

**CORPORATE ADOPTION**

KNOW ALL MEN BY THESE PRESENTS, THAT 339 JUSTABOUT LAND COMPANY, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGE ACCRUIING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE, ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN UPON THE PLAT, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AS WELL AS ANY OPEN SPACE, COMMON GROUND OR AREAS SHOWN UPON THE PLAT WHICH WILL, SIMULTANEOUS WITH THE RECORDING OF THE PLAT OR AT SOME LATER DATE, BE ACCEPTED BY THE TOWNSHIP, OR CONVEYED TO A HOMEOWNERS' ASSOCIATION OR OTHER NONPROFIT CORPORATION FORMED TO MAINTAIN THE OPEN SPACE COMMON GROUND OR AREAS SET FORTH IN THE PLAT AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAT, 339 JUSTABOUT LAND COMPANY, FOREVER DISCHARGE SAID PETERS TOWNSHIP, ITS SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON 339 JUSTABOUT LAND COMPANY, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

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

339 JUSTABOUT LAND COMPANY  
\_\_\_\_\_  
(NAME OF CORPORATION)

\_\_\_\_\_  
(PRESIDENT)

ATTEST:  
\_\_\_\_\_  
(SECRETARY)

**CORPORATE ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF WASHINGTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED (NAME AND TITLE OF OFFICE), OF 339 JUSTABOUT LAND COMPANY, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID 339 JUSTABOUT LAND COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS \_\_\_\_\_ (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

TITLE OF OFFICER \_\_\_\_\_  
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
MY COMMISSION EXPIRES  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY 339 JUSTABOUT LAND COMPANY WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

**MORTGAGE CLAUSE**

WE, SHEPHERD'S FINANCE, LLC, MORTGAGE OF THE PROPERTY EMBRACED IN THIS PLAT OF SUBDIVISION, TUSCANY 2 PLAN OF LOTS SUBDIVISION NO. 2, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAT IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA, AND TO THE DEDICATION AND COVENANTS APPEARING THEREON.

\_\_\_\_\_  
MORTGAGE )  
 ) WITNESS

**MORTGAGE CLAUSE**

WE, HANNA HOLDINGS, INC, MORTGAGE OF THE PROPERTY EMBRACED IN THIS PLAT OF SUBDIVISION, TUSCANY 2 PLAN OF LOTS SUBDIVISION NO. 2, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAT IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA, AND TO THE DEDICATION AND COVENANTS APPEARING THEREON.

\_\_\_\_\_  
MORTGAGE )  
 ) WITNESS

**TITLE CLAUSE**

WE, 339 JUSTABOUT LAND COMPANY, OWNERS OF THE TUSCANY 2 PLAN OF LOTS SUBDIVISION NO. 2 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF 339 JUSTABOUT LAND COMPANY AS RECORDED IN INSTRUMENT NUMBER 202202494, RECORDER OF DEEDS' OFFICE.

\_\_\_\_\_  
WITNESS )  
 ) OWNER

**SPECIAL DEDICATION REGARDING SANITARY BACKWATER VALVES:**

IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, SECTION 715, WHERE THE FLOOD LEVEL RIMS OF PLUMBING DRAINAGE FIXTURES (DENOTED BY THE LOWEST FINISHED FLOOR ELEVATION) ARE BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE, BACKWATER VALVES ARE REQUIRED. SANITARY BUILDING SEWER LATERALS FOR BUILDINGS CONSTRUCTED ON THE FOLLOWING LOT 219 SHALL BE FURNISHED WITH BACKWATER VALVES AT THE TIME SUCH SANITARY BUILDING SEWER LATERALS ARE CONNECTED TO THE SANITARY COLLECTION SEWERS SERVING ALL LOTS SPECIFIED. THE INITIAL PURCHASERS OF PROPERTY, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL TAKE NOTICE THAT SUCH BACKWATER VALVES SHALL BE INSTALLED AT THE TIME OF CONNECTION, MUST BE ACCESSIBLE, ARE SUBJECT TO PERIODIC MAINTENANCE AND, FROM TIME TO TIME, COULD MALFUNCTION SO AS TO ALLOW SEWAGE TO BACKFLOW INTO PORTIONS OF THE BUILDINGS. INSTALLATION, MAINTENANCE, OPERATION, AND INSPECTION OF SUCH BACKWATER VALVES SHALL BE THE SOLE RESPONSIBILITY OF THE INITIAL PURCHASERS OF THE REQUIRED LOTS, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.

