



**LEGEND**

|                                    |          |
|------------------------------------|----------|
| EXISTING CONTOURS                  |          |
| EXISTING SPOT ELEVATION            | ± 10.00  |
| UTILITY PIPE                       | ---      |
| 600 WPIE                           | ---      |
| EXISTING SANITARY DRAIN            | ---      |
| EXISTING SANITARY MANHOLE          | ---      |
| EXISTING STORM DRAIN               | ---      |
| EXISTING STORM MANHOLE             | ---      |
| EXISTING WATERLINE                 | ---      |
| 110 WPIE                           | ---      |
| WATER CURB BOX                     | ---      |
| WATER VALVE                        | ---      |
| EXISTING GASLINE                   | ---      |
| GAS VALVE                          | ---      |
| GAS METER                          | ---      |
| EXISTING UNDERGROUND ELECTRICAL    | ---      |
| EXISTING OVERHEAD WPIE             | ---      |
| EXISTING TELEPHONE                 | ---      |
| EXISTING TELEPHONE TELEPHONE DRESS | ---      |
| ROAD PAV                           | ---      |
| 1000 P.O.E.                        | ---      |
| 1500                               | ---      |
| PROPOSED CONTOURS                  | ---      |
| PROPOSED SPOT ELEVATION            | ± 100.00 |
| TRAFFIC FLOW ARROW                 | →        |

**REQUIREMENTS FOR RESTAURANT:**

|                        |                        |
|------------------------|------------------------|
| FLOOR AREA OF BUILDING | LOADING BERTH REQUIRED |
| UP TO 2000             | 1 BERTH (1' x 8')      |

**AREA:**

|                         |
|-------------------------|
| GROUND FLOOR - 4,850 SF |
| WATER CURB - 4,850 SF   |
| TOTAL AREA - 4,850 SF   |

**SEATING AREA:**

|                                |
|--------------------------------|
| INDOOR SEATING AREA - 1,120 SF |
| OUTDOOR SEATING - 80 SF        |
| TOTAL SEATING AREA - 1,200 SF  |

**PARKING REQUIRED:** 1 SPACE PER 40 SF SEATING AREA  
1,200 SF OF SEATING = 30 SPACES

**PARKING PROVIDED:** 30 SPACES  
30 TOTAL SPACES PROVIDED

**PARKING PROVIDED EXISTING BLDG:** 18 SPACES (1 HANGAR)

**JOINED 100-FP RESTRICTED LIGHT INDUSTRIAL DISTRICT**

**PERMITTED SETBACK = 8'**

**REGULATORY SITE SIZE = 4 ACRES**

**FRONT BUILDING LINE = 80'**

**SIDE YARD = 10'**

**REAR YARD = NONE**

**MAX. BUILDING LOT COVERAGE = 30%**

**MAX. BUILDING HEIGHT = 35 FEET (NOT TO EXCEED 40' MIN. FLOOR AREA = 700 S.F.)**

**PARKING RESTAURANT = 1 SPACE PER 40 SF SEATING AREA**

**A RESTAURANT IS A CONDITIONAL USE**

**REQUIREMENTS FOR MERCHANDISE COMPANY:**

|                        |                        |
|------------------------|------------------------|
| FLOOR AREA OF BUILDING | LOADING BERTH REQUIRED |
| UP TO 2000             | 1 BERTH (1' x 8')      |

**AREA:**

|                      |
|----------------------|
| ONE STORY - 4,700 SF |
|----------------------|

**PARKING REQUIRED:** 1 SPACE PER 200 S.F.  
4,700 S.F. = 24 SPACES

**PARKING PROVIDED NEW BLDG:** 23 SPACES (1 HANGAR)

**JOINED 100-FP RESTRICTED LIGHT INDUSTRIAL DISTRICT**

**PERMITTED SETBACK = 8'**

**REGULATORY SITE SIZE = 4 ACRES**

**FRONT BUILDING LINE = 80'**

**SIDE YARD = 10'**

**REAR YARD = NONE**

**MAX. BUILDING LOT COVERAGE = 30%**

**MAX. BUILDING HEIGHT = 35 FEET (NOT TO EXCEED 40' MIN. FLOOR AREA = 700 S.F.)**

**SITE PLAN**  
SITUATE IN  
**TOWNSHIP OF UPPER ST. CLAIR**  
**ALLEGHENY COUNTY, PA**  
MADE FOR  
**RODNEY BROWN HOLDINGS**

SCALE 1"=20' DATE JULY 27, 2018

**J.R. GALES & ASSOCIATES, INC.**  
2704 Brownsville Road  
Pittsburgh, Pennsylvania 15227  
Phone: 412-883-8880 Fax: 412-883-1320

NOTES:  
1. THE ENGINEER IS RESPONSIBLE TO MAINTAIN THE TREE LINES AND BRANCHES WITHIN THE RIGHT-OF-WAY TO REMAIN THAT ADJACENT SITE DISTANCES ARE AVAILABLE AT THE DRIVEWAY.

BOYCE ROAD S.R. 3006 60' RW

MAPLE LANE 30' PRIVATE RW

EXISTING R/W FOR OLD USACE ROAD AS PER PLAN OF SURVEY BY W. BEN CONVERSE MADE FOR FOSTER A. HANCOCK & SONS P. HANCOCK SALES 7/1/77 AND SHOWN ON THE AROUND DEVELOPMENT PLAN



| DATE | REVISION |
|------|----------|
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