

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF WASHINGTON)

ON THIS DAY OF A.D., 20, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED OF THE TRAX FARM, INC., WHO BEING DULY SWORN DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID TRAX FARM, INC., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGING MEMBER OF THE SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

(TITLE OF OFFICER)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF 20

MY COMMISSION EXPIRES THE DAY OF 20

NOTARY PUBLIC

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY TRAX FARM, INC., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

NO MORTGAGE CLAUSE

WE, TRAX FARM, INC., OWNERS THE TRAX FARM SUBDIVISION PLAN NO. 4 SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAIN THIS PROPERTY.

WITNESS TRAX FARM, INC.

TITLE CLAUSE

WE, TRAX FARM, INC., OWNERS THE TRAX FARM SUBDIVISION PLAN NO. 4 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TRAX FARM, INC. AS RECORDED IN DEED BOOK VOLUME 1180 PAGE 686, RECORDER OF DEEDS' OFFICE.

WITNESS TRAX FARM, INC.

THE UNDERSIGN OWNERS, INTENDING TO LEGALLY BIND ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE PETERS CREEK SANITARY AUTHORITY, WASHINGTON COUNTY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE OVER, THROUGH AND ACROSS THE EASEMENT FOR UTILITIES, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION AND THE UNDERSIGNED HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

DATE TRAX FARM, INC.

PETERS CREEK SANITARY AUTHORITY

THE PETERS CREEK SANITARY AUTHORITY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAT FOR RECORDING PURPOSES ONLY, THE AUTHORITY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, TO ACCEPT SAID SANITARY SEWER SYSTEM AND ANY SANITARY SEWER EASEMENTS INTO THE PETERS CREEK SANITARY AUTHORITY SANITARY SEWER SYSTEM.

DATE PETERS CREEK SANITARY AUTHORITY REPRESENTATIVE

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS DAY OF 20

PLANNING DIRECTOR CHAIRMAN

TOWNSHIP COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS DAY OF 20

MANAGER CHAIRPERSON OF COUNCIL

EASEMENTS

ALL EASEMENTS ON THIS PLAN ARE INTENDED FOR USE FOR PUBLIC WATER, GAS, ELECTRIC, AND OTHER PUBLIC UTILITIES, CABLE TV AND/OR PUBLIC IMPROVEMENTS INCLUDING STORM AND SANITARY SEWERS, THE TOWNSHIP SHALL HAVE THE ASSIGNABLE RIGHT TO ENTER UPON AND OVER SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, REPAIR, ETC.

WASHINGTON COUNTY PLANNING COMMISSION APPROVAL

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS DAY OF 20

CHAIRMAN DIRECTOR

RECORDING

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY TRAX FARM, INC., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDINGS, WASHINGTON, PA WITHIN NINETY (90) DAYS OF SAID APPROVAL.

WE, TRAX FARM, INC., DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TRAX FARM, INC. AS RECORDED IN DEED BOOK 1180 PAGE 686.

WITNESS TRAX FARM, INC. DATE

WASHINGTON COUNTY, PA

DEED REQUIRED NOTIFICATION CLAUSE

RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

TO ENSURE THAT THE OWNERS OF PROPERTY IN A PLAN OF SUBDIVISION ARE AWARE OF THE REQUIREMENTS REGARDING DEEDS, THE FOLLOWING NOTIFICATION MUST BE PROVIDED ON ALL SUBDIVISION RECORD PLANS AND SIGNED BY ALL PARTIES WHO ARE IDENTIFIED ON THE PLAN AS A LANDOWNER:

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

- 1. THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
2. THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
3. THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR

WITNESS TRAX FARM, INC.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA:
)SS
COUNTY OF WASHINGTON :

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN INSTRUMENT NUMBER

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 20

SEAL RECORDER

UTILITY COMPANIES

- COLUMBIA GAS
COMCAST CABLE
EQT PRODUCTION
EQUITRANS MIDSTREAM
PENNSYLVANIA AMERICAN WATER
PEOPLE GAS
PETERS CREEK SANITARY AUTHORITY
UNION TOWNSHIP
VERIZON
WEST PENN POWER

