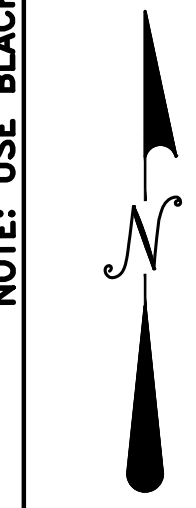


VICINITY MAP
NOT TO SCALE

NOTE: USE BLACK INK FOR SEALS & SIGNATURES



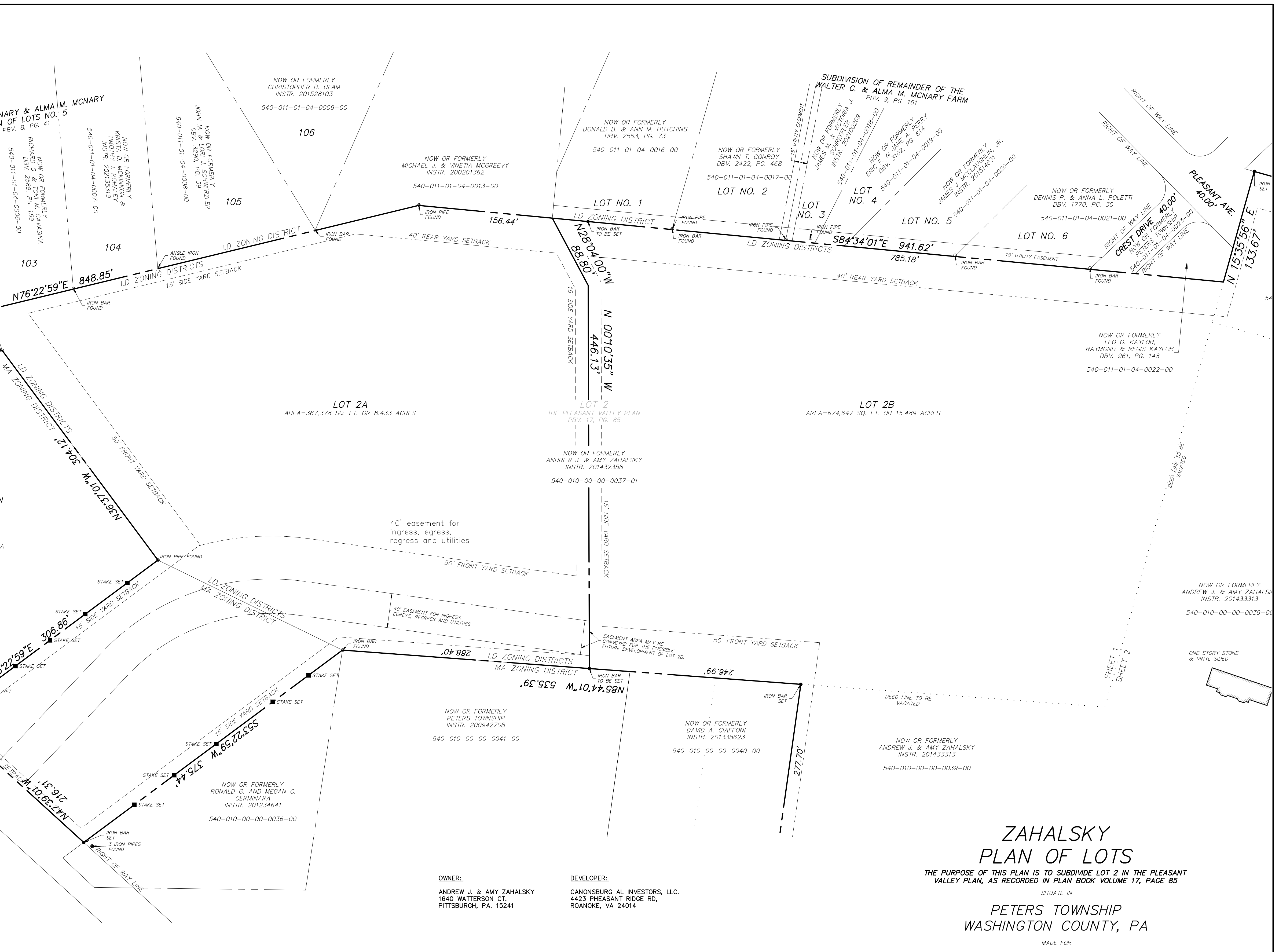
ZONING	
SUBJECT PROPERTY IS ZONED "MA", MIXED USE ACTIVITY CENTER, AND "LD" LOW DENSITY RESIDENTIAL, PER THE PETERS TOWNSHIP ZONING DISTRICT MAP, DATED MAY 07, 1979, LAST UPDATED AUGUST 08, 2017.	
LD ZONING REQUIREMENTS	MA ZONING REQUIREMENTS
MIN. GROSS AREA: 21,780 SQ. FT.	MIN. GROSS AREA: 21,780 SQ. FT.
MIN. LOT FRONTAGE: 100 FT.	MIN. LOT FRONTAGE: 25 FT.
MIN. FRONT SETBACK: 50 FT.	MIN. FRONT SETBACK: 20 FT.
MIN. SIDE SETBACK: 15 FT.	MIN. SIDE SETBACK: 0 FT.
MIN. REAR SETBACK: 40 FT.	MIN. REAR SETBACK: 25 FT.
MIN. ACC. BLDG. FRONT SETBACK: 50 FT.	
MIN. ACC. BLDG. SIDE SETBACK: 15 FT.	
MIN. ACC. BLDG. REAR SETBACK: 15 FT.	
MAX. BLDG. HEIGHT: 35 FT.	
MAX. LOT COVERAGE: 15%	