**DEED REQUIRED NOTIFICATION CLAUSE**

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

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

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

\_\_\_\_\_  
OWNER

**PETERS TOWNSHIP SANITARY AUTHORITY**

APPROVED BY THE PETERS TOWNSHIP SANITARY AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE PETERS TOWNSHIP SANITARY AUTHORITY, WASHINGTON COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THOUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS OVER AND UPON THE LANDS OF THE GRANTOR.

ATTEST  
\_\_\_\_\_  
AUTHORITY REPRESENTATIVE

\_\_\_\_\_  
SIGNATURE OF DEVELOPER/PROPERTY OWNER/HOMEOWNER'S ASSOCIATION

**DEP NON-BUILDING WAIVER**

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 7501 ET SEQ) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

**CHANNEL EASEMENTS**

THE CHANNEL EASEMENT SHOWN ON THIS RECORDED PLAN SERVES TO PROTECT THE STREAM AND AREA WITHIN THE EASEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING SAID EASEMENT IN ACCORDANCE WITH TOWNSHIP ORDINANCE BUT PETERS TOWNSHIP RESERVES THE RIGHT TO WORK WITHIN THE EASEMENT AND A RIGHT OF ACCESS TO AND FROM SUCH EASEMENT, IF NECESSARY.

**STORMWATER CONTROL EASEMENTS**

THE PROPERTY OWNER IS TO MAINTAIN THE EASEMENTS SHOWN ON THE PLAN FOR THE PURPOSES OF STORMWATER CONTROL AS CONSTRUCTED. NO STOPPING UP, FILLING UP, CONFINING, PAVING, CHANGING OF EMBANKMENTS OR ANY OTHER INTERFERENCE OR CHANGE IS TO BE MADE WITHOUT THE PERMISSION OF THE TOWNSHIP. PETERS TOWNSHIP RESERVES THE RIGHT TO WORK WITHIN THE EASEMENT AND RIGHT OF ACCESS TO AND FROM SUCH EASEMENT IF NECESSARY.

**EASEMENTS**

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

**TOWNSHIP COUNCIL APPROVAL**

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST

\_\_\_\_\_  
MANAGER )  
 ) CHAIRMAN OF COUNCIL

**PETERS TOWNSHIP**

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

\_\_\_\_\_  
CHAIRMAN OF COUNCIL

(SEAL)  
ATTEST

\_\_\_\_\_  
MANAGER

**TOWNSHIP PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST

\_\_\_\_\_  
PLANNING DIRECTOR )  
 ) CHAIRMAN

**WASHINGTON COUNTY PLANNING COMMISSION**

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN )  
 ) DIRECTOR

**RECORDING**

APPROVED FOR RECORDING PURPOSES ONLY, SUBJECT TO ALL PROVISIONS OF A CONTRACT BETWEEN THE OWNER AND THE TOWNSHIP OF PETERS, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WASHINGTON COUNTY, PENNSYLVANIA AND A COPY OF WHICH IS ON FILE WITH THE TOWNSHIP.

