

Laurie LaFontaine
Chairman

Ross Bricklemyer Vice
Chairman

Joe Trimarchi
Secretary

Thomas D. Rivosecchi
Solicitor

Jeffrey Cable

Josephine Cunningham

Dr. Jerry Pickering

William Darr

John Somonick

Thomas McNutt

INDIANA COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR

BYRON G. STAUFFER, JR.

ASSISTANT DIRECTOR

LUANN ZAK

INDIANA COURTHOUSE ANNEX

801 WATER STREET
INDIANA, PA 15701-1705

(724) 465-3870 (VOICE)

(724) 465-3150 (FAX)

(724) 465-3805 (TDD)

COUNTY COMMISSIONERS

R. MICHAEL KEITH, CHAIRMAN

ROBIN A. GORMAN

SHERENE HESS

Meeting Agenda

Wednesday, July 10, 2024

Meeting at 827 Water Street- Courthouse Annex
and Via Zoom

1. Call to Order- Roll Call

2. Review/Approval of Minutes

- a. Minutes for June 12, 2024 Meeting (Handout)

3. Correspondence

4. Old Business

5. New Business

- a. Review of new Subdivisions and Land
Developments (Handout)
 - i. Recommendation from SALDO Committee

6. Committee and Staff Reports

- a. Comprehensive/Long Range Plan Committee
- b. Economic Development Committee
 - i. Did not meet

7. Updates, Announcements, and Discussion

- a. Project Updates (Handout)

8. Adjournment

- a. Adjournment & Next Meeting
 - i. Motion to Adjourn
 - ii. Next Meeting – August 14, 2024, 5:00 pm

INDIANA COUNTY PLANNING COMMISSION

Wednesday, June 12, 2024, Meeting at 827 Water Street

1. Call to Order. Meeting Called to order 5:00 p.m.

- a. Roll Call. Present:** Chairman Laurie LaFontaine, Vice Chairman Ross Bricklemyer, Secretary Joe Trimarchi, Solicitor Thomas D. Rivosecchi, Mr. Jeffrey Cable, Mrs. Josephine Cunningham, Dr. Jerry Pickering, Mr. William Darr, Mr. John Somonick, Mr. Thomas McNutt.

Absent: None

Staff in Attendance: Executive Director Byron Stauffer, Jr., Deputy Director of Planning Josh Krug, Senior Land Use Planner Kegan Stiles.

2. Review/Approval of Minutes.

- a. Approval of Minutes for May 8th, 2024 Meeting (Handout).** Dr. Pickering motions to approve the minutes from the May 8th meeting. Mr. Bricklemyer seconds. Motion carried.

3. Correspondence. None

4. Old Business. None

5. New Business.

- a. Review and Approval of New Subdivisions and Land Developments.**

- i. *Johnston. Washington, 39-010-110.* Mr. Bricklemyer motions to approve. Mr. Darr seconds. Motion carried.
- ii. *Hostetter-Swartzentruber. W Mahoning, 30-015-113.02.* Mr. Darr motions for conditional approval of sewage inspection. Mr. Bricklemyer seconds. Motion carried.
- iii. *Byler. Green, 20-004-129.* Dr. Pickering motions to approve. Mr. Darr seconds. Motion carried.
- iv. *Tibro Ventures. Montgomery, 32-004-101.* Mr. Somonick motions to approve. Mr. Bricklemyer seconds. Motion carried.
- v. *Pribicko. Center, 12-021-147.* Mrs. Cunningham motions to approve. Dr. Pickering seconds. Motion carried.
- vi. *Zook. Cherryhill, 13-013,108.01.* Mr. Darr motions to approve. Dr. Pickering seconds. Motion carried.
- vii. *Coleman-Alexander. Brush Valley, 08-015-104.* Mrs. Cunningham motions to approve. Mr. Cable seconds. Motion carried.
- viii. *Woods. Cherryhill, 13-006-125.* Dr. Pickering motions to approve. Mr. Somonick seconds. Motion carried.
- ix. *Short. Rayne, 35-014-125.* Mr. Darr motions to approve. Dr. Pickering seconds. Motion carried.
- x. *All In Rentals, LLC. Brush Valley, 08-011-124.06.* Mrs. Cunningham motions for conditional approval for Developers Stormwater Agreement. Mr. Somonick seconds. Motion carried.

6. Committee and Staff Reports.

- a. Comprehensive/Long Range Plan Committee.** Did Not Meet
- b. Economic Development Committee.** Did Not Meet

7. Updates, Announcements, and Discussion.

- a. Project Updates (Handout).** Walkworks Decathlon is done for the year.

8. Adjournment & Next Meeting.

a. Adjourn. Mrs. Cunningham motions to adjourn. Dr. Pickering seconds. Meeting Adjourned 6:03 p.m. next meeting will be held in person on July 10th, 2024 at the Indiana County Court House Annex, 827 Water St, Indiana, PA.

Single Lot Subdivisions Approved by ICOPD Staff

NONE

Proposed Single Lot Subdivisions

REF #	APPLICANT	TWP / BORO	PARCEL NO.	RECOMMENDATION	REASON / NOTE	UPDATE	STATUS
2453	Richard Orr	Washington	39-020-100	Approval		→	Approved
2470	Terry L. Fairman	Armstrong	02-020-114.08	Approval		→	Approved
2471	Andrew V. & Donna M. Ferrero	Center	12-017-110.24	Approval		→	Approved
2472	Kathleen Hefferin & Linda Barber	Cherryhill	13-016-114	Conditional	NB in progress		Conditional Approval
2473	Ben E. & Sara L. Miller	W Mahoning	30-014-100	Approval		→	Approved
2474	Kevin J. & Michele E. Hutton	N Mahoning	28-005-107.07	Conditional	ESI tbd. Comp 1 approval pending		Conditional Approval
2475	BCM Holdings, LLC	Green & Montgomery	20-01-111, 20-01-110 & 32-01-100	Conditional	Carson working on Comp 1		Conditional Approval
2476	Sandra Lee Paynter	Brush Valley	08-003-102 & 08-003-107	Approval		→	Approved
2477	The Estate of Alyce Bracken	Buffington	09-007-105.01	Conditional	NB in progress, ESI tbd		Conditional Approval
2478	The Estate of Alyce Bracken	Buffington	09-007-109.03, 09-007-107.05 & 09-007-107.05A	Conditional	NB in progress, ESI tbd		Conditional Approval
2479	The Estate of Alyce Bracken	Buffington	09-015-109 & 09-015-112.01	Conditional	NB in progress, ESI tbd		Conditional Approval
2480	Karen J. Delfavero & Gary D. Ball	Conemaugh	16-013-102	Approval		→	Approved
2481	David R. & Sandra L. Walko	Canoe	11-001-108 & 11-001-108.01	Approval		→	Approved

Land Development

NONE

County Review

2462	Russel J. Bonarrigo, II	Burrell	10-019-315	n/a	n/a	n/a	n/a
2463	Donald H. & Lisa Gardner	White	42-007-111.01	n/a	n/a	n/a	n/a
2464	S&S&S Real Estate LTD	White	42-016-126.09	n/a	n/a	n/a	n/a
2465	Washington Garden I & II, LP	White	42-015-149.01	n/a	n/a	n/a	n/a
2466	William R. & Linda L. Smith t/d/b/a SLCW Realty	White	42-031-100A	n/a	n/a	n/a	n/a
2467	Carl Dellapena, CDP Realty	White	42-017-129.16A	n/a	n/a	n/a	n/a
2468	William B. & Debra K. Sink & Cherie L. Jones	Homer City Borough	21-006-311	n/a	n/a	n/a	n/a



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

FOR OFFICE USE ONLY	
REFERENCE NO.	2453
REVIEW FEE	\$75
FEE RECEIVED?	✓
CHECK NO.	CASH

1	Plan Name Richard Orr	Municipality Washington
1a	Parent Parcel Land Owner(s) Name Richard Orr	Email Address Phone 724-388-0796
	Parent Parcel Address 1544 Creekside Road	
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address Phone
	Recipient Land Owner(s) Address	
2	Applicant's Name (if different from the information above) Richard Orr	Email Address Phone
	Applicant's Address	
3	Surveyor Young & Associates	

4	Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.
<p>The purpose of this plan is to consolidate parcel 39-020-100.03 with parcel 39-020-100. Existing parcel 39-020-100.03 has on-lot water and sewage and was inspected and signed off in May 2023.</p>	

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	39-020-100.03	39-020-100			
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	✓	Public
Community on-site	Community on-site		Private
✓ Individual on-lot	✓ Individual on-lot		New
Non-Building Waiver	New Water Supply		Highway Occupancy Permit
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION
 ☐ PAID APPLICATION FEE
- ☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
- ☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot	\$10.00

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	75.00
NO. OF NEW LOTS (Class IV)	—
X \$10.00 =	—
TOTAL REVIEW FEE	75.00

For your convenience, we accept fee payment by cash, check, or credit card.



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

RO Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

RO Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Richard Orr Phone: 908-489-1888

Email: deb_orr@comcast.net

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature X [Signature]

11a FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: X PP Landowner 2 Signature: X

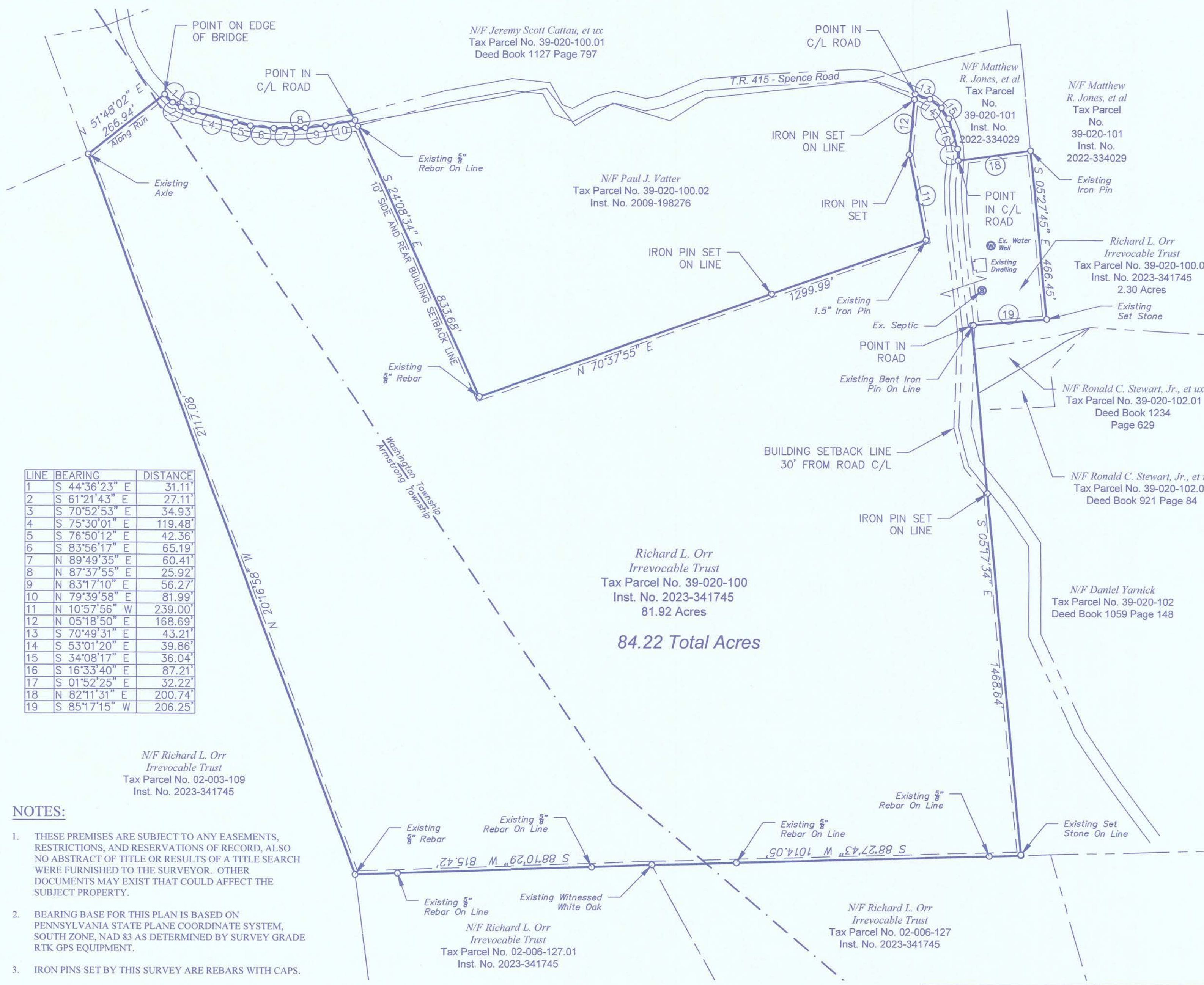
RP Landowner 1 Signature: X RP Landowner 2 Signature: X

Personally Appeared Richard Orr only

This 17th Day of June, 2024

[Signature]

EMILY A. IZZO
NOTARY PUBLIC OF NEW JERSEY
Comm # 2438753
My Commission Expires Sept. 24, 2028



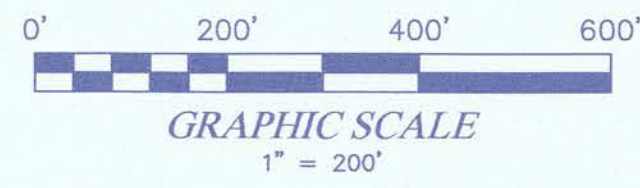
LINE	BEARING	DISTANCE
1	S 44°36'23" E	31.11'
2	S 61°21'43" E	27.11'
3	S 70°52'53" E	34.93'
4	S 75°30'01" E	119.48'
5	S 76°50'12" E	42.36'
6	S 83°56'17" E	65.19'
7	N 89°49'35" E	60.41'
8	N 87°37'55" E	25.92'
9	N 83°17'10" E	56.27'
10	N 79°39'58" E	81.99'
11	N 10°57'56" W	239.00'
12	N 05°18'50" E	168.69'
13	S 70°49'31" E	43.21'
14	S 53°01'20" E	39.86'
15	S 34°08'17" E	36.04'
16	S 16°33'40" E	87.21'
17	S 01°52'25" E	32.22'
18	N 82°11'31" E	200.74'
19	S 85°17'15" W	206.25'

- NOTES:
- THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
 - BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
 - IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
 - LOT CONTAINS AN EXISTING DWELLING SERVED BY ON LOT WATER AND SANITARY SEWER FACILITIES.

I, Robert Sutor Botsford, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6-04-24
Date
Signature of Surveyor

NO.	DATE	DESCRIPTION
REVISIONS		



LOT CONSOLIDATION PLAN

prepared for

**RICHARD L. ORR
IRREVOCABLE TRUST**

situated in:

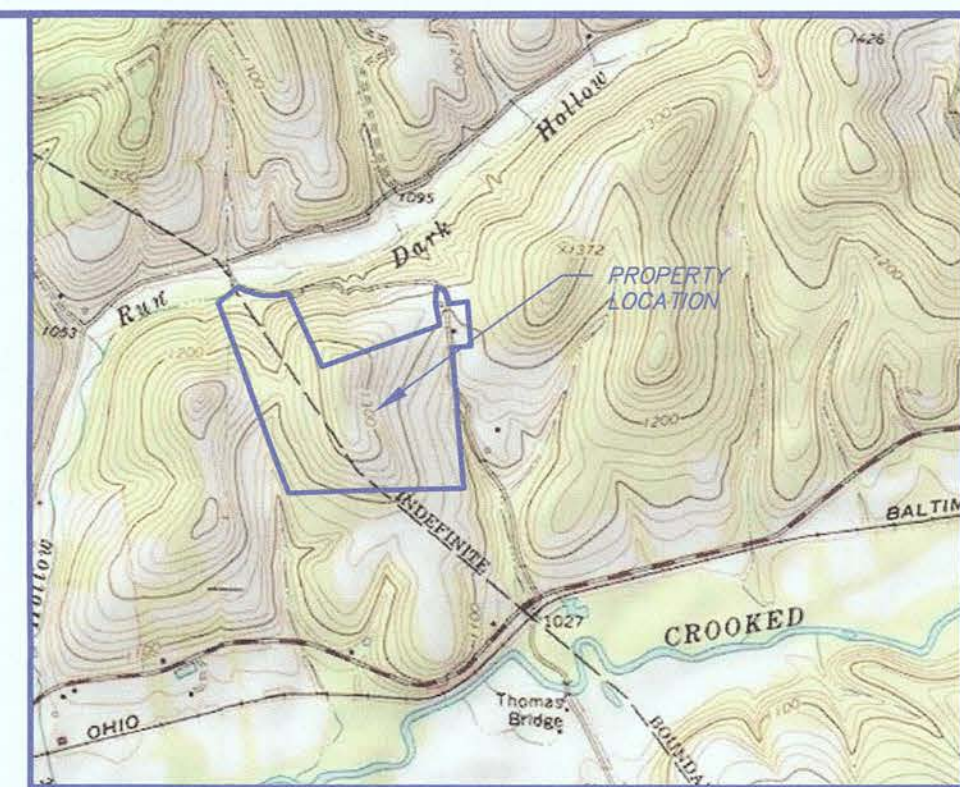
WASHINGTON TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 4/16/2024	JOB: 24091	SCALE: 1" = 200'
FILE: ORR	DRAWN BY: J.N.S.	CHECKED BY: R.S.B.

YOUNG & ASSOCIATES
ENGINEERS • SURVEYORS

2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wjaengineers.com

SHEET NO: 1



LOCATION MAP
SCALE: 1" = 2000'

I, Richard W. Orr, Trustee of the Richard L. Orr Irrevocable Trust have designed for my/our land situated in Township of Washington, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)
On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Washington, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)
My Commission expires _____

REVIEWED BY WASHINGTON TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE
1st DAY OF June 2024.
Jill A. Bunkle
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE _____ DAY OF _____, 20____.