OWNER: ANDREW J. & AMY ZAHALSKY
1640 WATTERSON CT.
PITTSBURGH, PA. 15241

DEVELOPER: CANONSBURG AL INVESTORS, LLC.
4423 PLEASANT RIDGE RD.
ROANOKE, VA 24014

LOT 2A AREA: 367,378 SQ. FT. OR 8.433 ACRES
 LOT 2B AREA: 674,647 SQ. FT. OR 15.489 ACRES
 WM GEORGE PLAN AREA: 143,324 SQ. FT. OR 3.290 ACRES
 TOTAL PLAN AREA = 1,185,349 SQ. FT. OR 27.212 ACRES

GRAPHIC SCALE
0 60' 120' 180'



**ZAHALSKY
PLAN OF LOTS**

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 2 IN THE PLEASANT VALLEY PLAN, AS RECORDED IN PLAN BOOK VOLUME 17, PAGE 85

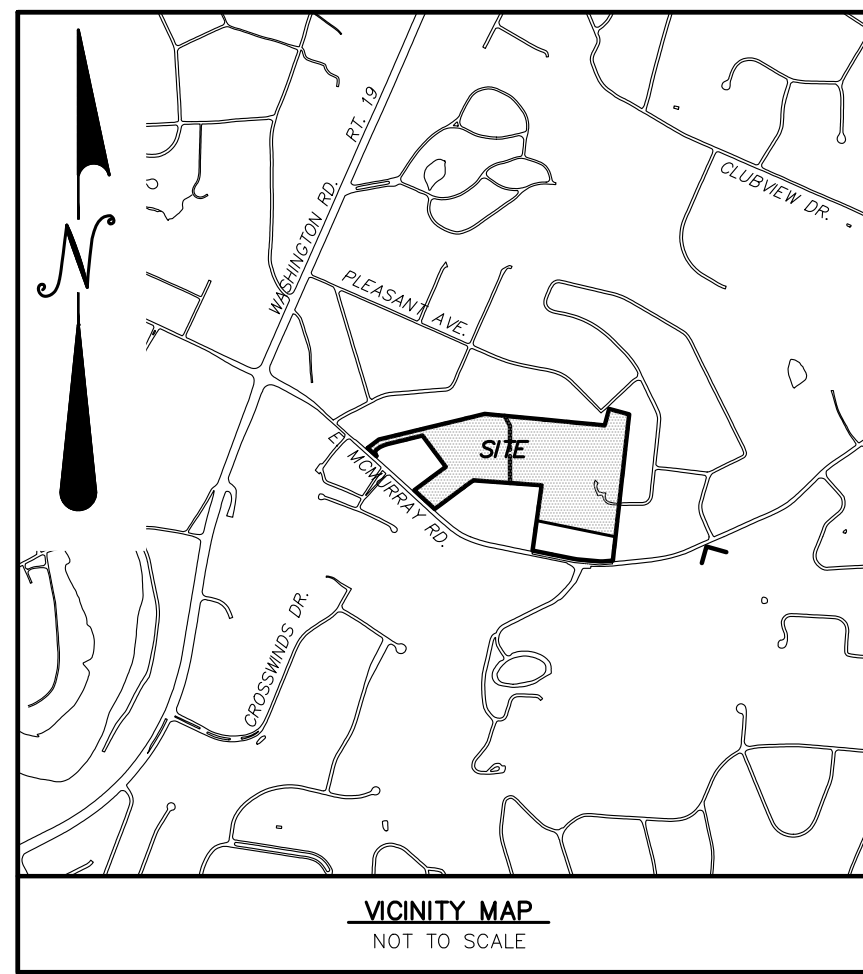
SITUATE IN
**PETERS TOWNSHIP
WASHINGTON COUNTY, PA**

MADE FOR
CANONSBURG AL INVESTORS, LLC.

