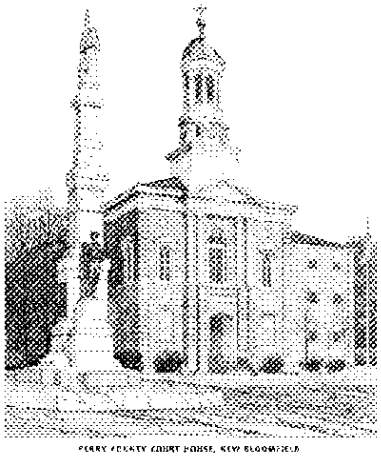
WENDY M. WELFLEY
PERRY COUNTY RECORDER OF DEEDS
2 East Main Street
New Bloomfield, Pennsylvania 17068
(717) 582-2131



Recorded On 11/18/2026 At 9:26:02 AM
* Instrument Type - PLAN
Invoice Number - 213553
* Mortgagor - PINE GROVE RD CO

* Total Pages - 18

* Customer - BURGET & ASSOCIATES

* FEES

RECORDING FEES - RECORDER OF DEEDS	$180.00
UPI CERTIFICATION FEE	$60.00
TOTAL PAID	$240.00

Perry County UPI Verification
UPI Verified On November 18, 2026 By RG

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

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* RETURN DOCUMENT TO:
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I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Perry County, Pennsylvania.

Wendy M. Welfley

P.O. Box 223
New Bloomfield, PA 17068

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Instrument Number: 202608672

023DB7

UPI CERTIFICATION

UPI: 050,073.00-069.000

050,073.00-036.000 &

050,073.00-037.000

Owner: Pine Grove Road Co, LLC

And

Reed E. & Barbara A. Hoffman

COPY

Document Type: Pine Grove Road Subdivision

UPI CERTIFIED

NOV 18 2026

Perry County Assessment Office

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Perry County, Pennsylvania, in Plan Book ____, Page ____, this ____ day of ____, 20__.

Seal

PLAN APPROVAL STATEMENT(S)

Reviewed this 15th day of August, 2025 by the Perry Co. Planning Commission.

PERRY COUNTY PLANNING COMMISSION

Chairman

Secretary

At the meeting on Oct. 26, 2026 20__, the Centre Township Planning Commission reviewed this plan.

CENTRE TOWNSHIP PLANNING COMMISSION

William M. Roman

Chairman or Designee

At the meeting on November 17th 2026 the Board of Supervisors of the Township of Centre approved this project, based upon its conformity with the standards of the Centre Township Subdivision & Land Development Ordinance, & all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the Township & available for public review.

CENTRE TOWNSHIP BOARD OF SUPERVISORS

Chairman

TOWNSHIP ORDINANCE DATA

Lot Size Requirements – (On-Site Water & Sewer)

Min. Lot Frontage/Width = 200 Ft
Min. Lot Area = 2.0 Acres (net)
Max. Lot Coverage = 20%

Building Setback Requirements
Min. Front Yard = 70 Ft from cl of roadway
Min. Side Yard = 15 Ft
Min. Rear Yard = 25 Ft

Lots with average slopes 15-25%
Lot Area (2 x Min)= 4.0 Acres (net)
Refer to Steep Slope Data below for additional requirements

Lots with average slopes >25%
Lot Area (2 x Min)= 4.0 Acres (net)
Refer to Steep Slope Data below for additional requirements

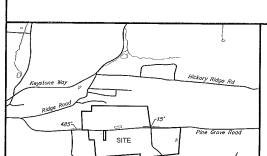
WAIVER(S)

SALDO Ordinance Section	Date Approved
1. 303.1 – Preliminary Plan	
2. 402.7 – Steep Slope Report	
3. 402.8 – Important Natural Habitat Report	
4. 602.3.D – Street Improvements	
5. 303.8.A – Proposed Features (SWM Features)	
6. 606.5 – Lot Design Standard (Req: 2.0 Ac (net)) (for lots 26, 27, 36, & 37)	
7. 402.4.D – *Grading Plan	
8. 402.5.C – *SWM Plan	
9. 403.6.F – *ESC Plan/Approval	

*The above items shall be waived until improvements are proposed for any lot of this plan.

PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 184± ACRE FARM TO CREATE THIRTY-EIGHT (38) NEW BUILDING LOTS FOR FUTURE SALES FOR SINGLE-FAMILY DWELLINGS (LOT 1 THRU LOT 38) AND CREATE A LOT-ADDITION (LOT 39) TO ADJOINING LANDS OF REED E. & BARBARA A. HOFFMAN.
2. THE EXISTING PARENT LOT CONTAINS AN EXISTING RESIDENTIAL DWELLING WITH ON-LOT WATER AND SEWAGE FACILITIES, WITH EXISTING ACCESS ONTO PINE GROVE ROAD.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. ALL PROPERTY LINE INFORMATION ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORM BY BURGET & ASSOC'S, INC. IN 2025. BEARING BASED ON NAD-83 DATUM.
5. ACCORDING TO A PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH, POSSIBLE THREATENED ANIMAL SPECIES (GREAT BLUE HERON), OR COMMUNITIES EXISTS ON THE SITE.
6. ANY FUTURE DEVELOPMENT OF THESE LOTS SHALL REQUIRE STORMWATER PLANNING IN ACCORDANCE WITH CENTRE TOWNSHIP STORMWATER ORDINANCE. DEFERMENT OF STORMWATER MANAGEMENT HAS BEEN REQUESTED BY THIS PLAN UNTIL IMPROVEMENTS ARE PROPOSED FOR INDIVIDUAL LOTS OF THIS PLAN.
7. A PROPOSED GRADING PLAN INCLUDING FUTURE HOUSE LOCATION AND ASSOCIATED IMPROVEMENTS AS WELL AS STORMWATER MANAGEMENT FOR LOTS OF THIS SUBDIVISION IS BEING DEFERRED BY THIS PLAN UNTIL THE TIME OF CONSTRUCTION. DESIGN & CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).
8. NO COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
9. THE LAND CONTAINED IN THIS SUBDIVISION PLAN IS SUBJECT TO NPDES PERMITTING REQUIREMENTS. ANY FUTURE LAND DISTURBANCE, REGARDLESS OF SIZE, PROPOSED ON ANY LOT WITHIN THIS SUBDIVISION SHALL REQUIRE AN APPROVED NPDES PERMIT PRIOR TO ANY CONSTRUCTION OF BUILDINGS, DRIVEWAYS, UTILITIES OR ACCESS IMPROVEMENTS. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED NPDES PERMITS. NO BUILDING PERMITS OR DRIVEWAY PERMITS SHALL BE ISSUED FOR ANY LOT PRIOR TO SUCH APPROVED NPDES PERMIT. HOWEVER, IF A BUILDING PERMIT OR DRIVEWAY PERMIT IS ISSUED PRIOR TO RECEIPT OF THE REQUIRED NPDES PERMIT, SUCH ISSUANCE SHALL NOT RELIEVE THE LOT OWNER OF THE RESPONSIBILITY TO OBTAIN THE REQUIRED NPDES PERMIT PRIOR TO COMMENCING ANY LAND DISTURBANCE OR REGULATED ACTIVITY, NOR SHALL IT CONSTITUTE A WAIVER OF ANY APPLICABLE NPDES PERMITTING REQUIREMENTS.
10. AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING, WETLANDS EXIST ON THIS PROPERTY, INCLUDING A FRESHWATER POND, FRESHWATER EMERGENT, AND SHRUB WETLANDS ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPING. A WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL HAS BEEN PERFORMED; REFER TO PLAN SHEETS FOR WETLAND AREAS LOCATED AS PER THIS WETLAND DETERMINATION.
11. CONTOURS ON THIS PLAN WERE TAKEN FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD 88 VERTICAL DATUM.
12. ACCORDING TO THE FEMA MAPPING FOR CENTRE TOWNSHIP, ALL PORTIONS OF THIS PROPERTY FALL WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
13. LOTS 5 & 6, 7 & 8, 9 & 10 RESPECTIVELY, SHALL SHARE JOINT-USE DRIVEWAYS FOR ACCESS VIA PROPOSED ACCESS EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THOSE USING EACH DRIVEWAY FOR THE CONSTRUCTION AND UPKEEP AND NOT THE RESPONSIBILITY OF THE TOWNSHIP. AN ACCESS AGREEMENT SHALL BE CREATED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN OUTLINING THESE RESPONSIBILITIES.
14. ALL WATERCOURSES (I.E. STREAM, DRAINAGE WAY, CHANNEL, OR SWALE) SHALL CONTAIN A MINIMUM 30' WIDE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE WATERCOURSE. WATERCOURSES COINCIDING WITH A DETERMINED 100-YR FLOOD PLAIN SHALL CONTAIN A DRAINAGE EASEMENT TO THE EXTENT OF THIS FLOOD PLAIN, BUT IN NO CASE BE LESS THAN 100' WIDE (50' ON BOTH SIDES OF THE WATERCOURSE). WITHIN DRAINAGE EASEMENT AREAS ESTABLISHED BY THIS PLAN, NO LAND OR EARTH DISTURBANCE IS PERMITTED, AND NOTHING SHALL BE PLACED THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE DRAINAGE EASEMENT.
15. ANY FUTURE LIGHTING SHALL BE ARRANGED SO AS NOT TO REFLECT OR GLARE ONTO ADJOINING LOTS OR STREETS & ALL OUTDOOR LIGHTING INCLUDING WALL MOUNTED FIXTURES SHALL BE PLACED OR SHIELDED TO PREVENT DIRECT ILLUMINATION, GLARE OR TRESPASS LIGHT ON ADJACENT PROPERTIES & RIGHT-OF-WAYS.
16. NO CHANGE IN EXISTING TOPOGRAPHY OF THE STEEP SLOPE AREA, WHICH RESULTS IN A SLOPE MORE THAN THE PRE-DEVELOPMENT CONDITION, MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF THE ADJOINING PROPERTY.
17. STEEP SLOPES IN EXCESS OF 15 PERCENT (15%) SHALL NOT BE REMOVED OR CLEAR CUT EXCEPT FOR THOSE AREAS NEEDED FOR THE CONSTRUCTION OF THE DRIVEWAY, DWELLING, AND STORM WATER FACILITY. NO CLEARING OR DISTURBANCE CAN BE COMPLETED UNTIL A STORM WATER MANAGEMENT PLAN IS APPROVED BY CENTRE TOWNSHIP.
18. AT LEAST TWO SANITARY SEWER TESTING AREAS WITHIN EVERY LOT SHALL BE PRESERVED & NOT DISTURBED DURING CONSTRUCTION PER SECTION 402.1.D OF THE CENTRE TOWNSHIP SD-LD ORDINANCE. DISTURBANCE OF TEST LOCATIONS WILL REQUIRE ADDITIONAL TESTING PRIOR TO CONSTRUCTION.
19. A HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY OR A STREET, ACCESS ROAD, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED. CENTRE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSON OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY PENNDOT.
20. A DRIVEWAY PERMIT SHALL BE ATTAINED FROM CENTRE TOWNSHIP PRIOR TO ANY CONNECTION TO A TOWNSHIP ROADWAY. ANY FUTURE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602.16 OF THE CENTRE TOWNSHIP ORDINANCE.
21. ALL DRIVEWAYS ONTO PUBLIC MUNICIPAL ROADWAY(S) SHALL HAVE A MIN. 6" DEPTH CRUSHED STONE APRON EXTENDING 25 FEET FROM THE PAVED EDGE OF STREET.
22. NO SUBDIVISION OR LAND DEVELOPMENT SHALL INVOLVE USES, ACTIVITIES OR IMPROVEMENTS THAT WILL ENTAIL ENCROACHMENT INTO, THE REGRADING OR, OR THE PLACEMENT OF FILL IN WETLANDS IN VIOLATION OF STATE OR FEDERAL REGULATIONS. NO ACTION BY THE TOWNSHIP SHALL BE RELIED UPON IN LIEU OF A PERMIT ISSUED BY THE APPROPRIATE AGENCY.
23. DURING ANY FUTURE CONSTRUCTION ALL EFFORTS MUST BE MADE TO MINIMIZE THE NEGATIVE IMPACTS ON NATURAL FEATURES.
24. PROPOSED PERMANENT MARKERS/MONUMENTS TO BE SET ACCORDING TO THIS PLAN PRIOR TO FINAL PLAN APPROVAL.
25. ALL DRIVEWAYS ALONG STREET(S) SHALL BE CONFIGURED WITH A VEHICLE TURN-AROUND SO THAT NO VEHICLE SHALL NEED TO BACK UP ONTO THE STREET.
26. ALL FUTURE DRIVEWAYS SHALL BE PROVIDED WITH ADEQUATE CONTROLS FOR STORMWATER RUNOFF ALONG THE INTERSECTING STREET.
27. NO IMPROVEMENTS ARE PROPOSED WITHIN KNOWN WETLANDS AREAS. ANY FUTURE DISTURBANCE WITHIN WETLAND AREAS WOULD REQUIRE SUBSEQUENT APPROVAL BY ALL FEDERAL/STATE/LOCAL REQUIREMENTS.
28. SITE BENCHMARK BEING A MAG NAIL SET ALONG THE SOUTHERN SIDE OF PINE GROVE ROAD (ELEVATION: 730.62 – NAVD-88).
29. CONCEPTUAL DRIVEWAY, DWELLING, & WELL LOCATIONS AS SHOWN ON THIS PLAN SET ARE PROVIDED AS SUITABLE & POTENTIAL LOCATIONS ONLY. FINAL LOCATIONS INCLUDING STORMWATER MANAGEMENT DESIGN/PLANS SHALL BE PROVIDED BY FUTURE PROPERTY OWNERS AT TIME OF BUILDING PERMIT SUBMISSION.
30. THE STANDARDS AND REQUIREMENTS CONTAINED IN ARTICLE VI DESIGN STANDARDS SHALL APPLY AS MINIMUM DESIGN STANDARDS FOR SUBDIVISION AND/OR LAND DEVELOPMENTS. WHENEVER OTHER TOWNSHIP ORDINANCES OR REGULATIONS IMPOSE MORE RESTRICTIVE DESIGN STANDARDS THAN THOSE CONTAINED HEREIN, THE MORE RESTRICTIVE SHALL APPLY.
31. ALL FUTURE JOINT-USE DRIVEWAY(S) SHALL HAVE A MINIMUM CARTWAY WIDTH OF SIXTEEN (16) FEET.
32. DRIVEWAY INTERSECTIONS ONTO TOWNSHIP ROADWAYS SHALL CONFORM TO THE ANGLE OF INTERSECTION AND SIGHT DISTANCE REQUIREMENTS STATED IN SECTION 602.12.4 & 602.13.
33. LOT CONFIGURATION / LAYOUT WAS DETERMINED BY DESIGN CRITERIA & STEEP SLOPE CONSERVATION DATA (SECTION 610) OF THE CENTRE TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
34. ALL FUTURE LOT OWNER(S) SHALL HAVE THE RESPONSIBILITY WHEN CONSTRUCTING A RESIDENCE HOME, GARAGE, DRIVEWAY, ETC. NOT TO IMPEDE THE NATURAL DRAINAGE PATTERN EXISTING ON THE PROPERTY OR ANY ADJOINING PROPERTY.
35. PENNSYLVANIA DEP OFFICIALS FROM THE DEPT. OF ENVIRONMENTAL PROTECTION; CLEAN WATER PROGRAM; SOUTH CENTRAL REGIONAL OFFICE WERE ON-SITE DURING SEWAGE FACILITIES TESTING.
36. THE OWNERS OF PROPOSED LOTS 6,10,13,14,15,34,35,36,37,38, & 39, INCLUDING THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, WILL NOT BE PERMITTED THE ERECTION OF ANY BUILDING WITHIN THE PP&L RIGHT-OF-WAY ESTABLISHED BY THE RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 145, PAGE 455.
37. LOT 39 IS PROPOSED AS A LOT ADDITION TO LANDS OF HOFFMAN. LOT 39 IS PROPOSED AS A LOT-ADDITION ONLY AND THEREFORE SHALL NOT BE SOLD NOR CONVEYED AS A STAND-ALONE BUILDING LOT. A DEED OF CONSOLIDATION SHALL BE PREPARED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN FOR THE CONSOLIDATION.
38. ALL LOT OWNERS OF ALL LOTS OF THIS SUBDIVISION SHALL HAVE THE RIGHT TO CLEAR TREES WITHIN THE FRONT OF NEIGHBORING LOTS TO A DISTANCE OF 30 FEET FROM THE EDGE OF THE EXISTING PUBLIC ROADWAY. TO ATTAIN THE REQUIRED SIGHT DISTANCE(S) TO SECURE A DRIVEWAY PERMIT FROM PENNDOT OR TOWNSHIP.
39. ANY FUTURE ON-LOT STORMWATER MANAGEMENT FACILITY SHALL PROVIDE A STORMWATER EASEMENT WITH ACCESS FOR INSPECTION TO THE TOWNSHIP BY WAY OF THE NEAREST PUBLIC RIGHT-OF-WAY OR ACCESS.
40. NO KNOWN ARCHAEOLOGICAL RESOURCES WERE FOUND WITHIN THIS PROPERTY.



