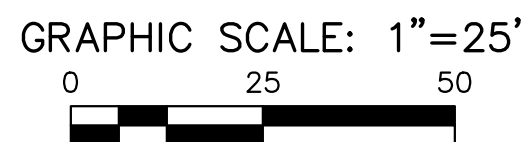
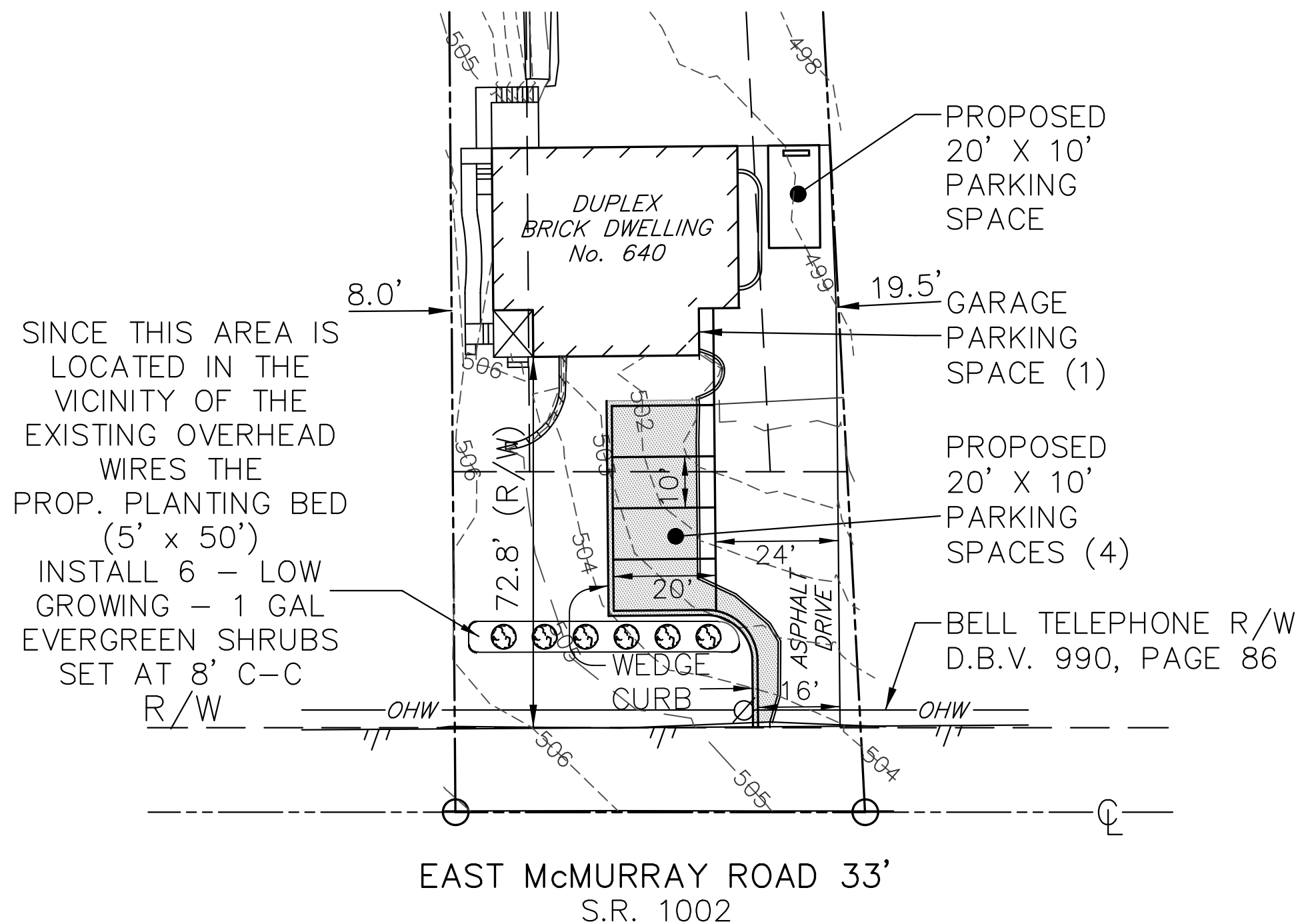