	Morris Knowles	
	& Associates, Inc.	
	Consulting Engineers - Land Surveyors	
	443 Athena Drive Delmont, PA 15626 Telephone: (724) 468-4622	
	CHECKED BY:	T.A.L.
DRAWN BY:	C.L.C.	
PROJ. NO.	PG. 37	
DATE:	SU-5311-02	
DWG. NO.:	03/01/2024	
SCALE:	D-26814	
	1" = 60'	
	SHEET 1 OF 3	

DWG. PATH: _____
LAST SAVE: _____

NOTE: USE BLACK INK FOR SEALS & SIGNATURES



VICINITY MAP
NOT TO SCALE



ZONING

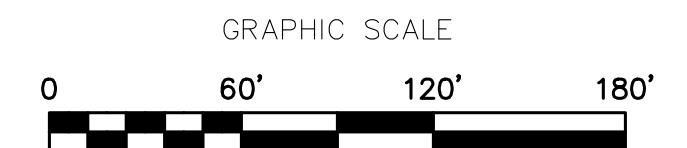
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ANDREW J. & AMY ZAHALSKY
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**ZAHALSKY
PLAN OF LOTS**

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SITUATE IN
**PETERS TOWNSHIP
WASHINGTON COUNTY, PA**

MADE FOR
CANONSBURG AL INVESTORS, LLC.

	Morris Knowles & Associates, Inc. Consulting Engineers - Land Surveyors 443 Athena Drive Delmont, PA 15626 Telephone: (724) 468-4622	CHECKED BY: T.A.L. DRAWN BY: C.L.C. FBK: 105 PG. 37 PROJ. NO.: SU-5311-02 DATE: 03/01/2024 DWG. NO.: D-26814
		SCALE: 1" = 60' SHEET 2 OF 3

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, _____ OF THE TOWNSHIP OF PETERS, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES), OUR SUCCESSORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN PETERS TOWNSHIP, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN UPON THE PLAT, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AS WELL AS ANY OPEN SPACE, COMMON GROUND OR AREAS SHOWN UPON THE PLAT WHICH WILL, SIMULTANEOUS WITH THE RECORDING OF THE PLAT, OR AT SOME LATER DATE, BE ACCEPTED BY THE TOWNSHIP, OR CONVEYED TO A HOMEOWNERS' ASSOCIATION OR OTHER NONPROFIT CORPORATION FORMED TO MAINTAIN THE OPEN SPACE, COMMON GROUND OR AREAS SET FORTH IN THE PLAT AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF WASHINGTON AS WELL AS SAID PETERS TOWNSHIP, THEIR SUCCESSORS AND ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE DEDICATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON _____, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAT.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20_____.

(I/WE), 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 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.

ATTEST:

NOTARY PUBLIC _____ OWNER _____
OWNER _____



NOTARY

STATE OF PENNSYLVANIA)
COUNTY OF WASHINGTON) §

BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY CAME THE ABOVE NAMED ANDREW J. & AMY ZAHALSKY, OWNERS, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

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

NOTARY PUBLIC _____

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

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY ANDREW J. & AMY ZAHALSKY, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION, COUNCIL OF PETERS TOWNSHIP, AND PETERS TOWNSHIP PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAT IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF WASHINGTON COUNTY, COUNTY OFFICE BUILDING, WASHINGTON, PENNSYLVANIA, WITHIN 90 DAYS OF DATE OF SAID APPROVAL.



NOTES

- 1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO ALL RESTRICTIONS NOTED IN RECORDED DEEDS AND OR RECORDED PLANS.
2. UNLESS THIS PLAN CONTAINS THE ORIGINAL SEAL OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION IT IS NOT AN AUTHORIZED COPY. THIS PLAN SHALL NOT BE REPRODUCED, TRANSMITTED, OR COPIED WITHOUT WRITTEN CONSENT OF THE SURVEYOR.
3. ZONING LINES ARE SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT ZONING REQUIREMENTS OF THE PETERS TOWNSHIP ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY(IES) INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED ZONING LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SET BACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF PETERS TOWNSHIP.
4. HOUSE NUMBERS FOR PARCELS SHOWN ON THIS SUBDIVISION WILL BE ASSIGNED AT THE TIME THAT THE LAND DEVELOPMENT APPLICATION IS MADE, OR UPON THE REQUEST OF THE APPLICANT.

