

OWNER'S ACCEPTANCE

The Stonecrest Business Park, LP, owner of the land shown on the Stonecrest Business Park Plan of Subdivision hereby accepts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Lawrence, and Borough of New Beaver, I hereby consent, and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Lawrence, and Borough of New Beaver, their successors or assigns from any liability for damages arising out of or from any appropriation of said ground for public streets or property and the physical grading thereof to any grade that may be established. This dedication and reduction shall be binding upon the partnership and upon its heirs, successors, and assigns.

Signature of owner: *[Signature]* Date: 2/14/2024
Signature of general partner: *[Signature]*

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Lawrence, personally appeared the above named *[Signature]*, a partner in the firm of Stonecrest Business Park, LP, and acknowledged the foregoing adoption, dedication and plan to be the act of the partnership and consented the same to be recorded as such.

Witness my hand and notarial seal this 14th day of February, 2024.
Notary Public: *[Signature]*

CERTIFICATION OF TITLE

We hereby certify that the title to the property mentioned in the Stonecrest Business Park Plan of Subdivision is in the name of Stonecrest Business Park, LP and is recorded in Instrument Number 2021-001610. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness: *[Signature]* Date: *[Signature]*

OWNER'S CERTIFICATION

I certify that, to the best of my knowledge, that the survey and plan shown herein correctly represent the lots, blocks, streets, and highways as surveyed and platted by me.

Date: February 8, 2024
Name of Surveyor: Vincent John Pappalardo
Registration number: 149818314



MUNICIPAL DECLARATIONS

The Council of the Borough of New Beaver, hereby gives notice that in approving this plan for recording, the Borough of New Beaver has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary: *[Signature]* President: *[Signature]*

As of the date of this plan's approval by the approving authority, no development of any land mentioned in the 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, transmission, treatment, or disposal system within the municipality and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewerage Facilities Act (33 P.S. Sections 7501 et. seq.) and regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should consult appropriate officials of the municipality, which is charged with administering the Sewerage Facilities Act, to determine what sewage facilities planning is required and the procedures and requirements for obtaining appropriate permits or approvals.

A Highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 435), known as the "State Highway Law" before driveway access to a State Highway is permitted.

COUNCIL APPROVAL

Approved by the Council of the Borough of New Beaver, by Ordinance/Resolution No. *[Signature]*, effective date 12th day of Feb 2024.

Secretary: *[Signature]* President: *[Signature]*

PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Borough of New Beaver, this 12th day of Feb 2024.

Secretary: *[Signature]* Chairman: *[Signature]*

MUNICIPAL ENGINEER

I, a Registered Professional Engineer, the Borough of New Beaver, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Borough Subdivision and Land Development Ordinance and all other requirements of the approved authority.

Registration Number: 83247-1-2
Signature: *[Signature]*



COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Lawrence County Planning Commission on this 29th day of October, 2023.

Secretary: *[Signature]* Chairman: *[Signature]*

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Lawrence, Commonwealth of Pennsylvania, in Book-Base Volume *[Signature]* Page(s) *[Signature]*, Document # 2024-001613.

Given under my hand and seal this 13th day of February, 2024.
Notary Public: *[Signature]*

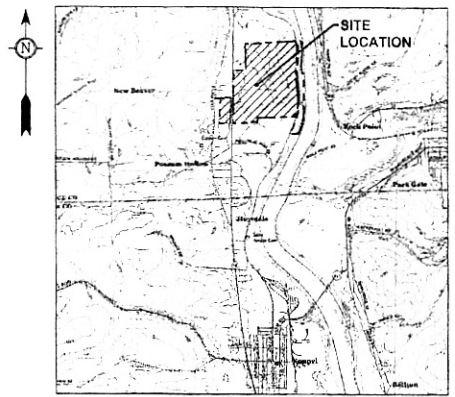


ZONING REQUIREMENTS
BOROUGH OF NEW BEAVER
ZONING DISTRICT C1 - COMMERCIAL DISTRICT

MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	100 FEET
FRONT YARD SETBACK	40 FEET
SIDE YARD	10 FEET
REAR YARD DEPTH	50 FEET
MAX. BUILDING HEIGHT	100 FEET
MAX. LOT COVERAGE	50%

AREA TABLE

ORIGINAL PARCEL	208.7204 ACRES
SUBDIVISION	4.4482 ACRES
STONECREST DRIVE R.O.W.	2.4667 ACRES
STONECREEK DETENTION R.O.W.	3.8501 ACRES
PLANT GROWTH R.O.W.	6.6248 ACRES
LOT 1	10.8048 ACRES
LOT 2	17.2963 ACRES
LOT 3	27.7501 ACRES
LOT 4	124.4652 ACRES
PARCEL 1	10,5172 ACRES
PARCEL 2	209.7204 ACRES TOTAL

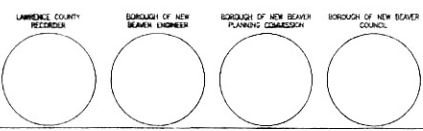


LOCATION MAP
SCALE: 1" = 200'
MAP REFERENCE: USGS "TOPOGRAPHIC 7.5 MINUTE GRID - BEAVER FALLS, PA 1919"

OWNER'S ADDRESS:
STONECREST BUSINESS PARK, LP
100 3RD STREET
CHARLESTON, PA 15022

PROPERTY ADDRESS:
2208 STATE ROUTE 18
MURKIN, PA 18137

FLOOD ZONE:
BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY FROM FLOOD INSURANCE RATE MAP NUMBER X00700000M, PANEL 233 OF 400, MAP EFFECTIVE DATE: JANUARY 18 2012, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ZONE "X" (UNSHADED) IS DESCRIBED AS AREAS BELIEVED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED).



