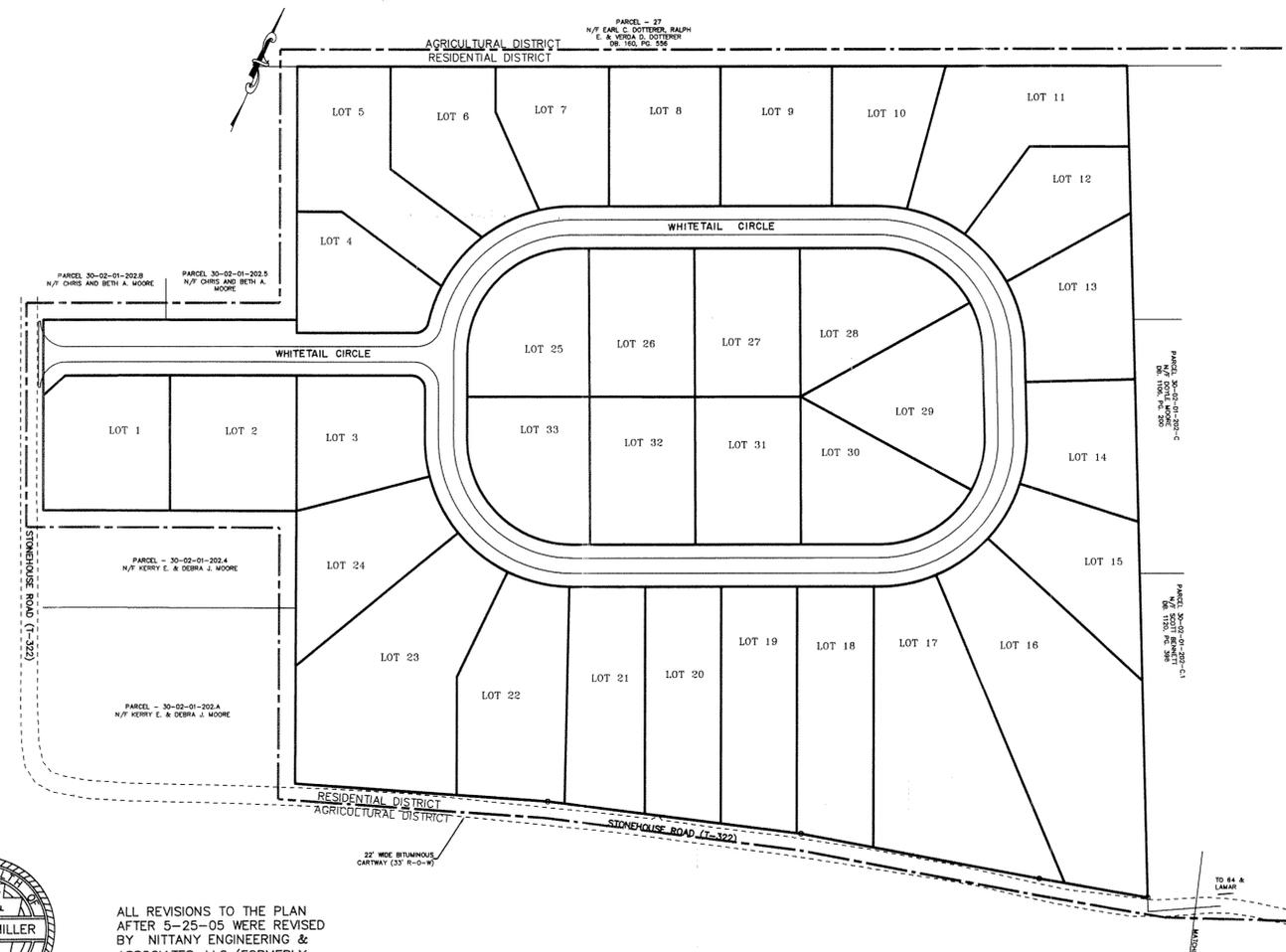


GENERAL NOTES

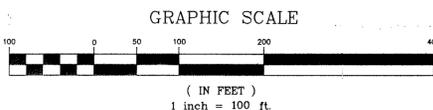
- OWNER OF RECORD: NCAC DEVELOPMENT COMPANY C/O NEVIN COURTER & ART CONDO.
- SOURCE OF TITLE: DEED BOOK 1108, PAGE 109.
- THIS PROJECT PROPOSES THE SUBDIVISION OF A 22.19 ACRE PARCEL INTO 33 INDIVIDUAL LOTS WITH SINGLE FAMILY HOMES. THE EXISTING USE ON THE PROPERTY IS ABANDONED FARMLAND.
- BASED ON THE NATIONAL WETLAND INVENTORY MAP (BEECH CREEK QUADRANGLE), THERE ARE NO WETLAND AREAS ON THIS PROPERTY.
- NO PORTION OF THE DEVELOPMENT SITE LIES WITHIN ANY FLOODPLAIN OR FLOOD HAZARD AREA. FLOOD INSURANCE RATE MAP COMMUNITY, PANEL NUMBER 420333 0006 B.
- THE VERTICAL DATUM TAX PARCEL 30-02-01-202 HAS BEEN BASED ON NVD OF 1929. PDH DISK AT AN ELEVATION OF 792.712. THE TOPOGRAPHY FOR THE OFFSITE SEWER AND WATER DESIGN IS BASED ON GIS INFORMATION AND HAS NOT BEEN FIELD VERIFIED.
- POTABLE WATER WILL BE PROVIDED BY THE NITTANY WATER COMPANY, 216 SPRING RUN ROAD, ROOM 207, MILL HALL, PA 17751 (717) 726-6079. SANITARY SEWER SERVICE WILL BE PROVIDED BY EAST NITTANY VALLEY JOINT MUNICIPAL AUTHORITY, 216 SPRING RUN ROAD, MILL HALL, PA 17751, (570) 726-6224. ELECTRIC SERVICE WILL BE PROVIDED BY ALLEGHENY POWER, 2800 EAST COLLEGE AVE., STATE COLLEGE, PA 16801, (814) 237-5821. PHONE SERVICE WILL BE PROVIDED BY SPRINT, 1201 WALNUT BOTTOM RD., CARLISLE, PA 17013, (800) 877-4646.
- SOILS PLOTTED FROM THE SOIL SURVEY OF CLINTON COUNTY PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL. HeB2- HAGERSTOWN SILT LOAM (3%-8%). HeC2- HAGERSTOWN SILT LOAM (8%-15%). HgB2- HAGERSTOWN SILTY CLAY LOAM (3%-8%). HgC2- HAGERSTOWN SILTY CLAY LOAM (8%-15%). HgD3- HAGERSTOWN SILTY CLAY LOAM (15%-25%). THERE ARE NO HYDRIC OR HYDRIC INCLUSION SOILS ON THIS SITE.
- A BUILDING PERMIT IS REQUIRED FROM THE TOWNSHIP PRIOR TO ANY BUILDING PLACEMENT/CONSTRUCTION.
- THIS PROJECT IS LOCATED WITHIN THE RESIDENTIAL ZONING DISTRICT. BUILDING SETBACK LINES ARE: FRONT - 40' FROM ROW, REAR - 25', SIDE - 15'. BUILDING SETBACK LINES ARE AN INTERPRETATION OF THE ZONING ORDINANCE. CONTACT THE ZONING OFFICER FOR VERIFICATION.
- CONTRACTOR SHALL NOTIFY THE PA ONE CALL SYSTEM (1-800-242-1776) NOT LESS THAN THREE (3) DAYS PRIOR TO CONSTRUCTION. THE ONE CALL SYSTEM WILL NOTIFY THE PUBLIC UTILITIES IN THE AREA. PUBLIC UTILITIES WILL THEN COORDINATE DIRECTLY WITH THE CONTRACTOR.
- BEARINGS BASED ON A PLAN ENTITLED "NCAC DEVELOPMENT COMPANY", PREPARED BY H. RICHARD OHL, DATED 1/14/02.
- APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON VISIBLE ABOVE GROUND APPURTENANCES AND AVAILABLE MAPPING.
