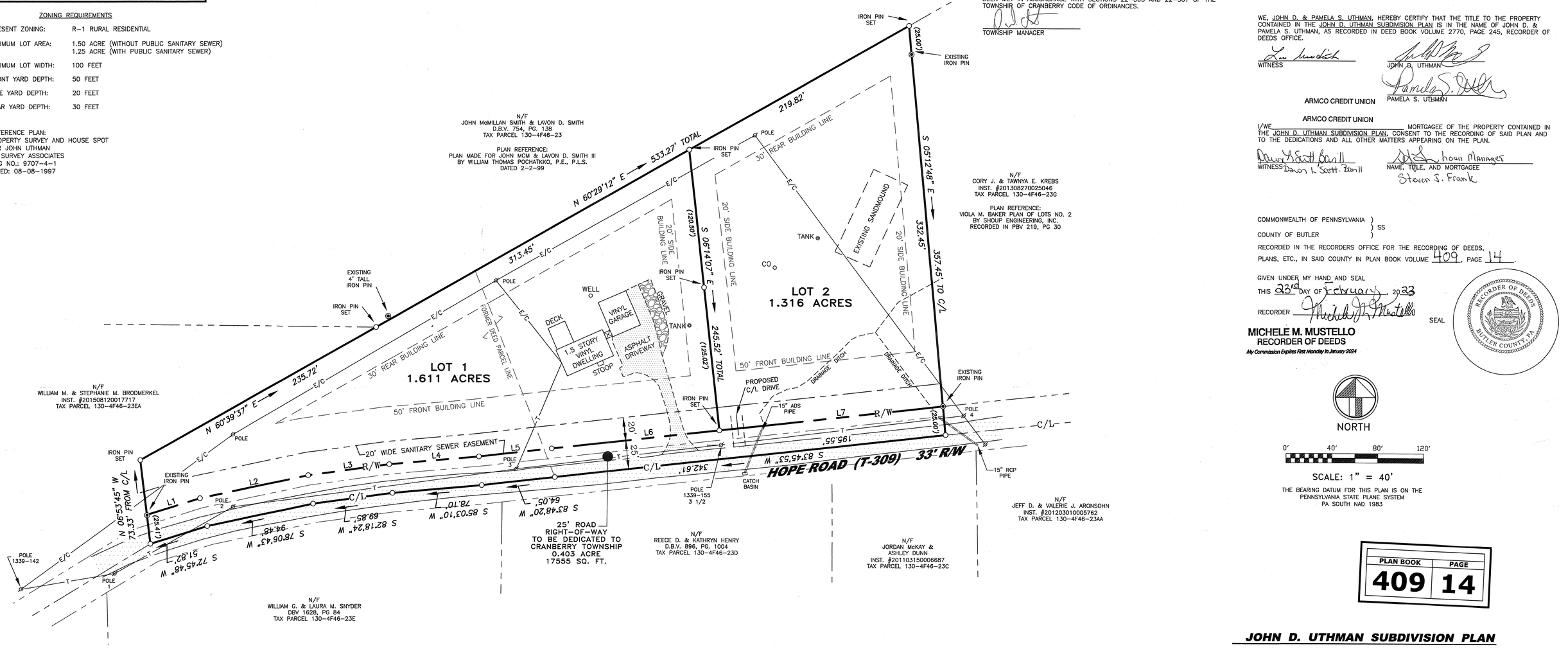
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

SEAL — RECORDER OF DEEDS — BUTLER COUNTY, PA.

ZONING REQUIREMENTS

PRESENT ZONING:	R–1 RURAL RESIDENTIAL
MINIMUM LOT AREA:	1.50 ACRE (WITHOUT PUBLIC SANITARY SEWER) 1.25 ACRE (WITH PUBLIC SANITARY SEWER)
MINIMUM LOT WIDTH:	100 FEET
FRONT YARD DEPTH:	50 FEET
SIDE YARD DEPTH:	20 FEET
REAR YARD DEPTH:	30 FEET

REFERENCE PLAN:
PROPERTY SURVEY AND HOUSE SPOT
FOR JOHN UTHMAN
BY SURVEY ASSOCIATES
DWG NO.: 9707–4–1
DATED: 08–08–1997



NORTH

0′ 40′ 80′ 120′

SCALE: 1" = 40'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

PLAN BOOK	PAGE
409	14

JOHN D. UTHMAN SUBDIVISION PLAN

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

DATE: MARCH 7, 2022

SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC
POSTED SPEED LIMIT = 25 MPH

10' OFF EDGE OF TWP. RD. (HOPE ROAD)	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	–±5%	155'	±1140'	+±0%	147'	±404'

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

HOPE ROAD – 25' R/W DESCRIPTIONS

LINE	BEARING	DISTANCE
L1	S 72°45'48" W	48.43'
L2	S 78°06'43" W	96.56'
L3	S 82°18'24" W	71.36'
L4	S 85°03'10" W	78.42'
L5	S 83°48'20" W	63.76'
L6	S 83°45'53" W	147.06'
L7	S 83°45'53" W	196.00'

NOTES:

(1) 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.

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

3.330 ACRES = TOTAL ACRES
R–1 RURAL RESIDENTIAL

OWNERS: JOHN D. & PAMELA S. UTHMAN
120 HOPE ROAD
CRANBERRY TOWNSHIP, PA 16066

DEED REFERENCE: DEED BOOK 2770, PAGE 245

TAX PARCEL NO.: 130–4F46–23H

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

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — SURVEYOR — SU-051843-E
REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: S.M./T.R. | CHECKED BY: T.R.

DWG. NO: 5614–2022–SUB

G:\Uthman–5614–2021\UTHMAN–5614–2021–State.DWG – Mar 17, 2022 @ 9:35am (SUBDIVISION) UTHMAN–5614–STATE.CRD

OWNERS ADOPTION

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

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 17th DAY OF February, 20 23

ATTEST: CHARTER HOMES AT CRESCENT, LLC

PRINTED NAME OF SIGNATORY
Anthony Faranda - Diedrich
Authorized Signatory

ACKNOWLEDGMENT

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF February, 2023

MY COMMISSION EXPIRES THE 14th DAY OF December 2025

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Douglas R. Hassel, Notary Public
Lancaster County
My commission expires December 14, 2025
Commission number 1411419
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRESCENT PLAN PHASE 1A-R IS IN THE NAME OF CHARTER HOMES AT CRESCENT, INC., AND IS RECORDED IN INSTRUMENT NO. 202208180017801.

WITNESS OWNER

Anthony Faranda - Diedrich Authorized Signatory
PRINT NAME TITLE

MORTGAGE CLAUSE

TRUIST BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CRESCENT PLAN PHASE 1A-R AS EVIDENCED IN INSTRUMENT NUMBERS 202212220025718 AND 202212200025719, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS NAME, TITLE, AND DATE
CHRISTOPHER SHEAW
SVP

SURVEYOR'S CERTIFICATION

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

2-15-23
DATE

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2023-8 ON THE 6th DAY OF February, 2023.

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

I, DANIEL D. SANTORO TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2022-87 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

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

TOWNSHIP ENGINEER
REG. NO. PE-073220

2/22/23
DATE

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF DEC 22

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 409, PAGE(S) 15-32.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF, 2023

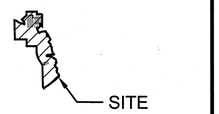
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

Instr: 202302230002461
Pgs: 18 Fl: $725.00 2/23/2023 11:11 AM
Michele Mustello T20230002049
Butler County Recorder PA

CRESCENT PLAN PHASE 1A-R AREA TABLE			PREVIOUS RECORDED PLAN AREA TABLE BUTLER COUNTY RECORDED OF DEEDS OFFICE P.B.V 407 PAGE 40			
	AREA (SF)	AREA (ACRE)			AREA (SF)	AREA (ACRE)
LOT 21-R	1570	0.036				
LOT 22-R	1240	0.028				
LOT 23-R	1240	0.028	LOT	21	2858	0.066
LOT 24-R	1240	0.028	LOT	22	1600	0.037
LOT 25-R	1240	0.028	LOT	23	1600	0.037
LOT 26-R	1570	0.036	LOT	24	1600	0.037
LOT 121-R	1736	0.040	LOT	25	1600	0.037
LOT 122-R	1386	0.032	LOT	26	2480	0.057
LOT 123-R	1386	0.032	LOT	121	2240	0.051
LOT 124-R	1260	0.029	LOT	122	1260	0.029
LOT 125-R	1386	0.032	LOT	123	1260	0.029
LOT 126-R	1386	0.032	LOT	124	1260	0.029
LOT 127-R	1659	0.038	LOT	125	1260	0.029
LOT 128-R	1659	0.038	LOT	126	1260	0.029
LOT 129-R	1260	0.029	LOT	127	1659	0.038
LOT 130-R	1386	0.032	LOT	128	1659	0.038
LOT 131-R	1386	0.032	LOT	129	1259	0.029
LOT 132-R	1386	0.032	LOT	130	1260	0.029
LOT 133-R	1260	0.029	LOT	131	1260	0.029
LOT 134-R	1700	0.039	LOT	132	1260	0.029
LOT 135-R	1699	0.039	LOT	133	1260	0.029
LOT 136-R	1260	0.029	LOT	134	2077	0.048
LOT 137-R	1386	0.032	LOT	135	2077	0.048
LOT 138-R	1386	0.032	LOT	136	1260	0.029
LOT 139-R	1386	0.032	LOT	137	1260	0.029
LOT 140-R	1260	0.029	LOT	138	1260	0.029
LOT 141-R	1659	0.038	LOT	139	1260	0.029
LOT 142-R	1659	0.038	LOT	140	1260	0.029
LOT 143-R	1386	0.032	LOT	141	1659	0.038
LOT 144-R	1386	0.032	LOT	142	1659	0.038
LOT 145-R	1260	0.029	LOT	143	1260	0.029
LOT 146-R	1386	0.032	LOT	144	1260	0.029
LOT 147-R	1386	0.032	LOT	145	1260	0.029
LOT 148-R	1735	0.040	LOT	146	1260	0.029
LOT 149-R	7420	0.170	LOT	147	1260	0.029
LOT 150-R	7525	0.173	LOT	148	2239	0.051
LOT 152-R	10040	0.230	LOT	149	8551	0.196
LOT 153-R	9655	0.222	LOT	150	7156	0.164
PARCEL G	3626	0.083	LOT	152	9908	0.227
RESIDUAL TRACT C-R	106007	2.434	LOT	153	9305	0.214
TOTAL	192842	4.427	RESIDUAL TRACT C		101821	2.337



SITE LOCATION MAP
NOT TO SCALE

LEGEND

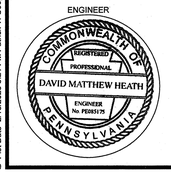
- PROPERTY/ROW LINE
- EASEMENT LINES
- SETBACK LINES
- PROPERTY CORNER
- ROW - RIGHT OF WAY
- R - RADIUS
- A - ARC LENGTH
- TYP - TYPICAL

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

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	OVERALL SHEET
3	PROPERTY LINES
4	PROPERTY LINES
5	PROPERTY LINES
6	UTILITY EASEMENTS

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

ENGINEER



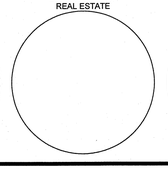
SURVEYOR



COUNTY PLANNING



DEPARTMENT OF REAL ESTATE







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

CRESCENT PLAN PHASE 1A-R

BEING A REVISION OF A PORTION OF THE CRESCENT PLAN PHASE 1A, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 407, PAGE 40

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

PM: DMH DB: DRC CB: JSS

SHEET 1 OF 6

SCALE: 1"= 100'

Date: 02-10-2023
Job Number: 39977-0014
Dwg No:

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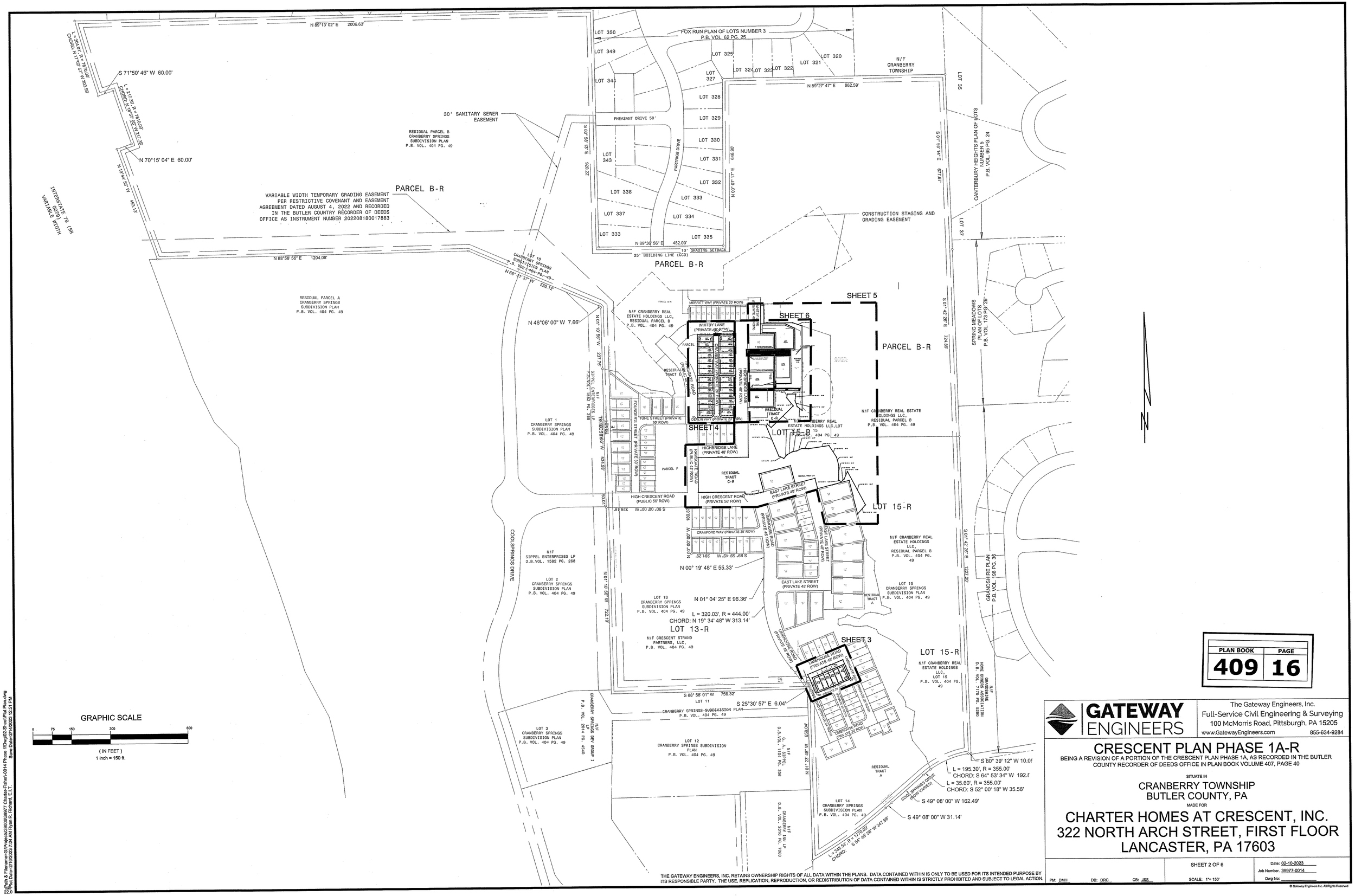

GRAPHIC SCALE

0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

PLAN BOOK	PAGE
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CRESCENT PLAN PHASE 1A-R

BEING A REVISION OF A PORTION OF THE CRESCENT PLAN PHASE 1A, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 407, PAGE 40

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

SHEET 2 OF 6

SCALE: 1"= 150'

Date: 02-10-2023
Job Number. 39977-0014
Dwg No:

PM: DMH DB: DRC CB: JSS

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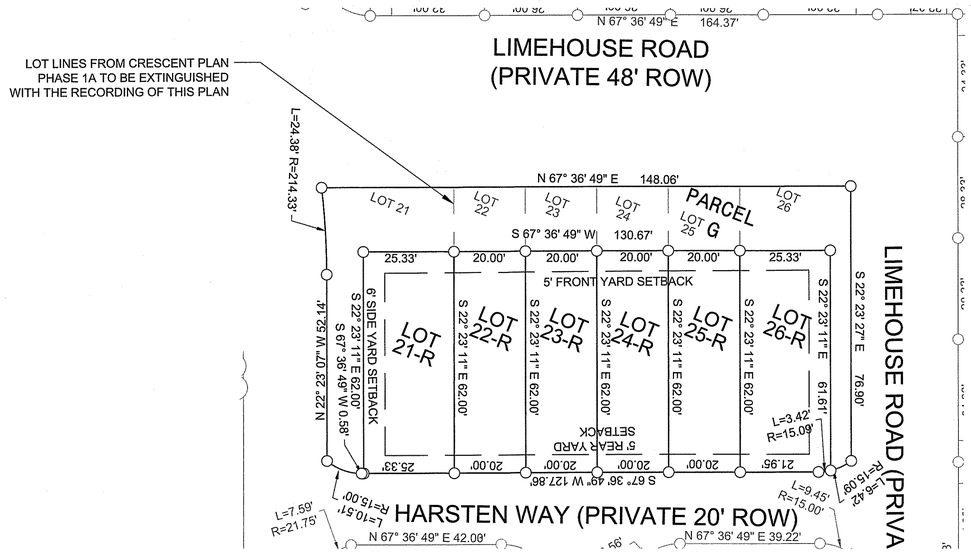

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
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CRESCENT PLAN PHASE 1A-R

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SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

PM: DMH DB: DRC CB: JSS

SHEET 3 OF 6

SCALE: 1"= 20'

Date: 02-10-2023
Job Number: 39977-0014
Dwg No:

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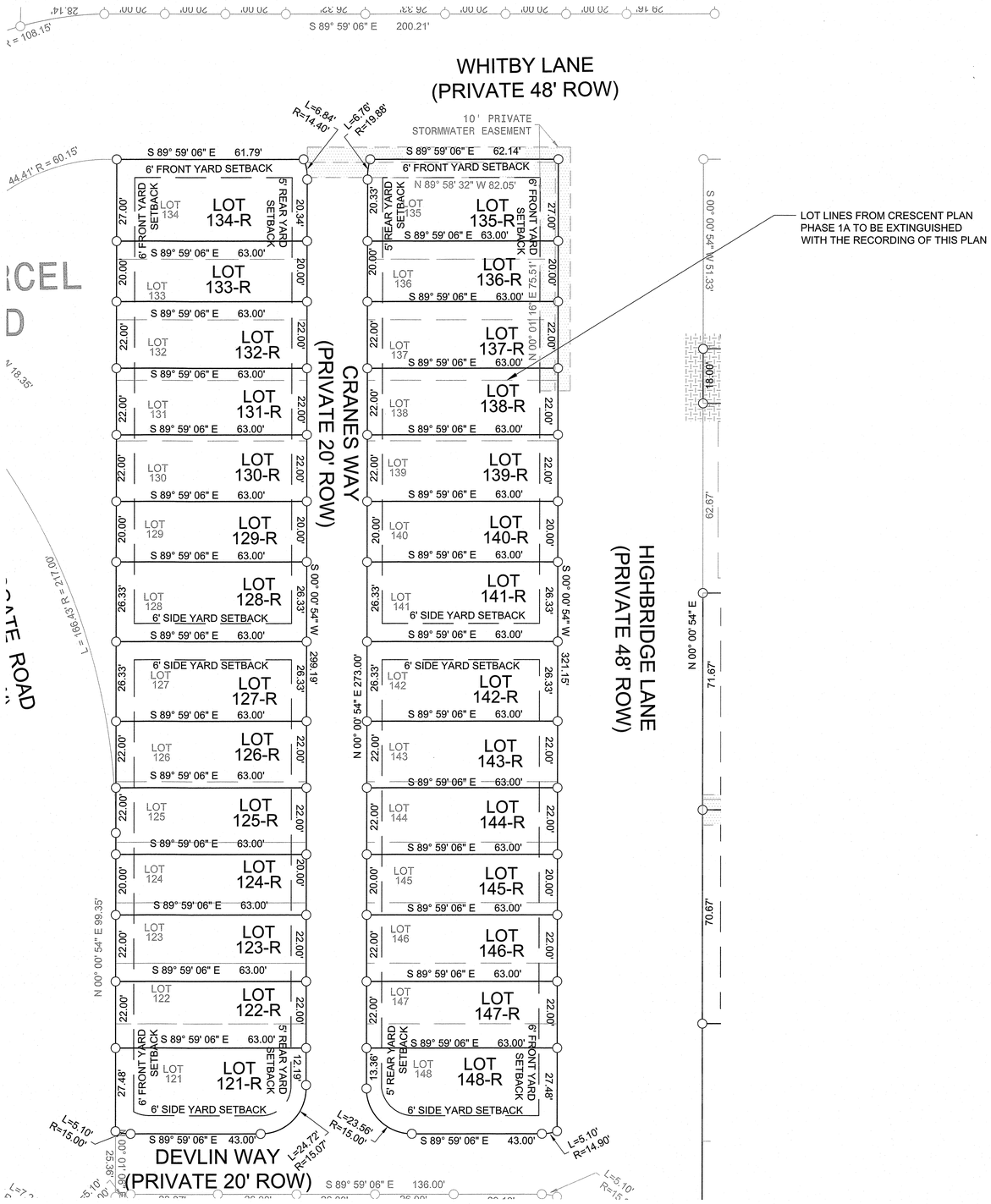

PLAN BOOK	PAGE
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SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

PM: DMH DB: DRC CB: JSS

SHEET 4 OF 6

SCALE: 1"= 20'

Date: 02-10-2023
Job Number. 39977-0014
Dwg No:

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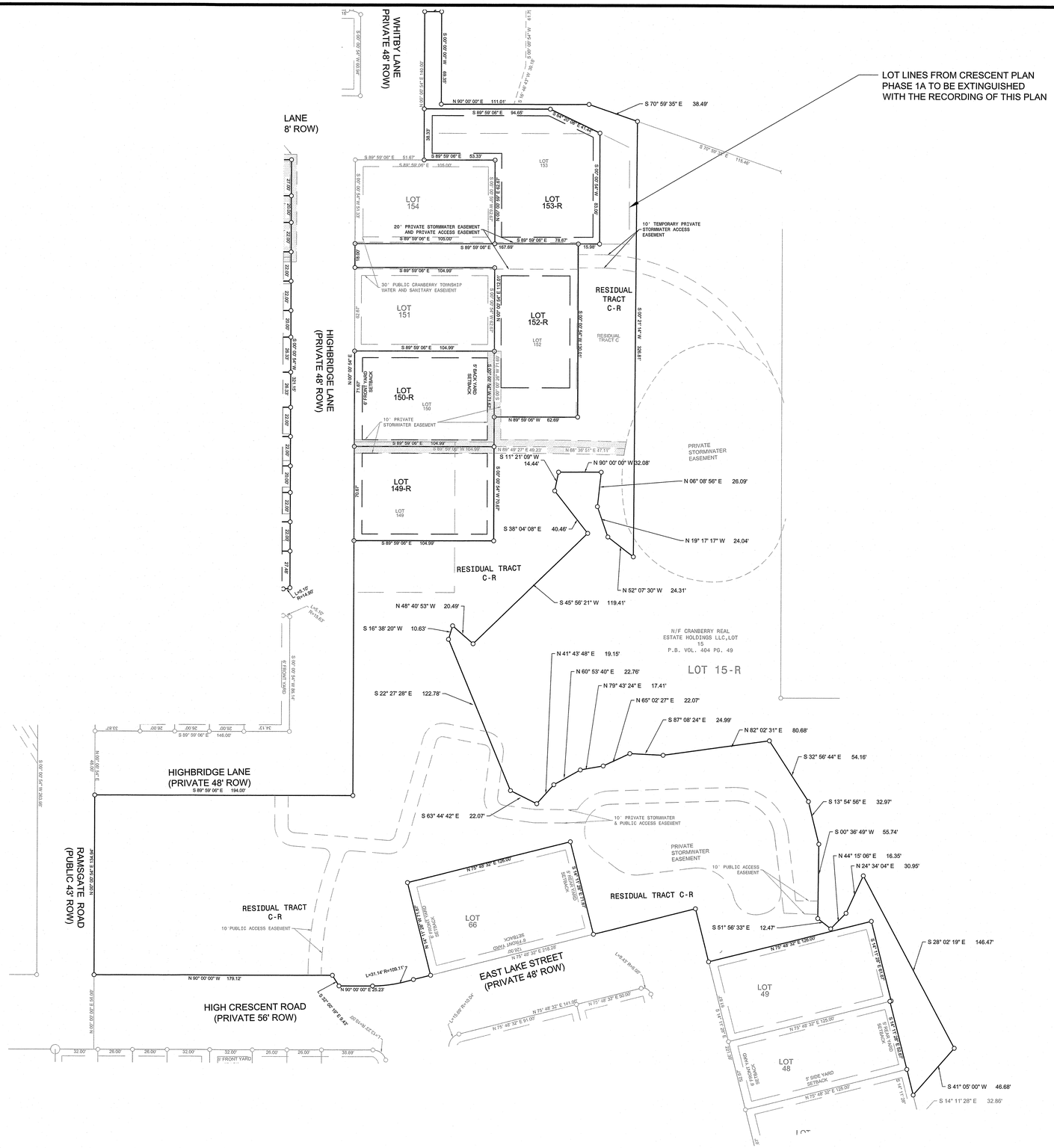

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
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CRESCENT PLAN PHASE 1A-R

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SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

SHEET 5 OF 6

Date: 02-10-2023
Job Number: 39977-0014
Dwg No:

PM: DMH DB: DRC CB: JSS SCALE: 1"= 40'

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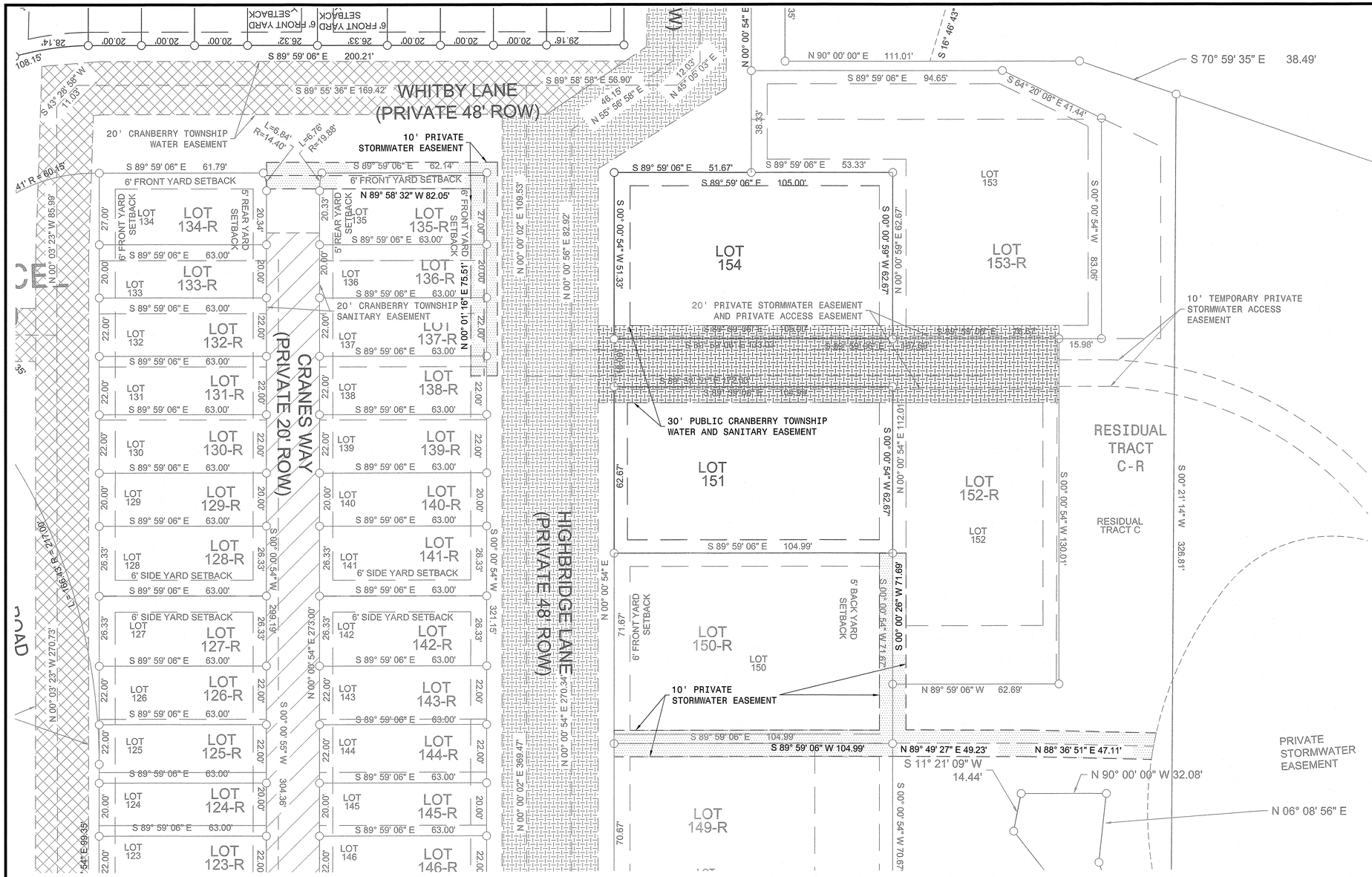

PLAN BOOK	PAGE
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GATEWAY ENGINEERS

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

CRESCENT PLAN PHASE 1A-R

BEING A REVISION OF A PORTION OF THE CRESCENT PLAN PHASE 1A, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 407, PAGE 40

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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

SHEET 6 OF 6

SCALE: 1"= 40'

Date: 02-10-2023
Job Number: 39977-0014
Dwg No:

PM: DMH DB: DRC CB: JSS

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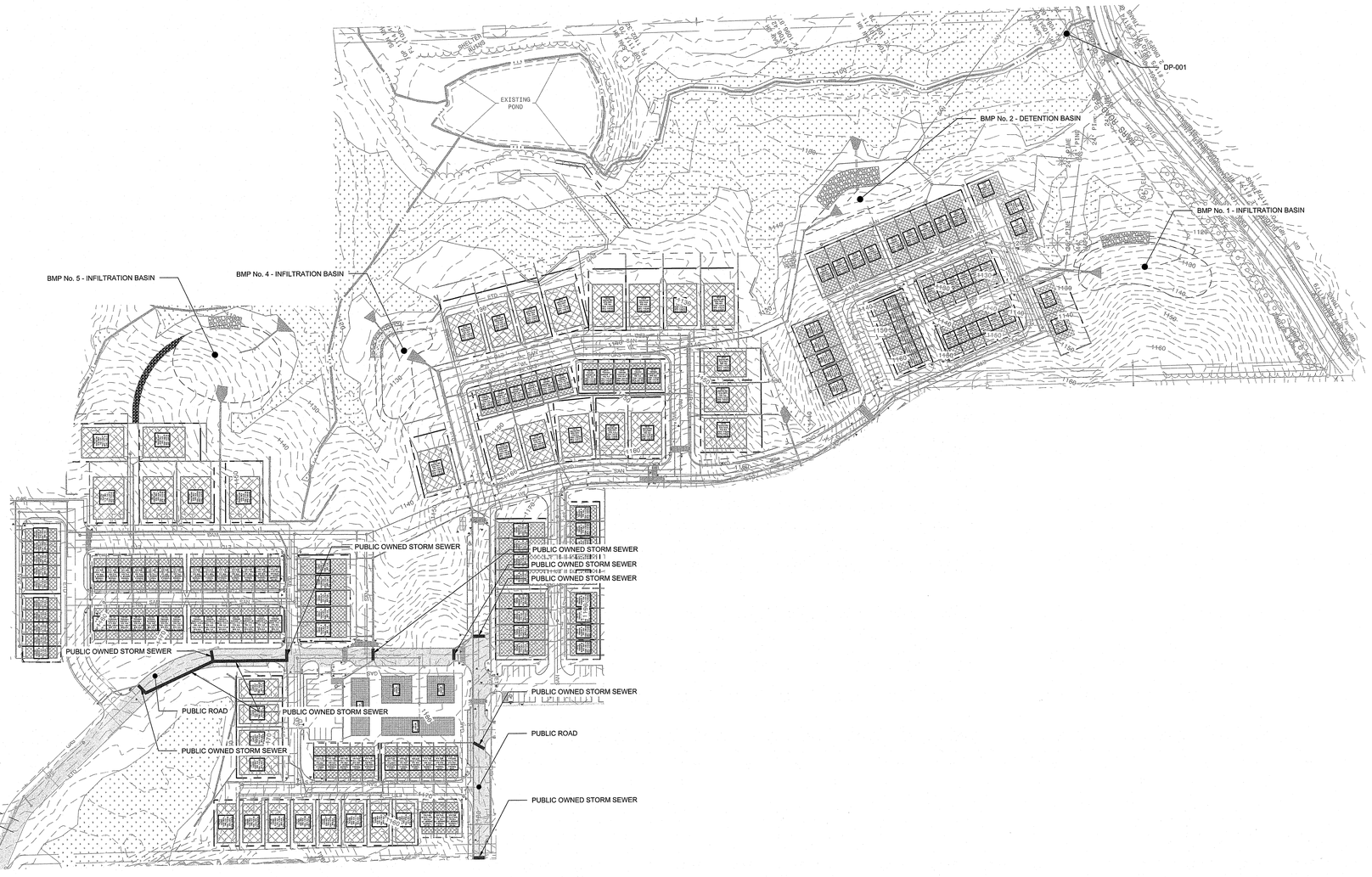
Save Date=2/14/2023 12:51 PM



POST CONSTRUCTION STORMWATER MANAGEMENT NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC.AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.

PROJECT AREAS

TOTAL PERMIT AREA = 43.0 ACRES
DISTURBED AREA = 22.0 ACRES

SWM NOTES:

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

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 PLAN: "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 AFORMENTIONED 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."THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE
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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

FACILITIES, AREAS, OR STRUCTURES USED AS STORMWATER BMPS SHALL BE ENUMERATED AS PERMANENT REAL ESTATE APPURTENANCES AND RECORDED AS DEED RESTRICTIONS OR EASEMENTS THAT RUN WITH THE LAND

ALL STORMWATER BMPS, STORM SEWER, AND ROOF DRAINS ARE TO BE OWNED AND MAINTAINED BY THE CRESCENT HOA UNLESS OTHERWISE NOTED AS PUBLIC STORM SEWER.

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.