STONECREST BUSINESS PARK PLAN OF SUBDIVISION

CLIENT: STONECREST BUSINESS PARK, LP
100 3RD STREET
CHARLESTON, PA 15022

OWNER: STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15157

DATE: 02/14/2024
SCALE: 1" = 200'

PROJECT: STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15157

OWNER'S ADDRESS: STONECREST BUSINESS PARK, LP
100 3RD STREET
CHARLESTON, PA 15022

PROPERTY ADDRESS: 2208 STATE ROUTE 18
MURKIN, PA 18137

FILE NUMBER: R200119-03-000-000-V-E1-001

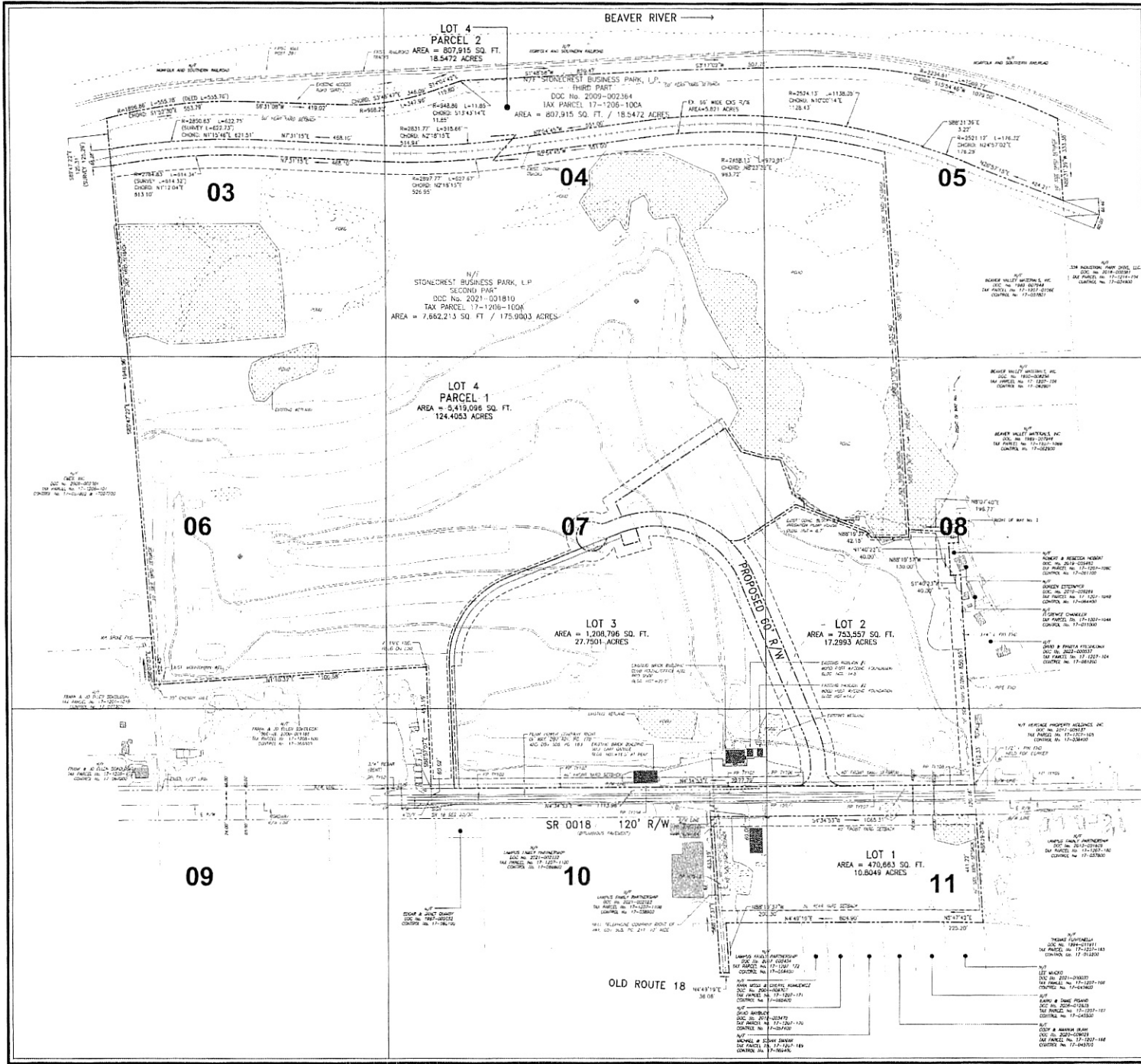
DATE: 02/14/2024

BY: J. DONSOLO

AS SHOWN: V. PAPPARELLA

APPROVED BY: V. PAPPARELLA

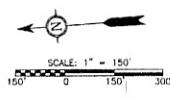
1 OF 11



LEGEND:

EX. GROUND RAIL	---
EX. FENCE	---
EX. OVERHEAD ELECTRIC	---
EX. COMMUNICATION SEWER	---
EX. POST	+
EX. ROAD SIGN	+
EX. LIGHT POLE	+
EX. UTILITY POLE	+
EX. UTILITY POLE WITH LIGHT	+
EX. STORM SEWER INLET	+
EX. CURB INLET	+
EX. GUY ANCHOR/WIRE	+
EX. GUY POLE/WIRE	+
EX. GAS VALVE	+
EX. IRIS	+
EX. LIGHT POLE	+
EX. ELEC. TEL. CABLE & LIGHTING	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. PROPERTY LINE	---
EX. RIGHT OF WAY LINE	---
EX. CONTOURS	---
PROP. CONTOURS	---
PROP. SPOT ELEVATION	---
EX. STORM SEWER & MH	---
EX. SANITARY SEWER & MH	---
EX. FIRE HYDRANT	+
EX. TREE LINE	---
EX. STREAM	---
EX. WETLAND	---
EX. PROPERTY MARKER	+

