

N/F
PLUMBERS LOCAL UNION NO 27
D.B.V. 9983 PG. 174
PARCEL I.D. NO.
591-N-5
LOT 113R

LANDS OF
MN-PA HOLDINGS
D.B.V. 16921 PG. 487
PARCEL I.D. NO.
590-A-16
BEING LOT 111R IN THE IN THE
MONTOUR WEST INDUSTRIAL PARK
REV TO LOT 111-113 PLAN OF LOTS
P.B.V. 165, PG. 9
2.416 ACRES (SURVEY)
(I-1) LIGHT INDUSTRIAL DISTRICT

1060 MONTOUR WEST INDUSTRIAL PARK
OFFICE/WAREHOUSE
EXISTING BUILDING
WAREHOUSE / OFFICE
(12,500 SF WAREHOUSE
(2,500 SF OFFICE)

LIGHT
MANUFACTURING
(16,235 SF)
FFE=992.65

N/F
ELECTRIC POWER SYSTEMS INTERNATIONAL INC
D.B.V. 17714 PG. 73
PARCEL I.D. NO.
590-A-15
LOT 110

N/F
KENYON V. & MARY HELEN ARP
D.B.V. 16344 PG. 385
PARCEL I.D. NO.
590-A-6
LOT 301

Drawing Legend	
	PROPOSED BOUNDARY LINE
	RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	PROPOSED ASPHALT WEDGE CURBS

ZONING INFORMATION (MOON TOWNSHIP):		
THE SUBJECT PREMISES LIES WITHIN THE LIGHT INDUSTRIAL ZONING DISTRICT (I-1 DISTRICT). THE AREA AND BULK STANDARDS OF THE I-1 DISTRICT ARE LISTED BELOW.		
	REQUIRED	PROPOSED
ZONING DISTRICT:	(I-1) LIGHT INDUSTRIAL	LIGHT INDUSTRIAL (USE: PROFESSIONAL OFFICE AND WAREHOUSE)
MIN. SITE SIZE:	20,000 SF (0.46 AC)	105,225 SF (2.42 AC)
MIN. LOT WIDTH:	100 FT	147 FT
MAX. BUILDING HEIGHT:	55 FT	<55 FT
PRINCIPAL STRUCTURE:	20 FT	<20 FT
ALL OTHER DISTRICTS:		
MAX. LOT COVERAGE:	65%	42,240 SF = 40%
MIN. FRONT SETBACK (PRINCIPAL BLDG):	50 FT	53.88 FT
MIN. SIDE SETBACK (PRINCIPAL BLDG):	20 FT	20 FT
ADJOINING RESIDENTIAL DISTRICTS:	100 FT	NA
ALL OTHER DISTRICTS:	30 FT	14.25 FT (EXIST) - 20 FT (PROPOSED)
MIN. REAR SETBACK (PRINCIPAL BLDG):	100 FT	NA
ADJOINING RESIDENTIAL DISTRICTS:	30 FT	NA
ALL OTHER DISTRICTS:		
MIN. FRONT SETBACK (ACCS BLDG):	NA	NA
MIN. SIDE SETBACK (ACCS BLDG):	100 FT	NA
ADJOINING RESIDENTIAL DISTRICTS:	20 FT	NA
ALL OTHER DISTRICTS:		
MIN. REAR SETBACK (ACCS BLDG):	50 FT	NA
ADJOINING RESIDENTIAL DISTRICTS:	10 FT	NA
ALL OTHER DISTRICTS:		

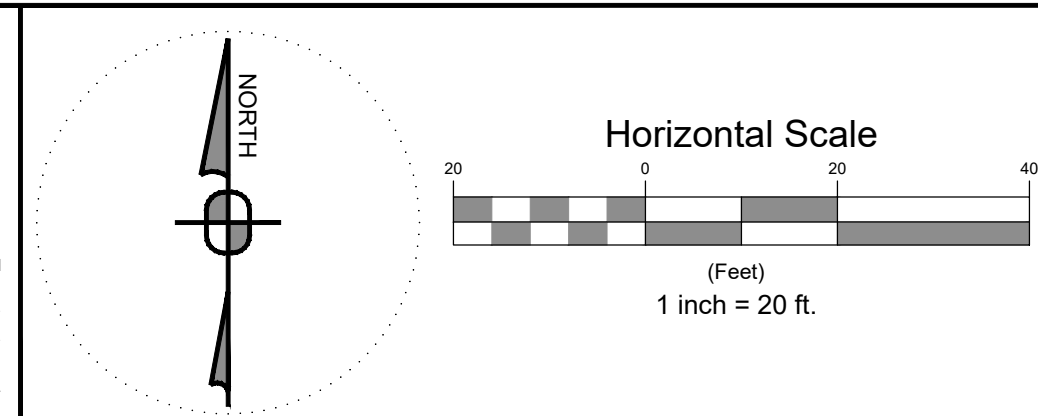
PARKING	
ORDINANCE REQUIREMENT	
WAREHOUSE AND STORAGE:	ONE (1) SPACE PER (1000) SF GROSS FLOOR AREA
OFFICE:	ONE (1) SPACE PER (300) SF GROSS FLOOR AREA
LIGHT MANUFACTURING:	ONE (1) SPACE PER EMPLOYEE
PARKING REQUIRED	
EXISTING LIGHT MANUFACTURING:	10,000 SF = (1) SPACE REQUIRED
EXISTING WAREHOUSE:	12,500 SF = (13) SPACES REQUIRED
EXISTING OFFICE:	2,500 SF = (9) SPACES REQUIRED
PROPOSED LIGHT MANUFACTURING:	17,240 SF = (1) SPACES REQUIRED
TOTAL PARKING REQUIRED:	(24) SPACES
TOTAL PARKING PROPOSED:	(27) SPACES

NOT FOR CONSTRUCTION

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

POCS SER. #: DESIGN - 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:	Revision Description:	By:	Professional Seal:	Prepared For:



Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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**Precision Matthews Machinery
Warehouse Expansion**

Prepared For:
Precision Matthews Machinery Co

Situate In:
North Fayette Township, Allegheny County, Pennsylvania

SITE LAYOUT PLAN	
DRAWING SCALE: 1" = 20'	DESIGNED BY: EM
DATE ISSUED: 6/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 4261	FIELD BOOK #: 4261
CADD#: 4261-C200-SITE LAYOUT.DWG	

Precision Matthews Machinery Co.
Attn: Matt Nadeja
1060 Montour West Industrial Park
Coraopolis, PA 15108
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Sheet No.

C200