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF WASHINGTON

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC.,

IN SAID COUNTY, IN INSTRUMENT NUMBER \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
RECORDER

**ZONING COMPARISON CHART**

	<u>LOW DENSITY RESIDENTIAL</u>	<u>CONSERVATION RESIDENTIAL OVERLAY</u>	<u>TUSCANY II</u>
ALLOWED USE	SINGLE	SINGLE	SINGLE
MIN. LOT AREA	21,780 SQ FT	NONE	17,363 SQ FT
MIN. LOT WIDTH	100 FT	75 FT	75 FT
MIN. FRONT YARD	50 FT	25 FT	25 FT
MAX. FRONT YARD	N/A	30 FT	N/A
MIN. REAR YARD	15 FT	20 FT	20 FT
MIN. SIDE YARD (TWO STORY)	15 FT	7.5 FT	7.5 FT
MAX. BLDG HEIGHT	35 FT	37 FT	37 FT
LOT COVERAGE	15%	30% SQ FT	30% SQ FT
DENSITY	1.2	2.0 OR 2.5 OR 3.0	1.2
OPEN SPACE	N/A	2DU/AC=25%	32%

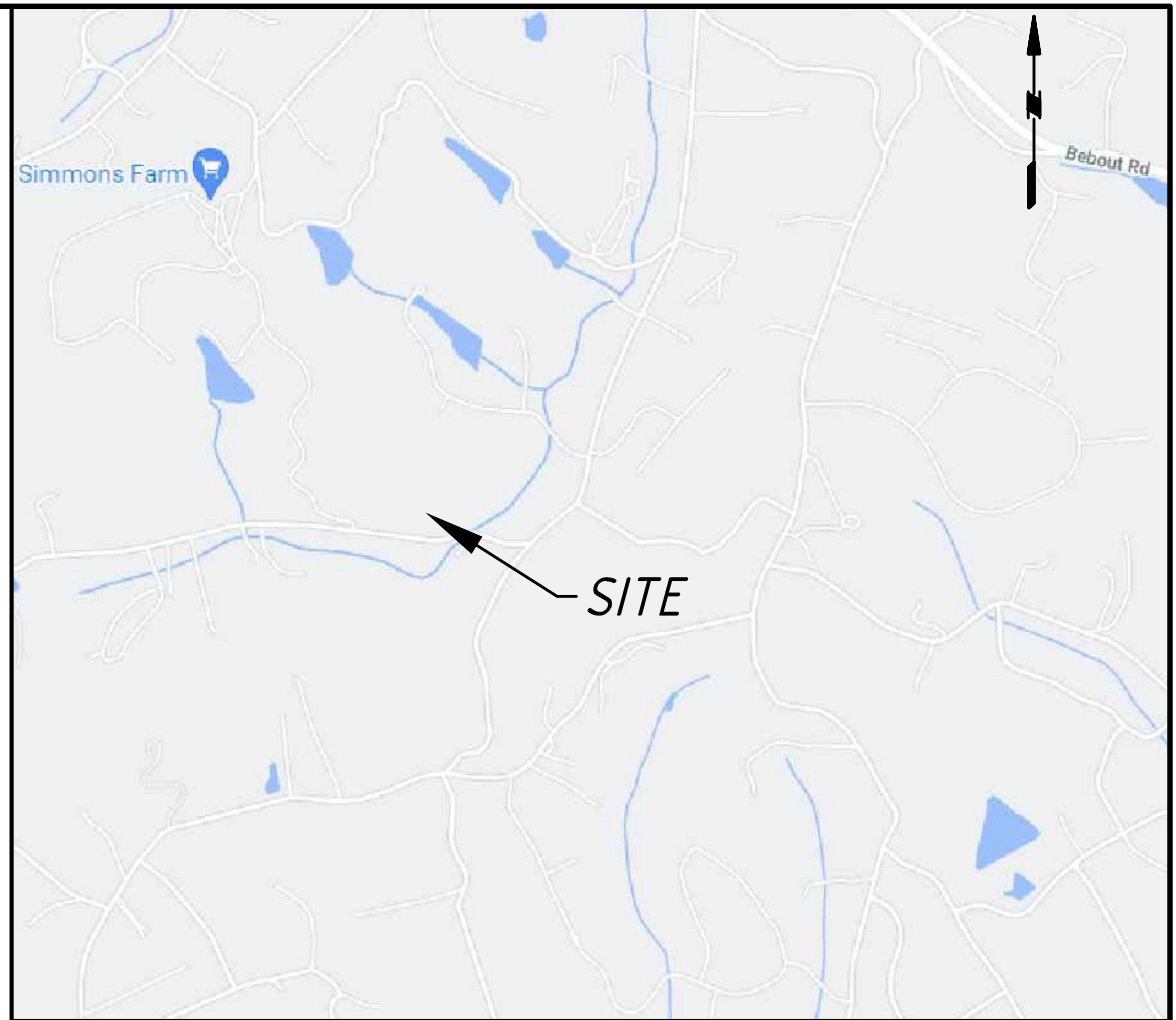
**LOT AREA TABLE**

LOT 219	36,023 SQ. FT.	0.827 ACRES
OPEN SPACE D-R	216,748 SQ. FT.	4.976 ACRES

**REFERENCES**

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

- 1. PLAN ENTITLED "TUSCANY PLAN OF LOTS" RECORDED IN INST# 201406024, DATED APRIL 2011.
- 2. PLAN ENTITLED "TUSCANY PLAN OF LOTS AMENDED" RECORDED IN INST# 201816138, DATED OCTOBER 2016.
- 3. PLAN ENTITLED "TUSCANY PLAN OF LOTS - LOT 13 SUBDIVISION" RECORDED IN INST# 202300382, DATED 11/22/22.
- 4. PLAN ENTITLED "TUSCANY 2 PLAN OF LOTS SUBDIVISION" RECORDED IN INST# 202410330, DATED 06/10/24.



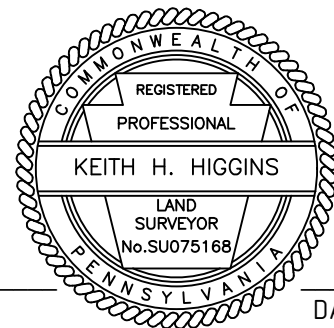
VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- 1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
- 2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
- 3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
- 4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON NOVEMBER 08, 2022.
