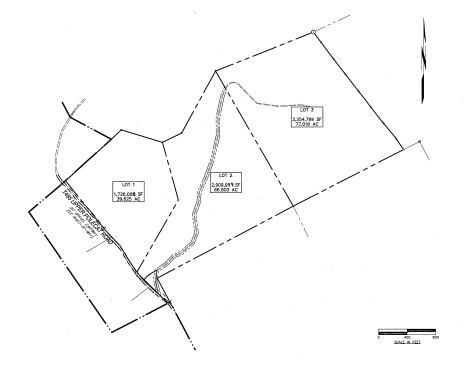
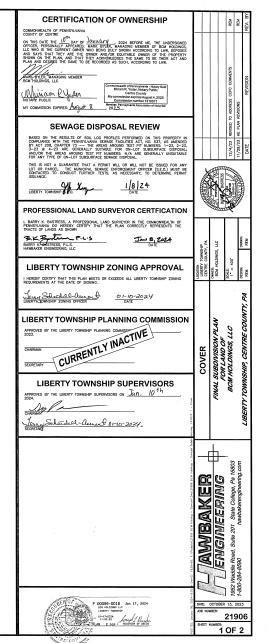


FINAL SUBDIVISION PLAN OF LAND OF BCM HOLDINGS, LLC

LIBERTY TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA





PROJECT NOTES:

OWNER: BCM HOLDINGS, LLC
ADDRESS: PO BOX 527
CENTRE HALL, PA 16828

TAX PARCEL NO.: 04-003-005 SOURCE OF TITLE: R.B. 2259, PG. 285 PROPERTY SIZE: 183 444 ACRES

ZONING: R-1 RESIDENTIAL - RURAL DENSITY

LAND USE: EXISTING: FOREST

LAND USE: EXISTING: FOREST PROPOSED: LOTS 1, 2, & 3 - FOREST/RESIDENTIAL

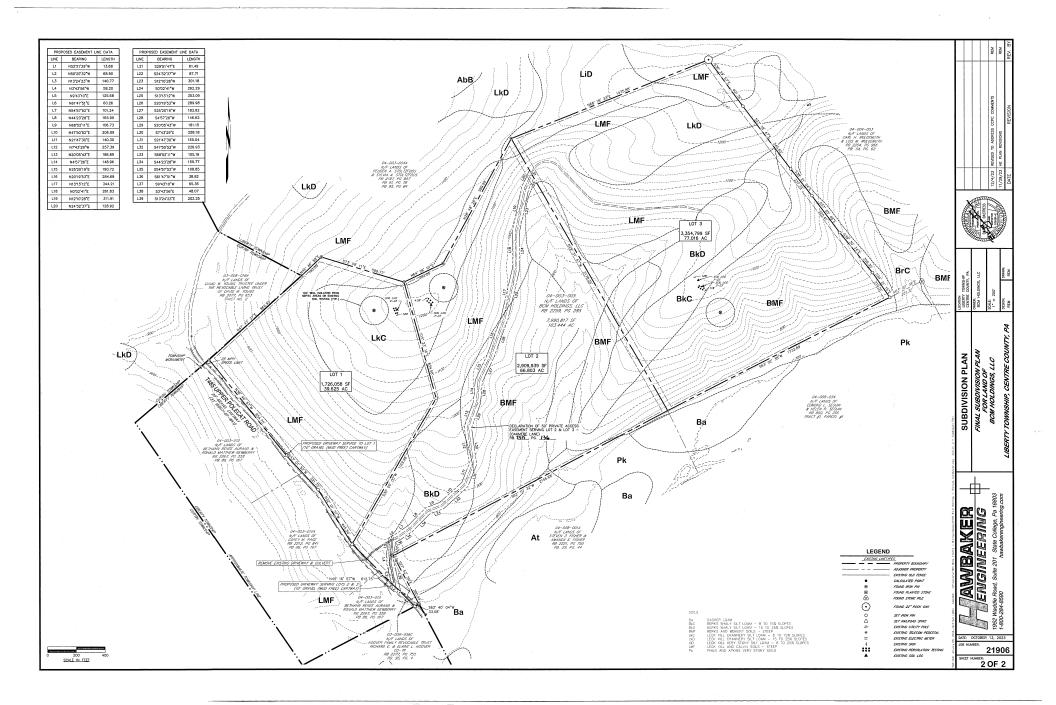
MINIMUM SETBACK REQUIREMENTS:

FRONT - 35 FT. SIDE - 15 FT. REAR - 35 FT. (PRINCIPAL) 12' (ACCESSORY)

MINIMUM LOT SIZE: 20,000 SQ. FT.
SEWAGE DISPOSAL: PROPOSED ON-LOT
WATER: PROPOSED ON-LOT WELL
TOTAL NUMBER OF LOTS: 3 LOTS