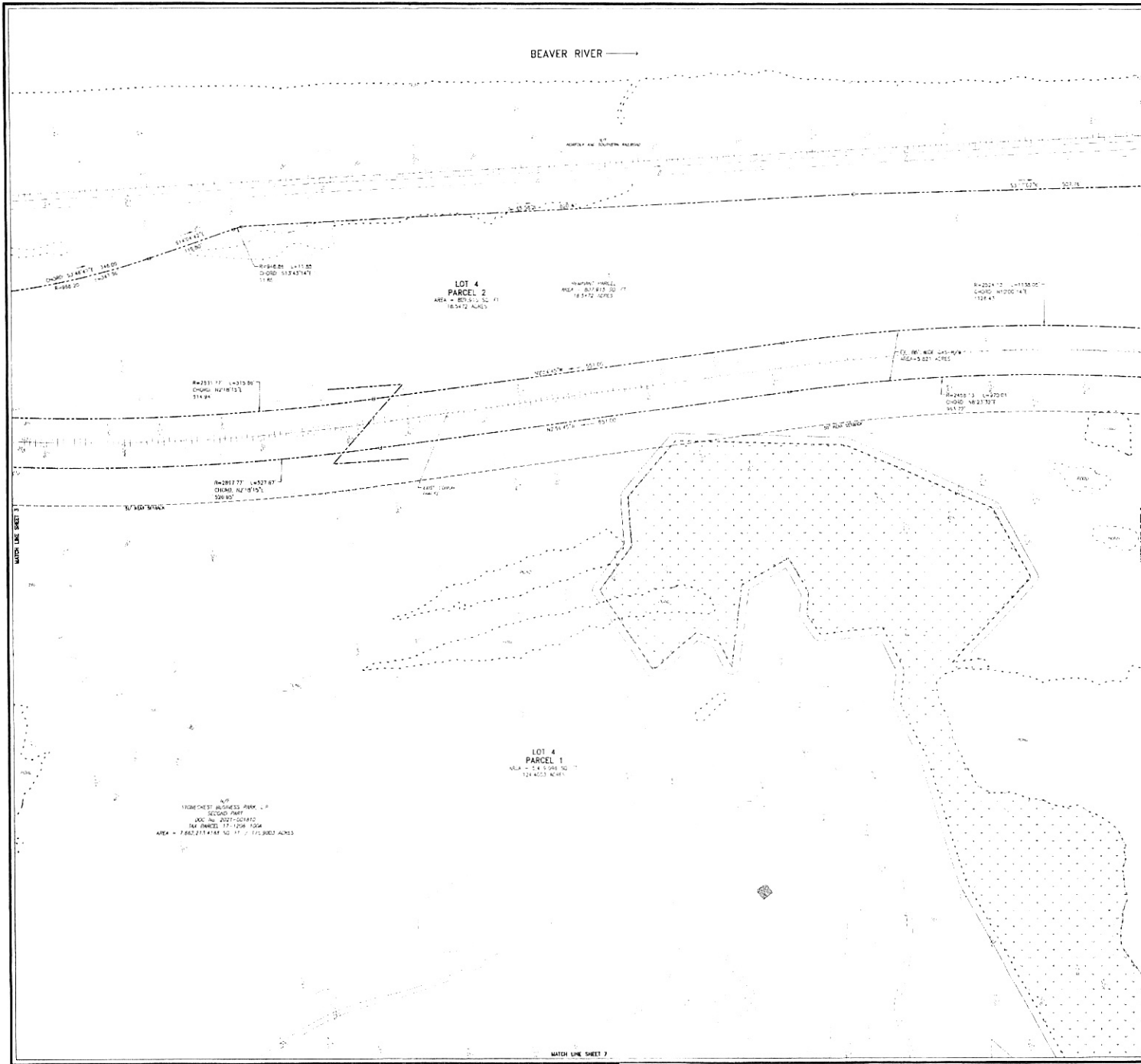
- GENERAL NOTES:**
1. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND DEPTHS MUST BE CONSIDERED APPROXIMATE. ANY OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESUMED UNKNOWN.
 3. PROPERTY ZONED TO "C" - COMMERCIAL DISTRICT.
 4. BEARINGS AND DISTANCES FROM THE DEED BEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-15-2020.
 5. BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS INTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS BURDENING THE SUBJECT PROPERTY.
 6. VERTICAL DATUM IS NGVD 83.
 7. CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY KUCERA INTERNATIONAL, INC. PHOTO DATE: 03-02-2021.
 8. STONECREST BUSINESS PARK, L.P., RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DESIGNATED ON THIS PLAN.



STONECREST BUSINESS PARK PLAN OF SUBDIVISION - SHEET INDEX

PROJECT	STONECREST BUSINESS PARK LP
OWNER	NEW BEAVER BOROUGH
LOCATION	150' W 3RD STREET, CHAMBERS, PA 15022
DATE	02/07/2023
DRAWN BY	J. CONBOLD
CHECKED BY	V. PAPPARELLA
APPROVED BY	V. PAPPARELLA
DATE	02/07/2023

© 2024 GAI Consultants
 PLAN NUMBER: H202018-03-000-000-V-E-1-002
 SHEET NO. 02 OF 11



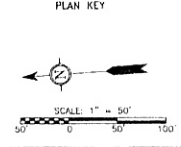
LEGEND:

EX. GULCH FILL	---
EX. FENCE	---
EX. OVERHEAD ELECTRIC	---
EX. COMBINATION SEWER	---
EX. POSS.	---
EX. ROAD SIGN	---
EX. LIGHT POLE	---
EX. UTILITY POLE	---
EX. UTILITY POLE WITH LIGHT	---
EX. STORM SEWER INLET	---
EX. CURB INLET	---
EX. GUY ANCHORS/WIRE	---
EX. GUY POLE/WIRE	---
EX. GAS VALVE	---
EX. TREES	---
EX. LIGHT POLE	---
EX. ELEC. TEL. CABLE & LIGHTING	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. PROPERTY LINE	---
EX. RIGHT OF WAY LINE	---
EX. CONTOURS	---
PROP. CONTOURS	---
PROP. SPOT ELEVATION	---
EX. STORM SEWER & MH	---
EX. SANITARY SEWER & MH	---
EX. FIRE HYDRANT	---
EX. TREE LINE	---
EX. STREAM	---
EX. WETLAND	---
EX. PROPERTY MARKED	---

- GENERAL NOTES:**
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED TO COMMERCIAL DISTRICT.
 - HEARINGS ARE BASED FROM THE DEED HEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-13-2020.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS BURDENING THE SUBJECT PROPERTY.
 - VERTICAL DATUM IS NAVD 83.
 - CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY KUEPER INTERNATIONAL, INC. PHOTO DATE 03-02-2021.
 - STONECREST BUSINESS PARK, L.P. RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DEICATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11

PLAN KEY



STONECREST BUSINESS PARK LP SUBDIVISION

STONECREST BUSINESS PARK LP
100 SPRING STREET
CHARLESTON, PA 15822

STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15527

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REVISION 03-09-2024 (1-E1-003)

DATE	02/07/2023
DRAWN BY	J. CONBOLD
CHECKED BY	V. PAPPARELLA
SCALE	1" = 50'
DESIGNER	V. PAPPARELLA
APPROVED BY	V. PAPPARELLA
DATE	

4 OF 11

BEAVER RIVER

LOT 4
PARCEL 2
AREA = 827,913 SQ. FT.
18,5472 ACRES

10' BOUNDARY PRIVACY
AREA = 807,819 SQ. FT.
18,5472 ACRES

LOT 4
PARCEL 1
AREA = 5,413,228 SQ. FT.
124,6032 ACRES

LEGEND:

- EX. GULCH SAIL
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. COMBINATION SEWER
- EX. POLE
- EX. ROAD SIGN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. STORM SEWER INLET
- EX. CURB INLET
- EX. GUY ANCHOR/WIRE
- EX. GUY POLE/WIRE
- EX. GAS VALVE
- EX. TREES
- EX. LIGHT POLE
- EX. ELEC. TEL. CABLE & LIGHTING
- EX. WATER LINE
- EX. GAS LINE
- EX. PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. CONTOURS
- PROP. CONTOURS
- PROP. SPOT ELEVATION
- EX. STORM SEWER & M.I.
- EX. SANITARY SEWER & M.I.
- EX. FIRE HYDRANT
- EX. TREE LINE
- EX. STREAM
- EX. WETLAND
- EX. PROPERTY MARKER

GENERAL NOTES:

1. NO OBSTACLES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN ELICITED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND DEPTHS MAY BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
3. PROPERTY ZONED TO - COMMERCIAL DISTRICT.
4. BOUNDARIES ARE BASED FROM THE DEED RECORDS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-13-2020.
5. BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS BURDENING THE SUBJECT PROPERTY.
6. VERTICAL DATUM IS NAVD 83.
7. CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY KLUGER INTERNATIONAL, INC. PHOTO DATE: 03-02-2021.
8. STONECREST BUSINESS PARK, L.P. RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DEDICATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11

PLAN KEY



STONECREST BUSINESS PARK PLAN OF SUBDIVISION

STONECREST BUSINESS PARK, LP
100 JIBB STREET
CHARLESTON, PA 15022

STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15127

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PROJECT NUMBER: H200119-03-000-000-Y-E1-003

DATE: 02/07/2023

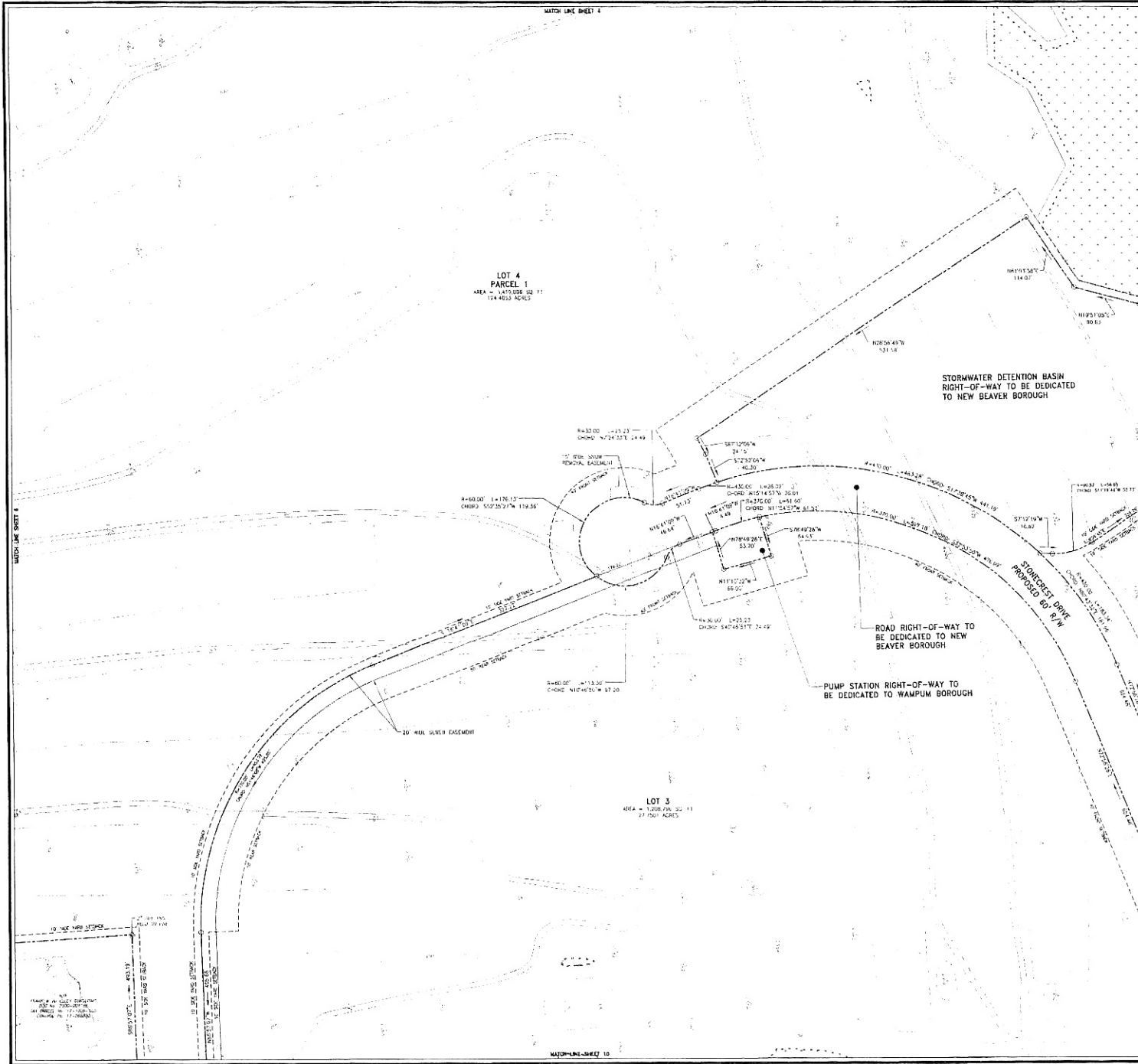
DESIGNED BY: J. CONDELO

DRAWN BY: V. PAPPARELLA

CHECKED BY: V. PAPPARELLA

SCALE: 1" = 50'

SHEET NO. 5 OF 11

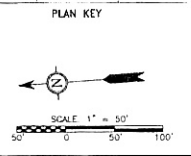


LEGEND:

EX. GUIDE RAIL	---
EX. FENCE	---
EX. OVERHEAD ELECTRIC	---
EX. COMBINATION SEWER	---
EX. POST	---
EX. ROAD SIGN	---
EX. LIGHT POLE	---
EX. UTILITY POLE	---
EX. UTILITY POLE WITH LIGHT	---
EX. STORM SEWER INLET	---
EX. CURB INLET	---
EX. CITY AND/OR HIGH	---
EX. CITY POLE/WIRE	---
EX. GAS VALVE	---
EX. TREES	---
EX. LIGHT POLE	---
EX. ELEC. TEL. CABLE & LIGHTING	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. PROPERTY LINE	---
EX. RIGHT OF WAY LINE	---
EX. CONTOURS	---
PROP. CONTOURS	---
PROP. SPOT ELEVATION	---
EX. STORM SEWER & MH	---
EX. SANITARY SEWER & MH	---
EX. FIRE HYDRANT	---
EX. TREE LINE	---
EX. STREAM	---
EX. WETLAND	---
EX. PROPERTY MARKER	---

- GENERAL NOTES:**
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THESE LOCATIONS AND DEPTHS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED: C - COMMERCIAL, DISTRICT.
 - BEARINGS ARE BASED FROM THE DEED BEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-15-2022.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS SURROUNDING THE SUBJECT PROPERTY.
 - VERTICAL DATA IS FOUND ON:
 - CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY KUCERA INTERNATIONAL, INC. PHOTO DATE: 03-02-2021.
 - STONECREST BUSINESS PARK, LP, RETAINS THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DEDICATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11