ENGINEER:

"I, David M. Heath, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

SIGNATURE _____ DATE 2/16/2023

TOWNSHIP ENGINEER/APPROVED REPRESENTATIVE:

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

SIGNATURE _____ DATE 2/23/2023

LANDOWNER:

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED STORMWATER MANAGEMENT PLAN OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER MANAGEMENT PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

OWNER SIGNATURE _____ DATE 2/16/23

POST CONSTRUCTION STORMWATER MANAGEMENT LEGEND

	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	PERMIT BOUNDARY

NORTH

GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Know what's **below.**
Call before you dig.
Serial No. 20211102287

PLAN BOOK	PAGE
409	21

No	Date	REVISION RECORD
1	01-13-2023	TOWNSHIP RESUBMISSION
2	01-25-2023	TOWNSHIP RESUBMISSION
3	02-06-2023	TOWNSHIP RESUBMISSION
4	02-06-2023	TOWNSHIP RESUBMISSION
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CHARTER® Homes & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

PCSM RECORDING PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 100'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C700R

Path & Filename=G:\Projects\39000\39977 Charter-Fisher\-0014 Phase 1\Dwg\02-Sheet\C700 PCM Plans.dwg
Plot Date=2/16/2023 8:34 AM Ryan R. Richard, E.I.T.
Save Date=2/16/2023 8:32 AM

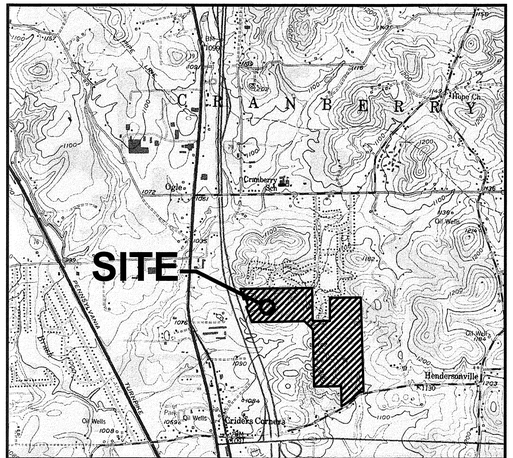
FINAL APPROVAL FOR CRESCENT FINAL PHASE 1A PLANS

Know what's below. Call before you dig.
Serial No. 20211102287

MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:

CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603



SITE LOCATION MAP - BADEN & MARS USGS QUADS
SCALE: 1" = 2,000'

RESIDENTIAL UNIT COUNT & NON-RESIDENTIAL SQUARE FOOTAGE BY BUILDING

BUILDING	RESIDENTIAL UNIT COUNT	NON-RESIDENTIAL SQUARE FOOTAGE
		CROSSROADS (MIXED USE)
CR1	-	3600
CR2	-	2025
CR3	-	2250
CR4	-	2850
TOTAL	0	10725

Street Name	Roadway Type
High Crescent Road	Public and Private Street
East Lake Street	Private Street
Limehouse Road	Private Street
Ramsgate Road	Public Street
Cranford Way	Private Street
Founder's Street	Private Street
Tune Street	Private Street
Highbridge Lane	Private Mews Alley
Whitby Lane	Private Mews Alley
Harsten Way	Private Alley
Everly Way	Private Alley
Devlin Way	Private Alley
Cranes Way	Private Alley
Merritt Way	Private Alley

LIST OF UTILITIES

PENNSYLVANIA POWER COMPANY
(ATTN: DAN STEWART)
701 WEST NEW CASTLE STREET
ZELIENOPLE, PA 16063
PHONE: 724-453-3433
FAX: 724-453-3416
EMAIL: DANSTEWART@FIRSTENERGYCORP.COM

PEOPLES NATURAL GAS
(ATTN: SEAN COUGHLAN)
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
PHONE: 412-258-4548
EMAIL: SEAN.COUGHLAN@PEOPLES-GAS.COM

COLUMBIA GAS OF PA
(ATT: JC DANHIRES)
350 KENTUCKY AVENUE
ROCHESTER, PA 15047
PHONE: 724-610-8378
EMAIL: JDANHIRES@NISOURCE.COM

CONSOLIDATED COMMUNICATIONS, INC.
(ATTN: SHONDA WINCK)
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
PHONE: 724-444-2355 CELL: 412-952-7253
EMAIL: SHONDA.WINCK@CONSOLIDATED.COM

ARMSTRONG CABLE
(ATTN: ERIC EPPINGER)
531 PERRY WAY
ZELIENOPLE, PA 16063
PHONE: 724-452-5695 X 243 CELL: 724-321-5313
FAX: 724-452-8008
EMAIL: EEPPINGER@AGOC.COM

CRANBERRY TOWNSHIP
SANITARY SEWER COLLECTION AND CONVEYANCE
WATER PROVIDER
(ATTN: JOSH ANDREE)
2525 ROCHESTER ROAD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724-776-4806 X 1517
FAX: 724-776-6199
EMAIL: JOSH.ANDREE@CRANBERRYTOWNSHIP.ORG

OPEN SPACE BY PHASE (AC)

PHASE	PASSIVE	URBAN PARK	COMMUNITY CENTER	WETLAND	TOTAL
PHASE 1A	12.98	0.93	0	5.67	19.58
TOTAL	12.98	0.93	0.00	5.67	19.58

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE

PHASE	RESIDENTIAL UNIT COUNT: SINGLE FAMILY	TOWNHOMES	CROSSROADS	APARTMENTS	TOTAL		NON-RESIDENTIAL AREA (SQ. FT.): CROSSROADS	TOTAL
PHASE 1A	35	122	-	-	157		10725	10725
TOTAL	35	122	0	0	157		10725	10725

PARKING SUMMARY TABLE

PHASE 1A	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL	REQUIRED
RESIDENTIAL*	101	11	314	426	314
COMMERCIAL**	17	39	0	56	54
TOTAL	118	50	314	482	368

*157 RESIDENTIAL UNITS WITH 2 GARAGE SPACES PER UNIT
**10,725 SF OF COMMERCIAL SPACE WITH 1 SPACE REQUIRED PER 200 SF (10,725/200 = 54). ALL SPACES WITHIN 250 LF OF COMMERCIAL STRUCTURES

ZONING REQUIREMENTS
SITE ZONING USE: CCD-2 OVERLAY, BUSINESS PARK BASE ZONING

TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION GRANTED
USE	MIXED	MIXED	
DWELLING UNITS PER ACRE	10; 15[1]	4.31	NO
MAXIMUM BUILDING HEIGHT (FEET)	65; 95	≤ 65'	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4; 6	≤ 4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA[2]	10% to 75%	0.67%	YES
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	10,725 SF	NO
MINIMUM CCD OPEN SPACE	15% (5.50 AC)	54.84% (20.16 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	85% (31.18 AC)	36.2% (13.30 AC)	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 20' or 2 STORIES	NO
MINIMUM ACREAGE	30.00 AC	36.76 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO / FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO / FRONT YARD (NONRESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

NOTES :
1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
3. THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% FOR A LOT.
4. AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

CRESCENT MODIFICATIONS AND WAIVERS
Last Revised: March 11, 2022

	CODE SECTION REFERENCE	DESCRIPTION	PLAN LOCATION	PROVIDED	JUSTIFICATION
MODIFICATIONS					
1	§27-323 Chapter 27, Attachment:8	PERMITTED STREET TYPES IN CCD OVERLAY DISTRICTS	STREETS AND ALLEYS AS SHOWN ON THE PLAN	SEE C603-C604 PLAN SHEETS FOR MODFIED STREET SECTIONS	CHARTER MODIFIED STREET SECTIONS MOST CLOSELY RESEMBLE TOWNSHIP STREET SECTIONS RD-4, RD-7, AND RD-24, WHICH HAVE BEEN REVISED TO PROMOTE A PEDESTRIAN FRIENDLY EXPERIENCE THROUGHOUT THE NEIGHBORHOOD'S ROAD NETWORK. THIS HAS BEEN ACHIEVED BY WIDENING THE TREE LAWN BETWEEN THE SIDEWALK AND CARTWAY AND NARROWING THE CARTWAY TO REDUCE SPEEDS AND PROMOTE SAFETY. THESE FEATURES ARE DESIGNED TO ENHANCE THE PEDESTRIAN EXPERIENCE AND PROMOTE WALKABILITY TO CROSSROADS, AND MUTIPLE OPEN SPACE AREAS AND GATHERING PLACES THROUGHOUT CRESCENT. ADDITIONALLY, THE STREET NETWORK THROUGH THE MEWS SECTION OF THE PLAN IS AN ENHANCED DESIGN THAT PROMOTES VISUAL INTEREST AND NEIGHBORHOOD CHARM, BY PROVIDING FOR A MORE ENGAGING RELATIONSHIP BETWEEN BUILDINGS. THE TEXTURED STREET SURFACES AND PROXIMITY OF THE HOMES TO EACH OTHER ARE DESIGNED TO RESEMBLE OLD EUROPEAN NEIGHBORHOODS.
2	§27-506.6.M.2	CONCRETE WEDGE CURBS REQUIRED ALONG ALL STREETS	PRIVATE STREETS AS SHOWN ON THE PLAN	GRANITE BLOCK	GRANITE BLOCK CURBS ARE PROPOSED ALONG ALL PRIVATE NEIGHBORHOOD STREETS. GRANITE CURBS ARE A DESIGN ENHANCEMENT THAT ADD VISUAL INTEREST TO THE STREETSCAPE. ALL GRANITE CURBS WILL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION (RATHER THAN CRANBERRY TOWNSHIP).
3	27-506.6.B.8	GARAGES SHALL BE LOCATED ALONG AN ALLEY WITH EITHER AN 8-FOOT-DEEP DRIVEWAY (TO PROVIDE FOR PARALLEL PARKING ALONG THE ALLEY) OR 18-FOOT-DEEP DRIVEWAY (TO ALLOW FOR PARKING PERPENDICULAR TO THE ALLEY)	ALLEYS AS SHOWN ON THE PLAN	<8 FEET	ALL ALLEYS AT CRESCENT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION. PARKING IN PRIVATE ALLEYS WILL BE PROHIBITED UNDER THE PLANNED COMMUNITY DOCUMENTS THAT GOVERN THE NEIGHBORHOOD ASSOCIATION. PROHIBITING PARKING IN ALLEYS IS A DESIGN ENHANCEMENT THAT PRESERVES THE STREETSCAPE OF THE ALLEY AND PROMOTES SAFETY. SINCE PARKING IN ALLEYS IS PROHIBITED, THERE IS NO NEED TO PROVIDE FOR A MINIMUM DRIVEWAY LENGTH.
4	§27-506.6.G.2	SIDEWALKS MUST BE PLACED ON BOTH SIDES OF EACH STREET AND MUST HAVE A MINIMUM WIDTH OF (i) 5 FEET IN RESIDENTIAL AREAS, (ii) 6 FEET IN COMMERCIAL AREAS, AND (iii) 15 FEET IN COMMERCIAL AREAS WITH OUTDOOR DINING	STREET 1B BETWEEN STREET 1E AND UNIT 66	SIDEWALK IS PROVIDED ALONG ONLY THE EAST SIDE OF THE STREET 1B IN THIS AREA	IT IS NOT POSSIBLE TO FIT A SIDEWALK ALONG THE WEST SIDE OF STREET 1B IN THIS AREA DUE TO THE PROXIMITY OF THE STREET TO THE RETAINING WALL AND THE STEEP SLOPE ALONG THE APARTMENT PARCEL. THE JUSTIFICATION FOR THIS MODIFICATION IS THAT (1) THERE ARE NO HOMES ALONG THE WEST SIDE OF STREET 1B IN THIS AREA THAT WOULD UTILIZE A SIDEWALK; AND (2) SIDEWALK HAS BEEN PROVIDED ALONG THE EAST SIDE OF STREET 1B CLOSEST TO THE PROPOSED HOMES.
5	§27-506.6.H	STREETLIGHTS ARE REQUIRED ALONG ALL STREETS AT AN AVERAGE INTERVAL OF 90 FEET	STREETS AS SHOWN ON THE PLAN	STREET LIGHTS ARE PROPOSED FURTHER APART ALONG RESIDENTIAL STREETS AS SHOWN ON THE LIGHTING PLAN.	STREETLIGHTS THROUGHOUT THE NEIGHBORHOOD ARE SPACED APPROPRIATELY GIVEN ITS RESIDENTIAL CHARACTER. ADDITIONALLY, ALL HOMES (OTHER THAN HOMES IN THE MEWS SECTIONS) WILL INCLUDE A POST LIGHT IN THE FRONT YARD. LANTERNS ATTACHED TO THE MEWS TOWNHOUSE BUILDINGS (RATHER THEN STAND ALONE STREET LIGHTS) IS A DESIGN ENHANCEMENT THAT MAKES THE STREETSCAPE MORE ATTRACTIVE BY RESEMBLING OLDER EUROPEAN NEIGHBORHOODS.
6	§27-506.6.B.5	CURB BULB OUTS ARE REQUIRED AT ALL STREET INTERSECTIONS	STREETS AS SHOWN ON THE PLAN	CURB BULB OUTS ARE PROPOSED ONLY ALONG STREET 1A	CURB BULB OUTS ARE PROPOSED ALONG STREET 1A AND SERVE AS A TRAFFIC CALMING MEASURE, SINCE FASTER VEHICLE SPEEDS ARE ANTICIPATED IN THIS AREA. CURB BULB OUTS ARE NOT PROPOSED ELSEWHERE IN THE NEIGHBORHOOD, AS ONLY RESIDENTIAL USES ARE PROPOSED THROUGHOUT THOSE AREAS AND CHARTER'S MODIFIED STREET DESIGN FOR THOSE OTHER STREETS ALREADY PROMOTES SLOWER VEHICLE SPEEDS.
7	§17-350.7.A.11	MINIMUM COMMERCIAL AREA IS 10%	PHASE 1 - CROSSROADS	>10%	CRESCENT IS DESIGNED AS A RESIDENTIAL NEIGHBORHOOD CONNECTED BY A SYSTEM OF RESIDENTIAL STREETS, SIDEWALKS AND TRAILS. THE PROPERTY LACKS COMMERCIAL STREET FRONTAGE AND IS CONSTRAINED BY A NUMBER OF NATURAL FEATURES. CONSEQUENTLY, THE COMMERCIAL AREA MUST BE SMALLER, PLANNED FOR THE INTERIOR OF THE PROPERTY, AND SCALED APPROPRIATELY FOR A LEVEL OF USE THAT IS GEARED PRIMARILY TOWARDS PEDESTRIAN, RATHER THAN VEHICULAR, TRAFFIC.
8	§27-506.6.L	25-FOOT SETBACK REQUIRED ALONG ALL PERIMETER PROPERTY LINES	SOUTHERN PROPERTY LINE OF APARTMENT PARCEL	ENCROACHMENT INTO THE SETBACK AS SHOW ON THE PLAN	THIS NEW PROPERTY LINE IS CREATED AS A RESULT OF THE CONVEYANCE OF LAND TO THE ADACENT PROPERTY OWNER (SIPPEL ENTERPRISES). IN ORDER TO MITIGATE THE LOSS OF DEVELOPABLE LAND IN THIS AREA, THE PARKING LOT AND BUILDING CONFIGURATION MUST ENCROACH INTO THE SETBACK AS SHOWN ON THE PLAN IN ORDER TO PRESERVE THE DESIRED NUMBER OF PARKING SPACES.
WAIVERS					
	Code Section Reference	DESCRIPTION	PLAN LOCATION	PROVIDED	JUSTIFICATION
9	§17-401.3.A	DESIGN SPEED IS 30 MPH MINIMUM CURB RADIUS IS 20 FT	STREETS STREETS AND ALLEYS	25 MPH AS SHOWN ON THE PLAN	SLOWER SPEEDS AND SMALLER CURB RADIARE DESIGNED TO SLOW VEHICLE TRAVEL SPEEDS THROUGHOUT THE NEIGHBORHOOD AND ACT AS TRAFFIC CALMING MEASURES. THESE FEATURES WORK HAND-IN-HAND WITH CHARTER'S MODIFIED STREET SECTIONS TO CREATE A MORE PEDESTRIAN-ORIENTED ENVIRONMENT THAT PROMOTES WALKABILITY TO MULTIPLE GATHERING PLACES WITHIN THE NEIGHBORHOOD. NOTWITHSTANDING THESE MODIFIED DESIGNS, EMERGENCY VEHICLE ACCESS TO ALL BUILDINGS SHOWN ON THE PLAN IS STILL PROVIDED AS SHOWN ON THE TRUCK TURNING TEMPLATES INCLUDED IN THE PLAN SET.
10	§22-612.5	STREET TREES ARE REQUIRED ALONG BOTH SIDES OF NEW PUBLIC OR PRIVATE STREETS	MEWS	NONE IN THIS AREA	NO STREET TREES ARE PROPOSED IN THE MEWS SECTION OF THE PLAN IN ORDER TO ACHEVE THE DESIGN OF OLD EUROPEAN STYLE NEIGHBORHOODS, WHERE HOMES FRONT ON STREETS WITHOUT THE TYPICAL SIDEWALK AND TREE LAWN. HAVING NO STREET TREES IN THIS AREA OF THE PLAN IS A DESIGN ENHANCEMENT.
11	§17-350.7.A.11	STORMWATER RUNOFF SHALL NOT BE TRANSFERRED FROM ONE WATERSHED TO ANOTHER	THROUGHOUT SITE		PEAK FLOW RATES ARE NOT INCREASED FOLLOWING DEVELOPMENT AND THERE IS NO DETRIMENTAL IMPACT IN DOWNSTREAM AREAS.
12	Exhibit B - General Manual of Written and Graphic Design Guidelines §4.2	BUILDINGS SHALL BE PLACED AT THE BUILD-TO-LINE (THE LINE WHICH DEFINES THE PLACEMENT OF BUILDINGS FROM THE STREET)	APARTMENT PARCEL	LAYOUT OF STREETS IN THIS AREA IS SUBJECT TO FURTHER DISCUSSION WITH TOWNSHIP STAFF	

SHEET INDEX

NO.	TITLE
C000	COVER SHEET
~~C050~~	~~EXISTING CONDITIONS & DEMOLITION PLAN~~
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C104	SITE PLAN
~~C109A~~	~~PHASING PLAN~~
~~C110~~	~~OVERALL FIRETRUCK TURNING TEMPLATES~~
~~C110A~~	~~FIRETRUCK TURNING TEMPLATE INSETS~~
~~C110B~~	~~FIRETRUCK TURNING TEMPLATE INSETS~~
~~C110C~~	~~FIRETRUCK TURNING TEMPLATE INSETS~~
~~C110D~~	~~FIRETRUCK TURNING TEMPLATE INSETS~~
~~C110E~~	~~FIRETRUCK TURNING TEMPLATE INSETS~~
~~C111~~	~~OVERALL GARBAGE TRUCK TURNING TEMPLATE~~
~~C111A~~	~~GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C111B~~	~~GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C111C~~	~~GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C111D~~	~~GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C111E~~	~~GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C112~~	~~OVERALL REVERSE GARBAGE TRUCK TURNING TEMPLATE~~
~~C112A~~	~~REVERSE GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C112B~~	~~REVERSE GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C112C~~	~~REVERSE GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C112D~~	~~REVERSE GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C112E~~	~~REVERSE GARBAGE TRUCK TURNING TEMPLATE INSETS~~
~~C113~~	~~SCHOOL BUS TURNING TEMPLATE~~
~~C121~~	~~PARKING EXHIBIT~~
~~C130~~	~~OPEN SPACE EXHIBIT~~
~~C140~~	~~PEDESTRIAN FACILITIES~~
~~C170~~	~~MAILBOX LOCATIONS~~
~~C200~~	~~OVERALL PHASE 1 GRADING PLAN~~
~~C201~~	~~PHASE 1A GRADING PLAN~~
~~C202~~	~~PHASE 1A GRADING PLAN~~
~~C203~~	~~PHASE 1A GRADING PLAN~~
~~C204~~	~~PHASE 1A GRADING PLAN~~
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	UTILITY PLAN
~~C330~~	~~STORM PROFILES~~
~~C331~~	~~STORM PROFILES~~
~~C332~~	~~STORM PROFILES~~
~~C333~~	~~STORM PROFILES~~
~~C334~~	~~STORM PROFILES~~
~~C340~~	~~SANITARY PROFILES~~
~~C341~~	~~SANITARY PROFILES~~
~~C342~~	~~SANITARY PROFILES~~
~~C343~~	~~SANITARY PROFILES~~
~~C346~~	~~SANITARY LATERAL SERVICE TABLE~~
~~C350~~	~~WATERLINE PROFILES~~
~~C351~~	~~WATERLINE PROFILES~~
~~C352~~	~~WATERLINE PROFILES~~
~~C353~~	~~WATERLINE PROFILES~~
~~C354~~	~~WATERLINE PROFILES~~
~~C356~~	~~WATERLINE LATERAL SERVICE TABLE~~
~~C500~~	~~ROAD PROFILES~~
~~C501~~	~~ROAD PROFILES~~
~~C502~~	~~ROAD PROFILES~~
~~C503~~	~~ROAD PROFILES~~
~~C600~~	~~SITE DETAILS~~
~~C601~~	~~SITE DETAILS~~
~~C602~~	~~SITE DETAILS~~
~~C603~~	~~SITE DETAILS~~
~~C604~~	~~SITE DETAILS~~
~~C605~~	~~SITE DETAILS~~
~~C606~~	~~STREET SECTIONS~~
~~C607~~	~~STREET SECTIONS~~
~~C608~~	~~STREET SECTIONS~~
~~C610~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C611~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C613~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL~~
~~C614~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL~~
~~C615~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL~~
C700R	PCSM RECORDING PLAN
~~C801~~	~~PAVEMENT MARKING AND SIGNAGE PLAN~~
~~C802~~	~~PAVEMENT MARKING AND SIGNAGE PLAN~~
~~C803~~	~~PAVEMENT MARKING AND SIGNAGE PLAN~~
~~C804~~	~~PAVEMENT MARKING AND SIGNAGE PLAN~~
~~L100~~	~~OVERALL LANDSCAPE PLAN~~
~~L101~~	~~LANDSCAPE PLAN~~
~~L102~~	~~LANDSCAPE PLAN~~
~~L103~~	~~ENTRANCE ROAD LANDSCAPE PLAN~~
~~L104~~	~~LANDSCAPE PLAN~~
~~L110~~	~~OVERALL LIGHTING PLAN~~
~~L111~~	~~LIGHTING PLAN~~
~~L112~~	~~LIGHTING PLAN~~
~~L113~~	~~LIGHTING PLAN~~
~~L114~~	~~LIGHTING PLAN~~

CRESCENT PLAN PHASE 1A SHEET INDEX
BUTLER COUNTY RECORDER OF DEEDS OFFICE
P.B.V 407 PG. 40

SHEET NO.	TITLE
~~1~~	~~COVER SHEET~~
~~2~~	~~OVERALL SHEET~~
~~3~~	~~PROPERTY LINES~~
~~4~~	~~PROPERTY LINES~~
~~5~~	~~PROPERTY LINES~~
~~6~~	~~PROPERTY LINES~~
~~7~~	~~PROPERTY LINES~~
~~8~~	~~UTILITY EASEMENTS~~
~~9~~	~~UTILITY EASEMENTS~~
~~10~~	~~UTILITY EASEMENTS~~
~~11~~	~~UTILITY EASEMENTS~~

CRESCENT PLAN PHASE 1A-R SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	OVERALL SHEET
3	PROPERTY LINES
4	PROPERTY LINES
5	UTILITY EASEMENTS
6	UTILITY EASEMENTS

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NPDES SHEET INDEX

NO.	TITLE
~~CS~~	~~NPDES COVER SHEET~~
~~C400I~~	~~OVERALL INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~C400F~~	~~OVERALL FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D401I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D401F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~C402I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D402F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~C403I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D403F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~C404I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D404F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D405I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D405F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D406I~~	~~INITIAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D406F~~	~~FINAL EROSION AND SEDIMENT CONTROL PLAN~~
~~D410~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D411~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D412~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D413~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D414~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D415~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~D416~~	~~POND DETAILS~~
~~D420~~	~~OP PLAN AND PROFILE~~
~~D421~~	~~OP PLAN AND PROFILE~~
~~D422~~	~~OP DETAILS~~
~~C700~~	~~OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN~~
~~C701~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C702~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C703~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C704~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~
~~C705~~	~~POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS~~

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No	Date	
1	01-13-2023	TOWNSHIP RESUBMISSION
2	01-25-2023	TOWNSHIP RESUBMISSION
3	02-06-2023	TOWNSHIP RESUBMISSION
4	02-08-2023	TOWNSHIP RESUBMISSION
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CHARTER HOMES & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

COVER SHEET

Project Number: 39977-0014
Drawing Scale: AS NOTED
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C000

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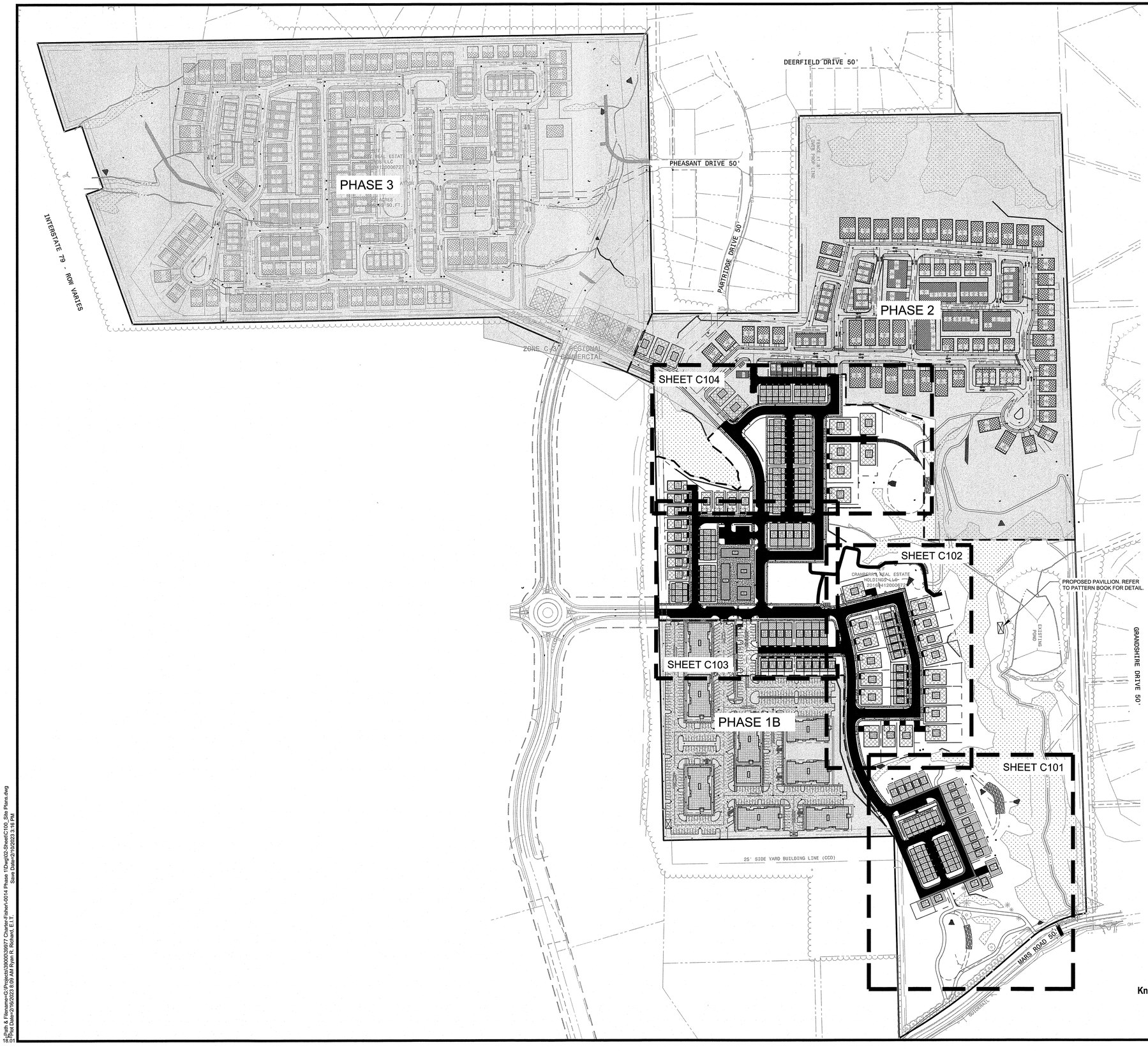

✳	4 C600	PROPOSED LIGHT STANDARD
♿	10 C600	PROPOSED ADA SYMBOL
	13 C600	PROPOSED CONCRETE WHEEL STOP
	13 C601	PROPOSED CURB RAMP
	1 C601	PROPOSED DEEPSET CONCRETE CURB
	4-5 C601	PROPOSED GRANITE CURB
	10 C601	DEPRESSED GRANITE CURB
	12 C601	GRANITE BLOCK CURB RAMP WITHOUT DWS
	14 C601	PROPOSED CONCRETE SIDEWALK
	VARIES C605-7	PROPOSED CONCRETE PAVEMENT
	VARIES C605-7	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
	VARIES C605-7	PROPOSED STREET & DRIVEWAY BITUMINOUS PAVING
	VARIES C605-7	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	12 C600	PROPOSED CROSSWALK - STANDARD PIANO KEY
		PROPOSED TOWNHOME/LOFT
		PROPOSED SINGLE FAMILY HOME
		PROPOSED APARTMENT
		PROPOSED COMMERCIAL STRUCTURE
		EXISTING WETLAND
		PROPOSED SIGN
		PROPOSED R.O.W. LINE
		PROPOSED PROPERTY LINE
		PROPOSED PHASE LINE
		PROPOSED MAILBOX CLUSTER REFER TO PATTERN BOOK
0		PROPOSED STREET PARKING COUNT
		PROPOSED WALL
		PROPOSED STREET WALL
		PROPOSED STORM MANHOLE
		PROPOSED STORM INLET
		PROPOSED SANITARY MANHOLE

PARKING NOTE:
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GENERAL SITE NOTES:
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PLAN BOOK	PAGE
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811 Know what's **below.** **Call** before you dig.
Serial No. 20211102287

NORTH

GRAPHIC SCALE
0 75 150 300 600
(IN FEET)
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02-06-2023	3	TOWNSHIP RESUBMISSION
02-06-2023	4	TOWNSHIP RESUBMISSION
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CHARTER Homes & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

OVERALL SITE PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 150'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C100

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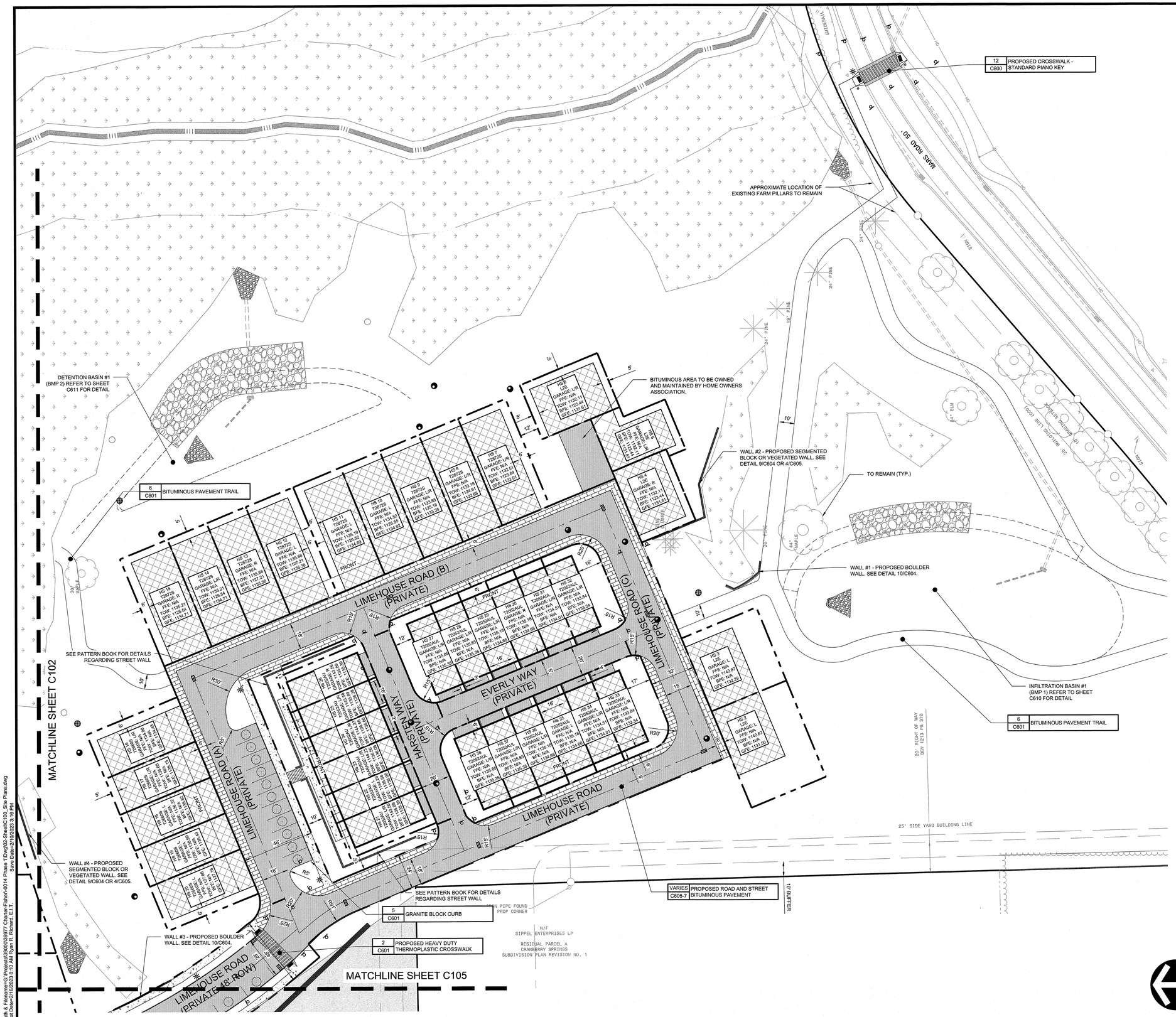

	4 C600	PROPOSED LIGHT STANDARD
	10 C600	PROPOSED ADA SYMBOL
	13 C600	PROPOSED CONCRETE WHEEL STOP
	13 C601	PROPOSED CURB RAMP
	1 C601	PROPOSED DEEPSET CONCRETE CURB
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	VARIES C605-7	PROPOSED CONCRETE PAVEMENT
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0		PROPOSED STREET PARKING COUNT
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02-06-2023	4	TOWNSHIP RESUBMISSION

CHARTER Homes & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

SITE PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

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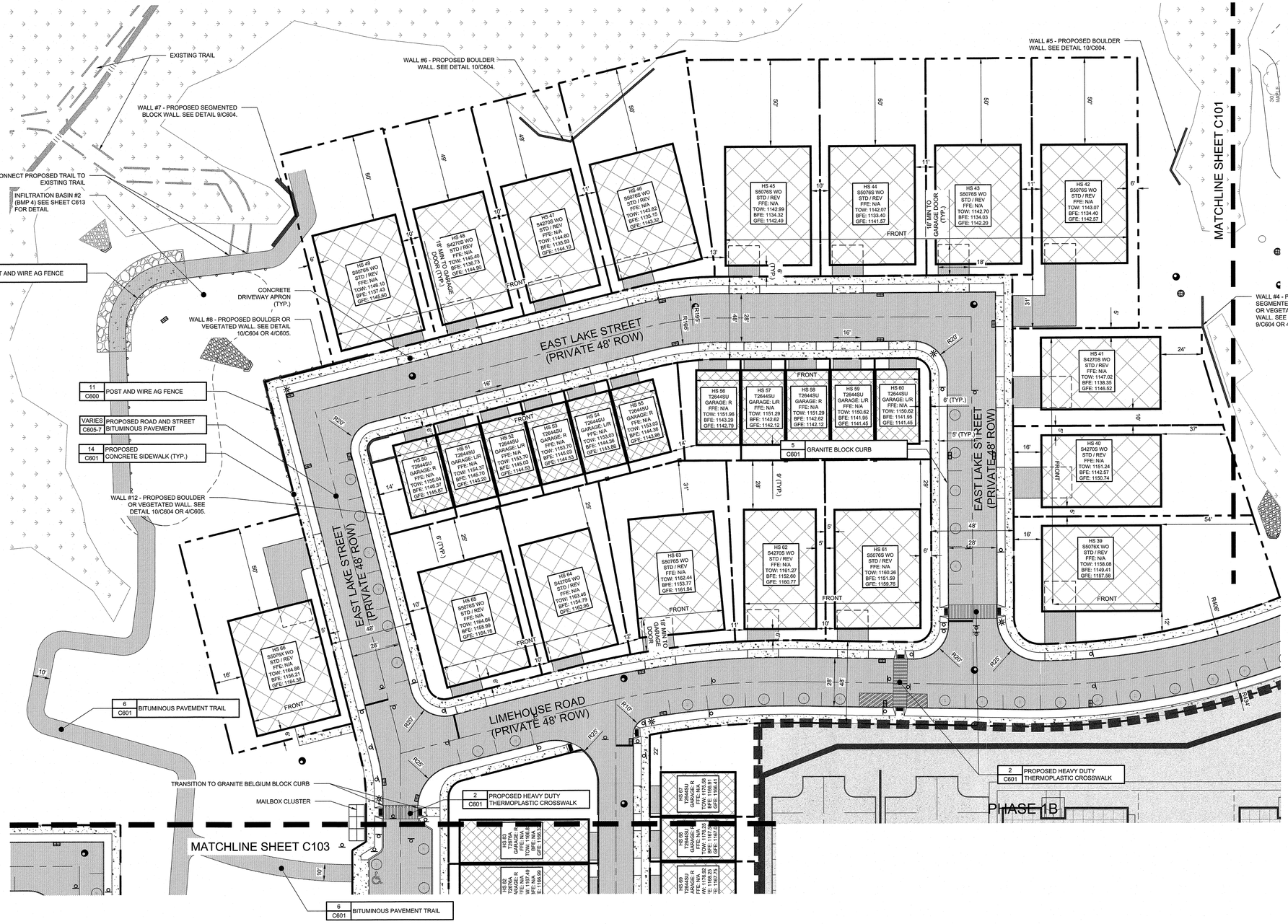

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(5)		PROPOSED STREET PARKING COUNT
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NORTH

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

SITE PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

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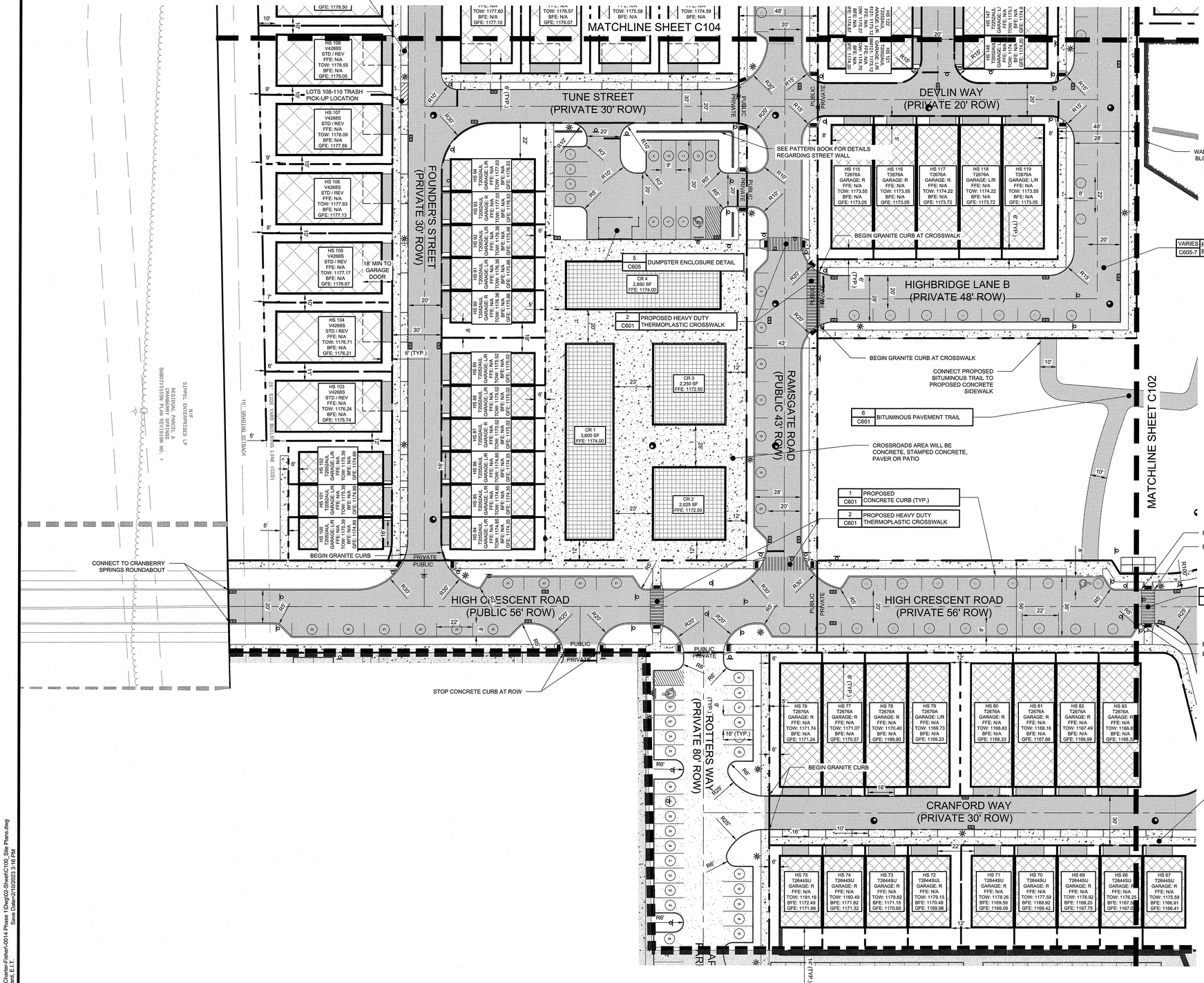

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5. ALL DESIGNATED CROSSWALKS WILL BE HEAVY DUTY THERMOPLASTIC.
6. THE CROSSROADS BUILDINGS SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY. THE ACTUAL NUMBER, LOCATION, AND DIMENSIONS OF THE CROSSROADS BUILDINGS MAY VARY FROM WHAT IS SHOWN AND WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT; PROVIDED HOWEVER THAT THE AGGREGATE SQUARE FOOTAGE FOR ALL SUCH BUILDINGS SHALL APPROXIMATE THE AGGREGATE SQUARE FOOTAGE SHOWN ON THIS PLAN AND BUILDING FOOTPRINTS SHALL GENERALLY FALL WITHIN THE BOXES SHOWN ON THIS PLAN.