- 5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
- 6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- 7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- 8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
- 10. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREON SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
- 11. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS TITLED "WASHINGTON COUNTY, PENNSYLVANIA" MAP NUMBER 4225C0214E, COMMUNITY PANEL NUMBER 0214 E, EFFECTIVE DATE: SEPTEMBER 30, 2015. THE SUBJECT PROPERTIES LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 12. SETBACKS ON PARCEL A ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING OR AMENDMENTS.
- 13. THE OWNERSHIP OF THE STORMWATER DETENTION FACILITY, UPON INSTALLATION AND CONFIRMATION OF ITS WORKING PROPERTY, WILL BE TRANSFERRED TO PETERS TOWNSHIP.
- 14. OPEN SPACE WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- 15. THE \$1,607.43 TRAFFIC IMPACT FEE FOR EACH LOT SHALL NOTED ON ALL FINAL DRAWINGS, INCLUDING THE FINAL PLAN FOR RECORDING, AND BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- 16. DRIVEWAYS FOR PROPOSED LOT 219 REQUIRE PENNDOT APPROVAL.
- 17. ALL SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF TWENTY-FIVE (25) FEET IN WIDTH AND SHALL BE CENTERED ON THE AS-CONSTRUCTED LOCATIONS OF SANITARY SEWERS. WHEN SANITARY SEWERS ARE CONSTRUCTED IN A SHARED (UTILITY OR SANITARY) EASEMENT PARALLEL AND ADJUTED TO A PUBLIC RIGHT-OF-WAY LINE, THE EASEMENT SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET OFFSET THE AS-CONSTRUCTED LOCATIONS OF THE SANITARY SEWER FACILITIES OPPOSITE THE SIDE OF THE PUBLIC RIGHT-OF-WAY.

