ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

REVISION RECORD		
NO	DATE	DESCRIPTION
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I, Michael J. Francis Sullivan, owner of the land shown on the Michael J. Francis Sullivan Plan of Lots, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of South Fayette, Allegheny County and The Township of Cecil, Washington County. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this (I, We) set (My, Our) hand and seal this _____ day of _____, 20_____

ATTEST:

_____ _____ _____
Notary Public — Michael J. Francis Sullivan

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of _____, personally appeared the above named Michael J. Francis Sullivan, and acknowledged the foregoing adoption and dedication to be his act.

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 Michael J. Francis Sullivan Plan of Lots is in the name of Michael J. Francis Sullivan and is recorded in deed book volume 15131, page 200 in Allegheny County and Instrument Number 201301656 in Washington County. I further certify that there is no mortgage, lien, or other encumbrance against this property.

_____ _____ _____
Witness — Owner

I Michael J. Francis Sullivan, 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 — Owner

I, James R. Bruggeman, a registered professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plat correctly represents the lots, land, streets, alleys, and highways as surveyed and plotted by me for the owners or agents. I further certify that this plat meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, and other ordinances, including zoning, subdivision and land development, and stormwater management extant under the law of the Township of Cecil in which this subdivision.

_____ _____
Date — James R. Bruggeman, P.L.S.
Reg. No. 51772-E

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

Reviewed by the Planning Commission of South Fayette Township, this _____ day of _____, 20_____.

_____ _____ _____
Secretary — Chairperson

Approved by the Board of Commissioners of South Fayette Township by resolution, this _____ day of _____, 20_____.

_____ _____ _____
Secretary — Chairperson/President

In accordance with Section 513 of the Pennsylvania Municipalities Planning Code, the fully executed plat is released this ____ day of _____, 20___. The deadline for recording is _____

Released by: _____
(Signature/Title of Designated Municipal Official)

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20_____.

(Seal) _____
Director

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) _____
Deportment of Real Estate

Reviewed by the Washington County Planning Commission this _____ day of _____, 20_____.

_____ _____ _____
Secretary — Chairperson

Reviewed by the Cecil Township Planning Commission this _____ day of _____, 20_____.

_____ _____
Director of Planning

Approved by the Board of Supervisors of Cecil Township this _____ day of _____, 20_____.

_____ _____ _____
Secretary — Chairperson/President

The Township of Cecil hereby gives public notice that in approving the plat for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads, to grade, pave, and curb streets in said plat or to construct sewers therein or to install any other such services ordinarily installed in Township streets and roads.

_____ _____ _____
Secretary — Chairperson/President

COMMONWEALTH OF PENNSYLVANIA)
SS.
COUNTY OF WASHINGTON)

Recorded in the Recorder's Office for the recording of deeds, plats, etc., in said County in Plan Book Volume _____, Page _____.

Given under my hand and seal this _____ day of _____, 200____.

(Seal) _____
Recorder

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.

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.

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS
333 BALDWIN ROAD
PITTSBURGH, PA 15205
CONTACT: JAMES BRUGGEMAN, PLS
PHONE: 412-429-2324

OWNER INFORMATION
MICHAEL J. FRANCIS SULLIVAN
ADDRESS
PHONE:

LAND SURVEYOR — LAND SURVEYOR EMBOSSED — NOTARY PUBLIC — SOUTH FAYETTE TOWNSHIP ENGINEER — TOWNSHIP OF SOUTH FAYETTE BOARD OF COMMISSIONERS — TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION — ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT — ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE — CECIL TOWNSHIP