CHAIR

SECRETARY

RECORDED THIS _____ DAY OF _____, 20____.
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2470
REVIEW FEE	\$150
FEE RECEIVED?	✓
CHECK NO.	CC

1	Plan Name Terry L. Fairman & Sandra K. Fairman	Municipality Armstrong
1a	Parent Parcel Land Owner(s) Name Terry L. Fairman & Sandra K. Fairman	Email Address <i>Sheloctaborn@gmail.com</i>
	Parent Parcel Address 2644 Millen Road Shelocta Pa 15774	Phone 724-397-9245
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Phone
	Recipient Land Owner(s) Address	
2	Authorized Agent's Name (if different from the information above)	Phone
	Authorized Agent's Address	
3	Surveyor Carson Houser	Phone 724-422-0335
	Email Address <i>chouser@wjyaengineers.com</i>	

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The purpose of this plan is subdivide proposed Lot 1 (0.92 acres) from parcel 02-020-114.08. Remaining lot and parcel 02-020-114.07 both have existing on-lot septic systems and proposed lot 1 will be consolidated with 02-020-114.07.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	✓ Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	02-020-114.08	02-20-114.07			
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	✓	Public
Community on-site	Community on-site		Private
✓ Individual on-lot	Individual on-lot		New
✓ Non-Building Waiver	New Water Supply		Highway Occupancy Permit
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		

- 8 Required for Submission**
- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
- ☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
- ☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- 9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023**
- Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	75
NO. OF NEW LOTS (Class IV)	x2
X \$10.00 =	
TOTAL REVIEW FEE	\$75.00

150.00

For your convenience, we accept fee payment by cash, check, or credit card.



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

☒ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

☒ Yes, I understand and agree to accept the requirement

11

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Terry L. Fairman Phone: 724-397-9245

Email: Sheloctsbarn@gmail.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ☒ [Signature]

11a

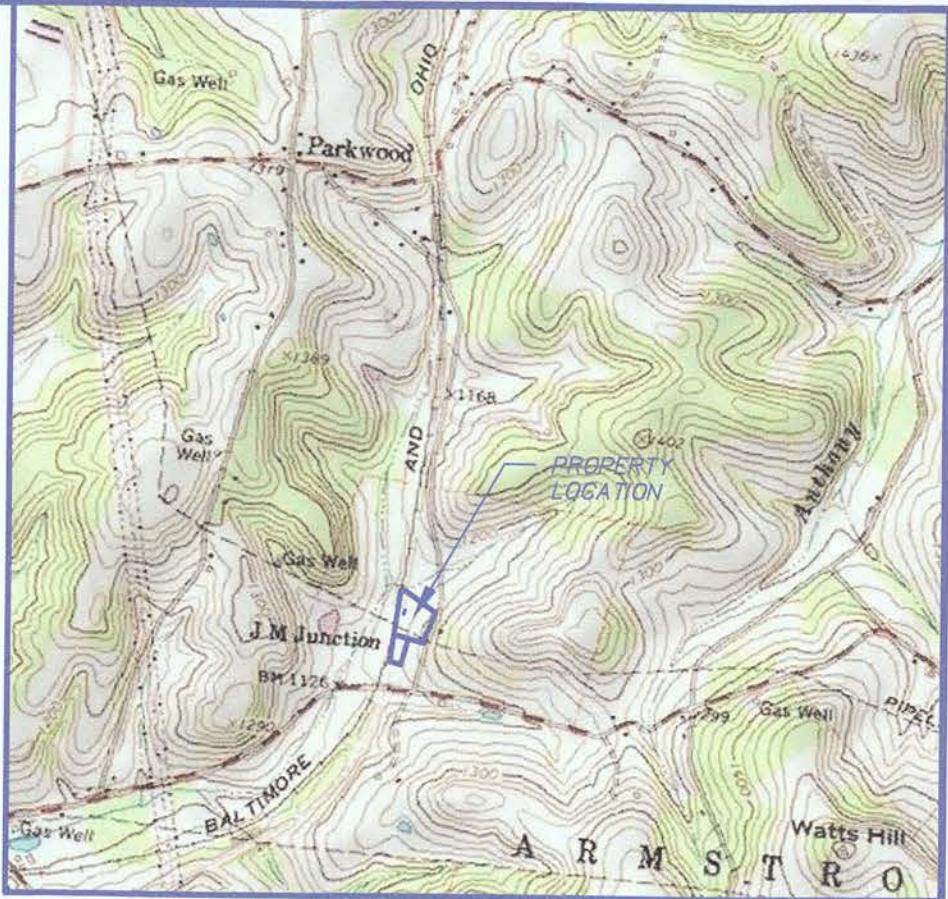
FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ☒ _____ PP Landowner 2 Signature: ☒ _____

RP Landowner 1 Signature: ☒ _____ RP Landowner 2 Signature: ☒ _____

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED BEARINGS CONTAINED IN INSTRUMENT NUMBER 2015-258355..
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. THE REMAINDER PARCEL CONTAINS AN EVENT VENUE SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.
5. PROPOSED LOT NO. 1 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF TERRY L. FAIRMAN, ET UX.
6. EXISTING ADJACENT LANDS OF TERRY L. FAIRMAN, ET UX CONTAIN A BARN SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.



LOCATION MAP
SCALE: 1" = 2000'



REVIEWED BY ARMSTRONG TOWNSHIP,
COUNTY OF INDIANA, COMMONWEALTH OF
PENNSYLVANIA ON THE 27th DAY OF
June 20 24

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING
COMMISSION

THIS THE ____ DAY OF _____ 20__.

CHAIR

SECRETARY

RECORDED THIS ____ DAY OF _____, 20__
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME ____ PAGE ____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

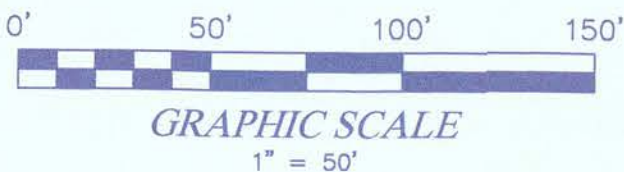
We, Terry L. Fairman and Sandra K. Fairman have designed for our land situated in
Township of Armstrong, County of Indiana, Commonwealth of Pennsylvania, the lots
and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)
On the ____ day of _____, 20__, before me, the subscriber, a
Notary Public of Commonwealth of Pennsylvania, personally appeared

who acknowledge this plan to be the official plan of lots and streets, for his/her/their
property located in the Township of Armstrong, County of Indiana, Commonwealth of
Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____



I, Carson Grant Houser, 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, that the
monuments and markers have been set as shown on the plat, and that
this plan correctly represents the lots, land, streets and highways as
surveyed and plotted by me for the owners or agents.

6/27/2024 SEAL Signature of Surveyor

NO.	DATE	DESCRIPTION



PROP. MINOR SUBDIVISION/LOT CONSOLIDATION

prepared for

TERRY L. FAIRMAN &
SANDRA K. FAIRMAN

situated in:

ARMSTRONG TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 6/25/2024 JOB: 24297 SCALE: 1" = 50'
FILE: FAIRMAN DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@yjaengineers.com

SHEET NO:

1

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2471
REVIEW FEE	\$75
FEE RECEIVED?	✓
CHECK NO.	7670

1	Plan Name Andrew V. Ferrero & Donna M. Ferrero	Municipality Indiana
1a	Parent Parcel Land Owner(s) Name Andrew V. Ferrero & Donna M. Ferrero	Email Address Phone
	Parent Parcel Address 165 Hillcrest Drive Homer City Pa 15748	
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address Phone
	Recipient Land Owner(s) Address	
2	Authorized Agent's Name (if different from the information above) David White	Email Address junoddw@juno.com Phone 724-541-7992
	Authorized Agent's Address 1916 Goral Road Homer City Pa 15748	
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The purpose of this plan is subdivide proposed Lot 1 (0.78 acres) from parcel 12-017-110.24. The parcel contains a existing agricultural barn and pasture. The lot will be Non-building and will have acces along Hillcrest street.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	✓ Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	12-017-110.24				
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information		
	Sewage	Water Supply	Streets / Roads
	Public	Public	Public
	Community on-site	Community on-site	✓ Private
	Individual on-lot	✓ Individual on-lot	New
✓	Non-Building Waiver	New Water Supply	Highway Occupancy Permit
✓	New Sewage System Permit		

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

- 8 **Required for Submission**
- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
- ☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
- ☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

- 9 **Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023**
Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

	REAPPROVAL FEE	\$50.00
--	-----------------------	----------------

BASE REVIEW FEE	\$75
NO. OF NEW LOTS (Class IV)	↓
X \$10.00 =	✓
TOTAL REVIEW FEE	\$ 75.00

For your convenience, we accept fee payment by cash, check, or credit card.

Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals

10 **Understandings and Agreements**

~~Please initial to acknowledge each requirement~~

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

D.W. Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

D.W. Yes, I understand and agree to accept the requirement

11 **Authorizations**

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: DWIGHT DAVID WHITE Phone: 724-541-7992

Email: JunoDdw@Juno.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ☒ Andrew V. Kervin Brown

11a FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ☒ _____ PP Landowner 2 Signature: ☒ _____

RP Landowner 1 Signature: ☒ _____ RP Landowner 2 Signature: ☒ _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒

Dwight Daniel White

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel	Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.
5. PROPOSED LOT NO. 1 IS PROPOSED AS A NON BUILDING LOT (AGRICULTURAL).

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE (AGRICULTURAL). NO PORTION OF THIS LOT HAS BEEN APPROVED BY CENTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR PROPOSED LOT NO. 1 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

We, Andrew V. Ferrero & Donna M. Ferrero, have designed for my/our land situated in Township of Center, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Center, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____.

I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/28/2024 SEAL 
Date Signature of Surveyor

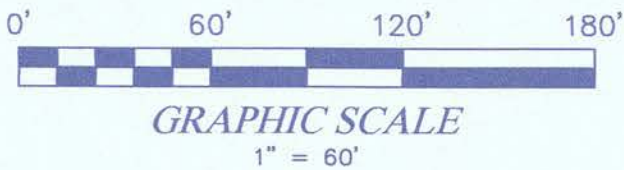
N/F Steven Todd Smeltzer, et ux
Tax Parcel No. 12-017-110.26
Inst. No. 2023-334732

Andrew V. & Donna M. Ferrero
Tax Parcel No. 12-017-110.24
Inst. No. 2023-334733
Proposed Lot No. 1
0.78 Acres

N/F Dwight David White, et ux
Tax Parcel No. 12-017-110.25
Inst. No. 2023-334734

Andrew V. & Donna M. Ferrero
Tax Parcel No. 12-017-110.24
Inst. No. 2023-334733
Remainder Parcel
5.08 +/- Acres Remaining

N/F Dorothy Szentmiklosi
Tax Parcel No. 12-050-219
Inst. No. 2016-279537



NO.	DATE	DESCRIPTION
REVISIONS		



SEAL

PROPOSED MINOR SUBDIVISION

prepared for

ANDREW V. FERRERO
& DONNA M. FERRERO

situated in:

CENTER TOWNSHIP, INDIANA COUNTY, PA

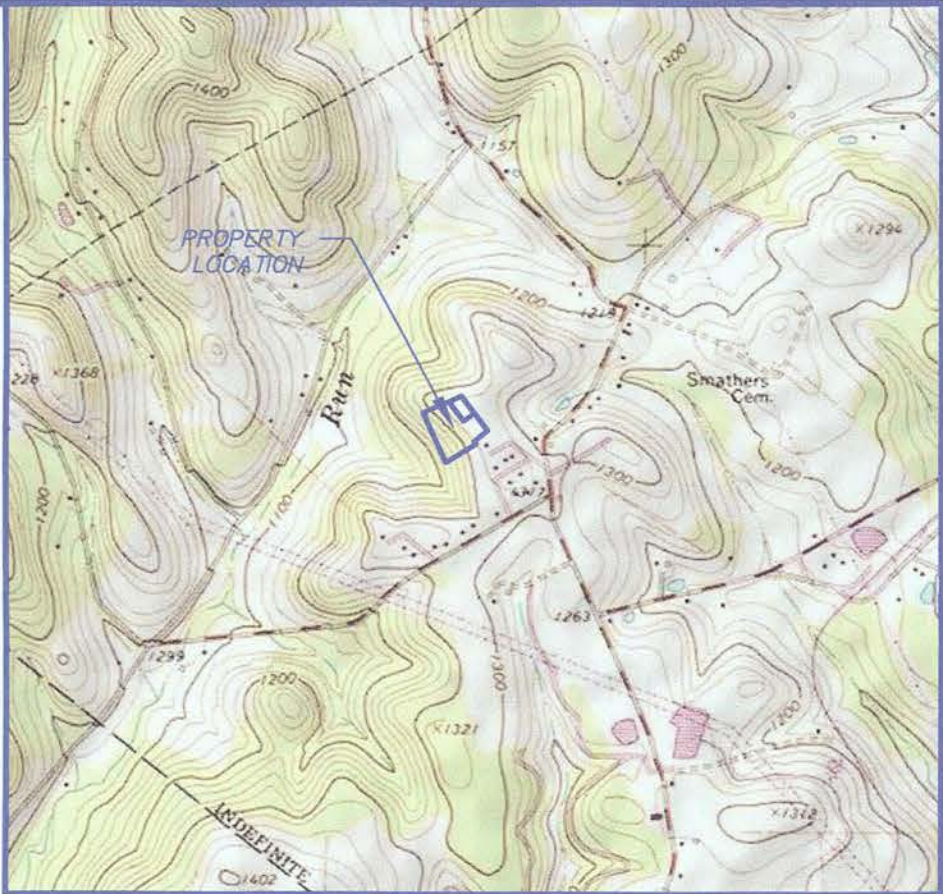
ISSUED: 6/26/2024	JOB: 24240	SCALE: 1" = 60'
FILE: FERRARO	DRAWN BY: J.N.S.	CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wyjaengineers.com

SHEET NO:

1



LOCATION MAP
SCALE: 1" = 2000'



REVIEWED BY CENTER TOWNSHIP, COUNTY OF INDIANA,
COMMONWEALTH OF PENNSYLVANIA ON THE 2 DAY
OF July 2024.


SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING
COMMISSION

THIS THE _____ DAY OF _____, 20____.

CHAIR

SECRETARY

RECORDED THIS _____ DAY OF _____, 20____,
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Indiana County **Subdivision & Land Development Application** **Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2472
REVIEW FEE	\$ 75
FEE RECEIVED?	✓
CHECK NO.	7877

1	Plan Name Kathleen Hefferin & Linda Barber	Municipality Cherry Hill
1a	Parent Parcel Land Owner(s) Name Linda Barber	Email Address liebville@yahoo.com
	Parent Parcel Address 109 Warrencliff Road Monoca, Pa 15061	Phone 724-549-6140
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address
	Recipient Land Owner(s) Address	Phone
2	Authorized Agent's Name (if different from the information above) Linda Barber	Email Address liebville@yahoo.com
	Authorized Agent's Address 109 Warrencliff Road Monoca, Pa 15061	Phone 724-549-6140
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com
		Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The prurpose of this plan is to seperate the property into equal halves for estate planning. Each lot will be a Non-building lot with road frontage.

5	Class Filter (check all that apply)	Review Type	Plan Type
	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s) 13-016-114				
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	<input checked="" type="checkbox"/>	Public
Community on-site	Community on-site		Private
Individual on-lot	Individual on-lot		New
<input checked="" type="checkbox"/> Non-Building Waiver	New Water Supply	Highway Occupancy Permit	
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	<input checked="" type="checkbox"/>	
Is the Parcel in an Agricultural Security Area?		<input checked="" type="checkbox"/>
Is the Parcel located in a Floodway or Floodplain?		<input checked="" type="checkbox"/>

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
- ☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
- ☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
- ☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
- ☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	2
X \$10.00 =	
TOTAL REVIEW FEE	150.00

For your convenience, we accept fee payment by cash, check, or credit card.



