

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

THE CE-SF, LP, OWNER OF THE LAND SHOWN ON THE SECOND REVISION TO THE KOSKY PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR IDENTIFICATION ON THE PLAN TO THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS ____ DAY OF _____, 20 ____

ATTEST:

NOTARY PUBLIC _____ CRAIG J. COZZA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED CRAIG J. COZZA, A PARTNER IN THE FIRM OF CE-SF, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20 ____.

(SEAL) _____ NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SECOND REVISION TO THE KOSKY PLAN OF LOTS IS IN THE NAME OF CE-SF, LP AND IS RECORDED IN DEED BOOK VOLUME _____, PAGE _____, DEED BOOK VOLUME _____, PAGE _____, AND DEED BOOK VOLUME _____, PAGE _____.

WITNESS _____ CRAIG J. COZZA

S&T BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE SECOND REVISION TO THE KOSKY PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ NAME, TITLE, AND MORTGAGEE

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

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

WITNESS _____ CRAIG J. COZZA

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLANS SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DRAFT

DATE _____ SCOTT A. WELLS, PLS
REG. NO. SU-075231

(SEAL)

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF SOUTH FAYETTE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

DATE _____ NAME _____
(SEAL) _____ REGISTRATION NUMBER _____

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND, OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP MANAGER _____ PRESIDENT, BOARD OF COMMISSIONERS

THE TOWNSHIP OF SOUTH FAYETTE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE 'PLANNING MODULE FOR LAND DEVELOPMENT' HAS BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE _____ AUTHORIZED MUNICIPAL OFFICIAL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SOUTH FAYETTE, THIS ____ DAY OF _____, 20 ____.

TOWNSHIP MANAGER _____ CHAIRPERSON, PLANNING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION, THIS ____ DAY OF _____, 20 ____.

TOWNSHIP MANAGER _____ PRESIDENT, BOARD OF COMMISSIONERS

(SEAL)

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS ____ DAY OF _____, 20 ____.

(SEAL) _____ DIRECTOR

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

REVISION RECORD		
NO	DATE	DESCRIPTION
1	10-17-2023	REVISED PER SOUTH FAYETTE TOWNSHIP AND ALLEGHENY COUNTY COMMENTS

BEING A SUBDIVISION AND CONSOLIDATION PLAN OF REVISED PARCEL A-1 OF THE FIRST REVISION TO THE KOSKY PLAN OF LOTS RECORDED IN P.B.V. 274, PG. 44; LOT 2 OF THE SCHNEIDER PLAN RECORDED IN P.B.V. 130, PG. 133; AND TAX PARCEL 256-L-1 RECORDED IN D.B.V. 10562, PG. 390.


Civil & Environmental Consultants, Inc.
 700 Cherrington Parkway · Moon Township, PA 15108
 Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
 www.cecinc.com

**SECOND REVISION TO THE
 KOSKY PLAN OF LOTS
 TOWNSHIP OF SOUTH FAYETTE
 ALLEGHENY COUNTY, PENNSYLVANIA**

DRAWN BY: **RWO** CHECKED BY: **CMM** APPROVED BY: **SAW**
 DATE: **07-14-2023** DWG SCALE: **N/A** PROJECT NO: **333-642**