STONECREST BUSINESS PARK PLAN OF SUBDIVISION

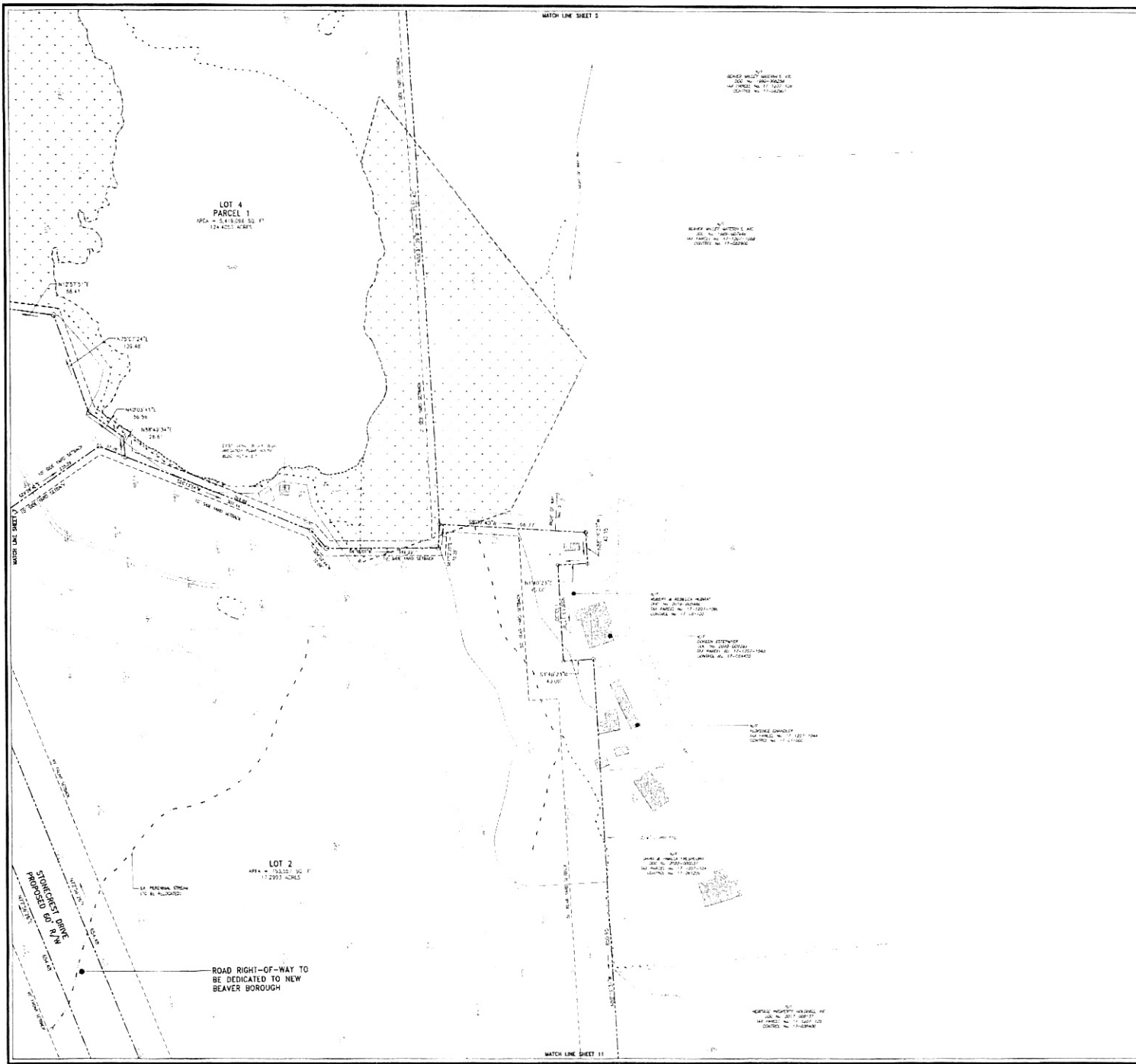
STONECREST BUSINESS PARK, LP
100 3RD STREET
CHARLESTON, PA 15022

NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15187

© 2024 GAI Consultants
PROJECT NUMBER: R202159-03-000-000-V-E1-063
POLYGRAPH DRAWING NUMBER: 007

DATE: 03/01/2023
SCALE: 1"=50'
DRAWN BY: J. CONIBOLO
CHECKED BY: V. PAPPARELLA
DATE: 03/01/2023
SCALE: 1"=50'
DRAWN BY: J. CONIBOLO
CHECKED BY: V. PAPPARELLA

7 OF 11

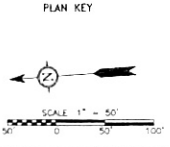


LEGEND:

EX. GUIDE WALL	---
EX. FENCE	---
EX. OVERHEAD ELECTRIC	---
EX. COMBINATION ELECTRIC	---
EX. POST	---
EX. ROAD SIGN	---
EX. LIGHT POLE	---
EX. UTILITY POLE	---
EX. UTILITY POLE WITH LIGHT	---
EX. STORM SEWER INLET	---
EX. CURB INLET	---
EX. GUY ANCHOR/WIRE	---
EX. GUY POLE/WIRE	---
EX. GAS VALVE	---
EX. TREE	---
EX. LIGHT POLE	---
EX. ELEC. TEL. CABLE & LIGHTING	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. PROPERTY LINE	---
EX. RIGHT OF WAY LINE	---
EX. CONTOURS	---
PROP. CONTOURS	---
PROP. SPOT ELEVATION	---
EX. STORM SEWER & MH	---
EX. SANITARY SEWER & MH	---
EX. FIRE HYDRANT	---
EX. TREE LINE	---
EX. STREAM	---
EX. WETLAND	---
EX. PROPERTY MARKER	---