- ALL NEW STREETS TO BE 50' R/W WITH 18" BITUMINOUS CARTWAYS AND 10' GRASSED SHOULDERS PER THE PORTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- HOME AND DRIVEWAY LOCATIONS SHOWN ARE FOR PLANNING PURPOSES ONLY AND WILL LIKELY CHANGE.
- ALL LOTS WILL BE REQUIRED TO INSTALL AN ON-LOT INFILTRATION BASIN FOR THE BUILDINGS. SEE ON-LOT INFILTRATION BASIN DETAIL ON SHEET 21 OF 23.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER CONVEYANCE AND STORAGE FACILITIES, OTHER THAN THE ON-LOT INFILTRATION BASINS LOCATED OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS.
- SEE THE STORMWATER MANAGEMENT PLAN AND NARRATIVE AND THE EROSION CONTROL PLAN NARRATIVE WHICH ARE CONSIDERED PART OF THIS PLAN.
- LOTS 1, 16-23 SHALL ONLY ACCESS ONTO WHITETAIL CIRCLE.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE EAST NITTANY VALLEY JOINT MUNICIPAL AUTHORITY SPECIFICATIONS. SEE NOTES 1-4 ON THE UTILITY PLAN.
- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE NITTANY WATER COMPANY SPECIFICATIONS.
- INDIVIDUAL LOT DEVELOPMENT EROSION AND SEDIMENT POLLUTION CONTROL (E&SPC) PLANS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S)/DEVELOPER(S). AS A CONDITION OF EACH LOT SALE, THE INDIVIDUAL LOT OWNER(S)/DEVELOPER(S) WILL BE REQUIRED TO PREPARE A LOT DEVELOPMENT E&SPC PLAN, AND SUBMIT SUCH A PLAN TO THE CLINTON COUNTY CONSERVATION DISTRICT FOR REVIEW AND APPROVAL. A COPY OF THE DOCUMENT ENTITLED "LOW HAZARD EROSION AND SEDIMENT POLLUTION CONTROL PLAN" (CLINTON COUNTY CONSERVATION DISTRICT) IS INCLUDED FOR USE IN PREPARING E&SPC PLANS FOR INDIVIDUAL LOTS. THE INDIVIDUAL LOT OWNER(S)/DEVELOPER(S) ARE ENCOURAGED TO CONTACT THE CLINTON COUNTY CONSERVATION DISTRICT OFFICE CONCERNING ADDITIONAL REQUIREMENTS PRIOR TO PREPARING THEIR INDIVIDUAL LOT E&SPC PLAN. A MINIMUM OF 30 DAYS PRIOR TO THE START OF ANY WORK. THE ROOF DRAIN SUMP DETAIL ON SHEET 21 OF 23 SHALL BE INCLUDED IN EACH OF THE INDIVIDUAL LOT E&SPC PLANS.
- ADEQUATE PRESSURE FOR THE LOTS WITHIN THIS SUBDIVISION CAN BE PROVIDED TO THE PROPOSED CURB STOP LOCATION. HOWEVER, DEPENDING ON THE STYLE OF THE DWELLING (1 OR 2 STORY) OR WHERE THE DWELLING IS CONSTRUCTED ON THE LOT, THE LOT OWNERS MAY DESIRE TO INSTALL INDIVIDUAL BOOSTER PUMPS TO INCREASE THE WATER PRESSURE WITHIN THEIR DWELLINGS. THE INDIVIDUAL BOOSTER PUMPS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND NITTANY WATER COMPANY SHALL HAVE NO RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE BOOSTER PUMPS. REFERENCE WATER SERVICE AGREEMENT BETWEEN NITTANY WATER COMPANY AND NCAC DEVELOPMENT COMPANY, L.L.C. FOR MORE INFORMATION.