PREPARED FOR:
CE-SF, LP

DRAWING NO.:
SUB
 SHEET 1 OF 3

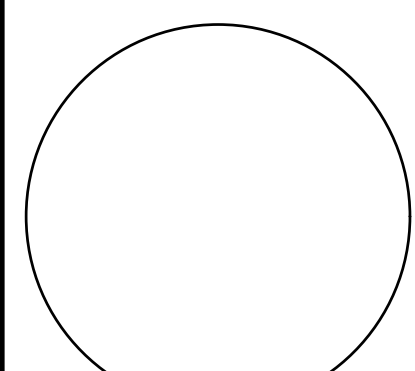


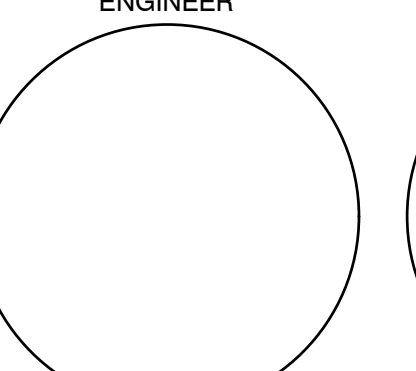
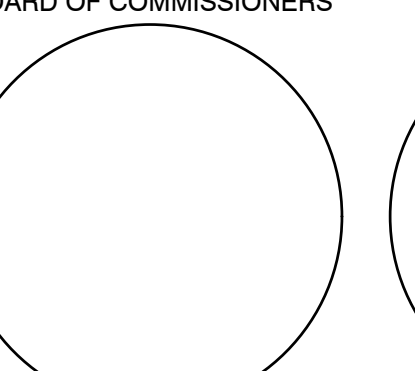
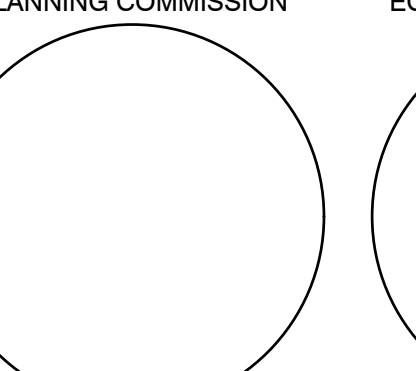
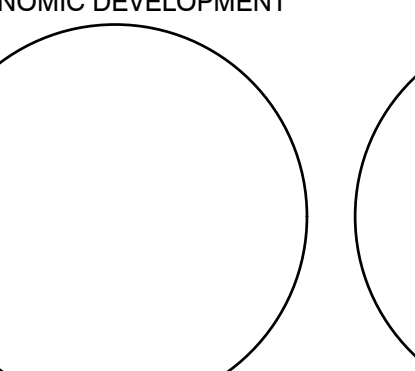
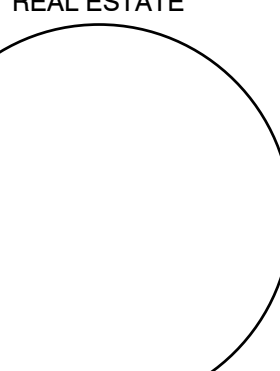
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE(S) _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20 ____.

(SEAL)

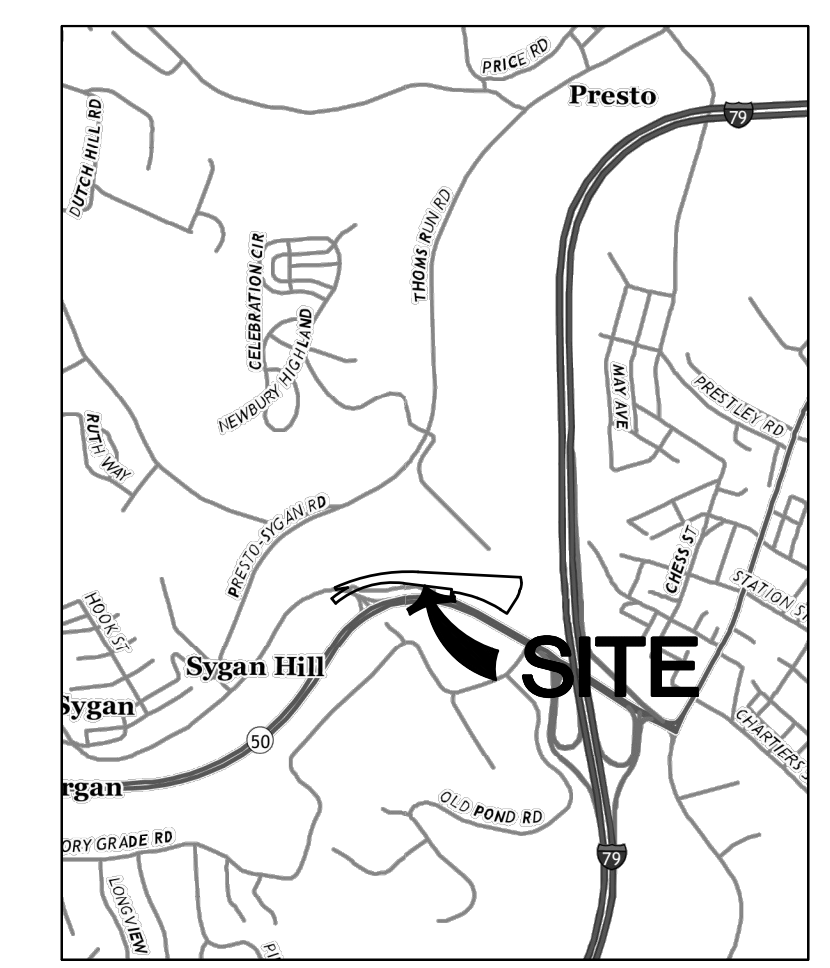
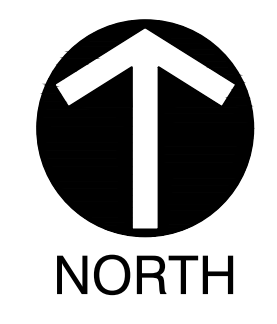
DEPARTMENT OF REAL ESTATE