PLAN BOOK	PAGE
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NORTH

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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PREPARED FOR:
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LANCASTER, PA 17603

SITE PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C103

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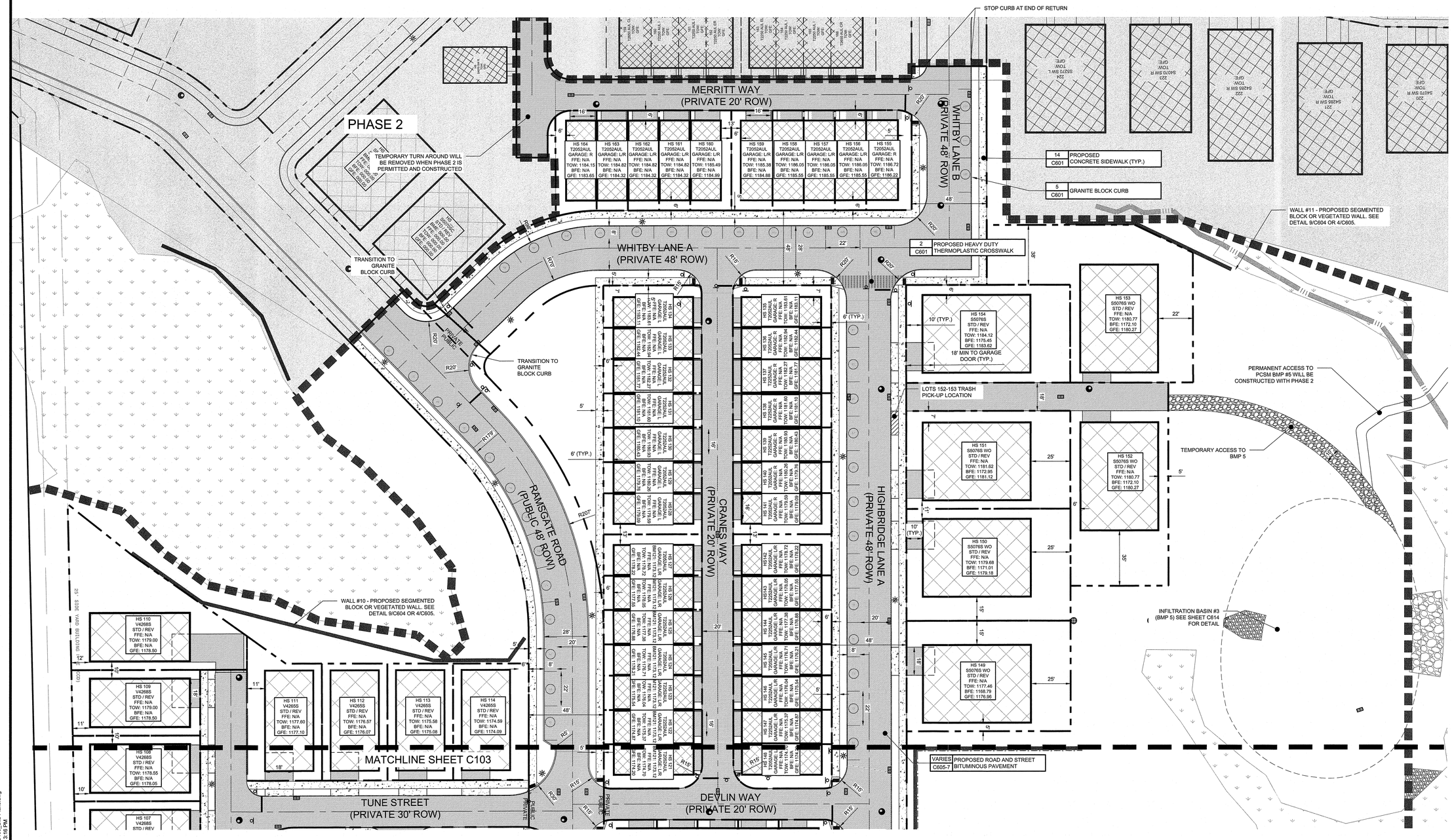

*	4 C600	PROPOSED LIGHT STANDARD
	10 C600	PROPOSED ADA SYMBOL
	13 C600	PROPOSED CONCRETE WHEEL STOP
	13 C601	PROPOSED CURB RAMP
	1 C601	PROPOSED DEEPSET CONCRETE CURB
	4-5 C601	PROPOSED GRANITE CURB
	10 C601	DEPRESSED GRANITE CURB
	12 C601	GRANITE BLOCK CURB RAMP WITHOUT DWS
	14 C601	PROPOSED CONCRETE SIDEWALK

	VARIES C605-7	PROPOSED CONCRETE PAVEMENT
	VARIES C605-7	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
	VARIES C605-7	PROPOSED STREET & DRIVEWAY BITUMINOUS PAVING
	VARIES C605-7	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	12 C600	PROPOSED CROSSWALK - STANDARD PIANO KEY
		PROPOSED TOWNHOME/LOFT
		PROPOSED SINGLE FAMILY HOME
		PROPOSED APARTMENT
		PROPOSED COMMERCIAL STRUCTURE

	EXISTING WETLAND
	PROPOSED SIGN
	PROPOSED R.O.W. LINE
	PROPOSED PROPERTY LINE
	PROPOSED PHASE LINE
	PROPOSED MAILBOX CLUSTER REFER TO PATTERN BOOK
0	PROPOSED STREET PARKING COUNT
	PROPOSED WALL
	PROPOSED STREET WALL

	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED SANITARY MANHOLE

PARKING NOTE:
1. PARKING SPACES MARKED WITH AN * ARE DESIGNED TO BE ADA COMPLIANT OF PURPOSES OF MEETING ACCESSIBLE ROUTE RULES FOR THE CROSSROADS BUILDINGS.

GENERAL SITE NOTES:
1. ALL PROPOSED WALLS ARE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. ALL SIDEWALKS WILL BE SEPARATED FROM DOWNGRADE SLOPES GREATER THAN 3:1 BY GUIDERAIL, FENCING, A FIVE-FOOT GRADING STRIP OR SHRUBBERY.
3. REFER TO PAVEMENT MARKINGS AND SIGNAGE PLAN SHEETS C801-803 FOR SIGNAGE DETAILS.
4. A MINIMUM OF TWO NEW MONUMENTS WILL BE PLACED IN ACCORDANCE WITH DETAIL SD-18 ON SHEET C600.
5. ALL DESIGNATED CROSSWALKS WILL BE HEAVY DUTY THERMOPLASTIC.

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

PLAN BOOK	PAGE
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SITE PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C104

Date	No	REVISION RECORD
01-13-2023	1	TOWNSHIP RESUBMISSION
01-25-2023	2	TOWNSHIP RESUBMISSION
02-06-2023	3	TOWNSHIP RESUBMISSION
02-06-2023	4	TOWNSHIP RESUBMISSION

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

CHARTER Homes & Neighborhoods

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Save Date=2/10/2023 3:16 PM
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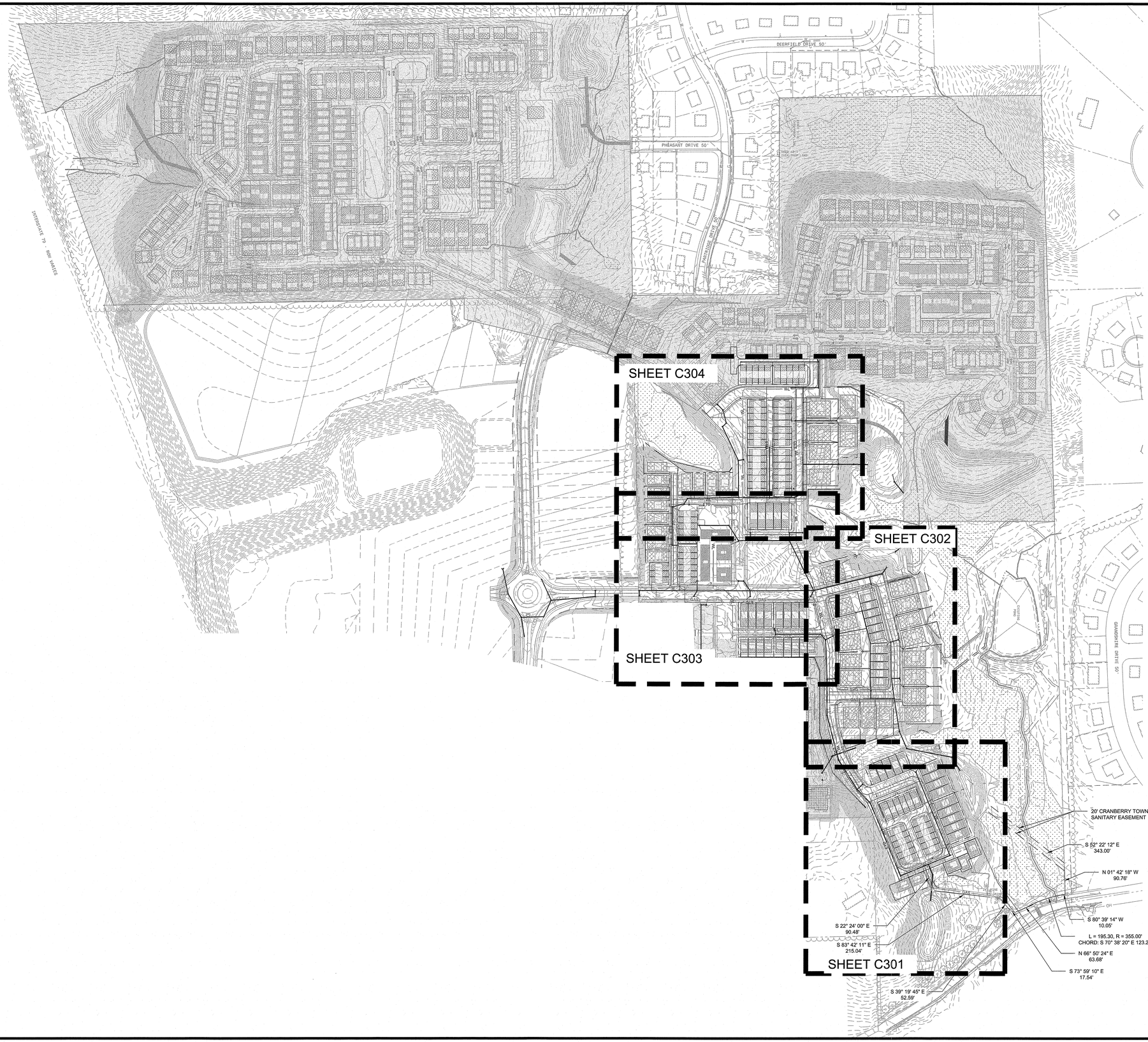

	VARIES C605-7	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
	VARIES C605-7	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
		PROPOSED STORM LINE
		PROPOSED TEMPORARY STORM LINE
SAN		PROPOSED SANITARY LINE
WL		PROPOSED WATER LINE
ETD		PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
		PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS		PROPOSED GAS LINE
WL		PROPOSED WATER LATERAL CONNECTION
		PROPOSED WATER VALVE
	5 C603	PROPOSED HYDRANT
SAN		PROPOSED SANITARY LATERAL CONNECTION
		PROPOSED ROOF DRAINS
		UTILITY EASEMENT

UTILITY PLAN NOTES:

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PLAN BOOK	PAGE
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NORTH

GRAPHIC SCALE

0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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02-06-2023	4	TOWNSHIP RESUBMISSION
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CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

OVERALL UTILITY PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 150'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C300

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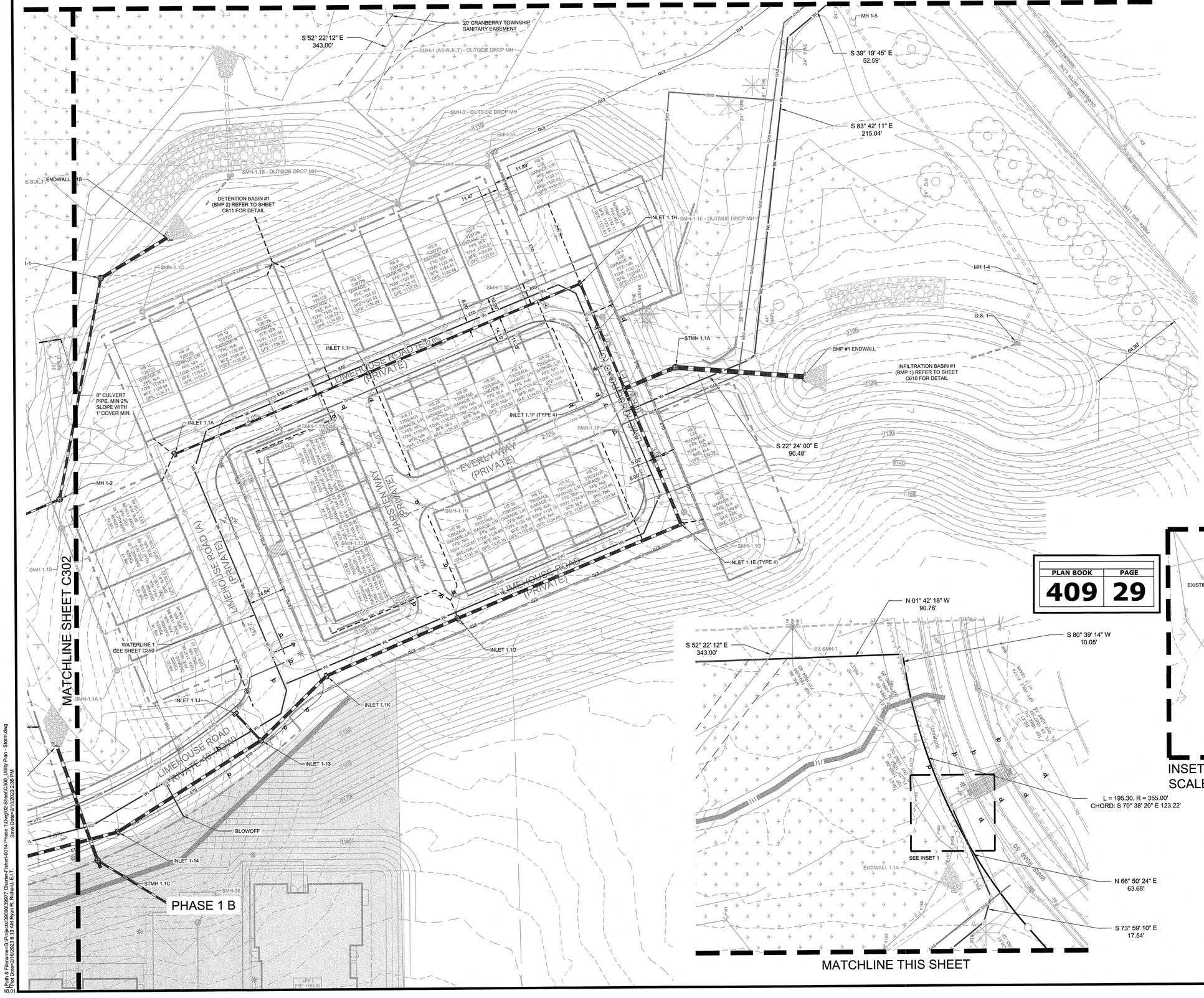

MATCHLINE THIS SHEET

PLAN BOOK	PAGE
409	29

VARIES C605-7	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
VARIES C605-7	PROPOSED MASONRY PAVERS OR STAMPED CONCRETE
	PROPOSED STORM LINE
	PROPOSED TEMPORARY STORM LINE
SAN	PROPOSED SANITARY LINE
WL	PROPOSED WATER LINE
ETD	PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
	PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS	PROPOSED GAS LINE
	PROPOSED WATER LATERAL CONNECTION
	PROPOSED WATER VALVE
5 C603	PROPOSED HYDRANT
SAN SAN SAN	PROPOSED SANITARY LATERAL CONNECTION
	PROPOSED ROOF DRAINS
	UTILITY EASEMENT

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3	02-06-2023	TOWNSHIP RESUBMISSION
4	02-06-2023	TOWNSHIP RESUBMISSION
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CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C301

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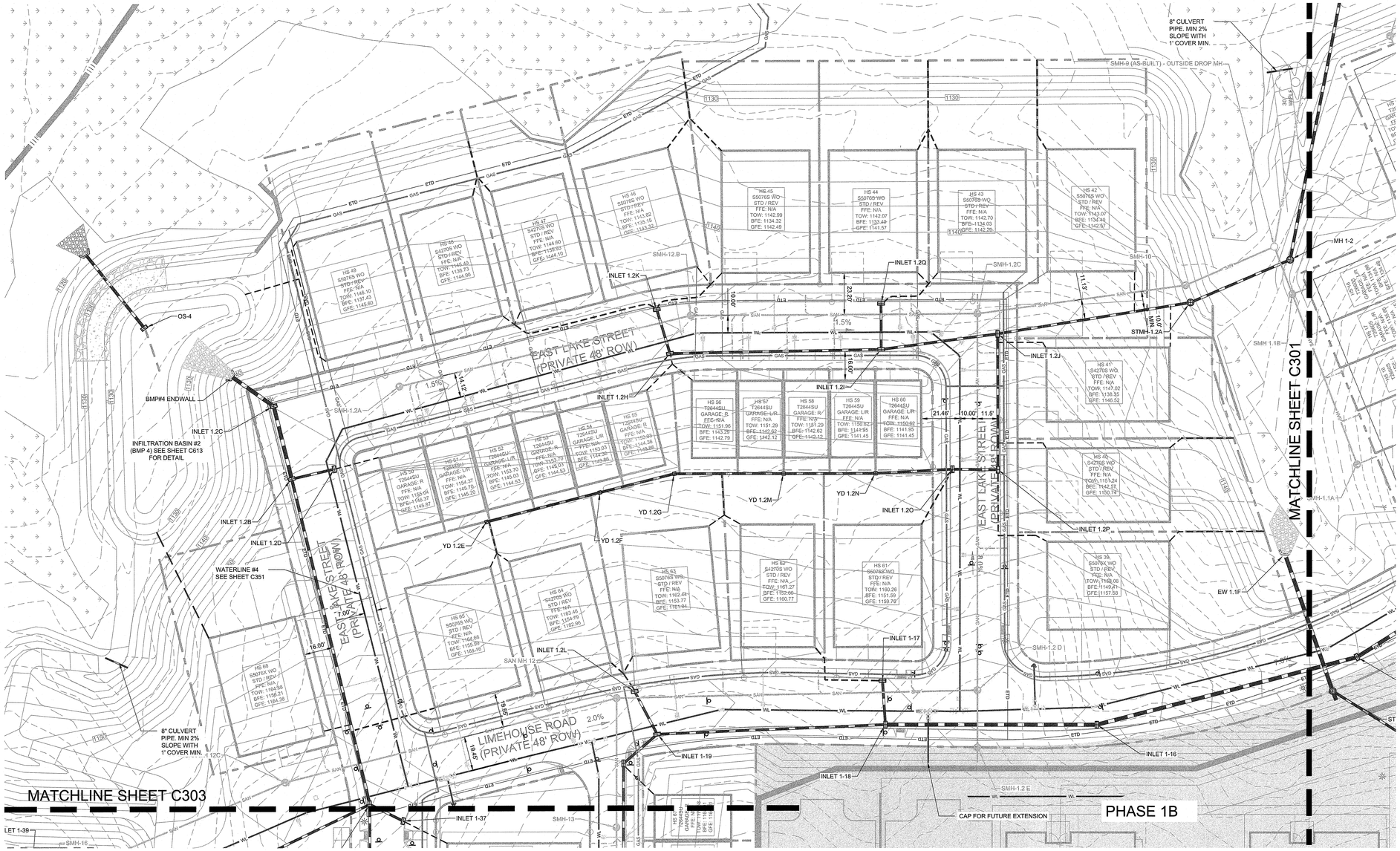

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SAN		PROPOSED SANITARY LINE
WL		PROPOSED WATER LINE
ETD		PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
		PROPOSED TRANSFORMER PROPOSED PEDESTAL
GAS		PROPOSED GAS LINE
WL		PROPOSED WATER LATERAL CONNECTION
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PLAN BOOK	PAGE
409	30

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0 15 30 60 120
(IN FEET)
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02-06-2023	4	TOWNSHIP RESUBMISSION
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CHARTER Homes & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C302

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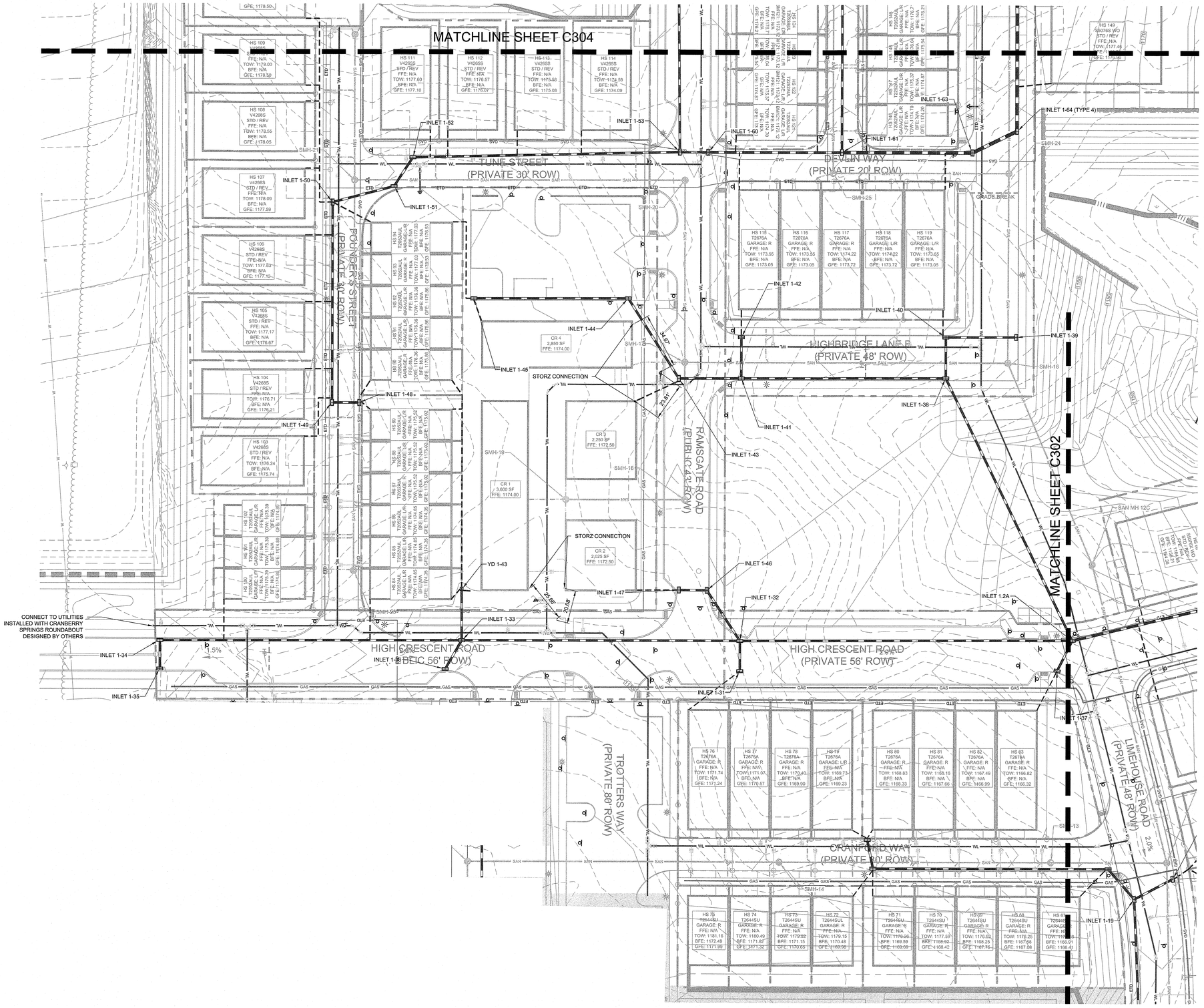

	VARIES C605-7	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
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SAN		PROPOSED SANITARY LINE
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ETD		PROPOSED 3 PHASE LOOP ELECTRIC CONDUIT
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GAS		PROPOSED GAS LINE
W		PROPOSED WATER LATERAL CONNECTION
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PLAN BOOK	PAGE
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PREPARED FOR:
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322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C303

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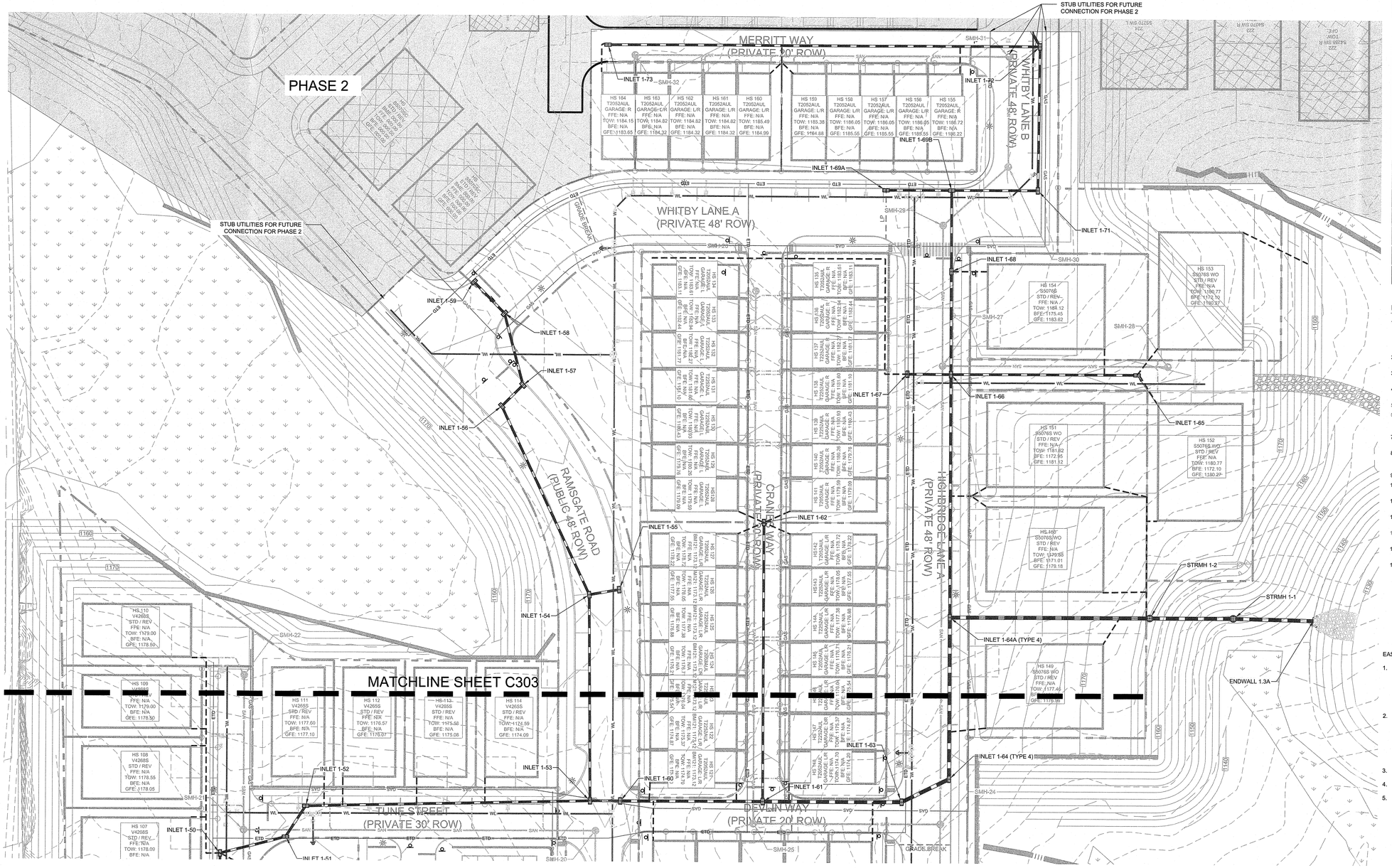

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EASEMENT NOTES:

1. THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLO HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLO AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF L THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICT ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISE AUGUST 2, 2018.
2. ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPIC IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE "PUBLIC UTILITY EASEMENTS" AND UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE CRESCENT NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE RE-LOCATED ANYWHERE IN THIS PLAN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
3. ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANT AT THE BENEFIT OF CRANBERRY TOWNSHIP.
4. ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF CRANBERRY TOWNSHIP.
5. PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.

PLAN BOOK	PAGE
409	32

Know what's below. Call before you dig.
Serial No. 20211102287

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
855-634-9284
gatewayengineers.com

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No.	Date	REVISION RECORD
1	01-13-2023	TOWNSHIP RESUBMISSION
2	01-25-2023	TOWNSHIP RESUBMISSION
3	02-06-2023	TOWNSHIP RESUBMISSION
4	02-06-2023	TOWNSHIP RESUBMISSION
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---	---	---
---	---	---

CHARTER® Homes & Neighborhoods

CRESCENT FINAL PHASE 1A PLANS
MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

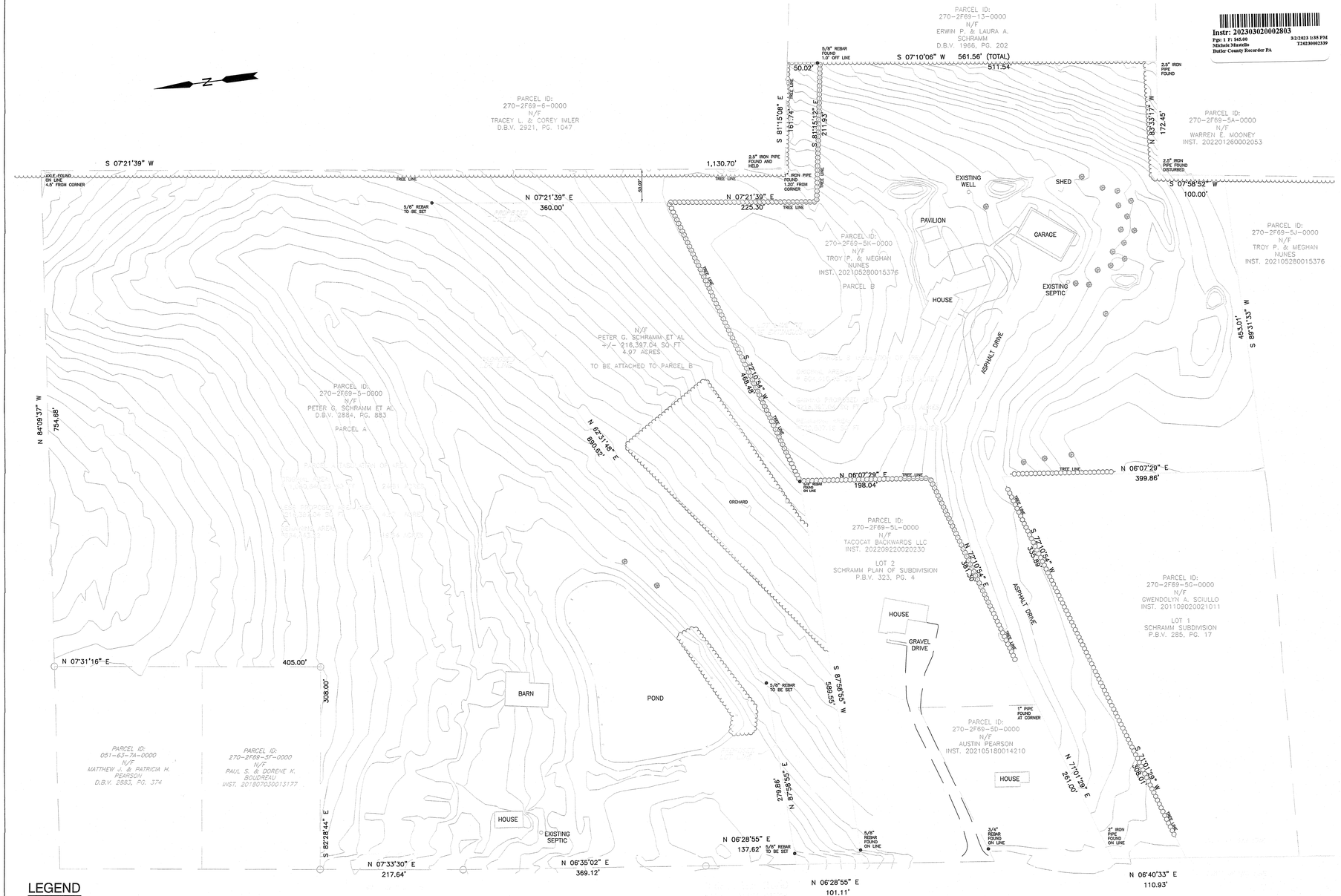
PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

UTILITY PLAN

Project Number: 39977-0014
Drawing Scale: 1" = 30'
Date Issued: NOV. 2022
Index Number: --
Drawn By: NK/RRR
Checked By: DMH
Project Manager: DMH

C304

Path & Filename:C:\Projects\39000\39977 Charter-Fisher\-0014 Phase 1\Dwg\02-Sheet\C300_Utility Plan - Storm.dwg
Plot Date: 2/16/2023 2:54 PM Plot Scale: 2.0000 ft / in Plot Style: Full.ctb Layout: E, Revised, E1.1 Save Date: 2/16/2023 2:53 PM
18.01



Instr: 202303020002803
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
3/2/2023 1:35 PM
T20230002339

OWNER'S CERTIFICATION

(I OR WE), Norbert Schramm, THE UNDERSIGNED,
(NAME OF OWNER OR OWNERS; NAME AND TITLE OF LEGALLY-AUTHORIZED OFFICER OR REPRESENTATIVE)

HEREBY DECLARE THAT _____ (IS OR ARE) THE OWNER(S) OF THE
(I OR WE OR NAME OF PARTNERSHIP, CORPORATION, ETC.)

PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER'S(S') CONSENT, AND THAT THE OWNER(S) DESIRE(S) THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF (I OR WE) HAVE SET (MY OR OUR) HAND(S) AND SEAL(S) THIS
17 DAY OF Feb 20 23

(OWNER SIGNATURE)

(OWNER SIGNATURE)

OWNER'S CERTIFICATION

(I OR WE), Troy Nunes, THE UNDERSIGNED,
(NAME OF OWNER OR OWNERS; NAME AND TITLE OF LEGALLY-AUTHORIZED OFFICER OR REPRESENTATIVE)

HEREBY DECLARE THAT _____ (IS OR ARE) THE OWNER(S) OF THE
(I OR WE OR NAME OF PARTNERSHIP, CORPORATION, ETC.)

PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER'S(S') CONSENT, AND THAT THE OWNER(S) DESIRE(S) THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF (I OR WE) HAVE SET (MY OR OUR) HAND(S) AND SEAL(S) THIS
17 DAY OF Feb 20 23

Troy P. Nunes
(OWNER SIGNATURE)

(OWNER SIGNATURE)

PLAN BOOK	PAGE
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ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED
Norbert L Schramm & Troy P Nunes
(NAME OF OWNER OR OWNERS; NAME AND TITLE OF LEGALLY-AUTHORIZED OFFICER OR REPRESENTATIVE)

WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE (HIS, HER, THEIR) ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF Feb 20 23
SEAL
(NOTARY PUBLIC)
MY COMMISSION EXPIRES THE 2 DAY OF Sept 20 26

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 409 PAGE(S) 33

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MARCH 20 23
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

PROFESSIONAL CERTIFICATE

I, DAVID J. SEBASTIAN JR., A PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PROFESSIONAL'S NAME: DAVID J. SEBASTIAN JR. SEAL
REGISTRATION NUMBER: SU075571
DATE: 1/23/2023

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID JOSEPH SEBASTIAN JR. LAND SURVEYOR SU075571

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 14 DAY OF Dec 20 22
R. Hudson Jr. Hudson
(SECRETARY) (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 2225-S

BUTLER COUNTY PLANNING COMMISSION SEAL

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS / PENN TWP., BUTLER COUNTY
THIS 14 DAY OF FEBRUARY 20 23
SEAL
Lucinda H Zeglen
(SECRETARY) (CHAIRMAN)
David M Mark
CHAIRMAN SUPERVISOR

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- 5/8" REBAR FOUND/SET
- STONE FOUND
- IRON PIPE FOUND
- AXLE FOUND
- TREE

ZONING:

ZONING DISTRICT: RE - RESIDENTIAL ESTATE

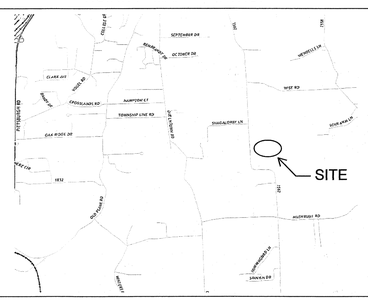
MINIMUM LOT AREA WITH PUBLIC SEWER (SQ. FT PER LOT)	SFD DETACHED: 21,780 SQ FT
MAXIMUM DENSITY (DWELLING UNITS PER ACRE):	SFD DETACHED: 2
MAXIMUM LOT COVERAGE:	35%
MINIMUM LOT WIDTH AT MINIMUM FRONT PRINCIPAL BUILDING SETBACK:	80FT.
MINIMUM PRINICIPAL BUILDING SETBACKS	
FRONT	30FT.
SIDE	15FT.
REAR	25FT.
MAXIMUM STRUCTURE HEIGHT (PRINICIPAL)	40FT.
MAXIMUM STRUCTURE HEIGHT (ACCESSORY)	20FT.
MINIMUM ACCESSORY BUILDING AND STRUCTURE SETBACKS (FEET)	
SIDE	10FT.
REAR	10FT.