STONEHOUSE SUBDIVISION

A RESIDENTIAL SUBDIVISION
LOCATED IN
PORTER TOWNSHIP
CLINTON COUNTY



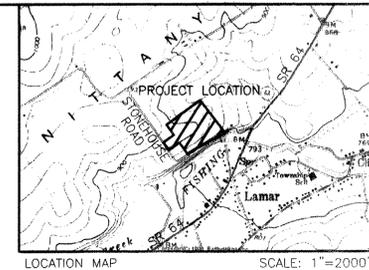
ALL REVISIONS TO THE PLAN AFTER 5-25-05 WERE REVISED BY NITTANY ENGINEERING & ASSOCIATES, LLC (FORMERLY DANA R. BOOB, SURVEYING & ENGINEERING)



SITE PLAN

SYMBOLS

- TURNING POINT
- PIN SET (5/8" REBAR)
- △ EXISTING POINT
- ◇ UTILITY POLE
- PERC HOLES
- ⋯ SEWAGE TEST PIT
- CENTER LINE
- - - EXISTING FENCE
- - - UNDERGROUND UTILITY
- - - LINE CONTOUR LINE
- - - BUILDING SETBACK LINE
- - - SOIL CONTOUR LINE
- - - EDGE OF EASEMENT
- - - CARTWAY
- ~ TREE LINE
- - - LIMITS OF DISTURBANCE
- - - WATER LINE
- - - SEWER LINE
- - - STREAM/CREEK/RIVER