NOTARY PUBLIC
 LAND SURVEYOR INK SEAL
 LAND SURVEYOR EMBOSSED SEAL
 TOWNSHIP OF SOUTH FAYETTE ENGINEER
 TOWNSHIP OF SOUTH FAYETTE BOARD OF COMMISSIONERS
 TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION
 DEPARTMENT OF ECONOMIC DEVELOPMENT
 DEPARTMENT OF REAL ESTATE

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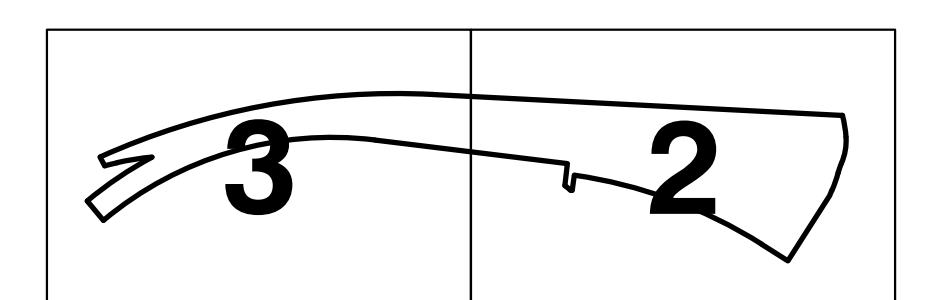
REVISION RECORD		
NO	DATE	DESCRIPTION
1	10-17-2023	REVISED PER SOUTH FAYETTE TOWNSHIP AND ALLEGHENY COUNTY COMMENTS
2		
3		
4		



VICINITY MAP
SCALE: 1" = 200'

SURVEYORS NOTES:

- PLAN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE NAD83-2011, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
- PROPERTY IS LOCATED IN FLOOD ZONE AE (REGULATORY FLOODWAY); ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED); ZONE X (OTHER AREAS OF FLOOD HAZARD; 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE); AND ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 49993C0453H AND 42003C0451H, EFFECTIVE DATE 09-26-2014, ALLEGHENY COUNTY, PENNSYLVANIA. THE FLOOD ZONE SHOWN ARE SCALED FROM THE F.I.R.M. COMMUNITY PANEL AND ARE APPROXIMATE.
- SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING AND RE-AUTHORIZING CONDEMNATION OF RIGHT OF WAY OF LEG. ROUTE 1198, SECTION 1 RW DATED SEPTEMBER 1974.
- THE APPROXIMATE LOCATION OF SANITARY SEWER EASEMENTS ON LOT 2 ARE SHOWN BASED ON D.B.V. 17543 PG. 340



KEY MAP
1" = 500'

DRAFT



BEING A SUBDIVISION AND CONSOLIDATION PLAN OF REVISED PARCEL A-1 OF THE FIRST REVISION TO THE KOSKY PLAN OF LOTS RECORDED IN P.B.V. 274, PG. 44; LOT 2 OF THE SCHNEIDER PLAN RECORDED IN P.B.V. 130, PG. 133; AND TAX PARCEL 256-L-1 RECORDED IN D.B.V. 10562, PG. 390.



