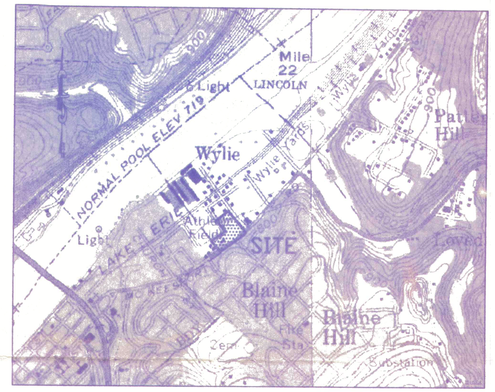
AREA OF PARCEL 1132-A-114 = 24,298 sq.ft. / 0.5578 acres
AREA OF PARCEL 1132-A-118 = 5,511 sq.ft. / 0.1265 acres
AREA OF PARCEL 1132-A-045 = 19,898 sq.ft. / 0.4568 acres
AREA OF PARCEL 1132-B-240 = 23,722 sq.ft. / 0.5446 acres
AREA OF PARCEL 1132-B-255 = 19,621 sq.ft. / 0.4504 acres
AREA TO BE VACATED = 5,482 sq.ft. / 0.1259 acres
AREA CURRENTLY VACATED = 9,000 sq.ft. / 0.2066 acres
TOTAL PLAN AREA = 107,532 sq.ft. / 2.4686 acres



LOCATION PLAN

SCALE: 1"=1000'

U.S.G.S. QUADRANGLE GLASSPORT 40°16'35"N 79°52'44"W

NOTE:

1. EXISTING ZONING: "B-1" (local commercial district)
   FRONT YARD: 50'
   SIDE YARD : 75' if adjoining any S-C, R-C or "R" disrict
   20' if adjoining all other districts
   REAR YARD : 75' if adjoining any S-C, R-C or "R" district
   50' if adjoining all other districts
   MAXIMUM BUILDING HEIGHT : 45' (3 stories)
   MINIMUM LOT AREA : 20,000 SQ. FT.
   MINIMUM LOT WIDTH : 100'
   MAXIMUM IMPERVIOUS SURFACE COVERAGE : 65%
2. PROPERTY OWNER:

   GLENN A. & STACEY L. WAGNER
   8927 ROBERTS HOLLOW ROAD
   ELIZABETH, PA 15037
3. TOTAL NUMBER OF PARKING SPACES - 59
   NUMBER OF REGULAR SPACES - 57
   NUMBER OF HANDICAPPED SPACES - 2
4. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN.
5. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
6. CONTACT THE PA ONE CALL SYTEM FOR EXACT UTILITY LINE LOCATIONS PRIOR TO START OF CONSTRUCTION AT 1-800-247-1776.

LEGEND:

SINGLE LIGHT STANDARD - ○□ LS
DOUBLE LIGHT STANDARD - □○□ LS
OVERHEAD ELECTRIC LINE - —— E ——
UTILITY POLE W/ GUY WIRE - ⌀——
WATER VALVE - WV
GAS VALVE - GV
GAS LINE - —G— —G—

PORTION OF STATION WAY VACATED BY ORDINANCE NO. 560 OF THE TOWNSHIP OF ELIZABETH

NILE F. BARTON
REGISTERED
No. 9044
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PLAN OF SURVEY

CONSISTING OF FIVE PARCELS OF GROUND IDENTIFIED BY TAX PARCEL NUMBERS: 1132-A-114; 1132-A-118; 1132-A-45; 1132-B-240 & 1132-B-255 IN THE ALLEGHENY COUNTY TAX SYSTEM

SITUATE IN :

TOWNSHIP OF ELIZABETH
ALLEGHENY COUNTY, PA

FOR :

GLENN A. & STACEY L. WAGNER

SCALE : 1" = 30' DATE : JANUARY 11, 2011

BIERWERTH, BARTON & ASSOCIATES, INC.
2000 BOLES COURT
BETHEL PARK, PA. 15102
PHONE : 412-831-3900 FAX : 412-831-3901

30' 0' 30' 60' 90'

ORDER NO. 7393