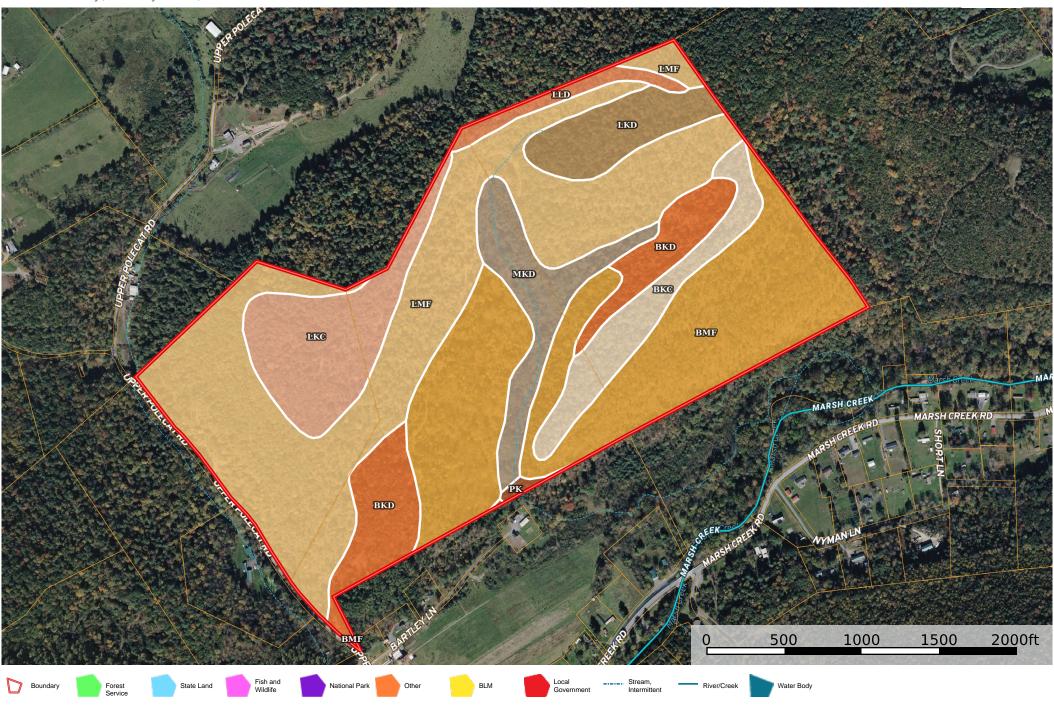
NOTES:

- BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED BY HAWBAKER ENGINEERIN LLC IN 2021 & 2023.
- 2. TOPOGRAPHIC INFORMATION IS BASED OFF LIDAR 1' CONTOUR DATA OBTAINED FROM T
- BASED ON THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY ONLIN MAPPING, THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE THERE ARE NO MAPPED WETLANDS LOCATED ON THE PARCEL OTHER THAN THE THE NO MAPPED WETLANDS LOCATED ON THE PARCEL OTHER THAN THE PA
- 4. BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RA MAP FOR CENTRE COUNTY, PENNSYLVANIA, PANEL 185 OF 885, MAP NUMBER 42027COIS WITH AN EFFECTIVE DATE OF MAY 4, 2009 THERE ARE NO MAPPED FLOODWAY
- 5. APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON WISBLE ABOVE GROUND APPRITEMANCES AND AVAILABLE MAPPING PROVIDED TO THIS OFFICE CONTRACTOR SHALL HOTHY THE PA ONE CALL SYSTEM (II.—800—242—175) NOT LESS THAM THERE (3) DAYS PROPR TO CONSTRUCTION. THE ONE CALL SYSTEM WILL HOTHY THE PUBLIC UTILITIES IN THE AREA. PUBLIC UTILITIES WILL THEN COORDINATE DIRECTLY WITH PUBLIC UTILITIES IN THE AREA.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REWEW THE PLA DRAWINGS AND NOTIFY HAWBACER PIGNIERING, LLC OF ANY ERRORS, OMISSIONS AND/C DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 7. A BUILDING PERMIT IS REQUIRED FROM LIBERTY TOWNSHIP PRIOR TO ANY BUILDING
- 9. THE AREAS LOCATED AROUND TEST PITS 42-23, 3-23 AND 4-23 ARE THE PRIMA ABSORPTION AREA FOR PROPOSED LOTS IN THE SUBDIVISION. THIS AREA MUST NOT I DISTURBED, NO ACTIVITY OR DISTURBANCE THAT WOULD RENDER THE PRIMARY ARE USELESS OR UNSUTTABLE FOR SEWACE PURPOSES MAY OCCUR. THIS INCLUDES, BUT IN UNITED TO THE PLACEMENT OF BULDINGS, DIEVEWAYS, SHAWMAD POOLS, GARAGE
- HIGHWAY OCCUPANCY PERMIT #92523 WAS OBTAINED FROM LIBERTY TOWNSHIP FOR THE PRIVATE DRIVEWAY SERVING LOT 1 OF THIS THIS PROPOSAL ON SEPTEMBER 25, 2023.
- 11. HIGHWAY OCCUPANCY PERMIT # /-OLY WAS GRITAINED FROM LIBERTY TOWNSHIP FOR THI SHARED ACCESS DRIVEWAY SERVING LOTS 2 & 3 OF THIS PROPOSAL ON JANUARY /O.



Upper Polecat Rd, Howard, PA, 16841

Centre County, Pennsylvania, 183 AC +/-



| Boundary 182.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
LMF	Leck Kill and Calvin soils, steep	64.83	35.47	0	11	7s
BMF	Berks and Weikert soils, 25 to 70 percent slopes	51.96	28.43	0	7	7e
LkC	Leck Kill channery silt loam, 8 to 15 percent slopes	16.58	9.07	0	60	3e
BkD	Berks channery silt loam, 15 to 25 percent slopes	14.88	8.14	0	35	4e
MkD	Meckesville very stony silt loam, 8 to 25 percent slopes	11.6	6.35	0	37	6s
BkC	Berks channery silt loam, 8 to 15 percent slopes	10.13	5.54	0	43	3e
LkD	Leck Kill channery silt loam, 15 to 25 percent slopes	9	4.92	0	52	4e
LID	Leck Kill very stony silt loam, 8 to 25 percent slopes	3.24	1.77	0	48	6s
Pk	Philo and Atkins very stony soils	0.52	0.28	0	42	6w
Ва	Basher loam	0.07	0.04	0	53	2w
TOTALS		182.8 1(*)	100%	1	22.46	5.94

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water