



PROPERTY HIGHLIGHTS

- **PRICE-** Owner looking for offers
- **7.4 AC or 13.7 Acres**
- **Good Topography**
- **Leechburg/Allegheny Twp Area**
- **Visibility to RT 356**
- **Proximity to Leechburg & Vandergrift**
- **Mixed use possibility**

Partnership. Performance.

James Kelly
Principal & Senior Vice President
D 412.944.2133
james.kelly@avisonyoung.com

Justin Weaver
Associate
D 412.944.2126
justin.weaver@avisonyoung.com

Greg Benckart
Associate
D 412.944.2137
greg.benckart@avisonyoung.com

PROPOSED LOT 2
282,485 Sq.Ft.
6.4849 Acres

PROPOSED LOT 1
315,577 Sq.Ft.
7.2446 Acres

AREA CALCULATIONS:
LOT 1 315,577 Sq.Ft. 7.2446 Acres.
LOT 2 = 282,485 Sq.Ft. 6.4849 Acres.
TOTAL AREA = 598,062 Sq.Ft. 13.7295 Acres.

NOTES:
OWNERS:
REGULUS PROPERTIES LLC
P.O. BOX 1870
TROYVILLE, PA 15781
FIRST COMMERCIAL TR BANK
854 PHILADELPHIA ST., P.O. BOX 400
MOSKOW, PA 15201-0400
1. THIS PLAN IS A LOT LINE REVISION OF TAX PARCEL 42-13-7, TAX PARCEL 42-13-189 BEING PART LOT 1 FOUR BOYS SUPERMARKETS SUBDIVISION PLAN INSTRUMENT NO. 200808170037526.

GRAPHIC SCALE
1 inch = 100 ft.

ZONING = (TC) TOWN CENTER DISTRICT
AREA, BULK AND ORIENTATION REGULATIONS
A. MINIMUM LOT AREA: THE MINIMUM LOT SIZE SHALL BE 43,560 SQUARE FEET.
B. THE MINIMUM LOT WIDTH SHALL BE 150 FEET.
C. MAXIMUM LOT COVERAGE:
(1) THE PERCENTAGE OF LOT COVERAGE FOR DEVELOPMENT OR REDEVELOPMENT SHALL NOT BE MORE THAN 50% OF THE LOT AREA.
(2) THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 60% OF THE LOT AREA.
F. PRINCIPAL BUILDING HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS WITHIN THE TC DISTRICT SHALL BE 50 FEET OR FOUR STORIES.

EXISTING DEVELOPMENT			ASSISTED LIVING/LIFE CARE FACILITY			SINGLE-FAMILY DWELLING		
RESEARCH AND DEVELOPMENT (FRONT/SIDE/REAR SETBACKS) (FEET)	OFFICE (FRONT/SIDE REAR SETBACKS) (FEET)	RETAIL AND RESTAURANT (FRONT/SIDE REAR SETBACKS) (FEET)	RESEARCH AND DEVELOPMENT (FEET)	OFFICE (FEET)	RETAIL AND RESTAURANT (FRONT/SIDE REAR SETBACKS) (FEET)	RESEARCH AND DEVELOPMENT (FEET)	OFFICE (FEET)	RETAIL AND RESTAURANT (FRONT/SIDE REAR SETBACKS) (FEET)
50/35/50	55/40/50	55/40/50	50/20/40	50/20/40	50/20/40	55/40/50	55/40/50	55/40/50
65/40/50	50/20/40	50/20/40	65/40/50	50/20/40	50/20/40	65/40/50	65/40/50	65/40/50
75/40/50	65/40/40	65/40/40	75/40/50	65/40/40	65/40/40	75/40/50	75/40/50	75/40/50

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	DR.	CHK.
1	ADD EASEMENT	2-01-17	J.N.	---
2	REV S.R. 356	10-12-17	J.N.	---
3	REV EASMT / DEDICATIONS	10-12-17	J.N.	---
4	REV NOTES	5-15-18	J.N.	---

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING & SURVEYING
ESTABLISHED 1986
WWW.HAMPTON-TECHNICAL.COM
ENR@HAMPTON-TECHNICAL.COM

THE SUPERMARKETS SUBDIVISION PLAN NO. 2
PLAN FOR RECORDING
TOWNSHIP OF ALLEGHENY WESTMORELAND COUNTY, PA
BUCHANAN INGERSOLL & ROONEY PC
301 GRANT STREET, 20TH FLOOR PITTSBURGH, PA 15219

DATE ISSUED: 12-21-2016
SHEET 2 OF 2
SUB 2
HTA PROJECT #: 16-12342

COMMISSIONER OF REVENUE
MARK B. SCHMIDT
PITTSBURGH, PA

DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population	1,785	20,200	32,586
2018 total	1,785	20,200	32,586
Annual Household Income	\$75,424	\$60,658	\$64,336

Partnership. Performance.

James Kelly
Principal & Senior Vice President
D 412.944.2133
james.kelly@avisonyoung.com

Justin Weaver
Associate
D 412.944.2126
justin.weaver@avisonyoung.com

Greg Benckart
Associate
D 412.944.2137
greg.benckart@avisonyoung.com