SCALE : 1"=2000'

LOCATION MAP

SOIL LEGEND

CaC: Calvin shaly silt loam, 8-15% slopes
EeC: Elliber very cherty silt loam, 8-15% slopes
EeD: Elliber very cherty silt loam, 15-25% slopes
EfD: Elliber very stony silt loam, 8-25% slopes
EfF: Elliber very stony silt loam, 25-50% slopes
*EvA: Evendale cherty silt loam, 0-3% slopes
*KrA: Kreamer cherty silt loam, 0-3% slopes
*KrB: Kreamer cherty silt loam, 3-8% slopes
LgD: Leidig very stony loam, 8-25% slopes

* Hydric Soils

SITE DATA

EXISTING LOT INFORMATION

Existing Lot #1: Parent Tract
Instru. 202508153
Gross Surveyed Area: 8,026,298 Sq Ft or 184.256 Acres

Hoffman Tract(s)

Existing Lot #1:
Part of Deed Book 399, Page 139
Lot 1 of PB 52, Pg 9
Gross Area: 2.415 Acres

Existing Lot #2:
Deed Book 262, Page 284
Gross Area: 1.914 Acres

Existing Lot #6:
Part of Deed Book 399, Page 139
Lot 6 of PB 52, Pg 9
Gross Area: 2.972 Acres

Existing Lot #7:
Part of Deed Book 399, Page 139
Lot 7 of PB 52, Pg 9
Gross Area: 5.574 Acres

Existing Lot #8:
Part of Deed Book 399, Page 139
Lot 8 of PB 52, Pg 9
Gross Area: 15.377 Acres

PROPOSED LOT INFORMATION

Proposed Lot 1
"Building Lot"
Lot Width: 359'
Gross Surveyed Area: 3.767 Acres
Net Surveyed Area: 3.747 Acres
Average Slope: 13.8%

Proposed Lot 2
"Building Lot"
Lot Width: 600'
Gross Surveyed Area: 6.472 Acres
Net Surveyed Area: 6.243 Acres
Average Slope: 6.3%

Proposed Lot 3
"Building Lot"
Lot Width: 341'
Gross Surveyed Area: 5.113 Acres
Net Surveyed Area: 5.094 Acres
Average Slope: 15.5%*

Proposed Lot 4
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.195 Acres
Net Surveyed Area: 2.026 Acres
Average Slope: 5.7%

Proposed Lot 5
"Building Lot"
Lot Width: 540'
Gross Surveyed Area: 8.327 Acres
Net Surveyed Area: 8.295 Acres
Average Slope: 16.0%*

Proposed Lot 6
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.405 Acres
Net Surveyed Area: 2.001 Acres
Average Slope: 6.3%

Proposed Lot 7
"Building Lot"
Lot Width: 315'
Gross Surveyed Area: 3.679 Acres
Net Surveyed Area: 3.071 Acres
Average Slope: 7.1%

Proposed Lot 8
"Building Lot"
Lot Width: 338'
Gross Surveyed Area: 4.102 Acres
Net Surveyed Area: 3.043 Acres
Average Slope: 6.7%

Proposed Lot 9
"Building Lot"
Lot Width: 672'
Gross Surveyed Area: 10.049 Acres
Net Surveyed Area: 9.147 Acres
Average Slope: 15.3%*

Proposed Lot 10
"Building Lot"
Lot Width: 579'
Gross Surveyed Area: 7.804 Acres
Net Surveyed Area: 4.704 Acres
Average Slope: 15.7%*

Proposed Lot 11
"Building Lot"
Lot Width: 245'
Gross Surveyed Area: 2.711 Acres
Net Surveyed Area: 2.335 Acres
Average Slope: 7.4%

Proposed Lot 12
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.196 Acres
Net Surveyed Area: 2.120 Acres
Average Slope: 7.3%

Proposed Lot 13
"Building Lot"
Lot Width: 218'
Gross Surveyed Area: 2.408 Acres
Net Surveyed Area: 2.207 Acres
Average Slope: 8.6%

Proposed Lot 14
"Building Lot"
Lot Width: 390'
Gross Surveyed Area: 4.161 Acres
Net Surveyed Area: 2.450 Acres
Average Slope: 8.8%

Proposed Lot 15
"Building Lot"
Lot Width: 567'
Gross Surveyed Area: 6.825 Acres
Net Surveyed Area: 5.525 Acres
Average Slope: 16.1%*

Proposed Lot 16
"Building Lot"
Lot Width: 217'
Gross Surveyed Area: 2.215 Acres
Net Surveyed Area: 2.133 Acres
Average Slope: 4.3%

Proposed Lot 17
"Building Lot"
Lot Width: 226'
Gross Surveyed Area: 2.117 Acres
Net Surveyed Area: 2.030 Acres
Average Slope: 5.8%

Proposed Lot 18
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.342 Acres
Net Surveyed Area: 2.118 Acres
Average Slope: 5.1%

Proposed Lot 19
"Building Lot"
Lot Width: 423'
Gross Surveyed Area: 7.061 Acres
Net Surveyed Area: 6.356 Acres
Average Slope: 7.7%

Proposed Lot 20
"Building Lot"
Lot Width: 323'
Gross Surveyed Area: 2.406 Acres
Net Surveyed Area: 2.165 Acres
Average Slope: 4.5%

Proposed Lot 21
"Building Lot"
Lot Width: 209'
Gross Surveyed Area: 2.312 Acres
Net Surveyed Area: 2.089 Acres
Average Slope: 4.3%

Proposed Lot 22
"Building Lot"
Lot Width: 637'
Gross Surveyed Area: 14.631 Acres
Net Surveyed Area: 14.439 Acres
Average Slope: 10.4%

Proposed Lot 23
"Building Lot"
Lot Width: 246'
Gross Surveyed Area: 2.638 Acres
Net Surveyed Area: 2.425 Acres
Average Slope: 4.5%

Proposed Lot 24
"Building Lot"
Lot Width: 680'
Gross Surveyed Area: 11.655 Acres
Net Surveyed Area: 11.563 Acres
Average Slope: 10.6%

Proposed Lot 25
"Building Lot"
Lot Width: 270'
Gross Surveyed Area: 2.938 Acres
Net Surveyed Area: 2.557 Acres
Average Slope: 6.8%

Proposed Lot 26
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.197 Acres
Net Surveyed Area: 1.328 Acres**
Average Slope: 8.5%

Proposed Lot 27
"Building Lot"
Lot Width: 200'
Gross Surveyed Area: 2.215 Acres
Net Surveyed Area: 1.324 Acres**
Average Slope: 8.9%

Proposed Lot 28
"Building Lot"
Lot Width: 622'
Gross Surveyed Area: 6.794 Acres
Net Surveyed Area: 3.050 Acres
Average Slope: 6.8%

Proposed Lot 29
"Building Lot"
Lot Width: 347'
Gross Surveyed Area: 5.453 Acres
Net Surveyed Area: 3.158 Acres
Average Slope: 4.7%

Proposed Lot 30
"Building Lot"
Lot Width: 230'
Gross Surveyed Area: 5.487 Acres
Net Surveyed Area: 5.364 Acres
Average Slope: 8.5%

Proposed Lot 31
"Building Lot"
Lot Width: 433'
Gross Surveyed Area: 4.945 Acres
Net Surveyed Area: 3.396 Acres
Average Slope: 9.6%

Proposed Lot 32
"Building Lot"
Lot Width: 227'
Gross Surveyed Area: 3.625 Acres
Net Surveyed Area: 3.529 Acres
Average Slope: 8.6%

Proposed Lot 33
"Building Lot"
Lot Width: 689'
Gross Surveyed Area: 6.779 Acres
Net Surveyed Area: 4.633 Acres
Average Slope: 3.1%

Proposed Lot 34
"Building Lot"
Lot Width: 233'
Gross Surveyed Area: 3.720 Acres
Net Surveyed Area: 2.556 Acres
Average Slope: 3.6%

Proposed Lot 35
"Building Lot"
Lot Width: 705'
Gross Surveyed Area: 4.309 Acres
Net Surveyed Area: 2.333 Acres
Average Slope: 11.9%

Proposed Lot 36
"Building Lot"
Lot Width: 209'
Gross Surveyed Area: 2.202 Acres
Net Surveyed Area: 0.943 Acres**
Average Slope: 7.4%

Proposed Lot 37
"Building Lot"
Lot Width: 235'
Gross Surveyed Area: 2.270 Acres
Net Surveyed Area: 1.583 Acres**
Average Slope: 7.5%

Proposed Lot 38
"Building Lot"
Lot Width: 1973'
Gross Surveyed Area: 11.013 Acres
Net Surveyed Area: 8.722 Acres
Average Slope: 7.6%

Proposed Lot 39
"Lot-Addition to lands of Hoffman"
Lot Width: N/A
Gross Surveyed Area: 0.605 Acres
Net Surveyed Area: 0.293 Acres
Average Slope: 9.3%

Proposed Lot "HB"
Proposed Consolidated Hoffman Tract
(Ex. Lot HB "plus" Pr. Lot 39)
"Consolidation of Lands"
Lot Width: N/A
Gross Surveyed Area: 15.982 Acres

ZONING / DESIGN DATA REQUIREMENTS

STEEP SLOPE CONSERVATION DATA

SALDO SECTION 610

Average Slope of Lot	Min. Percent of Undisturbed Area	Max. Impervious Surface within Steep Slopes	Minimum Lot Size
15-25%	75% of Steep Slope (Required)	15% of Steep Slope (Required)	1.5 times Min. Lot Size (Required)
Over 25%	90% of Steep Slope (Required)	10% of Steep Slope (Required)	2.0 times Min. Lot Size (Required)
Ex Lot 1 (Parent Tract)	9.9% N/A	N/A	N/A

ZONING DATA

Centre Township has no adopted Zoning

SITE ANALYSIS (per Section 601.1 of the SDLDO)

An analysis shall be made of the site characteristics, such as site configuration, geology, soil, topography, water bodies, ecology, vegetation, structures, road network, visual features and past/present use of the site.

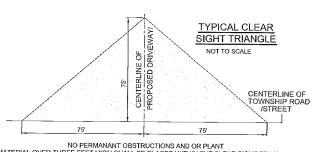
Development of the site shall be designed to:

A. preserve the natural features of the site;
B. avoid areas of environmental sensitivity; and
C. minimize negative impacts and alteration of natural features.

