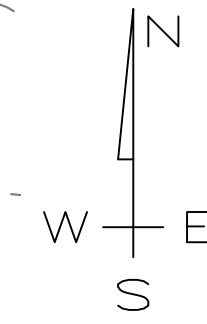


ZONING DISTRICT: C-1/CDC
 C-1: COMMUNITY SERVICE CENTER DISTRICT
 CDC: COMMERCIAL DEVELOPMENT CONTROL OVERLAY DISTRICT



N/F
 STONWOOD EAST PARTNERS IV
 D.B.V. 12356, PG. 317
 TAX PARCEL ID NO.: 1825-J-22
 REVISED LOT 2
 STONWOOD EAST PARTNERS IV PLAN OF SUBDIVISION
 RE-SUBDIVISION OF LOT 2
 P.B.V. 254, PG. 81

N/F
 STONWOOD EAST PARTNERS IV
 PARCEL B
 STONWOOD EAST PARTNERS IV PLAN OF SUBDIVISION
 RE-SUBDIVISION OF LOT 2
 P.B.V. 254, PG. 81
 TAX PARCEL ID NO.: 1825-J-22

N/F
 WEXFORD MC OWNER, LLC
 D.B.V. 18235, PG. 402
 TAX PARCEL ID NO.: 1825-J-27
 BEING LOT 1 RECORDED IN THE WESTERN PA REAL ESTATE
 PARTNERS, L.P. PLAN IN P.B.V. 272, PG. 64
 43,563.199 SQ. FT.
 1.00 ACRES

N/F
 110 REALTY PARTNERS, LLC
 D.B.V. 17847, PG. 462
 TAX PARCEL ID NO.: 1825-N-10

N/F
 DAVID G. SMITH
 D.B.V. 10266, PG. 628
 TAX ID PARCEL: 1825-J-13

HUFFHAND LANE - 40' R/W
 (UNIMPROVED)

BRADFORD DRIVE - 40' R/W

5,700 SQ. FT.
 FOOTPRINT
 OFFICE BLDG.
 2-STORY =
 11,400 SQ. FT.
 OFFICE PARKING:
 1 STALL/300 SQ.FT.
 38 STALLS REQUIRED
 38 STALLS PROVIDED
 ZONING DISTRICT: C-1/CDC
 81.5'

N/F
 SPORRER REALTY, LLC
 D.B.V. 13404, PG. 221
 TAX ID PARCEL: 1825-N-11

PERRY HIGHWAY - U.S. ROUTE 19
 120' R/W

SWINDERMAN ROAD - R/W VARIES

REV. NO.	DATE	DESCRIPTION	BY

850 Fifth Avenue
 Coraopolis, PA 15108
 www.niraengineers.com
 mail@niraengineers.com

110 SWINDERMAN ROAD
 PINE TOWNSHIP - ALLEGHENY COUNTY - PA

OFFICE-1 PLAN

PROJECT NO.: 59-04-19
 DATE ISSUED: 04/01/2024
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SCALE: 1" = 20'
 DWG: 59-04-19-SITE-R5

OFFICE-1

THIS PLAN IS OWNED BY TRANT CORPORATION, A DIVISION OF NIRA CONSULTING ENGINEERS, INC. UNAUTHORIZED REPRODUCTION OR USE VIOLATES CONTRACTUAL AGREEMENTS AND IS SUBJECT TO LEGAL RECOURSE AND FINANCIAL COMPENSATION. PLAN INTERPRETATION IS THE SOLE RESPONSIBILITY OF TRANT CORPORATION, AND ANY SCALING OF PLAN DIMENSIONS, DESIGN INTERPRETATION OR FIELD MODIFICATION WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED. CONDITIONS RESULTING FROM UNAUTHORIZED USE OF PLANS IS THE SOLE RESPONSIBILITY OF SUCH INDIVIDUALS TAKING ACTION. SUBSTITUTIONS OF CONSTRUCTION MATERIALS OR OTHER SITE ELEMENTS WITHOUT VERBAL OR WRITTEN AUTHORIZATION IS PROHIBITED.