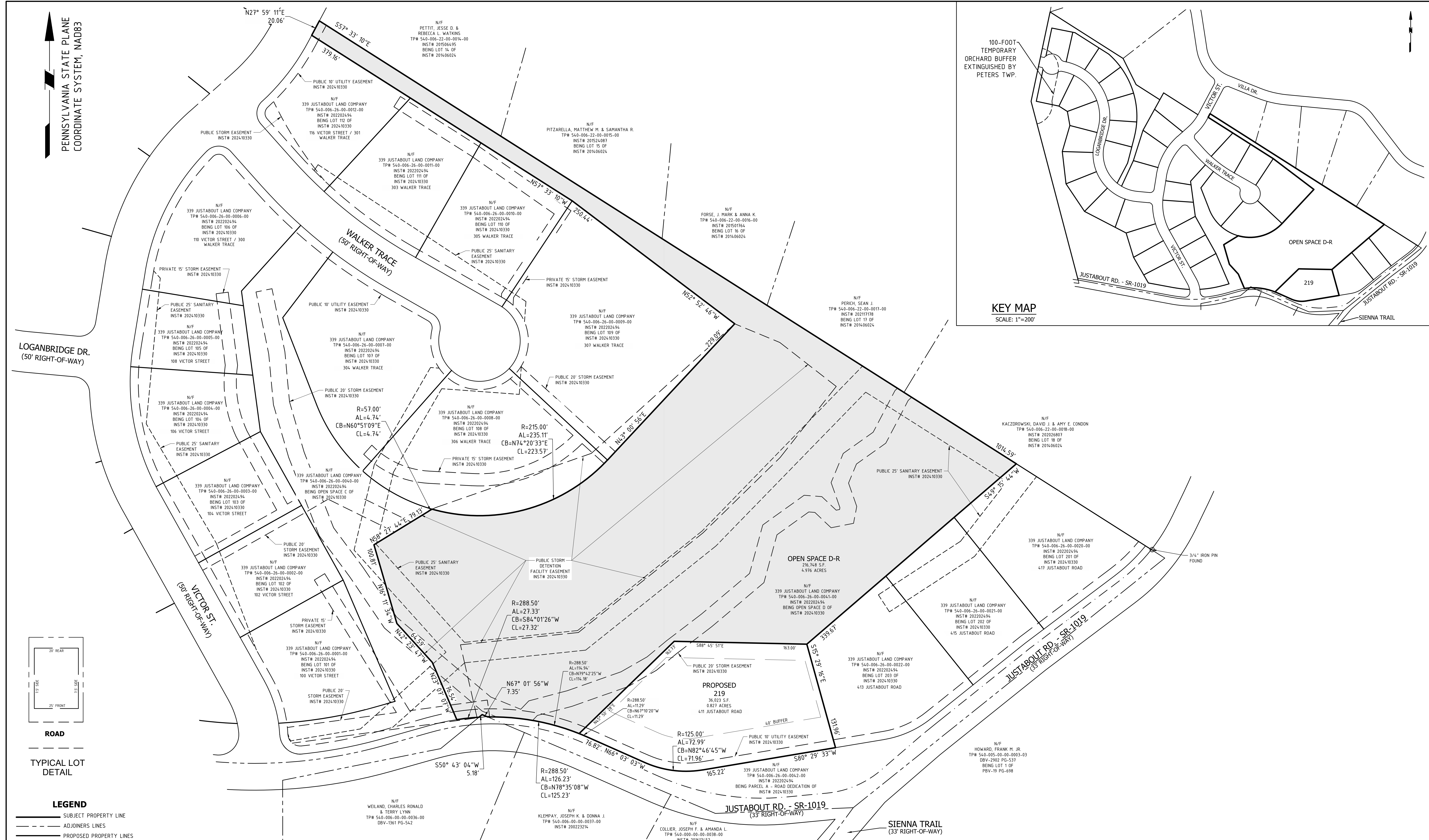
**SURVEYOR'S CERTIFICATION**

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



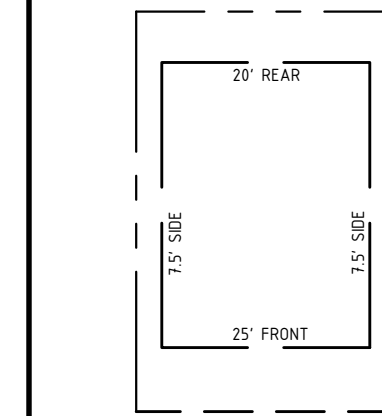
*Keith Higgins*  
\_\_\_\_\_  
KEITH H. HIGGINS  
PROFESSIONAL LAND SURVEYOR  
PA LIC No. SU075168  
DATE 07/17/2024

PROJECT NO.: <i>TUSCANY 2</i>	DRAWING NO.: <i>1</i>	PROJECT: <b>NOTES</b> PETERS TOWNSHIP, WASHINGTON COUNTY, PA PREPARED FOR: KDH CONSULTING ENGINEERS	DRAWING TITLE: <b>MAP OF</b> <b>TUSCANY 2 PLAN OF LOTS</b> <b>SUBDIVISION NO. 2</b> BEING A RE-SUBDIVISION OF OPEN SPACE D OF TUSCANY 2 PLAN OF LOTS SUBDIVISION RECORDED IN INSTRUMENT NUMBER 202410330	 <b>KEYSTONE SURVEYING &amp; MAPPING INC.</b> 534 VALLEY BROOK ROAD VENETIA, PA 15367 OFFICE (724) 514-7949
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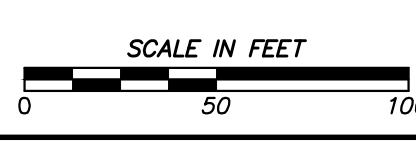
PENNSYLVANIA STATE PLANE  
COORDINATE SYSTEM, NAD83

LOGANBRIDGE DR.  
(50' RIGHT-OF-WAY)



ROAD  
TYPICAL LOT  
DETAIL

- LEGEND**
- SUBJECT PROPERTY LINE
