

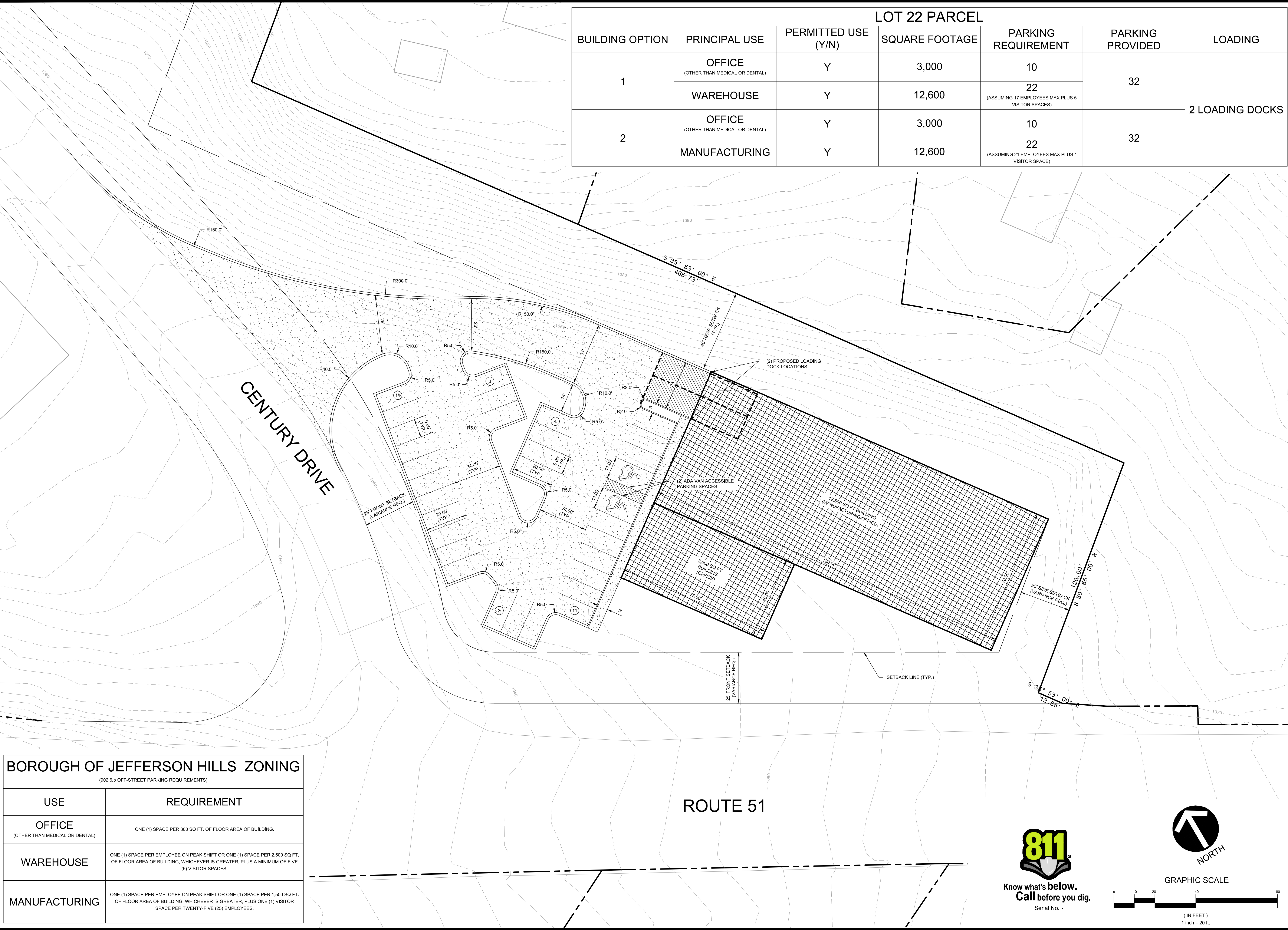
Path & Filename: G:\Projects\100001\3342-0012 Southwest Greens Lot 22 Due Diligence\Drawings\Sheet\SITE_GRADING_Concept.dwg
18.02
Plot Date: 7/26/2024 12:35 PM
User: K. McQuinn, E.I.T.
Save Date: 7/26/2024 12:34 PM

LOT 22 PARCEL						
BUILDING OPTION	PRINCIPAL USE	PERMITTED USE (Y/N)	SQUARE FOOTAGE	PARKING REQUIREMENT	PARKING PROVIDED	LOADING
1	OFFICE (OTHER THAN MEDICAL OR DENTAL)	Y	3,000	10	32	2 LOADING DOCKS
	WAREHOUSE	Y	12,600	22 (ASSUMING 17 EMPLOYEES MAX PLUS 5 VISITOR SPACES)		
2	OFFICE (OTHER THAN MEDICAL OR DENTAL)	Y	3,000	10	32	
	MANUFACTURING	Y	12,600	22 (ASSUMING 21 EMPLOYEES MAX PLUS 1 VISITOR SPACE)		



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BOROUGH OF JEFFERSON HILLS ZONING (902.6.b OFF-STREET PARKING REQUIREMENTS)	
USE	REQUIREMENT
OFFICE (OTHER THAN MEDICAL OR DENTAL)	ONE (1) SPACE PER 300 SQ. FT. OF FLOOR AREA OF BUILDING.
WAREHOUSE	ONE (1) SPACE PER EMPLOYEE ON PEAK SHIFT OR ONE (1) SPACE PER 2,500 SQ. FT. OF FLOOR AREA OF BUILDING, WHICHEVER IS GREATER, PLUS A MINIMUM OF FIVE (5) VISITOR SPACES.
MANUFACTURING	ONE (1) SPACE PER EMPLOYEE ON PEAK SHIFT OR ONE (1) SPACE PER 1,500 SQ. FT. OF FLOOR AREA OF BUILDING, WHICHEVER IS GREATER, PLUS ONE (1) VISITOR SPACE PER TWENTY-FIVE (25) EMPLOYEES.



CENTURY III BUSINESS PARK - LOT 22
CENTURY DRIVE
CLAIRTON, PA 15025
PREPARED FOR:
MS ASSOCIATES
PO BOX 212
WEST ELIZABETH, PA 15088-0212

CONCEPTUAL SITE PLAN
Project Number: C-13342-0012
Drawing Scale: 1" = 20'
Date Issued: JULY 2020
Index Number: -
Drawn By: BKM
Checked By: -
Project Manager: DMH

REVISION RECORD	
No.	Date
01	-
02	-
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