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

☒ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

☒ Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Linda Barber & Kathleen Hefferin Phone: 724-549-6140 & 724-422-9274

Email: liebville@yahoo.com & kathleenhefferin@yahoo.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature X

Linda Barber & Kathleen Hefferin

11a FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: X _____ PP Landowner 2 Signature: X _____

RP Landowner 1 Signature: X _____ RP Landowner 2 Signature: X _____

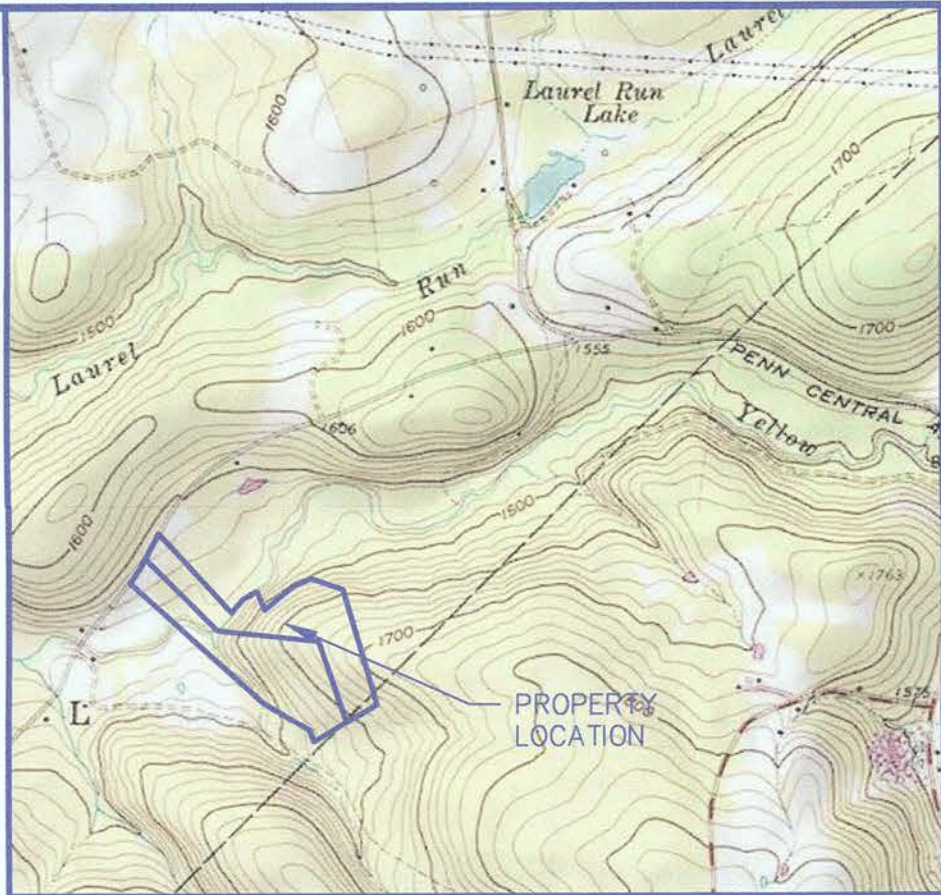
NOTES:

- THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
- BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
- IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS

LINE	BEARING	DISTANCE
1	N 37°12'00" E	43.80'
2	N 35°36'23" E	67.05'
3	N 31°47'45" E	57.86'
4	N 28°58'27" E	57.15'
5	N 27°23'59" E	74.77'
6	N 19°36'47" W	124.73'
7	N 27°23'59" E	50.08'
8	N 27°56'42" E	75.15'
9	N 29°10'58" E	71.72'
10	N 24°25'17" E	102.95'
11	N 39°40'22" E	185.32'
12	N 61°43'31" E	169.21'
13	S 21°25'33" E	210.57'

N/F Theodore E. Lieb, Jr., et ux
Tax Parcel No. 13-016-114.14
Deed Book 1027 Page 702

N/F Bradley K. Houck, et al
Tax Parcel No. 13-016-118
Inst. No. 2022-331179



LOCATION MAP
SCALE: 1" = 2000'

REVIEWED BY CHERRYHILL TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE 1ST DAY OF July 2024
SUPERVISOR/SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE ____ DAY OF ____ 20__

CHAIR

SECRETARY

RECORDED THIS ____ DAY OF ____, 20__
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME ____ PAGE ____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 AND THE REMAINDER PARCEL AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THIS LOT HAS BEEN APPROVED BY CHERRYHILL TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PARCELS AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

We, Kathleen Hefferin & Linda Barber, have designed for our land situated in Township of Cherryhill, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my hand and seal.

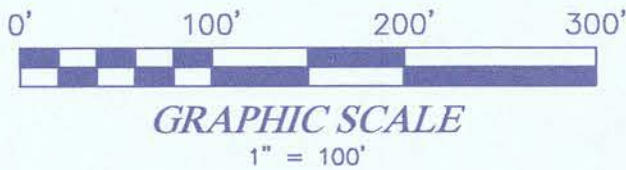
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____

On the ____ day of ____, 20__, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Cherryhill, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____



I, Robert Sutor Botsford, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6-28-24 Date SEAL Signature of Surveyor

NO.	DATE	DESCRIPTION
REVISIONS		



SEAL

PROPOSED MINOR SUBDIVISION

prepared for

KATHLEEN HEFFERIN
& LINDA BARBER

situated in:

CHERRY HILL TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 6/6/2024	JOB: 24195	SCALE: 1" = 200'
FILE: LIEB	DRAWN BY: J.N.S.	CHECKED BY: R.S.B.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@yjaengineers.com

SHEET NO:

1

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2473
REVIEW FEE	\$ 150
FEE RECEIVED?	\$ 150 ✓
CHECK NO.	1872

1	Plan Name Ben E. & Sara L. Miller	Municipality West Mahoning Township
1a	Parent Parcel Land Owner(s) Name Ben E. & Sara L. Miller	Email Address Phone
	Parent Parcel Address 1351 Stephenson Road Smicksburg, Pa 16256	
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) Daniel Weaver	Email Address Phone
	Recipient Land Owner(s) Address 1006 Stephenson Road Smicksburg, PA 16256	
2	Authorized Agent's Name (if different from the information above) Carson Houser	Email Address chouser@wjyaengineers.com Phone 724-422-0335
	Authorized Agent's Address 2039 South 6th Street Indiana, PA 15701	
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The purpose of the plan is to subdivide Proposed Lot No. 1 (7.22 acres) and Porposed Lot No.2 (1.19 Acres) from parcel 03-013-114. Lot 1will be a new non-building lot. Proposed Lot 2 will be a side lot addition to parcel 30-014-100.02.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	30-014-100	30-014-100.02			
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information		
	Sewage	Water Supply	Streets / Roads
	Public	Public	✓ Public
	Community on-site	Community on-site	Private
	Individual on-lot	Individual on-lot	New
✓	Non-Building Waiver	New Water Supply	Highway Occupancy Permit
	New Sewage System Permit		

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$150
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

\$150

For your convenience, we accept fee payment by cash, check, or credit card.

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

B.E.M. Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

B.E.M. Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson Houser Phone: 724-422-0335

Email: Chouser@wjaengineers.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ☒ Ben E. Miller

11a FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ☒ Ben E. Miller PP Landowner 2 Signature: ☒ _____

RP Landowner 1 Signature: ☒ Daniel Weaver RP Landowner 2 Signature: ☒ _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒

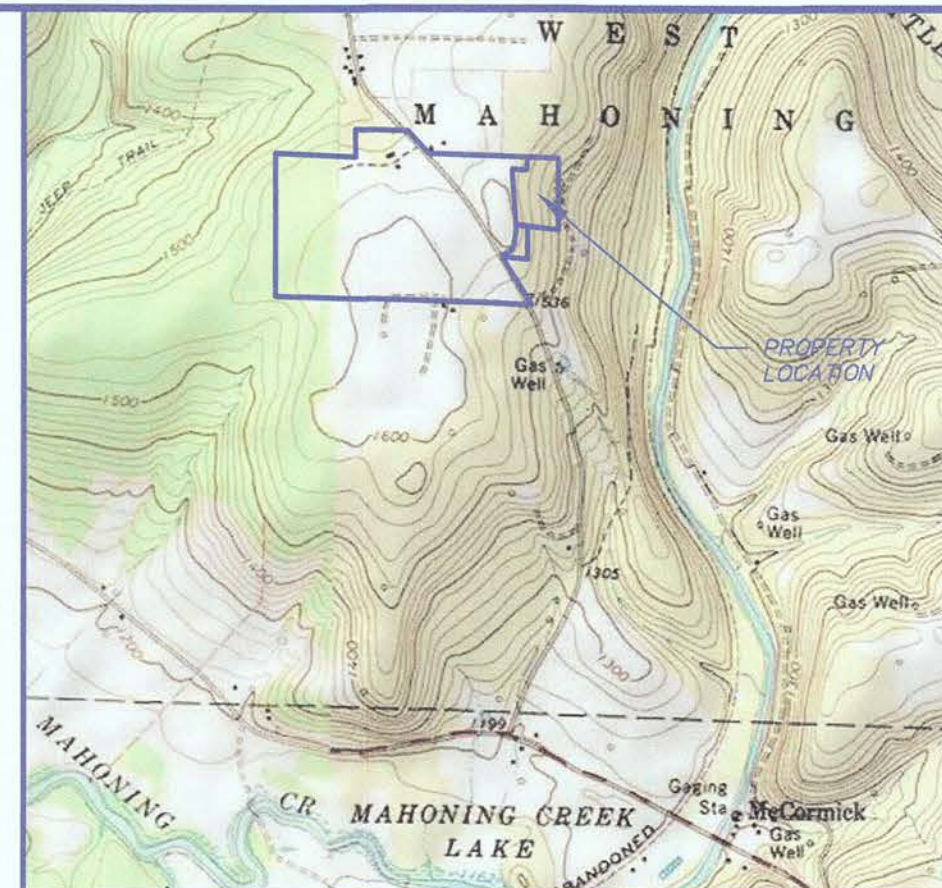


12

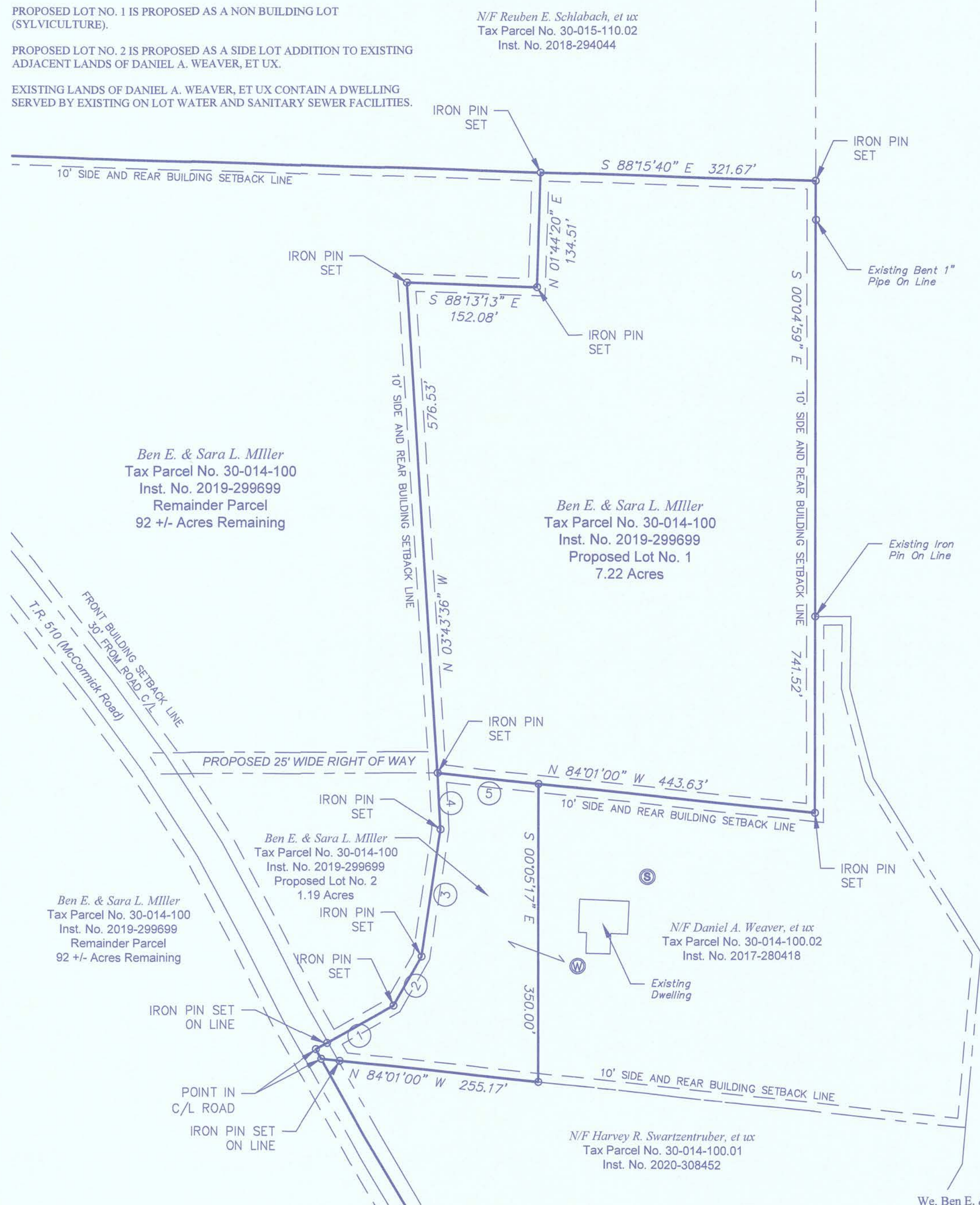
Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	


1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. THE REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.
5. PROPOSED LOT NO. 1 IS PROPOSED AS A NON BUILDING LOT (SYLVICULTURE).
6. PROPOSED LOT NO. 2 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF DANIEL A. WEAVER, ET UX.
7. EXISTING LANDS OF DANIEL A. WEAVER, ET UX CONTAIN A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.



LOCATION MAP
SCALE: 1" = 2000'



LINE	BEARING	DISTANCE
1	N 60°38'44" E	103.93
2	N 29°41'39" E	66.18
3	N 08°15'20" E	151.15
4	N 03°06'51" W	66.48
5	S 84°01'00" E	118.63

REVIEWED BY WEST MAHONING TOWNSHIP, COUNTY OF
INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE
1 DAY OF July 2024.

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE DAY OF 20

CHAIR

SECRETARY

RECORDED THIS _____ DAY OF _____, 20____
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDED OF DEEDS

We, Ben E. & Sara L. Miller, have designed for our land situated in Township of West Mahoning, County of Indiana , Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of West Mahoning, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires

PROP. MINOR SUBDIVISION/LOT CONSOLIDATION

prepared for

BEN E. &
SARA L. MILLER

situated in:

WEST MAHONING TOWNSHIP, INDIANA COUNTY, PA.

ISSUED: 6/28/2024	JOB: 24223	SCALE: 1" = 100'
FILE: MILLER	DRAWN BY: J.N.S.	CHECKED BY: R.S.B.



YA YOUNG &
ASSOCIATES
ENGINEERS • SURVEYORS

2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wvaen

SHEET NO:

1

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 & PROPOSED LOT NO. 2 AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAVE BEEN APPROVED BY WEST MAHONING TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR PROPOSED LOT NO. 1 OR PROPOSED LOT NO. 2 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

I, Robert Sutor Botsford, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

Date 7/1/2024 SEAL 
Signature of Surveyor



SEAL

NO.	DATE	DESCRIPTION
REVISIONS		



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2474
REVIEW FEE	\$ 75
FEE RECEIVED?	✓
CHECK NO.	7873

1	Plan Name Kevin J. & Michele E. Hutton	Municipality North Mahoning
1a	Parent Parcel Land Owner(s) Name Kevin J. & Michele E. Hutton	Email Address
	Parent Parcel Address 677 Mottarn Road Rochester Mills Pa 15771	Phone
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address
	Recipient Land Owner(s) Address	Phone
2	Authorized Agent's Name (if different from the information above) <i>Carson Houser</i>	Email Address
	Authorized Agent's Address	Phone 724-422-0335
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com
		Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The purpose of the plan is to subdivide Proposed Lot No. 1 (4.85 acres) from parcel 28-005-107.07. Lot 1 has been approved for a on lot septic system and remaining lot has existing on lot water and sewage.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s) 28-005-107.07				
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
Sewage	Water Supply	Streets / Roads	
Public	Public	✓	Public
Community on-site	Community on-site		Private
✓ Individual on-lot	✓ Individual on-lot		New
Non-Building Waiver	New Water Supply	Highway Occupancy Permit	
New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$ 75
NO. OF NEW LOTS (Class IV)	↓
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

For your convenience, we accept fee payment by cash, check, or credit card.

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals








11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: 

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature 	

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10 Understandings and Agreements

Please initial to acknowledge each requirement

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KH Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

KH Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson House Phone: 724-422-0335

Email: _____

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ☒ Kenneth Hutton

11a FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ☒ Kenneth Hutton PP Landowner 2 Signature: ☒ Michelle Hutton

RP Landowner 1 Signature: ☒ Kenneth Hutton RP Landowner 2 Signature: ☒ Jessica Hutton

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES.
5. A SEWAGE PERMIT HAS BEEN ISSUED FOR PROPOSED LOT NO. 1

We, Kevin J. Hutton & Michele E. Hutton have designed for our land situated in Township of North Mahoning, County of Indiana, Commonwealth of Pennsylvania, the lots and streets according to this plan which is intended to be recorded. Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of North Mahoning, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____

REVIEWED BY NORTH MAHONING TOWNSHIP,
COUNTY OF INDIANA, COMMONWEALTH OF
PENNSYLVANIA ON THE 1ST DAY OF
July 2024
John E. Niem
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING
COMMISSION

THIS THE _____ DAY OF _____, 20____.

