

**ZONING C-1 REQUIREMENTS**  
 30' BUILDING SETBACK  
 10' SIDE YARDS  
 20' REAR YARDS  
 90' BUILDING HEIGHT

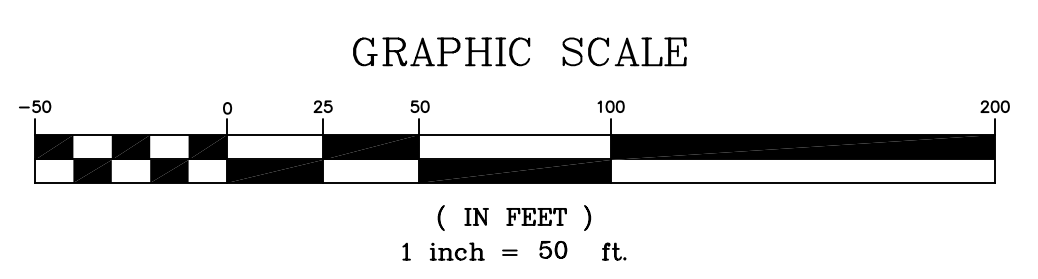
OFFICE - PERMITTED USE  
 PRIVATE RECREATIONAL FACILITY - SPECIAL EXCEPTION

PARKING:  
 OFFICE: 5,000 S.F. / 300 = 17 SPACES REQUIRED  
 RECREATION: 1.5 SPACES PER PLAYING COURT Plus  
 1/100 EATING AREA Plus  
 1 SPACE PER 2 EMPLOYEES  
 PROPOSED: 58 SPACES (Including 3 ADA)

BUFFERYARD - SECTION 1402  
 50' BUFFERYARD AGAINST RESIDENTIAL

TOTAL PLAN AREA = 8.5 acres

**OWNER / DEVELOPER:**  
**MINNOCK CONSTRUCTION CO.**  
 7202 OLD McKNIGHT ROAD  
 PITTSBURGH, PA 15237  
 PH: 412 - 366 - 4770



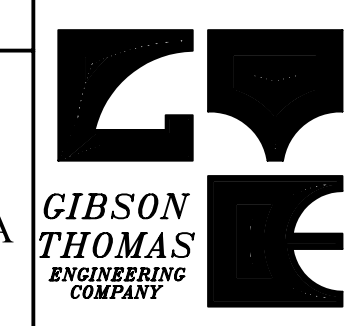
DATE	REVISED BY	REVISION

DATE	SCALE	REVISIONS
01-07-2009	1" = 30'	

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

**DRAWING NO. SG-1**

**SITE & GRADING PLAN**  
**ROUTE 19 - PERRY HIGHWAY**  
 SITUATE IN  
 ROSS TOWNSHIP, ALLEGHENY COUNTY, PA  
 MADE FOR  
**MINNOCK CONSTRUCTION CO.**



**E.A. THANER & ASSOCIATES**  
 A GIBSON - THOMAS ENGINEERING CO.  
 9951 OLD PERRY HIGHWAY WEXFORD, PA 15090  
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