



**811** PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
Know what's below. Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

- LEGEND:**
- EXISTING UTILITY POLE
  - ★ PROPOSED STREET LIGHT
  - EXISTING GARBAGE CAN
  - PROPOSED GARBAGE CAN
  - ||||| PROPOSED BIKE RACK
  - PROPOSED STRING LIGHTS
  - PROPOSED PARCEL BOUNDARIES
  - 36 PARCEL ID #
  - 2' CONTOUR
  - 10' CONTOUR
  - ||||| PROPOSED CROSSWALK
  - ⊠ PROPOSED SIGN
  - ▨ PROPOSED CONCRETE
  - ▨ PROPOSED MARKINGS
  - ▭ PROPOSED PLANTER
  - PROPOSED CURB
  - ▭ PROPOSED LANDSCAPING
  - ▭ PROPOSED BENCH
  - EXISTING ROAD SIGN
  - EXISTING OVERHEAD WIRES
  - ▭ EXISTING FEATURE

- OPTION 1 FOCUS:**
- MOSTLY LIGHTING ON CRAFTON AVENUE WHERE THE BUSINESSES ARE.
  - 5 - POINT INTERSECTION CROSSWALK UPGRADE & SIGN
  - A SIGN, BIKE RACK AND TRASH CAN NEAR FIG TREE.
  - BIKE RACK, TRASH CAN AND ETC. CAN FIT ON PUBLIC PROPERTY IN THE CORE DOWNTOWN BLOCKS



\*ALL PARCEL LINES, UTILITIES AND EXISTING FEATURE LOCATIONS ARE APPROXIMATE

CONCEPT OPTION 1 PLAN VIEW  
SCALE: 1" = 30'  
NORTH

PARCEL DATA					
PARCEL ID	LOT/BLOCK	AREA SF/AC	OWNER	STREET ADDRESS	BUSINESS OR USE
1	69-M-75	5740	BOGACZ BUILDINGS ONE LLC	1 E. CRAFTON AVE.	CALIENTE WORLD HQ
2	69-M-79	2748	PERRY JOYCE WERWIE	11 E. CRAFTON AVE.	LE POIRE FINE ART
3	69-M-80	11098	SJ GROUP	15 E. CRAFTON AVE.	RESIDENTIAL
4	69-M-83	1.4284 AC	CRAFTON PLAZA ASSOC.	25 E. CRAFTON AVE.	CRAFTON PLAZA
5	40-J-152	18450	ROB & DON WOLBERT	47 E. CRAFTON AVE.	GERBER AUTO COLLISION
6	40-J-148	9250	ROB & DON WOLBERT	47 E. CRAFTON AVE.	GERBER AUTO COLLISION
7	40-J-146	9250	ROB & DON WOLBERT	47 E. CRAFTON AVE.	GERBER AUTO COLLISION
8	40-J-144	8506	DAVID DUFFY LIVING TRUST	61 E. CRAFTON AVE.	CENTRAL MAINTENANCE
9	40-N-316	19830	CRAFTON SQUARE LLC	1-3 CRAFTON SQ.	MULTI BUSINESS
10	40-N-306	2585	SAM & DEBRA PATTI	2 CRAFTON SQ.	SETTLEMENTS LTD
11	40-N-302	1515	DAN & DAWN MANGINE	39 WHITE AVE.	RESIDENTIAL

12	40-N-319	3144	SAM & DEBRA PATTI	WHITE AVE.	PARKING LOT
13	40-N-318	4379	BOROUGH OF CRAFTON	E. CRAFTON AVE.	PARKING LOT
14	40-N-326	5975	GREICON PROPERTIES	34 E. CRAFTON AVE.	CIRCLE INN
15	69-S-36	1692	GREICON PROPERTIES	34 E. CRAFTON AVE.	PARKING LOT
16	69-S-34	2720	GREICON PROPERTIES	23 WHITE AVE.	RESIDENTIAL
17	69-S-33	1998	GREICON PROPERTIES	21 WHITE AVE.	RESIDENTIAL
18	69-S-4	3150	GREICON PROPERTIES	26 E. CRAFTON AVE.	TANNING NAILS & HAIR
19	69-S-7	7200	ANTHONY & KATHLEEN IMPAVIDO	22-24 E. CRAFTON AVE.	BLUE SNAIL & DANCE TIME
20	69-S-8	1545	ANTHONY & KATHLEEN IMPAVIDO	E CRAFTON AVE.	GRASS STRIP
21	69-S-28	2256	ROB & DON WOLBERT	15 WHITE AVE.	MISC. GARAGE
22	69-S-10	3395	RAY & RAY BELHUMEUR	18 E. CRAFTON AVE.	RESIDENTIAL
23	69-S-12	7200	CARLA POLUHA	14 J. CRAFTON AVE.	SISTER'S FLORAL
24	69-S-14	6300	M6 HOLDINGS	10 E. CRAFTON AVE.	M6 TECHNOLOGIES

25	69-S-18	9126	CHARLES & BRENDA WOOSTER	2 E. CRAFTON AVE.	WOOSTER & ASSOCIATES
26	69-S-23	1984	RICHARD SOBOCINSKI	37 STATION ST.	STATION ST. APARTMENTS
27	69-S-84	1700	CRAFTON VFD	51 STATION ST.	PARKING LOT
28	69-S-83	4525	CRAFTON VFD	51 STATION ST.	PARKING LOT
29	69-S-81	7500	CRAFTON VFD	51 STATION ST.	PARKING LOT
30	69-S-79	3900	CRAFTON VFD	51 STATION ST.	PARKING LOT
31	69-S-62	14832	BOROUGH OF CRAFTON	100 STOTZ AVE.	BOROUGH BUILDING
32	40-N-288	7650	SEGAL CULLEN LLC	107 NOBLE AVE.	STUDIO 10 NAILS
33	40-N-290	15581	SUNOCO RETAIL LLC	113 NOBLE AVE.	GAS STATION
34	40-N-263	12500	JOSH & AMANDA GILBY	NOBLE AVE.	RESIDENTIAL
35	40-N-259	9766	JOSH & AMANDA GILBY	NOBLE AVE.	RESIDENTIAL
36	40-N-256	3663	XAVIER W. & LINDSEY JOY OSWALT	122 NOBLE AVE.	RESIDENTIAL
37	40-N-255	3663	FABIANA & JULIA PIMENTA	124 NOBLE AVE.	RESIDENTIAL
38	40-N-254	7300	KRIZTINA BURKS	126 NOBLE AVE.	RESIDENTIAL
39	40-N-252	7500	SPELLS DIONDRA	130 NOBLE AVE.	RESIDENTIAL
40	40-N-250	10361	SUSAN & MARK VIOLA	134 NOBLE AVE.	RESIDENTIAL

NOT FOR CONSTRUCTION

**PROPOSED CRAFTON BOROUGH BUSINESS DISTRICT IMPROVEMENT PLAN**

FOR  
**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT GRANT**

**CRAFTON BOROUGH ALLEGHENY COUNTY PENNSYLVANIA**



DATE: 9/17/2025	SCALE: AS SHOWN	DRAWN BY: LJK	CHECKED BY:
PROJECT: DCED GRANT	DRAWING NAME: DCED - Concepts		

SHEET TITLE:  
**CONCEPT OPTION 1**