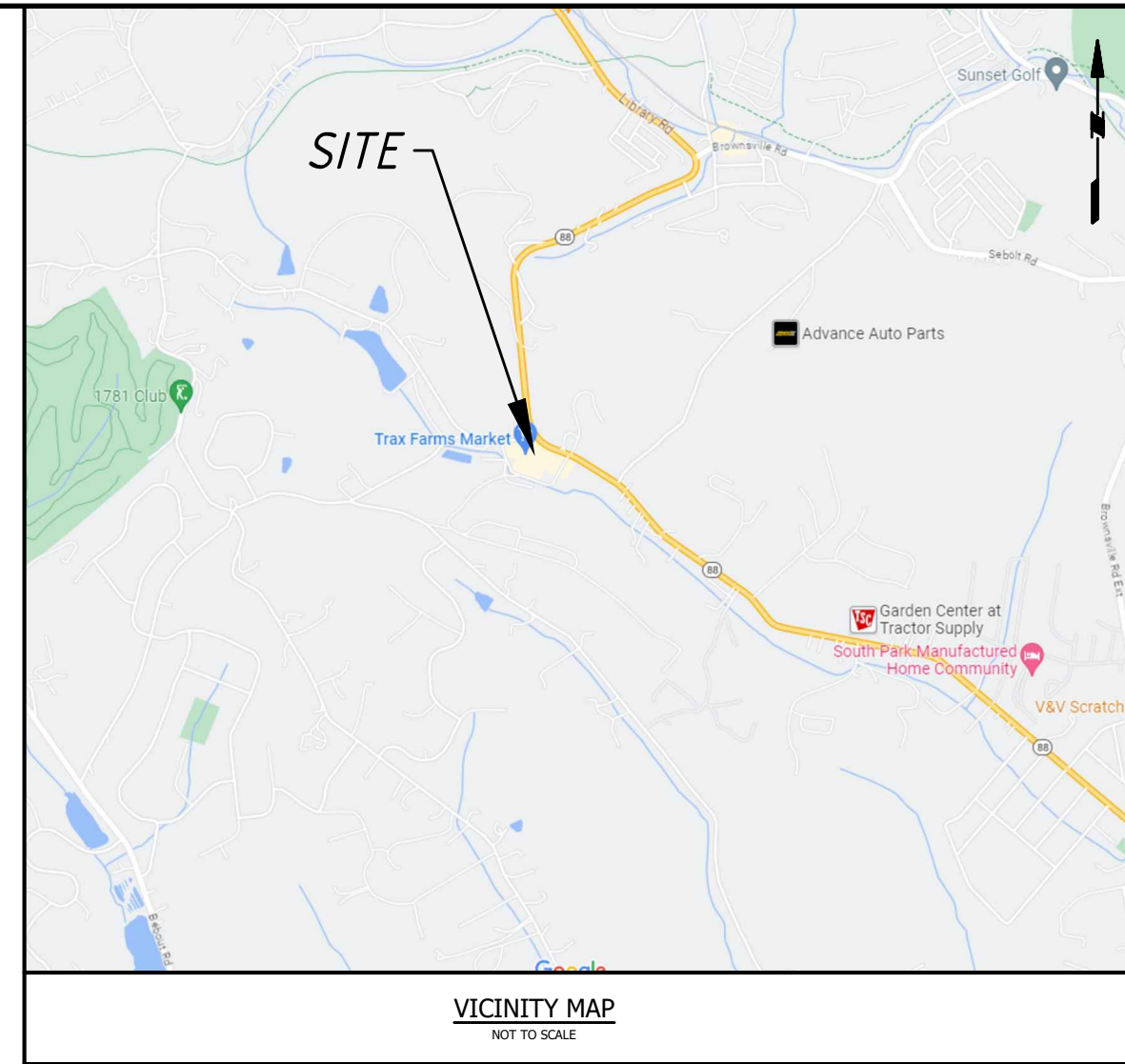
REFERENCES

THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT AND THE FOLLOWING REFERENCES:

- 1. PLAN ENTITLED "THE WOODS VIEW PLAN OF LOTS" RECORDED IN PBV-14 PG-17, DATED MAY 26, 1978.
2. PLAN ENTITLED "C. RICHARD BLAIR SUBDIVISION" RECORDED IN PBV-20 PG-39, DATED OCTOBER 12, 1984.
3. PLAN ENTITLED "JAY R. SIMMONS SUBDIVISION" RECORDED IN PBV-21 PG-278, DATED JANUARY 6, 1989.
4. PLAN ENTITLED "VOLKAR PLAN OF LOTS" RECORDED IN PBV-22 PG-2, DATED MARCH 8, 1990.
5. PLAN ENTITLED "FELIX PLAN" RECORDED IN PBV-22 PG-645, DATED NOVEMBER 26, 1991.
6. PLAN ENTITLED "TRAX FARM INC. PLAN NO. 2" RECORDED IN PBV-23 PG-489, DATED JULY 1, 1964.
7. PLAN ENTITLED "JOHN A. TRAX JR. PLAN OF LOTS" RECORDED IN PBV-45 PG-454, DATED JANUARY 13, 2006.
8. PLAN ENTITLED "TRAX FARM INC. PLAN NO. 3" RECORDED IN PBV-46 PG-64, DATED MAY 18, 2007.
9. PLAN ENTITLED "ORCHARD HILL PLAN NO. 2B" RECORDED IN INSTRUMENT #201309350, DATED APRIL 2, 2013.
10. PLAN ENTITLED "TRAX FARM INC. PLAN NO. 4" RECORDED IN INSTRUMENT #200803535, DATED FEBRUARY 13, 2008.
11. PLAN ENTITLED "CROWN ATLANTIC PLAN OF LOTS" RECORDED IN INSTRUMENT #200827609, DATED OCTOBER 17, 2008.
12. PLAN ENTITLED "ORCHARD HILL PLAN NO. 1 AMENDED" RECORDED IN INSTRUMENT #20101063, DATED APRIL 6, 2010.
13. PLAN ENTITLED "LUTZ PLAN OF LOTS" RECORDED IN INSTRUMENT #20121794, DATED AUGUST 24, 2011.
14. PLAN ENTITLED "ORCHARD HILL PLAN NO. 2B" RECORDED IN INSTRUMENT #201309350, DATED APRIL 2, 2013.
15. PLAN ENTITLED "JOSEPH & DEBRA LISANTI SUBDIVISION PLAN NO. 1" RECORDED IN INSTRUMENT #201912401, DATED JUNE 6, 2019.
16. PLAN ENTITLED "TRAX FARM SUBDIVISION - CONSOLIDATION PLAN NO. 1" RECORDED IN INSTRUMENT #202227864, DATED NOVEMBER 18, 2022.
17. PLAN ENTITLED "TOWNSHIP LINE SURVEY OF PETERS AND UNION TOWNSHIPS" DATED JANUARY, 1969.
19. PLAN ENTITLED "CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 247 SECTION NO. S-1" RECORDED IN RIGHT OF WAY BOOK 4 PAGE 37, DATED JULY 16, 1951.
20. PLAN ENTITLED "ACQUISITION OF RIGHT OF WAY FOR LEG. ROUTE 247 SECTION 14R" RECORDED IN RIGHT OF WAY BOOK 21 PAGE 47, DATED FEBRUARY 25, 1987.
21. PLAN ENTITLED "PHASE 15 OLD TRAIL" RECORDED IN INSTRUMENT #201013624, DATED APRIL 28, 2010.