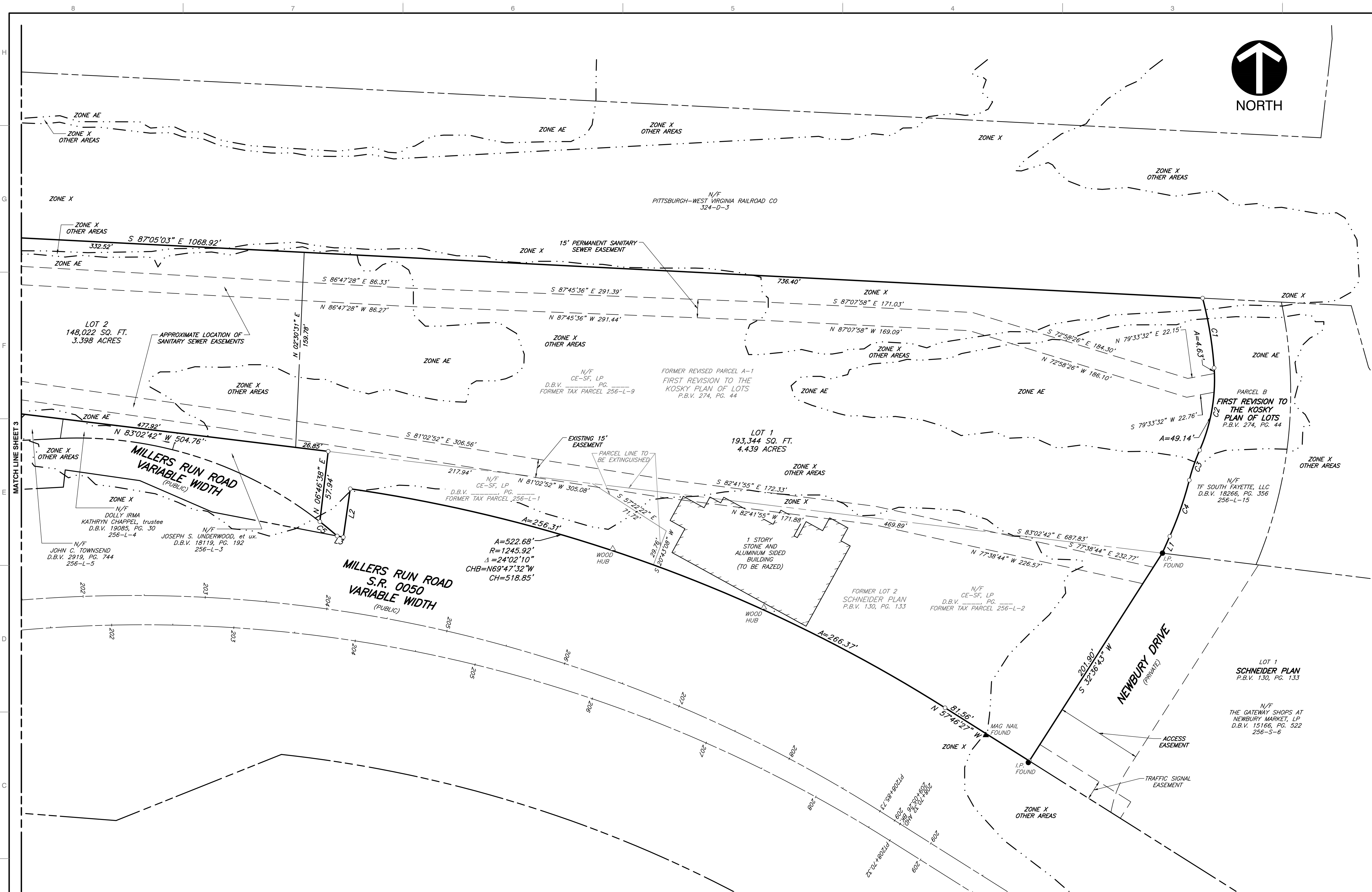
Civil & Environmental Consultants, Inc.
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**SECOND REVISION TO THE
TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA**