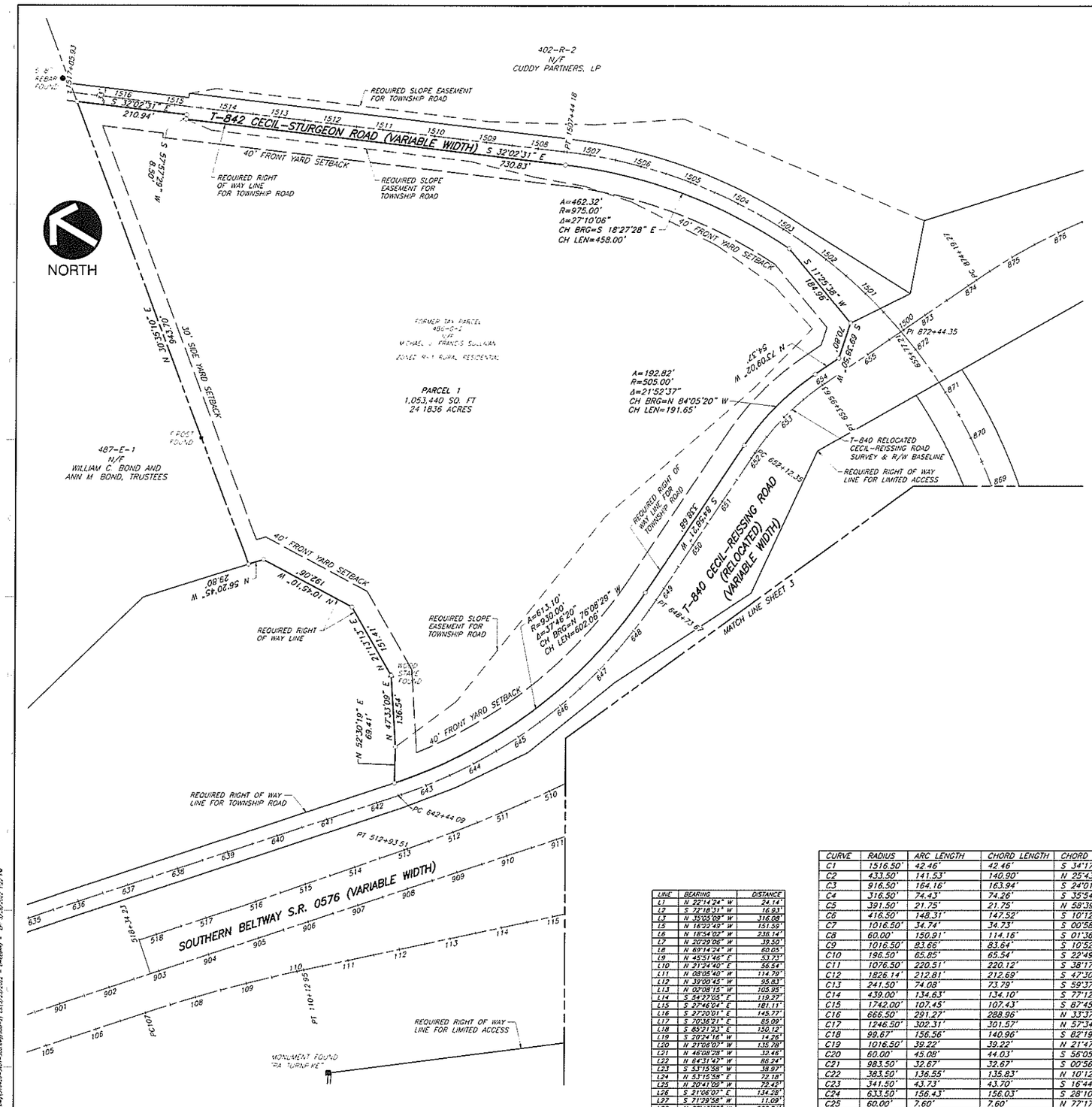
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

MICHAEL J. FRANCIS SULLIVAN
PLAN OF LOTS
BEING A SUBDIVISION OF TAX PARCEL 486-G-2 IN ALLEGHENY COUNTY AND TAX PARCEL 140-007-00-00-0026-00 IN WASHINGTON COUNTY.
SOUTH FAYETTE/CECIL TOWNSHIP
ALLEGHENY/WASHINGTON COUNTY, PA