NOTE FOR RECORDED PLAN AND/OR SUBDIVISORY AGREEMENT

PURSUANT TO THE REQUIREMENTS OF THE CLEAN STREAMS LAW, THE ACT OF JUNE 22, 1937, P.L., AS AMENDED, THE PENNSYLVANIA SEWAGE FACILITIES ACT; THE ACT OF JANUARY 24, 1958, P.L. 1535, AS AMENDED, AND 25 PA. CODE CHAPTER 94. THE PETERS CREEK SANITARY AUTHORITY, HAS SUBMITTED TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, A PLAN AND SCHEDULE OF CORRECTIVE ACTIONS IN THE PETERS CREEK SANITARY SEWER DISTRICT'S SEWERAGE SYSTEM. THE COMMONWEALTH HAS APPROVED THIS PLAN AND SCHEDULE WHICH IN TURN IS NOW BEING IMPLEMENTED. DURING IMPLEMENTATION, THE PETERS CREEK SANITARY AUTHORITY HAVE AGREED PURSUANT TO 25 PA. CODE CHAPTER 94, THAT PETERS CREEK SANITARY AUTHORITY MAY ADD ONLY LIMITED VOLUME OF NEW SEWAGE FLOWS TO THE SEWERAGE SYSTEM, AND IS RESPONSIBLE FOR AUTHORIZING AND APPROVING THE DISCHARGE OF SEWAGE INTO THIS SEWERAGE SYSTEM IN THESE LIMITED VOLUMES WHICH SHALL BE ALLOCATED BASED UPON A SCHEDULE OF CONNECTION APPROVED BY THE COMMONWEALTH AND PETERS CREEK SANITARY AUTHORITY AS PART OF THE CORRECTIVE ACTION PLAN. ACCORDINGLY, THE COMMONWEALTH AGREES THAT DEVELOPMENTAL ACTIVITIES IN CONNECTION WITH THIS PLAN MAY BE COMMENCED WITHOUT VIOLATION OF 25 PA. CODE CHAPTER 94 BUT BECAUSE OF THE LIMITS ON NEW CONNECTIONS TO THE SEWERAGE SYSTEM DURING PLAN IMPLEMENTATION, THERE IS NO GUARANTEE THAT THE DEVELOPER OR PURCHASERS OF LOTS WITHIN THIS DEVELOPMENT WILL BE ALLOWED TO CONNECT TO THE PETERS CREEK SANITARY SEWER SEWERAGE SYSTEM UNTIL AFTER THE CORRECTIVE ACTION PLAN HAS BEEN FULLY IMPLEMENTED, THE SEWERAGE SYSTEM IS NO LONGER HYDRAULICALLY OVERLOADED AND THE SYSTEM MEETS ALL OF THE REQUIREMENTS OF BOTH THE PERMITS THEREFORE, AND THE APPLICABLE RULES AND REGULATIONS SET FORTH IN TITLE 25 OF THE PENNSYLVANIA CODE.



GENERAL NOTES

- 1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON SEPTEMBER 19, 2023.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.

SURVEYOR'S CERTIFICATION

I, KEITH HIGGINS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE WITHIN PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF THE LAND AS SURVEYED BY ME AT THE DIRECTION AND REQUEST OF THE ABOVE NAMED OWNERS; THAT SAID PLAT OF SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE OWNERS ABOVE NAMED; AND THAT THE PROFESSIONAL OPINION OF THE UNDERSIGNED SAID SUBDIVISION, AS SHOWN ON THE WITHIN PLAT, IS FULLY CONFORMING TO AND COMPLIES WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWNSHIP OF PETERS AND UNION TOWNSHIP, WASHINGTON COUNTY, AND THE COMMONWEALTH OF PENNSYLVANIA.

KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC. NO. SU075168
DATE

REV.: 02/23/2024 PER TWP. REVIEW LETTER

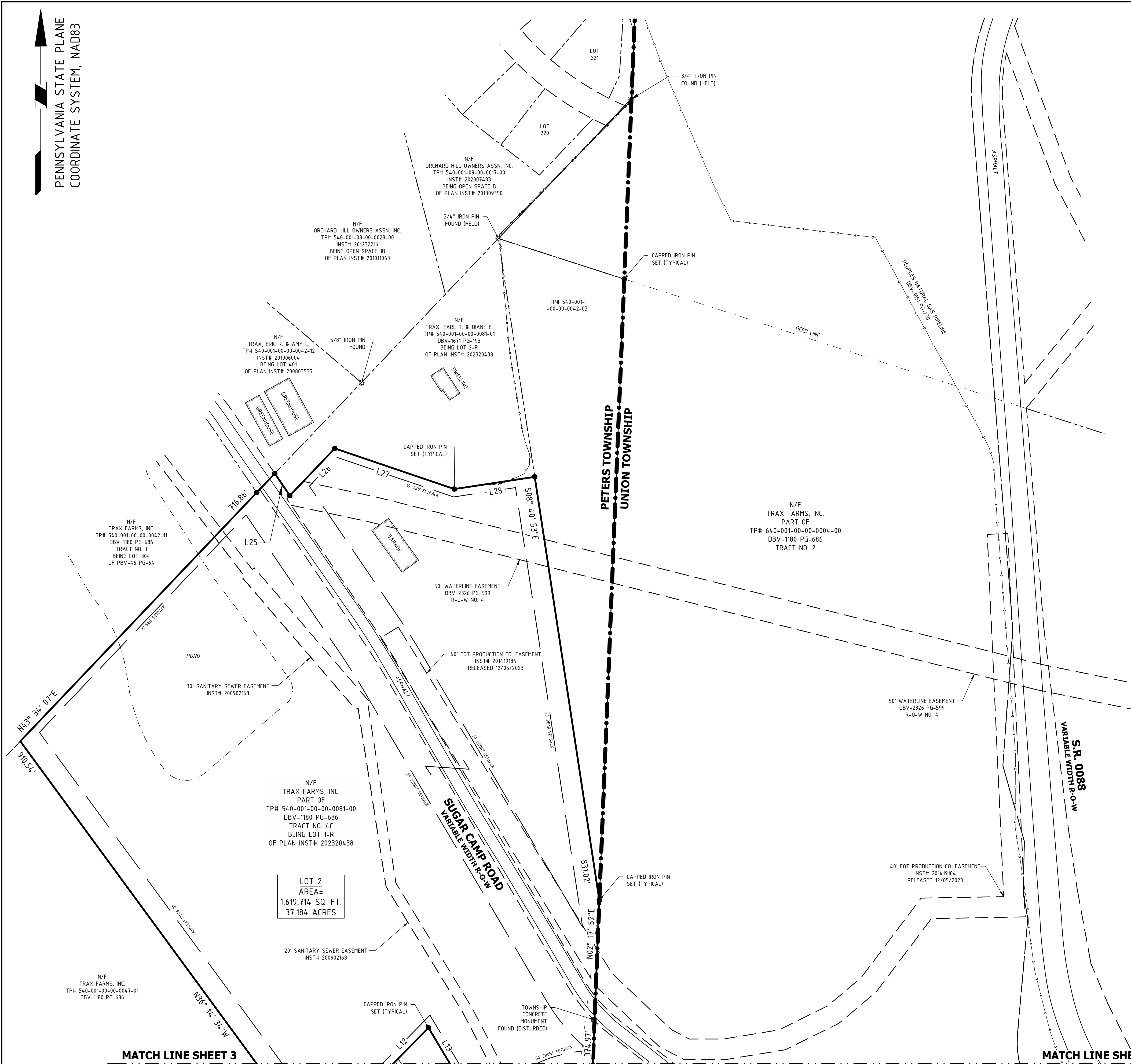
Table with 2 columns: PROJECT NO., DRAWING NO., PROJECT, DATE, SCALE, DRAWN BY, CHECKED BY. Includes TRAX FARM INC., 02/09/2024, NA, MSABO, KHH.

Table with 2 columns: SITE ADDRESS, CLIENT / OWNER, PETERS TOWNSHIP WASHINGTON COUNTY COMMONWEALTH OF PENNSYLVANIA. Includes 528 TRAX ROAD, FINLEYVILLE, PA 15332.

Table with 2 columns: DRAWING TITLE, MAP OF TRAX FARM SUBDIVISION PLAN NO. 4 OF TP# 540-001-00-00-0081-00.

Keystone Surveying & Mapping Inc. logo and address: 534 VALLEY BROOK ROAD, VENETIA, PA 15367, OFFICE (724) 514-7949.

PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83



AREA TABLE		
EXISTING	SQ. FT.	ACRES
540-001-00-00-0081-00	1,930,651	44.322

AREA TABLE		
PROPOSED	SQ. FT.	ACRES
LOT 1	49,368	1.133
LOT 2	1,619,714	37.184
LOT 3	261,569	6.005
TOTAL AREA	1,930,651	44.322

- LEGEND**
- SUBJECT PROPERTY LINE
 - - - ADJOINERS LINES
 - - - RIGHT-OF-WAY LINES
 - - - EXISTING FENCE
 - - - EASEMENT
 - - - EXISTING GAS LINE
 - - - EXISTING OVERHEAD UTILITY LINE
 - EXISTING PIPELINE MARKER
 - EXISTING UTILITY POLE
 - EXISTING EVIDENCE FOUND
 - ⊗ EXISTING MONUMENT FOUND
 - SET 5/8" IRON PIN AND CAP NO. SU075168