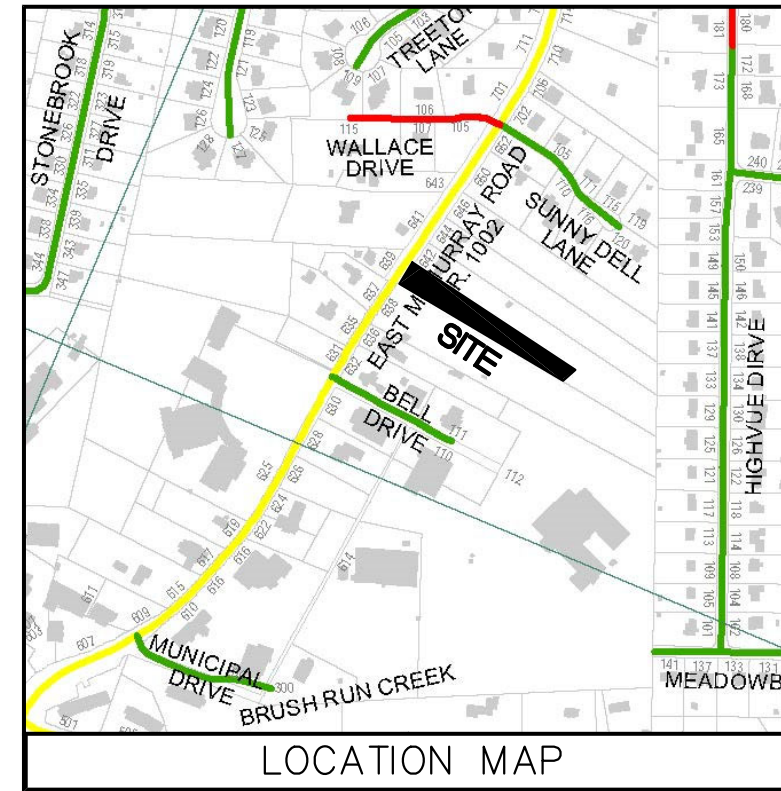


ELEVATION TABULATION

GARAGE ELEV =	499.50
BASEMENT ELEV =	500.00
1ST FLOOR ELEV =	508.67
UNDERSIDE OF EAVES =	517.00
HIP ROOF PEAK =	523.67



I, STEVE A. LIADIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO AND SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ON THIS PLAN, THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES THE DATE OF THIS PLAN SHOWING THE LOCATION OF ALL STRUCTURES, EASEMENTS OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES AND IS BASED ON THE CURRENT DEED AND/OR PLAN OF RECORD WITHOUT BENEFIT OF A TITLE SEARCH. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE PERSON(S) FOR WHOSE BENEFIT IT HAS BEEN PREPARED. COPIES OF THIS PLAN WITHOUT AN EMBOSSED IMPRESSION SEAL ARE FOR MERE CONVENIENCE OF REFERENCE. THIS PLAN MAY NOT BE RECORDED OR REFERENCED IN A DEED, SURVEY, PLAN OR PLAT BOOK UNLESS A SIGNED ACKNOWLEDGEMENT APPEARS ON THIS PLAN STATING IT WAS PREPARED FOR RECORDING PURPOSES.