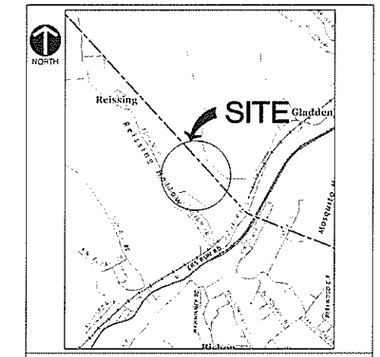
DRAWN BY	JEC	CHECKED BY	CMM	APPROVED BY	JRB
DATE	03-07-2022	DWG SCALE	N/A	PROJECT NO	316-426

PREPARED FOR:
MICHAEL J. FRANCIS SULLIVAN

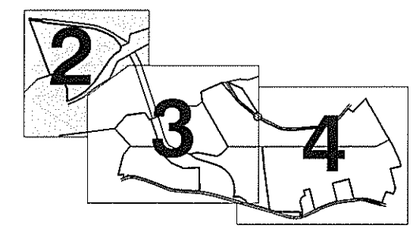
DRAWING NO
SUB
SHEET 1 OF 4



REVISION RECORD		
NO	DATE	DESCRIPTION



SITE LOCATION MAP
SCALE: N.T.S.



KEY MAP
1"=1000'

ZONING INFORMATION–TOWNSHIP OF SOUTH FAYETTE
ZONED R–1 – RURAL RESIDENTIAL DISTRICT

	R–1
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	200'
MINIMUM FRONT YARD	40'
MINIMUM SIDE YARD	30'
MINIMUM REAR YARD	50'
MAXIMUM BUILDING HEIGHT	2–1/2 STORIES OR 35'
MAXIMUM LOT COVERAGE	15%

ZONING INFORMATION–TOWNSHIP OF CECIL
ZONED R–1 – LOW DENSITY RESIDENTIAL DISTRICT

	R–1
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	100'
MINIMUM FRONT YARD	35'
MINIMUM SIDE YARD	10'
MINIMUM REAR YARD	40'
MAXIMUM BUILDING HEIGHT	2–1/2 STORIES OR 35'
MAXIMUM LOT COVERAGE	35%

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS 42003C0427H, 42003C0431H AND 42003C0433H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA. ALSO ON FLOOD INSURANCE RATE MAPS 42125C0180E AND 42125C0185E, EFFECTIVE DATE SEPTEMBER 30, 2015, WASHINGTON COUNTY, PENNSYLVANIA.
2. SEE COMMONWEALTH OF PENNSYLVANIA, PENNSYLVANIA TURNPIKE COMMISSION DRAWING FOR ESTABLISHING AND RE–ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT–OF–WAY FOR THE SOUTHERN BELTWAY STATE ROUTE 0576, SECTION 5521 R/W IN ALLEGHENY AND WASHINGTON COUNTIES AND ROUTE 50 CONNECTOR ROAD (SOUTH FAYETTE WAY) ALSO STATE ROUTE 1001 REISSING ROAD, STATE ROUTE 1003 CECIL REISSING ROAD, T–840 RELOCATED CECIL–REISSING ROAD, T–842 RELOCATED CECIL–STURGEON ROAD, T–842 CECIL–STURGEON ROAD AND T–872 HICKORY GRADE ROAD DATED AUGUST 10, 2020. PLAN NORTH IS BASED UPON THIS PLAN SET.
3. PORTION OF SUBJECT PARCEL LOCATED IN SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY IS ZONED R–1 RESIDENTIAL DISTRICT PER SOUTH FAYETTE TOWNSHIP ZONING MAP. PORTION OF SUBJECT PARCEL LOCATED IN CECIL TOWNSHIP, WASHINGTON COUNTY IS ZONED R–1 LOW DENSITY RESIDENTIAL DISTRICT PER CECIL TOWNSHIP ZONING MAP.
4. COUNTY LINE SHOWN IS BASED ON ALLEGHENY AND WASHINGTON COUNTY PUBLICLY AVAILABLE GIS DATA.