PRESERVATION OF NATURAL & CULTURAL FEATURES (per Section 601.2 of the SDLDO)

The following specific areas shall be preserved and incorporated into the overall design:

A. Wetlands, as defined by this Ordinance, except in those situations where permits or approvals from applicable State and Federal agencies have been obtained (see Section 612);
B. Floodplain, as defined by this Ordinance, except in those situations where permits or approvals from applicable State and Federal agencies have been obtained (see Section 611);
C. Protect existing stands of trees four (4) inches in diameter or larger, to the extent practicable (See Section 616);
D. Unique wildlife habitat that contains threatened and endangered species on both the Federal and state listings (See Section 402.5.7); and
E. Steep Slopes in excess of fifteen percent (15%). (See Section 610)



WOODLAND PRESERVATION (per Section 616 of the SDLDO)

1. Wooded areas existing as of the effective date of this ordinance containing steep slopes in excess of 15 percent (15%) shall not be removed or clear cut. Limited tree removal is permitted for construction of improvements approved with this plan. Only those areas required for construction of buildings, structures, roads, stormwater management facilities, and other approved improvements may be cleared of existing woodland.
2. Grading plans should conform to existing grades as possible to limit the required amount of tree removal. Alternate grading plans will be required to preserve large stands of trees.

* Lots containing average slope from 15-25% require lot area of 1.5X required area (3.0 net acres) [Refer to design data above]

** Lots are required to have a net lot area of 2.0 acres. [A waiver is requested for these lots; Refer to Waiver(s) section above]

WETLAND STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, this survey accurately depicts the wetlands and wetland areas as per a wetland study completed by Vortex Environmental, Inc. in November of 2025.

Wetland Specialist — J. Gochnauer — 11-17- 2025.

SUBDIVISIONS WITHIN 1,000'

PB 8, Pg 25 – Harty Acres – 3/17/1976
PB 13, Pg 104 – Hickory Ridge – 8/29/1978
PB 17, Pg 89 – Hickory Ridge – 8/4/1980
PB 21, Pg 3 – Campbell – 7/20/1982
PB 26, Pg 71 – Fosselman – 12/23/1985
PB 27, Pg 46 – Hoffman – 5/13/1986
PB 32, Pg 87 – Hall – 9/29/1988
PB 34, Pg 34 – Timber Line Estates – 5/25/1989
PB 37, Pg 126 – Myers – 9/16/1991
PB 44, Pg 178 – Myers – 8/25/1997
PB 47, Pg 19 – White – 8/27/1998
PB 50, Pg 127 – Morris – 2/5/2002
PB 52, Pg 9 – Hoffman – 6/4/2003

REVISIONS

11/06/2025 per Twp Engineer, CTPC, & PCPC Comments
12/12/2025 per Twp Engineer & CTPC Comments
12/30/2025 per Twp Engineer & CTPC Comments
10/26/2026 per owner revisions as per DEP / NPDES requirements

STATEMENT OF OWNERSHIP

COUNTY OF Perry
COMMONWEALTH /STATE OF Pennsylvania

On this, 10 day of November, 2026 before me, the undersigned officer, personally appeared Jason Sawyer, who being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Owner — * OWNER of Pine Grove Land co LLC
Pine Grove Land Co, LLC

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Benjamin Daniel Kirk, Notary Public
Perry County
My Commission Expires 2/27/2029
Commission # 1457089

My Commission Expires February 27, 2029.

STATEMENT OF OWNERSHIP

COUNTY OF Perry
COMMONWEALTH /STATE OF Pennsylvania

On this, 11th day of November, 2026 before me, the undersigned officer, personally appeared Reed E. Hoffman & Barbara A. Hoffman, being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

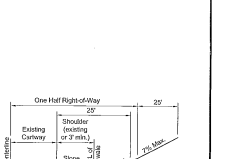
Owner — Reed E. Hoffman
Owner — Barbara A. Hoffman

Commonwealth of Pennsylvania - Notary Seal
Amy E Hurrel, Notary Public
Perry County
My Commission Expires October 15, 2030
Commission Number 1474069

My Commission Expires: 16 October 15, 2030

PRELIMINARY / FINAL SUBDIVISION PLAN FOR Pine Grove Road Subdivision

OVER LANDS OF
Pine Grove Land Co, LLC
AND LANDS OF
Reed E. & Barbara A. Hoffman



DRIVEWAY CONSTRUCTION DETAILS
NOT TO SCALE

LAND OWNER(S) / DEVELOPER

Pine Grove Land Co, LLC.
5755 Union Deposit Road,
Harrisburg, PA 17111

Reed E. & Barbara A. Hoffman
68 Stillbee Lane,
New Bloomfield, PA 17068

Pine Grove Land Co, LLC.
5755 Union Deposit Road,
c/o:
Jared Sawyer
5755 Union Deposit Road,
Harrisburg, PA 17111
Phone: 717-514-9940

Site Location:
397 Pine Grove Road
& 68 Stillbee Lane
New Bloomfield, PA 17068

SOURCE OF TITLE

Instru. 202508153
DB 399, Pg 139,
DB 262, Pg 284

SHEET NUMBER

1 OF 17

TAX MAP NUMBER

Tax Parcel 050,073.00-069.000
Tax Parcel 050,073.00-036.000; 037.000;

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
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• Topographical Surveys
• Property Surveys
• FEMA Elevation Certificates
• GPS Mapping and Control Surveys
• Major and Minor Subdivisions
Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3527

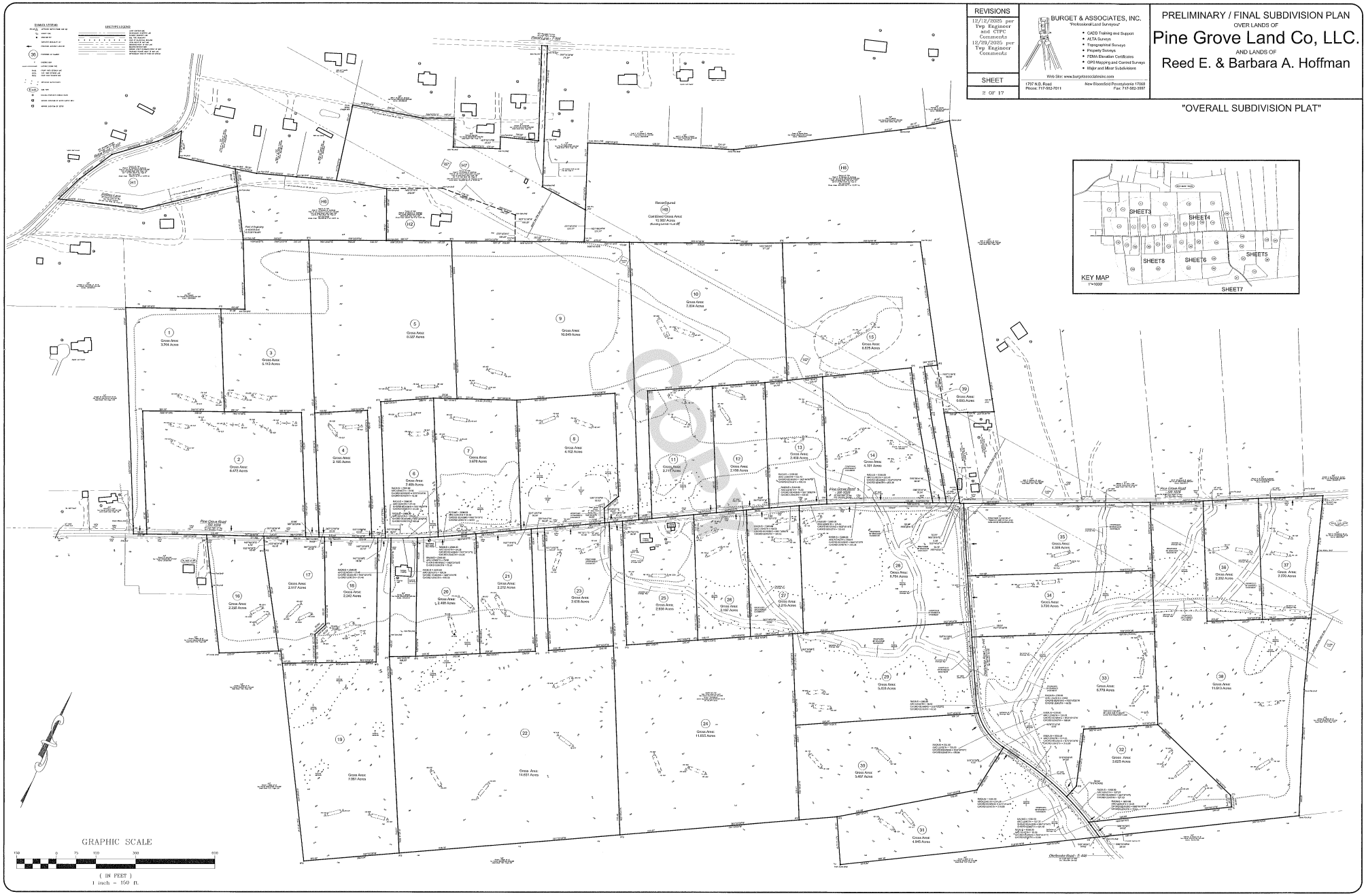
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOE ALLEN BURGET, JR. LAND SURVEYOR No.075176

Joe A. Burget, Jr., P.L.S.

PRELIMINARY / FINAL SUBDIVISION PLAN FOR PINE GROVE ROAD SUBDIVISION

OVER LANDS OF
Pine Grove Land Co, LLC
AND LANDS OF
Reed E. & Barbara A. Hoffman

CENTRE TOWNSHIP, PERRY COUNTY, PA
JOB NUMBER: 24247
DRAWING NUMBER: 24247-001
Date: August 8th 2025


REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/29/2025 per Twp Engineer Comments
SHEET
2 OF 17
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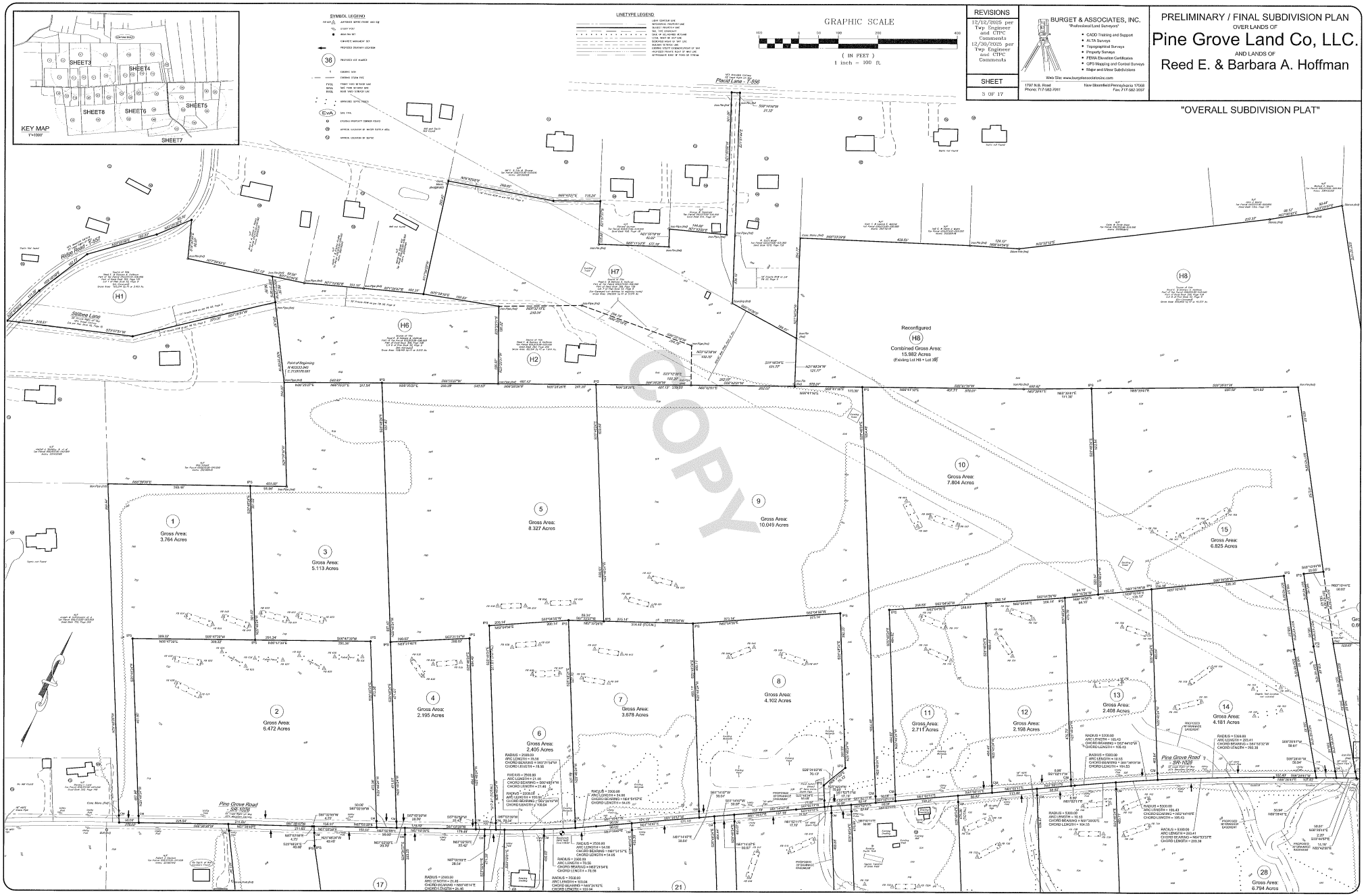
1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3997
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman
"OVERALL SUBDIVISION PLAT"
KEY MAP
1"=1000'
SHEET3
SHEET4
SHEET5
SHEET6
SHEET7
SHEET8
GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.



REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
3 OF 17

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1797 N.B. Road
Phone: 717-582-7011

New Bloomfield Pennsylvania 17068
Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN

OVER LANDS OF

Pine Grove Land Co, LLC.