NOTES:

1.) THE BASIS OF BEARING IS BASED UPON THE EASTERLY LINE OF PROPOSED PARCEL A IN THE LOT LINE REVISION PREPARED FOR ANDY HAAS, AS RECORDED AT PLAN BOOK VOLUME 306, PAGE 5 IN THE BUTLER COUNTY RECORDERS OFFICE.
2.) CONTOURS DISPLAYED ON THIS PLAN DERIVED FROM PASDA STATE WIDE AERIAL LIDAR.
2.) FIELD SURVEY BY DATED 11/03/2022.
3.) THERE ARE NO PROPOSED EASEMENTS IN THE RECORDING OF THIS PLAN.
4.) THERE ARE NO KNOWN WETLANDS WITHIN THE LIMITS OF THE LOT LINE REVISION AREA.
5.) THERE ARE NO KNOWN LANDSLIDE PRONE AREAS WITHIN THE LIMITS OF THE LOT LINE REVISION AREA.
6.) THERE ARE NO PROPOSED FEATURES OR VEGETATION TO BE REMOVED WITH THE RECORDING OF THIS PLAN.
7.) THERE ARE NO SLOPES EXCEEDING TWENTY-FIVE PERCENT GRADIENT WITHIN THE PROPOSED LOT LINE REVISION AREA.

REVISION RECORD		
NO	DATE	DESCRIPTION
1	1/23/2023	Revised lot lines per revised agreement between landowners.
2		
3		
4		
5		

VICINITY MAP – N.T.S.



PROJECT NUMBER: 22–0004

OWNERS:

TROY NUNES
305 CRISSWELL ROAD
PENN TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA 16001

PETER G. SHRAMM, ET AL.
291 CRISSWELL ROAD
PENN TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA 16001

SCALE: 1"=80"

NUNES LOT LINE REVISION MINOR SUBDIVISION FINAL PLAN

CLIENT: TROY NUNES

305 CRISSWELL ROAD
PENN TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

DATE: JANUARY 23, 2023

SEBASTIAN SURVEYING, LLC
107 CHESAPEAKE DRIVE,
PITTSBURGH, PENNSYLVANIA
412.533.2836

Instr: 202303030002831
Pgs: 1 F: 545.00 3/3/2023 8:57 AM
Michele Mustello T20230032357
Butler County Recorder PA

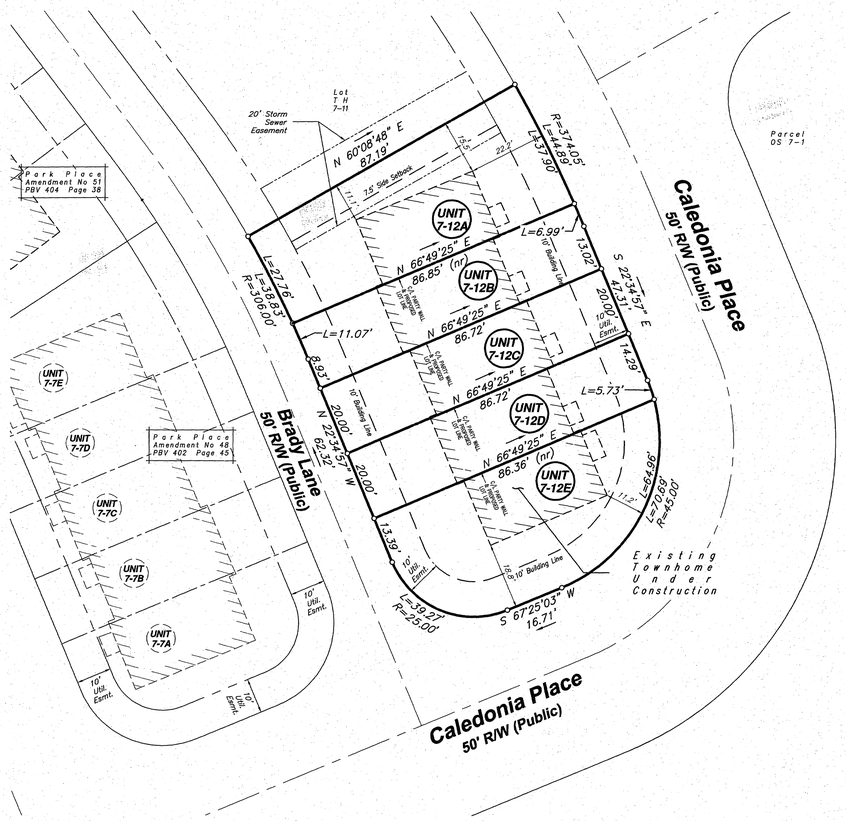
TOWNSHIP ENGINEER

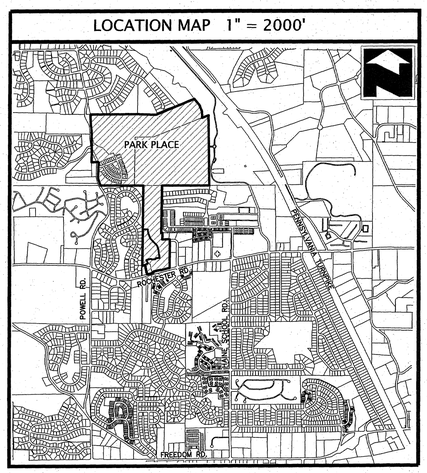
REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS





Lot Area Tabulations		
Unit	Sq.Ft.	Acres
7-12A	2,856.98	0.066
7-12B	1,734.98	0.04
7-12C	1,734.39	0.04
7-12D	1,733.70	0.04
7-12E	2,800.24	0.064
Total	10,860.29	0.25

Original lot area shown on record plan as 10,822.56 square feet or 0.25 acres is erroneous.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
409	34

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-12 OF THE PARK PLACE – PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-14
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

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

MINIMUM LOT SIZE	PER PATTERN BOOK
MINIMUM LOT WIDTH	PER PATTERN BOOK
MINIMUM FRONT SETBACK	PER PATTERN BOOK
MINIMUM REAR SETBACK	PER PATTERN BOOK
MINIMUM SIDE SETBACK	PER PATTERN BOOK
MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

PROPERTY REFERENCES

PROPERTY OWNER:

NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT REFERENCE:

LOT TH 7-12

TAX PARCEL 130-S46-A12

INST# 202212290026120

DEVELOPER / PROPERTY OWNER:

NVR

ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

BUILT BY:

Ryan Homes

DRAWING NUMBER:	1004-2224639
DRAWING SCALE:	1"=20'
DATE:	January 24, 2023
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 54

BEING A RE-SUBDIVISION OF PARCEL TH 7-12
PARK PLACE – PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 390, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 313
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4382
Email: Info@Sperdute Surveying.com
James A. Sperdute, RS # 24457-E

BY RESOLUTION APPROVED ON THE 1st DAY OF February, 2023, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 53 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.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER (Pete Robertson)

2/1/23
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson, VP 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 1st DAY OF February 2023

(SEAL)

Brian Allender
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
BRIANA ALLENDER - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1343479

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 53 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202210130021562. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER (VP)

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

1/30/23
DATE

JAMES A. SPERDUTE, R.S. # 24457-E

I, _____, 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.

DATE — SIGNATURE
REGISTRATION NO._____

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2023-15 EFFECTIVE THIS 3rd DAY OF March 20 23

SECRETARY — CHAIRPERSON (MICHAEL D. MANIPOLE)

I, DANIEL D SPERDUTE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2023-15 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF FEB 20 23

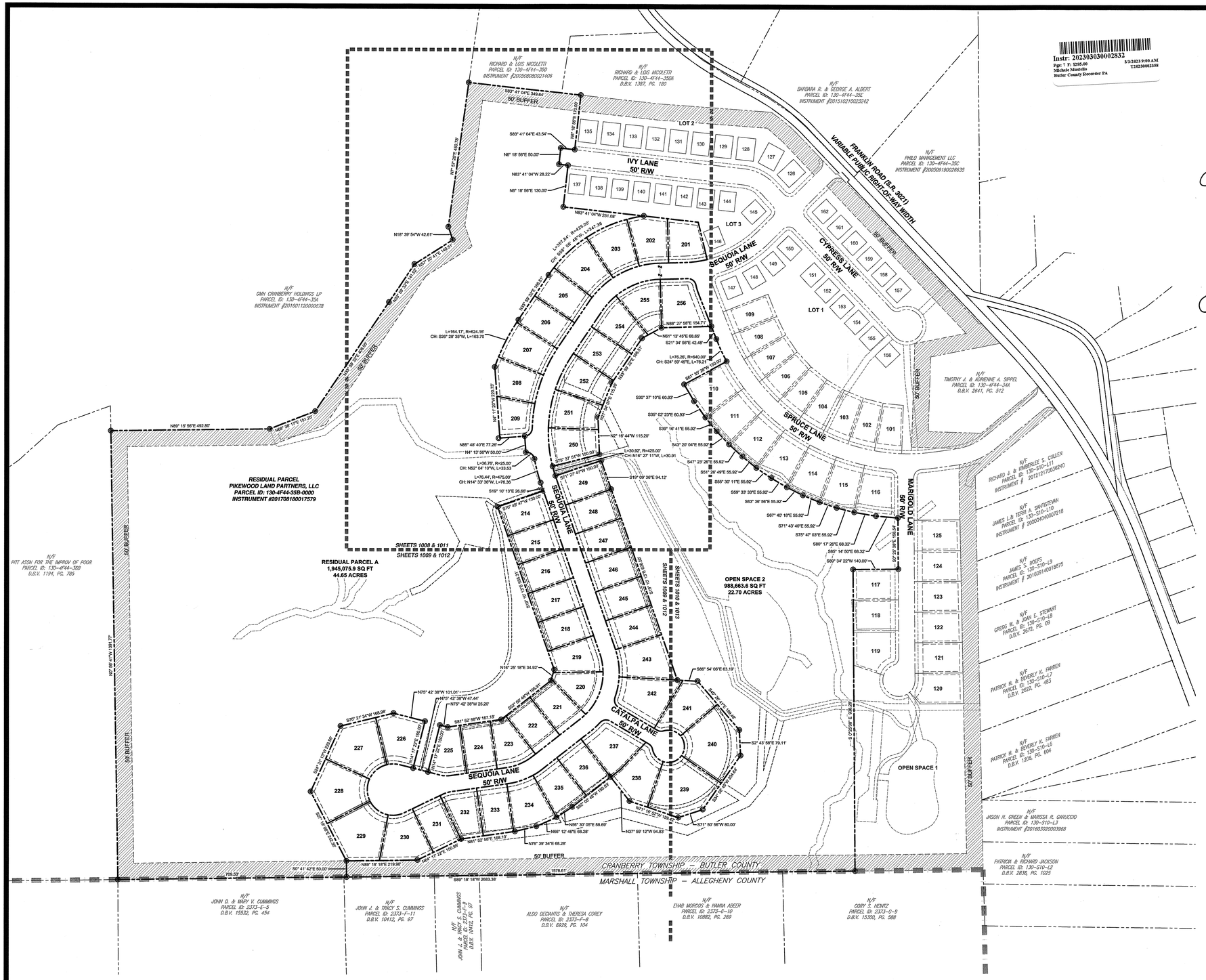
SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 409 PAGE 34

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF March 20 23

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024



Instr: 202303030002832
Pgs: 7 F: $285.00
Michele Mustello
Butler County Recorder PA
3/3/2023 9:00 AM
T2023000023SS

OWNERS ADOPTION

The Pikewood Land Partners, LLC, owner of the land shown on the "Laurel Pointe Phase 2 - Plan of Recording" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Witness — Signature of Owner (Brian C. Singer) — 2/17/23 Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named ~~Pikewood Land Partners, LLC~~ owner, Brian C. Singer, of Pikewood Land Partners LLC, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 17th day of February 2023.

My commission expires the 21st day of July 2023.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Diane Randolph, Notary Public
Allegheny County
My commission expires July 21, 2023
Commission number 1292126
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the "Laurel Pointe Phase 2 - Plan of Recording" is in the name of Pikewood Land Partners, LLC and is recorded in Instrument #201708180017579 and 202000210000272O.

Witness — Signature of Owner

Dollar Bank, *mortgagee of the property contained in the "Laurel Pointe Phase 2 - Plan of Recording" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.*

Witness — Matthew S. Bright, Vice President, Dollar Bank, FSB — Name, Title, and Mortgagee

SURVEYOR'S CERTIFICATION

I, Gregory B. Jones, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, certify to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Date of Plan: February 14, 2023

By: Gregory B. Jones, P.L.S. PA Registration No. SU-052331E

NO ACCEPTANCE OF DEDICATION

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

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

Secretary — Date: 2/15/23

CRANBERRRY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2022-84 on the 15th day of February, 2023.

Secretary — Chairman, Board of Supervisors

CRANBERRRY TOWNSHIP MANAGER APPROVAL

I, Daniel A. Santoro, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 22-84 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances

Township Manager

CRANBERRRY TOWNSHIP ENGINEER APPROVAL

I, Michael C. Malak, a registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all the engineering and design requirements of the Township ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

Signature — Registration Number: PE-073220 — Date: 2/22/23

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 18th day of JANUARY, 2023

Secretary — Chairman, Butler County Planning Commission

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 409 Page 35-41.

Given under my hand and seal this 3rd day of March, 2023.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Recorder of Deeds

GENERAL NOTES

1. *AS PER THE APPROVED STORM WATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.*
2. *PRIVATE STORM SEWERS AND SWALES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.*

AREA TABULATION

EXISTING AREA:
PARCEL ID: 130-4F44-35B-0000 & 130-4F44-35BB-0000
OWNER: PIKEWOOD LAND PARTNERS LLC.
DEED:INSTRUMENT #201708180017579 & #202000210000272O
AREA: 121.30 ACRES

PROPOSED AREA:

PHASE 1(EXISTING):	31.07 ACRES
LOTS 201-209 & 214-256:	19.39 ACRES
OPEN SPACE 2:	22.70 ACRES
ROAD RIGHT-OF-WAY:	3.49 ACRES
RESIDUAL PARCEL A:	44.65 ACRES
TOTAL:	121.30 ACRES

PHASE LOT/ UNIT BREAKDOWN

	SINGLE FAMILY	VILLA UNITS	TOTAL
PHASE 1	25	36	61
PHASE 2	51	0	51
PHASE 3	0	49	49
TOTAL	76	85	161

0 150' 300'

Drawing Scale: 1" = 150'

NORTH

Waterfront Corporate Park III, Suite 101
2000 Georgetowns Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Pikewood Land Partners, LLC
2543 Washington Road
Pittsburgh, PA 15241

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 Shaffer, L.L.C.

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

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

DATE ISSUED: DECEMBER 06, 2019

PLAN REVISIONS

	DATE	DESCRIPTION
1	03/04/2020	REQUESTED REVISIONS
2	03/10/2020	AS-PER APPROVAL ISSUED
3	09/09/2020	BUILDING LAYOUT UPDATED
4	09/10/2020	UPDATED SIDEYARD SETBACKS
5	10/23/2020	UPDATED PROPERTY LINES
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10	12/08/2022	AS PER PLANS
11	02/14/2023	REV 201-209/250-256 FRONT B/L: AS-PER SET
12		

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 1 of 7

Project No: **161175**
Drawing No: **C-1007**

PLAN BOOK	PAGE
409	35

LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- PROPERTY SETBACK
- 50' BUFFER

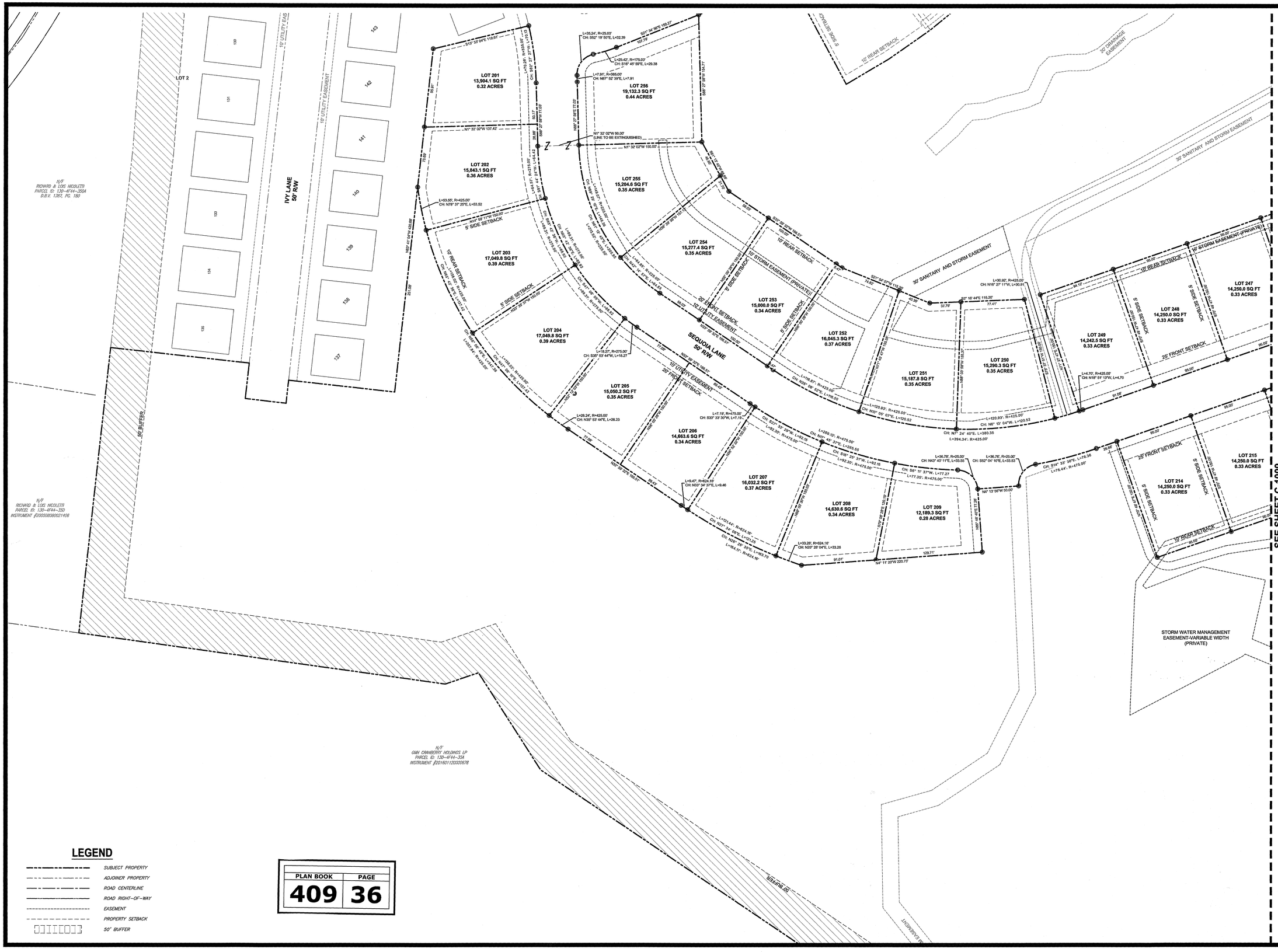
SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GREGORY B. JONES — LAND SURVEYOR — SU052331E

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL C MALAK — PE-073220

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER — RECORDER OF DEEDS — BUTLER COUNTY



LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- PROPERTY SETBACK
- 50' BUFFER

PLAN BOOK	PAGE
409	36

GENERAL NOTES

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2. PRIVATE STORM SEWERS AND SWALES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

AREA TABULATION

EXISTING AREA:

PARCEL ID: 130-4F44-35B-0000 & 130-4F44-35BB-0000

OWNER: PIKEWOOD LAND PARTNERS LLC.

DEED:INSTRUMENT #201708180017579 & #202000210000720

AREA: 121.30 ACRES

PROPOSED AREA:

PHASE 1(EXISTING):	31.07 ACRES
LOTS 201-209 & 214-256:	19.39 ACRES
OPEN SPACE 2:	22.70 ACRES
ROAD RIGHT-OF-WAY:	3.49 ACRES
RESIDUAL PARCEL A:	44.85 ACRES
TOTAL:	121.30 ACRES

PHASE LOT/ UNIT BREAKDOWN

	SINGLE FAMILY	VILLA UNITS	TOTAL
PHASE 1	25	36	61
PHASE 2	51	0	51
PHASE 3	0	49	49
TOTAL	76	85	161

0 50' 100'

Drawing Scale: 1" = 50'

NORTH

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Pikewood Land Partners, LLC
2543 Washington Road
Pittsburgh, PA 15241

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DATE ISSUED: DECEMBER 06, 2019

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Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 2 of 7

Project No: **161175**

Drawing No: **C-1008**



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PLAN BOOK	PAGE
409	37

LEGEND

- SUBJECT PROPERTY
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Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 3 of 7

Project No:	Drawing No:
161175	C-1009



GENERAL NOTES

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TOTAL	76	85	161

0 50' 100'

Drawing Scale:
1" = 50'

NORTH

PLAN BOOK	PAGE
409	38

LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- PROPERTY SETBACK
- 50' BUFFER

Waterfront Corporate Park III, Suite 101
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PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
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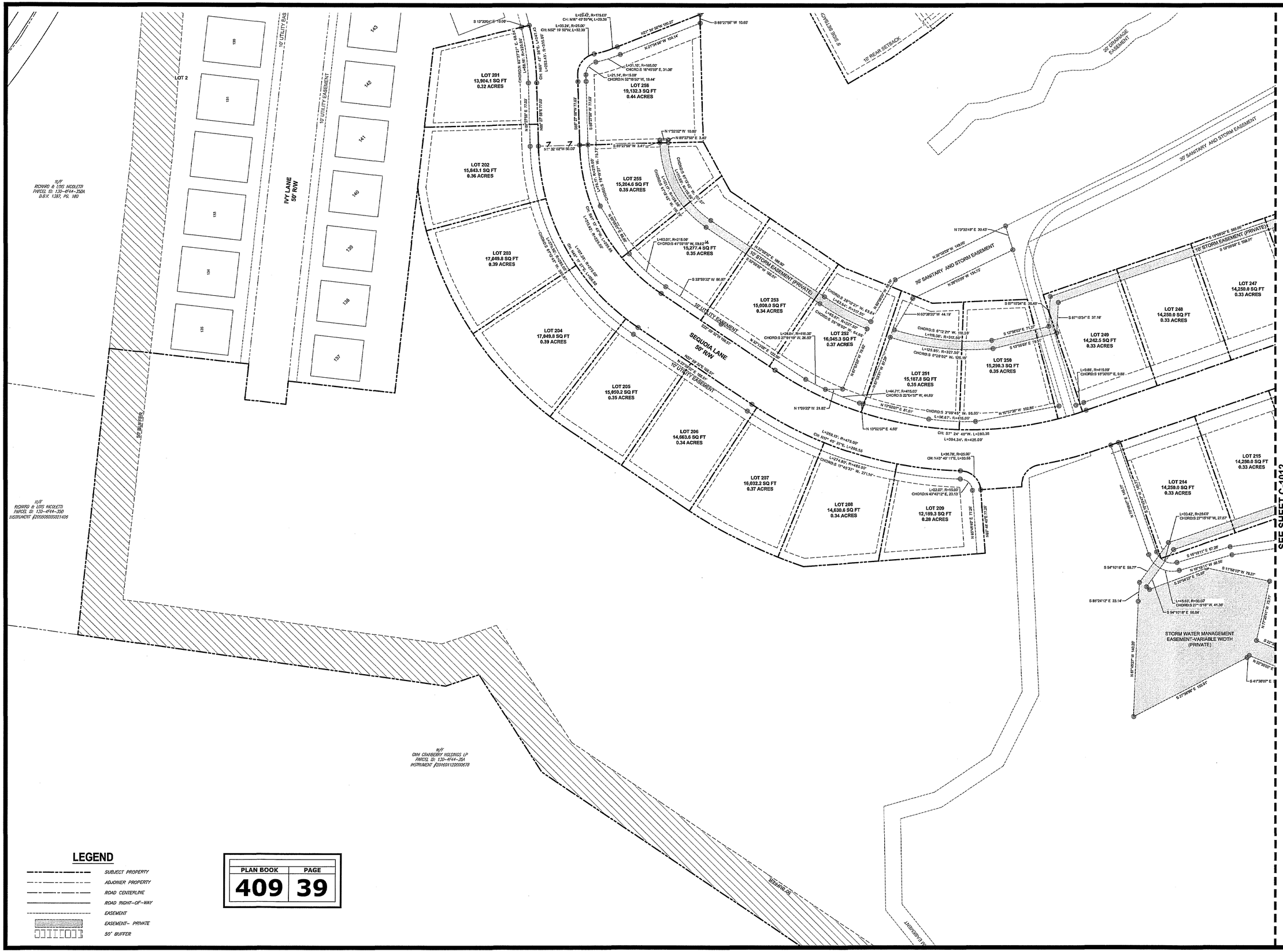
Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 4 of 7

Project No: **161175**
Drawing No: **C-1010**



LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- EASEMENT- PRIVATE
- 50' BUFFER

PLAN BOOK	PAGE
409	39

SEE SHEET C-1012

GENERAL NOTES

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DEED:INSTRUMENT #201708180017579 & #202000021000027 20
AREA: 121.30 ACRES

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PHASE LOT/ UNIT BREAKDOWN

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TOTAL	76	85	161

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Drawing Scale: 1" = 50'

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12		

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 5 of 7

Project No: **161175**
Drawing No: **C-1011**

SEE SHEET C-1013

SEE SHEET C-1011

30' SANITARY AND STORM EASEMENT

10' STORM EASEMENT (PRIVATE)

10' UTILITY EASEMENT

SEQUOIA LANE
50' R/W

CATALPA LANE
50' R/W

20' UTILITY EASEMENT

10' STORM EASEMENT (PRIVATE)

10' PEDESTRIAN ACCESS EASEMENT

STORM WATER MANAGEMENT EASEMENT-VARIABLE WIDTH (PRIVATE)

20' DRAINAGE EASEMENT

RESIDUAL PARCEL A
1,945,075.9 SQ FT
44.65 ACRES

LOT 214
14,250.0 SQ FT
0.33 ACRES

LOT 215
14,250.0 SQ FT
0.33 ACRES

LOT 216
14,250.0 SQ FT
0.33 ACRES

LOT 217
14,250.0 SQ FT
0.33 ACRES

LOT 218
14,250.0 SQ FT
0.33 ACRES

LOT 219
14,036.3 SQ FT
0.32 ACRES

LOT 220
12,947.1 SQ FT
0.30 ACRES

LOT 221
14,169.7 SQ FT
0.33 ACRES

LOT 222
14,250.0 SQ FT
0.33 ACRES

LOT 223
13,644.4 SQ FT
0.31 ACRES

LOT 224
14,250.0 SQ FT
0.33 ACRES

LOT 225
13,946.2 SQ FT
0.32 ACRES

LOT 226
18,167.6 SQ FT
0.42 ACRES

LOT 227
22,813.9 SQ FT
0.52 ACRES

LOT 228
22,813.9 SQ FT
0.52 ACRES

LOT 229
23,356.9 SQ FT
0.54 ACRES

LOT 230
18,195.7 SQ FT
0.42 ACRES

LOT 231
14,250.0 SQ FT
0.33 ACRES

LOT 232
14,014.8 SQ FT
0.32 ACRES

LOT 233
14,250.0 SQ FT
0.33 ACRES

LOT 234
16,843.1 SQ FT
0.39 ACRES

LOT 235
15,380.0 SQ FT
0.35 ACRES

LOT 236
14,250.0 SQ FT
0.33 ACRES

LOT 237
18,554.8 SQ FT
0.43 ACRES

LOT 238
17,607.0 SQ FT
0.40 ACRES

LOT 242
21,068.9 SQ FT
0.48 ACRES

LOT 243
18,547.9 SQ FT
0.43 ACRES

LOT 244
14,370.9 SQ FT
0.33 ACRES

LOT 245
14,250.0 SQ FT
0.33 ACRES

LOT 246
14,250.0 SQ FT
0.33 ACRES

LOT 247
14,250.0 SQ FT
0.33 ACRES

LOT 248
14,250.0 SQ FT
0.33 ACRES

50' BUFFER

CRANBERRY
MARSHALL

30' SANITARY, STORM AND COMMUNICATION EASEMENT

30' SANITARY AND COMMUNICATION EASEMENT

20' STORM EASEMENT

20' SANITARY AND COMMUNICATION EASEMENT

N/F
ALEX RICHARD & THERESA COREY
PARCEL ID: 130-4F44-35B-0000
D.B.V. 6858, PG. 104

N/F
JOHN L. & TRACY S. CUMMINGS
PARCEL ID: 2123-J-11
D.B.V. 10412, PG. 97

LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- EASEMENT- PRIVATE
- 50' BUFFER

PLAN BOOK	PAGE
409	40

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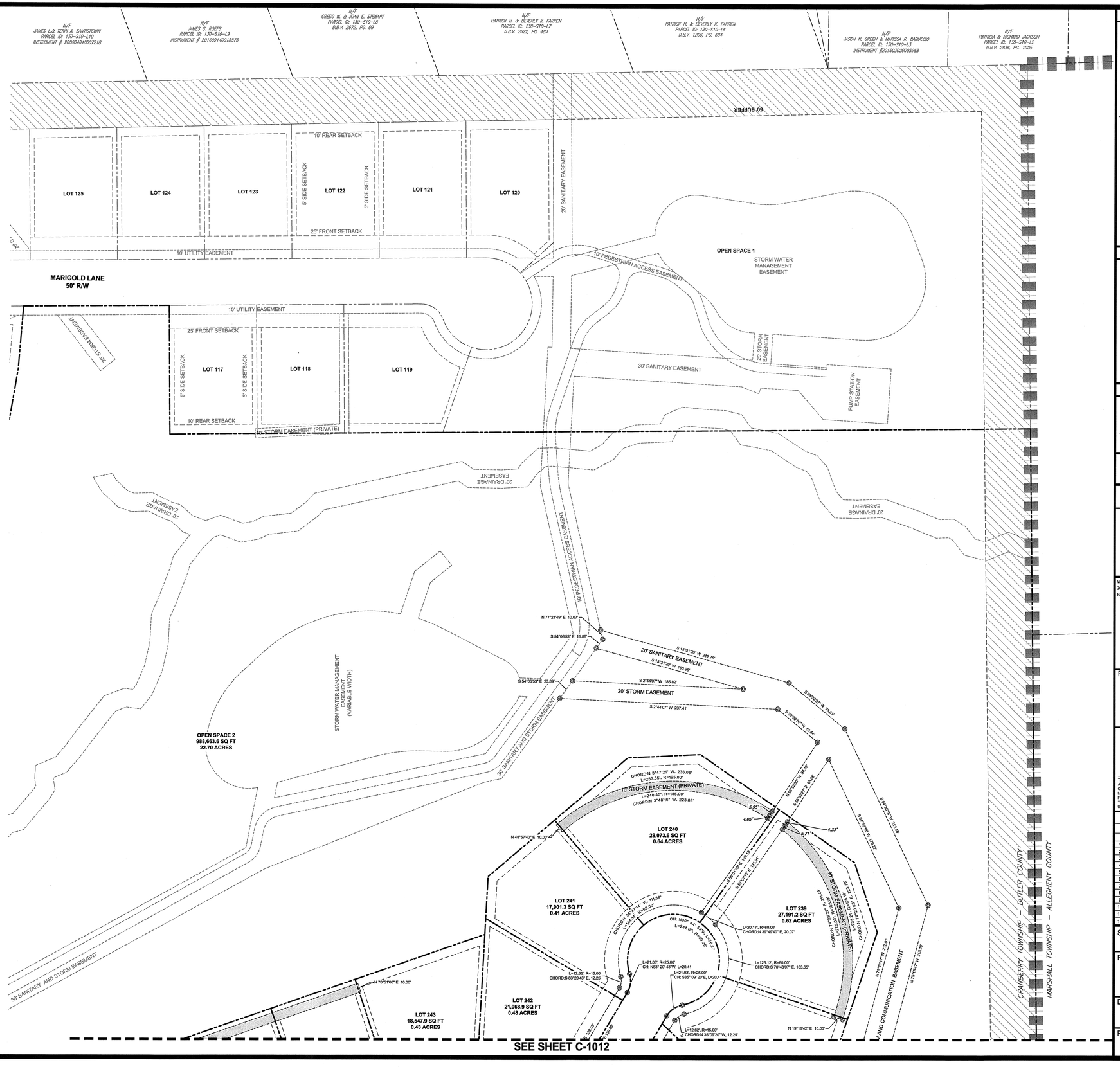
Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 6 of 7

Project No: **161175**

Drawing No: **C-1012**



GENERAL NOTES

1. *AS PER THE APPROVED STORM WATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.*
2. *PRIVATE STORM SEWERS AND SWALES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.*

AREA TABULATION

EXISTING AREA:

PARCEL ID: 130-4F44-35B-0000 &
130-4F44-35BB-0000
OWNER: PIKEWOOD LAND PARTNERS LLC.
DEED:INSTRUMENT #201708180017579 &
#202000021000027 20
AREA: 121.30 ACRES

PROPOSED AREA:

PHASE 1(EXISTING):	31.07 ACRES
LOTS 201-209 & 214-256:	19.39 ACRES
OPEN SPACE 2:	22.70 ACRES
ROAD RIGHT-OF-WAY:	3.49 ACRES
RESIDUAL PARCEL A:	44.65 ACRES
TOTAL:	121.30 ACRES

PHASE LOT/ UNIT BREAKDOWN

	SINGLE FAMILY	VILLA UNITS	TOTAL
PHASE 1	25	36	61
PHASE 2	51	0	51
PHASE 3	0	49	49
TOTAL	76	85	161

0 50' 100'

Drawing Scale:
1" = 50'

NORTH

PLAN BOOK	PAGE
409	41

LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- EASEMENT- PRIVATE
- 50' BUFFER

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Pikewood Land Partners, LLC
2543 Washington Road
Pittsburgh, PA 15241

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

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

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

DATE ISSUED: DECEMBER 06, 2019

PLAN REVISIONS

	DATE	DESCRIPTION
1	03/04/2020	REQUESTED REVISIONS
2	03/10/2020	AS-PER APPROVAL ISSUED
3	09/09/2020	BUILDING LAYOUT UPDATED
4	09/10/2020	UPDATED SIDEYARD SETBACKS
5	10/23/2020	UPDATED PROPERTY LINES
6	01/22/2021	EASEMENT ADJUSTMENTS
7	02/18/2022	REQUESTED REVISIONS
8	03/08/2022	REQUESTED REVISIONS
9	10/03/2022	LOT CONFIGURATION REVISIONS
10	12/08/2022	AS PER PLANS
11	02/14/2023	REV 201-209/250-256 FRONT B/L: AS-PER SET
12		

Situate In:
Cranberry Township, Butler County, Pennsylvania

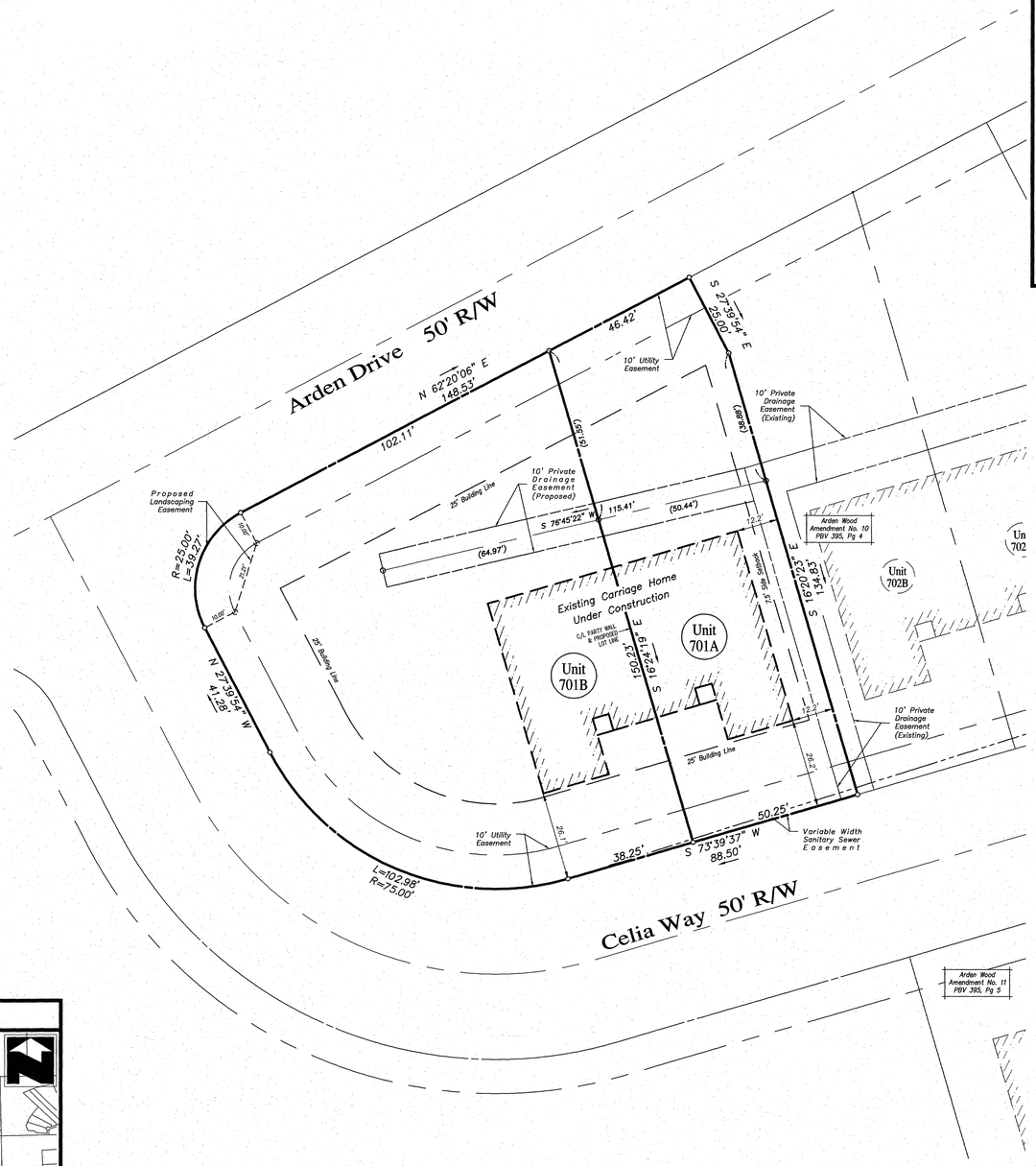
Project Name:
LAUREL POINTE
Phase 2

Drawing Name:
Plan of Recording
Page 7 of 7

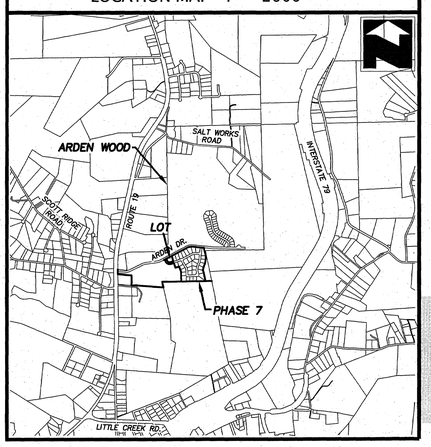
Project No: **161175**
Drawing No: **C-1013**

Instr: 202303150003472
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
3/15/2023 1:04 PM
T20230003878

N
W E
S



LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 701 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT
R-2 RESIDENTIAL

• MINIMUM LOT WIDTH	110.00' @ BUILDING LINE
• MINIMUM FRONT SETBACK	25.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET
• MINIMUM SIDE SETBACK	5.00 MIN/15.00 TOTAL
• MAXIMUM BUILDING HEIGHT	2.5 STORIES

*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

	701A	701B	Total
Sq. Ft.	7,754.38	14,726.50	22,480.90
Acres	0.178	0.338	0.516

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT REFERENCES:

LOT 701
TAX PARCEL 200-S7-B701
INSTRUMENT NO. 202301030000015

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

Review By Twp Engineer & Planning Director

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

Thomas L. Thompson 043980-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L THOMPSON ENGINEER 043980-E

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 8th DAY OF March, 2023 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 13th DAY OF February 2023 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 31 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.