LINE	BEARING	DISTANCE
L1	N 22°14'24" W	24.14'
L2	S 72°18'31" W	16.93'
L3	N 35°05'09" W	316.08'
L5	N 16°22'49" W	151.59'
L6	N 18°54'02" W	236.14'
L7	N 20°29'06" W	39.50'
L8	N 69°14'24" W	60.05'
L9	N 45°51'46" E	53.73'
L10	N 21°24'40" E	56.54'
L11	N 08°05'40" W	114.79'
L12	N 39°00'45" W	95.83'
L13	N 02°09'15" W	105.95'
L14	S 54°27'05" E	119.27'
L15	S 27°46'04" E	181.11'
L16	S 27°20'01" E	145.77'
L17	S 70°36'21" E	85.09'
L18	S 85°21'23" E	150.12'
L19	S 20°24'16" W	14.26'
L20	N 21°06'07" W	135.78'
L21	N 46°08'28" W	32.46'
L22	N 64°31'47" W	86.24'
L23	S 53°15'59" W	39.97'
L24	N 53°15'59" E	72.18'
L25	N 20°41'09" W	72.42'
L26	S 21°06'07" E	134.28'
L27	S 71°29'58" W	11.09'
L28	N 22°43'02" W	288.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1516.50'	42.46'	42.46'	S 34°17'01" E	1°36'15"
C2	433.50'	141.53'	140.90'	N 25°43'59" W	18°42'20"
C3	916.50'	164.16'	163.94'	S 24°01'55" E	10°15'46"
C4	316.50'	74.43'	74.26'	S 35°54'01" E	13°28'26"
C5	391.50'	21.75'	21.75'	N 58°39'30" W	3°10'59"
C6	416.50'	148.31'	147.52'	S 10°12'13" W	20°24'06"
C7	1016.50'	34.74'	34.73'	S 00°58'34" E	1°57'28"
C8	60.00'	150.91'	114.16'	S 01°36'15" E	144°06'30"
C9	1016.50'	83.66'	83.64'	S 10°52'13" E	4°42'56"
C10	196.50'	65.85'	65.54'	S 22°49'43" E	19°12'03"
C11	1076.50'	220.51'	220.12'	S 38°17'49" E	11°44'10"
C12	1826.14'	212.81'	212.69'	S 47°30'13" E	6°40'37"
C13	241.50'	74.08'	73.79'	S 59°37'49" E	17°34'34"
C14	439.00'	134.63'	134.10'	S 77°12'14" E	17°34'16"
C15	1742.00'	107.45'	107.43'	S 87°45'23" E	3°32'02"
C16	666.50'	291.27'	288.96'	N 33°37'17" W	25°02'21"
C17	1246.50'	302.31'	301.57'	N 57°34'54" W	13°53'45"
C18	99.67'	156.56'	140.96'	S 82°19'00" W	90°00'05"
C19	1016.50'	39.22'	39.22'	N 21°47'28" W	2°12'38"
C20	60.00'	45.08'	44.03'	S 56°05'11" E	43°03'05"
C21	983.50'	32.67'	32.67'	S 00°56'56" E	1°54'12"
C22	383.50'	136.55'	135.83'	N 10°12'13" E	20°24'06"
C23	341.50'	43.73'	43.70'	S 16°44'10" W	7°20'10"
C24	633.50'	156.43'	156.03'	S 28°10'33" E	14°08'52"
C25	60.00'	7.60'	7.60'	N 77°17'17" W	7°15'35"

ORIGINAL AREA TABULATION

	SQ. FT.	ACRES
TOTAL AREA FOR LANDS OF MICHAEL J. FRANCIS SULLIVAN	1,273,285	29.2306
	5,797,208	133.0856

AREA TABULATION

	SQ. FT.	ACRES
PARCEL 1	1,053,440	24.1836
PARCEL 2	274,481	6.3012
PARCEL 3	573,890	13.1747
PARCEL 4	1,467,631	33.6922
PARCEL 5	598,835	13.7474
PARCEL 6	1,828,931	41.9865
TOTAL	5,797,208	133.0856