AND LANDS OF

Reed E. & Barbara A. Hoffman

"OVERALL SUBDIVISION PLAT"


REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
4 OF 17
BURGET & ASSOCIATES, INC.
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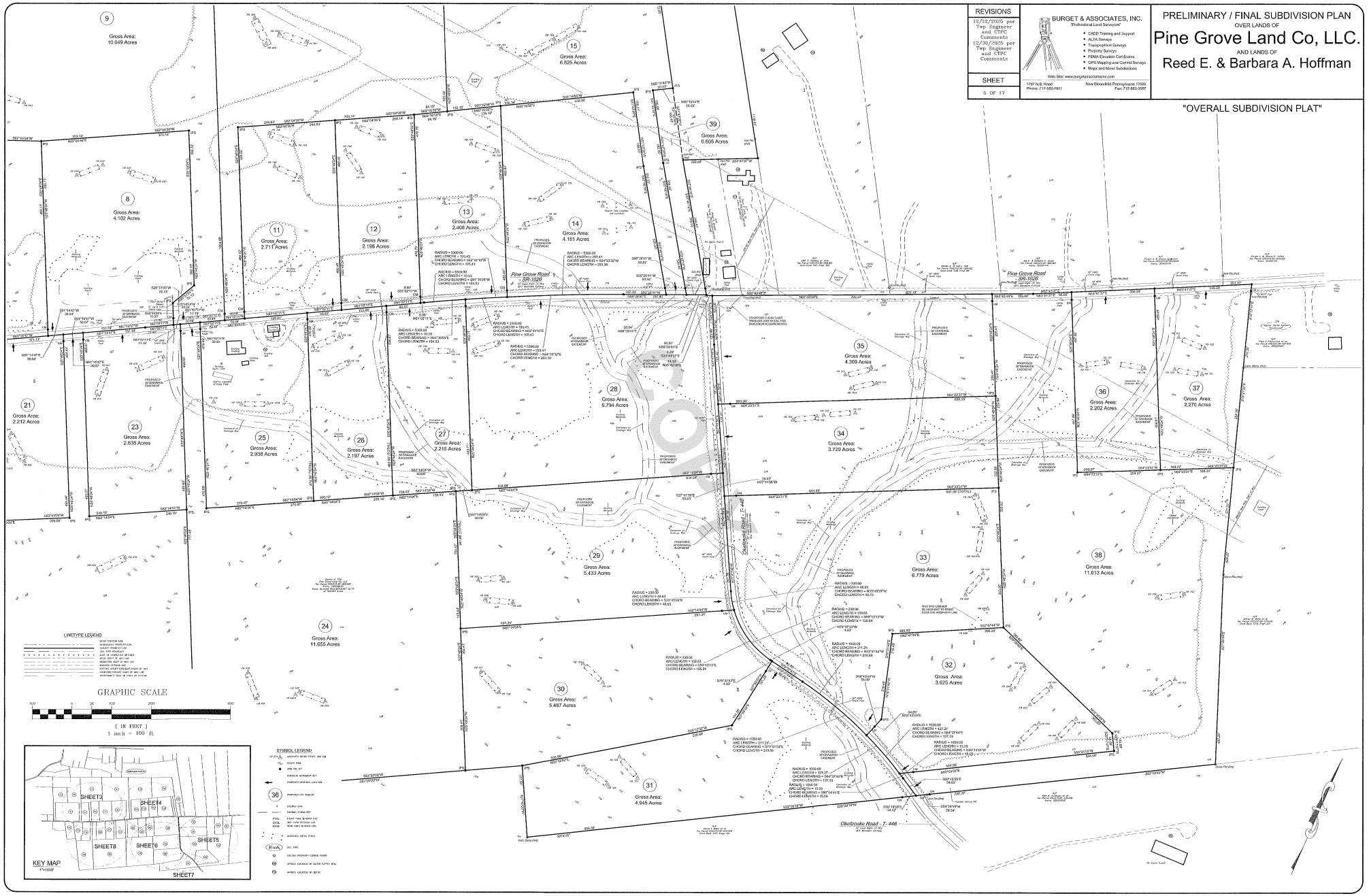
Topographical Surveys
Property Surveys
FEMA Elevation Certificates
GPS Mapping and Control Surveys
Major and Minor Subdivisions
Web Site: www.burgetassociatesinc.com
1797 N.B. Road
Phone: 717-752-7811
New Bloomfield Pennsylvania 17068
Fax: 717-582-3697
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman
"OVERALL SUBDIVISION PLAT"
Pine Grove Road
SR 1024
Gross Area: 3.764 Acres
Gross Area: 6.472 Acres
Gross Area: 5.113 Acres
Gross Area: 2.195 Acres
Gross Area: 8.327 Acres
Gross Area: 2.405 Acres
Gross Area: 3.878 Acres
Gross Area: 10.049 Acres
Gross Area: 4.102 Acres
Gross Area: 2.711 Acres
Gross Area: 2.198 Acres
Gross Area: 2.408 Acres
Gross Area: 4.181 Acres
Gross Area: 6.794 Acres
Gross Area: 2.117 Acres
Gross Area: 2.242 Acres
Gross Area: 2.216 Acres
Gross Area: 2.468 Acres
Gross Area: 2.212 Acres
Gross Area: 2.638 Acres
Gross Area: 2.938 Acres
Gross Area: 2.197 Acres
Gross Area: 2.215 Acres
Gross Area: 5.433 Acres
Gross Area: 11.655 Acres
Gross Area: 7.061 Acres
Gross Area: 14.631 Acres
Gross Area: 5.487 Acres
Gross Area: 4.945 Acres
LINETYPE LEGEND
SYMBOL LEGEND
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
KEY MAP
SHEET1
SHEET2
SHEET3
SHEET4
SHEET5
SHEET6
SHEET7
SHEET8


REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
5 OF 17
BURGET & ASSOCIATES, INC.
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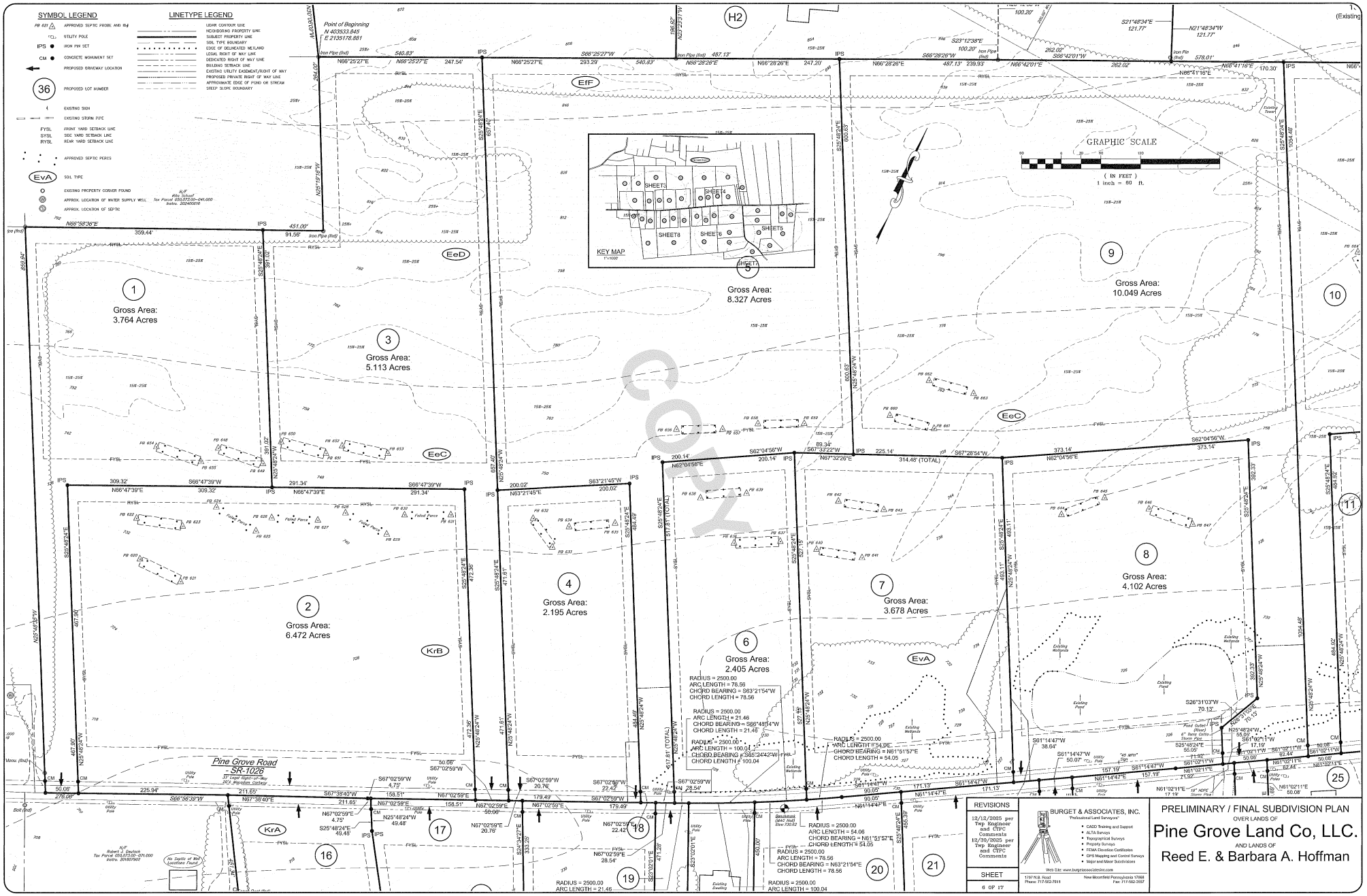
GPS Mapping and Control Surveys
Major and Minor Subdivisions
Web Site: www.burgetassociatesinc.com
1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-1911
Fax: 717-582-3557
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman
"OVERALL SUBDIVISION PLAT"
Pine Grove Road - SR 1009
Okefenoke Road - T- 446
Gross Area: 10.049 Acres
Gross Area: 4.102 Acres
Gross Area: 2.711 Acres
Gross Area: 2.198 Acres
Gross Area: 2.408 Acres
Gross Area: 4.181 Acres
Gross Area: 6.825 Acres
Gross Area: 0.605 Acres
Gross Area: 2.212 Acres
Gross Area: 2.635 Acres
Gross Area: 2.938 Acres
Gross Area: 2.197 Acres
Gross Area: 2.215 Acres
Gross Area: 6.794 Acres
Gross Area: 4.309 Acres
Gross Area: 3.720 Acres
Gross Area: 2.202 Acres
Gross Area: 2.276 Acres
Gross Area: 5.433 Acres
Gross Area: 6.778 Acres
Gross Area: 11.013 Acres
Gross Area: 11.655 Acres
Gross Area: 5.487 Acres
Gross Area: 3.625 Acres
Gross Area: 4.945 Acres
LINETYPE LEGEND
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
KEY MAP
1"=1000'
SHEET1
SHEET2
SHEET3
SHEET4
SHEET5
SHEET6
SHEET7
SHEET8
SYMBOL LEGEND


