



PAVING LEGEND:

	STANDARD DUTY PAVEMENT (SEE GEOTECH REPORT AND/OR DETAIL)
	HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT AND/OR DETAIL)
	CONCRETE (SIDEWALK)

Site Data Table:

ZONING		
ENTIRE PROPERTY LIES WITHIN TC - TOWN CENTER W/ CORRIDOR ENHANCEMENT OVERLAY DISTRICT		
USE		
RESTAURANT		
LAND AREA		
MINIMUM TRACT AREA:	0.46 ACRE	
PROVIDED TRACT AREA:	1.54 ACRE	
BUILDING SETBACKS		
FRONT YARD	10'	PROVIDED >10'
SIDE YARD	0'	PROVIDED >10'
REAR YARD	10'	PROVIDED >10'
BUILDING HEIGHT		
REQUIRED	MIN. 21'	PROVIDED MIN. 21'
IMPERVIOUS COVERAGE / AREA		
ALLOWED	75% / 47,050 sf	
PROVIDED	58% / 39,190 sf	
PARKING REQUIREMENTS		
MAIN RESTAURANT	84 SEATS	
BAR AREA	30 SEATS	
POTENTIAL PATIO	70 SEATS	
TOTAL	184 SEATS	
1 SPACE PER 4 SEATS	184 / 4 = 46 SPACES	
1 SPACE PER EMPLOYEE	1x10 = 10 SPACES	
TOTAL PROVIDED	83 SPACES PLUS 8 ON STREET SPACES PLUS 1 LOADING SPACE	
TOTAL REQUIRED	56 SPACES	

- SITE KEY NOTES**
- STANDARD DUTY BITUMINOUS PAVING (SEE DETAIL)
 - HEAVY DUTY BITUMINOUS PAVING (SEE DETAIL)
 - BITUMINOUS WEDGE CURB (SEE DETAIL)
 - CONCRETE CURB W/ 6" REVEAL (SEE DETAIL)
 - INTEGRAL CURB AND WALK (SEE DETAIL)
 - CONCRETE SIDEWALK (SEE DETAIL)
 - BOLLARD (TYP.) (SEE DETAIL)
 - MATCH EXISTING PAVEMENT W/ TRANSITION KEYWAY (SEE DETAIL)
 - ADA ACCESSIBLE VAN PARKING SPACE W/ WHEELTOPS & SIGNAGE (SEE DETAIL)
 - ADA ACCESSIBLE CAR PARKING SPACE W/ WHEELTOPS & SIGNAGE (SEE DETAIL)
 - DUMPSTER ENCLOSURE (SEE DETAIL)
 - PATIO AREA (SEE ARCHITECTURAL PLANS)
 - RETAINING WALL (DESIGN / BUILD BY OTHERS)
 - "STOP" SIGN (SEE DETAIL)
 - PARKING LOT LINES STRIPING
 - LAWN AND LANDSCAPE AREA
 - CONCRETE STEPS W/ HANDRAIL (SEE DETAIL)
 - MATCH EXISTING SIDEWALK
 - CROSSWALK (SEE DETAIL)
 - ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING STRIP - TYPE 2 (SEE DETAIL)
 - LIGHT LOCATION (TYP.) (SEE PHOTOMETRIC EXHIBIT)
 - WHEEL STOP (TYP.) (SEE DETAIL)
 - LOADING AREA
 - DEPRESSED CURB (SEE DETAIL)
 - ADA RAMP (PENNDOT TYPE 4 SEE DETAIL)
 - CONCRETE CURB W/ 6" REVEAL (SEE DETAIL)

Drawing Scale: 1" = 20'

ISSUED FOR TWP. SUBMISSION

Waterford Corporate Park III, Suite 101
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PVE ENGINEERING

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Northgate Realty Partners, LP
c/o Michael Joseph Develop Corp.
P.O. Box 1198
Wexford, PA 15090

811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: November 19, 2018

PLAN REVISIONS

DATE	DESCRIPTION
1 12-14-18	REV PER TWP COMMENT LETTERS DATED 11-29-18
2 1-8-19	REV PER TWP COMMENT LETTERS DATED 1-3-19
3 1-21-19	PER ADA SPACE REV / BLDG & PATIO REVISIONS
4 1-25-19	PER CLIENT MEETING AND MARKUPS
5	
6	
7	
8	
9	
10	

Situate In:
Marshall Township, Allegheny County, PA

Project Name:
NORTHGATE CORNERS

Drawing Name:
SITE PLAN

Project No:
161082

Drawing No:
C-300

NOTE: DEVELOPMENT SHALL COMPLY WITH MARSHALL TOWNSHIP ARTICLE 2300.