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N36° 28' 27"W	56.50'
L12	S44° 33' 41"W	314.05'
L13	N30° 49' 19"W	259.23'
L14	N41° 36' 06"E	102.05'
L15	N63° 43' 57"E	222.13'
L16	N63° 25' 00"E	40.36'
L17	N59° 38' 22"E	110.49'
L18	N59° 38' 22"E	106.10'
L19	N65° 16' 34"W	30.89'
L20	N75° 01' 46"W	130.24'
L21	N65° 01' 46"W	163.97'
L22	N75° 01' 48"W	189.55'
L23	N68° 45' 48"W	271.40'
L24	N73° 11' 20"W	430.55'
L25	S34° 14' 37"E	51.73'
L26	N43° 35' 29"E	126.29'
L27	S71° 14' 47"E	245.24'
L28	N81° 21' 15"E	157.75'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. BRNG.	CH. DIST.
C1	139.05'	360.00'	N52° 40' 01"E	138.19'
C2	50.53'	766.50'	N61° 31' 41"E	50.52'
C3	94.51'	541.50'	N70° 01' 46"W	94.39'

MATCH LINE SHEET 3

MATCH LINE SHEET 3

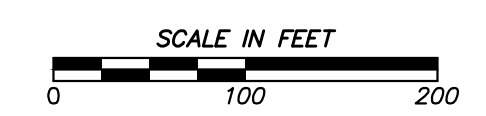
SITE ADDRESS:
528 TRAX ROAD
FINLEYVILLE, PA 15332

PROJECT NO.:	TRAX FARM INC.
DATE:	02/09/2024
SCALE:	1"=100'
DRAWN BY:	MSABO
CHECKED BY:	KHH

DRAWING NO.:	2
PROJECT:	CLIENT / OWNER: TRAX FARM INC. 528 TRAX ROAD FINLEYVILLE, PA 15332
	PETERS TOWNSHIP WASHINGTON COUNTY COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE:	MAP OF TRAX FARM SUBDIVISION PLAN NO. 4 OF TP# 540-001-00-00-0081-00
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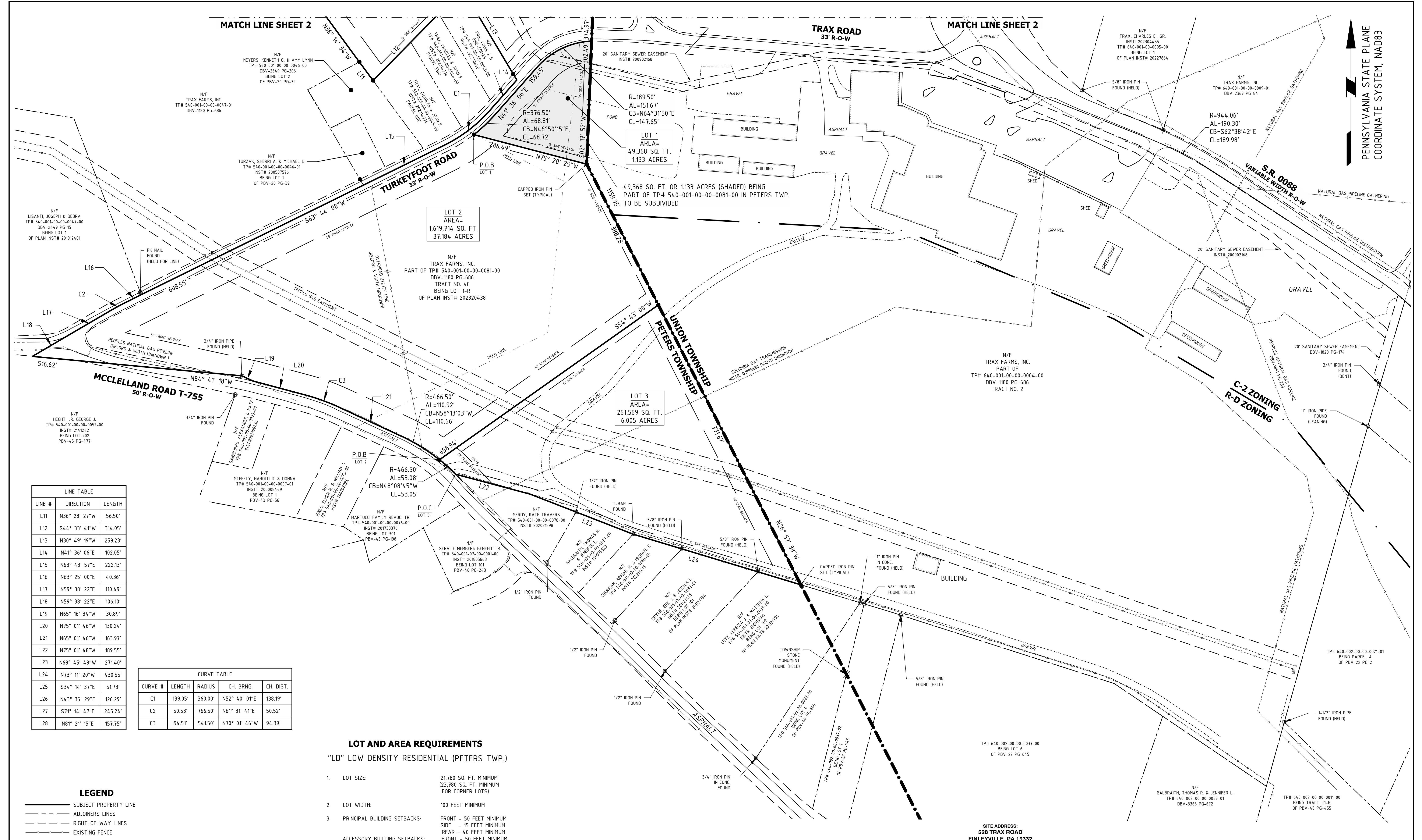
KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949