CHAIR

SECRETARY

RECORDED THIS _____ DAY OF _____, 20____,
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

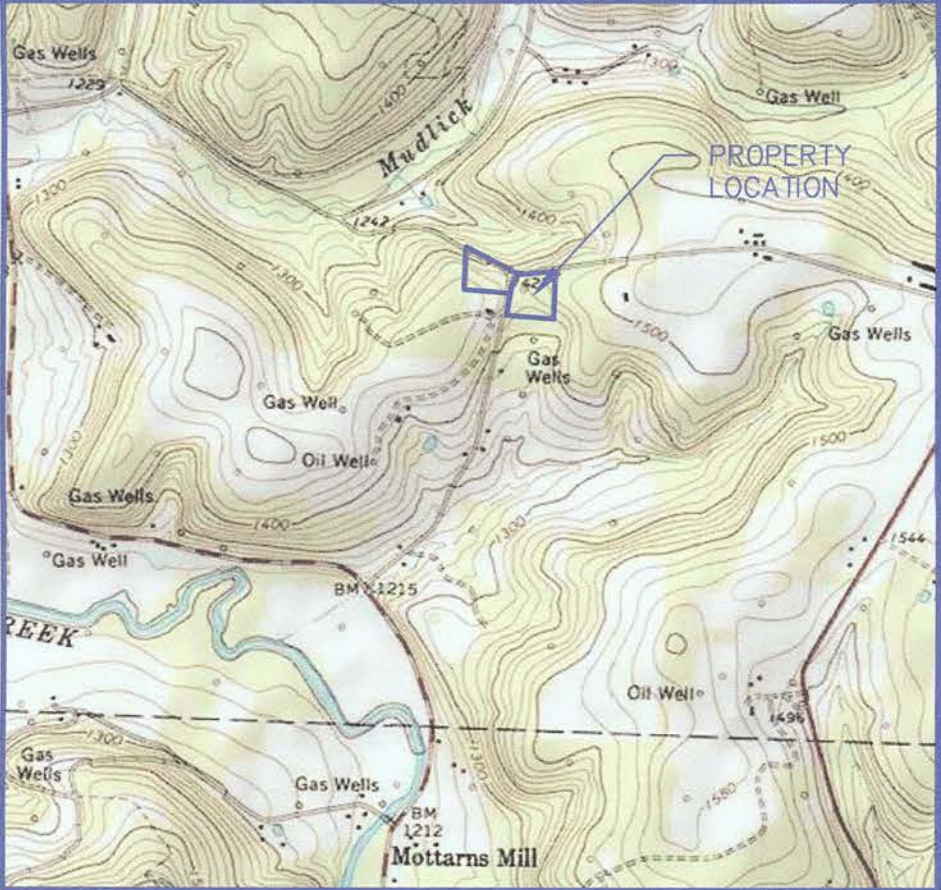
RECORDER OF DEEDS

I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

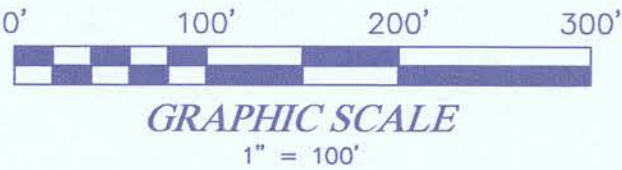
6/28/2024
Date SEAL Signature of Surveyor



LINE	BEARING	DISTANCE
1	S 61°43'20" E	92.32'
2	S 61°59'32" E	54.10'
3	S 68°35'52" E	49.57'
4	S 79°25'37" E	18.90'
5	S 44°39'33" W	59.70'
6	S 23°47'21" W	77.74'
7	S 13°10'36" W	92.91'
8	N 13°10'36" E	92.91'
9	N 23°47'21" E	77.74'
10	N 44°39'33" E	59.70'
11	S 79°25'37" E	35.29'
12	N 85°38'01" E	80.39'



LOCATION MAP
SCALE: 1" = 2000'



PROPOSED MINOR SUBDIVISION

prepared for

KEVIN J. &
MICHELE E. HUTTON

situated in:

NORTH MAHONING TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 6/27/2024 JOB: 24287 SCALE: 1" = 100'
FILE: HUTTON DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wyjaengineers.com

SHEET NO:



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2475
REVIEW FEE	\$ 300
FEE RECEIVED?	✓
CHECK NO.	7869

1	Plan Name BCM Holdings LLC	Municipality Green & Montgomery Indiana
1a	Parent Parcel Land Owner(s) Name BCM Holdings LLC	Email Address d.warner@amlogging.com
	Parent Parcel Address P.O. Box 527 Centre Hall, Pa 16828	Phone 814-299-1013
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Phone
	Recipient Land Owner(s) Address	
2	Authorized Agent's Name (if different from the information above) Carson Houser	Email Address chouser@wjyaengineers.com
	Authorized Agent's Address 2039 South 6th Street Indiana, Pa 15701	Phone 724-422-0335
3	Surveyor Carson Houser	Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

The purpose of this plan is subdivide and consolidate parcels 20-001-111, 20-001-110 & 32-001-100. In total 6 new lots will be created (Proposed Lot 1 81 acres) (Proposed Lot 2 49.47 acres) (Proposed Lot 3 82.78 acres) (Proposed Lot 4 57.00 acres) (Proposed Lot 5 53.76 acres) & (Proposed Lot 6 134.94 acres) Each lot was tested approved for on lot sewage systems and a Planning module Component 1 was completed and sent to Indiana County Sewage Enforcement Agency. Each lot will have access within the 50' access easements shown.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	✓ Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	20-001-111	20-001-110	32-001-100		
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7 Plan Information			
	Sewage	Water Supply	Streets / Roads
	Public	Public	✓ Public
	Community on-site	Community on-site	✓ Private
	Individual on-lot	✓ Individual on-lot	New
	Non-Building Waiver	New Water Supply	Highway Occupancy Permit
✓	New Sewage System Permit		

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		
Is the Parcel located in a Floodway or Floodplain?		

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	\$ 3000
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	✓ 300

For your convenience, we accept fee payment by cash, check, or credit card.



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

✓ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

✓ Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson Houser Young & Associates Phone: (724) 422-0335

Email: chouser@wjaengineers.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ✓ [Signature]

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ✓ _____ PP Landowner 2 Signature: ✓ _____

RP Landowner 1 Signature: ✓ _____ RP Landowner 2 Signature: ✓ _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒ _____

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. SEWAGE TESTING HAS BEEN PERFORMED ON ALL LOTS AND A COMPONENT 1 SEWAGE FACILITIES PLANNING MODULE WILL BE COMPLETED.

SETBACK NOTE:

- FRONT SETBACK LINE - 50' FROM C/L OF STATE ROAD
- SIDE AND REAR SETBACK LINES - 10' FROM PROPERTY LINE

REVIEWED BY GREEN TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE 2ND DAY OF 04/24/2024

SUPERVISOR / SECRETARY

REVIEWED BY MONTGOMERY TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE 2ND DAY OF 04/24/2024

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE ____ DAY OF ____ 20__.

CHAIR

SECRETARY

RECORDED THIS ____ DAY OF ____, 20__, IN THE REGISTER AND RECORDER OF DEEDS OFFICE IN PLAT BOOK VOLUME ____ PAGE ____ WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

I/We agent(s) for BCM Holdings, LLC, have designed for my/our land situated in Townships of Green and Montgomery, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded. Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF _____)

On the ____ day of ____, 20__, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Townships of Green and Montgomery, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

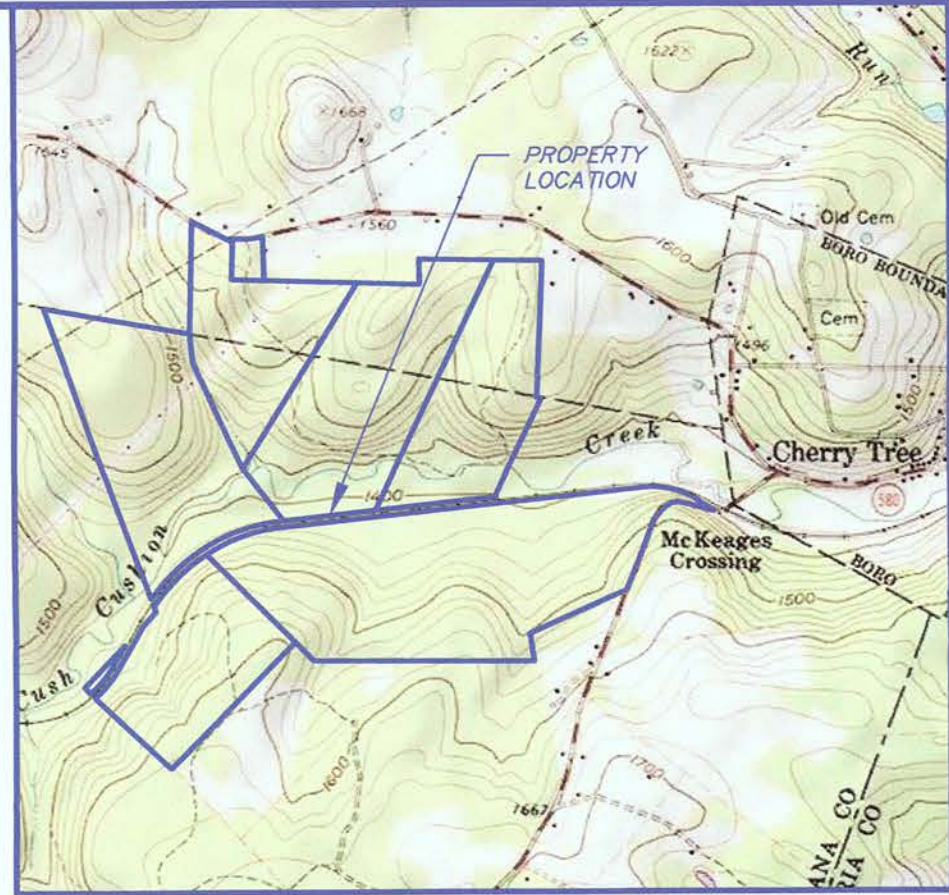
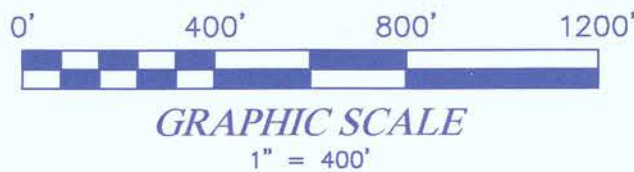
My Commission expires _____

NOTICE:

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

I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plot, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/28/2024 Date Signature of Surveyor



LOCATION MAP

SCALE: 1" = 2000'

LINE	BEARING	DISTANCE
1	S 06°08'52" E	302.91'
2	N 01°46'48" W	265.15'
3	S 79°21'42" E	47.00'
4	S 32°20'23" W	7.00'
5	S 57°39'37" E	126.00'
6	N 74°40'10" W	247.65'
7	N 77°25'25" W	132.84'
8	S 80°51'59" W	79.56'
9	S 53°06'03" W	81.81'
10	S 42°02'29" W	169.73'
11	S 20°29'55" W	329.19'
12	S 08°35'15" E	289.00'
13	N 46°33'40" W	86.66'
14	N 43°35'56" E	609.57'
15	S 29°28'43" W	238.36'
16	S 85°59'29" E	52.47'
17	N 88°01'01" E	110.57'
18	N 81°47'08" E	86.73'
19	N 78°59'13" E	65.63'
20	S 01°10'36" E	466.24'
21	N 88°19'25" W	338.83'
22	N 02°07'35" E	431.44'
23	S 62°52'25" E	478.48'
24	S 02°07'35" W	397.60'
25	N 43°35'56" E	210.13'
26	N 20°07'22" W	60.67'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	381.10'	1113.00'	S 39°17'16" W	379.24'
C2	618.73'	922.00'	S 76°53'07" E	607.19'
C3	397.16'	1179.00'	N 39°07'44" E	395.29'
C4	67.65'	2332.00'	S 58°29'29" E	67.65'



SUBDIVISION/LOT CONSOLIDATION PLAN

prepared for

BCM HOLDINGS LLC

situated in:

MONTGOMERY/ GREEN TOWNSHIPS, INDIANA COUNTY, PA

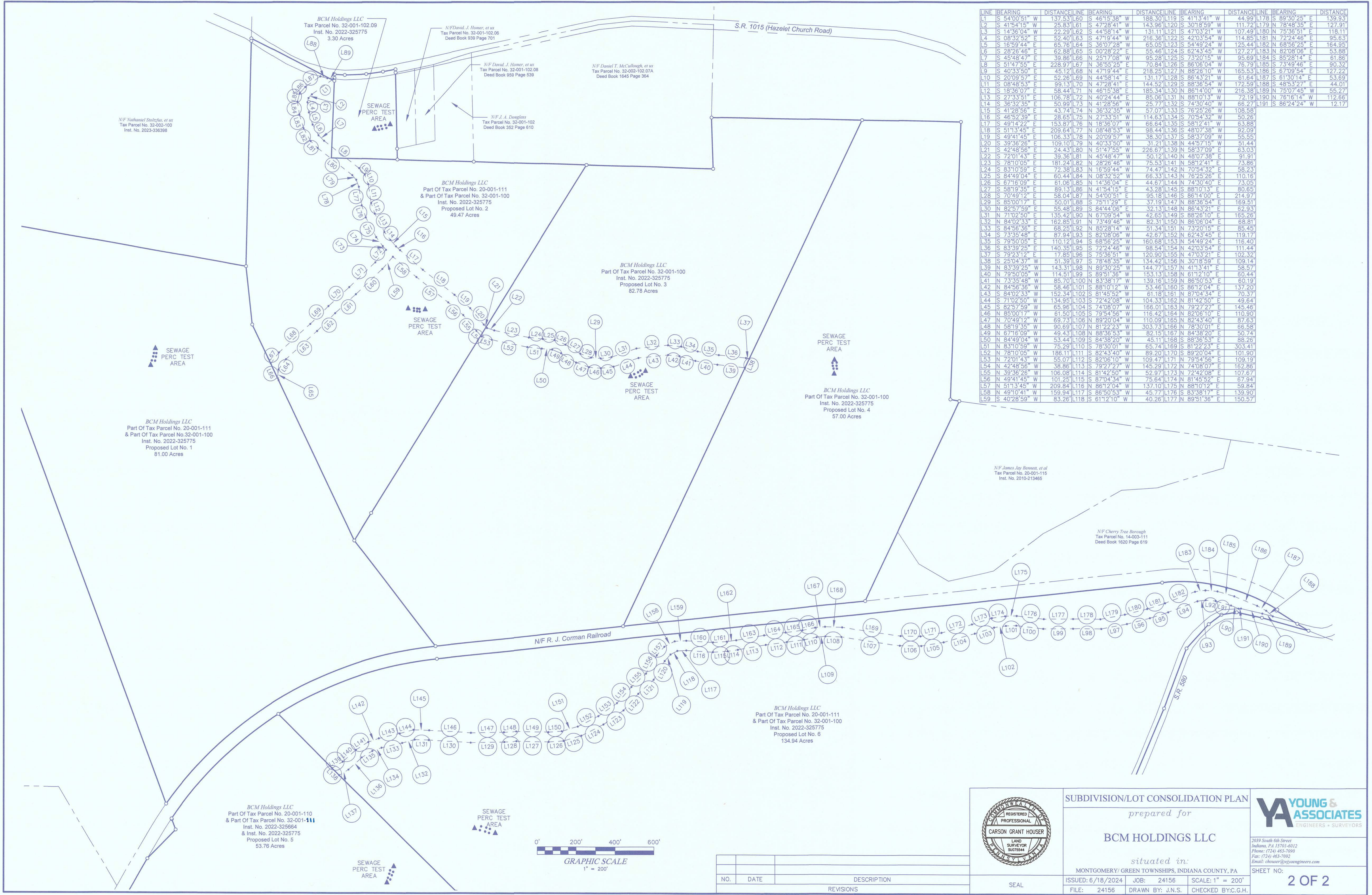
ISSUED: 6/18/2024 JOB: 24156 SCALE: 1" = 400'
FILE: 24156 DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@youngengineers.com

SHEET NO:

1



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 54°00'51" W	137.53	L60	S 46°15'38" W	188.30	L119	S 41°13'41" W	44.99	L178	S 89°30'25" E	139.93
L2	S 41°54'15" W	25.83	L61	S 47°28'41" W	143.96	L120	S 30°18'59" W	111.72	L179	N 78°48'35" E	127.91
L3	S 14°36'04" W	22.29	L62	S 44°58'14" W	131.11	L121	S 47°03'21" W	107.49	L180	N 75°36'51" E	118.11
L4	S 08°32'52" E	52.40	L63	S 47°19'44" W	216.36	L122	S 42°03'54" W	114.85	L181	N 72°24'46" E	95.63
L5	S 16°59'44" E	65.76	L64	S 36°07'28" W	68.05	L123	S 54°49'24" W	125.44	L182	N 68°56'25" E	164.95
L6	S 28°26'46" E	62.88	L65	S 00°28'22" E	55.46	L124	S 62°43'45" W	127.27	L183	N 82°08'06" E	53.88
L7	S 45°48'47" E	39.86	L66	N 25°17'08" W	95.28	L125	S 73°20'15" W	95.69	L184	S 85°28'14" E	61.86
L8	S 51°47'55" E	228.97	L67	N 36°55'25" E	70.84	L126	S 86°06'04" W	76.79	L185	S 73°49'46" E	90.32
L9	S 40°33'50" E	45.12	L68	N 47°19'44" E	218.25	L127	N 88°26'10" W	165.53	L186	S 67°09'54" E	127.22
L10	S 20°09'57" E	52.26	L69	N 44°58'14" E	131.17	L128	S 86°43'21" W	61.64	L187	S 61°30'14" E	53.69
L11	S 08°48'53" E	99.13	L70	N 47°28'41" E	144.52	L129	S 88°36'54" W	172.59	L188	S 48°53'27" E	44.01
L12	S 18°36'07" E	58.44	L71	N 46°15'38" E	185.34	L130	N 86°14'00" W	216.38	L189	N 75°07'45" W	55.27
L13	S 27°33'51" E	106.78	L72	N 40°24'44" E	85.06	L131	N 88°10'13" W	72.19	L190	N 76°16'14" W	112.66
L14	S 36°32'35" E	50.99	L73	N 41°28'56" W	25.77	L132	S 74°30'40" W	66.27	L191	S 86°24'24" W	12.17
L15	S 41°28'56" E	43.74	L74	N 36°32'35" W	57.07	L133	S 76°25'26" W	108.58			
L16	S 46°52'39" E	28.65	L75	N 27°33'51" W	114.63	L134	S 70°54'32" W	50.26			
L17	S 49°14'22" E	153.87	L76	N 18°36'07" W	66.64	L135	S 58°12'41" W	63.88			
L18	S 51°13'45" E	209.64	L77	N 08°48'53" W	98.44	L136	S 48°07'38" W	92.09			
L19	S 49°41'45" E	106.33	L78	N 20°09'57" W	38.30	L137	S 58°37'09" W	55.55			
L20	S 39°36'26" E	109.10	L79	N 40°33'50" W	31.21	L138	N 44°57'15" W	51.44			
L21	S 42°48'55" E	24.43	L80	N 51°47'55" W	226.67	L139	N 58°37'09" E	83.97			
L22	S 72°01'43" E	39.36	L81	N 45°48'47" W	50.12	L140	N 48°07'38" E	91.91			
L23	S 78°10'05" E	181.24	L82	N 28°26'46" W	75.53	L141	N 58°12'41" E	73.86			
L24	S 83°10'59" E	72.38	L83	N 16°59'44" W	74.47	L142	N 70°54'32" E	58.23			
L25	S 84°49'04" E	60.44	L84	N 08°32'52" W	66.33	L143	N 76°25'26" E	110.16			
L26	S 67°16'09" E	61.06	L85	N 14°36'04" E	44.67	L144	N 74°30'40" E	73.05			
L27	S 58°19'35" E	89.13	L86	N 41°54'15" E	43.28	L145	S 88°10'13" E	80.65			
L28	S 70°49'12" E	58.04	L87	N 54°00'51" E	95.18	L146	S 86°14'00" E	214.97			
L29	S 85°00'17" E	50.01	L88	S 75°11'29" E	37.19	L147	N 88°36'54" E	169.51			
L30	N 82°57'59" E	55.48	L89	S 84°44'06" E	32.13	L148	N 86°43'21" E	62.93			
L31	N 71°02'50" E	135.42	L90	N 67°09'54" W	42.65	L149	S 88°26'10" E	165.26			
L32	N 84°02'33" E	162.85	L91	N 73°49'46" W	82.31	L150	N 86°06'04" E	68.81			
L33	S 84°56'36" E	68.25	L92	N 85°28'14" W	51.34	L151	N 73°20'15" E	85.45			
L34	S 73°35'48" E	87.94	L93	S 82°08'06" W	42.67	L152	N 62°43'45" E	119.17			
L35	S 79°50'05" E	110.12	L94	S 68°56'25" W	160.68	L153	N 54°49'24" E	116.40			
L36	S 83°39'25" E	140.35	L95	S 72°24'46" W	98.54	L154	N 42°03'54" E	111.44			
L37	S 79°23'12" E	17.85	L96	S 75°36'51" W	120.90	L155	N 47°03'21" E	102.32			
L38	S 25°04'37" W	51.39	L97	S 78°48'35" W	134.42	L156	N 30°18'59" E	109.14			
L39	N 83°39'25" W	143.31	L98	N 89°50'25" W	144.77	L157	N 41°13'41" E	58.57			
L40	N 79°50'05" W	114.51	L99	S 89°51'36" W	153.13	L158	N 61°12'10" E	60.44			
L41	N 73°35'48" W	85.70	L100	N 83°38'17" W	139.16	L159	N 86°50'53" E	60.19			
L42	N 84°56'36" W	58.46	L101	S 88°10'12" W	53.46	L160	S 86°12'04" E	137.20			
L43	S 84°02'33" W	152.34	L102	S 81°45'52" W	61.18	L161	N 87°04'34" E	70.37			
L44	S 71°02'50" W	134.95	L103	S 72°42'08" W	104.33	L162	N 81°42'50" E	49.64			
L45	S 82°57'59" W	65.96	L104	S 74°08'07" W	166.01	L163	N 79°27'27" E	145.46			
L46	N 85°00'17" W	61.50	L105	S 79°54'56" W	116.42	L164	N 82°06'10" E	110.90			
L47	N 70°49'12" W	69.73	L106	N 89°20'04" W	110.09	L165	N 82°43'40" E	87.63			
L48	N 58°19'35" W	90.69	L107	N 81°22'23" W	305.73	L166	N 76°30'01" E	66.58			
L49	N 67°16'09" W	49.43	L108	N 88°36'53" W	82.15	L167	N 84°38'20" E	50.74			
L50	N 84°49'04" W	53.44	L109	S 84°38'20" W	45.11	L168	S 88°36'53" E	88.26			
L51	N 83°10'59" W	75.29	L110	N 78°30'01" W	65.74	L169	S 81°22'23" E	303.41			
L52	N 78°10'05" W	186.11	L111	N 82°43'40" W	89.20	L170	S 89°20'04" E	101.90			
L53	N 72°01'43" W	55.07	L112	S 82°06'10" W	109.47	L171	N 79°54'56" E	109.19			
L54	N 42°48'56" W	38.86	L113	S 79°27'27" W	145.29	L172	N 74°08'07" E	162.86			
L55	N 39°36'26" W	106.08	L114	S 81°42'50" W	52.97	L173	N 72°42'08" E	107.67			
L56	N 49°41'45" W	109.25	L115	S 87°04'34" W	75.64	L174	N 81°45'52" E	67.94			
L57	N 51°13'45" W	209.84	L116	N 86°12'04" W	137.10	L175	N 88°10'12" E	59.84			
L58	N 49°10'41" W	159.94	L117	S 86°50'53" W	45.77	L176	S 83°38'17" E	139.90			
L59	S 40°28'59" W	83.26	L118	S 61°12'10" W	40.26	L177	N 89°51'36" E	150.57			

N/F James Jay Bennett, et al
Tax Parcel No. 20-001-115
Inst. No. 2010-213465

N/F Cherry Tree Borough
Tax Parcel No. 14-003-111
Deed Book 1620 Page 619

BCM Holdings LLC
Part Of Tax Parcel No. 20-001-111
& Part Of Tax Parcel No. 32-001-100
Inst. No. 2022-325775
Proposed Lot No. 5
134.94 Acres

BCM Holdings LLC
Part Of Tax Parcel No. 20-001-110
& Part Of Tax Parcel No. 32-001-111
Inst. No. 2022-325664
& Inst. No. 2022-325775
Proposed Lot No. 5
53.76 Acres



SUBDIVISION/LOT CONSOLIDATION PLAN
prepared for
BCM HOLDINGS LLC
situated in:
MONTGOMERY/ GREEN TOWNSHIPS, INDIANA COUNTY, PA
ISSUED: 6/18/2024 JOB: 24156 SCALE: 1" = 200'
FILE: 24156 DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@yjaengineers.com

SHEET NO:
2 OF 2

NO.	DATE	DESCRIPTION
		REVISIONS

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2470
REVIEW FEE	\$ 150
FEE RECEIVED?	\$75 + \$75
CHECK NO.	#7071 #7030

1	Plan Name Sandra Lee Paynter	Municipality Brush Valley	
1a	Parent Parcel Land Owner(s) Name Sandra Lee Paynter	Email Address jimpaynter2002@icloud.com	Phone 814-999-2317
	Parent Parcel Address 1715 Cresswell Road Indiana, Pa 15701		
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) ACM III	Email Address altemus.farms@gmail.com	Phone 724-422-5303
	Recipient Land Owner(s) Address 810 S Harmony Road Penn Run, Pa 15765		
2	Authorized Agent's Name (if different from the information above)	Email Address	Phone
	Authorized Agent's Address		
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com	Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot 1 (18.03 acres) will be subdivided from parcel 08-003-102 as a non building side lot addition for agricultural purposes and added to parcel 08-003-107.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	08-003-102	08-003-107			
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information		
	Sewage	Water Supply	Streets / Roads
	Public	Public	Public
	Community on-site	Community on-site	Private
	Individual on-lot	Individual on-lot	New
✓	Non-Building Waiver	New Water Supply	Highway Occupancy Permit
	New Sewage System Permit		

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

☒ COMPLETED APPLICATION
 ☒ PAID APPLICATION FEE

☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS

☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ___ Flash Drive ☒ Email

☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)

☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	1
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

\$ 150

For your convenience, we accept fee payment by cash, check, or credit card.

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

X Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

X Yes, I understand and agree to accept the requirement

11

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Andrea L. Ryzek Phone: 814-999-8317

Email: Jinpaynter2002@icopa.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature X Andrea L. Ryzek

11a

FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: X _____ PP Landowner 2 Signature: X _____

RP Landowner 1 Signature: X Mildred Altomusa RP Landowner 2 Signature: X _____

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. PROPOSED LOT NO. 1 IS PROPOSED AS A SIDE LOT ADDITION (AGRICULTURAL) TO EXISTING ADJACENT LANDS (AGRICULTURAL-NO SEWAGE) OF ACM III (TAX PARCEL NO. 08-003-107).
5. REMAINDER PARCEL CONTAINS A DWELLING SERVED BY EXISTING ON LOT WATER AND SANITARY SEWER FACILITIES THAT HAS BEEN INSPECTED BY SEWAGE AGENCY.

N/F Ronald M. Little
Tax Parcel No. 08-003-108
Deed Book 1023 Page 883

N/F Orchard Hill Estates Rev. Trust
Tax Parcel No. 08-003-104
Inst. No. 2020-314844

Sandra Lee Paynter
Tax Parcel No. 08-003-102
Inst. No. 2011-223977
Remainder Parcel
69.8 +/- Acres Remaining

Sandra Lee Paynter
Tax Parcel No. 08-003-102
Inst. No. 2011-223977
Proposed Lot No. 1
18.03 Acres

N/F Orchard Hill Estates Rev. Trust
Tax Parcel No. 08-003-104
Inst. No. 2020-314844

N/F F. Musser Holdings, LP
Tax Parcel No. 08-003-105
Deed Book 1629 Page 304

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE (SIDE LOT ADDITION). NO PORTION OF THIS LOT HAS BEEN APPROVED BY BRUSH VALLEY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR PROPOSED LOT NO. 1 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

RECORDED THIS _____ DAY OF _____, 20____,
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

I, Sandra Lee Paynter, have designed for my land situated in Township of Brush Valley, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Brush Valley, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL) _____

My Commission expires _____.

REVIEWED BY BRUSH VALLEY TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE
16th DAY OF July 2024.
Kelli Bullinger
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

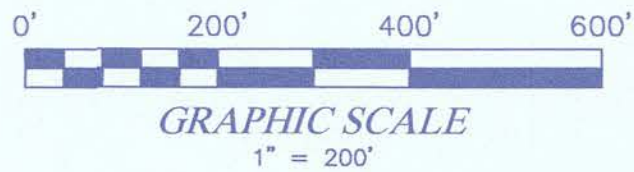
THIS THE _____ DAY OF _____, 20____.

CHAIR _____

SECRETARY _____



LOCATION MAP
SCALE: 1" = 2000'



I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/26/2024
Date
SEAL
Signature of Surveyor

NO.	DATE	DESCRIPTION
REVISIONS		



SEAL

PROPOSED MINOR SUBDIVISION

prepared for

SANDRA LEE PAYNTER

situated in:

BRUSH VALLEY TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 6/25/2024	JOB: 24253	SCALE: 1" = 200'
FILE: PAYNTER	DRAWN BY: J.N.S.	CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wjaengineers.com

SHEET NO:

1



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2477 (A)
REVIEW FEE	\$75
FEE RECEIVED?	✓
CHECK NO.	1076

1	Plan Name The Estate of Alyce Bracken	Municipality Buffington
1a	Parent Parcel Land Owner(s) Name The Estate of ALyce Bracken	Email Address bracken835@gmail.com
	Parent Parcel Address 348 Bracken Road Vintondale Pa 15961	Phone 814-242-5874
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address
	Recipient Land Owner(s) Address	Phone
2	Authorized Agent's Name (if different from the information above) Carson Houser	Email Address chouser@wjaengineers.com
	Authorized Agent's Address	Phone 724-422-0335
3	Surveyor Carson Houser	Phone 724-422-0335

4	Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.
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Proposed Lot 1 (8.85 acres) will be subdivided from parcel 09-007-105.01 as a non building lot.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s) 09-007-105.01				
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information			
	Sewage	Water Supply	Streets / Roads	
	Public	Public	✓	Public
	Community on-site	Community on-site		Private
✓	Individual on-lot	✓ Individual on-lot		New
	Non-Building Waiver	New Water Supply		Highway Occupancy Permit
	New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	1
X \$10.00 =	
TOTAL REVIEW FEE	\$ 75.00

For your convenience, we accept fee payment by cash, check, or credit card.



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.

Yes WPB Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?

Yes WPB Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson Houser Phone: 724-422-0335

Email: chouser @ wjgengines.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature X

Edith C. Brankin

11a

FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: X _____ PP Landowner 2 Signature: X _____

RP Landowner 1 Signature: X _____ RP Landowner 2 Signature: X _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒ 

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	



Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

_____ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

_____ Yes, I understand and agree to accept the requirement

11

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: _____ Phone: _____

Email: _____

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature **X** _____

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: **X** _____ PP Landowner 2 Signature: **X** _____

RP Landowner 1 Signature: **X** _____ RP Landowner 2 Signature: **X** _____

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.

REVIEWED BY BUFFINGTON TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE

1 DAY OF July 20 24

[Signature]
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE DAY OF 20

CHAIR

SECRETARY

RECORDED THIS DAY OF 20
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME PAGE
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, PROPOSED LOT NO. 1 AND THE REMAINDER PARCEL AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAS BEEN APPROVED BY BUFFINGTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR PROPOSED LOT NO. 1 AND THE REMAINDER PARCEL AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

I, Carson Grant Houser, 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 that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/28/2024 SEAL *[Signature]*
Date Signature of Surveyor

NO.	DATE	DESCRIPTION
REVISIONS		



SEAL

PROP. MINOR SUBDIVISION

prepared for

THE ESTATE OF
ALYCE BRACKEN

situated in:

BUFFINGTON TOWNSHIP, INDIANA COUNTY, PA

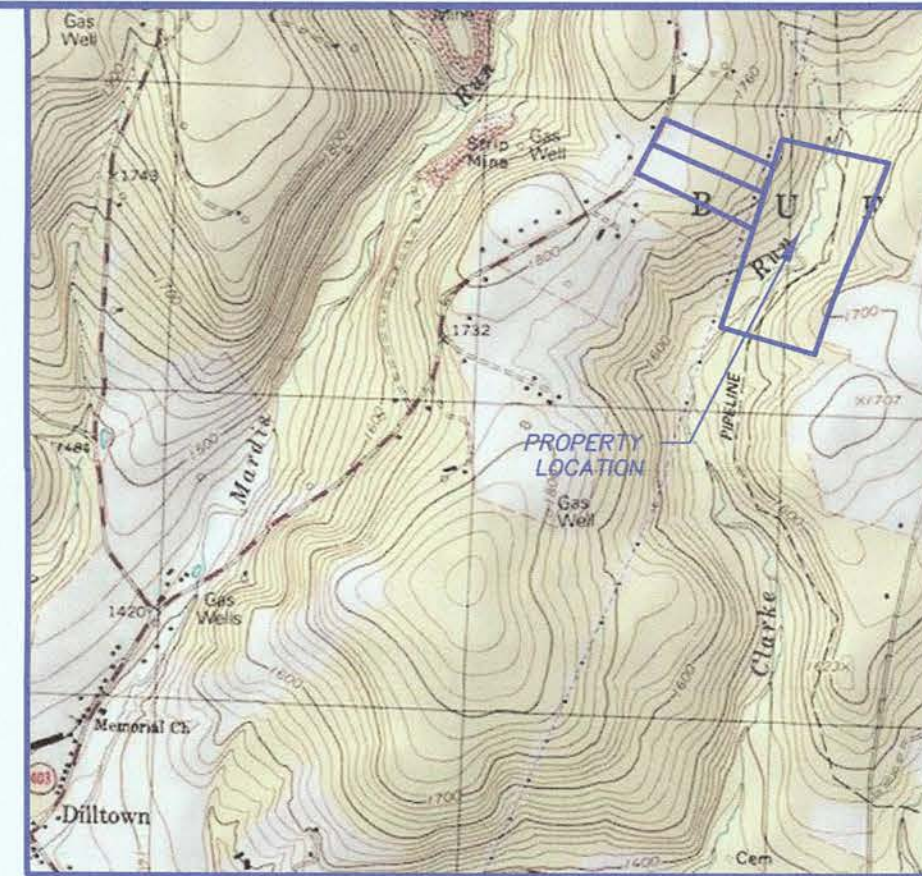
ISSUED: 5/22/2024 JOB: 24075 SCALE: 1" = 200'
FILE: 09-007-105.01 DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wjaengineers.com

SHEET NO:

1



LOCATION MAP
SCALE: 1" = 2000'



I/We, agent(s) for the Estate of Alyce Bracken, have designed for my/our land situated in Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the day of 20, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2478 (B)
REVIEW FEE	\$ 375
FEE RECEIVED?	✓
CHECK NO.	7675 + 7639

1	Plan Name The Estate of Alyce Bracken	Municipality Buffington
1a	Parent Parcel Land Owner(s) Name The Estate of ALyce Bracken	Email Address bracken835@gmail.com
	Parent Parcel Address 348 Bracken Road Vintondale Pa 15961	Phone 814-242-5874
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) Edward Bracken	Email Address bracken835@gmail.com
	Recipient Land Owner(s) Address 348 Bracken Road Vintondale Pa 15961	Phone 814-242-5874
2	Authorized Agent's Name (if different from the information above) <i>Carson Houser</i>	Email Address chouser@wjaengineers.com
	Authorized Agent's Address	Phone 724-422-0335
3	Surveyor Carson Houser	Phone 724-422-0335

4	Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.
<p>Proposed Lot 1 (0.18 Acres) will be added to parcel 09-007-107.05A as non-building side lot addition. Proposed Lot 2 (0.38 acres)will be added to remaining parcel No 2 09-007-109.03 as a non-building side lot addition. Proposed Lot 3 (7.58 acres) will be added to remaining parcel 09-007-107.05 as a non building side lot addition.</p>	

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	09-007-109.03	09-007-107.05	09-007-107.05A		
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information		
	Sewage	Water Supply	Streets / Roads
	Public	Public	✓ Public
	Community on-site	Community on-site	Private
✓	Individual on-lot	✓ Individual on-lot	New
	Non-Building Waiver		
	New Sewage System Permit	New Water Supply	Highway Occupancy Permit

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	5
X \$10.00 =	
TOTAL REVIEW FEE	\$ 375.00

For your convenience, we accept fee payment by cash, check, or credit card.