FILED
CLINTON COUNTY, PA
JAN OCT - 3 P 3-11
SAIL H. GEPHART
RECORDER OF DEEDS

DRAWING INDEX

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REV: 5/04/04
REV: 3/02/04
REV: 1/28/04
REV: 11/26/03
REV: 9/29/03
REV: 5/09/03
REV: 3/17/03

TOWNSHIP ENGINEER STORMWATER

Frederick J. ... ON THIS DATE 10/2/05 HAVE REVIEWED THE STORM WATER MANAGEMENT PLAN FOR THIS SUBDIVISION IN ACCORDANCE WITH THE FISHING CREEK/CEDAR RUN WATERSHED ACT 167 STORM WATER MANAGEMENT PLAN.

STORMWATER DESIGN ENGINEER CERTIFICATION

I, *Eric ...* ON THIS DATE 7/8/04 HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE STORMWATER MANAGEMENT ORDINANCE.

OWNER STORMWATER CERTIFICATION

I, HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE PERMANENT FIXTURES WHICH CANNOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF A REVISED PLAN BY THE MUNICIPAL ENGINEER OR A DESIGNATED REPRESENTATIVE. THE MAINTENANCE OF THESE CONTROL FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND I HEREBY CERTIFY THAT THE CONTROLS WILL REMAIN OPERATIONAL AT ALL TIMES.

Nevin S. Courter *Art Condo* 6/28/04
OWNER DATE

RECORDING CERTIFICATE

STATE OF PENNSYLVANIA, COUNTY OF CLINTON
RECORDED ON THIS 3 DAY OF October, 2006 IN THE
RECORDER OF DEEDS OFFICE, IN PLAT BOOK VOL. 2006, PG. 5497
WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE
RECORDER OF DEEDS *M. M. ...*



TITLE SHEET FOR THE
STONEHOUSE SUBDIVISION
FOR
NCAC DEVELOPMENT COMPANY
PORTER TOWNSHIP, CLINTON COUNTY
PENNSYLVANIA

DANA R. BOOB, SURVEYING & ENGINEERING
136 WEST MAIN STREET, P.O. BOX 699
MILLHEIM, PA 16854 (814)349-5760
DRAWN BY: KFM DATE: 03/12/2003

02-023
SHEET 1 OF 23

APPROVAL BLOCK

RECOMMENDED APPROVAL PORTER TOWNSHIP PLANNING COMMISSION	APPROVED BY THE BOARD OF SUPERVISORS OF PORTER TOWNSHIP	REVIEWED BY THE CLINTON COUNTY PLANNING COMMISSION
<i>Ralph ...</i> CHAIRMAN	<i>Larry ...</i> CHAIRMAN	<i>Tom ...</i> DIRECTOR
DATE: <u>11/30/04</u>	DATE: <u>10-2-06</u>	DATE: <u>12/6/04</u>
<i>Claine Miller</i> SECRETARY	<i>Claine Miller</i> SECRETARY	<i>See letter dated 3/20/03</i> <u>10-3-06</u> <i>Tom ...</i>

CERTIFICATION OF OWNERSHIP

ON THIS, THE 17 DAY OF November, 2004, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEVIN COURTER AND ART CONDO, OWNER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THE PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRE, THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

Nevin S. Courter *Art Condo* *Austin Kurtz*
NEVIN COURTER ART CONDO NOTARY PUBLIC

SITE DATA

TAX PARCEL 30-02-01-202
ZONING - RESIDENTIAL DISTRICT
NUMBER OF LOTS - 33
SEWAGE DISPOSAL - PUBLIC
(EAST NITTANY VALLEY JOINT MUN. AUTHORITY)
WATER SUPPLY - PUBLIC (NITTANY WATER CO.)
PROPOSED LAND USE - SINGLE FAMILY RESIDENTIAL
TOTAL AREA OF LOT - 22.19 GROSS ACRES
TITLE SOURCE - DB 1108, PG. 109
OWNER - NCAC DEVELOPMENT COMPANY
C/O NEVIN COURTER
ADDRESS - 15 PRINTER LANE
MILL HALL, PA 17751

06-008 Stonehouse Record Drawings