REV.: 02/23/2024 PER TWP. REVIEW LETTER

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PENNSYLVANIA STATE PLANE
COORDINATE SYSTEM, NAD83



LINE TABLE

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LOT AND AREA REQUIREMENTS
"LD" LOW DENSITY RESIDENTIAL (PETERS TWP.)

- LOT SIZE: 21,780 SQ. FT. MINIMUM (23,780 SQ. FT. MINIMUM FOR CORNER LOTS)
- LOT WIDTH: 100 FEET MINIMUM
- PRINCIPAL BUILDING SETBACKS: FRONT - 50 FEET MINIMUM, SIDE - 15 FEET MINIMUM, REAR - 40 FEET MINIMUM
- ACCESSORY BUILDING SETBACKS: FRONT - 50 FEET MINIMUM, SIDE - 15 FEET MINIMUM, REAR - 15 FEET MINIMUM
- REDUCE REAR AND SIDE FOR SHEDS
- BUILDING HEIGHT: 35 FEET MAXIMUM
- LOT COVERAGE: 15% MAXIMUM
- MINIMUM OPEN SPACE SET-ASIDE: 0.7 ACRES FOR EACH NEW LOT CREATED
- MAXIMUM GROSS DWELLING UNITS PER ACRES OR LOT: 1.2

- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJOINERS LINES
 - RIGHT-OF-WAY LINES
 - EXISTING FENCE
 - EASEMENT
 - EXISTING GAS LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING PIPELINE MARKER
 - EXISTING UTILITY POLE
 - EXISTING EVIDENCE FOUND
 - EXISTING MONUMENT FOUND
 - SET 5/8" IRON PIN AND CAP NO. SU075168

PROJECT NO.: TRAX FARM INC.	DRAWING NO.: 3	PROJECT: CLIENT / OWNER: TRAX FARM INC., 528 TRAX ROAD, FINLEYVILLE, PA 15332
DATE: 02/09/2024	SCALE: 1"=100'	DRAWING TITLE: MAP OF TRAX FARM SUBDIVISION PLAN NO. 4 OF TP# 540-001-00-00-0081-00
DRAWN BY: MSABO	CHECKED BY: KHH	PROJECT: PETERS TOWNSHIP, WASHINGTON COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITE ADDRESS:
528 TRAX ROAD
FINLEYVILLE, PA 15332