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.

ECB UB Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?

ECB UB Yes, I understand and agree to accept the requirement

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Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson Houser Phone: 724-422-0335

Email: chouser@vijayengineers.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature x Edith Brady

11a

FOR LOT ADDITION SUBDIVISIONS, the owner(s) of the Parent Parcel (PP) and the owner(s) of the Recipient Parcel (RP) must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: x _____ PP Landowner 2 Signature: x _____

RP Landowner 1 Signature: x _____ RP Landowner 2 Signature: x _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒ *[Signature]*

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	



Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

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Understandings and Agreements

Please initial to acknowledge each requirement

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_____ Yes, I understand and agree to accept the requirement.

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_____ Yes, I understand and agree to accept the requirement

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Authorizations

I / We authorize this Subdivision.

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Authorized Agent's Name: _____ Phone: _____

Email: _____

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature **X** _____

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: **X** _____ PP Landowner 2 Signature: **X** _____

RP Landowner 1 Signature: **X** _____ RP Landowner 2 Signature: **X** _____

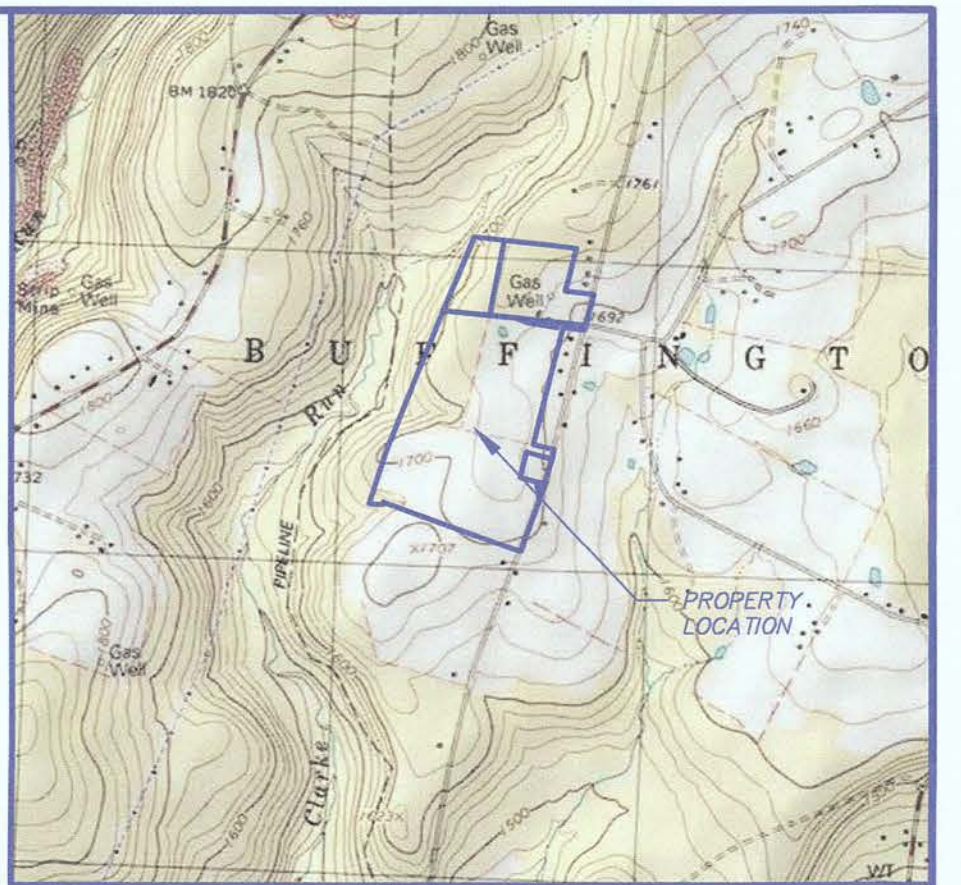
NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. PROPOSED LOT NO. 1 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF EDWARD C. BRACKEN, ET UX.
5. ADJACENT LANDS OF EDWARD C. BRACKEN, ET UX CONTAIN A DWELLING SERVED BY ON LOT SANITARY SEWER FACILITY.
6. PROPOSED LOT NO. 2 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF THE ESTATE OF ALYCE BRACKEN.
7. PROPOSED LOT NO. 3 IS PROPOSED AS A SIDE LOT ADDITION TO EXISTING ADJACENT LANDS OF THE ESTATE OF ALYCE BRACKEN.
8. THE PROPOSED 25' WIDE RIGHT OF WAY IS INTENDED FOR ACCESS TO PROPOSED LOT NO. 3 AND TO LANDS NOW OR FORMERLY OF COREY RICHARD GILMORE, ET UX (TAX PARCEL NO. 09-007-107.02).

BUILDING SETBACK NOTE:

BUILDING SETBACKS FOR ALL PARCELS INCLUDED IN THIS SURVEY SHALL BE ACCORDING TO INDIANA COUNTY SALDO AS FOLLOWS:

- 30' FROM CENTER OF TOWNSHIP ROAD
- 50' FROM CENTER OF STATE ROAD
- 10' FROM SIDE AND REAR PROPERTY LINES



LOCATION MAP
SCALE: 1" = 2000'



REVIEWED BY BUFFINGTON TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE DAY OF 10/14/2024.
SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION
THIS THE DAY OF 2024.
CHAIR
SECRETARY

RECORDED THIS DAY OF 10/14/2024
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME PAGE
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

I/We, Edward C. Bracken & Elizabeth Bracken, have designed for my/our land situated in Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the day of 10/14/2024, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires

I/We, agent(s) for the Estate of Alyce Bracken, have designed for my/our land situated in Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the day of 10/14/2024, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

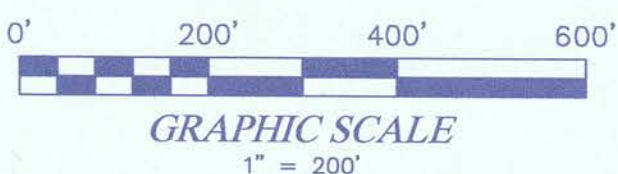
My Commission expires

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, REMAINDER PARCEL NO. 1, REMAINDER PARCEL NO. 2 & PROPOSED LOT NO. 3 AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAS BEEN APPROVED BY BUFFINGTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR REMAINDER PARCEL NO. 1, REMAINDER PARCEL NO. 2 OR PROPOSED LOT NO. 3 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/24/2024 Date
Signature of Surveyor



NO.	DATE	DESCRIPTION



SEAL

PROP. MINOR SUBDIVISION/LOT CONSOLIDATION

prepared for

THE ESTATE OF
ALYCE BRACKEN

situated in:

BUFFINGTON TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 5/23/2024 JOB: 24075 SCALE: 1" = 200'
FILE: 09-007-107.05 DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chester@youngengineers.com

SHEET NO:

1



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2479 (C)
REVIEW FEE	\$ 225
FEE RECEIVED?	✓
CHECK NO.	7874

1	Plan Name The Estate of Alyce Bracken	Municipality Buffington
1a	Parent Parcel Land Owner(s) Name The Estate of ALyce Bracken	Email Address bracken835@gmail.com
	Parent Parcel Address 348 Bracken Road Vintondale Pa 15961	Phone 814-242-5874
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS)	Email Address
	Recipient Land Owner(s) Address	Phone
2	Authorized Agent's Name (if different from the information above) Carson Houser	Email Address
	Authorized Agent's Address	Phone 724 422-0335
3	Surveyor Carson Houser	Email Address chouser@wjyaengineers.com
		Phone 724-422-0335

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Proposed Lot 1 (9.00 acres) will be subdivided from parcel 09-015-109 as a non building lot. Proposed Lot 2 (1.01 acres) will be subdivided from parcel 09-015-112.01 as a non building side lot addition. Proposed Lot 1 and 2 will be consolidated into one parcel to for a combined acreage of 10.01 acres. Remaining parcels will remain non-building.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	09-015-109	09-015-112.01			
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Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

7	Plan Information			
	Sewage	Water Supply	Streets / Roads	
	Public	Public	✓	Public
	Community on-site	Community on-site		Private
✓	Individual on-lot	✓ Individual on-lot		New
	Non-Building Waiver	New Water Supply		Highway Occupancy Permit
	New Sewage System Permit			

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?	✓	
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

- ☒ COMPLETED APPLICATION ☐ PAID APPLICATION FEE
☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS
☒ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ☐ Flash Drive ☒ Email
☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)
☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
----------------	---------

BASE REVIEW FEE	
NO. OF NEW LOTS (Class IV)	3
X \$10.00 =	
TOTAL REVIEW FEE	\$ 225.00

For your convenience, we accept fee payment by cash, check, or credit card.



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

SCB WJB Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

SCB WJB Yes, I understand and agree to accept the requirement

11

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Carson Houser Phone: 724-422-0335

Email: chouser@wjvaengineers.com

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature x Charles W. Houser

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: x _____ PP Landowner 2 Signature: x _____

RP Landowner 1 Signature: x _____ RP Landowner 2 Signature: x _____

Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

11b

If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature: ☒ _____

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel			
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	
		Land Owner(s) Name	Email Address	Phone
		Land Owner(s) Address	Land Owner(s) Signature <input checked="" type="checkbox"/>	



Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

_____ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

_____ Yes, I understand and agree to accept the requirement

11

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: _____ Phone: _____

Email: _____

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature **X** _____

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: **X** _____ PP Landowner 2 Signature: **X** _____

RP Landowner 1 Signature: **X** _____ RP Landowner 2 Signature: **X** _____

I/We, agent(s) for the Estate of Alyce Bracken, have designed for my/our land situated in Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Buffington, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____

N/F Gary W. Dill, et al
Tax Parcel No. 09-015-107
Deed Book 1192 Page 467

REVIEWED BY BUFFINGTON TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE _____ DAY OF _____, 20____.
SUPERVISOR/ SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY PLANNING COMMISSION

THIS THE _____ DAY OF _____, 20____.

CHAIR

SECRETARY

RECORDED THIS _____ DAY OF _____, 20____,
IN THE REGISTER AND RECORDER OF DEEDS OFFICE
IN PLAT BOOK VOLUME _____ PAGE _____
WITNESS MY HAND AND OFFICIAL SEAL ON THE
DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS

N/F Estate of Alyce Bracken
Tax Parcel No. 09-007-112
Deed Book 949 Page 926

NOTICE:
AS OF THE DATE OF THIS LOT PLAN RECORDING, THE REMAINDER PARCELS AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAS BEEN APPROVED BY BUFFINGTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE REMAINDER PARCELS AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

I, Carson Grant Houser, 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, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

6/28/2024
Date Signature of Surveyor

NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. PROPOSED LOTS NO.1 & NO. 2 ARE PROPOSED TO BE COMBINED INTO ONE PARCEL.
5. A 10 ACRE SEWAGE EXEMPTION WILL BE APPLIED FOR TO SERVE THE COMBINED PARCEL.

IRON PIN SET

Existing Iron Pin On Line

LINE	BEARING	DISTANCE
7	S 06°53'17" W	214.52'
8	S 00°53'22" W	249.70'
9	S 14°21'00" W	94.54'
10	S 24°17'42" W	121.40'
11	S 12°56'24" W	356.70'
12	S 13°00'19" W	475.15'
13	S 13°01'12" W	148.73'
14	S 15°41'52" W	127.86'
15	S 09°56'51" W	32.09'

IRON PIN SET

POINT IN C/L ROAD

Existing Rebar On Line

N/F Edward J. Naworol, et al
Tax Parcel No. 09-015-108
Deed Book 926 Page 21

POINT

IRON PIN SET

Estate of Alyce Bracken
Tax Parcel No. 09-015-109
Inst. No. 2008-182096
Remainder Parcel No. 1
45.58 Acres Remaining

Estate of Alyce Bracken
Tax Parcel No. 09-015-112.01
Deed Book 1119 Page 19
Remainder Parcel No. 2
120 +/- Acres Remaining

IRON PIN SET

POINT

IRON PIN SET ON LINE

Estate of Alyce Bracken
Tax Parcel No. 09-015-112.01
Deed Book 1119 Page 19
Proposed Lot No. 2
1.01 Acres

POINT IN C/L ROAD

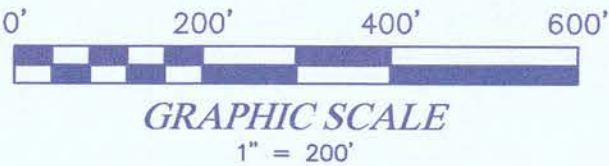
Existing 1.5" Pipe On Line

Edward C. Bracken, et ux
Tax Parcel No. 09-007-110
Inst. No. 2013-240337

N/F Nicholas R. Moriconi
Tax Parcel No. 09-007-110.02
Inst. No. 2022-327939

N/F Kevin L. Stutzman, et ux
Tax Parcel No. 09-015-111.02
Inst. No. 2022-325592

LINE	BEARING	DISTANCE
1	N 15°41'52" E	127.86'
2	N 13°01'12" E	148.73'
3	N 13°00'19" E	475.15'
4	N 12°56'24" E	356.70'
5	S 30°23'26" E	77.74'
6	N 62°11'31" W	65.44'



PROP. MINOR SUBDIVISION/LOT CONSOLIDATION

prepared for

THE ESTATE OF
ALYCE BRACKEN

situated in:

BUFFINGTON TOWNSHIP, INDIANA COUNTY, PA

ISSUED: 5/21/2024 JOB: 24075 SCALE: 1" = 200'
FILE: 09-015-109 DRAWN BY: J.N.S. CHECKED BY: C.G.H.



2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@wyjaengineers.com

SHEET NO:

1



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2480
REVIEW FEE	
FEE RECEIVED?	\$75
CHECK NO.	184

Plan Name Delfavero/Ball Minor Subdivision	
Land Owner's Name Karen J. DeFavero/Gary D. Ball	Phone 724-639-9526
Land Owner's Address 2927 Clarksburg Road Clarksburg, PA 15725	
Applicant's Name Garrett J. and Haley L. Kuhner	Phone 724-422-6882
Applicant's Address 2999 Clarksburg Road Clarksburg, PA 15725	
Surveyor Scott A. Bowman	Municipality Conemaugh Twn

Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

--

Class Filter	Review Type	Plan Type
Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	✓ New Proposal
Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	Revision to Prior
✓ Class III – Limited Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
Class IV – Extensive Subdivision (4 or more lots with public improvements)		

Parcel ID #(s)	16-013-102				
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Plan Information			Additional Information		Yes	No
Sewage	Water Supply	Streets / Roads	Is / Does the parcel...			
Public	Public	✓ Public	Enrolled in Clean & Green?			✓
Community on-site	Community on-site	Private	In an Agricultural Security Area?			✓
✓ Individual on-lot	✓ Individual on-lot	New	Have Easements? (Please Provide)			✓
Non-Building Waiver	New Water Supply	Highway Occupancy Permit	Have Deed Restrictions? (Please Provide)			✓
New Sewage System Permit			Located in a Floodway or Floodplain?			✓



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

Required for a COMPLETE submission

☒ COMPLETE APPLICATION

☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS

☐ DIGITAL COPY OF PLAN AND APPLICATION MATERIALS (ONLY UPON REQUEST): ___ Flash Drive ___ Email

☐ SEWAGE ENFORCEMENT DOCUMENTS: ☒ Non-Building Declaration ___ Existing Sewage Inspection ___ Sewage Permit

☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)

☐ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.

☒ Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?

☒ Yes, I understand and agree to accept the requirement



**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: Marshall Chriswell Phone: 724/465-5826

Email: mchriswell@westernpalawyer.com

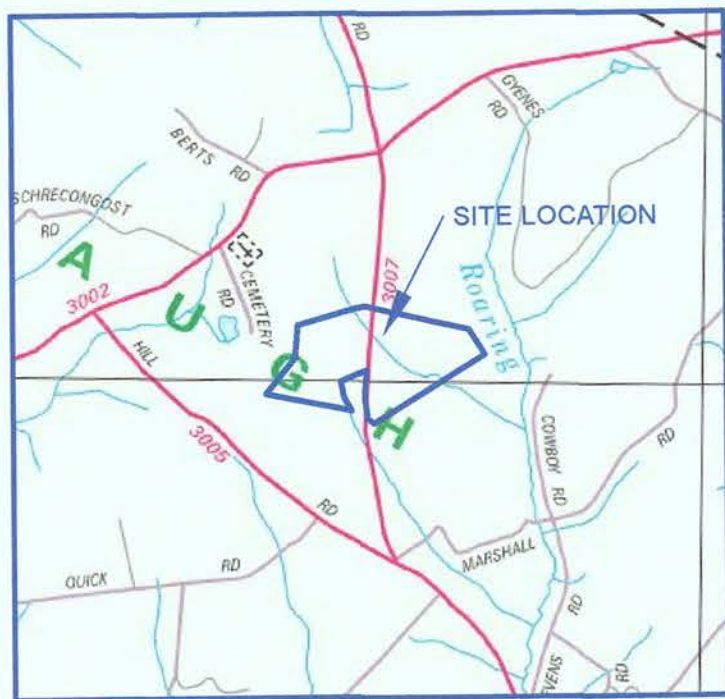
I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

For lot addition subdivisions, the owner(s) of the parent lot and the owner(s) of the recipient lot must sign the application in the space below.

Parcel Landowner Signature: Ray D. Ball Kenneth D. Lawrence

If the Applicant is different than the Landowner, the Applicant must sign the application in the space below.

