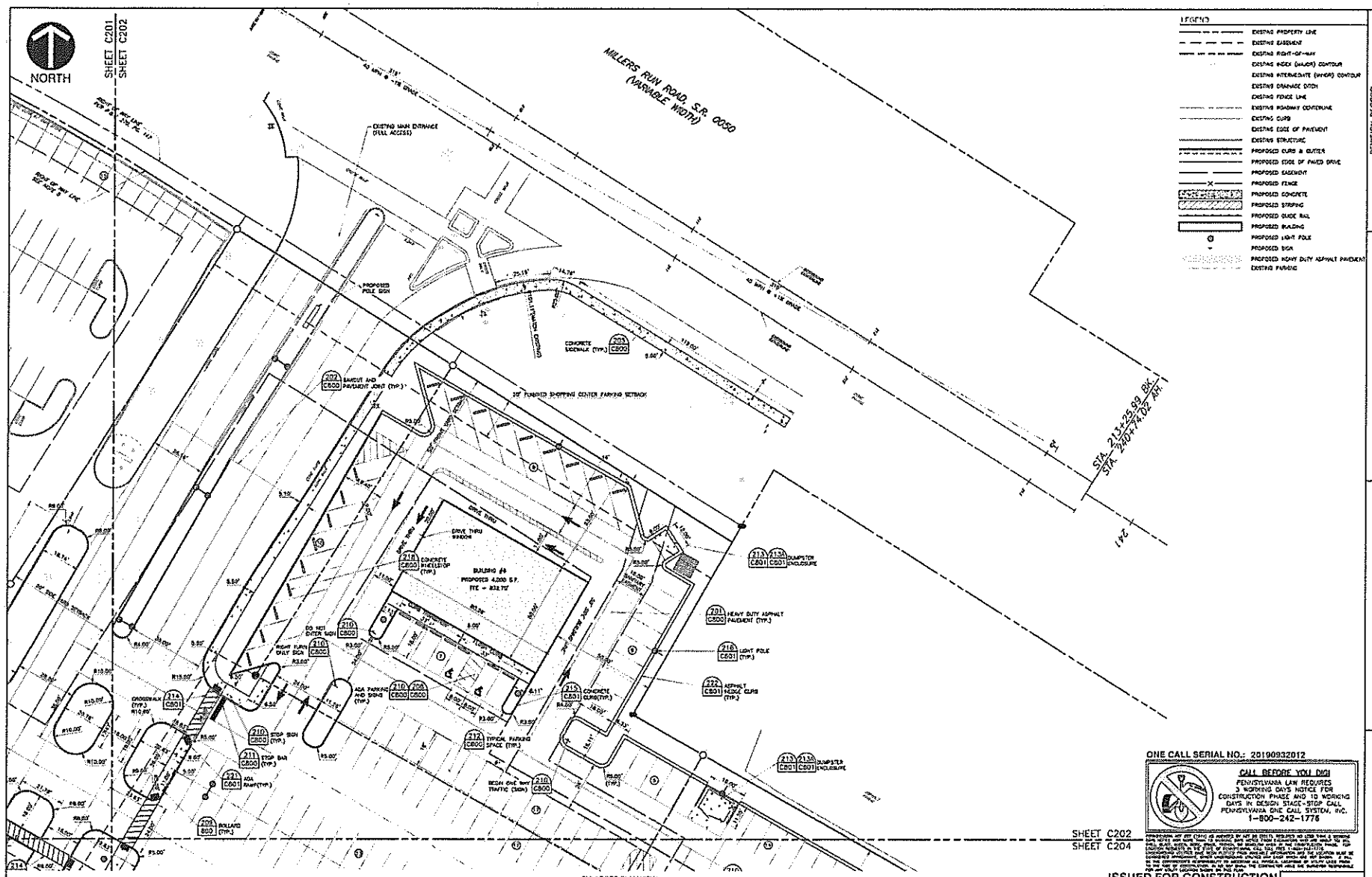


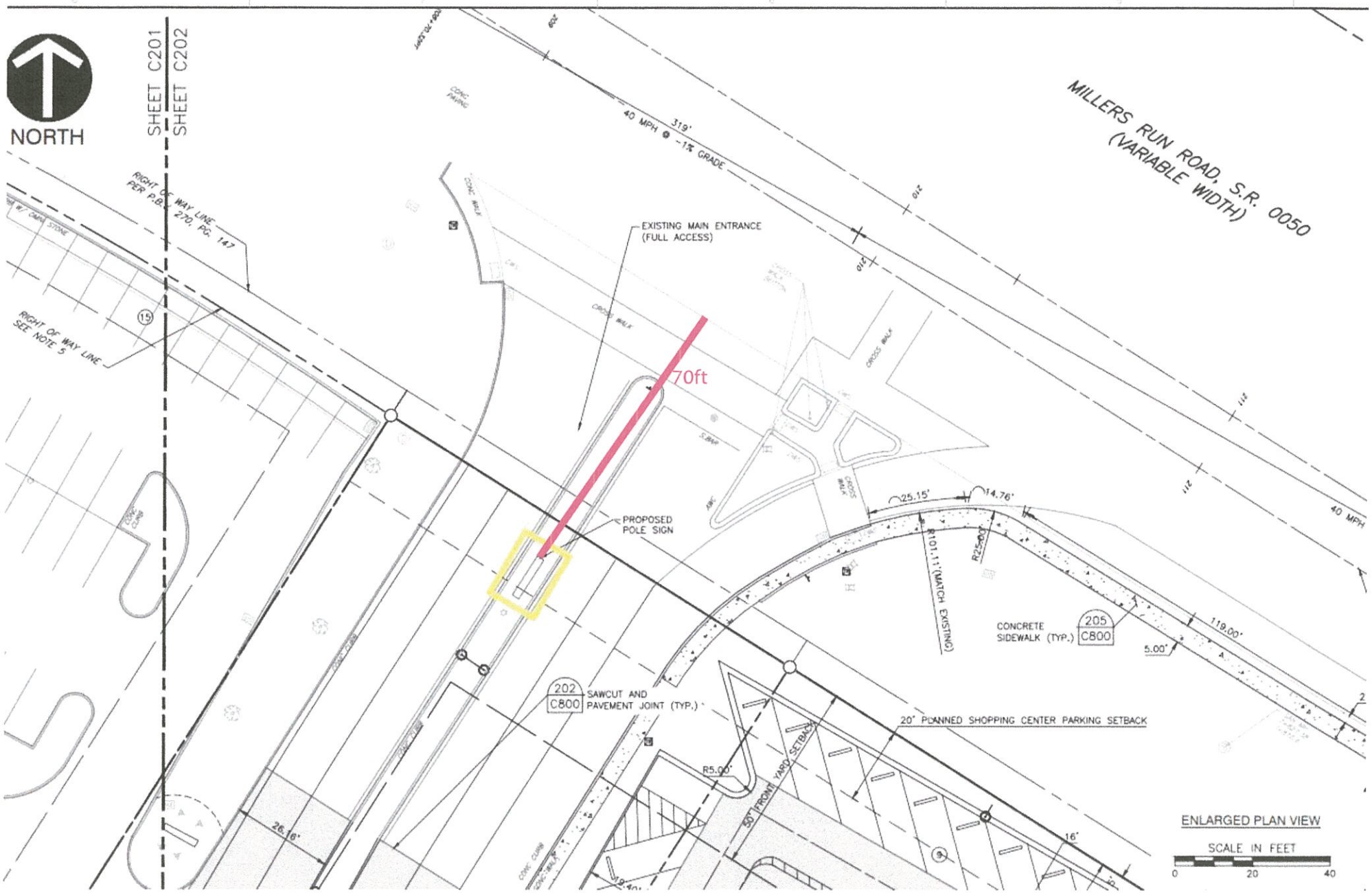
CHARGED PLAN VIEW

SCALE IN FEET

0 20 40

REFERENCE

1. PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42003C0151H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA.
2. PROPERTY BOUNDARY COURSES BASED ON THE REVISED SOUTH FAYETTE CIVIC CENTER PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 270, PAGE 147
3. VERTICAL DATUM IS BASED UPON NAVD88, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
4. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 10-11-2018.
5. SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING AND RE-AUTHORIZING CONDEMNATION OF RIGHT OF WAY OF LEG. ROUTE 1138 SECTION 1 R/W DATED SEPTEMBER 1974.
6. NO WETLANDS ARE PRESENT ON SITE.


NORTH
SHEET C201
SHEET C202
MILLERS RUN ROAD, S.R. 0050
(VARIABLE WIDTH)
40 MPH
319'
-1% GRADE
RIGHT OF WAY LINE PER P.B. 270, PG. 147
RIGHT OF WAY LINE SEE NOTE 5
EXISTING MAIN ENTRANCE (FULL ACCESS)
70ft
PROPOSED POLE SIGN
CONCRETE SIDEWALK (TYP.)
205
C800
SAWCUT AND PAVEMENT JOINT (TYP.)
202
C800
20' PLANNED SHOPPING CENTER PARKING SETBACK
50' FRONT YARD SETBACK
R101.11' (MATCH EXISTING)
R25.00'
R5.00'
25.15'
14.76'
119.00'
5.00'
26.16'
16'
ENLARGED PLAN VIEW
SCALE IN FEET
0
20
40