SYMBOL LEGEND
LINETYPE LEGEND
APPROVED SEPTIC PROBE AND #
UTILITY POLE
IRON PIN SET
CONCRETE MONUMENT SET
PROPOSED DRIVEWAY LOCATION
PROPOSED LOT NUMBER
EXISTING SIGN
EXISTING STORM PIPE
FRONT YARD SETBACK LINE
SIDE YARD SETBACK LINE
REAR YARD SETBACK LINE
APPROVED SEPTIC PERCS
SOIL TYPE
EXISTING PROPERTY CORNER FOUND
APPROX. LOCATION OF WATER SUPPLY WELL
APPROX. LOCATION OF SEPTIC
LIDAR CONTOUR LINE
NEIGHBORING PROPERTY LINE
SUBJECT PROPERTY LINE
SOIL TYPE BOUNDARY
EDGE OF DELINEATED WETLAND
LEGAL RIGHT OF WAY LINE
DEDICATED RIGHT OF WAY LINE
BUILDING SETBACK LINE
EXISTING UTILITY EASEMENT/RIGHT OF WAY
PROPOSED PRIVATE RIGHT OF WAY LINE
APPROXIMATE EDGE OF POND OR STREAM
STEEP SLOPE BOUNDARY
Point of Beginning
N 403533.845
E 2135178.881
KEY MAP
1"=1000'
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
Gross Area: 3.764 Acres
Gross Area: 6.472 Acres
Gross Area: 5.113 Acres
Gross Area: 2.195 Acres
Gross Area: 8.327 Acres
Gross Area: 2.405 Acres
Gross Area: 3.678 Acres
Gross Area: 4.102 Acres
Gross Area: 10.049 Acres
Pine Grove Road
- SR-1026
37' Legal Right-of-Way
PCN Wyndon Corkery
COPY
REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
6 OF 17
BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
CADD Training and Support
ALTA Surveys
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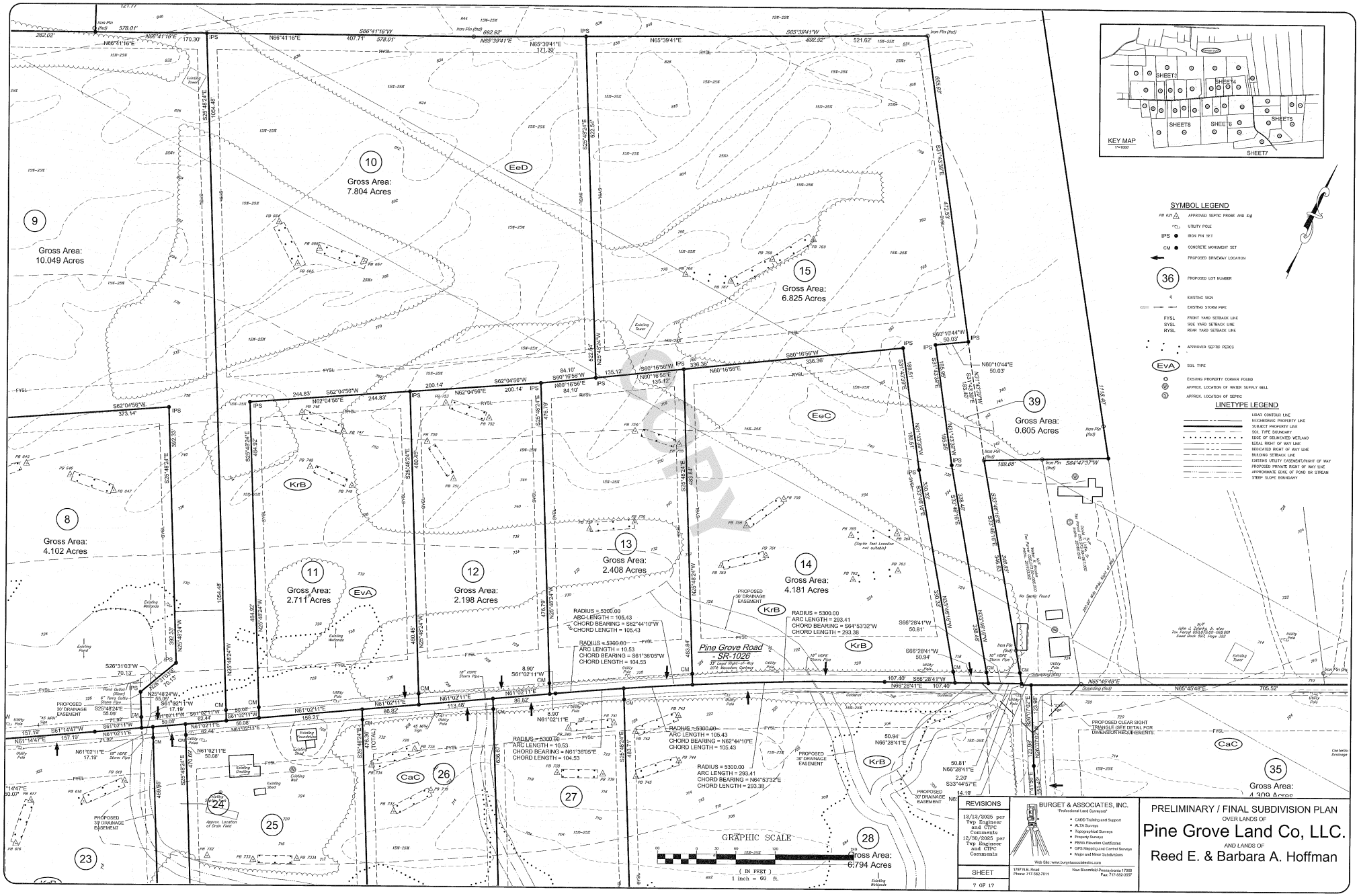
CPS Mapping and Control Surveys
Major and Minor Subdivisions
Web Site: www.burgetassociatesinc.com
1197 N.B. Road
Phone: 717-502-7911
New Bloomfield Pennsylvania 17068
Fax: 717-582-2057
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman


KEY MAP
SHEET2
SHEET4
SHEET8
SHEET6
SHEET5
SHEET7
SYMBOL LEGEND
APPROVED SEPTIC PROBE AND I.D.#
UTILITY POLE
IRON PIN SET
CONCRETE MONUMENT SET
PROPOSED DRIVEWAY LOCATION
PROPOSED LOT NUMBER
EXISTING SIGN
EXISTING STORM PIPE
FRONT YARD SETBACK LINE
SIDE YARD SETBACK LINE
REAR YARD SETBACK LINE
APPROVED SEPTIC PERCS
SOIL TYPE
EXISTING PROPERTY CORNER FOUND
APPROX. LOCATION OF WATER SUPPLY WELL
APPROX. LOCATION OF SEPTIC
LINETYPE LEGEND
LIDAR CONTOUR LINE
NEIGHBORING PROPERTY LINE
SUBJECT PROPERTY LINE
SOIL TYPE BOUNDARY
EDGE OF DELINEATED WETLAND
LEGAL RIGHT OF WAY LINE
DEDICATED RIGHT OF WAY LINE
BUILDING SETBACK LINE
EXISTING UTILITY EASEMENT/RIGHT OF WAY
PROPOSED PRIVATE RIGHT OF WAY LINE
APPROXIMATE EDGE OF POND OR STREAM
STEEP SLOPE BOUNDARY
Pine Grove Road - SR-1026
33' Legal Right-of-Way
10 Gross Area: 7.804 Acres
9 Gross Area: 10.049 Acres
8 Gross Area: 4.102 Acres
11 Gross Area: 2.711 Acres
12 Gross Area: 2.198 Acres
13 Gross Area: 2.408 Acres
14 Gross Area: 4.181 Acres
15 Gross Area: 6.825 Acres
39 Gross Area: 0.605 Acres
35 Gross Area: 4.309 Acres
28 Gross Area: 6.794 Acres
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CBPC Comments
SHEET
7 OF 17
BURGET & ASSOCIATES, INC.
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CADD Training and Support
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Property Surveys
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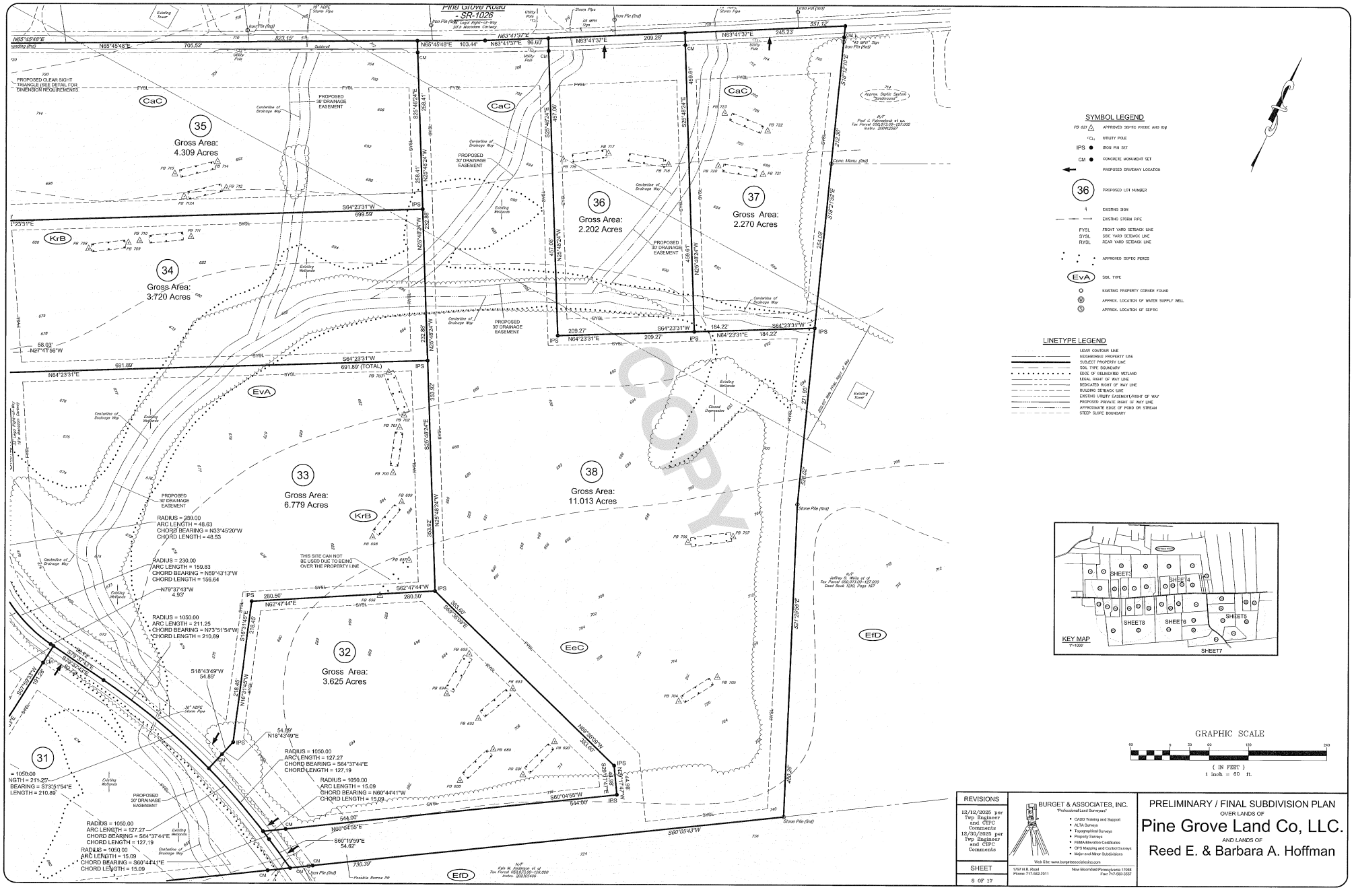
GPS Mapping and Control Surveys
Major and Minor Subdivisions
Web Site: www.burgetassociatesinc.com
1787 N.B. Road
Phone: 717-582-7611
New Bloomfield Pennsylvania 17068
Fax: 717-582-3357
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman



SYMBOL LEGEND

- PB 631 — APPROVED SEPTIC PROBE AND I&P
- UTILITY POLE
- IPS — IRON PIN SET
- CM — CONCRETE MONUMENT SET
- PROPOSED DRIVEWAY LOCATION
- 36 — PROPOSED LOT NUMBER
- 4 — EXISTING SIGN
- EXISTING STORM PIPE
- FYSL — FRONT YARD SETBACK LINE
- SYSL — SIDE YARD SETBACK LINE
- RYSL — REAR YARD SETBACK LINE
- APPROVED SEPTIC PERCS
- EvA — SOIL TYPE
- EXISTING PROPERTY CORNER FOUND
- W — APPROX. LOCATION OF WATER SUPPLY WELL
- S — APPROX. LOCATION OF SEPTIC

LINETYPE LEGEND

- LIDAR CONTOUR LINE
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY LINE
- SOIL TYPE BOUNDARY
- EDGE OF DELINEATED WETLAND
- LEGAL RIGHT OF WAY LINE
- DEDICATED RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT/RIGHT OF WAY
- PROPOSED PRIVATE RIGHT OF WAY LINE
- APPROXIMATE EDGE OF POND OR STREAM
- STEEP SLOPE BOUNDARY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
8 OF 17

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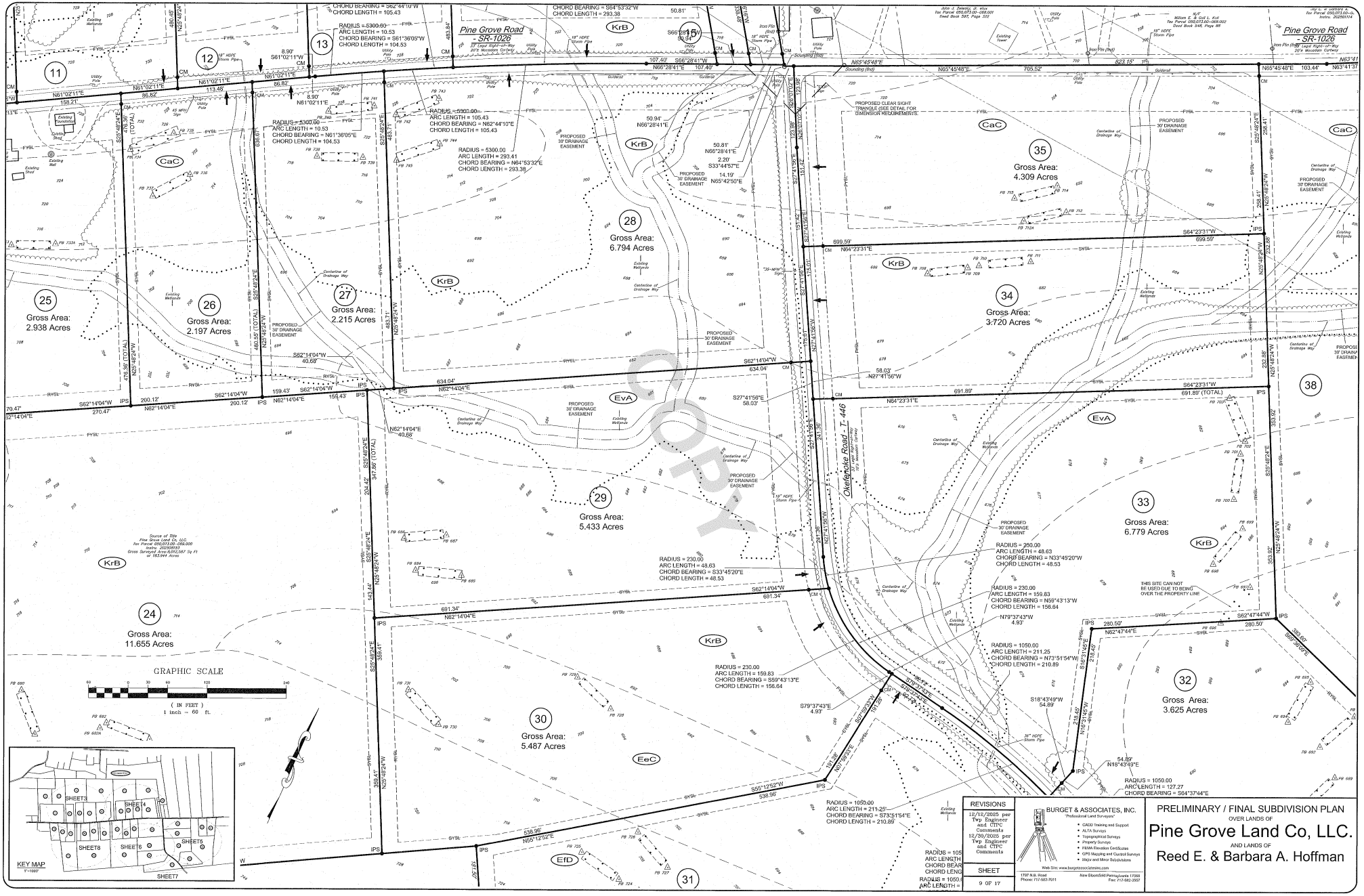
1797 N.S. Road
Phone: 717-582-7011
New Bloomfield Pennsylvania 17068
Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman

COPY


Pine Grove Road - SR-1026
Okefenoke Road - T-446
25 Gross Area: 2.938 Acres
26 Gross Area: 2.197 Acres
27 Gross Area: 2.215 Acres
28 Gross Area: 6.794 Acres
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30 Gross Area: 5.487 Acres
31
32 Gross Area: 3.625 Acres
33 Gross Area: 6.779 Acres
34 Gross Area: 3.720 Acres
35 Gross Area: 4.309 Acres
24 Gross Area: 11.655 Acres
38
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
KEY MAP
SHEET3
SHEET4
SHEET5
SHEET6
SHEET7
SHEET8
REVISIONS
12/15/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
SHEET
9 OF 17
BURGET & ASSOCIATES, INC.
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New Bloomfield Pennsylvania 17068
Fax: 717-582-3557
PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman
COPY

SEPTIC PROBE LOCATIONS

LINE	LENGTH	BEARING
707	4291.40	S89°41'14"E
706	4231.89	S89°11'51"E
705	4362.89	S86°58'27"E
704	4327.58	S86°10'37"E
690	4190.80	S84°13'11"E
691	4174.69	S83°17'12"E
689	4115.66	S83°26'05"E
688	4097.04	S82°29'35"E
693	4095.21	S84°46'12"E
692	4072.41	S83°50'29"E
695	4011.17	S84°57'48"E
694	4011.44	S83°57'48"E
696	3848.04	S85°09'08"E
697	3861.67	S86°10'22"E
698	3795.65	S86°15'04"E
699	3810.59	S87°16'53"E
700	3778.73	S87°47'59"E
701	3757.81	S88°48'55"E
702	3755.99	S89°07'24"E
703	3707.28	S89°53'43"E
721	4137.66	N83°00'15"E
720	4068.09	N83°06'45"E
722	4125.52	N82°05'39"E
723	4054.80	N81°58'40"E
718	3968.38	N83°25'23"E
717	3902.24	N83°34'04"E
716	3838.99	N84°00'43"E
711	3347.35	N88°57'42"E
710	3277.52	N89°35'52"E
709	3262.88	N89°45'58"E
708	3210.99	S89°38'45"E
712	3368.75	N87°25'41"E
712A	3313.76	N88°02'42"E
714	3341.64	N86°51'42"E
715	3287.71	N87°34'38"E
727	3372.55	S72°37'42"E
726	3303.34	S72°48'30"E
724	3329.73	S71°33'08"E
725	3260.16	S71°25'00"E
728	3150.89	S74°52'37"E
729	3081.14	S74°59'08"E
730	2968.65	S71°19'51"E
731	2899.12	S71°29'20"E
685	2846.37	S75°11'14"E
684	2787.82	S74°24'25"E
687	2790.19	S75°52'22"E
686	2743.22	S74°57'33"E
683	2679.48	S64°37'07"E
682	2618.30	S63°52'58"E
681	2563.52	S61°46'12"E
680	2498.36	S62°20'56"E
677	2291.77	S56°48'06"E
676	2226.64	S56°09'02"E
679	2077.19	S60°33'42"E
678	2064.06	S58°39'32"E
675	2262.91	S48°04'32"E
674	2297.13	S46°32'27"E
673	2206.26	S43°38'31"E
672	2137.77	S43°15'39"E
669	2268.97	S37°44'54"E
668	2235.54	S36°11'01"E
671	2201.78	S33°42'48"E
670	2209.32	S31°55'27"E
744	2458.26	S86°43'35"E
745	2411.88	S85°29'33"E
739	2365.38	S84°59'34"E
738	2303.51	S84°11'22"E
742	2378.65	S86°56'36"E
743	2426.34	S88°09'56"E
741	2343.49	S86°52'17"E
740	2285.68	S85°53'39"E
736	2153.90	S80°59'32"E
737	2124.67	S79°25'05"E
735	2099.00	S82°04'23"E
734	2057.02	S80°31'42"E
733	1998.76	S74°10'05"E
733A	1941.76	S72°59'11"E
619	1771.51	S73°05'26"E
618	1745.57	S70°58'20"E
617	1687.12	S69°07'21"E
616	1718.70	S67°01'13"E
763	2652.92	N84°19'50"E
762	2592.32	N85°05'46"E
764	2633.93	N83°09'25"E
765	2568.04	N83°40'40"E
761	2454.79	N85°18'21"E
760	2395.94	N86°12'03"E
758	2411.56	N84°30'51"E
759	2453.32	N83°11'27"E
756	2248.97	N85°46'14"E
757	2187.79	N86°38'58"E
755	2275.71	N82°22'27"E
754	2205.71	N82°22'10"E
751	1966.30	N86°42'43"E
750	1908.66	N85°32'14"E
752	1986.50	N83°38'24"E
753	1916.53	N83°35'12"E
749	1826.37	N88°46'04"E
747	1783.64	N86°27'02"E
748	1756.39	N88°42'32"E
746	1713.80	N86°17'45"E
647	1500.97	S85°34'46"E
646	1431.89	S85°08'15"E
645	1364.82	S84°25'18"E
644	1321.80	S82°03'57"E
615	1732.84	S58°43'31"E

615	1732.84	S58°43'31"E
614	1655.36	S59°12'16"E
613	1707.34	S57°29'57"E
612	1637.60	S57°21'25"E
611	1649.86	S55°43'54"E
610	1582.45	S54°53'24"E
609	1698.27	S51°54'06"E
608	1629.64	S52°22'36"E
607	1564.61	S40°53'37"E
606	1557.17	S38°20'19"E
604A	1517.70	S39°31'35"E
605	1520.39	S37°09'15"E
604	1555.61	S34°54'01"E
603	1401.47	S32°50'07"E
602	1441.11	S30°28'20"E
601	1424.62	S27°46'05"E
600	1463.55	S25°27'34"E
601A	1400.22	S26°53'12"E
600A	1424.27	S25°02'31"E
769	2410.10	N73°47'50"E
768	2352.15	N74°44'32"E
767	2295.22	N75°48'03"E
766	2225.25	N75°51'12"E
667	1738.81	N78°02'43"E
666	1669.06	N77°50'58"E
665	1641.37	N78°53'44"E
664	1600.55	N76°53'07"E
641	1120.50	S71°01'12"E
643	1097.45	S75°00'05"E
642	1036.34	S73°10'02"E
640	1061.97	S69°00'12"E
637	1014.92	S67°18'00"E
636	969.95	S64°12'06"E
639	927.05	S68°06'52"E
638	885.11	S64°34'07"E
635	838.54	S56°08'38"E
634	808.13	S51°45'16"E
633	824.31	S49°11'12"E
632	772.82	S48°38'20"E
631	724.02	S39°50'19"E
630	708.07	S34°22'57"E
629	732.63	S31°51'51"E
628	694.30	S27°09'27"E
621	823.89	S09°06'38"E
620	809.13	S04°16'58"E
627	704.07	S23°41'50"E
626	703.93	S17°59'53"E
625	726.61	S16°17'43"E
624	701.28	S11°03'21"E
623	741.99	S07°42'01"E
622	753.01	S02°20'36"E
663	1115.23	S86°29'52"E
662	1046.55	S85°46'50"E
661	1089.35	S82°34'31"E
660	1021.80	S81°34'42"E
659	922.17	S76°37'31"E
658	867.53	S73°49'20"E
657	832.86	S71°01'27"E
656	783.04	S67°32'06"E
653	611.53	S33°38'13"E
652	592.10	S27°13'49"E
651	602.52	S24°50'25"E
650	587.52	S18°14'11"E
649	623.52	S15°59'52"E
648	613.45	S09°27'21"E
655	640.13	S07°38'28"E
654	641.05	S01°16'36"E

DRIVEWAY SITE DISTANCE CHART

ROADWAY = PINEGROVE ROAD = 45 MPH (STATE ROUTE)

LOT #	SLOPE WEST	REQ. SIGHT WEST	ACTUAL SIGHT WEST	SLOPE EAST	REQ. SIGHT EAST	ACTUAL SIGHT EAST	
1	+2%	370.00 FEET	1000.00 FEET	-2%	398.00 FEET	700.00 FEET	
2	+3%	364.00 FEET	1000.00 FEET	-2%	398.00 FEET	600.00 FEET	
3	+2%	370.00 FEET	1000.00 FEET	-2%	398.00 FEET	500.00 FEET	
4	+2%	370.00 FEET	700.00 FEET	-2%	398.00 FEET	478.00 FEET	
5 & 6	+1%	376.00 FEET	1000.00 FEET	-1%	390.00 FEET	315.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
7 & 8	-1%	390.00 FEET	430.00 FEET	+1%	376.00 FEET	500.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
9 & 10	+1%	376.00 FEET	500.00 FEET	-1%	390.00 FEET	500.00 FEET	
11	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	
12	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
13	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	
14	-2%	398.00 FEET	500.00 FEET	+2%	370.00 FEET	500.00 FEET	
15	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	
16	+3%	364.00 FEET	500.00 FEET	-2%	398.00 FEET	700.00 FEET	
17	+2%	370.00 FEET	600.00 FEET	-2%	398.00 FEET	600.00 FEET	
18	+2%	370.00 FEET	600.00 FEET	-2%	398.00 FEET	600.00 FEET	
19	+1%	376.00 FEET	800.00 FEET	-1%	390.00 FEET	800.00 FEET	
20	+1%	376.00 FEET	800.00 FEET	+1%	376.00 FEET	700.00 FEET	
21	-1%	390.00 FEET	500.00 FEET	-1%	390.00 FEET	500.00 FEET	
22	-2%	398.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	
23	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	
24	+1%	376.00 FEET	500.00 FEET	-1%	390.00 FEET	500.00 FEET	
25	EXISTING LOOP DRIVEWAY						
26	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
27	-1%	390.00 FEET	500.00 FEET	+1%	376.00 FEET	500.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
28	-1%	390.00 FEET	500.00 FEET	+2%	370.00 FEET	500.00 FEET	
35	-2%	398.00 FEET	500.00 FEET	+1%	376.00 FEET	1000.00 FEET	
36	+1%	376.00 FEET	500.00 FEET	-1%	390.00 FEET	500.00 FEET	
37	+1%	376.00 FEET	500.00 FEET	-1%	390.00 FEET	500.00 FEET	

SYMBOL LEGEND

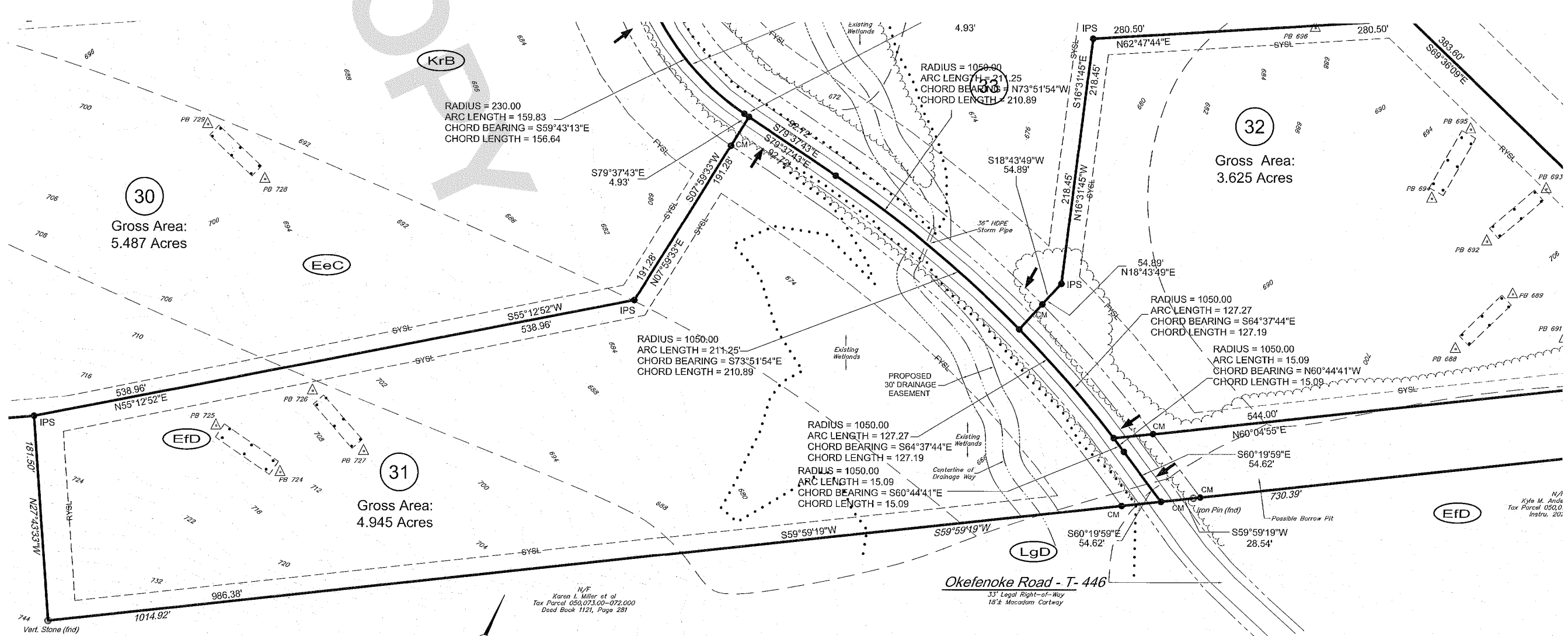
- PB 621 △ APPROVED SEPTIC PROBE AND ID#
- UTILITY POLE
- IPS ● IRON PIN SET
- CM ● CONCRETE MONUMENT SET
- PROPOSED DRIVEWAY LOCATION
- (36) PROPOSED LOT NUMBER
- EXISTING SIGN
- EXISTING STORM PIPE
- FYSL FRONT YARD SETBACK LINE
- SYSL SIDE YARD SETBACK LINE
- RYSL REAR YARD SETBACK LINE
- APPROVED SEPTIC PERCS
- (EvA) SOIL TYPE
- EXISTING PROPERTY CORNER FOUND
- Ⓦ APPROX. LOCATION OF WATER SUPPLY WELL
- Ⓢ APPROX. LOCATION OF SEPTIC

