



N/F DANIEL S. & JOANNE M. BAUMANN
DBV. 3153, PG. 488
13-02-13-0-249

N/F JOHN C. & KAREN A. MORROW
INSTR. 200907290030175
13-02-13-0-250

N/F NEAL A. SACRAMENTO
INSTR. 200912280050820
13-02-13-0-251

N/F HONG ZHI JIANG
INSTR. 201703010006846
13-02-13-0-283

PROPOSED 4,758 SF (RETAIL)
N/F GARY D. & DEBORAH A. SALADA
DBV. 3344, PG. 348
13-04-01-0-005
AREA= 42,057 SQ. FT. OR 0.966 ACRES

PROPOSED 3,000 SF (RETAIL)

PROPOSED 6,804 SF (RETAIL)

N/F MCDONALD'S USA LLC.
INSTR. 200705030020843
54-12-00-0-064
AREA= 105,700 SQ. FT. OR 2.426 ACRES

RETAINING WALL (MAX 12')

RETAINING WALL (MAX 21')

N61°15'00"W = 514.97'
(DEED=N60°41'07"W 514.94')

STREET 40.00'
UNOPENED
(DEED=S61°16'E 13.50')
S61°48'42"E
14.44'

(DEED=S39°30'22"W 28.16')
S38°52'28"W
26.14'

S61°52'32"E = 265.37'
(DEED=S60°04'11"E 266.12')

(DEED=S27°50'45"W 5.42')
S27°50'45"W
5.86'

(DEED=S46°41'07"E 289.65')
S45°56'54"E = 300.98'

BENCHMARK SPIKE IN POLE
ELEV=993.71

CONCRETE CURB & APRON

CONCRETE CURB & APRON

INLET TOP=990.45
INV=987.45

INLET TOP=988.15
INV=984.38

15" RCP

15" RCP

INLET TOP=992.5
INV=990.6

15" WEST PENN POWER UNDERGROUND EQUIPMENT

PROPOSED PROPERTY LINE
15' SIDE BUFFERYARD (NHT)
10' SIDE SETBACK (IRWIN)
2' SIDE NO PARKING (IRWIN)

IRWIN BOROUGH NORTH HUNTINGDON TOWNSHIP
50' FRONT SETBACK (NHT)

50' FRONT SETBACK (NHT)

30' FRONT SETBACK (IRWIN)

30' FRONT SETBACK (IRWIN)

15' FRONT BUFFERYARD (NHT)

15' FRONT BUFFERYARD (NHT)

5' FRONT NO PARKING (IRWIN)

20' REAR SETBACK (NHT & IRWIN)

94.5'

10'

25'

LOADING SPACE
24'

3'

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