SCALE IN FEET
0 100 200

TOTAL PLAN AREA:
5,797,208 SQ. FT.
133.0856 ACRES

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

MICHAEL J. FRANCIS SULLIVAN PLAN OF LOTS

BEING A SUBDIVISION OF TAX PARCEL 486-G-2 IN ALLEGHENY COUNTY AND TAX PARCEL 140-007-00-00-0026-00 IN WASHINGTON COUNTY

SOUTH FAYETTE/CECIL TOWNSHIP ALLEGHENY/WASHINGTON COUNTY, PA

DRAWN BY	JEC	CHECKED BY	CMM	APPROVED BY	JRB
DATE	03-07-2022	DWG SCALE	1"=100'	PROJECT NO	315-426

PREPARED FOR:
MICHAEL J. FRANCIS SULLIVAN

DRAWING NO
SUB
SHEET 2 OF 4

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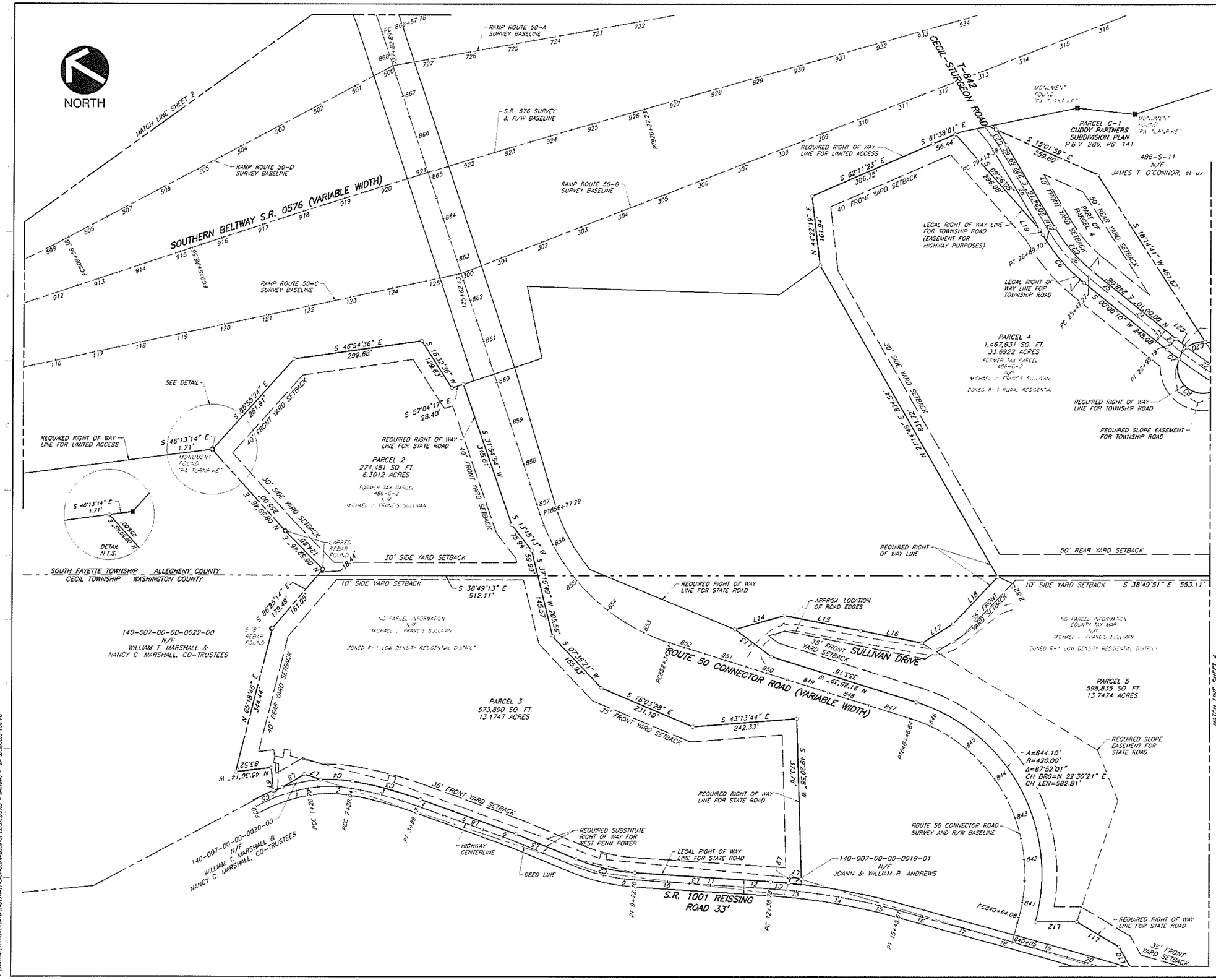