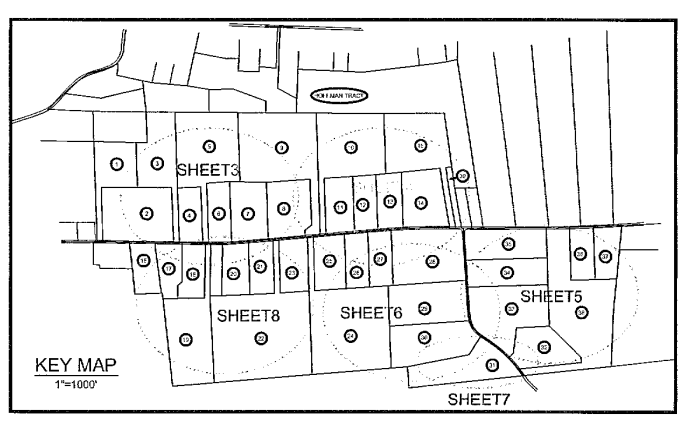
DRIVEWAY SITE DISTANCE CHART

ROADWAY = OKEFENOKE ROAD = 35 MPH (TOWNSHIP ROUTE)

LOT #	SLOPE NORTH	REQ. SIGHT NORTH	ACTUAL SIGHT NORTH	SLOPE SOUTH	REQ. SIGHT SOUTH	ACTUAL SIGHT SOUTH	
29	+1%	245.00 FEET	400.00 FEET	+2%	242.00 FEET	220.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
30	-2%	256.00 FEET	500.00 FEET	+3%	239.00 FEET	400.00 FEET	
31	+1%	245.00 FEET	230.00 FEET	+5%	233.00 FEET	296.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
32	+1%	245.00 FEET	400.00 FEET	+2%	242.00 FEET	400.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE
33	-1%	252.00 FEET	350.00 FEET	+1%	245.00 FEET	300.00 FEET	
34	+3%	239.00 FEET	335.00 FEET	-8%	286.00 FEET	400.00 FEET	
38	+1%	245.00 FEET	500.00 FEET	+2%	242.00 FEET	400.00 FEET	BRUSH CLEARING WOULD PROVIDE REQUIRED SIGHT DISTANCE

COPY





KEY MAP
1"=1000'

LINETYPE LEGEND

- LIDAR CONTOUR LINE
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY LINE
- SOIL TYPE BOUNDARY
- EDGE OF DELINEATED WETLAND
- LEGAL RIGHT OF WAY LINE
- DEDICATED RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT/RIGHT OF WAY
- PROPOSED PRIVATE RIGHT OF WAY LINE
- APPROXIMATE EDGE OF POND OR STREAM
- STEEP SLOPE BOUNDARY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments 12/30/2025 per Twp Engineer and CTPC Comments
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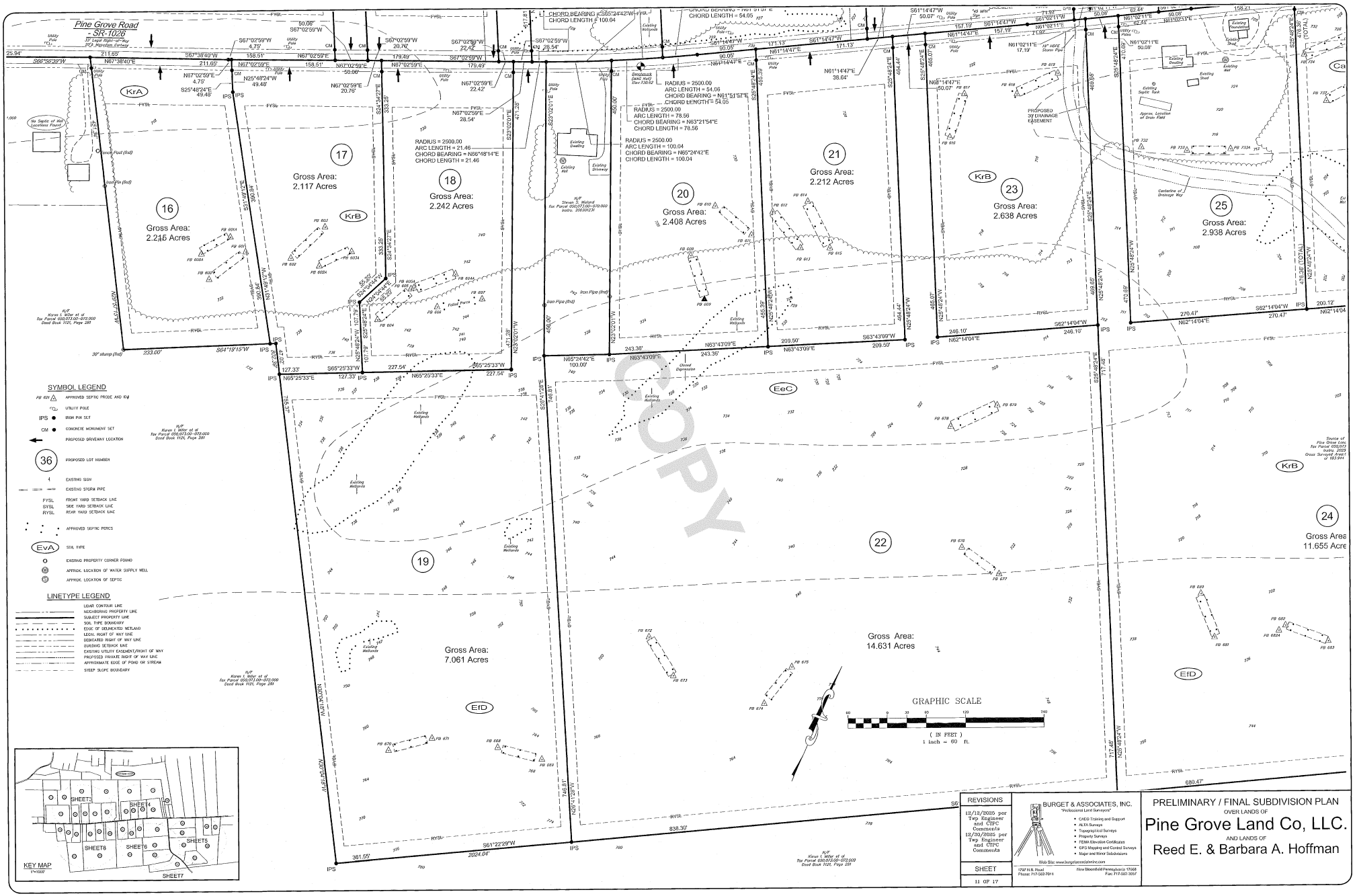
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN
OVER LANDS OF
Pine Grove Land Co, LLC.
AND LANDS OF
Reed E. & Barbara A. Hoffman



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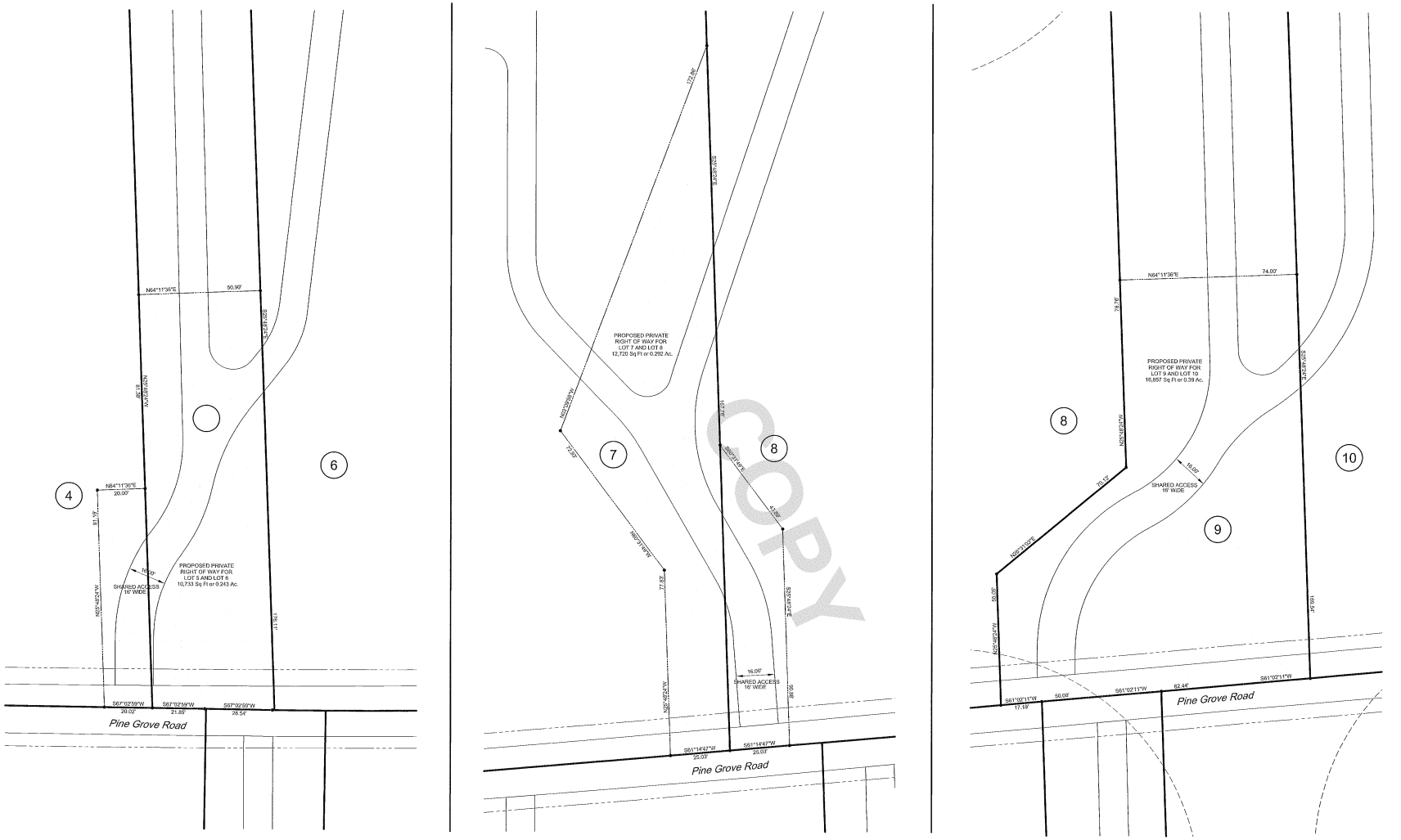

COPY

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

"PRIVATE RIGHT OF WAY DETAILS"

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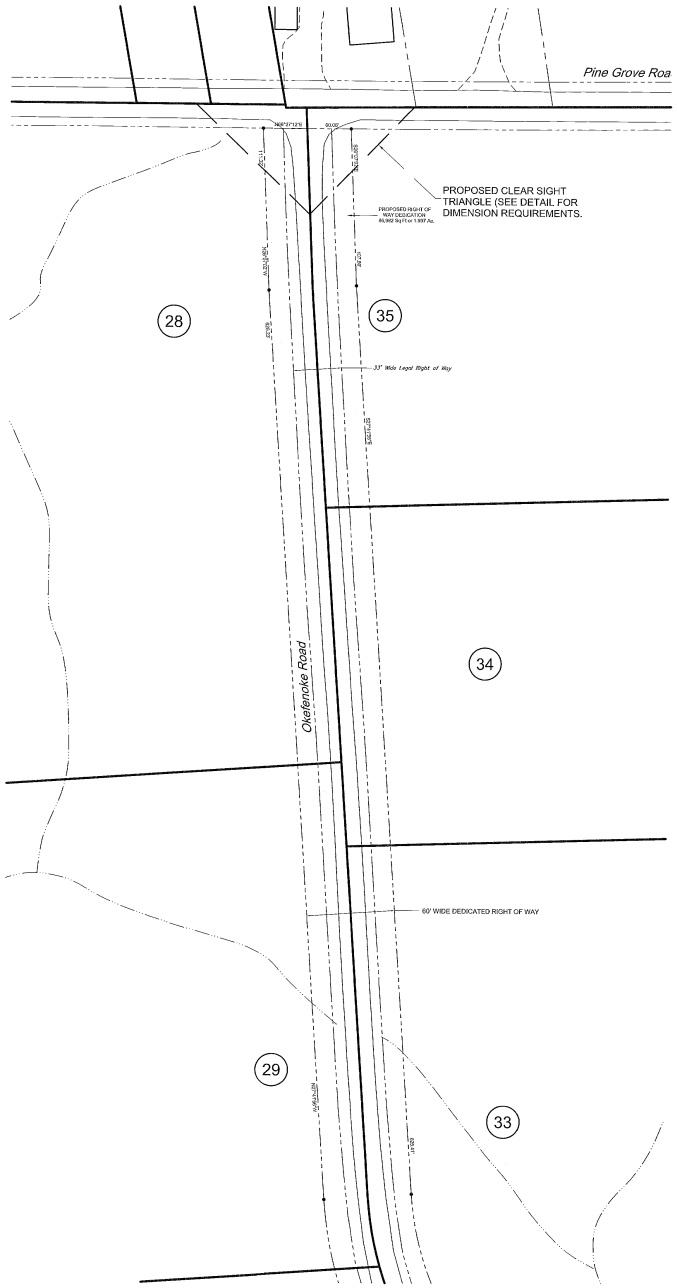