DRAWN BY: **RWO** CHECKED BY: **CMM** APPROVED BY: **SAW**
DATE: **07-14-2023** DWG SCALE: **1" = 40'** PROJECT NO: **333-642**

PREPARED FOR:
CE-SF, LP

DRAWING NO.:
SUB
SHEET 2 OF 3



**ZONING INFORMATION-TOWNSHIP OF SOUTH FAYETTE
ZONED C-2 - HIGHWAY COMMERCIAL DISTRICT
PLANNED SHOPPING DISTRICT**

	C-2	C-2 (PLANNED SHOPPING CENTER)
MINIMUM LOT AREA	20,000 SQ. FT.	5 ACRES
MINIMUM LOT WIDTH	60 FT.	200 FT.
MINIMUM FRONT YARD	25 FT.	50 FT.
MINIMUM SIDE YARD	20 FT.	20 FT.
MINIMUM REAR YARD	40 FT.	50 FT.
MAXIMUM BUILDING HEIGHT	60 FT.	60 FT.
MAXIMUM LOT COVERAGE	70%	70%

ORIGINAL AREA TABULATION

	SQ. FT.	ACRES
FORMER TAX PARCEL 256-L-1	10,757	0.247
FORMER LOT 2 FORMER TAX PARCEL 256-L-2	45,527	1.045
FORMER REVISED PARCEL A-1 FORMER TAX PARCEL 256-L-9 (INCLUDES RIGHT OF WAY)	285,082	6.545
TOTAL	341,366	7.837

AREA TABULATION

	SQ. FT.	ACRES
LOT 1	193,344	4.439
LOT 2	148,022	3.398
TOTAL	341,366	7.837

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	301.00'	11°01'48"	57.95'	57.86'	S 09°22'41" E
C2	143.00'	27°40'42"	69.08'	68.41'	S 09°58'35" W
C3	157.00'	9°28'17"	25.95'	25.92'	S 19°04'47" W
C4	289.00'	9°39'42"	48.73'	48.68'	S 19°10'29" W
C5	322.68'	3°15'47"	18.38'	18.37'	N 50°20'38" W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 24°00'20" W	15.07'
L2	S 08°11'23" W	40.00'
L3	N 79°08'22" W	5.14'

SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
700 CHERRINGTON PARKWAY
MOON TOWNSHIP, PA 15108
CONTACT: SCOTT A. WELLS, P.L.S.
PHONE NUMBER: 412-429-2324
EMAIL: SWELLS@CECINC.COM