REVISION RECORD		
NO.	DATE	DESCRIPTION
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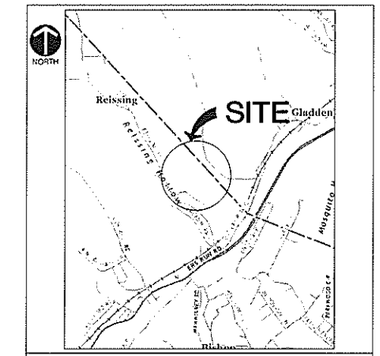
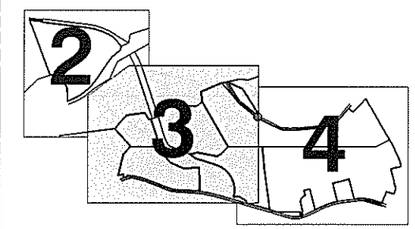


SITE LOCATION MAP
SCALE: N.T.S.



KEY MAP
1"=1000'

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS 42003C0427H, 42003C0431H AND 42003C0433H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA, ALSO ON FLOOD INSURANCE RATE MAPS 42125C0180E AND 42125C0185E, EFFECTIVE DATE SEPTEMBER 30, 2015, WASHINGTON COUNTY, PENNSYLVANIA.
2. SEE COMMONWEALTH OF PENNSYLVANIA, PENNSYLVANIA TURNPIKE COMMISSION DRAWING FOR ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR THE SOUTHERN BELTWAY STATE ROUTE 0576, SECTION 55C1 R/W IN ALLEGHENY AND WASHINGTON COUNTIES AND ROUTE 50 CONNECTOR ROAD (SOUTH FAYETTE WAY) ALSO STATE ROUTE 1001 REISSING ROAD, STATE ROUTE 1003 CECIL REISSING ROAD, T-840 RELOCATED CECIL-REISSING ROAD, T-842 RELOCATED CECIL-STURGEON ROAD, T-842 CECIL-STURGEON ROAD AND T-872 HICKORY GRADE ROAD DATED AUGUST 10, 2020. PLAN NORTH IS BASED UPON THIS PLAN SET.
3. PORTION OF SUBJECT PARCEL LOCATED IN SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY IS ZONED R-1 RESIDENTIAL DISTRICT PER SOUTH FAYETTE TOWNSHIP ZONING MAP. PORTION OF SUBJECT PARCEL LOCATED IN CECIL TOWNSHIP, WASHINGTON COUNTY IS ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT PER CECIL TOWNSHIP ZONING MAP.
4. COUNTY LINE SHOWN IS BASED ON ALLEGHENY AND WASHINGTON COUNTY PUBLICLY AVAILABLE GIS DATA.

SCALE IN FEET
0 100 200

TOTAL PLAN AREA:
5,797,208 SQ. FT.
133.0856 ACRES

Civil & Environmental Consultants, Inc.
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Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

MICHAEL J. FRANCIS SULLIVAN
PLAN OF LOTS

BEING A SUBDIVISION OF TAX PARCEL 486-G-2 IN ALLEGHENY COUNTY AND TAX PARCEL 140-007-00-00-0026-00 IN WASHINGTON COUNTY.