NVR, INC
SIGNATURE AND TITLE OF OFFICER WITNESSING

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

2/13/23
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Allegheny PERSONALLY APPEARED Pete Roberson OF NVR, INC. WHO STATED THAT HE WAS 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 13th DAY OF February 2023

(SEAL)
Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

NOTARY PUBLIC

I, Pete Roberson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 31 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202301030000015. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 AN 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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JAMES A. SPERDUTE, R.S. # 24457-E

PLAN BOOK	PAGE
409	42

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 INPLIED 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 INSTALL ANY OTHER SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS..

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 22nd DAY OF February

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 15th DAY OF February 2023.

SECRETARY

Butler Co. Plan #23031

CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 409 PAGE 42.
GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF March 2023.

(SEAL)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

RECORDER OF DEEDS

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

REGISTERED SURVEYOR
LANCASTER TOWNSHIP BOARD OF SUPERVISORS
BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS

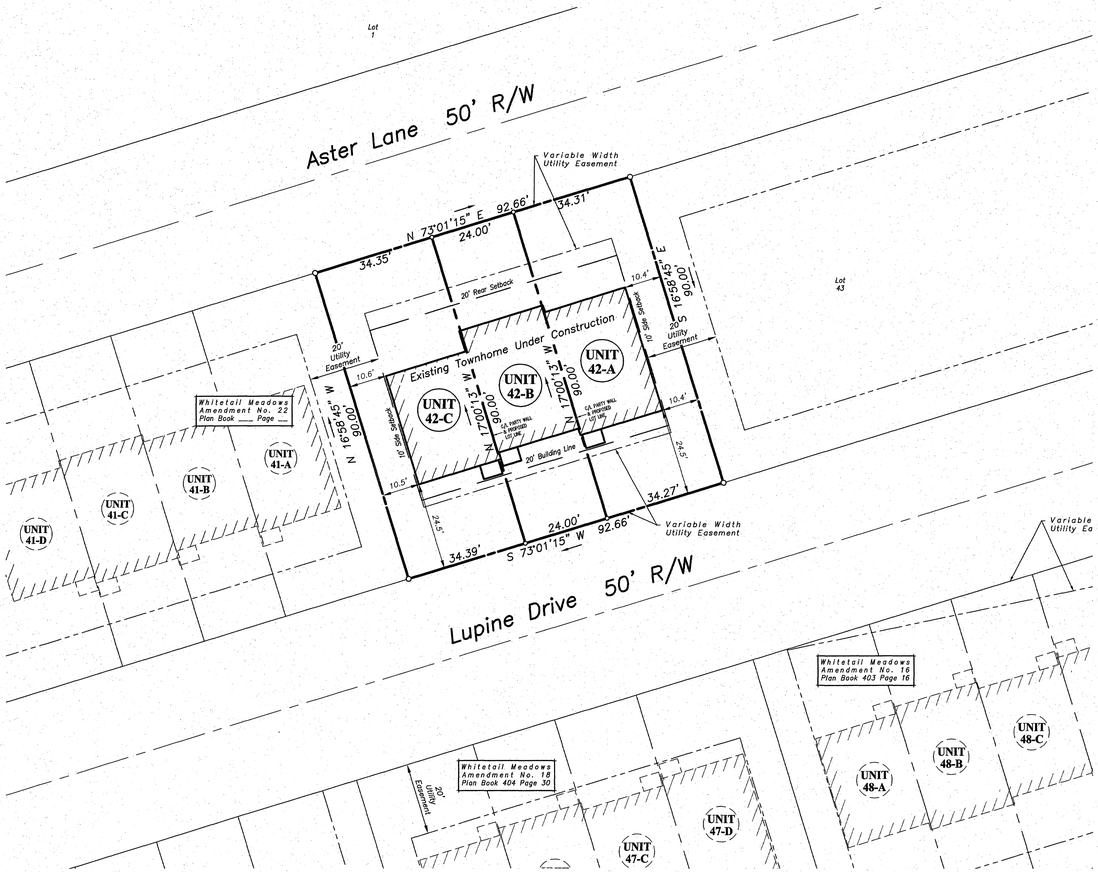
DRAWING NUMBER:	1010-2324808
DRAWING SCALE:	1"=20'
DATE:	January 25, 2023
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 31

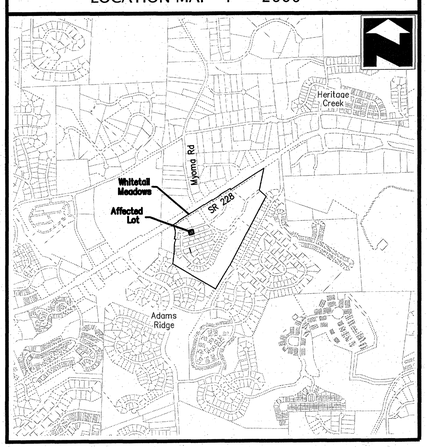
Being a subdivison of Lots 701 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

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

Instr: 202303150003473
Page 1 P: 545,69 3/15/2023 1:06 PM
Michele Mustello T202300028?9
Butler County Recorder PA



LOCATION MAP 1" = 2000'



Access Note:

The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Proposed Lot Areas

Unit	Sq.Ft.	Acres
42-A	3,085.790	0.071
42-B	2,160.000	0.050
42-C	3,093.340	0.071
Original Lot 42	8,339.130	0.192

PLAN BOOK	PAGE
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General Plan Notes

a. This plan is a resubdivision of Lot 42 of the Hespenheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
b. The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as-built party walls.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. No new units are being proposed that were not originally accounted for.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 14676

Lot Reference:
Tax Parcel 010-S25-AE42
INST# 202301250001135

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001-2324812
Drawing Scale	1"=20'
Date	January 27, 2023
Project Manager	
Revision	

Whitetail Meadows Amendment No 23

Being A Revision to Lot 42 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

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

NVR, Inc. - Owner

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 27th DAY OF February A.D. 2023

ATTEST:

OFFICER WITNESSING — VICE PRESIDENT, NVR, INC.

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

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

ON THIS 27th DAY OF February A.D. 20 23 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Roberson OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT, NVR, INC.

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF February A.D. 20 23

Lissette Sprott
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December A.D. 20 26

Registered Surveyor

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

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 2/22/23

Township Engineer

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

Ronald Olsen 26400 E — DATE 2/27/2023
PRINTED NAME & REGISTRATION NO.

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 27th DAY OF February 20 23

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — Edward L. Vogel ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF February A.D. 2023

R. Hmm BCPC — SECRETARY, BUTLER COUNTY PLANNING COMMISSION
J. Hmm BCPC — CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler Co Plan # 23036

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA }
} SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 409 PAGE 43

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF March A.D. 2023

BUTLER COUNTY RECORDER OF DEEDS — MICHELE M. MUSTELLO, RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

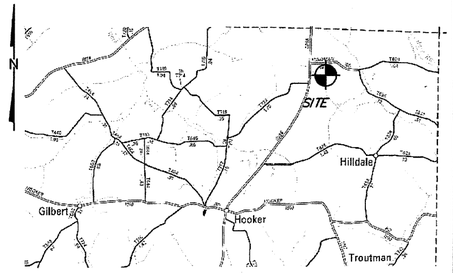
Registered Surveyor

Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds



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.

NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW"

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 50' FROM R\W
SIDE 15'+5'
REAR 15'+5'

We, the undersigned KANDY I. & FREDERICK F. PFLUGH (owners) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Kandy I. Pflugh
Owner

Frederick F. Pflugh
Owner

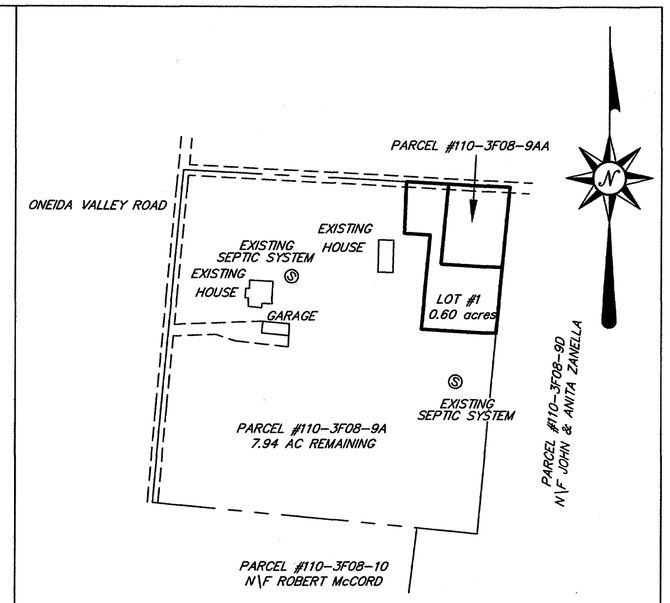
COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER

on this 20 day of Feb, 2023 Before me a Notary Public in and for said state and county personally came Kanay I. Pflugh Frederick F. Pflugh 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.

Kathy Prichard
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathy Jo Prichard, Notary Public
Butler County
My commission expires April 11, 2023
Commission number 1132228
Member, Pennsylvania Association of Notaries



PARENT TRACT MAP SCALE: 1"=200'

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 correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
RICHARD D. SEDWICK
LAND SURVEYOR
SU-050061-E

DEC. 2022
Date

BUTLER COUNTY PENNSYLVANIA
Recorded in the Recorder's office of the said County on this 21st day of March 2023
to ~~HIGHWAY~~ PLAN BOOK No. 409 PG 44
Witness my hand and the seal of said office.

Michele M. Mustello RECORDER

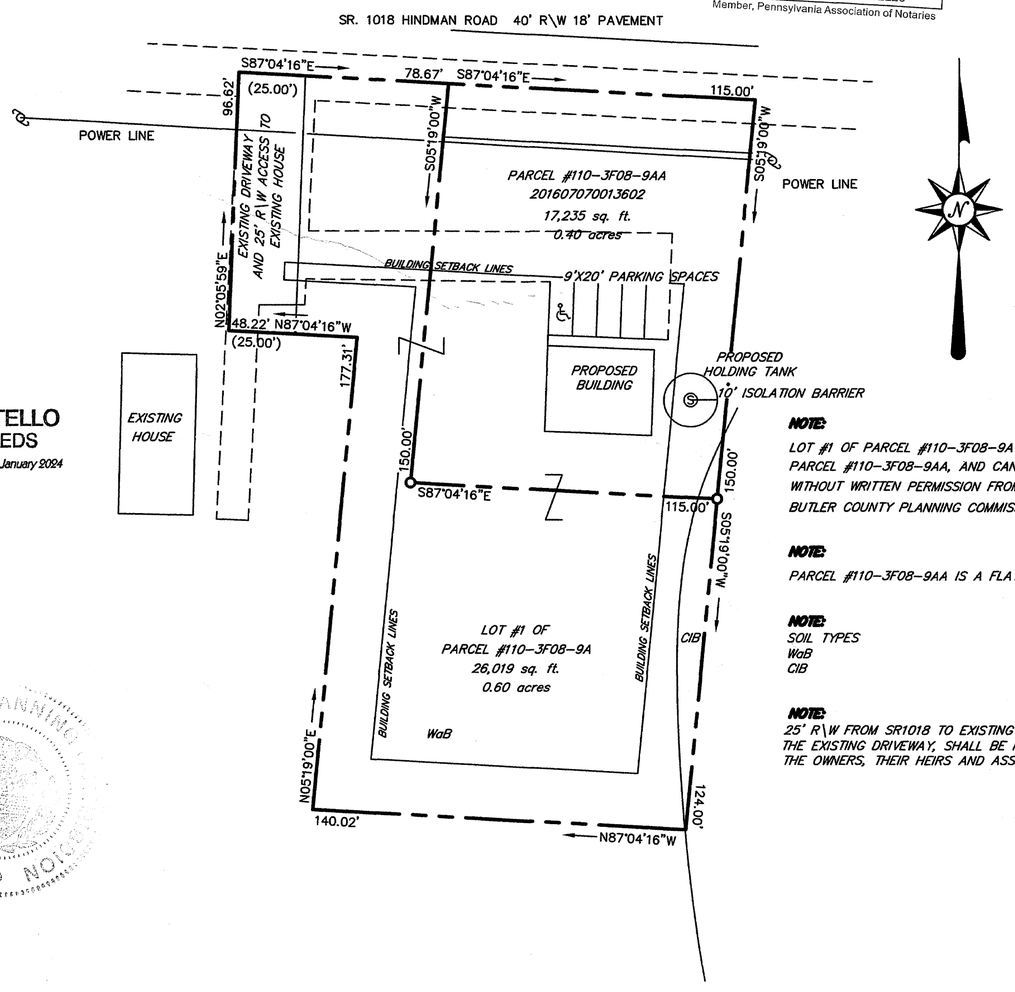
RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Reviewed by the Concord Twp.
this 20 day of March, 2023
Michelle Y Stompora Seal David A Hutz
Secretary Chairman

Final Approval by the Butler County Planning Commission
this 15TH day of MARCH, 2023
R. Hun JRM Seal J Hun JRM
Secretary Chairman

BUTLER COUNTY PLANNING COMMISSION



NOTE:
LOT #1 OF PARCEL #110-3F08-9A WILL BECOME PART OF PARCEL #110-3F08-9AA, AND CANNOT BE SOLD SEPERATELY WITHOUT WRITTEN PERMISSION FROM CONCORD TWP. AND THE BUTLER COUNTY PLANNING COMMISSION.

NOTE:
PARCEL #110-3F08-9AA IS A FLAT PLOT OF LAND AND IS NOT IN A FLOOD ZONE.

NOTE:
SOIL TYPES
WaB
CIB

NOTE:
25' R\W FROM SR1018 TO EXISTING HOUSE ACROSS THE EXISTING DRIVEWAY, SHALL BE MAINTAINED BY THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCEL #110-3F08-9AA

Instr: 202303210003740
Pgs: 1 F: $45.00 3/21/2023 11:05 AM
Michele Mustello T20230003084
Butler County Recorder PA

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409	44

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

On this the _____ day of _____, 20____ before me, the Recorder of Deeds in and for said County of Butler,personally appeared _____,who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I hereunto set my hand and seal.

_____
Recorder of Deeds

Kandy I. Pflugh
Frederick F. Pflugh

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DRAWN BY: R.D.S.	LOT LINE REVISION PLAN SITE PLAN MADE FOR KANDY I. & FREDERICK F. PFLUGH 2018 ONEIDA VALLEY ROAD KARNS CITY PA 16041
CHECKED BY D.R.D.	
SCALE: 1"=40'	
DATE: DEC. 2022	CONCORD TWP. BUTLER CO. PA.
DRAWING NO: 110-3F08-9A	R.D.SEDWICK P.L.S. PO BOX 119 CLARINGTON PA. 15828 724-355-9302

Instr: 202303230003926
Pgs: 16 Fi $665.00
Michele Mustello
Butler County Recorder PA
3/23/2023 1:11 PM
T20230003223

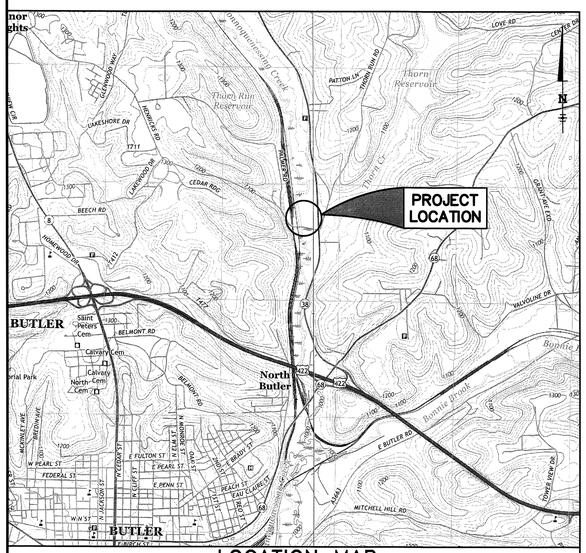
PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR

BUTLER WATER TREATMENT PLANT
LT2 AND ELECTRICAL IMPROVEMENTS

OAKLAND TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

2022



LOCATION MAP
1" = 2000'

GD&F
GWIN DOBSON & FOREMAN
ENGINEERS
3121 Fairway Drive
Altoona, PA 16602
814.943.5214
gdfengineers.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE061568
12/16/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

COVER SHEET

PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014
USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24–330011–G01

PLOT CREATED: 12/14/2022 11:56 AM

G:\20014\LAND DEVELOPMENT PLAN\24–330011–G01–LDP.DWG

GENERAL NOTES:

1. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND WATERLINES, SANITARY SEWERS, GAS LINES, SERVICE LINES, ELECTRIC AND TELEPHONE, AND OTHER UTILITIES. THE HORIZONTAL AND VERTICAL ALIGNMENTS ARE SHOWN ON THE DRAWINGS FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS ADVISED THAT PRIOR TO ANY EXCAVATION THEY SHALL PERFORM EXPLORATORY EXCAVATIONS TO DETERMINE SAID LOCATIONS. IF CONFLICTS OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER OF SAID CONFLICTS. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED PIPING AND STRUCTURES AS COORDINATED AND APPROVED BY THE OWNER. THE CONTRACTOR SHALL UNDERSTAND THAT NO SEPARATE PAYMENT SHALL BE MADE FOR THE REQUIRED EXPLORATORY EXCAVATIONS OR SUBSEQUENT ADJUSTMENTS REQUIRED. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF EXPLORATORY EXCAVATIONS AND INCLUDE THE COSTS TO PERFORM SAID EXCAVATIONS AND ADJUSTMENTS IN THOSE ITEMS FOR WHICH PAYMENT SHALL BE MADE IN THE BID. IN ADDITION, THE CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL INSURE THE MAINTENANCE OF ALL UTILITY SERVICES AND LIMIT SHUTDOWNS, IF REQUIRED, TO A MINIMUM. NO SEPARATE PAYMENTS SHALL BE MADE FOR SAID UTILITY REPAIRS AND SERVICE MAINTENANCE. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THOSE ITEMS FOR WHICH PAYMENT SHALL BE MADE IN THE BID FOR THE PROJECT.
2. CONTRACTOR TO COMPLY WITH ALL PENNSYLVANIA STATE AND LOCAL AGENCY REGULATION AND PERMIT CONDITIONS. CONTRACTOR SHALL PLAN WORK ACTIVITIES IN CONSIDERATION OF LONG-TERM WEATHER FORECASTS AND MODIFY CONSTRUCTION SCHEDULES ACCORDINGLY FOR WEATHER AND CLIMATIC CONDITIONS. CONTRACTOR SHALL UNDERTAKE MITIGATION AND OTHER PROTECTION MEASURES TO ENSURE THE INTEGRITY OF THE WORK SITE AND COMPLETED WORK. CONTRACTOR ASSUMES ALL WASH OUT RISK FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR WILL, AT ALL TIMES THROUGHOUT THE WORK, COOPERATE FULLY WITH THE OWNER IN PERMITTING ALL NECESSARY OPERATIONS OF THE OWNER TO PROCEED UNIMPEDED BY THE CONTRACTOR'S OPERATIONS.
4. DUE TO THE CHARACTER OF CERTAIN PORTIONS OF THE WORK, THE CONTRACTOR WILL REQUIRE THAT LIMITED LOCALIZED SYSTEM SERVICE OUTAGES BE PERMITTED BY OR THAT OPERATION CHANGES/ ADJUSTMENTS BE MADE BY THE OWNER TO ENABLE THE CONTRACTOR TO PROCEED WITH ITS WORK. SUCH OUTAGES, CHANGES AND/OR ADJUSTMENTS MAY BE REQUIRED FOR WORK ELEMENTS ASSOCIATED WITH THE INSTALLATION OF PIPING SYSTEMS AND INTERCONNECTIONS WITH EXISTING PIPING SYSTEMS; AND SIMILAR WORK. THE CONTRACTOR WILL CAREFULLY PLAN ITS WORK AND NOTIFY THE OWNER AT LEAST TEN (10) DAYS IN ADVANCE OF ANY WORK ELEMENTS WHICH MAY REQUIRE SUCH OUTAGES, CHANGES, AND/OR ADJUSTMENTS. THE OWNER WILL ENDEAVOR TO ACCOMMODATE THE CONTRACTOR'S PLANNED SCHEDULING IN THIS REGARD. HOWEVER, IN CERTAIN INSTANCES, THE ONGOING RESPONSIBILITIES OF THE OWNER AND/OR PREVAILING OPERATIONS MAY REQUIRE THAT THE CONTRACTOR'S PLANNED SCHEDULE BE ALTERED ACCORDINGLY. THE CONTRACTOR MUST BE PREPARED TO ADJUST ITS SCHEDULE TO SUIT THE NEEDS OF THE OWNER AND TO PERFORM CERTAIN CRITICAL WORK ELEMENTS IN THE EVENINGS, OVER WEEKENDS, OR ON AN AROUND-THE-CLOCK BASIS, SHOULD THE OWNER DETERMINE THAT SUCH PROCEDURES AND WORK SCHEDULES ARE NECESSARY AND APPROPRIATE. THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION ON ACCOUNT OF SUCH ALTERATIONS TO ITS WORK SCHEDULE AND/OR HOURS OF WORK SHOULD SUCH BE DEEMED NECESSARY BY THE OWNER. THE DECISION OF THE OWNER IN THIS REGARD WILL BE FINAL.
5. SERVICE OUTAGES WILL BE KEPT TO THE MINIMUM EXTENT PRACTICABLE. THE CONTRACTOR WILL MAINTAIN A RECORD OF THE DATE, TIME, AND DURATION OF ALL OUTAGES THROUGHOUT THE PERFORMANCE OF THE WORK AND WILL SUBMIT THIS RECORD MONTHLY TO THE ENGINEER ALONG WITH ITS PERIODIC ESTIMATES FOR PAYMENT. IN NO EVENT WILL ANY SERVICE BE PERMITTED TO BE CURTAILED DURING NONWORKING HOURS, OVERNIGHT, OR OVER WEEKENDS OR HOLIDAYS, UNLESS SPECIFICALLY APPROVED AND PLANNED IN ADVANCE BY THE ENGINEER. ALL PIPING MATERIALS NECESSARY TO INSTALL THE WORK NECESSITATING THE OUTAGE MUST BE ON SITE AND READY FOR INSTALLATION BEFORE NOTIFYING THE OWNER OF THE ANTICIPATED SHUTDOWN.
6. THE CONTRACTOR WILL PLAN, COORDINATE, AND SEQUENCE ITS WORK IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH HEREIN AND TO MEET THE NEEDS OF THE OWNER. THE OWNER RESERVES THE RIGHT TO COORDINATE THE SEQUENCING OF WORK ELEMENTS IN WHOLE OR IN PART AS THE JOB CONDITIONS MAY REQUIRE SAME, TO PROPERLY INTERFACE THE WORK OF THE PROJECT WITH PLANT OPERATIONS.
7. THE CONTRACTOR WILL NOTE THAT THE WORK INVOLVES MODIFICATIONS TO AND THE DEMOLITION OF EXISTING FACILITIES AND STRUCTURES WHICH, DUE TO THE NATURE OF THE VARIOUS ITEMS OF THE WORK, MUST BE COMPLETED, IN SOME INSTANCES, IN SEQUENCE WITH ONE ANOTHER DUE TO THE PHYSICAL REQUIREMENTS OF THE WORK OR THE OPERATIONAL NEEDS OF THE OWNER.
8. SHOULD THE CONTRACTOR'S OPERATIONS PERMANENTLY DAMAGE ANY EXISTING FACILITIES AND RENDER THEM UNAVAILABLE FOR CONTINUED USE PRIOR TO THE SCHEDULED TIME FOR THEIR REMOVAL, THE CONTRACTOR WILL TAKE IMMEDIATE ACTION TO FURNISH, INSTALL, AND PLACE INTO OPERATION ALTERNATE EQUIVALENT FACILITIES AT THAT TIME. SHOULD ONLY MINOR REPAIRS BE REQUIRED TO THE EXISTING FACILITIES IN THIS INSTANCE, THE CONTRACTOR WILL PROMPTLY MAKE SUCH NECESSARY REPAIRS AND RESTORE THE EXISTING FACILITIES TO FULL SERVICE. IN EITHER CASE, THE COSTS FOR THESE REPAIRS OR ADDITIONAL COSTS FOR OPERATION OF ALTERNATE FACILITIES FOR A PERIOD OF TIME LONGER THAN PLANNED WILL BE PAID FOR BY THE CONTRACTOR.
9. THE CONTRACTOR MUST AT ALL TIMES COORDINATE ITS WORK SCHEDULE AND SEQUENCING, THROUGH THE OWNER AND ENGINEER, TO AVOID INTERFERENCE WITH NECESSARY OPERATIONS. IT IS ANTICIPATED THAT MAJOR ALTERATIONS OR ADJUSTMENTS TO THE SEQUENCING AND SCHEDULING OF THE WORK WILL BE PLANNED IN ADVANCE AT THE REGULARLY SCHEDULED PROJECT MEETINGS DURING WHICH REPRESENTATIVES OF THE OWNER AND THE CONTRACTOR WILL COORDINATE THE WORK ELEMENTS IN SUCH A WAY AS WILL BEST MEET THE NEEDS OF THE OWNER.
10. THE CONTRACTOR MUST COORDINATE ALL CONSTRUCTION ACTIVITIES AND PROVIDE MONTHLY WRITTEN SCHEDULES WITH WATER OPERATING PERSONNEL AND THE ENGINEER TO INSURE MINIMAL IMPACT ON THE OPERATION OF THE SYSTEM. THIS WOULD INCLUDE DIVERSION OF WATER, WATER MANAGEMENT OF ANY KIND, LOGISTICAL FUNCTIONS, DELIVERIES, CONSTRUCTION ACTIVITIES IN CLOSE PROXIMITY TO THE SYSTEM, CLEAN-UP, SCHEDULING, STORAGE OF MATERIALS AND EQUIPMENT, OFFICE TRAILERS, STAGING FUNCTIONS, ANY OTHER ACTIVITIES THAT MAY IMPACT THE OWNER'S FACILITIES. FAILURE OF THE CONTRACTOR TO COMPLY WITH THE PROVISIONS OF THIS SPECIFICATION MAY BE CAUSE FOR THE OWNER/ENGINEER TO ORDER AN IMMEDIATE STOPPAGE OF THE WORK UNTIL THE SITUATION IS RECTIFIED TO THE SATISFACTION OF THE OWNER/ENGINEER.
11. IN THE ADMINISTRATION OF THIS CONTRACT, THE OWNER INTENDS TO EXERCISE DISCRETION IN A REASONABLE AND EQUITABLE MANNER TO PROTECT ITS INTERESTS AND TO PROMOTE TIMELY AND PROPER COMPLETION OF THE WORK OF THIS CONTRACT. SHOULD ANY DISPUTES ARISE WITH RESPECT TO THE COORDINATION OF THE WORK OF THIS CONTRACT AND THAT OF THE OWNER'S OPERATIONS, WHICH REQUIRE SETTLEMENT, THE DECISION OF THE ENGINEER WILL BE FINAL.
12. THE CONTRACTOR SHALL SUBMIT, AS PART OF THE CONSTRUCTION SCHEDULE, A PLAN THAT PROVIDES FOR THE PLANT TO REMAIN OPERATIONAL AT ALL TIMES DURING EXECUTION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. USE OF THE TERMINOLOGY "EXISTING" IN THE SCHEDULE SHALL BE CONSTRUED TO MEAN THOSE FACILITIES CONSTRUCTED AND IN OPERATION PRIOR TO PROPOSED CONSTRUCTION UNDER THE MULTIPLE CONTRACTS. THIS PLAN MUST BE APPROVED BY THE OWNER AND THE ENGINEER. THE DETAILED PLAN SHALL BE INCORPORATED INTO THE SCHEDULE.
13. INFORMATION CONCERNING EXISTING FACILITIES SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DESIGN/RECORD DRAWINGS PREPARED AT THE TIME OF CONSTRUCTION AND MAY NOT REPRESENT CONDITIONS EXACTLY AS THEY EXIST AT THE PRESENT. THE FACILITIES ARE DEPICTED BASED UPON THE BEST AVAILABLE KNOWLEDGE OF THEIR CONSTRUCTION WHEN THE INFORMATION PRESENTED HERE IS USED BY THE CONTRACTOR IN THE DEMOLITION, MODIFICATION OR ADDITIONS TO THE FACILITIES, ACCURACY AND/OR COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED OR WARRANTED BY THE OWNER AND/OR ENGINEER OR ANY AGENT THEREOF. THE CONTRACTOR SHALL REVIEW THE DRAWINGS PERTAINING TO EXISTING FACILITIES AND PERFORM THE NECESSARY ON-SITE INSPECTIONS, BEFORE SUBMITTING THEIR BID TO DEVELOP A FULL UNDERSTANDING OF THE SCOPE OF THE WORK. ANY DEVIATIONS FROM THE INFORMATION DEPICTED ON THE DRAWINGS, FOUND DURING CONSTRUCTION, WILL NOT BE THE BASIS OF A CLAIM FOR ADDITIONAL COMPENSATION.
14. A HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE ROAD IS PERMITTED.

APPLICANT / DEVELOPER INFORMATION

PENNSYLVANIA – AMERICAN WATER COMPANY
425 WATERWORKS ROAD
CLARION, PA 16214
(814) 226-5612

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE OF ~~APPROVAL~~ REVIEW

REVIEWED
~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION ON
Oct. 21, 2020

CHAIRPERSON
SECRETARY
~~PLANNING DIRECTOR~~

BUTLER COUNTY RECORDER OF DEEDS CERTIFICATE

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER
RECORDED ON THIS 23RD DAY OF MARCH
20 23 IN THE RECORDER OF DEEDS OFFICE, IN PLAN BOOK
409, PAGES 45-60.

WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

DESIGN PROFESSIONAL'S STORMWATER MANAGEMENT PLAN CERTIFICATE

I, KENNETH W. BELDIN, JR., PE, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE OAKLAND TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

12/16/22
KENNETH W. BELDIN JR., PE
PENNSYLVANIA LICENSE NO. PE081568

MUNICIPAL ENGINEER'S STORMWATER MANAGEMENT PLAN CERTIFICATE

I, Thomas L. Thompson, P.E., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE OAKLAND TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF LAND DEVELOPMENT AND STORMWATER MANAGEMENT PLAN

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Cumberland
ON THIS, THE 3rd DAY OF January, 2023
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
Bruce Aiton, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND STATES THAT THEY ARE AUTHORIZED BY THE PENNSYLVANIA – AMERICAN WATER COMPANY TO APPROVE THIS PLAN AS THE OWNER OF THE PROPERTY AND THAT THEY ACKNOWLEDGE THE SAME TO BE THE ACT AND PLAN OF THE PENNSYLVANIA – AMERICAN WATER COMPANY AND DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

FURTHERMORE, THE PENNSYLVANIA – AMERICAN WATER COMPANY ACKNOWLEDGES THAT THE STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPS) INDICATED ON THE STORMWATER MANAGEMENT SITE PLANS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY OAKLAND TOWNSHIP, THAT ANY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE (O&M) AGREEMENT BETWEEN PENNSYLVANIA – AMERICAN WATER COMPANY AND OAKLAND TOWNSHIP IS A PART OF THE STORMWATER MANAGEMENT SITE PLAN AND THAT RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OR THE RELEASE OF ANY SURETY BOND.

WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE.

SIGNATURE, VICE PRESIDENT
SIGNATURE OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Linda Hopkins Sallings, Notary Public
Cumberland County
My Commission Expires 7/3/2025
Commission # 1315924

MY COMMISSION EXPIRES July 3, 2025

OWNER INFORMATION

PENNSYLVANIA – AMERICAN WATER COMPANY
852 WESLEY DRIVE
MECHANICSBURG, PA 17055

OAKLAND TOWNSHIP PLANNING COMMISSION CERTIFICATE OF APPROVAL

THIS LAND DEVELOPMENT PLAN HAS BEEN REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND, BUTLER COUNTY, PENNSYLVANIA ON THIS THE 10th DAY OF January, 2023

ATTEST:
CHAIRMAN
SECRETARY

OAKLAND TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE OF APPROVAL

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS LAND DEVELOPMENT PLAN FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS LAND DEVELOPMENT PLAN BY THE TOWNSHIP OF OAKLAND 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.

THIS LAND DEVELOPMENT PLAN APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND, BUTLER COUNTY, PENNSYLVANIA ON THIS THE 1st DAY OF February, 2023.

