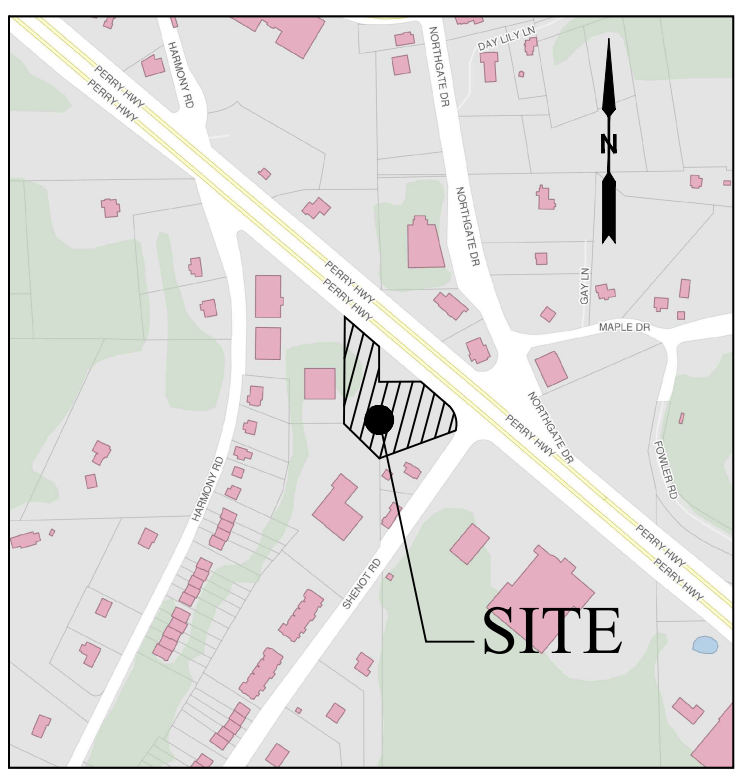
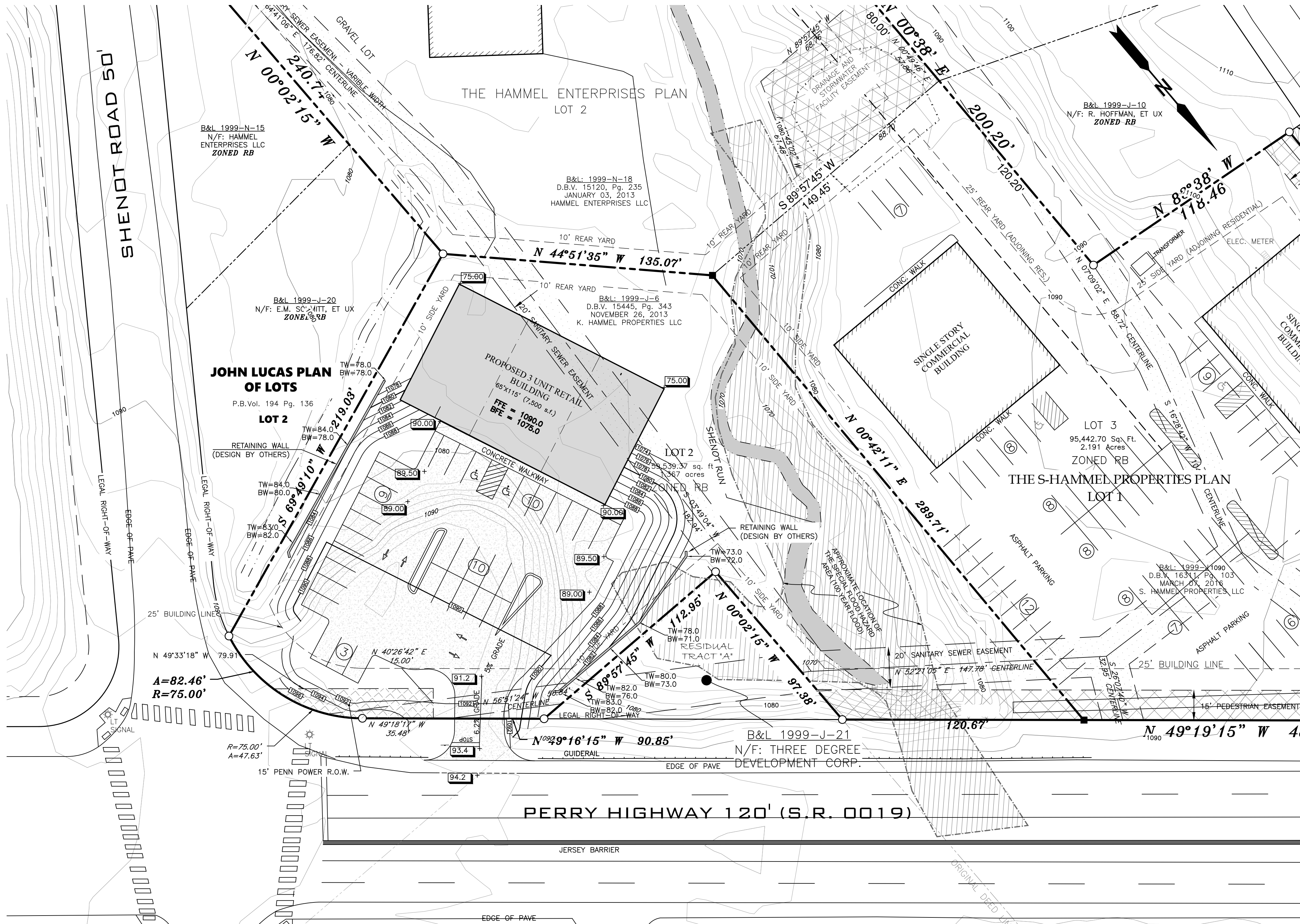




VICINITY MAP
(NOT TO SCALE)

Underground utilities have been plotted from available information and the locations 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 locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 Serial No. xxxx

SURVEY NOTES:

- Not a boundary survey. Boundary information taken from Tait Engineering plan 31099-190168, dated 2019 for adjoining property.
- Property subject to any issues that may be revealed by a current and complete title report. Additional easements may exist.
- Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
- Topography in the vicinity of the work area has not been field verified by Tait Engineering, Inc. Additional topography is from PASDA Title #PAS4XXXXXXX.
- Site is partially located in a 100 year flood zone based on information from Flood Insurance Rate Map provided by FEMA, dated September 2014.
- Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
- A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law" before driveway access to a state road is permitted.

MARSHALL TOWNSHIP ZONING REQUIRES ONE PARKING SPACE PER EVERY 250 SQ. FT. OF RETAIL SPACE. PARKING SPACES REQUIRED FOR 7,500 S.F. BUILDING = 7,500 / 250 = 30.

PARKING COUNT	
LOT 2 - PROPOSED	
REGULAR SPACES	30
HANDICAP SPACES	2
TOTAL SPACES	32

PRELIMINARY PLAN

SITUATE IN

MARSHALL TOWNSHIP
ALLEGHENY COUNTY, PA.

MADE FOR

HAMMEL ENTERPRISES

Date: September 11, 2023
Scale: 1" = 30'
Drawn By:
Reviewed By:
File Number: 31099
CAD File: 21.0221
Revisions:

Registered Engineer
Reg. No. 060125

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

TAIT
ENGINEERING, INC.