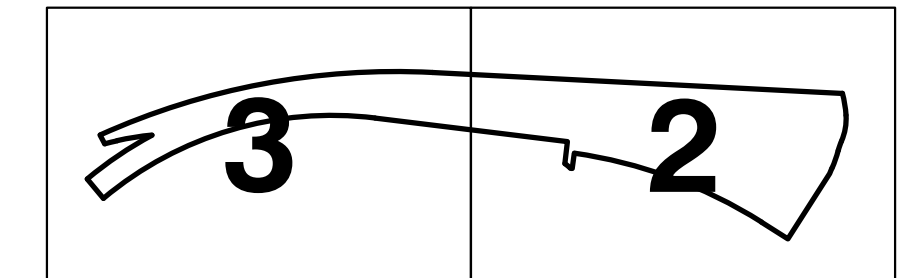
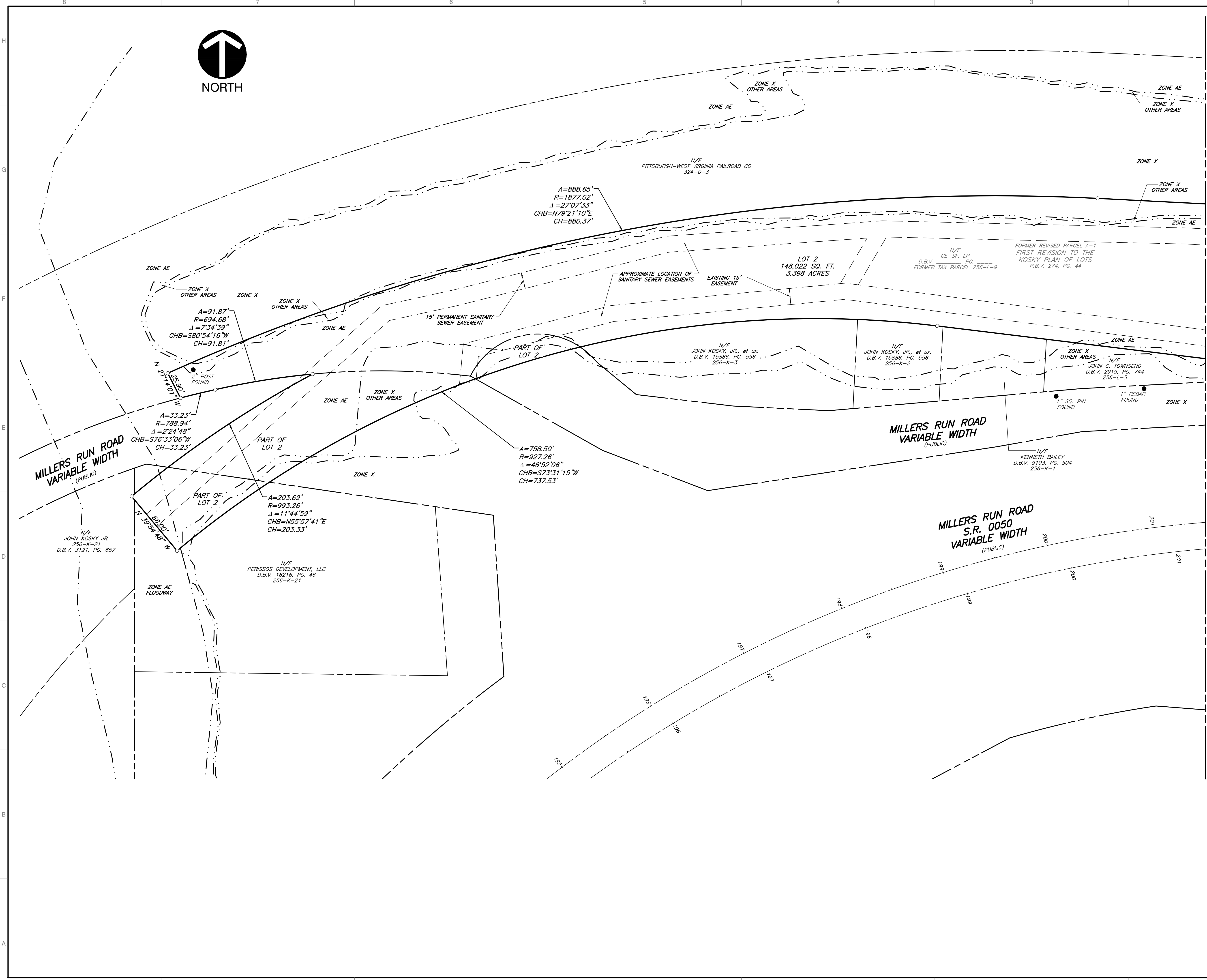
PROPERTY OWNER:

CE-SF, LP
295 MYOMA ROAD
MARS, PA 16046
CONTACT: CRAIG J. COZZA
PHONE NUMBER: (412)-381-7002

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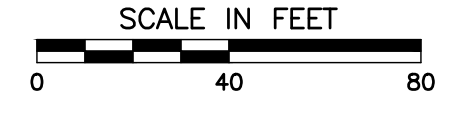


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KEY MAP
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DRAFT



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SUB
SHEET **3** OF **3**

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