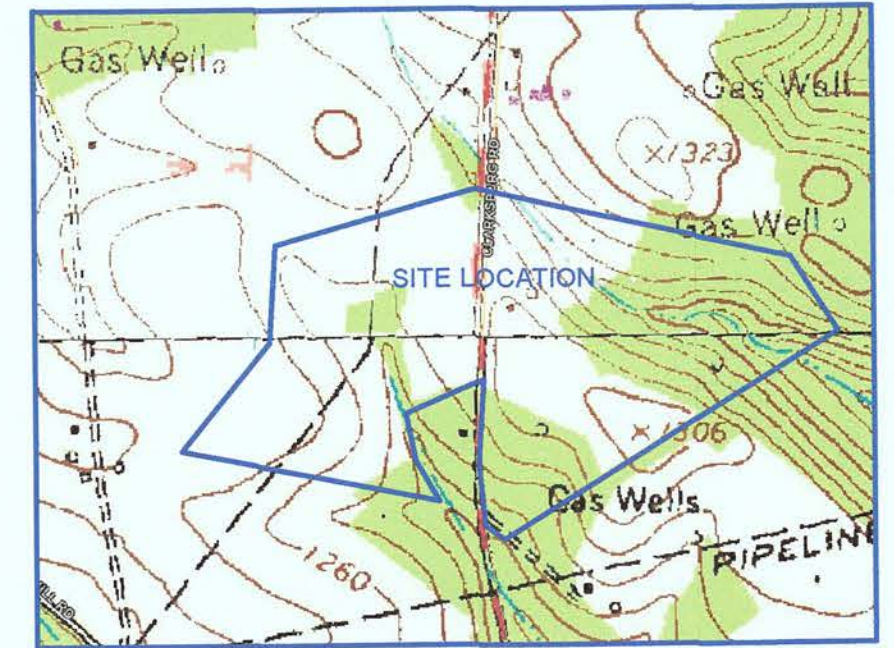
Applicant Signature: Smith & Kubner Haley G. Kubner



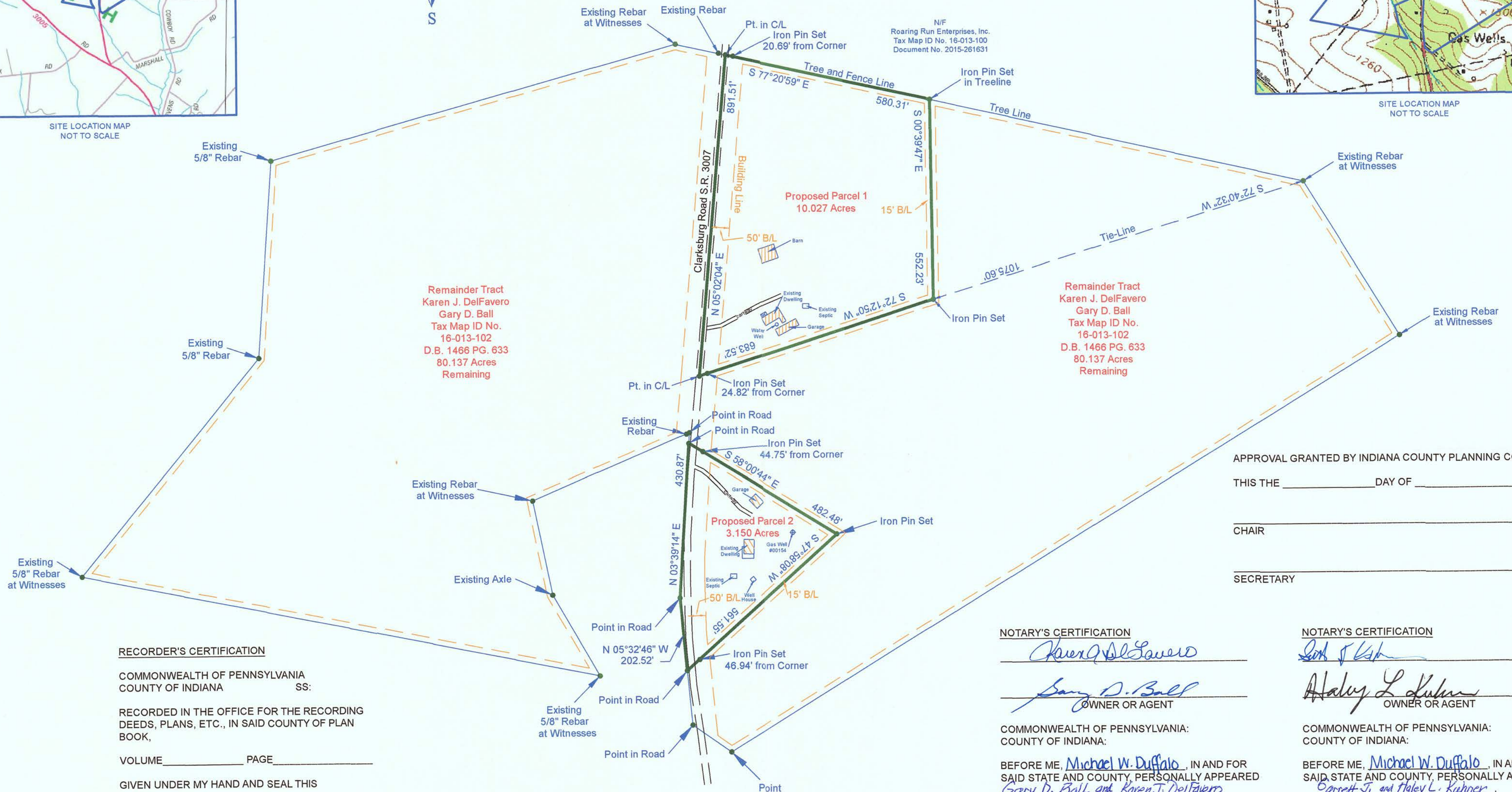
SITE LOCATION MAP
NOT TO SCALE



"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE REMAINDER TRACT DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF NONBUILDING LOT. NO PORTION OF REMAINDER TRACT IS APPROVED BY INDIANA COUNTY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS OF EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER, PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



SITE LOCATION MAP
NOT TO SCALE



RECORDER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF INDIANA SS:

RECORDED IN THE OFFICE FOR THE RECORDING
DEEDS, PLANS, ETC., IN SAID COUNTY OF PLAN
BOOK,

VOLUME _____ PAGE _____

GIVEN UNDER MY HAND AND SEAL THIS
_____ DAY

OF _____, 20

ATTEST:

RECORDER

MAP REVIEWED BY THE CONEMAUGH TOWNSHIP BOARD OF
SUPERVISORS

THIS THE 25th DAY OF March, 2024.

Shirley Harman Secretary
CHAIRMAN/SECRETARY

Subject to:
Easements, servitudes, rights of way, leases, exceptions, reservations,
restrictions, etc., if any that may appear, either of record or unrecorded.
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.

All bearings have been rotated to the Pennsylvania State Plane Coordinate
System, South Zone, U.S. Survey Feet, NAD83.

All iron pins set by this survey are 5/8" rebar with cap.

Proposed Parcel 1 and Proposed Parcel 2 have on lot sewage and water.

I, SCOTT A. BOWMAN, 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. THAT THE MONUMENTS AND
MARKERS HAVE BEEN SET AS SHOWN ON THE PLAT, AND THAT THIS PLAN CORRECTLY
REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY
ME FOR THE OWNERS OR AGENTS.

DATE 3-12-24 SEAL Scott A. Bowman
SIGNATURE OF SURVEYOR

NOTARY'S CERTIFICATION

Karen J. DeFavero
Gary D. Ball
OWNER OR AGENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF INDIANA:

BEFORE ME, Michael W. Duffalo, IN AND FOR
SAID STATE AND COUNTY, PERSONALLY APPEARED
Gary D. Ball and Karen J. DeFavero
OWNER/AGENT, WHO IN DUE FORM OF LAW,
ACKNOWLEDGED THE WITHIN PLAN TO BE THEIR ACT
AND DEED, AND DESIRED THE SAME TO BE RECORDED
AS SUCH,

THIS 19 DAY OF March, 2024.

Michael W. Duffalo
NOTARY PUBLIC
Indiana County
My commission expires September 11, 2024
Commission number 1042999
Member, Pennsylvania Association of Notaries



BOWMAN LAND SURVEYING CO.
111 RURAL GARDENS COURT
INDIANA, PA 15701
724-599-0693
724-465-0618
kcchiefscott@verizon.net
bowmanlandsurveying.com

NOTARY'S CERTIFICATION

Shirley Harman
Shirley Harman
OWNER OR AGENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF INDIANA:

BEFORE ME, Michael W. Duffalo, IN AND FOR
SAID STATE AND COUNTY, PERSONALLY APPEARED
Shirley Harman
OWNER/AGENT, WHO IN DUE FORM OF LAW,
ACKNOWLEDGED THE WITHIN PLAN TO BE THEIR ACT
AND DEED, AND DESIRED THE SAME TO BE RECORDED
AS SUCH,

THIS 19 DAY OF March, 2024.

Michael W. Duffalo
NOTARY PUBLIC
Indiana County
My commission expires September 11, 2024
Commission number 1042999
Member, Pennsylvania Association of Notaries

DELFAVERO BALL MINOR SUBDIVISION

Prepared for
GARY BALL
Situated in
Conemaugh Township
Indiana County, PA

Date: March 12, 2024
Drawing No.: 16-013-102

Scale: 1"=200'
Drawn By: S.A.B.



INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

**Indiana County
Subdivision & Land Development Application
Class I, II, III & IV Proposals**

FOR OFFICE USE ONLY	
REFERENCE NO.	2481
REVIEW FEE	\$ 300
FEE RECEIVED?	✓
CHECK NO.	102

1	Plan Name Minor Subdivision For David R. Walko and Sandra L. Walko	Municipality Canoe Township
1a	Parent Parcel Land Owner(s) Name David R. Walko and Sandra L. Walko	Email Address docwalk866@gmail
	Parent Parcel Address 590 Ida Mae Lane Punxsutawney, PA 15767	Phone 8149312627
1b	Recipient Parcel Land Owner(s) Name (FOR SIDE LOT ADDITIONS) David R. Walko and Sandra L. Walko	Email Address docwalk866@gmail
	Recipient Land Owner(s) Address 590 Ida Mae Lane Punxsutawney, PA 15767	Phone 8149312627
2	Authorized Agent's Name (if different from the information above)	Email Address
	Authorized Agent's Address	Phone
3	Surveyor Kurt L. Martin	Email Address kurtmartinsurveying@yahoo.com
		Phone 8149521812

4 Written Intentions - Please outline your proposed Subdivision / Land Development below. Attach additional pages if necessary.

Planning to cut two lots into five, followed by a lot consolidation into two lots.

5	Class Filter (check all that apply)	Review Type	Plan Type
✓	Class I – Survey Correction, Plat Adjustment and Lot Consolidation	Preliminary	New Proposal
	Class II – Court-Ordered Transfers, Settlements, Easements, Takings and Enforcements	✓ Final	✓ Revision to Prior
✓	Class III – Minor Subdivision (3 lots or less, no public improvements)	Revision	Phase of Revision
	Class IV – Major Subdivision (4 or more lots with public improvements)		

6	Parcel ID #(s)	11-001-108	11-001-108.01			
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INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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7 Plan Information			
	Sewage	Water Supply	Streets / Roads
	Public	Public	Public
	Community on-site	Community on-site	✓ Private
✓	Individual on-lot	✓ Individual on-lot	New
✓	Non-Building Waiver	New Water Supply	Highway Occupancy Permit
	New Sewage System Permit		

Parcel	Yes	No
Is the Parcel enrolled in Clean & Green?		✓
Is the Parcel in an Agricultural Security Area?		✓
Is the Parcel located in a Floodway or Floodplain?		✓

8 Required for Submission

☒ COMPLETED APPLICATION ☒ PAID APPLICATION FEE

☒ 5 PRINTED COPIES OF THE PROPOSED PLAN AND APPLICATION MATERIALS

☐ DIGITAL DRAWING AND APPLICATION MATERIALS (ONLY UPON REQUEST): ____ Flash Drive ____ Email

☐ ZONING FROM MUNICIPALITY (IF APPLICABLE)

☒ COMPLETED PRELIMINARY / FINAL CHECKLIST (IF APPLICABLE)

9 Subdivision Base Review Fee Schedule Classes I, II, III & IV - Effective August 10, 2023

Applicant pays minimum fees and all billable expenses from professional consultants involved in reviewing and inspecting the subdivision / land development plan and stormwater program (e.g., mileage, copies, surveying).

Classes I-III – Minor Subdivisions (3 lots or less-no public improvements), Consolidations, Corrections, Adjustments, Court Ordered Transfers, Settlements, Easements and Takings	\$75.00 / Class
Class IV – Major Subdivisions (4 or more separate deeded parcels or lots-with public improvements)	\$150.00 PLUS
Each New Lot - beginning with lot 5	\$10.00 each

Applicants have ninety (90) days to record an approved plan. Plans that have not been recorded after 90 days will require reapproval from the Planning Commission.

REAPPROVAL FEE	\$50.00
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BASE REVIEW FEE	300
NO. OF NEW LOTS (Class IV)	
X \$10.00 =	
TOTAL REVIEW FEE	300

For your convenience, we accept fee payment by cash, check, or credit card.



Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals

10 Understandings and Agreements

Please initial to acknowledge each requirement

It is the responsibility of the Applicant to assure the County that all standards relevant to a proposal for Land Development are cited and met. Standards are established by Federal and Commonwealth agencies, by municipalities and by professional groups. Surveyors, Architects, Landscape Architects, Civil Engineers, and other registered professionals publish compiled design standards that are available to the public. **The Applicant shall propose to meet and meet all standards that are relevant and those specifically included in this Ordinance that are relevant.**

[Signature] Yes, I understand and agree to accept the requirement.

A property that is to be Approved for Land Development shall be free of obligations, encumbrances and liens except for those held by a bona fide lending institution or bank registered in the United States of America. There shall be no deed restrictions related to the property that would prohibit subdivision of the property. **Do you understand this requirement and do you accept that no approval of any proposal for Land Development will be given unless this requirement is met?**

[Signature] Yes, I understand and agree to accept the requirement

11 Authorizations

I / We authorize this Subdivision.

I / We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process.

Authorized Agent's Name: _____ Phone: _____

Email: _____

I/We authorize the Indiana County Office of Planning & Development and any authorized agent of the Office to visit / enter this property between 8am and 4pm at their own risk while this plan is being reviewed.

Land Owner's Signature ☒ _____

11a

FOR LOT ADDITION SUBDIVISIONS, the **owner(s) of the Parent Parcel (PP)** and the **owner(s) of the Recipient Parcel (RP)** must sign the application in the space below. If there are more than 2 Landowners, please use section 12.

PP Landowner 1 Signature: ☒ *Dan R. Walcho*

PP Landowner 2 Signature: ☒ *Sandra L Walcho*

RP Landowner 1 Signature: ☒ *Dan R. Walcho*

RP Landowner 2 Signature: ☒ *Sandra L Walcho*



Indiana County Subdivision & Land Development Application Class I, II, III & IV Proposals








11b

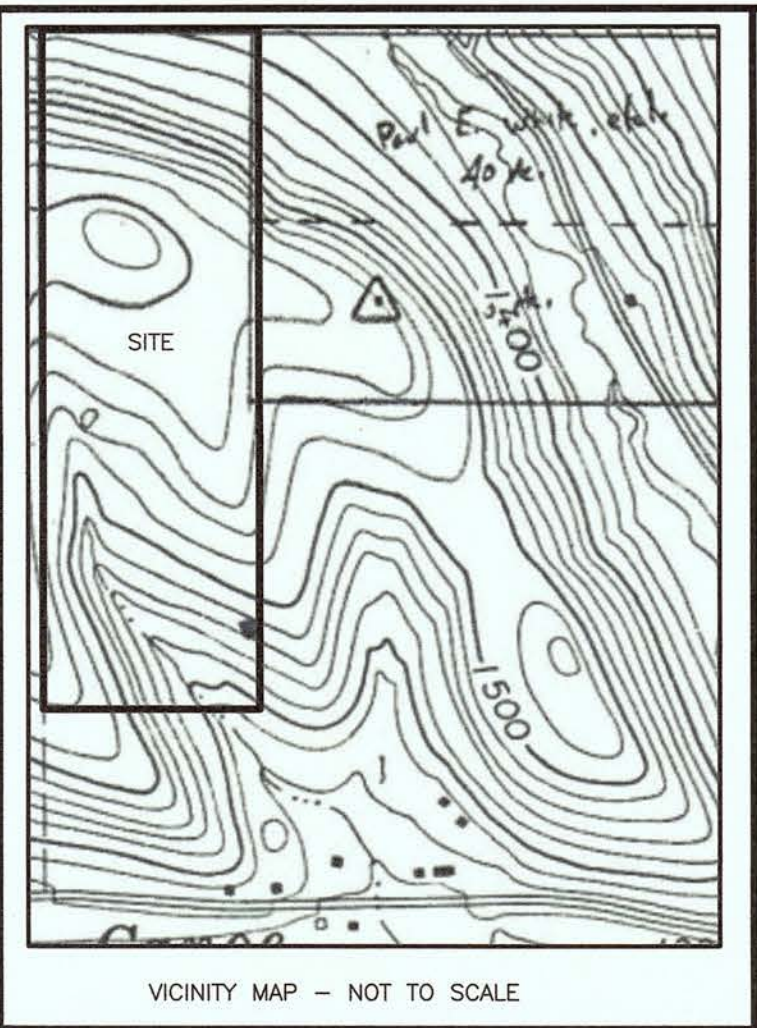
If the Applicant is different than any Landowner, the Applicant must sign the application in the space below.