PETERS TOWNSHIP

APPROVED BY THE PLANNING COMMISSION OF PETERS TOWNSHIP THIS _____ DAY OF _____, 20_____.

ATTEST:

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

APPROVED BY THE COUNCIL OF PETERS TOWNSHIP THIS _____ DAY OF _____.

CHAIRMAN OF COUNCIL _____

ATTEST:

MANAGER _____

PETERS TOWNSHIP HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS 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 THE STREETS IN SAID PLAT OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

CHAIRMAN OF COUNCIL _____

APPROVED FOR RECORDING PURPOSES ONLY, SUBJECT TO ALL PROVISIONS OF A CONTRACT BETWEEN THE OWNER AND PETERS TOWNSHIP, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WASHINGTON COUNTY, PENNSYLVANIA AND A COPY OF WHICH IS ON FILE WITH THE TOWNSHIP.

NO MORTGAGE CLAUSE

DATE _____

(I, WE) _____ (OWNER, OWNERS OF THE ZAHALSKY PLAN OF LOTS SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

(I, WE) _____ (OWNERS) OF THE ZAHALSKY PLAN OF LOTS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ANDREW J. & AMY ZAHALSKY AS RECORDED IN INSTRUMENT NO. 201432358, RECORDER OF DEEDS' OFFICE.

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

WASHINGTON COUNTY PLANNING COMMISSION

REVIEWED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____.

DATE _____ CHAIRMAN _____

DATE _____ DIRECTOR _____

SURVEYORS CERTIFICATE

I, TROY A. LEIGHTY, 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 NO. 247, AND OTHER ORDINANCES, INCLUDING ZONING, SUBDIVISION AND LAND DEVELOPMENT, AND STORMWATER MANAGEMENT EXISTENT UNDER THE LAW OF PETERS TOWNSHIP IN WHICH THIS SUBDIVISION IS LOCATED AFFECTING THIS PLAT.

DATE _____ TROY A. LEIGHTY, P.L.S.
SU-075579

RECORDER OF DEEDS

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY OF WASHINGTON IN PLAN INSTRUMENT NUMBER _____.

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

RECORDER _____

ZAHALSKY PLAN OF LOTS

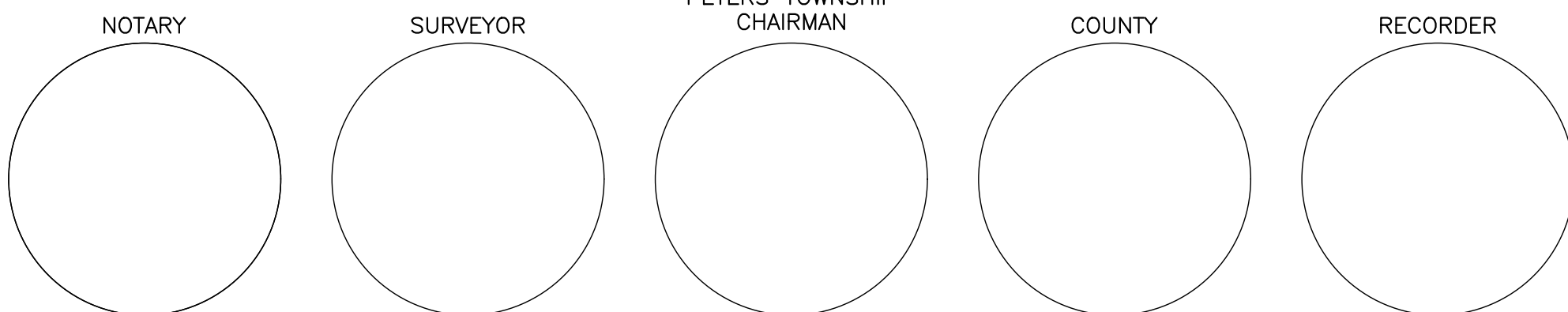
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SITUATE IN

PETERS TOWNSHIP, WASHINGTON COUNTY, PA

MADE FOR

CANONSBURG AL INVESTORS, LLC.



MKA Morris Knowles & Associates, Inc. Consulting Engineers - Land Surveyors
443 Athena Drive, Delmont, PA 15626, Telephone: (724) 468-4622
Checked by: T.A.L., Drawn by: C.L.C., Proj. No: SU-5311-02, Date: 03/01/2024, DWG. No.: D-26814, Scale: 1" = 60', Sheet 3 of 3

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