PARCEL ID: 540-007-05-02-0026-00 DEED REFERENCE: INSTRUMENT No. 202303225

ZONING DISTRICT: LD
LOW DENSITY RESIDENTIAL - MIXED RESIDENTIAL OVERLAY DISTRICT

ZONING SECTION 440-406.2, FIGURE MR3, SITE DESIGN REQUIREMENTS

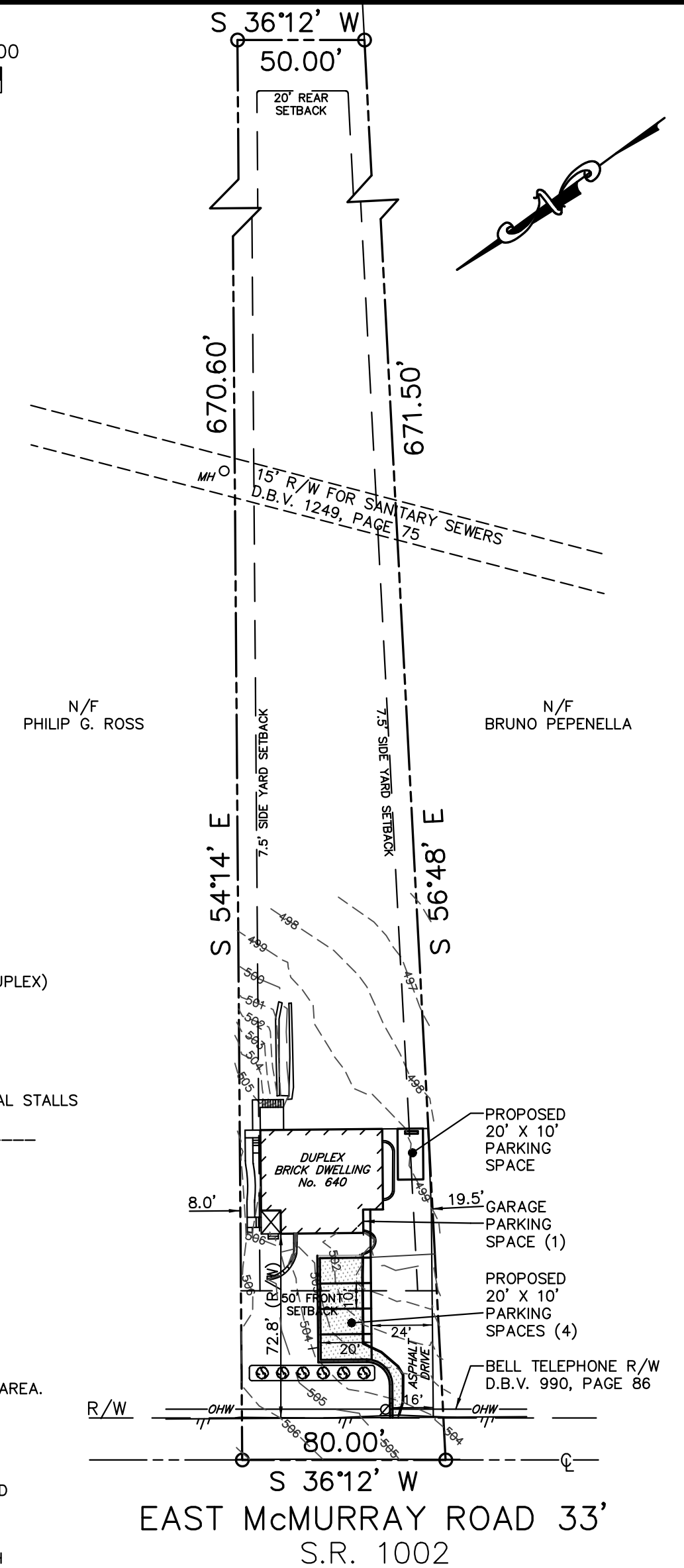
ZONING SECTION 440-403.1 B. FIGURE LD.2 - LOW DENSITY RESIDENTIAL (DUPLEX)

FRONT SETBACK = 25 FEET MIN.
SIDE SETBACK = 7.5 FEET MIN.20

REAR SETBACK = 20 FEET
MAXIMUM BUILDING HEIGHT = 37 FEET
MAXIMUM LOT COVERAGE = 30%
PARKING REQ. = 2 PER UNIT + 1 VISITOR PER UNIT = 6 TOTAL STALLS

- TABLE EXISTING, REQUIRED, AND PROPOSED INFORMATION:
- (A) NET LOT AREA.
43612 SF / 1.001 ACRE
 - (B) FRONT, REAR, AND SIDE YARD REQUIREMENTS IN THE DISTRICT.
SEE ZONING TABULATION SHOWN ABOVE
 - (C) LOT COVERAGE, SQUARE FOOTAGE AND PERCENTAGE OF LOT AREA.
EXISTING LOT AREA = 43612 SF
EXISTING IMP. COVERAGE = 4804 SF
LOT COVERAGE PERCENT = 11.0%
 - (D) IMPERVIOUS COVERAGE, SQUARE FOOTAGE AND PERCENTAGE OF NET LOT AREA.
EXISTING LOT AREA = 43612 SF
IMPERVIOUS SURFACE ADDED TO LOT = 890 CF
PROPOSED LOT COVERAGE = 5694 SF
PROPOSED LOT COVERAGE PERCENT = 13.1%
 - (E) TABULATION OF THE SQUARE FOOT GROSS FLOOR AREA OF ANY PROPOSED BUILDINGS BY EACH PROPOSED USE WITHIN THE BUILDING.
THE BUILDING SQUARE FOOTAGE WILL REMAIN UNCHANGED
 - (F) TABULATION OF THE PARKING SPACES REQUIRED AND PROVIDED FOR EACH PROPOSED BUILDING. FOR A DUPLEX THE REQUIREMENT IS 6 TOTAL PARKING STALLS. PROVIDED ARE 1 INTERNAL AND 5 EXTERNAL STALLS.

THE GRADING REQUIRED FOR EXPANSION OF THE DRIVEWAY AND PARKING AREA WILL BE JUST TO EXCAVATE THE PROPOSED PAVEMENT AREA, APPROXIMATELY 10" DEEP, TO REMOVE ANY TOPSOIL TO REACH THE REQUIRED SUBGRADE DEPTH FOR THE PROPOSED PAVEMENT. THIS WILL AMOUNT TO APPROXIMATELY 26 CY AND IT WILL BE HAULED OFF SITE.



PLAN MADE FOR	PROPOSED REDEVELOPMENT 640 EAST McMURRAY ROAD FOR CREEHAN McMURRAY PROPERTIES, LLC
SITUATE IN	PETERS TOWNSHIP WASHINGTON COUNTY, PA
LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216	
SCALE: 1" =	JUNE 9, 2025 LAST REVISED: 09/30/25 DRAWING No. 27709-C