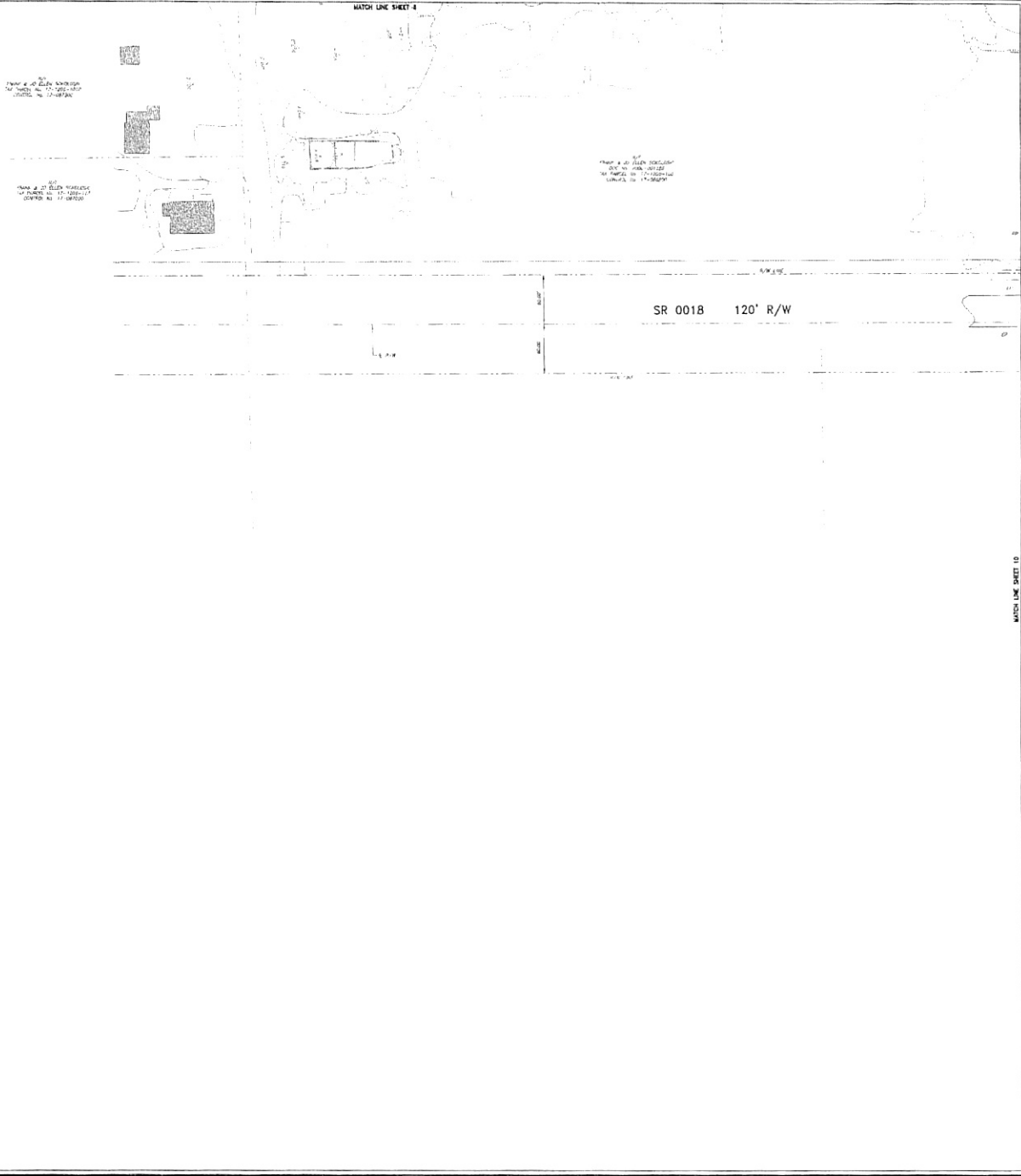
- GENERAL NOTES:**
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND DEPTHS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED C - COMMERCIAL DISTRICT.
 - BOUNDARIES ARE BASED FROM THE DEED RECORDS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-13-2020.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCUMBRANCES UPON THE SUBJECT PROPERTY OR ENCUMBRANCES UPON ADJACENT PROPERTIES OR UPON EASEMENTS BOUNDING THE SUBJECT PROPERTY.
 - VERTICAL DATUM IS NAVD 83.
 - CONTOURS SHOWN ON PLAN ARE FROM Aerial Mapping PERFORMED BY KUCERA INTERNATIONAL, INC. PHOTO DATE 03-02-2021.
 - STONECREST BUSINESS PARK, L.P. RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DESIGNATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11



OWNER: STONECREST BUSINESS PARK, LP
CLIENT: STONECREST BUSINESS PARK, LP
PROJECT: STONECREST BUSINESS PARK
ADDRESS: 15030 STREET, CHARLESTON, PA 15027
PROJECT: STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15101

DATE: 03/07/2024
SCALE: 1" = 50'
APPROVED BY: V. PAPPARELLA
PROJECT NO.: 2024-03-000-005-V-E1-003
SHEET NO.: 5 OF 11

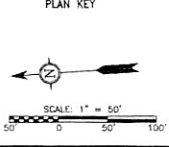


LEGEND:

EX. GUSE RAIL	---
EX. FENCE	---
EX. OVERHEAD ELECTRIC	---
EX. COMBINATION SEWER	---
EX. POST	+
EX. ROAD SIGN	+
EX. LIGHT POLE	+
EX. UTILITY POLE	+
EX. UTILITY POLE WITH LIGHT	+
EX. STORM SEWER INLET	+
EX. CURB INLET	+
EX. CUT ANCHOR/WIRE	+
EX. GUY POLE/WIRE	+
EX. GAS VALVE	+
EX. TREES	+
EX. LIGHT POLE	+
EX. ELEC., TEL., CABLE & LIGHTING	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. PROPERTY LINE	---
EX. RIGHT OF WAY LINE	---
EX. CONTOURS	---
PROP. CONTOURS	---
PROP. SPOT ELEVATION	X 841.68
EX. STORM SEWER & MH	---
EX. SANITARY SEWER & MH	---
EX. FIRE HYDRANT	+
EX. TREE LINE	---
EX. STREAM	---
EX. WETLAND	---
EX. PROPERTY MARKER	+

- GENERAL NOTES:**
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND DEPTHS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESUMED UNKNOWN.
 - PROPERTY ZONED TO - COMMERCIAL DISTRICT.
 - BEARINGS ARE BASED FROM THE DEED BEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-15-2020.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJOINING PROPERTIES OR UPON EASEMENTS BURDENSING THE SUBJECT PROPERTY.
 - VERTICAL DATUM IS NGVD 88.
 - CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY KLECKER INTERNATIONAL, INC., PHOTO DATE: 03-02-2021.
 - STONECREST BUSINESS PARK, L.P., RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DEDICATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11