SOUTH FAYETTE/CECIL TOWNSHIP
ALLEGHENY/WASHINGTON COUNTY, PA

DRAWN BY	JEC	CHECKED BY	CMM	APPROVED BY	JRB
DATE	03-07-2022	DWG SCALE	1"=100'	PROJECT NO	316-426

PREPARED FOR:
MICHAEL J. FRANCIS SULLIVAN

DRAWING NO.
SUB
SHEET 3 OF 4

P:\316-426\316-426-Survey\Survey\316426-SUB-Prep\SUB-01 (5.0) (3/7/2022 - unknown) - LP 3/28/2022 1:31 PM

NORTH

PARCEL C-1
CUDDY PARTNERS
SUBDIVISION PLAN
P.B.V. 286, PG 141

REQUIRED SLOPE EASEMENT FOR TOWNSHIP ROAD

486-S-11
N/F
JAMES T O'CONNOR, et ux

T-842 CECIL-STURGEON ROAD

S 13°13'41" E 257.19'

HIGHWAY CENTERLINE

DEED LINE

40' FRONT YARD SETBACK

S 44°09'55" E
301.09'

PARCEL LINE TO BE EXTINGUISHED

PARCEL 4
1,467,631 SQ. FT.
33.6922 ACRES

FORMER TAX PARCEL
486-G-2
N/F
MICHAEL J. FRANCIS SULLIVAN
ZONED R-1 RURAL RESIDENTIAL

LEGAL RIGHT OF WAY LINE FOR TOWNSHIP ROAD

S 89°31'24" E
123.22'

S 02°05'02" E
98.27'

POSSIBLE GAP

485-D-1
N/F
TOWNSHIP OF SOUTH FAYETTE

S 84°57'02" E 296.30'

30' SIDE YARD SETBACK

484-A-11
N/F
CARL G. SUSTRICH, et ux

S 20°58'28" W 874.68'

50' REAR YARD SETBACK

N 65°37'15" W 251.74'

S 65°37'15" E 251.74'

N 38°49'51" W 2382.21'

S 38°49'51" E 1829.09'

40' REAR YARD SETBACK

SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY
CECIL TOWNSHIP
WASHINGTON COUNTY

N/F
PITTSBURGH & OHIO
CENTRAL RAILROAD

S 27°03'58" W 279.23'

10' SIDE YARD SETBACK

MATCH LINE SHEET 3

S 45°47'56" W 336.98'

N 45°47'56" E 336.98'

S 43°29'56" W 683.29'

N 43°29'56" E 683.29'

FORMER TAX PARCEL
140-007-00-00-0026-00
N/F
MICHAEL J. FRANCIS SULLIVAN
ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT

140-007-00-99-0026-00A
N/F
SBA TOWERS, INC.

PARCEL 6
1,828,931 SQ. FT.
41.9865 ACRES

EXCLUSIVE EASEMENT
(SEE INSTR #201620034)

NON-EXCLUSIVE ACCESS/
UTILITY EASEMENT
(SEE INSTR #201620034)

15' UNDERGROUND EASEMENT
FOR ALLEGHENY POWER USE
(SEE INSTR #200331446)

33' STREET
(SEE P.B.V. 9,
PG. 164)

140-007-00-00-0025-00
N/F
ROBERT A. COOK

30' OVERHEAD EASEMENT
FOR ALLEGHENY POWER USE
(SEE INSTR. #200331446)

40' STREET
(SEE P.B.V. 9,
PG. 164)

140-007-00-00-0027-00
N/F
ANNA MARIE COWDEN

140-007-00-00-0026-00
N/F
ANNA MARIE COWDEN

10' SIDE YARD SETBACK

35' FRONT YARD SETBACK

S.R. 1001 REISSING ROAD 33'

LEGAL RIGHT OF WAY
LINE FOR STATE ROAD

DEED LINE

140-007-00-00-0026-01
N/F
LEROY K. PAPE, et ux

140-007-00-00-0025-01
N/F
ROBERT A. COOK

140-007-00-00-0016-00
N/F
PHOENIX EQUIPMENT SALES
& CONSTRUCTION, INC

PART OF
PARCEL 6
FORMER TAX PARCEL
140-007-00-00-0026-00
N/F
MICHAEL J. FRANCIS SULLIVAN
ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT

A=49.68'
R=178.45'
Δ=15°57'00"
CH BRG=S 45°17'28" W
CH LEN=49.52'

A=40.73'
R=283.50'
Δ=8°13'55"
CH BRG=N 54°59'01" W
CH LEN=40.70'