Applicant Signature:  _____

12

Please use this section if there are more than 1 owner for any parcels involved in this proposal. An additional sheet may be attached if necessary

Parent Parcel	Recipient Parcel	Land Owner(s) Name		Email Address	Phone
✓	✓	David R. Walko		docwalk866@gmail	8149312627
		Land Owner(s) Address		Land Owner(s) Signature	
		590 Ida Mae Lane Punxsutawney, PA 15757		 <i>David R. Walko</i>	
✓	✓	Sandra L. Walko		docwalk866@gmail	8149312627
		Land Owner(s) Address		Land Owner(s) Signature	
		590 Ida Mae Lane Punxsutawney, PA 15767		 <i>Sandra L. Walko</i>	
		Land Owner(s) Name		Email Address	Phone
		Land Owner(s) Address		Land Owner(s) Signature	
					
		Land Owner(s) Name		Email Address	Phone
		Land Owner(s) Address		Land Owner(s) Signature	
					
		Land Owner(s) Name		Email Address	Phone
		Land Owner(s) Address		Land Owner(s) Signature	
					
		Land Owner(s) Name		Email Address	Phone
		Land Owner(s) Address		Land Owner(s) Signature	
					
		Land Owner(s) Name		Email Address	Phone
		Land Owner(s) Address		Land Owner(s) Signature	
					



- LEGEND**
- POINT
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIPE ON LINE FOUND
 - IRON PIPE ON LINE SET
 - IRON PIN SET
 - IRON PIN ON LINE SET
 - UTILITY POLE
 - TREE OR STUMP

Note:

As of the date of this plot plan, the lots described as Lots #1, #2, #3 and #4 are dedicated for the express purpose of non-building use. No portion of these lots been approved by Canoe Township 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 the DEP have both approved sewage facilities planning modules for the lot described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or sub-division plan, any purchaser or subdivisor of any portion of this property should contact appropriate officials of Canoe Township, which is in charge 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.



STATEMENT OF INTENT:

WE, David R. Walko and Sandra L. Walko, have subdivided land in Canoe Township, Indiana County, Pennsylvania, and have shown lots according to this survey plat which is intended to be recorded in the Indiana County Courthouse.

David R. Walko Sandra L. Walko
David R. Walko and Sandra L. Walko, Owners
6-26-24
Date

Notary

On this 26 day of June, 2024, before me a Notary Public in and for said state and county personally came David R. Walko and Sandra L. Walko, known to be the persons whose names are subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.

Brandi N. Daley
(Notary Public)
My Commission expires: 2/14/2028

Commonwealth of Pennsylvania - Notary Seal
Brandi N. Daley, Notary Public
Jefferson County
My commission expires February 14, 2028
Commission number 1443158
Member, Pennsylvania Association of Notaries

STATEMENT OF INTENT:

I, Connie M. Perry, have a 30' wide roadway easement located on lands of David R. Walko and Sandra L. Walko, located in Canoe Township, Indiana County, Pennsylvania. By my signature, I agree to the location of the 30' wide roadway easement and bind my heirs or assigns to this location.

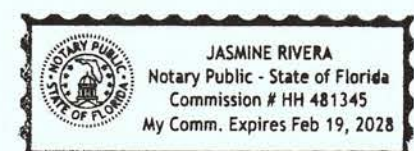
Connie M. Perry
Connie M. Perry, Owner
6-28-24
Date

Notary

On this 28th day of June, 2024, before me a Notary Public in and for said state and county personally came Connie M. Perry, known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.

Jasmine Rivera
(Notary Public)
My Commission expires: 2/19/28



Plan reviewed by a Supervisor or Secretary of Canoe Township.
This 26th day of June, 2024.
Jan Walker
Supervisor or Secretary

Approval Granted by the Indiana County Planning Commission

This ___ day of ___, 20__.

Chair
Secretary

MINOR SUBDIVISION FOR
DAVID R. WALKO
AND
SANDRA L. WALKO
SITUATE: CANOE TOWNSHIP,
INDIANA COUNTY, PENNSYLVANIA
SURVEY BY: KURT L. MARTIN, P. L. S. NO. SU-052410-E
315 SNYDER HILL ROAD
PUNXSUTAWNEY, PA 15767
(814)938-8053
DATE: JANUARY 18, 2024 - REVISED 4/09/24, 6/18/24
DRAWING BY: K. L. MARTIN
DATE: JANUARY 19, 2024 - REVISED 4/10/24, 6/25/24
SCALE: 1" = 125' ORIGINAL PAPER SIZE: 24" X 36"

METES CENTERLINE OF ROADWAY EASEMENT AS DESCRIBED IN DEED BOOK 1072, P. 149	
A -	N 00°12'00" W 378.78'
B -	N 26°12'00" W 66.55'
C -	N 58°12'00" W 134.70'
D -	N 22°42'00" W 101.98'
E -	N 13°42'00" W 242.84'
F -	N 27°42'00" W 129.60'
G -	N 48°12'00" W 166.33'
H -	N 50°12'00" W 176.97'
I -	N 43°27'00" W 186.24'
J -	N 34°27'00" W 192.03'
K -	N 14°57'00" W 190.21'
L -	N 15°48'00" E 120.42'
M -	N 68°48'00" E 221.53'
N -	N 00°48'00" E 334.15'
O -	N 00°18'00" E 647.30'
P -	N 01°48'00" E 198.20'
Q -	N 01°08'00" W 174.10'

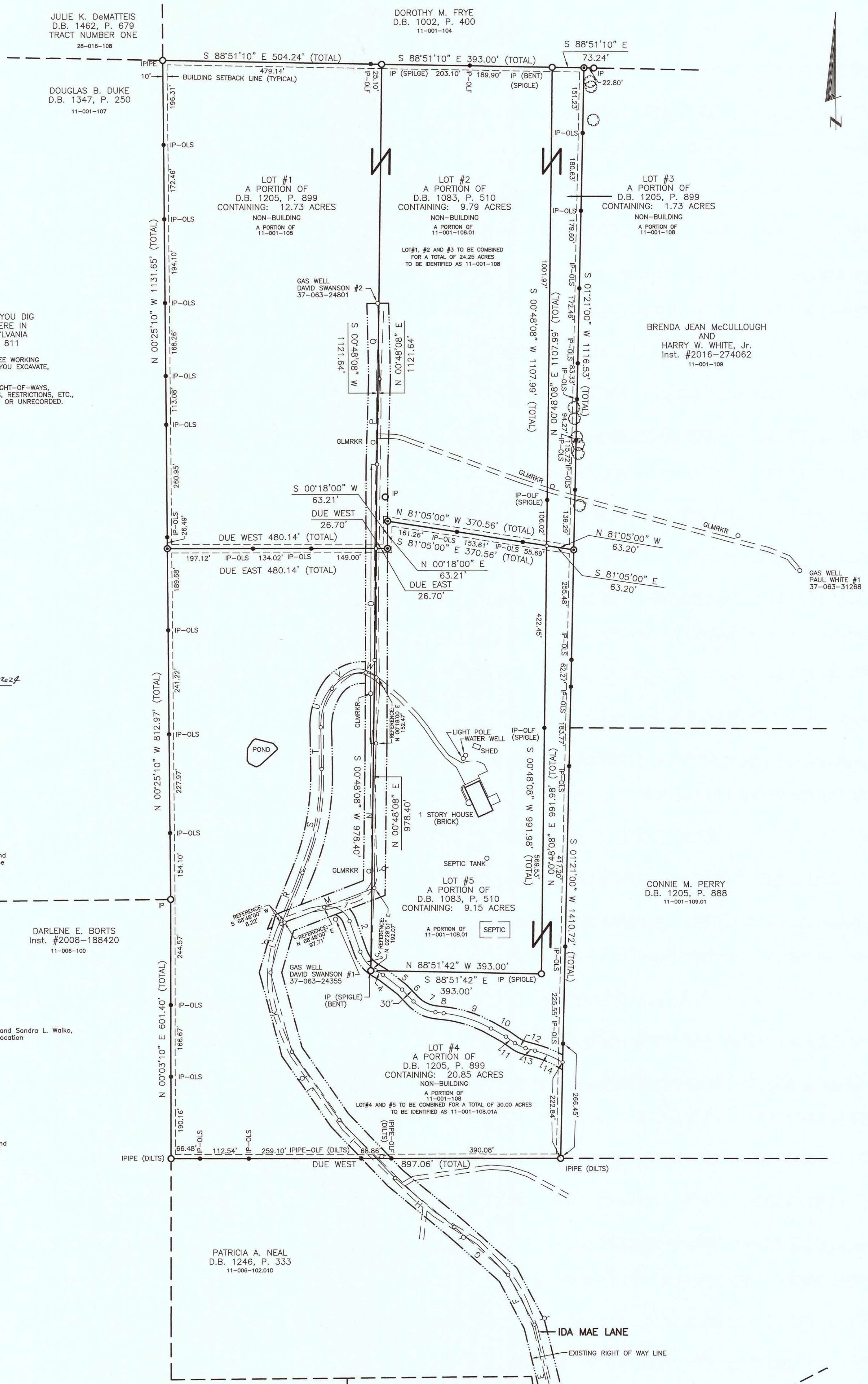
METES CENTERLINE OF PROPOSED ROADWAY EASEMENT TO BE SUBJECT TO THE SAME STIPULATIONS AS DESCRIBED IN DEED BOOK 1072, P. 149	
R -	N 22°16'00" E 128.42'
R -	N 22°16'00" E 128.42'
S -	S 60°13' A.L. = 244.69'
S -	S 60°13' A.L. = 244.69'
T -	N 10°37'30" E 243.01'
T -	N 10°37'30" E 243.01'
U -	N 01°01'00" W 97.02'
U -	N 01°01'00" W 97.02'
V -	N 155.95' A.L. = 94.11
V -	N 155.95' A.L. = 94.11
W -	N 16°16'19" E 92.69'
W -	N 16°16'19" E 92.69'
X -	R = 84.54' A.L. = 90.52'
X -	R = 84.54' A.L. = 90.52'
Y -	N 64°14'07" E 86.26'
Y -	N 64°14'07" E 86.26'
Z -	R = 38.46' A.L. = 27.43'
Z -	R = 38.46' A.L. = 27.43'
AA -	S 64°39'29" E 26.85'
AA -	S 64°39'29" E 26.85'

METES CENTERLINE OF 30' ROADWAY EASEMENT AS DESCRIBED IN DEED BOOK 1205, P. 903	
1 -	R = 50.00' A.L. = 72.96'
1 -	R = 50.00' A.L. = 72.96'
2 -	S 61°05'17" E 66.66'
2 -	S 61°05'17" E 66.66'
3 -	R = 82.51' A.L. = 56.38'
3 -	R = 82.51' A.L. = 56.38'
4 -	S 38°51'30" E 55.29'
4 -	S 38°51'30" E 55.29'
5 -	R = 58°26'00" E 19.86'
5 -	R = 58°26'00" E 19.86'
6 -	S 52°05'00" E 55.98'
6 -	S 52°05'00" E 55.98'
7 -	R = 83.42' A.L. = 57.48'
7 -	R = 83.42' A.L. = 57.48'
8 -	S 63°29'30" E 56.35'
8 -	S 63°29'30" E 56.35'
9 -	R = 294.50' A.L. = 115.39'
9 -	R = 294.50' A.L. = 115.39'
10 -	S 72°00'30" E 114.66'
10 -	S 72°00'30" E 114.66'
11 -	R = 60°47'00" E 38.99'
11 -	R = 60°47'00" E 38.99'
12 -	R = 75.52' A.L. = 27.15'
12 -	R = 75.52' A.L. = 27.15'
13 -	S 64°27'00" E 27.01'
13 -	S 64°27'00" E 27.01'
14 -	R = 247.05' A.L. = 69.31'
14 -	R = 247.05' A.L. = 69.31'
15 -	S 66°41'45" E 69.08'
15 -	S 66°41'45" E 69.08'

PATRICIA A. NEAL
D.B. 1195, P. 509
11-006-102.07

RUSSELL GLENN FOX
AND
JANET LOUISE FOX
Inst. #2021-320455
11-006-102.018

S. R. 1044 - JUNEAU ROAD



County Office of Planning & Development- Planning Section Project Updates for the Planning Commission meeting: July 10, 2024

Route 22 Pedestrian and Bicycle Bridge Project

An application was submitted to DCNR to close the funding gap in the construction budget. Commissioners want to connect to Pine Ridge Park and have discussed this with the Burrell Township Supervisors. We are continuing to manage the project. SALDO Application approved. Working with PennDOT and all other necessary partners to move forward. More updates to come. Bids came in \$2.35 million above the estimates for the project due to a number of compounding factors. We are looking to bring more money to the project. We have submitted two pre-applications for additional grant funds, and there are other options we are exploring with the help of our partners at SPC. Final grant applications submitted. **We are approved for \$1.25 million from SPC TASA. We scored extremely well. They will recommend that PennDOT approve us for the other \$1.25 million, which is more likely now that we already got the SPC approval and scored so well, but we don't know for sure about that until a determination is made. SPC is recommending to the Transportation Technical Committee that \$2.8 million of money from the Carbon Reduction Urban Program be allocated toward the project in an effort to move this project along quicker and regardless of whether the County is awarded the additional funding from PennDOT. Money has been allocated and we are awaiting new agreements from PennDOT. Project will be put to bid ASAP. Commissioners approved commitment agreement resolution with PennDOT at their meeting on 4/17. Bid opening soon, will keep posted.**

Indiana County Stormwater Management Plan- Phase 2

Staff is working to coordinate with the Army Corps of Engineers, the SPC Water Resource Center, the Indiana County Conservation district and the DEP Northwest region to develop a partnership and work plan for the Phase 2 project. This will include the modeling of at least one sub-basin within the County and projects related to the problem areas in that sub-basin, and the plan content that will provide an overview of stormwater management, purpose of the study, data collection, all GIS maps, present conditions, projected land development patterns, calculation methodology, the Model Ordinance and implementation discussion. A consultant will be hired to support the work of staff. A sharing of workload is anticipated between the Army Corps, ICOPD staff, and an additional project consultant. Discussions with the Army Corps continue to develop. Working on final draft RFP. Will be bringing Watershed Planning Advisory Committee back together once we have our full core team together. Current partners include Army Corps, Southwestern PA Commission (SPC), Indiana County Conservation District, Western PA Conservancy, Indiana County Stormwater Education Partnership. Final RFP Draft for a

Consultant completed. To begin consultant selection process. Met with SPC for an update meeting. They have a new staff member who will also be assisting. To meet with Army Corps for an update. Met with Army Corps for a project update regarding the modeling etc. and are waiting to receive deliverables from them as we are pulling our final project team together, including a consultant. Planning an event with the Stormwater Education Partnership, Emergency Management and the Army Corps for scenario planning and disaster preparedness. Event Planned for Thursday, July 11 at Indiana County Conservation District. The review of the H&H model recently wrapped up for Army Corps. They are currently working on the documentation to be used in the Technical Analysis and Modeling section. They are hoping to wrap that up soon so that it can be reviewed internally before sent our way along with the model. Met with Army Corps for an update- Project extended to August 2025 for completion of the Plan Document. Exploring grant opportunity with DEP for additional reimbursement.

WalkWorks and Decathlon

More information is available on the Indiana County Walking Decathlon Facebook page, Indiana County Office of Planning & Development's website <http://icopd.org/indiana-county-walkworks-program.html> and social media platforms: Facebook. Specific questions should be directed to Barbara Hauge

108 attendees at the Hot Chocolate Walk! Next event is the Eagle Watch at Loyalhanna Dam on March 9th at 10:00am.

Successful program wrap up at Nature Palooza where we engaged with over 110 people. Pulled names for prize winners of 25 prizes ranging from Indiana County Parks Bandanas to gift cards to a family pool pass to Mack Park Pool.

Engaged with over 50 people and presented at the Aging Services Brain Health Fair at Indiana Mall.

Updated mapping and program metrics as we prepare for next year's program starting in September. Coordinating prize pick ups from drawing at Nature Palooza.

Sustainable Economic Development Task Force

Planning is well underway for Summit VII on October 18, 8:30am-3:30pm at the KCAC.

Indiana County Blight Remediation Plan-

We are developing a path forward to accomplish an update to the Housing Plan and a Blight Remediation Plan. We will examine things like Land Banking as part of the Plan. We have met with the Commissioners and are regrouping now that we were unfortunately denied the funding from DCED, but we are looking at other possible funding sources to fully fund the project. We currently have half of the funds needed to complete the plan.

- Newly hired Senior Land Use Planner to lead the way through completion of the pilot and continued discussions with appropriate partners to forge ahead beyond the Inventory. Kegan has been doing great work to get the pilot study to completion.
- Meeting on 9/13 to discuss project direction moving forward. Potential to expand inventory, and plan for blight remediation.
- Expanded inventory to all 14 boroughs, 3 townships and 14 additional Census Designated Places and Villages. 240 properties have been identified.

Working on an update via google maps and supplemented by in person data collection. Blight has been improving overall. Will provide a detailed update at the next meeting. Working with the Housing and Community Development Section on next steps.

We are working on a Blight Remediation Strategy. Met with Creekside Borough to discuss their local Blight issues/concerns. Continue to work on Blight Strategy.

Creative Spaces Collective

Visit creativespacescollective.com Indiana Arts Council has hired a new Executive Director to help manage the program and beyond.

Building Permits Mapping Project

Working on mapping all building permits, commercial and residential from 2004-present. Developed GIS database and have begun mapping. Have all permits mapped that came through our office from 2004 to date. Will be working with other municipalities to look to acquire/develop their data. [We will be analyzing the data we have to include in the Annual Report.](#)

Municipal Profiles and Trends

New project to develop mapping and data profiles for all 38 municipalities in the County as well as the County overall.

[Lots of mapping done. We will share a map book at an upcoming meeting.](#)

[Lots of Census and American Community Survey \(ACS\) data being developed. Working to complete the project.](#)

County Seat to County Seat Bike Ride- September 21

[Partnering with Cambria County and C&I Trail Council and others to put on event.](#)

[Ride from Ebensburg to Indiana and back the next day or ride or shuttle back same day.](#)