STONECREST BUSINESS PARK PLAN OF SUBDIVISION

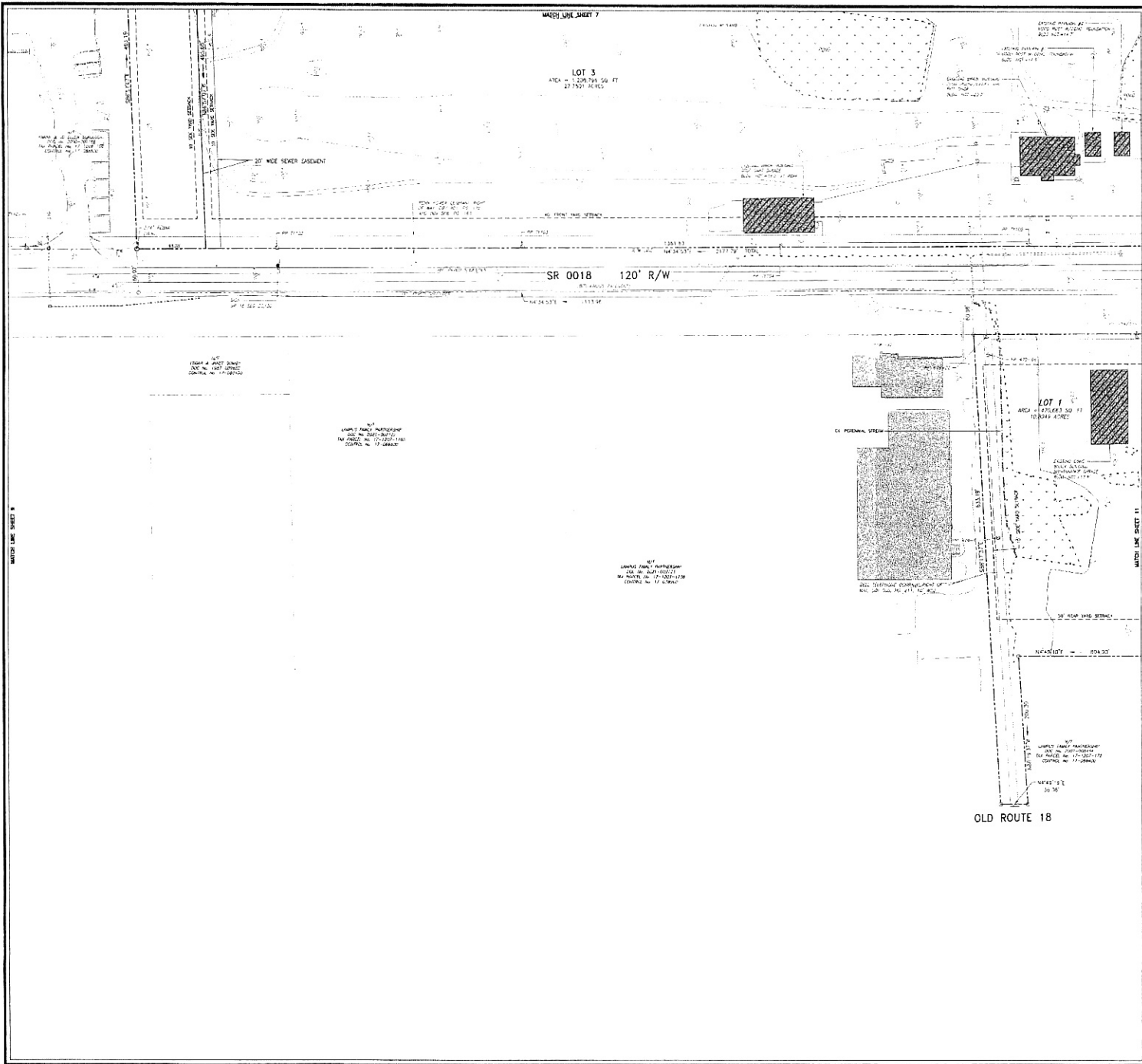
CLIENT: STONECREST BUSINESS PARK, LP
100 3RD STREET
CHURLETON, PA 15022

GAI CONSULTANTS
1000 W. MARKET STREET, SUITE 200
LAWRENCEVILLE, PENNSYLVANIA 15107

© 2024 GAI Consultants
DATE OF DRAWING: 02/27/2024
PROJECT NUMBER: E202108-03-000-000-V-E1-003
ACTING CLIENT'S LICENSE NUMBER: [blank]

GAI CONSULTANTS MEMBER:
GAI ID: 009
GAI ID: 009
DATE: 02/27/2024
DRAWN BY: J. CONSOLLO
SCALE: 1" = 50'
CHECKED BY: V. PAPPARELLA
DATE: [blank]
APPROVED BY: V. PAPPARELLA
DATE: [blank]

REVISION: [blank] SHEET NO.: 9 OF 11



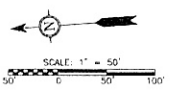
LEGEND:

EX GUYE RAIL	---
EX FENCE	---
EX OVERHEAD ELECTRIC	---
EX OVERHEAD SEMI	---
EX POST	---
EX ROAD SIGN	---
EX LIGHT POLE	---
EX UTILITY POLE	---
EX UTILITY POLE WITH LIGHT	---
EX STORM SEWER INLET	---
EX CURB INLET	---
EX GUY ANCHOR/WIRE	---
EX GUY PULL/ANCHOR	---
EX GAS VALVE	---
EX TREES	---
EX LIGHT POLE	---
EX ELEC. TEL. CABLE & LIGHTING	---
EX WATER LINE	---
EX GAS LINE	---
EX PROPERTY LINE	---
EX RIGHT OF WAY LINE	---
EX CONTOUR	---
PROP. CONTOUR	---
PROP. SPOT ELEVATION	---
EX STORM SEWER & MAN	---
EX SANITARY SEWER & MAN	---
EX FIRE HYDRANT	---
EX FOOT CURB	---
EX DRAIN	---
EX WETLAND	---
EX PROPERTY MARKER	---

- GENERAL NOTES:**
- NO CURTAINS OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNRECORDED FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN IDENTIFIED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE RECORD PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNRECORDED FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED 'C' - COMMERCIAL DISTRICT.
 - BEARINGS ARE BASED FROM THE DEED BEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-18-2022.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO ADJACENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS BURDENING THE SUBJECT PROPERTY.
 - VERTICAL CURVE IS 100.00.
 - CONTOURS SHOWN ON PLAN ARE FROM AERIAL MAPPING PERFORMED BY ALUCOR INTERNATIONAL, INC. PHOTO DATE: 03-02-2021.
 - STONECREST BUSINESS PARK, L.P., REQUESTS THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DELINEATED ON THIS PLAN.

