

**LEGEND**

	EXIST. CONTOUR
	PROPOSED CONTOUR
	EXIST. SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXIST. STORM SEWER
	PROPOSED STORM SEWER
	EXIST. ELECTRIC LINES
	EXIST. WATER LINE
	EXIST. GAS LINE
	EXIST. O.H. ELEC. LINE
	GAS VALVE
	WATER VALVE
	ELECTRIC METER
	CLEAN OUT
	UTILITY POLE
	STANDARD LIGHT POLE
	DITD

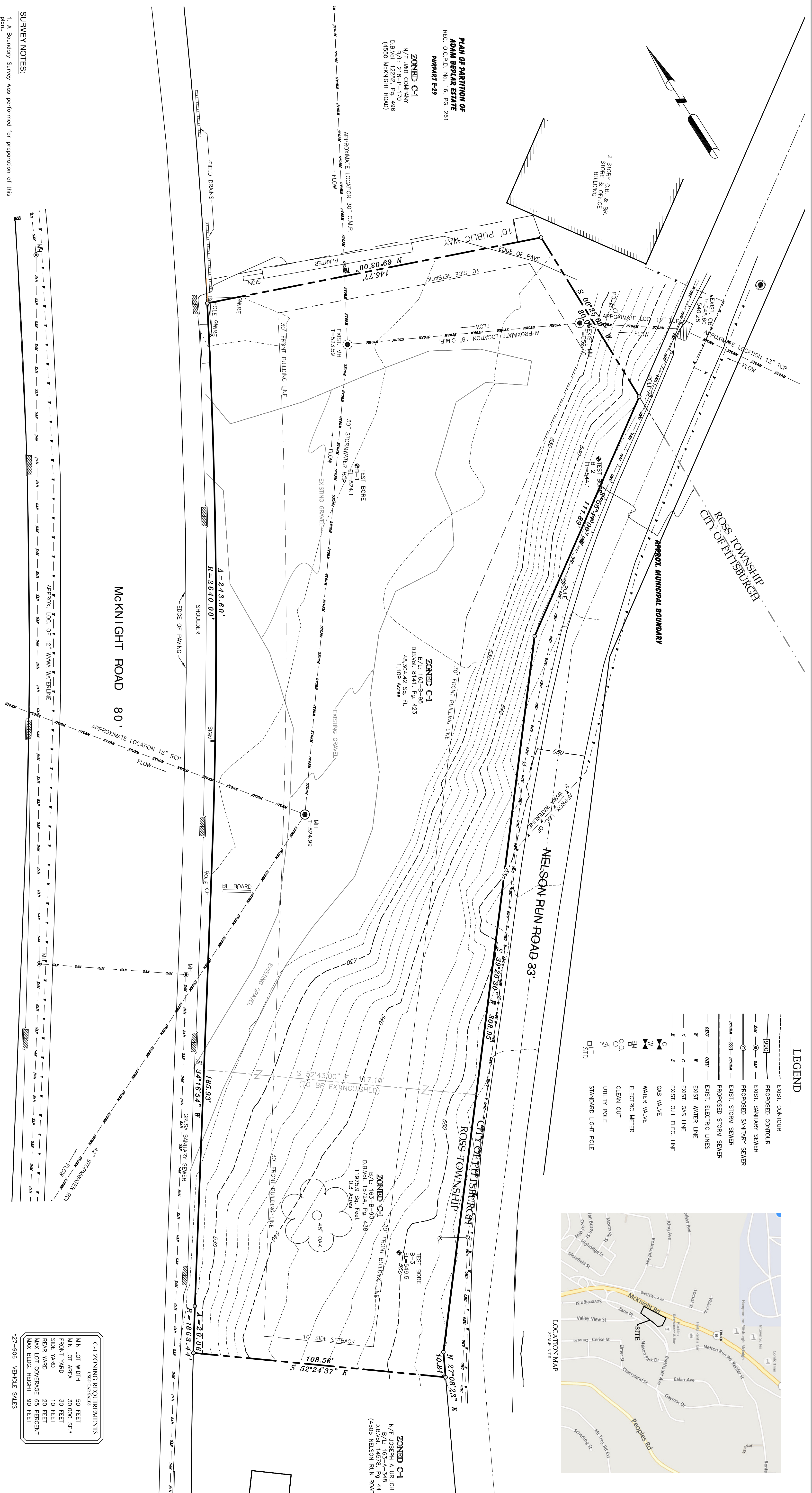
**PLAN OF PARTITION OF  
ADAM BEPLAR ESTATE**  
REC. O.C.R.D. No. 16, Pg. 261  
**PARCET E-29**

**ZONED C-1**  
N/F J&B COMPANY  
B/L: 218-B-170  
D.B.Vol. 12282, Pg. 498  
(4500 MCKNIGHT ROAD)

**ZONED C-1**  
B/L: 163-B-95  
D.B.Vol. 8141, Pg. 423  
48,304.42 Sq. Ft.  
1.109 Acres

**ZONED C-1**  
B/L: 163-B-90  
D.B.Vol. 15724, Pg. 438  
11975.9 Sq. Feet  
0.3 Acres

**ZONED C-1**  
N/F JOSEPH A URUCH  
B/L: 163-A-348 44  
D.B.Vol. 14508  
(4508 NELSON RUN ROAD)



**SURVEY NOTES:**

1. A Boundary Survey was performed for preparation of this plan.
2. Property subject to any issues that may be revealed by a current and complete title report.
3. Topography is field verified by Tait Engineering, Inc.
4. Utilities locations are shown as approximate. They are scaled from mapping provided by the Pa. One call system.



**GRAPHIC SCALE**

**TOTAL PLAN AREA**  
83,178.17 SQ. FT.  
1.480 ACRES

**C-1 ZONING REQUIREMENTS**  
USDC/SALS

MIN. LOT WIDTH	50 FEET
MIN. LOT AREA	30,000 SF *
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	20 FEET
MAX. LOT COVERAGE	65 PERCENT
MAX. BLDG. HEIGHT	90 FEET

\*27-906 VEHICLE SALES

**DEVELOPER:**  
REGIS MANNKE  
100 PARK MANOR DRIVE,  
SUITE 200  
GAITHERSBURG, MD 20878  
410-668-9899  
SURVEYOR  
TAIT ENGINEERING  
PITTSBURGH, PA 15229  
412-364-6090

**EXISTING CONDITIONS PLAN**  
SITUATE IN  
**ROSS TOWNSHIP,**  
**ALLEGHENY COUNTY, PA.**  
MADE FOR  
**MCCORMICK REAL**  
**ESTATE & MANAGEMENT**

Date: June 3, 2015  
Scale: 1" = 20'  
Drawn By: M.A.R.  
Reviewed By: D.T.T.  
File Number: 30734  
CAD File: 14.0174  
Revisions:

Registered Engineer  
Reg. No. 060125-E

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