140-007-00-00-0024-00
N/F
CHESTER RUSSELL HARRINGTON
& AUTUMN DAWN HARRINGTON

LEGAL RIGHT OF
WAY LINE FOR
STATE ROAD

15' RIGHT OF WAY

A=78.27'
R=3789.83'
Δ=1°11'00"
CH BRG=S 37°33'58" W
CH LEN=78.27'

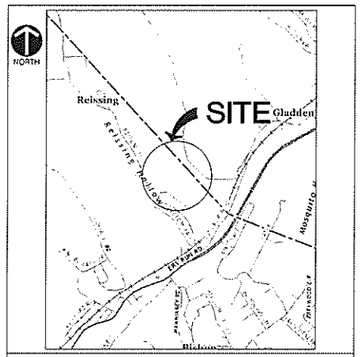
140-007-00-00-0033-00
N/F
THE CHRISTIAN AND MISSIONARY
ALLIANCE CHURCHES OF
CECIL, PENNSYLVANIA, INC.

140-007-00-00-0031-00
N/F
UNION GOSPEL MISSION
OF CECIL PA

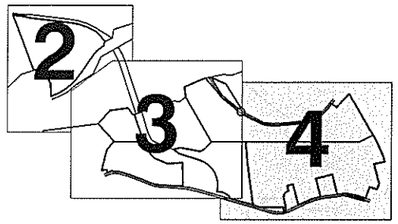
140-007-00-00-0026-02
N/F
UNION GOSPEL MISSION OF CECIL, PA

REVISION RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		



SITE LOCATION MAP
SCALE: N.T.S.



KEY MAP
1"=1000'

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS 42003C0427H, 42003C0431H AND 42003C0433H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA. ALSO ON FLOOD INSURANCE RATE MAPS 42125C0180E AND 42125C0185E, EFFECTIVE DATE SEPTEMBER 30, 2015, WASHINGTON COUNTY, PENNSYLVANIA.
2. SEE COMMONWEALTH OF PENNSYLVANIA, PENNSYLVANIA TURNPIKE COMMISSION DRAWING FOR ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR THE SOUTHERN BELTWAY STATE ROUTE 0576, SECTION SSC1 R/W IN ALLEGHENY AND WASHINGTON COUNTIES AND ROUTE 50 CONNECTOR ROAD (SOUTH FAYETTE WAY) ALSO STATE ROUTE 1001 REISSING ROAD, STATE ROUTE 1003 CECIL REISSING ROAD, T-840 RELOCATED CECIL-REISSING ROAD, T-842 RELOCATED CECIL-STURGEON ROAD, T-843 CECIL-STURGEON ROAD AND T-872 HICKORY GRADE ROAD DATED AUGUST 10, 2020. PLAN NORTH IS BASED UPON THIS PLAN SET.
3. PORTION OF SUBJECT PARCEL LOCATED IN SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY IS ZONED R-1 RESIDENTIAL DISTRICT PER SOUTH FAYETTE TOWNSHIP ZONING MAP. PORTION OF SUBJECT PARCEL LOCATED IN CECIL TOWNSHIP, WASHINGTON COUNTY IS ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT PER CECIL TOWNSHIP ZONING MAP.
4. COUNTY LINE SHOWN IS BASED ON ALLEGHENY AND WASHINGTON COUNTY PUBLICLY AVAILABLE GIS DATA.

SCALE IN FEET
0 100 200

TOTAL PLAN AREA:
5,797,208 SQ. FT.
133.0856 ACRES

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

MICHAEL J. FRANCIS SULLIVAN PLAN OF LOTS

BEING A SUBDIVISION OF TAX PARCEL 486-G-2 IN ALLEGHENY COUNTY AND TAX PARCEL 140-007-00-00-0026-00 IN WASHINGTON COUNTY.

SOUTH FAYETTE/CECIL TOWNSHIP ALLEGHENY/WASHINGTON COUNTY, PA

DRAWN BY	JEC	CHECKED BY	CMM	APPROVED BY	JRB
DATE	03-07-2022	DWG SCALE	1"=100'	PROJECT NO	316-426

PREPARED FOR:
MICHAEL J. FRANCIS SULLIVAN

DRAWING NO
SUB
SHEET 4 OF 4