

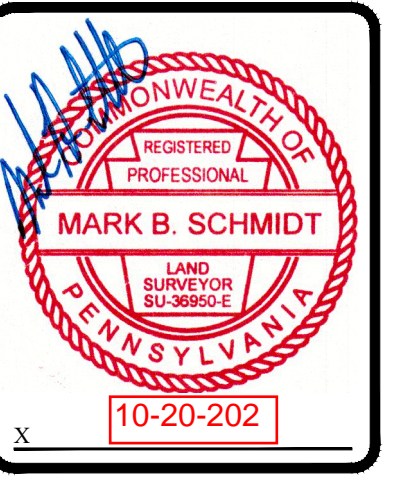
**SURVEY NOTES**

- THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- TOPOGRAPHIC MAPPING IS A COMPILATION OF UAS DRONE FLIGHT ON 09/16/2021 AND ALLEGHENY COUNTY GIS TOPOGRAPHIC MAPPING FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE DATED 2017. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONTOUR INTERVAL SHOWN ON THE PLAN IS 2 FEET.
- PENNSYLVANIA ONE CALL SYSTEM. PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FORM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION, IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.
- BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE IS ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0187H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.
- ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT. AREA AND BULK REGULATIONS (THE PROJECT LOT AND THE SURROUNDING LOTS ARE ALL ZONED C-2)
 

MINIMUM LOT AREA:	10,000 SQ. FT.
MINIMUM LOT WIDTH:	100 FEET
MAXIMUM LOT COVERAGE:	50%
MAXIMUM FLOOR AREA PER BUSINESS ESTABLISHMENT:	5,000 SQ. FT.
MINIMUM FRONT YARD:	30 FEET
MINIMUM REAR YARD:	
ALL PRINCIPAL AND ACCESSORY STRUCTURES:	
ADJOINING ANY "R" DISTRICT:	50 FEET
ADJOINING ALL OTHER DISTRICTS:	30 FEET
MINIMUM SIDE YARD:	
ALL PRINCIPAL AND ACCESSORY STRUCTURES:	
ADJOINING ANY "R" DISTRICT:	50 FEET
ADJOINING ALL OTHER DISTRICTS:	25 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS:	25 FEET
(WHERE TWO [2] OR MORE BUILDINGS ARE ON THE SAME LOT)	
MAXIMUM HEIGHT:	
ALL PRINCIPAL STRUCTURES:	3 STORIES, BUT NO MORE THAN 45 FEET
ALL ACCESSORY STRUCTURES:	1 STORY, BUT NO MORE THAN 15 FEET
- ALL THE STORMWATER CROSS PIPES CROSSING UNDER MCALEER ROAD HAVE APPROXIMATE SLOPE AND OUTFALL ELEVATIONS DUE TO SILT AND DEBIS COVERING MOST IF NOT ALL OF THE OUTFALL SECTION OF THE PIPES.

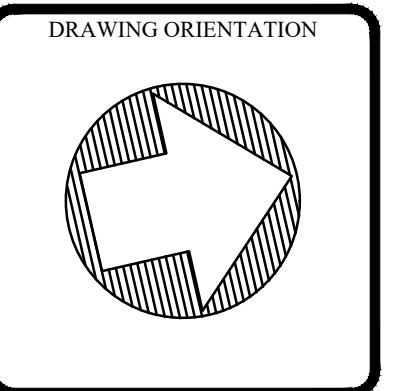
**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL

**PA SYSTEM INC.**  
 P.O.C.S. SERIAL NUMBER  
 20212433207-000  
 1-800-242-1776



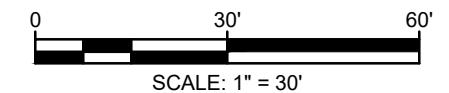
**HAMPSON TECHNICAL ASSOCIATES**  
 ENGINEERING LAND SURVEYORS  
 ESTABLISHED 1969  
 www.hampson-technical.com  
 Corporate Office  
 Ema Technical Center  
 35 Wilson Street, Suite 201  
 Pittsburgh, PA 15223  
 PHONE: (412) 781-9660  
 FAX: (412) 781-5904  
 Mars Office  
 133 Ridge Road, Suite B  
 Valencia, PA 16059  
 PHONE: (724) 625-4544  
 FAX: (724) 625-4549

NO.	DESCRIPTION	DATE
10/20/2021	FINAL	



**PROJECT TITLE:**  
 NEXT ARCHITECTURE - DOUGLAS RD  
 PLAN OF SURVEY  
 PARCEL ID 0608-M-00050-0000-00  
**CLIENT NAME & ADDRESS:**  
 NEXT ARCHITECTURE  
 OHIO TOWNSHIP  
 ALLEGHENY COUNTY, PENNSYLVANIA  
 113 PERRIN AVENUE, SUITE 100, PITTSBURGH, PA 15222

<b>DRAWN BY:</b> C.L.R.	<b>CHECKED BY:</b> C.M.S.
<b>CAD FILE:</b> 13758_SURV001.DWG	<b>HORIZ. SCALE:</b> 1" = 30'
<b>SHEET:</b> OF 1	<b>VERT. SCALE:</b> -
<b>SURV001</b>	
<b>PROJECT #:</b> 13758	



Z:\PROJECTS\13758\_0608-M-00050-0000-00\_Dwg\03\_Productions\3758\_SURV001.dwg, SURV001, 10/19/2021 4:12 PM, Chris Richardson