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09	10	11

PLAN KEY



PROJECT: STONECREST BUSINESS PARK PLAN OF SUBDIVISION

CLIENT: STONECREST BUSINESS PARK, LP
100 BIRD STREET
CHARLESTON, PA 15622

CONSULTANT: GAI CONSULTANTS
LAWRENCE COUNTY, PENNSYLVANIA 15107

DATE: 03/01/2023

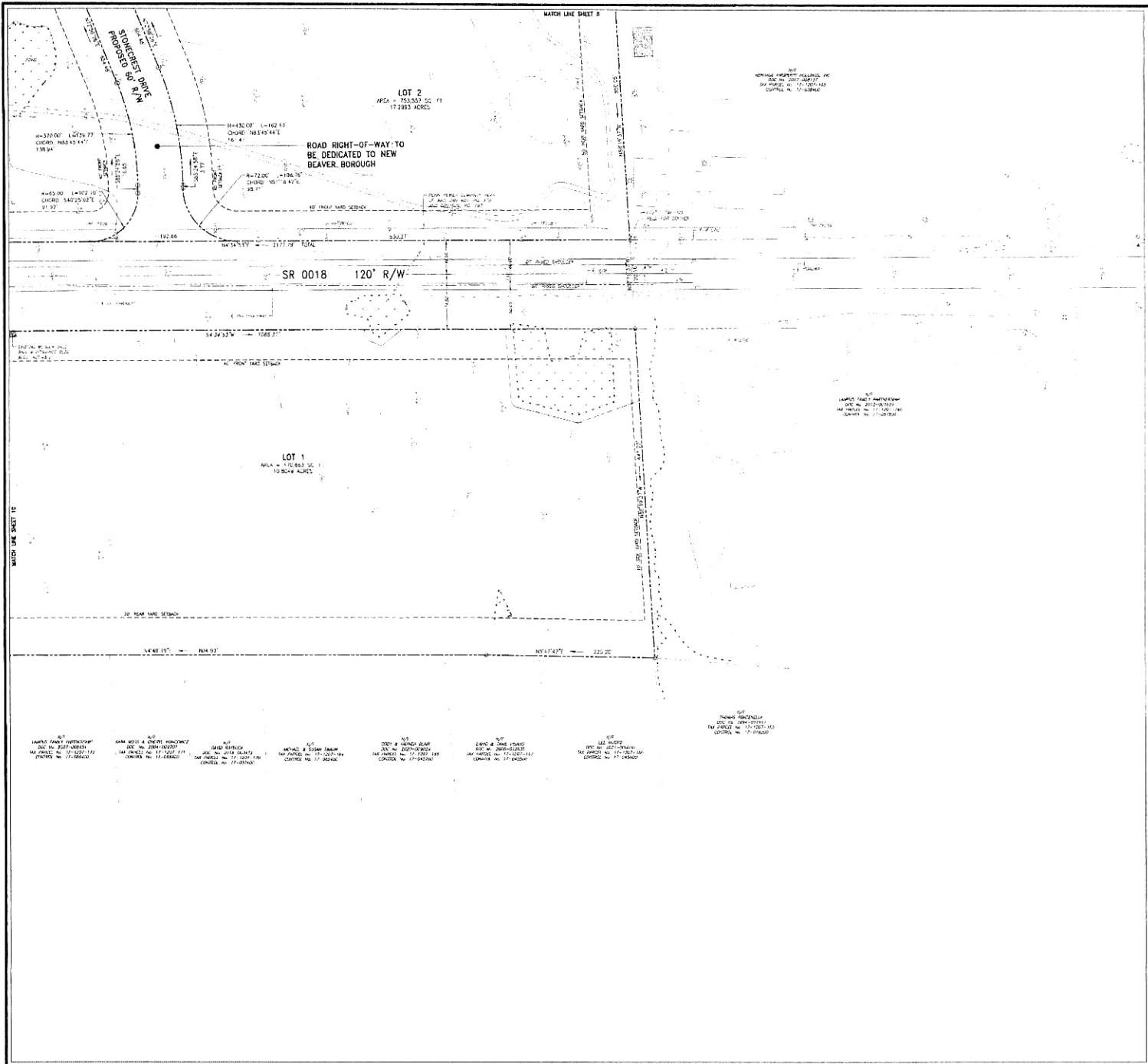
SCALE: 1" = 50'

APPROVED BY: V. PAPPARELLA

SHEET NO.: 10 OF 11

2024 GAI Consultants
OWNER NUMBER: R200159-03-000-000-V-E1-003
SCALE AT EXHIBIT NUMBER:

DATE PREPARED: 03/01/2023
DRAWN BY: J. CONSOLO
CHECKED BY: V. PAPPARELLA
DATE TYPE: APPROVAL BY V. PAPPARELLA
REVISION: SHEET NO.

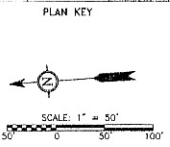


LEGEND:

EX. GRADE PAW	
EX. FENCE	
EX. OVERHEAD ELECTRIC	
EX. COMBINATION SEWER	
EX. POST	
EX. ROAD SIGN	
EX. LIGHT POLE	
EX. UTILITY POLE	
EX. UTILITY POLE WITH LIGHT	
EX. STORM SEWER INLET	
EX. CURB INLET	
EX. GUT ANCHOR/WIRE	
EX. GUT POLE/WIRE	
EX. GAS VALVE	
EX. TRUSS	
EX. LIGHT POLE	
EX. ELEC. TEL. CABLE & LIGHTING	
EX. WATER LINE	
EX. GAS LINE	
EX. PROPERTY LINE	
EX. RIGHT OF WAY LINE	
EX. CONTOURS	
PROP. CONTOURS	
PROP. SPOT ELEVATION	
EX. STORM SEWER & W	
EX. SANITARY SEWER & W	
EX. FIRE HYDRANT	
EX. TREE LINE	
EX. STREAM	
EX. WETLAND	
EX. PROPERTY MARKER	

- GENERAL NOTES:**
- NO CLAIMS OR BURIAL FINDINGS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE. ONLY THOSE ARE SHOWN UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED "C" - COMMERCIAL DISTRICT.
 - BEARINGS ARE BASED FROM THE OLD BEARINGS AND SURVEY PERFORMED BY GAI CONSULTANTS, INC. DATED 12-15-2022.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJACENT PROPERTIES OR UPON EASEMENTS SURROUNDING THE SUBJECT PROPERTY.
 - VERTICAL DATUM IS NAVD 83.
 - CONTOURS SHOWN ON PLAN ARE FROM ALTIMA MAPPING PERFORMED BY KUSTRA INTERNATIONAL, INC. PROJECT NO. 12-15-2022.
 - STONECREST BUSINESS PARK, L.P. RESERVES THE RIGHT TO INSTALL AND MAINTAIN PUBLIC OR PRIVATE UTILITIES WITHIN THE RIGHTS OF WAY DEDICATED ON THIS PLAN.

03	04	05
06	07	08
09	10	11



CLIENT:
STONECREST BUSINESS PARK, LP
100 2ND STREET
CHALLENGE, PA 15022

PROJECT:
STONECREST BUSINESS PARK
NEW BEAVER BOROUGH
LAWRENCE COUNTY, PENNSYLVANIA 15337

DATE: 02/22/2024

BY: V. PAPAPELLA

CHECKED BY: V. PAPAPELLA

SHEET NO: 11 OF 11

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GAI CONSULTANTS, INC.
2000 18th Street, Suite 100, Lawrence, PA 15068
724.853.1111