ATTEST:
CHAIRMAN OF BOARD
SECRETARY OF BOARD

DRAWING INDEX

LAND DEVELOPMENT PLAN

24-330011-LDP01	EXISTING SITE PLAN
24-330011-LDP02	PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
24-330011-LDP03	STORMWATER MANAGEMENT (SWM) SITE PLAN
24-330011-LDP04	LANDSCAPING PLAN
24-330011-LDP05	STORM DRAIN PROFILES
24-330011-LDP06	30" DIA. FILTER TO WASTE LINE PROFILES
24-330011-LDP07	MISCELLANEOUS PROFILES
24-330011-LDP08	MISCELLANEOUS PROFILES

NOTES AND DETAILS

24-330011-CD01	SITE DETAILS
24-330011-CD02	SITE DETAILS
24-330011-CD03	UTILITY DETAILS
24-330011-CD04	UTILITY DETAILS
24-330011-CD05	STORMWATER MANAGEMENT DETAILS
24-330011-CD06	STORMWATER MANAGEMENT NOTES AND DETAILS

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PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE081568
12/16/22

COMMONWEALTH OF PENNSYLVANIA ACT NO. 287

THE CONTRACTOR SHALL COMPLY WITH ALL THE APPLICABLE REQUIREMENTS OF ACT NO. 287 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, AS AMENDED BY ACT 150 (73 P.S. § 176 ET. SEQ.) ON NOVEMBER 4, 2016. THE FOLLOWING IS A LIST OF KNOWN PUBLIC UTILITIES AND INVOLVED PARTIES LOCATED WITHIN THE PROJECT AREA:

SERIAL NUMBERS:
OAKLAND TOWNSHIP: 20200512156 (FEBRUARY 20, 2020)

WATER: PENNSYLVANIA AMERICAN WATER
203 ONEIDA VALLEY ROAD
BUTLER, PA 16001
CONTACT: JOEL HILLIARD
EMAIL: joel.hilliard@AMWATER.COM

ROADS/ STORM SEWERS: BUTLER TOWNSHIP
214 BUTLER ROAD
BUTLER, PA 16001
CONTACT: THOMAS KNIGHTS
EMAIL: tknights@butler twp.org

CENTER TOWNSHIP OF BUTLER COUNTY
150 HENRICKS ROAD
BUTLER, PA 16001
CONTACT RANDAL BROWNN

OAKLAND TOWNSHIP BUTLER COUNTY
165 SHEARER ROAD
CHICORA, PA 16025-3624
CONTACT: GARY WULFF
EMAIL: roadcrew@zoominternet

SUMMIT TOWNSHIP
502 BONNIEBROOKROAD
BUTLER, PA 16001
CONTACT: JOHN MARA
EMAIL: summittwp@zoominternet.net

SANITARY SEWERS: BUTLER AREA SEWER AUTHORITY
100 LITMAN ROAD
BUTLER, PA 16001
CONTACT: JAMES TOMAZICH
EMAIL: jtomazich@basapa.org

ELECTRIC: WEST PENN POWER
800 CABIN HILL DRIVE
ROOM B100N
GREENSBURG, PA 15601
CONTACT: ROBERT PAINTER
EMAIL: rpainter@firstenergycorp.com

TELECOMMUNICATIONS: CENTURYLINK
250 LINCOLN WAY E
CHAMBERSBURG, PA 17201
CONTACT: TRENT ROTZ
EMAIL: Trent.M.Rotz@Centurylink.com

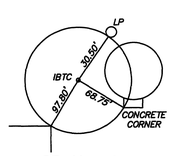
GAS: COLUMBIA GAS OF PA INC. BETHEL PARK
251 W MAIDEN STREET
WASHINGTON, PA 15301
CONTACT: GRACE BACHISM
EMAIL: GBACHISM@NISOURCE.COM

PEOPLES GAS COMPANY, LLC
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212
CONTACT: MICHAEL DENNY
EMAIL: MICHAEL.DENNY@PEOPLES-GAS.COM

MARKWEST LIBERTY MIDSTREAM AND RESOURSES
800 WESTERN AVENUE
WASHINGTON, PA 15301
CONTACT: RICHARD MOORE
EMAIL: rnmoore@marathonepetroleum.com

KENIC GAS AND OIL COMPANY
443 DONALDSON ROAD
FENELTON, PA 16034
CONTACT: CHALACE SCHAFFNER
EMAIL: ncschaffner@zoominternet.net

HERMAN OIL AND GAS CO., INC.
137 HARRIS ROAD
BUTLER, PA 16002
CONTACT: NATHANIEL BROSENITSCH
EMAIL: brosenitsch.hog@gmail.com



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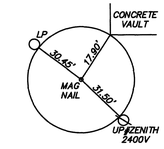

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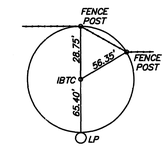

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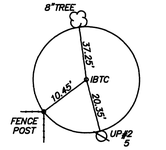

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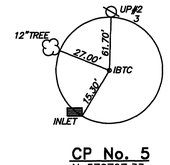

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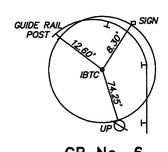

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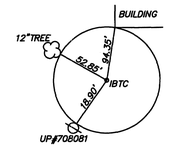

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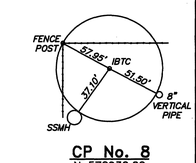

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CONTROL POINTS

BENCHMARKS:

BM-A SQUARE CUT ON NORTH EAST CORNER OF A CONCRETE VAULT. APPROXIMATELY 200 FT. WEST OF THE INTERSECTION OF THE MAIN ENTRANCE TO PAW-WTF FACILITY AND ONEIDA VALLEY ROAD (S.R. 0038)
EL. 1013.23

BM-B SQUARE CUT ON SOUTH WEST CORNER OF THE CONCRETE PAD FOR THE WASTEWATER TANK. APPROXIMATELY 155 FT. WEST OF THE SOUTH WEST CORNER OF THE DISTRIBUTION GARAGE.
EL. 1009.35

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

SHEET INDEX AND GENERAL NOTES

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014
USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24-330011-G02

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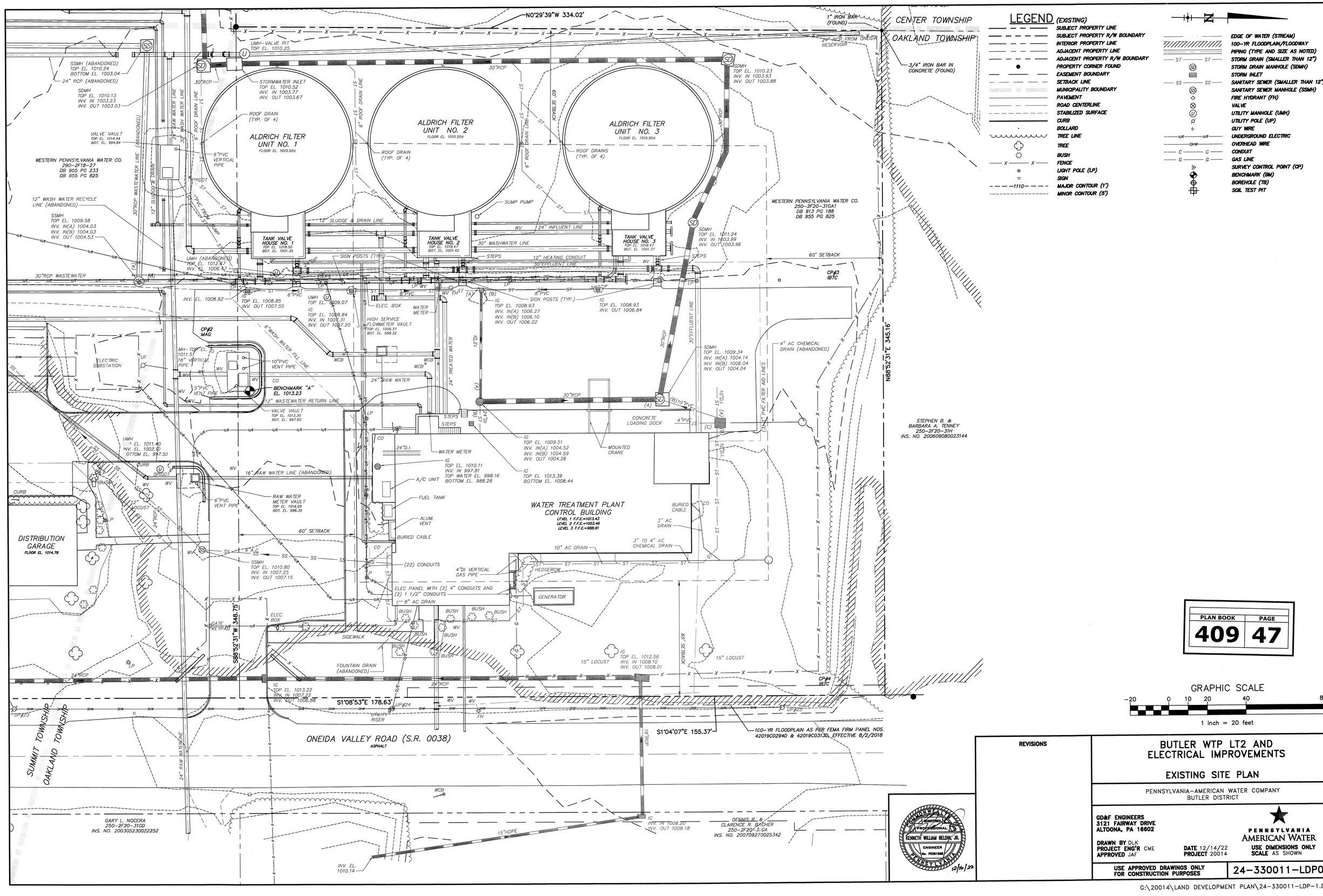

LEGEND (EXISTING)

- SUBJECT PROPERTY LINE
- SUBJECT PROPERTY R/W BOUNDARY
- INTERIOR PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT PROPERTY R/W BOUNDARY
- PROPERTY CORNER FOUND
- EASEMENT BOUNDARY
- SETBACK LINE
- MUNICIPALITY BOUNDARY
- PAVEMENT
- ROAD CENTERLINE
- STABILIZED SURFACE
- CURB
- BOLLARD
- TREE LINE
- TREE
- BUSH
- FENCE
- LIGHT POLE (LP)
- SIGN
- MAJOR CONTOUR (1')
- MINOR CONTOUR (5')
- EDGE OF WATER (STREAM)
- 100-YR FLOODPLAIN/FLOODWAY
- PIPING (TYPE AND SIZE AS NOTED)
- STORM DRAIN (SMALLER THAN 12")
- STORM DRAIN MANHOLE (SDMH)
- STORM INLET
- SANITARY SEWER (SMALLER THAN 12")
- SANITARY SEWER MANHOLE (SSMH)
- FIRE HYDRANT (FH)
- VALVE
- UTILITY MANHOLE (UMH)
- UTILITY POLE (UP)
- GUY WIRE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- CONDUIT
- GAS LINE
- SURVEY CONTROL POINT (CP)
- BENCHMARK (BM)
- BOREHOLE (TB)
- SOIL TEST PIT

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GRAPHIC SCALE

-20 0 10 20 40 80

1 inch = 20 feet

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

EXISTING SITE PLAN

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KENNETH WILLIAM BELDIN, JR. ENGINEER No. PE038109E PENNSYLVANIA 12/16/22

PENNSYLVANIA AMERICAN WATER

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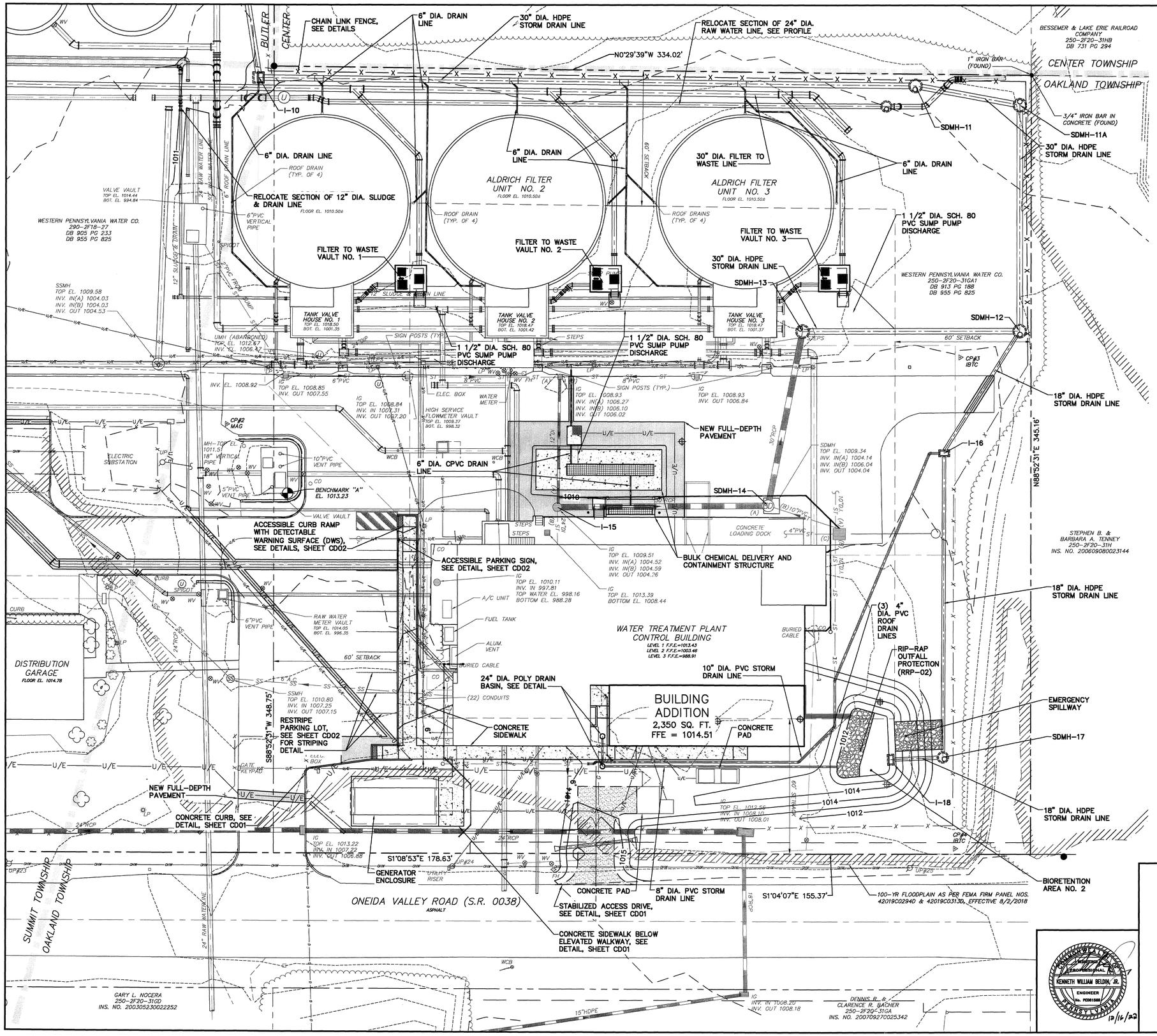

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GRAPHIC SCALE

−20 0 10 20 40 80

1 inch = 20 feet

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

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PROJECT ENG'R CME
APPROVED JAF

DATE 12/14/22
PROJECT 20014

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24-330011-LDP02

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL KENNETH WILLIAM BELDIN, JR. ENGINEER No. PE061568

12/16/22

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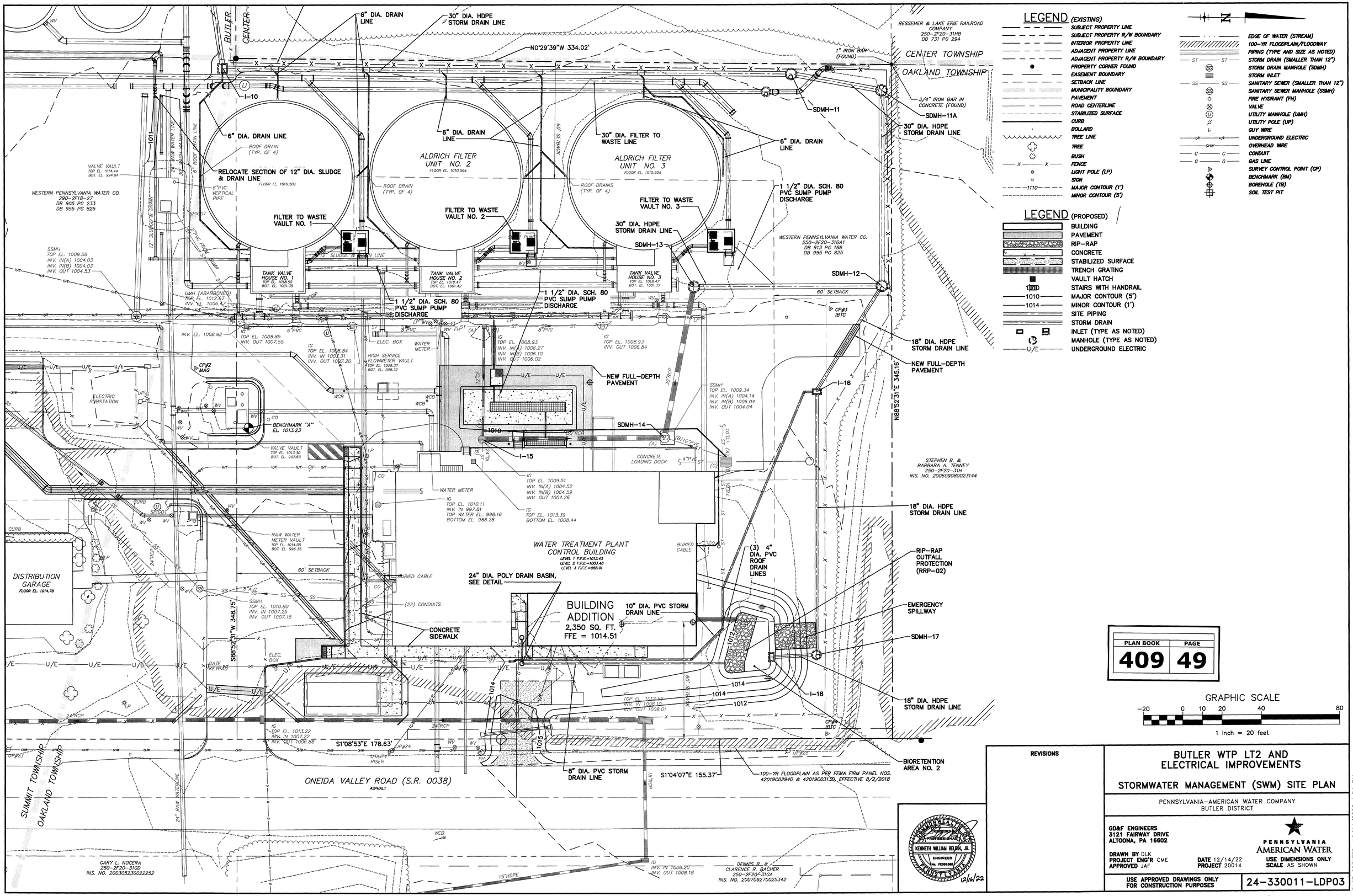

LEGEND (EXISTING)

- SUBJECT PROPERTY LINE
- SUBJECT PROPERTY R/W BOUNDARY
- INTERIOR PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT PROPERTY R/W BOUNDARY
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- UTILITY POLE (UP)
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- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- CONDUIT
- GAS LINE
- SURVEY CONTROL POINT (CP)
- BENCHMARK (BM)
- BOREHOLE (TB)
- SOIL TEST PIT

LEGEND (PROPOSED)

- BUILDING
- PAVEMENT
- RIP-RAP
- CONCRETE
- STABILIZED SURFACE
- TRENCH GRATING
- VAULT HATCH
- STAIRS WITH HANDRAIL
- 1010 MAJOR CONTOUR (5')
- 1014 MINOR CONTOUR (1')
- SITE PIPING
- STORM DRAIN
- INLET (TYPE AS NOTED)
- MANHOLE (TYPE AS NOTED)
- U/E UNDERGROUND ELECTRIC

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GRAPHIC SCALE

−20 0 10 20 40 80

1 inch = 20 feet

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

STORMWATER MANAGEMENT (SWM) SITE PLAN

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — KENNETH WILLIAM BELDON, JR. — ENGINEER No. PE081589 — 12/16/22

PENNSYLVANIA AMERICAN WATER

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PROJECT 20014
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USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

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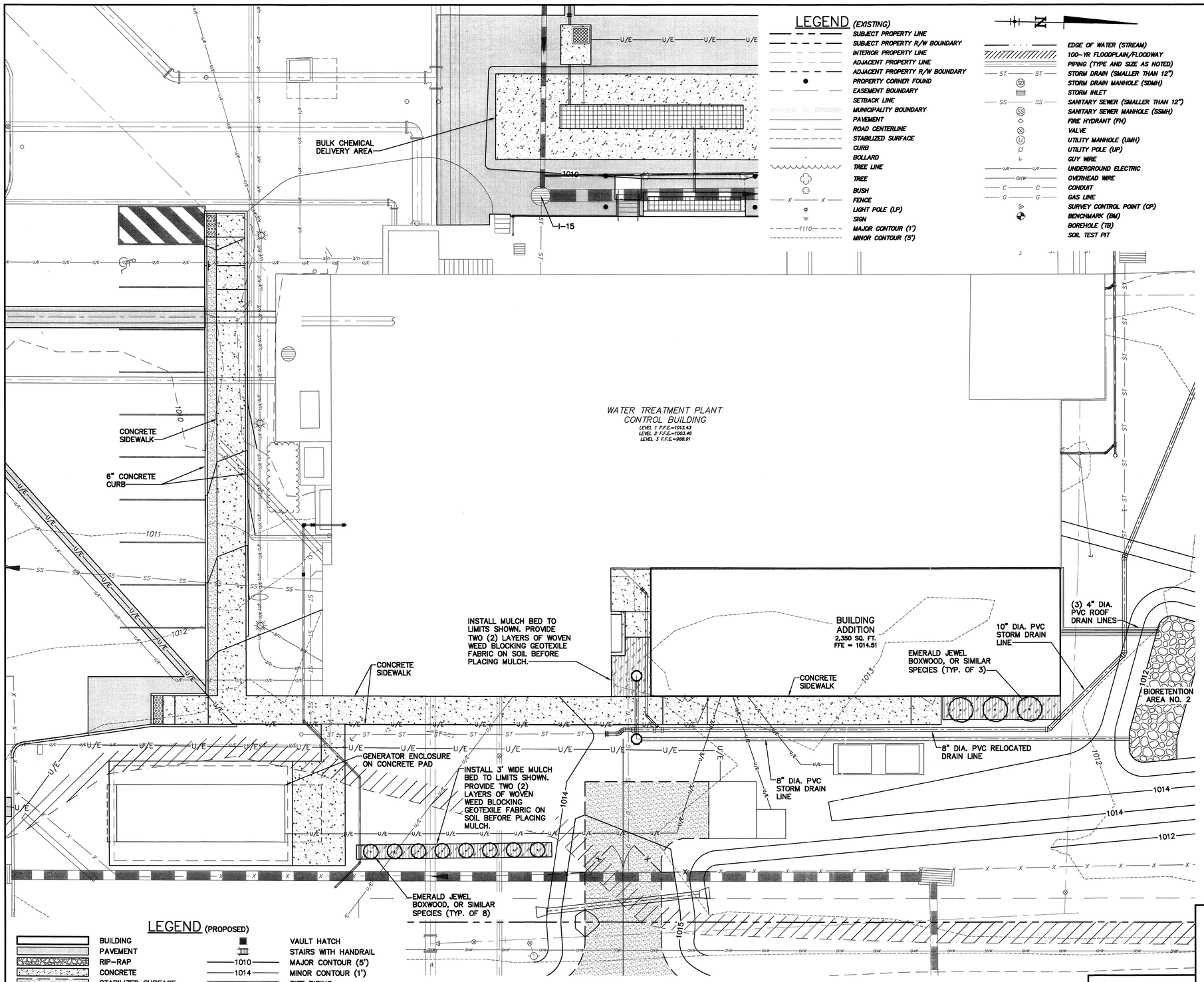

LEGEND (EXISTING)

- SUBJECT PROPERTY LINE
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- INTERIOR PROPERTY LINE
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- OVERHEAD WIRE
- CONDUIT
- GAS LINE
- SURVEY CONTROL POINT (CP)
- BENCHMARK (BM)
- BOREHOLE (TB)
- SOIL TEST PIT

LEGEND (PROPOSED)

- BUILDING
- PAVEMENT
- RIP-RAP
- CONCRETE
- STABILIZED SURFACE
- TRENCH GRATING
- MULCH BED
- VAULT HATCH
- STAIRS WITH HANDRAIL
- 1010 MAJOR CONTOUR (5')
- 1014 MINOR CONTOUR (1')
- SITE PIPING
- STORM DRAIN
- U/E UNDERGROUND ELECTRIC

GRAPHIC SCALE

-10 0 5 10 20 40

1 inch = 10 feet

LANDSCAPING SCHEDULE

SHRUBS					
BOTANICAL NAME (SYMBOL)	COMMON NAME	SPACING	SIZE	CONTAINER	QUANTITY
BUXUS MICROPHYLLA 'EMERALD JEWEL'	EMERALD JEWEL BOXWOOD	AS SHOWN	3 GAL.	CONT.	12

LANDSCAPING GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
4. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ENGINEER.
6. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
8. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
9. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
10. PLANT AT ABOUT THE SAME DEPTH, OR NOT TO EXCEED ONE-HALF INCH DEEPER THAN IT WAS IN THE NURSERY. USE THE ROOT COLLAR FOR DEPTH JUDGMENT.
11. INSTALL THE MAIN ROOTS NEARLY STRAIGHT AND SPREAD OUT, NOT DOUBLED, OR SHARPLY BENT.
12. INSTALL THE SOIL FIRMLY AROUND THE ROOTS. LEAVE NO AIR POCKETS.
13. INSTALL THE TREE IN AN UPRIGHT POSITION, AND HAVE IT NEARLY EVEN WITH THE GENERAL GROUND LEVEL, NOT SUNK IN A HOLE OR RAISED ON A MOUND.
14. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
15. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
16. THE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE CONTRACT DOCUMENTS.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
18. THE GENERAL CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
19. MULCH COLOR TO BE SELECTED BY THE OWNER. MINIMUM MULCH DIAMETER SHALL BE 3 FEET AROUND ALL SHRUBS AND MINIMUM MULCH DEPTH SHALL BE 3 INCHES.
20. ALL TREES SHALL HAVE TEMPORARY TAGS IDENTIFYING SIZE, SPECIES AND SOURCE OF MATERIALS FIRMLY ATTACHED TO TRUNK.

PLAN BOOK	PAGE
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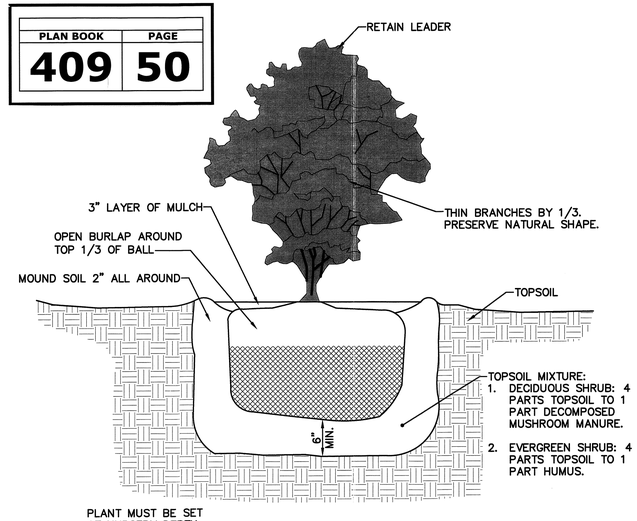

SHRUB AND PERENNIAL PLANTING DETAIL

NOT TO SCALE

COMMONWEALTH OF PENNSYLVANIA
KENNETH WILLIAM BELDON, JR.
ENGINEER
No. PE081586
12/16/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

LANDSCAPING PLAN

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

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DATE 12/14/22
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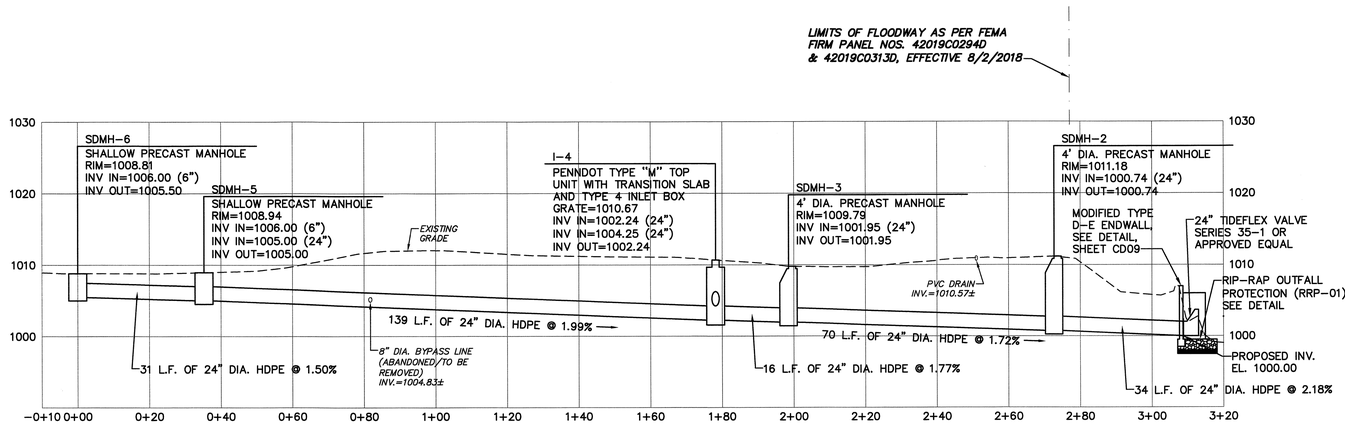
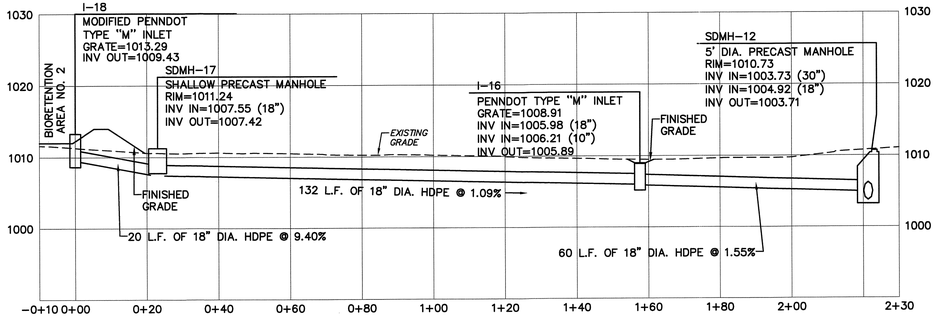
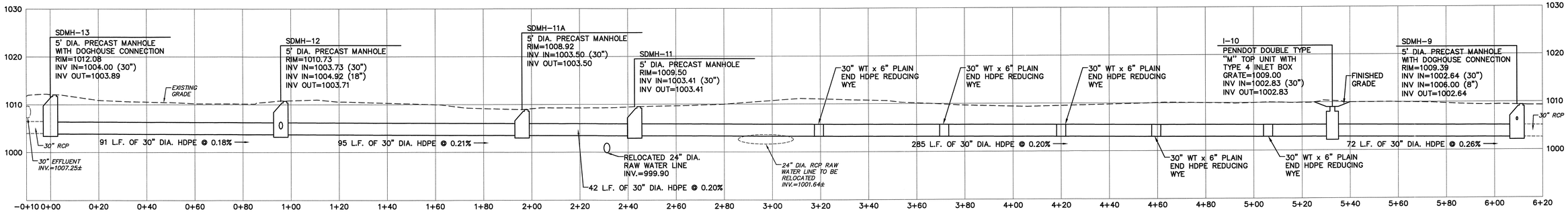


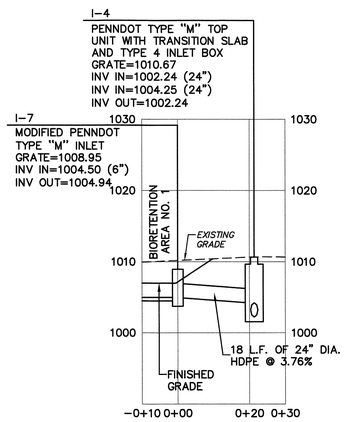
STORM DRAIN PROFILE
SDMH-6 THROUGH HW-1
SCALE: 1" = 20' (H), 1" = 10' (V)



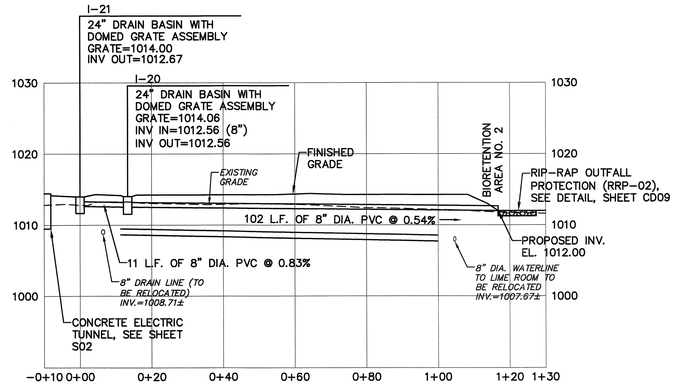
STORM DRAIN PROFILE
I-18 THROUGH SDMH-12
SCALE: 1" = 20' (H), 1" = 10' (V)



STORM DRAIN PROFILE
SDMH-13 THROUGH SDMH-9
SCALE: 1" = 20' (H), 1" = 10' (V)



STORM DRAIN PROFILE
I-7 THROUGH I-4
SCALE: 1" = 20' (H), 1" = 10' (V)



STORM DRAIN PROFILE
I-21 THROUGH HW-19
SCALE: 1" = 20' (H), 1" = 10' (V)

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REVISIONS

KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE061566
COMMONWEALTH OF PENNSYLVANIA
Professional
12/16/22

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

STORM DRAIN PROFILES

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

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PENNSYLVANIA AMERICAN WATER

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24-330011-LDP05

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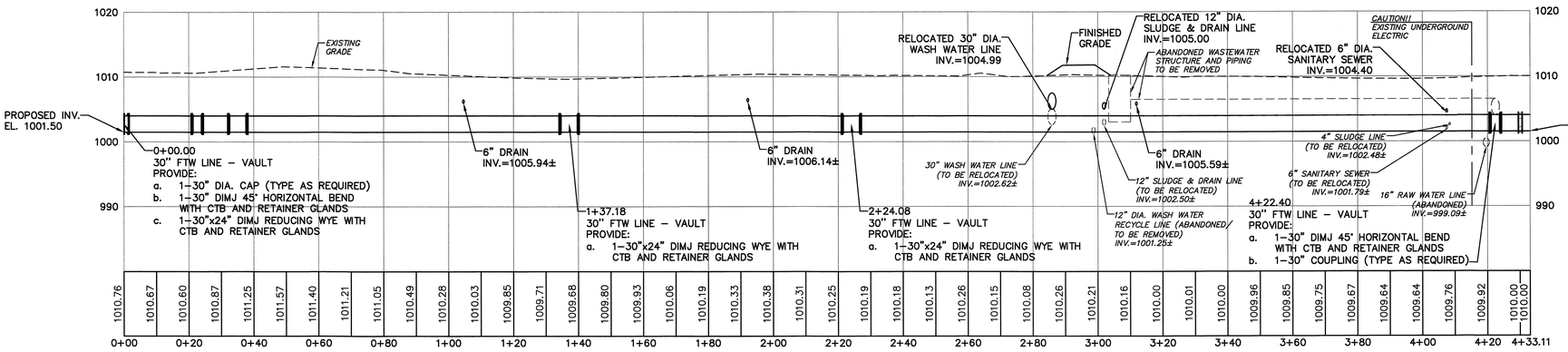
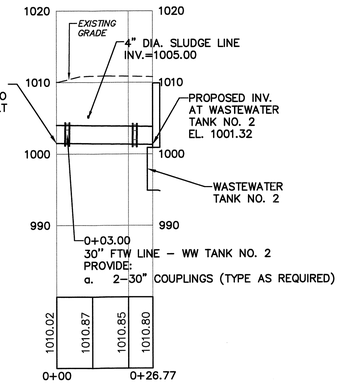
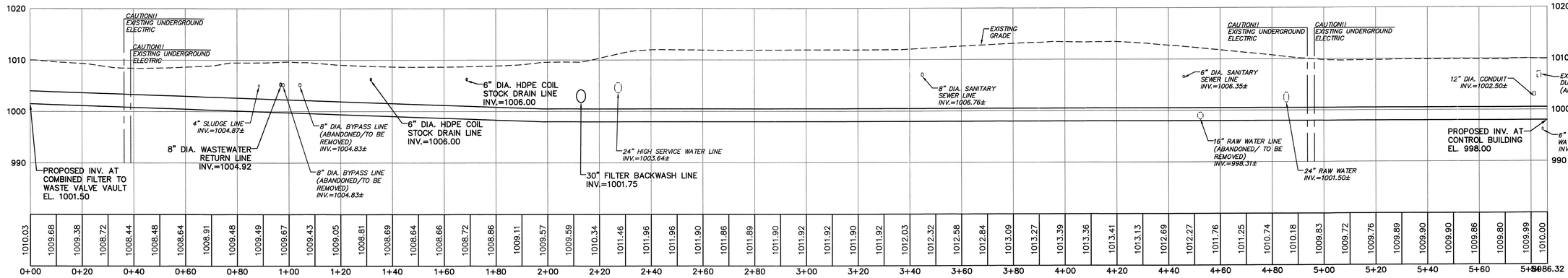


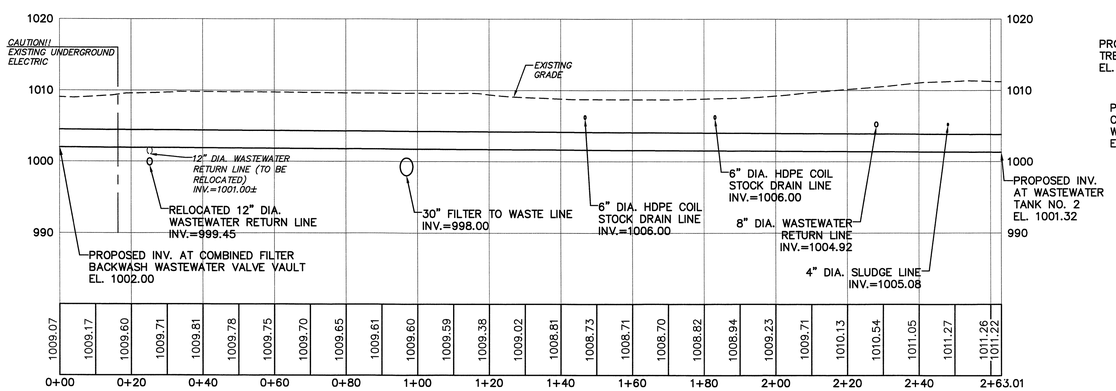
30" DIA. FILTER TO WASTE LINE
ALDRICH FILTER UNITS TO COMBINED FILTER TO WASTE VALVE VAULT
SCALE: 1" = 20' (H), 1" = 10' (V)



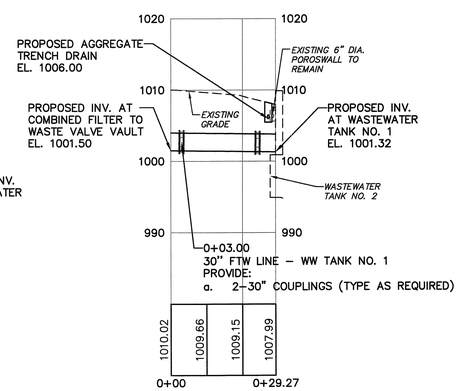
30" DIA. FILTER TO WASTE LINE
VALVE VAULT TO WASTEWATER TANK NO. 2
SCALE: 1" = 20' (H), 1" = 10' (V)



30" DIA. FILTER TO WASTE LINE
COMBINED FILTER TO WASTE VALVE VAULT TO CONTROL BUILDING
SCALE: 1" = 20' (H), 1" = 10' (V)



30" DIA. FILTER BACKWASH LINE
COMBINED FILTER BACKWASH WASTEWATER VALVE VAULT TO WASTEWATER TANK NO. 2
SCALE: 1" = 20' (H), 1" = 10' (V)



30" DIA. FILTER TO WASTE LINE
VALVE VAULT TO WASTEWATER TANK NO. 1
SCALE: 1" = 20' (H), 1" = 10' (V)

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REVISIONS

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE081068
12/16/22

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

30" DIA. FILTER TO WASTE LINE PROFILES

PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

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24–330011–LDP06

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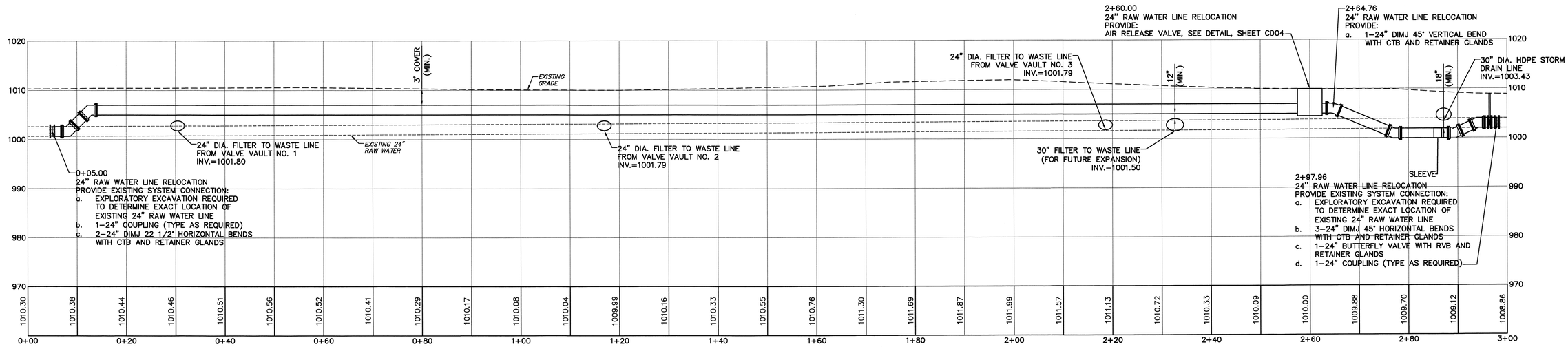
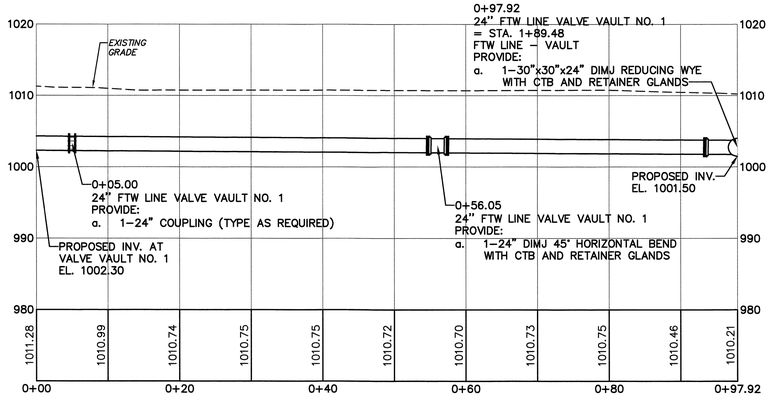
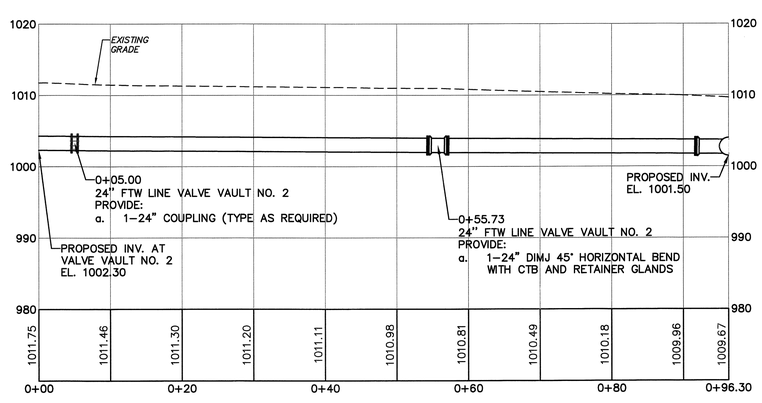