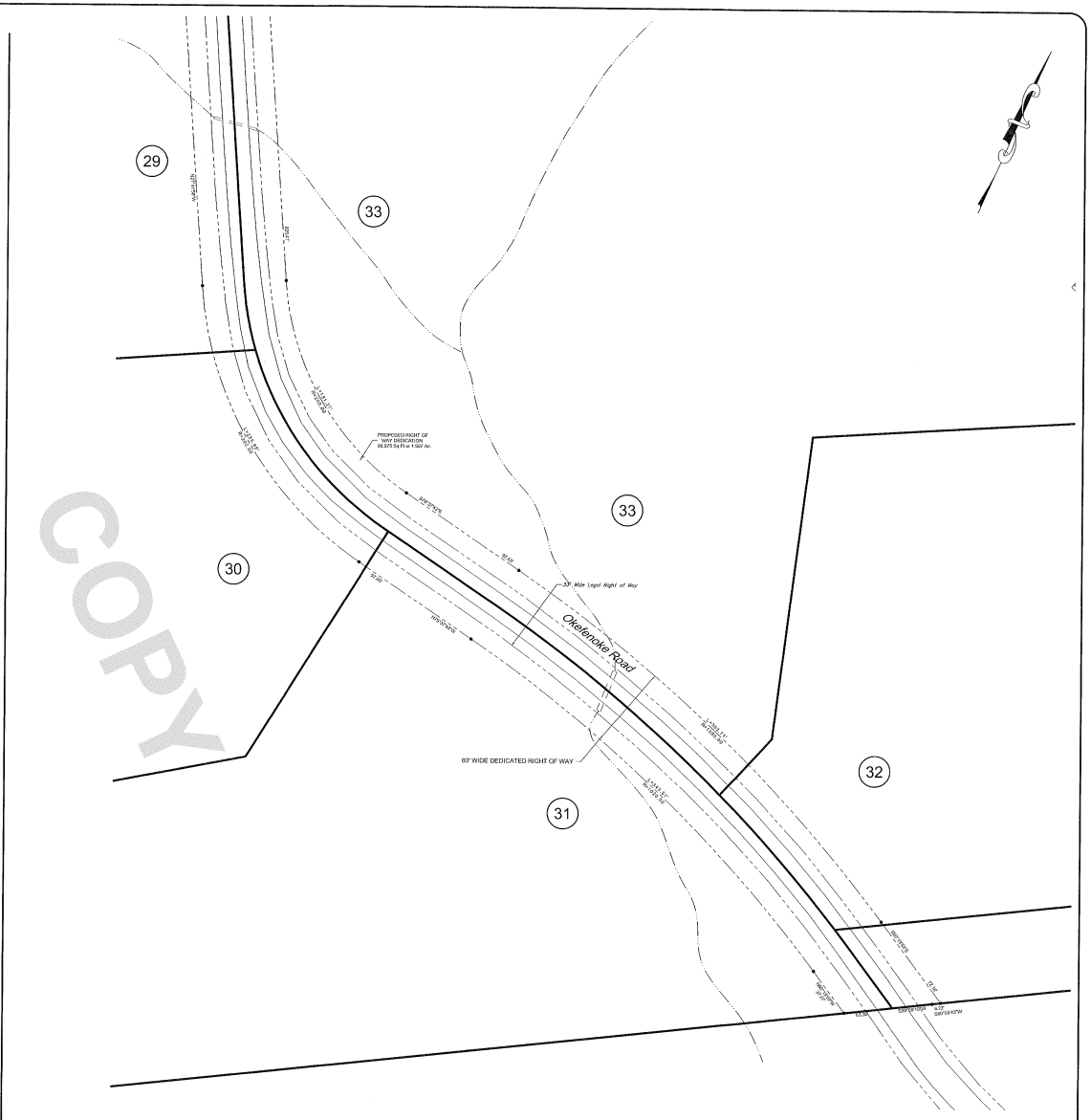

COPY

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

"TOWNSHIP ROADWAY DEDICATION DETAIL"

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PRELIMINARY / FINAL SUBDIVISION PLAN
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AND LANDS OF
Reed E. & Barbara A. Hoffman



NOTE:
THE INTENT OF THIS PLAN IS TO SHOW THAT ALL LOTS HAVE ENOUGH ROOM WITHIN THE LOT BOUNDARIES FOR A PROPOSED DRIVEWAY, PROPOSED DWELLING, PROPOSED SEPTIC SYSTEM, A PROPOSED WELL, AND A PROPOSED STORM WATER FACILTY.

"OVER-ALL IMPROVEMENTS EXHIBIT"

REVISIONS
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12/30/2025 per Twp Engineer and CPC Comments
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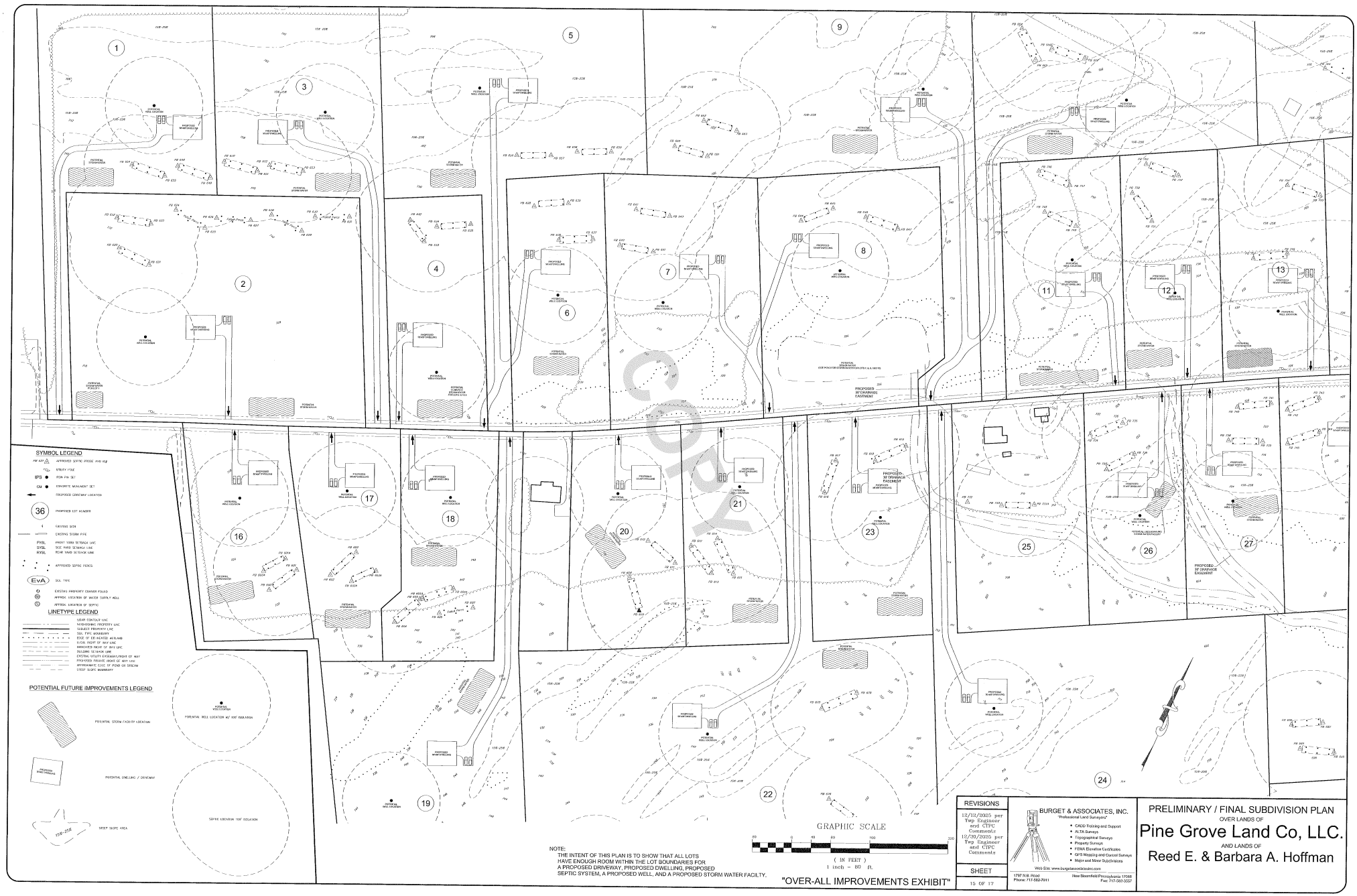
SYMBOL LEGEND
LINETYPE LEGEND
POTENTIAL FUTURE IMPROVEMENTS LEGEND
PROPOSED 30' DRAINAGE EASEMENT
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
NOTE:
THE INTENT OF THIS PLAN IS TO SHOW THAT ALL LOTS HAVE ENOUGH ROOM WITHIN THE LOT BOUNDARIES FOR A PROPOSED DRIVEWAY, PROPOSED DWELLING, PROPOSED SEPTIC SYSTEM, A PROPOSED WELL, AND A PROPOSED STORM WATER FACILTY.
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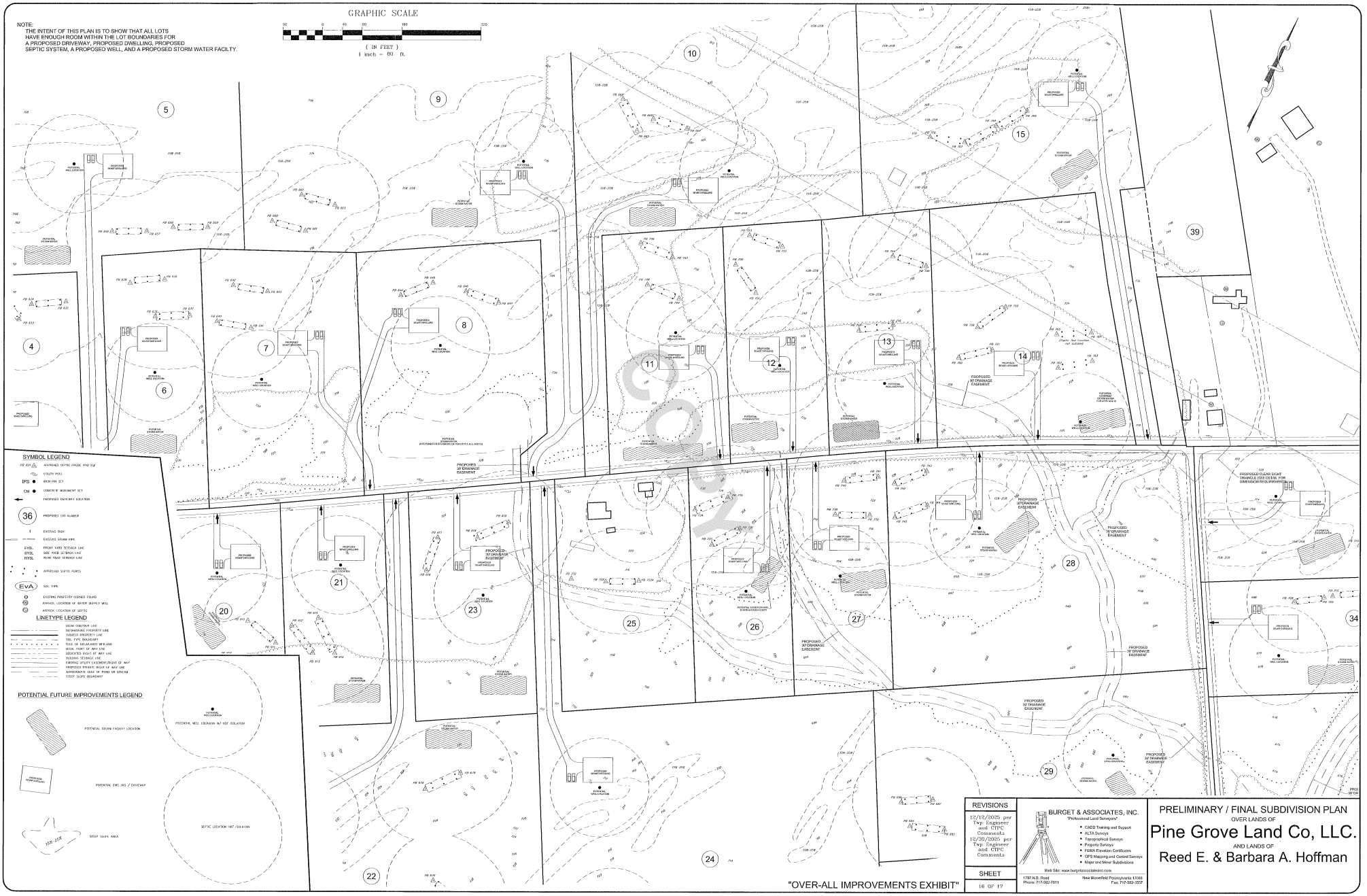

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New Bloomfield Pennsylvania 17068
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PRELIMINARY / FINAL SUBDIVISION PLAN
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AND LANDS OF
Reed E. & Barbara A. Hoffman


NOTE:
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GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
SYMBOL LEGEND
LINETYPE LEGEND
POTENTIAL FUTURE IMPROVEMENTS LEGEND
PROPOSED 30' DRAINAGE EASEMENT
PROPOSED LEAN-SIGHT TRANSFER USER DETAIL FOR DIMENSION REQUIREMENTS
THIS SITE CANNOT BE USED DUE TO MAINS OVER THE PROPERTY LINE
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REVISIONS
12/12/2025 per Twp Engineer and CTPC Comments
12/30/2025 per Twp Engineer and CTPC Comments
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