

REQUIREMENTS	B-2	B-3	M1
Minimum Lot Area (S/F)	30,000	30,000	100,000
Minimum Lot Area Per DU (S/F)	N/A	N/A	N/A
Minimum Lot Width At Bldg. Line	200	200	200
Minimum Front Yard Setback	75	75	75
Minimum Side Yard Setback	30	30	25
Minimum Rear Yard Setback	30	30	25
Maximum Coverage	40%	40%	55%
Maximum Height	50	50	75

OWNER'S ADOPTION AND DEDICATION:

We, the undersigned Sisters Of Mercy, Incorporated owners of the real estate shown described herein do hereby certify that we have hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as the Westmoreland Land Trust Plan Of Lots.

WITNESS MY HAND AND NOTARIAL SEAL this 7 day of July 2022  
Put C. Hymnyske  
Officer

ACKNOWLEDGMENT OF NOTARY PUBLIC:

On this 7 day of July 2022 before me Melanie L. Miller the undersigned officer, personally came Patricia Flynn known to me (or satisfactory proven) to be the person whose name are subscribed to the within instrument and acknowledged the same for the purpose therein contained.

MELANIE L. MILLER  
Notary Public-Maryland  
Montgomery County  
My Commission Expires  
September 27, 2025  
Notary Public

UNITY TOWNSHIP PLANNING COMMISSION:

Approved by the Planning Commission of Unity Township Westmoreland County Pennsylvania, on this day of , 20 .

Secretary Chairperson

UNITY TOWNSHIP SUPERVISORS:

Approved by the Unity Township Supervisors Westmoreland County Pennsylvania, on this 4th day of June , 2022.

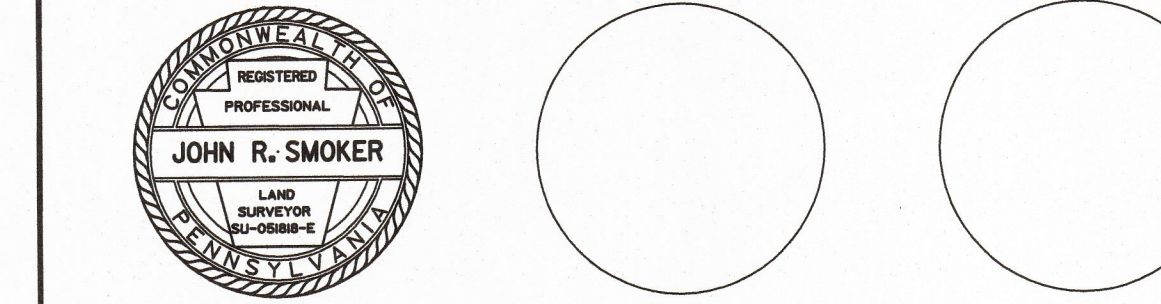
Secretary Chairperson

WESTMORELAND COUNTY PLANNING DEPARTMENT:

Reviewed by the Westmoreland County Planning Department on this 12 day of July 2022.

John R. Smoker  
Planning Director

REGISTERED SURVEYOR UNITY TOWNSHIP UNITY TOWNSHIP PLANNING COMMISSION



UNITY TOWNSHIP SUPERVISORS WESTMORELAND COUNTY PLANNING DEPARTMENT RECORDER OF DEEDS

Source Of Title: Sisters Of Mercy DBV 41 Pg 144 and DBV 864 Pages 43 thru 48

Purpose Of Plan: This Subdivision is made to separate St. Xavier Cemetery from the remainder of the property in order to prepare for an anticipated acquisition by Westmoreland Land Trust.

Zoning Districts: B-2 Community Commercial District B-3 Regional Commercial District M-1 Manufacturing District

Flood Zone Note: This tract, lot or parcel of land is located in Flood Zone "X" and Zone "A" as shown on the Flood Insurance Rate Map, Community: Township of Unity, Number: 420964, Panel: 0443, Suffix: F, Map Revised Date: March 17, 2011, and published by the Federal Emergency Management Agency. Zone X (other areas), areas determined to be outside of the 0.2% annual chance floodplain

Owner's Address: Sister Of Mercy 444 East Grandview Blvd. Erie, PA. 16504

LOT 1 AREA = 10,792,246.86 SQ. FT. OR 247.756 ACRES LOT 2 AREA = 166,322.29 SQ. FT. OR 3.818 ACRES TOTAL AREA = 10,958,569.15 SQ. FT. OR 251.574 ACRES

SCALE: 1"= 100'

PROJECT NO. 5466002

DATE: MAY 25, 2022

DRAWN BY: CAP

PROJECT MANAGER: JRS

NOTE: The Location Of The Underground Facilities Are Indicated In Accordance With Information Obtained From The Various Utilities.

CALL BEFORE YOU DIG! IN PENNSYLVANIA A THREE BUSINESS DAY NOTICE IS THE LAW 8-1-1 OR 1-800-242-1776 Dig Safely

www.paonecall.org

DRAWING NO. L5466002\_S

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