  - - - ADJOINERS LINES
  - - - PROPOSED PROPERTY LINES
  - - - EXISTING EASEMENTS
  - - - UTILITY EASEMENTS
  - - - STORMWATER EASEMENTS
  - - - SEWER EASEMENTS
  - - - BUFFER LINE
  - - - BUILDING LINES
  - - - CENTERLINE OF ROAD
  - - - WATERCOURSE EASEMENT
  - EXISTING EVIDENCE FOUND



**SITE ADDRESS:**  
339 JUSTABOUT RD  
VENETIA, PA 15367

**PROPERTY OWNER:**  
339 JUSTABOUT LAND COMPANY  
333 TECHNOLOGY DR, SUITE 108  
CANONSBURG, PA 15317

PROJECT NO.:	TUSCANY 2	DRAWING NO.:	2
DATE:	07/17/2024	SCALE:	1" = 50'
DRAWN BY:	MSABO	CHECKED BY:	KHH/MES
			2 OF 2

**PROJECT:**  
**LOT LAYOUT**  
PETERS TOWNSHIP,  
WASHINGTON COUNTY, PA  
PREPARED FOR:  
KDH CONSULTING ENGINEERS

**DRAWING TITLE:**  
**MAP OF**  
**TUSCANY 2 PLAN OF LOTS**  
**SUBDIVISION NO. 2**  
BEING  
A RE-SUBDIVISION OF OPEN SPACE D OF  
TUSCANY 2 PLAN OF LOTS SUBDIVISION  
RECORDED IN INSTRUMENT NUMBER 202410330

**KEYSTONE SURVEYING & MAPPING INC.**  
534 VALLEY BROOK ROAD  
VENETIA, PA 15367  
OFFICE (724) 514-7949