24" DIA. RAW WATER LINE RELOCATION
SCALE: 1" = 10'



24" DIA. FILTER TO WASTE LINE - VALVE VAULT NO. 1
SCALE: 1" = 10'



24" DIA. FILTER TO WASTE LINE - VALVE VAULT NO. 2
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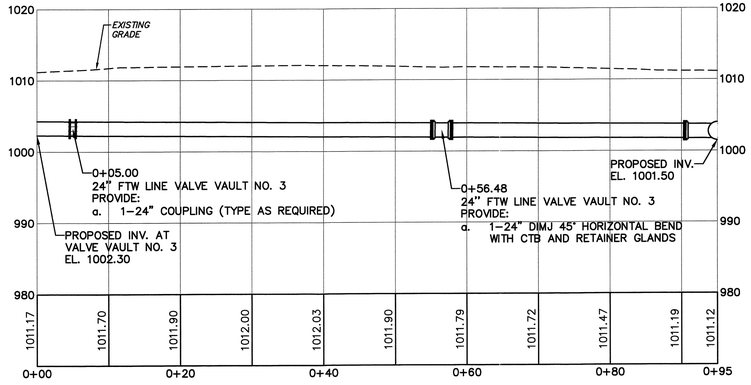

24" DIA. FILTER TO WASTE LINE - VALVE VAULT NO. 3
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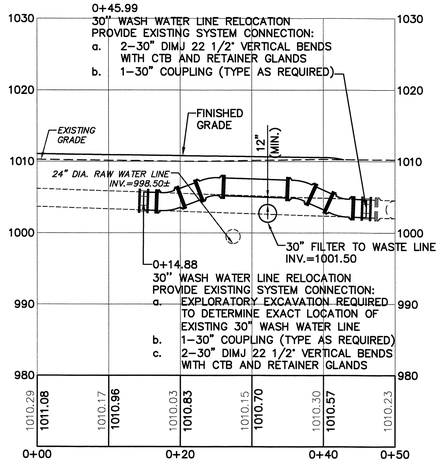
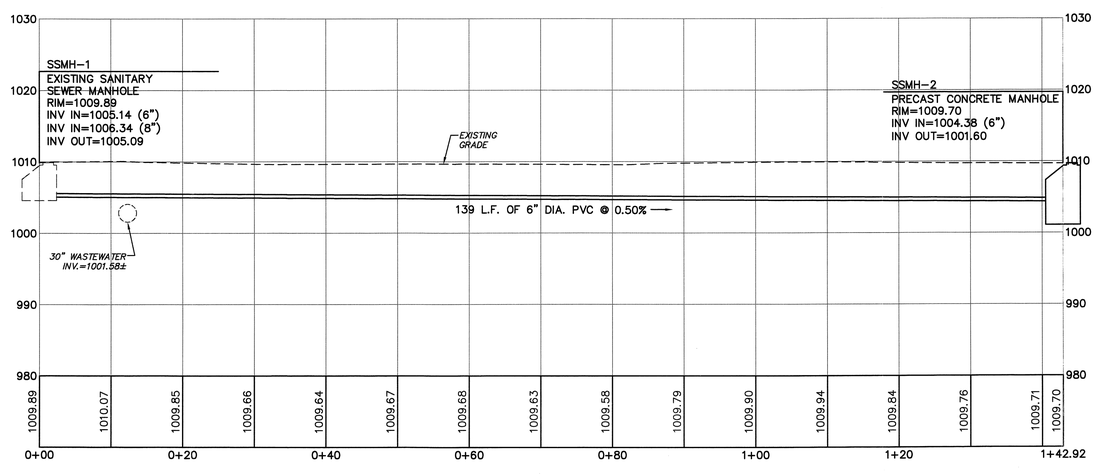


30" DIA. WASH WATER LINE RELOCATION
SCALE: 1" = 10'



6" DIA. SANITARY SEWER LINE RELOCATION
SCALE: 1" = 10'

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REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH WILLIAM BELDEN, JR.
ENGINEER
No. PE081589
12/16/22

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

MISCELLANEOUS PROFILES

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014
USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24-330011-LDP07

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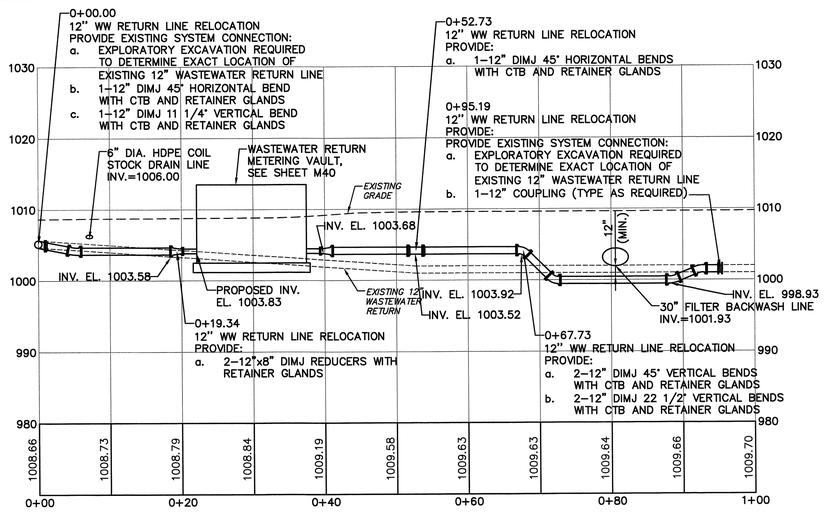
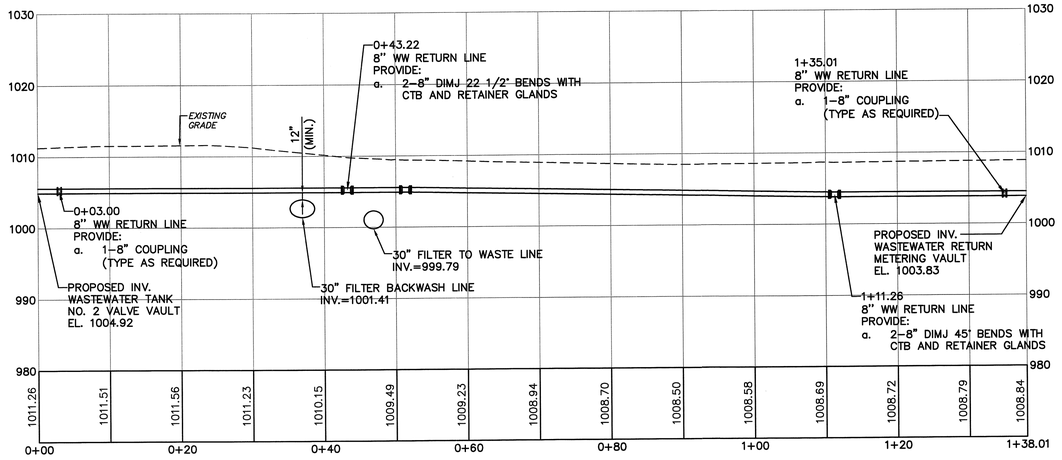


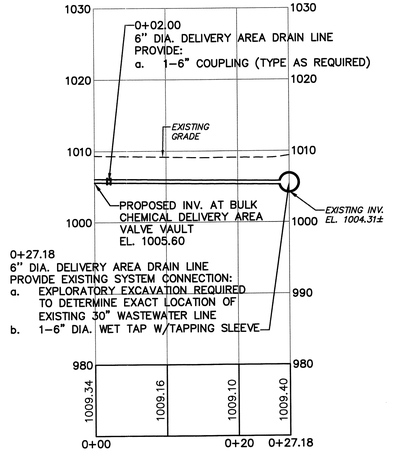
12" DIA. WASTEWATER RETURN LINE RELOCATION

SCALE: 1" = 10'



8" DIA. WASTEWATER LINE RETURN

SCALE: 1" = 10'



6" DIA. DELIVERY AREA DRAIN LINE

SCALE: 1" = 10'

4" DIA. SLUDGE LINE RELOCATION

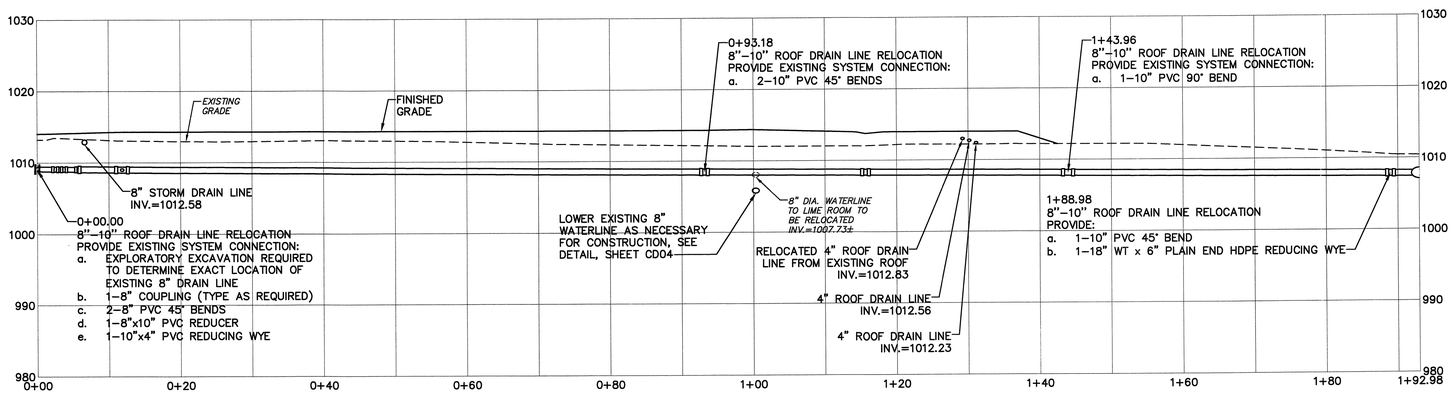
SCALE: 1" = 10'

4" DIA. SLUDGE LINE

SCALE: 1" = 10'

12" DIA. SLUDGE & DRAIN LINE RELOCATION

SCALE: 1" = 10'



8"-10" DIA. ROOF DRAIN LINE RELOCATION

SCALE: 1" = 10'

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REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE081066
12/14/22

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

MISCELLANEOUS PROFILES

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GDI ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

DRAWN BY DLK
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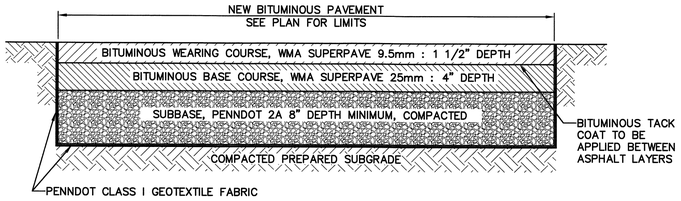
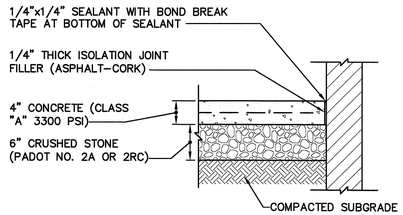
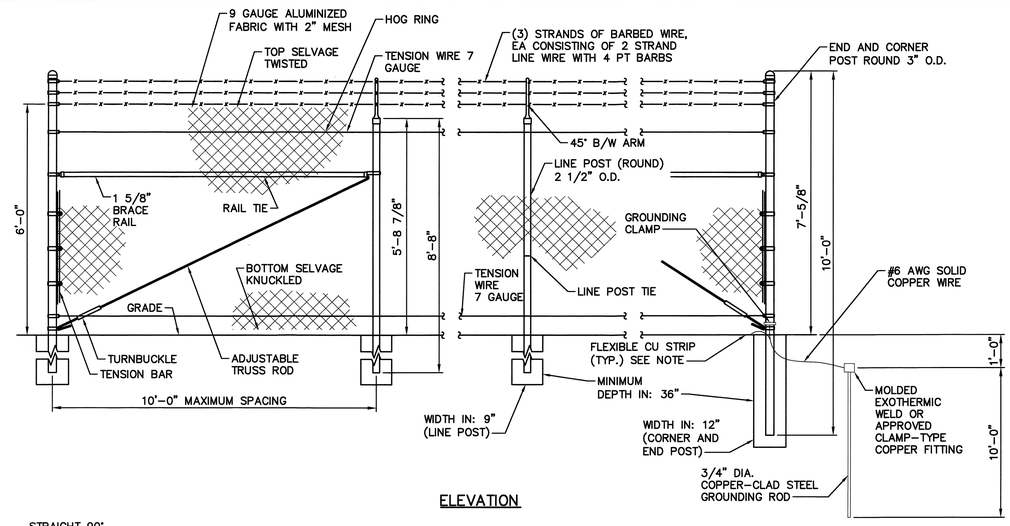


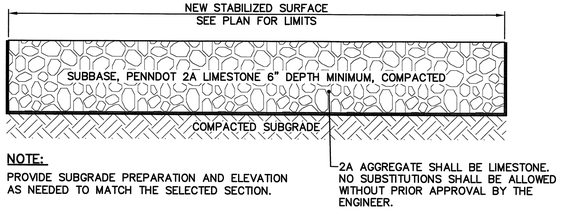
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



SIDEWALK ISOLATION JOINT (I.J.)
NOT TO SCALE

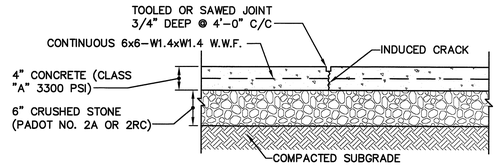


ELEVATION

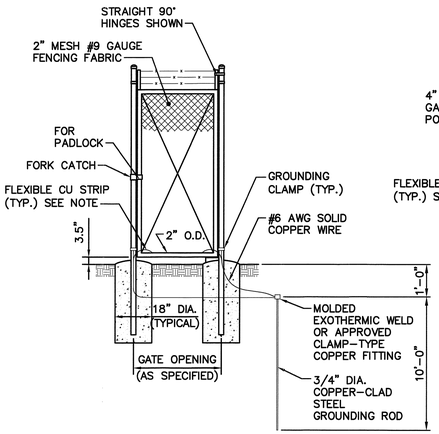


NOTE:
PROVIDE SUBGRADE PREPARATION AND ELEVATION AS NEEDED TO MATCH THE SELECTED SECTION.

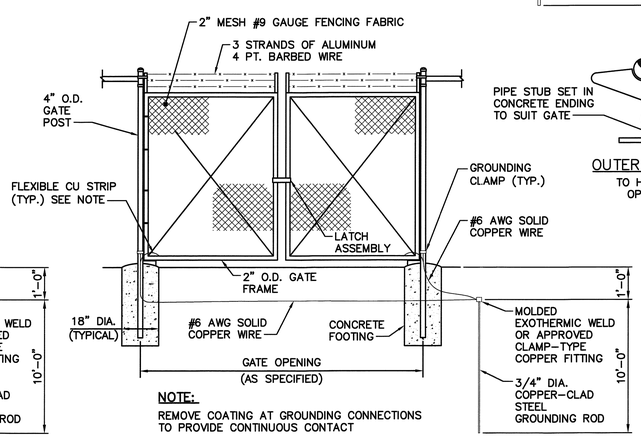
STABILIZED SURFACE TYPICAL SECTION
NOT TO SCALE



SIDEWALK SCORE JOINT (S.J.)
NOT TO SCALE



TYPICAL SINGLE SWING GATE ELEVATION

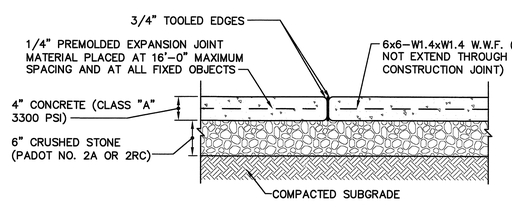


NOTE:
REMOVE COATING AT GROUNDING CONNECTIONS TO PROVIDE CONTINUOUS CONTACT

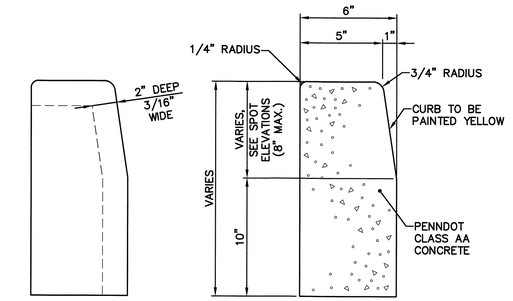
TYPICAL DOUBLE SWING GATE ELEVATION

OUTER GATE CATCH
TO HOLD GATES IN OPEN POSITION

TYPICAL CHAIN-LINK FENCE DETAILS
NOT TO SCALE



SIDEWALK CONSTRUCTION JOINT (C.J.)
NOT TO SCALE



DETAIL A
CONTRACTION JOINT

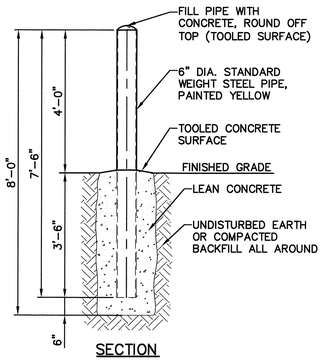
TYPICAL CROSS SECTION

CONCRETE CURB NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS AT 4' MINIMUM AND 20' MAXIMUM.
3. PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE PENNDOT RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.

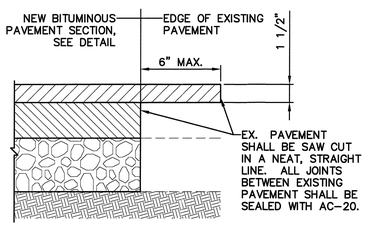
PENNDOT RC-64M (6/1/2010)

PLAIN CEMENT CONCRETE CURB
NOT TO SCALE

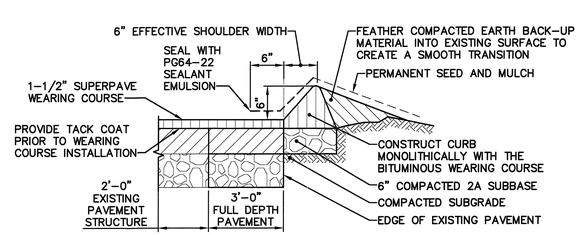


SECTION

PERMANENT PIPE BOLLARD DETAIL
NOT TO SCALE



PAVEMENT TRANSITION DETAIL
NOT TO SCALE



BITUMINOUS CURB DETAIL
NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA
Registered Professional
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE061568
12/16/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

SITE DETAILS

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF

DATE 12/14/22
PROJECT 20014

PENNSYLVANIA AMERICAN WATER

USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24-330011-CD01

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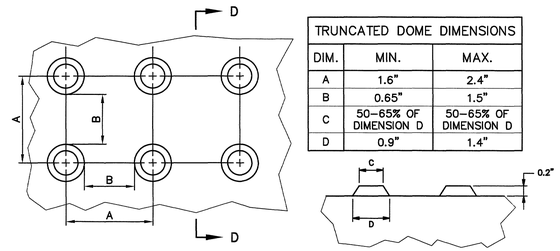
CURB RAMP NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTIONS 350, 409, 630, 676, 694, AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'–0" X 4'–0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'–0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
10. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT FOR THE FULL WIDTH OF RAMP.
11. CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
12. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%.
13. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'–0" FOR A 12:1 SLOPE).
14. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
15. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON–WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON–WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
16. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
17. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'–0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
18. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY.



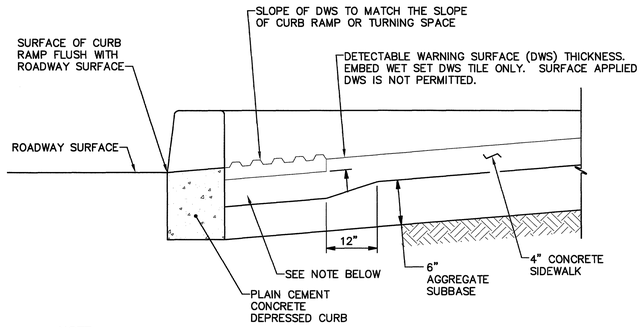
TRUNCATED DOME DIMENSIONS		
DIM.	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	50–65% OF DIMENSION D	50–65% OF DIMENSION D
D	0.9"	1.4"

PLAN SECTION D–D

PENNDOT RC–67M (6/10/2013)

DETECTABLE WARNING SURFACE (DWS) DETAIL

NOT TO SCALE



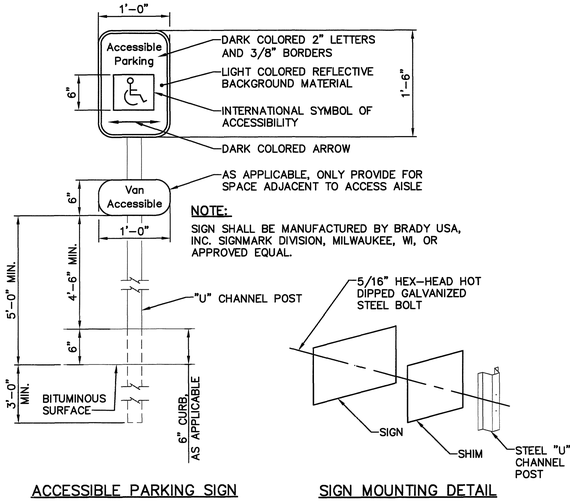
NOTE:

CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE. OPTIONAL: CONSTRUCT 2" MAX CONCRETE BORDER AROUND DWS TO PROVIDE PROPER INSTALLATION. SEE PEDESTRIAN PUSHBUTTON ACCESS AREAS DETAIL ON SHEET 14, FOR PLAN VIEW DETAILS.

PENNDOT RC–67M (6/10/2013)

DETECTABLE WARNING SURFACE EMBEDDING DETAIL

NOT TO SCALE



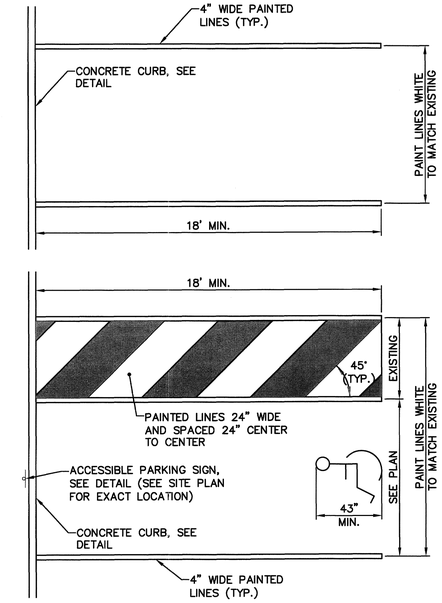
NOTE:

SIGN SHALL BE MANUFACTURED BY BRADY USA, INC. SIGNMARK DIVISION, MILWAUKEE, WI, OR APPROVED EQUAL.

ACCESSIBLE PARKING SIGN SIGN MOUNTING DETAIL

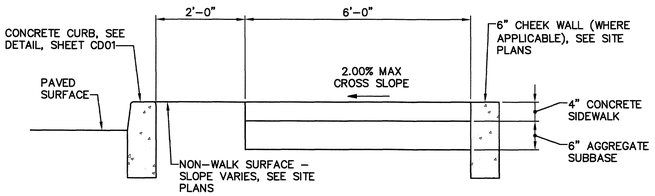
ACCESSIBLE PARKING SIGN AND MOUNTING POST DETAIL

NOT TO SCALE

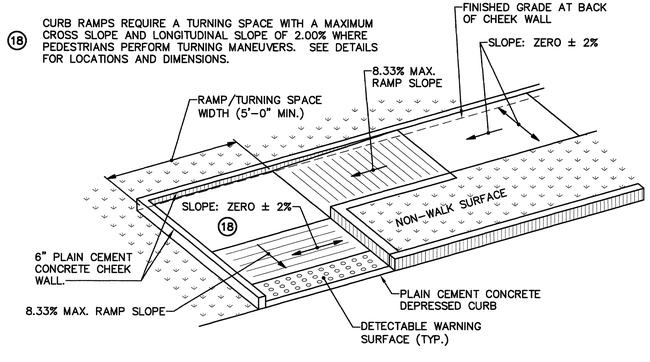


TYPICAL STANDARD PARKING AND ACCESSIBLE PARKING STALL

NOT TO SCALE



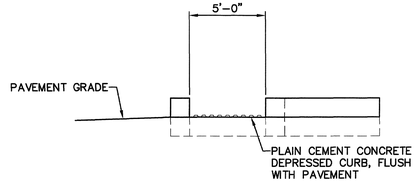
SIDEWALK TYPICAL SECTION



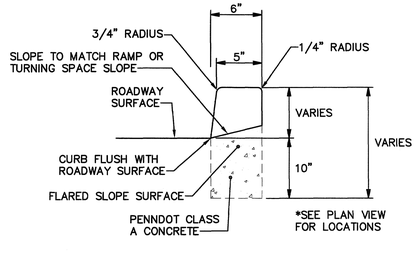
PENNDOT RC–67M (6/10/2013)

CURB RAMPS AND SIDEWALKS

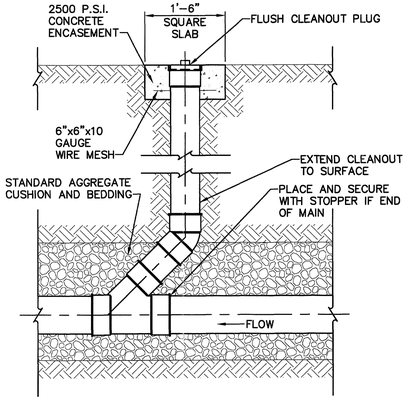
NOT TO SCALE



CHEEK WALL FLARES

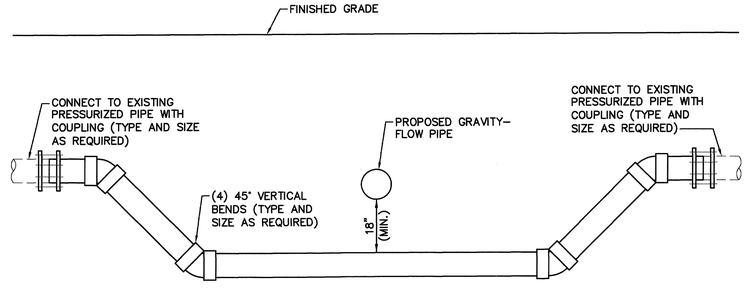


DEPRESSED CURB FOR CURB RAMPS



CLEANOUT CONSTRUCTION DETAIL NON–HIGHWAY AREAS

NO SCALE



UTILITY CROSSING DETAIL

NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL KENNETH WILLIAM BEDDIN, JR. ENGINEER No. PE081566 PENNSYLVANIA 12/16/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

SITE DETAILS

PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

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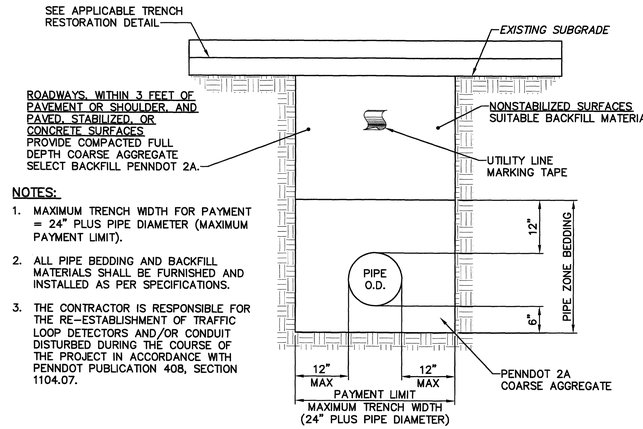
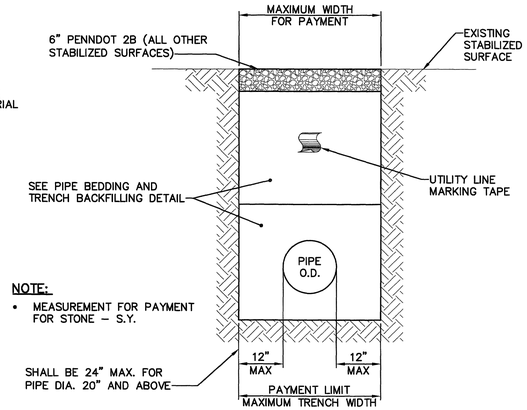


NOTES:

1. MAXIMUM TRENCH WIDTH FOR PAYMENT = 24" PLUS PIPE DIAMETER (MAXIMUM PAYMENT LIMIT).
2. ALL PIPE BEDDING AND BACKFILL MATERIALS SHALL BE FURNISHED AND INSTALLED AS PER SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF TRAFFIC LOOP DETECTORS AND/OR CONDUIT DISTURBED DURING THE COURSE OF THE PROJECT IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 1104.07.

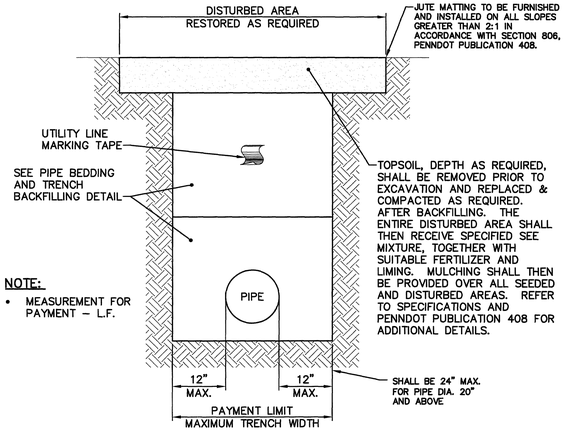
PIPE BEDDING AND TRENCH BACKFILLING DETAIL
NOT TO SCALE



NOTE:

- MEASUREMENT FOR PAYMENT FOR STONE – S.Y.

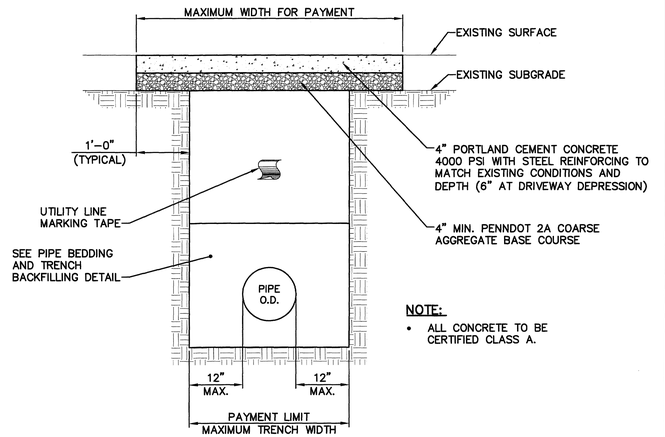
TRENCH RESTORATION – STABILIZED SHOULDERS AND STABILIZED SURFACES
NOT TO SCALE



NOTE:

- MEASUREMENT FOR PAYMENT – L.F.

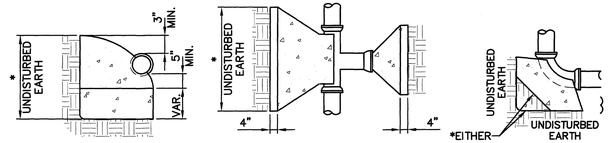
TRENCH RESTORATION – GRASS, LAWN AND OTHER NON-STABILIZED SURFACES
NOT TO SCALE



NOTE:

- ALL CONCRETE TO BE CERTIFIED CLASS A.

TRENCH RESTORATION – CONCRETE DRIVEWAYS, ISLANDS AND SIDEWALKS
NOT TO SCALE



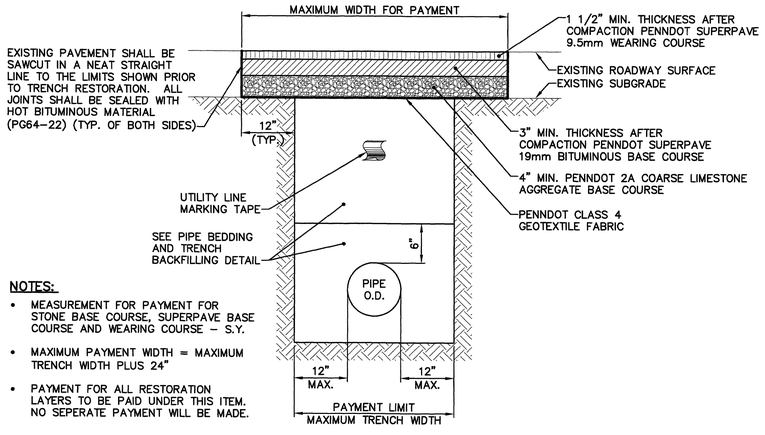
ELEVATION–TEES, WYES AND BENDS | PLAN–TEES, WYES AND PLUGS | PLAN–BENDS

NOTES:

- ALL TEES, WYES, CROSSES, PLUGS AND BENDS SHALL BE BLOCKED AGAINST FIRM GROUND WITH CONCRETE.
- EARTH PRESSURE FIGURED AT 4,000 PSF, AREA OF BLOCK MUST BE INCREASED PROPORTIONATELY IF EARTH ENCOUNTERED WILL NOT WITHSTAND THIS PRESSURE IN THE OPINION OF THE ENGINEER.
- TABLE IS BASED UPON 225 PSI OR 150 LBS. WORKING PRESSURE PLUS 50% WATER HAMMER.
- * – DENOTES FACE AREA NOT LESS THAN SHOWN IN TABLE.

PIPE SIZE (IN.)	AREA (SQ. IN.)	TOTAL FORCE (LBS.)	AREA OF BLOCK IN SQ. FT. TEES & PLUGS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4	12.57	2,827	1.0	1.0	1.0	1.0	1.0
6	28.27	6,361	1.6	2.3	1.2	1.0	1.0
8	50.26	11,308	2.8	4.0	2.2	1.1	1.0
10	78.54	17,672	4.4	6.3	3.4	1.7	1.0
12	113.16	25,461	6.4	9.0	4.9	3.0	1.3
14	153.94	34,637	8.7	12.3	6.6	3.4	1.7
16	201.06	45,239	11.3	16.0	8.7	4.4	2.2
18	254.47	57,256	14.3	20.3	11.0	5.6	2.8
20	314.16	70,686	17.7	25.0	13.5	6.9	3.5
24	452.39	101,788	25.4	36.0	19.5	9.9	5.0

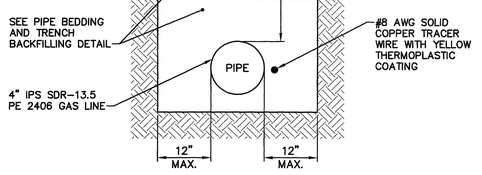
TYPICAL CONCRETE THRUST BLOCK DETAIL
NOT TO SCALE



NOTES:

- MEASUREMENT FOR PAYMENT FOR STONE BASE COURSE, SUPERPAVE BASE COURSE AND WEARING COURSE – S.Y.
- MAXIMUM PAYMENT WIDTH = MAXIMUM TRENCH WIDTH PLUS 24"
- PAYMENT FOR ALL RESTORATION LAYERS TO BE PAID UNDER THIS ITEM. NO SEPERATE PAYMENT WILL BE MADE.

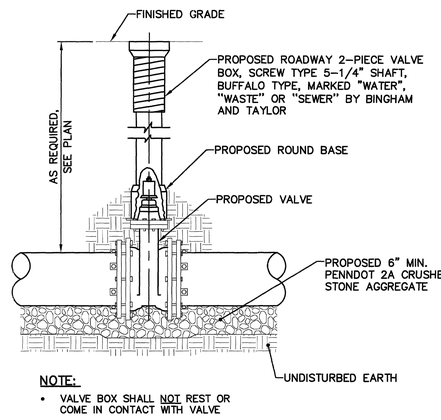
TRENCH RESTORATION – BITUMINOUS PAVEMENT
NOT TO SCALE



⚠1 GAS LINE BACKFILL DETAIL
NOT TO SCALE

NOTES:

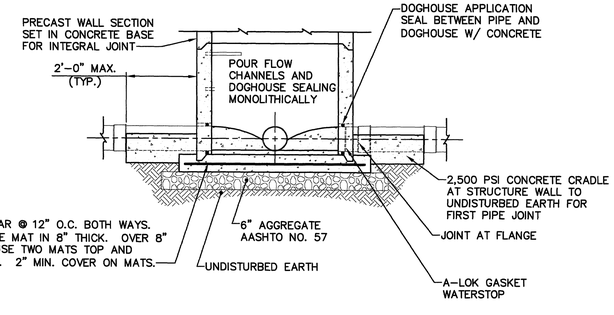
1. COORDINATE INSPECTION OF INSTALLATION AND PRESSURE TESTING WITH PEOPLES.
2. PROVIDE A WELDED STEEL 90° BEND BELOW GRADE AND A STEEL TO PLASTIC TRANSITION COUPLING BELOW GRADE.
3. ALL GAS PIPE ABOVE GRADE AND INSIDE BASEMENT SHALL BE SCH. 40 API-5L GRADE B WELDED STEEL PIPE. ALL FUSED AND PIPE WELDING SHALL BE DONE BY A CERTIFIED INSTALLER.
4. ALL WELDED STEEL PIPE BELOW GRADE SHALL FEATURE A CORROSION RESISTANT WAX WRAP WITH ANODES. WRAP SHALL BE EXTENDED A MINIMUM OF 6" ABOVE GRADE. ALL ABOVE GRADE STEEL PIPING SHALL BE PRIMED AND PAINTED.
5. REFER TO PEOPLES INSTALLATION GUIDE, DATED NOVEMBER 10, 2020 FOR ADDITIONAL INFORMATION.



