

FIG TREE CONCEPT PLAN VIEW

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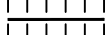
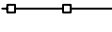
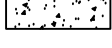
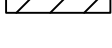
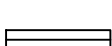
PARCEL DATA					
PARCEL ID	LOT/BLOCK	AREA SF/AC	OWNER	STREET ADDRESS	BUSINESS OR USE
1	69-S-28	2256	ROB & DON WOLBERT	15 WHITE AVE.	MISC. GARAGE
2	69-S-7	7200	ANTHONY & KATHLEEN IMPAVIDO	22-24 E. CRAFTON AVE.	BLUE SNAIL DANCE TRM
3	69-S-33	1998	GREICON PROPERTIES	21 WHITE AVE.	RESIDENTIAL
4	69-S-34	2720	GREICON PROPERTIES	23 WHITE AVE.	RESIDENTIAL
5	69-S-36	1692	GREICON PROPERTIES	34 E. CRAFTON AVE.	PARKING LOT
6	40-N-326	5975	GREICON PROPERTIES	34 E. CRAFTON AVE.	CIRCLE INN
7	40-N-319	3144	SAM & DEBRA PATI TRUST	WHITE AVE.	PARKING LOT
8	40-N-302	1515	DAN & DAWN MANGINE	39 WHITE AVE.	RESIDENTIAL
9	40-N-306	2585	SAM & DEBRA PATI TRUST	2 CRAFTON SQ.	SETTLEMENT LTD
10	40-N-290	15581	SUNOCO RETAIL LLC	113 NOBLE AVE.	GAS STATION
11	40-N-288	7650	SEGAL CULLEN LLC	107 NOBLE AVE.	STUDIO 10 NAILS
12	69-S-62	14832	BOROUGH OF CRAFTON	100 STOTZ AVE.	BOROUGH BUILDING
13	68-D-228	8100	CAROL FORSYTHE	1936 CRAFTON BLVD.	RESIDENTIAL
14	68-D-225	5787	JOSEPH & LYNNE HREDZAK	1934 CRAFTON BLVD.	RESIDENTIAL
15	68-D-178	9008	SAM & GREGORY WALSH	5 HARRISON ST.	RESIDENTIAL
16	68-D-130	2133	CNKY HOLDING LLC	1912 CRAFTON BLVD.	MISC. BUILDING
17	68-D-181	2337	BOROUGH OF CRAFTON	CRAFTON BLVD.	GRASS STRIP
18	68-D-183	4036	CURTIS PROPERTIES	1913 CRAFTON BLVD.	SMILES ON DENTISTRY
19	68-D-185	4050	NAK HOLDINGS	1931 CRAFTON BLVD.	PARKING LOT
20	68-D-187	4590	NAK HOLDINGS	1931 CRAFTON BLVD.	FIG TREE
21	68-D-191	7075	RICHARD NAGEL	1933 CRAFTON BLVD.	MULTI BUSINESS
22	68-D-192	7059	MANTEL PLACE CO.	1935 CRAFTON BLVD.	THE GLAM GARAGE
23	68-D-219	5000	TRISON REAF TY LLC	1939 CRAFTON BLVD.	RESIDENTIAL

FIG TREE CONCEPT:

- TO BE INCLUDED IN ALL OPTIONS
- A SIGN, BIKE RACK AND TRASH CAN NEARBY



LEGEND:

- | | |
|--|-------------------------|
|  | EXISTING UTILITY POLE |
|  | PROPOSED STREET LIGHT |
|  | EXISTING GARBAGE CAN |
|  | PROPOSED GARBAGE CAN |
|  | PROPOSED BIKE RACK |
|  | PROPOSED STRING LIGHTS |
|  | PARCEL BOUNDARIES |
|  | 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 2 FOCUS:

- MOSTLY ON IMPROVING THE CIRCLE OVERALL INCLUDING STRING LIGHTS, WAYFINDING, SIGNAGE AND LIGHTING.
- 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

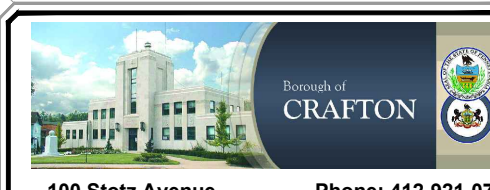
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NOT FOR CONSTRUCTION

**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:
PROJECT: DCED GRANT		DRAWING NAME: DCED - Concepts	

SHEET TITLE:

CONCEPT OPTION 2

SHEET NUMBER: 2 of 3