NOTE:

- VALVE BOX SHALL NOT REST OR COME IN CONTACT WITH VALVE

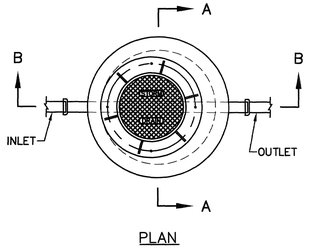
TYPICAL ROADWAY VALVE BOX DETAIL
NOT TO SCALE



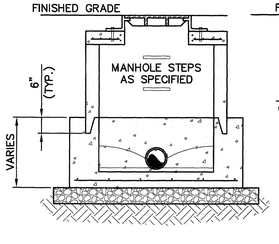
NOTES:

1. USE DOGHOUSE APPLICATION WHEN TYING INTO EXISTING STRUCTURE, EXCEPT SEAL BETWEEN MANHOLE WALL AND PIPE WITH WATERPROOF MORTAR WORKED AROUND WATERSTOP.
2. FOR MANUAL BREAK IN CONDITION, PIPE IS TO BE GASKETED TO FULL CIRCUMFERENCE WITH A RUBBER GASKET SIMILAR TO A-LOK.

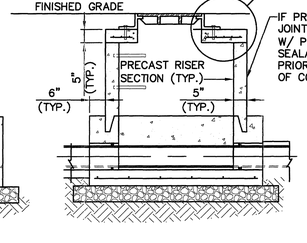
CAST-IN-PLACE BASE AND PRECAST WALL SECTIONS
NOT TO SCALE



PLAN



SECTION A–A



SECTION B–B

STANDARD SHALLOW PRECAST MANHOLE
NOT TO SCALE

PLAN BOOK	PAGE
409	57

REVISIONS

COMMONWEALTH OF PENNSYLVANIA
KENNETH WILLIAM BELDIN, JR.
ENGINEER
No. PE051566
12/16/22

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

UTILITY DETAILS

PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014

PENNSYLVANIA AMERICAN WATER

USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

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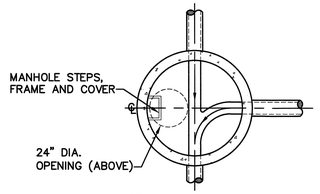
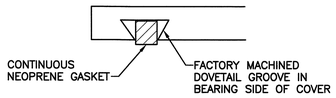


STANDARD MANHOLE

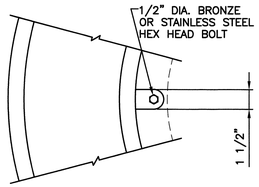
PLAN VIEW OF STANDARD MANHOLE

NOT TO SCALE

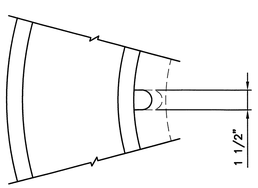
NOTE:
WATERTIGHT COVER SHALL HAVE MINIMUM OF TWO 1/2" DIA. STAINLESS STEEL BOLTS INSTALLED THROUGH THE COVER INTO THE FRAME



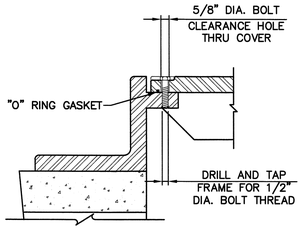
WATERTIGHT FRAME AND COVER



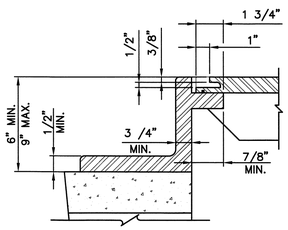
COVER BOLT HOLE – PLAN



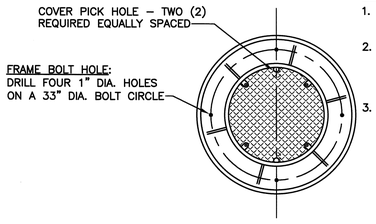
COVER PICK HOLE – PLAN



COVER BOLT HOLE – ELEVATION

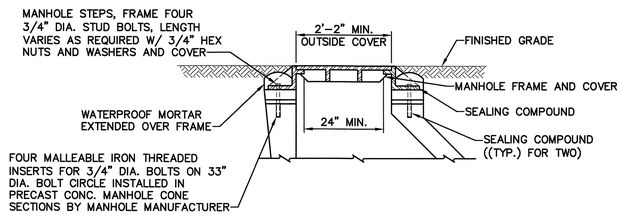


COVER PICK HOLE – ELEVATION



PLAN

NOTES:
1. MANHOLE FRAMES AND COVERS SHALL BE FOR AASHTO HIGHWAY LOADING CLASS HS–20.
2. PRECAST CONCRETE RINGS ARE REQUIRED ONLY WHERE MANHOLE FRAME AND COVER MUST CONFORM TO GRADE OF STREET. MAXIMUM HEIGHT ADJUSTMENT W/ RINGS IS 4".
3. PROVIDE HINGED AND LOCKABLE COVER.



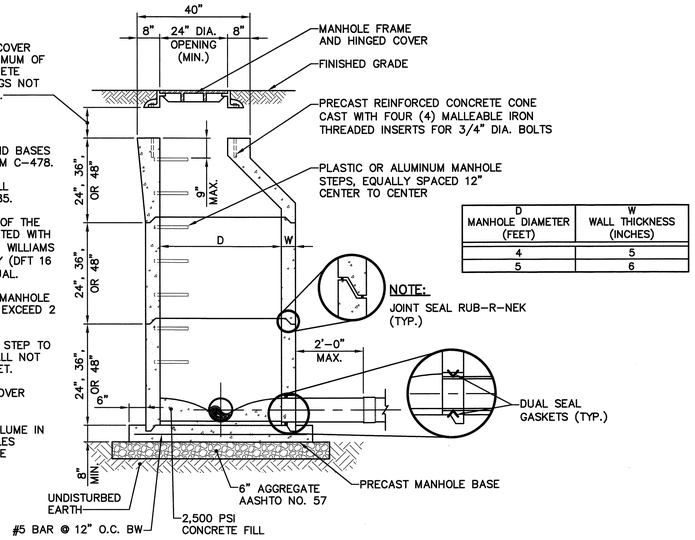
SECTION

MANHOLE FRAME AND COVER FOR PRECAST CONCRETE MANHOLES

NOT TO SCALE

ADJUST TO TOP OF COVER ELEVATION WITH MAXIMUM OF TWO PRECAST CONCRETE MANHOLE GRADE RINGS NOT TO EXCEED 4 INCHES.

GENERAL NOTES:
1. CONCRETE MANHOLES AND BASES SHALL CONFORM TO ASTM C–478.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A–185.
3. THE EXTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH (2) TWO COATS SHERWIN WILLIAMS HI–MIL SHER–TAR EPOXY (DFT 16 MILS) OR APPROVED EQUAL.
4. DISTANCE FROM RIM OF MANHOLE TO TOP OF STEP SHALL EXCEED 2 FEET.
5. DISTANCE FROM BOTTOM STEP TO FLOOR OF MANHOLE SHALL NOT BE GREATER THAN 2 FEET.
6. DO NOT LOCATE STEPS OVER CHANNELS.
7. PROVIDE 12" MANHOLE FLUME IN OUTLET PIPE OF MANHOLES WHERE INDICATED ON THE DRAWINGS.

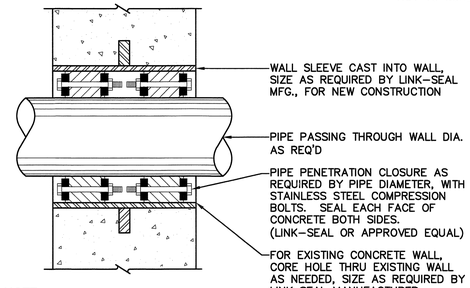


D MANHOLE DIAMETER (FEET)	W WALL THICKNESS (INCHES)
4	5
5	6

STANDARD MANHOLE

PRECAST MANHOLE BASE AND WALL DETAIL

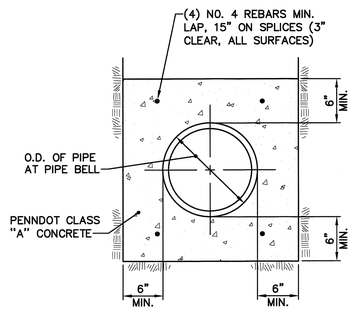
NOT TO SCALE



NOTE:
1. WALL SLEEVE MATERIAL SHALL BE SCHEDULE 40 STAINLESS STEEL.

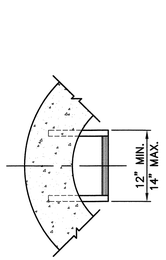
TYPICAL PIPE PENETRATION THROUGH SLAB OR WALL

NOT TO SCALE

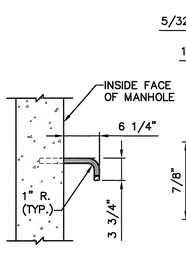


CONCRETE ENCASEMENT

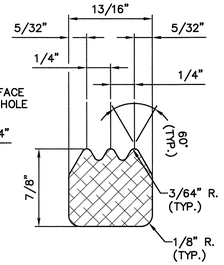
NOT TO SCALE



PLAN



ELEVATION



(TYP.) SECTION THRU ALUMINUM MANHOLE STEP

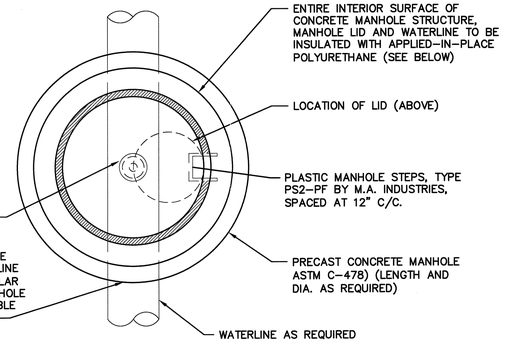
ALUMINUM
ALLOY 6061–T6
OR PLASTIC

MANHOLE STEPS NOTES:
1. PROVIDE A HEAVY COAT OF BITUMINOUS PAINT (CONFORMING TO AASHTO M–190) ON ALUMINUM SURFACES IN CONTACT WITH CONCRETE.
2. DISTANCE FROM RIM OF MANHOLE TO TOP OF STEP SHALL NOT EXCEED 30".
3. DISTANCE FROM BOTTOM STEP TO FLOOR OF MANHOLE SHALL NOT BE GREATER THAN 2 FEET.
4. DO NOT LOCATE STEPS OVER CHANNELS.

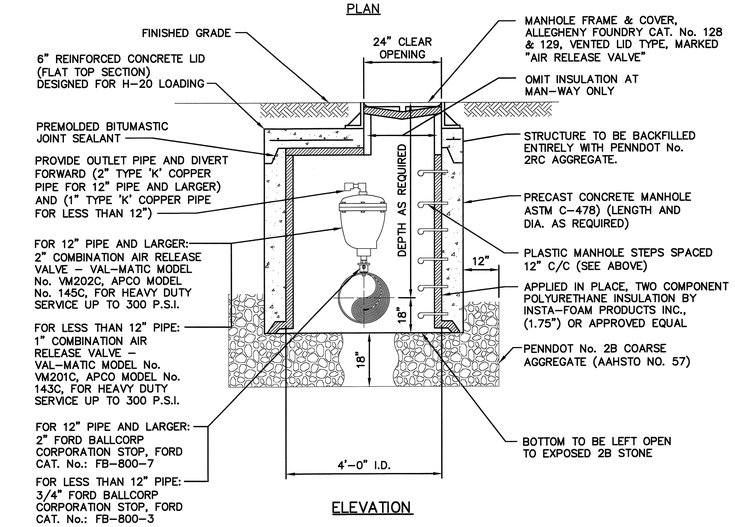
MANHOLE STEP DETAIL

NOT TO SCALE

NOTE:
ALL FERROUS METAL COMPONENTS OF VALVE VAULT TO BE COATED WITH BITUMASTIC COATING SYSTEM AS DIRECTED BY THE ENGINEER.



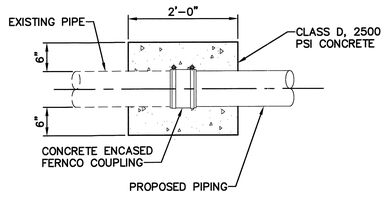
PLAN



ELEVATION

COMBINATION AIR RELEASE VALVE DETAIL

NOT TO SCALE



EXISTING SYSTEM CONNECTION DETAIL

NOT TO SCALE

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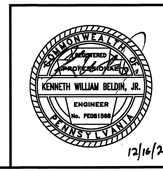

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS
CIVIL
UTILITY DETAILS

PENNSYLVANIA–AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

PENNSYLVANIA AMERICAN WATER

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014
USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24–330011–CD04

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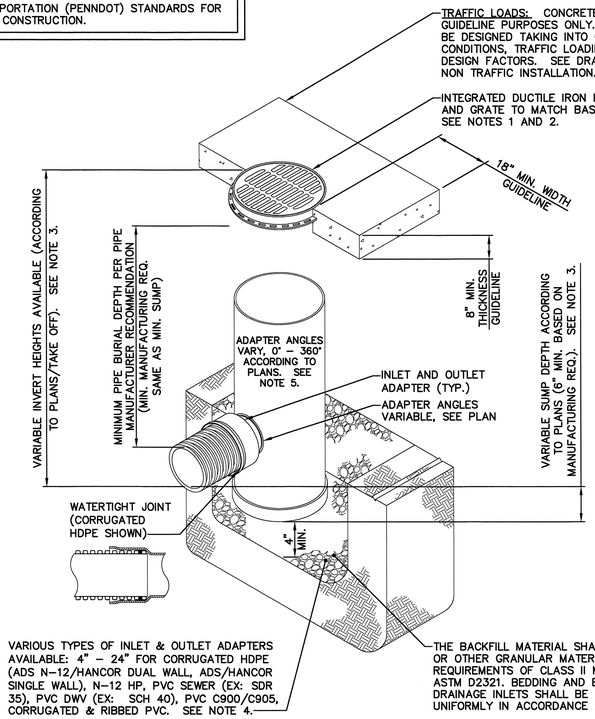
NOTE:

INLET GRATES, FRAMES, TOPS AND BOXES FOR THE STORM DRAIN SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS, MATERIALS AND SPECIFICATIONS LISTED IN DRAWINGS RC-45M (INLET TOPS, GRATES AND FRAMES) AND RC-46M (INLET BOXES) AS PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) STANDARDS FOR ROADWAY CONSTRUCTION.



NOTES:

1. DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE SEE PLAN VIEW.

DRAIN BASIN WITH GRATE
NOT TO SCALE

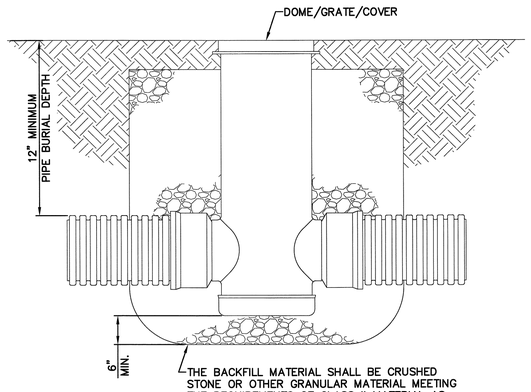
ENGINEERED SURFACE DRAINAGE PRODUCT NOTES:

GENERAL
PVC SURFACE DRAINAGE INLETS SHALL INCLUDE THE DRAIN BASIN TYPE AS INDICATED ON THE CONTRACT DRAWINGS AND REFERENCED WITHIN THE CONTRACT SPECIFICATIONS. THE DUCTILE IRON GRATES FOR EACH OF THESE FITTINGS ARE TO BE CONSIDERED AN INTEGRAL PART OF THE SURFACE DRAINAGE INLET AND SHALL BE FURNISHED BY THE SAME MANUFACTURER. THE SURFACE DRAINAGE INLETS SHALL BE AS MANUFACTURED BY NYLOPLAST, A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC., OR PRIOR APPROVED EQUAL.

MATERIALS
THE DRAIN BASINS REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMOFORMING PROCESS TO REFORM THE PIPE STOCK TO THE SPECIFIED CONFIGURATION. THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FROM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THIS JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS. THE FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. THE PIPE BELL SPIGOT SHALL BE JOINED TO THE MAIN BODY OF THE DRAIN BASIN OR CATCH BASIN. THE RAW MATERIAL USED TO MANUFACTURE THE PIPE STOCK THAT IS USED TO MANUFACTURE THE MAIN BODY AND PIPE STUBS OF THE SURFACE DRAINAGE INLETS SHALL CONFORM TO ASTM D1784 CELL CLASS 12454.

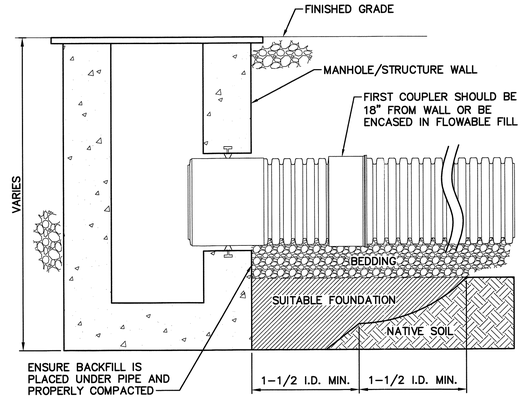
THE GRATES AND FRAMES FURNISHED FOR ALL SURFACE DRAINAGE INLETS SHALL BE DUCTILE IRON FOR SIZES 8", 10", 12", 15", 18", 24" AND 30" AND SHALL BE MADE SPECIFICALLY FOR EACH BASIN SO AS TO PROVIDE A ROUND BOTTOM FLANGE THAT CLOSELY MATCHES THE DIAMETER OF THE SURFACE DRAINAGE INLET. GRATES FOR DRAIN BASINS SHALL BE CAPABLE OF SUPPORTING VARIOUS WHEEL LOADS AS SPECIFIED BY NYLOPLAST. 12" AND 15" SQUARE GRATES WILL BE HINGED TO THE FRAME USING PINS. DUCTILE IRON USED IN THE MANUFACTURE OF THE CASTINGS SHALL CONFORM TO ASTM A536 GRADE 70-50-05. GRATES AND COVERS SHALL BE PROVIDED PAINTED BLACK.

INSTALLATION
THE SPECIFIED PVC SURFACE DRAINAGE INLET SHALL BE INSTALLED USING CONVENTIONAL FLEXIBLE PIPE BACKFILL MATERIALS AND PROCEDURES. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1, CLASS 2 OR CLASS 3 MATERIAL AS DEFINED IN ASTM D2321. BEDDING AND BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE WELL PLACED AND COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321. THE DRAIN BASIN BODY WILL BE CUT AT THE TIME OF THE FINAL GRADE. NO BRICK, STONE OR CONCRETE BLOCK WILL BE REQUIRED TO SET THE GRATE TO THE FINAL GRADE HEIGHT. FOR LOAD RATED INSTALLATIONS, A CONCRETE SLAB SHALL BE POURED UNDER AND AROUND THE GRATE AND FRAME. THE CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING AND OTHER APPLICABLE DESIGN FACTORS. FOR OTHER INSTALLATION CONSIDERATIONS SUCH AS MIGRATION OF FINES, GROUND WATER AND SOFT FOUNDATIONS REFER TO ASTM D2321 GUIDELINES.



NYLOPLAST DWG. NO. 7001-110-111

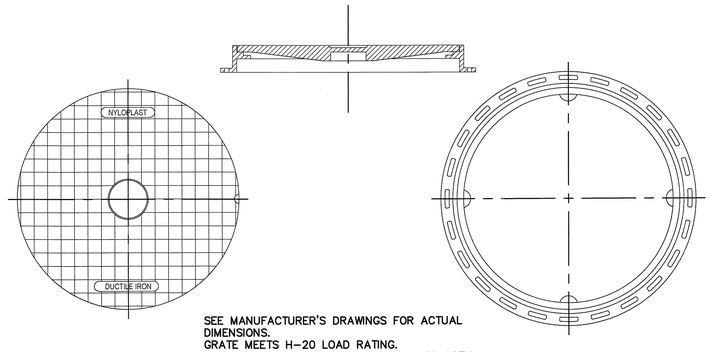
NON-TRAFFIC DRAIN BASIN INSTALLAION DETAIL
NOT TO SCALE



NOTES:

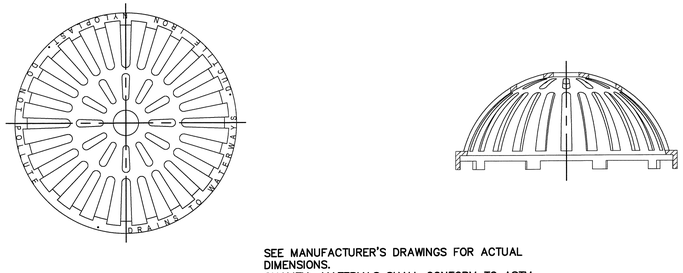
1. MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.
2. SEE STANDARD DETAILS STD-202 AND 202A THROUGH STD-204 (A-F) FOR STRUCTURE CONNECTIONS, PRODUCT INFORMATION AND DIMENSIONAL PIPE DATA. INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN TECHNICAL NOTE 5.04: HDPE CONNECTIONS TO MANHOLES AND STRUCTURES.
3. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

STORM DRAIN CONNECTION DETAIL
NOT TO SCALE



SEE MANUFACTURER'S DRAWINGS FOR ACTUAL DIMENSIONS.
GRATE MEETS H-20 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST. SEE DRAWING NO. 7001-110-024.

SOLID COVER ASSEMBLY - TYPE B
NOT TO SCALE



SEE MANUFACTURER'S DRAWINGS FOR ACTUAL DIMENSIONS.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST.

DOMED GRATE ASSEMBLY
NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
KENNETH WILLIAM BELDON, JR.
ENGINEER
No. PE081084
12/16/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

STORMWATER MANAGEMENT DETAILS

PENNSYLVANIA-AMERICAN WATER COMPANY
BUTLER DISTRICT

GD&F ENGINEERS
3121 FAIRWAY DRIVE
ALTOONA, PA 16602

DRAWN BY DLK
PROJECT ENG'R CME
APPROVED JAF
DATE 12/14/22
PROJECT 20014

PENNSYLVANIA AMERICAN WATER
USE DIMENSIONS ONLY
SCALE AS SHOWN

USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES

24-410007-CD05

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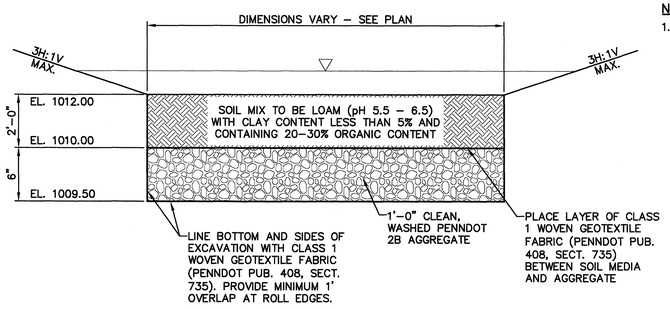
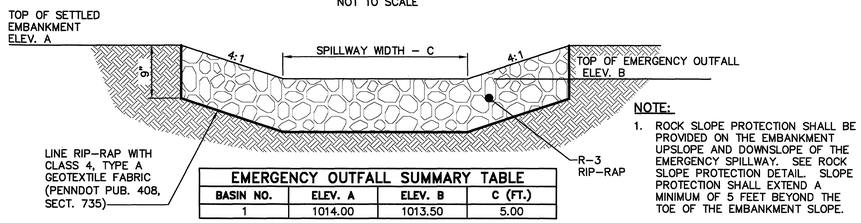


NOTE:

1. FURNISHED SOIL MIX SHALL HAVE A MINIMUM INFILTRATION RATE OF 1.00 IN. / HR. THE INFILTRATION RATE SHALL BE FIELD VERIFIED UPON INSTALLATION OF FILTER BED. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A SOIL SCIENTIST OR GEOTECHNICAL ENGINEER TO VERIFY THE INFILTRATION RATE OF THE FILTER BED MATERIAL PRIOR TO INSTALLATION.

BIORETENTION AREA NO. 2 TYPICAL SECTION

NOT TO SCALE



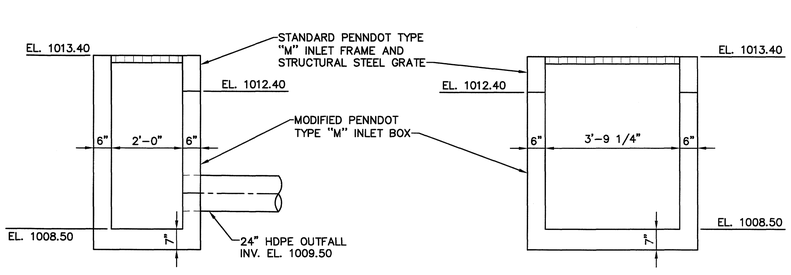
EMERGENCY OUTFALL SUMMARY TABLE			
BASIN NO.	ELEV. A	ELEV. B	C (FT.)
1	1014.00	1013.50	5.00

NOTE:

1. ROCK SLOPE PROTECTION SHALL BE PROVIDED ON THE EMBANKMENT UPSLOPE AND DOWNSLOPE OF THE EMERGENCY SPILLWAY. SEE ROCK SLOPE PROTECTION DETAIL. SLOPE PROTECTION SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE TOE OF THE EMBANKMENT SLOPE.

BIORETENTION AREA NO. 2 EMERGENCY OUTFALL DETAIL

NOT TO SCALE

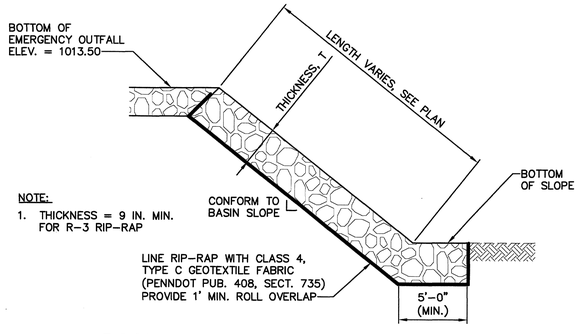


NOTES:

1. FOR ALL DIMENSIONS, MATERIALS, DETAILS AND SPECIFICATIONS NOT SHOWN, PLEASE REFER TO PENNDOT STANDARD DETAILS RC–45M AND RC–46M.
2. ALL PIPE CONNECTIONS TO RISER SHALL BE WATER TIGHT.

BIORETENTION AREA NO. 2 RISER DETAIL

NOT TO SCALE



NOTE:

1. THICKNESS = 9 IN. MIN. FOR R–3 RIP–RAP

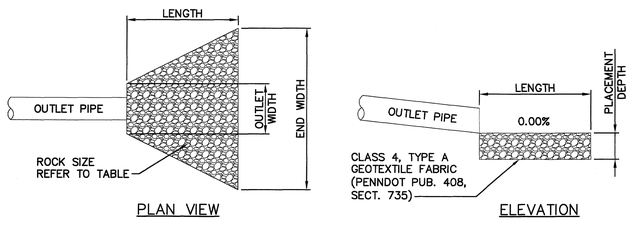
ROCK SLOPE STABILIZATION DETAIL

NOT TO SCALE

OUTFALL PROTECTION SUMMARY					
MIN. LENGTH (FT)	MIN. OUTLET WIDTH (FT)	MIN. END WIDTH (FT)	ROCK SIZE	PLACEMENT DEPTH (IN)	REMARKS
10.0	2.00	12.00	R–3	9	RRP–02

NOTE:

SEE PLAN VIEW FOR ACTUAL RIP–RAP LIMITS.



OUTFALL PROTECTION DETAIL

NOT TO SCALE

SWM OPERATION AND MAINTENANCE (O&M) PROGRAM

GENERAL OPERATION AND MAINTENANCE NOTES

1. A LOG SHOWING THE DATES OF EACH INSPECTION, ANY DEFICIENCIES FOUND, CORRECTIVE ACTIONS TAKEN TO REMEDY THE DEFICIENCIES AND THE DATE THE DEFICIENCIES WERE CORRECTED SHALL BE MAINTAINED AT THE SITE.
1. THIS PCSM O&M PLAN SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND AN ALTERNATIVE SOURCE OF PROVIDING STORMWATER MANAGEMENT IS CONSTRUCTED.
2. THE SWM O&M PLAN SHALL BE RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE PROPERTY.
3. THE PENNSYLVANIA – AMERICAN WATER COMPANY (OWNER) HEREBY GRANTS PERMISSION TO OAKLAND TOWNSHIP AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THEIR AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY, AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER CREDENTIALS, TO INSPECT THE STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs) WHENEVER NECESSARY. THE OWNER SHALL ALSO GRANT OAKLAND TOWNSHIP OR THEIR DESIGNEES ACCESS TO ANY EASEMENTS ON THE PROPERTY VIA THE NEAREST PUBLIC RIGHT OF WAY CAPABLE OF VEHICULAR INGRESS AND EGRESS ON GRADES OF LESS THAN 10% FOR THE PURPOSE OF PERFORMING INSPECTION AND MAINTENANCE ACTIVITIES. WHENEVER POSSIBLE, OAKLAND TOWNSHIP AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL NOTIFY THE OWNER PRIOR TO ENTERING THE PROPERTY.
4. THE OWNER OR THEIR DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS, IN ACCORDANCE WITH THIS O&M PLAN, UNTIL SUCH TIME AS THE PROPERTY, OR ANY PORTION OF THE PROPERTY THAT CONTAINS A STORMWATER MANAGEMENT DEVICE, MEANS OF RUNOFF CONVEYANCE, ETC., IS SOLD OR TRANSFERRED TO ANOTHER PARTY, AT WHICH TIME SAID PARTY OR THEIR DESIGNEES SHALL ASSUME STORMWATER MANAGEMENT MAINTENANCE RESPONSIBILITIES, AS IS APPLICABLE.

BIORETENTION OPERATION AND MAINTENANCE

1. THE BASIN, RISER, BIORETENTION AREAS AND STORM DRAINS SHOULD BE INSPECTED AFTER EACH RUNOFF EVENT OF 0.8 INCHES OR GREATER AND ANY LARGE DEBRIS OR TRASH SHALL BE REMOVED. THE RISER AND STORM DRAINS SHALL BE THOROUGHLY CLEANED AND INSPECTED FOR DAMAGE AT LEAST TWO TIMES PER YEAR.
2. ANY DISPLACED RIP–RAP, GEOTEXTILE FABRIC, ETC. LOCATED IN THE OUTFALL APRON AND ROCK SLOPE PROTECTION SHALL BE RESTORED TO THE ORIGINAL DIMENSIONS AND LOCATIONS SHOWN ON THE PCSM PLAN DRAWINGS. DETERIORATED OR TORN GEOTEXTILE FABRIC SHALL BE REPLACED IMMEDIATELY.
3. MOW ONLY AS APPROPRIATE FOR THE VEGETATIVE COVER SPECIES. THE VEGETATION ALONG THE SURFACE AND SIDES OF THE BASIN AND BIORETENTION AREAS SHALL BE MAINTAINED IN GOOD CONDITION. ANY BARE SPOTS SHALL BE REVEGETATED AS SOON AS POSSIBLE.
4. THE BASIN SHALL BE MOWED A MAXIMUM OF TWO (2) TIMES PER YEAR. CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION OF THE BASIN BOTTOM BY MOWERS.
5. EVERY YEAR, DEWATER THE BIORETENTION AREAS AND BASIN, IF NEEDED, AND REMOVE ANY ACCUMULATED SEDIMENT AS REQUIRED. ANY PUMPED WATER SHALL BE FILTERED THROUGH AN APPROPRIATE DEWATERING BAG AND SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS IN THE APPROVED ESC PLAN. BAGS SHOULD NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK (AASHTO NO. 57 COARSE AGGREGATE) OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. ANY SEDIMENT THAT IS REMOVED SHALL BE PROPERLY DISPOSED OF ONSITE OR AT AN APPROVED OFFSITE LOCATION.
6. THE BOTTOM OF THE BASIN SHALL BE AERATED AND VEGETATIVELY RESTORED EVERY FIVE YEARS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE UNDERDRAIN SYSTEM, IF APPLICABLE.
7. IF THE ORIFICE OR THE UNDERDRAIN SYSTEM BECOMES CLOGGED, REMOVE THE ORIFICE RESTRICTION PLATE AND FLUSH THE UNDERDRAIN SYSTEM THROUGH EACH CLEANOUT. REPLACE THE ORIFICE RESTRICTION PLATE AFTER FLUSHING AND RESUME BASIN OPERATIONS.

POST–CONSTRUCTION SWM SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
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. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT WITHIN THE AREA OF THE BIORETENTION AREA.
3. EXCAVATE BIORETENTION AREA TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN–SITU SOILS.
4. INSTALL UNDERDRAIN SYSTEM AS SPECIFIED AND BACKFILL BIORETENTION AREA WITH AMENDED SOIL AS SHOWN ON PLANS. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
5. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST, MULCH OR TOPSOIL AS SPECIFIED ON THE PLANS. PLANT VEGETATION ACCORDING TO PLANTING PLAN.
6. MULCH AND INSTALL OUTFALL PROTECTION AT FLOW ENTRANCES AS INDICATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
7. AFTER UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL VEGETATION HAS BEEN ESTABLISHED, REMOVE ANY REMAINING PERIMETER SEDIMENT AND EROSION CONTROLS. APPROVAL TO REMOVE THE CONTROLS MUST BE PROVIDED BY A REPRESENTATIVE OF THE BUTLER COUNTY CONSERVATION DISTRICT. PERMANENTLY STABILIZE ALL AREAS DISTURBED DURING THE REMOVAL OF THE PERIMETER CONTROLS.
8. REMOVE ANY ACCUMULATED SEDIMENT IN THE CHANNELS AND STORM DRAINS. THE CONTRACTOR IS TO REMOVE THE SEDIMENT AND DISPOSED OF IT PROPERLY.
9. PLACE STEEL GRATE IN RISER TO ACT AS A TRASH RACK AND COMMENCE OPERATION OF POST–CONSTRUCTION STORMWATER MANAGEMENT IN ACCORDANCE WITH THE POST–CONSTRUCTION STORMWATER MANAGEMENT OPERATION AND MAINTENANCE REQUIREMENTS.

POST–CONSTRUCTION SWM CRITICAL STAGES OF CONSTRUCTION

1. A LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT DURING THE CONSTRUCTION OF THE BIORETENTION AREAS AND INSTREAM CONSTRUCTION WORK TO ENSURE THAT THE PROPER ACTIONS ARE TAKEN TO PROPERLY PERFORM THE INSTALLATION OF THESE FACILITIES.

POST–CONSTRUCTION SWM RECYCLING AND DISPOSAL OF WASTE MATERIAL

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF WASTE FROM THIS PROJECT AT AN APPROVED DISPOSAL SITE (SEE NOTES 2 AND 3 BELOW). THE CONTRACTOR WILL INSPECT THE PROJECT AREA WEEKLY. THE CONTRACTOR WILL PROPERLY AND LEGALLY DISPOSE OF ALL CONSTRUCTION WASTES. MATERIALS WILL BE SEPARATED FROM OTHER WASTES AND HANDLING FOR SUITABLE RECYCLING. RECEIPTS FROM THE RECYCLING CENTERS SHALL BE FILED WITH THE ENGINEER.
2. THE CONTRACTOR IS RESPONSIBLE FOR DEPOSITING OF ALL CLEAN/SAFE FILL, AS DEFINED BY PA CODE, TITLE 25, INCLUDING, BUT NOT LIMITED TO, EXCESS SOIL MATERIALS, AT AN OFFSITE LOCATION TO BE DETERMINED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. IF POTENTIALLY HAZARDOUS MATERIAL IS OBSERVED DURING CONSTRUCTION EXCAVATION, THE ENGINEER WILL EVALUATE THE MATERIAL IN ACCORDANCE WITH THE CLEAN/SAFE FILL POLICY REGULATIONS. IF QUESTIONABLE MATERIAL IS ENCOUNTERED, ALL CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL THE SITE IS ENVIRONMENTALLY CLEARED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SEPARATE WRITTEN E&S PLAN FOR PROPOSED PERMANENT WASTE/SPOIL AREAS GREATER THAN 5,000 SQUARE FEET IN DISTURBANCE; THE WASTE AREA MUST COMPLY WITH ALL CHAPTER 102 EROSION CONTROL RULES AND REGULATIONS, INCLUDING NPDES PERMIT REQUIREMENTS IF GREATER THAN 1 ACRE OF DISTURBED GROUND OCCURS; THE WASTE/SPOIL AREA MUST COMPLY WITH CHAPTER 105 STREAM ENCROACHMENT REGULATIONS AND BE MORE THAN 50 FEET FROM ANY FLOODWAY, TOP OF STREAM BANK OR WETLANDS.
4. ANY MATERIAL THAT DOES NOT MEET THE CRITERIA OF THE CLEAN/SAFE FILL POLICY SHALL BE DISPOSED OF AT A PA DEP APPROVED SITE.
5. THE ANTICIPATED WASTES GENERATED AT THE SITE DURING THE POST–CONSTRUCTION PHASE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS: ACCUMULATED SEDIMENT, NATURAL DEBRIS, TRASH, EXCESS TOPSOIL AND YARD WASTE AND TRIMMINGS. THESE ITEMS SHALL BE DISPOSED OF AS DESCRIBED IN ITEMS No. 1 – 4 ABOVE.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — KENNETH WILLIAM BELDIN, JR. — ENGINEER — No. PE061586 — COMMONWEALTH OF PENNSYLVANIA — 12/6/22

REVISIONS

BUTLER WTP LT2 AND ELECTRICAL IMPROVEMENTS

STORMWATER MANAGEMENT NOTES AND DETAILS

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BUTLER DISTRICT

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DRAWN BY DLK
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