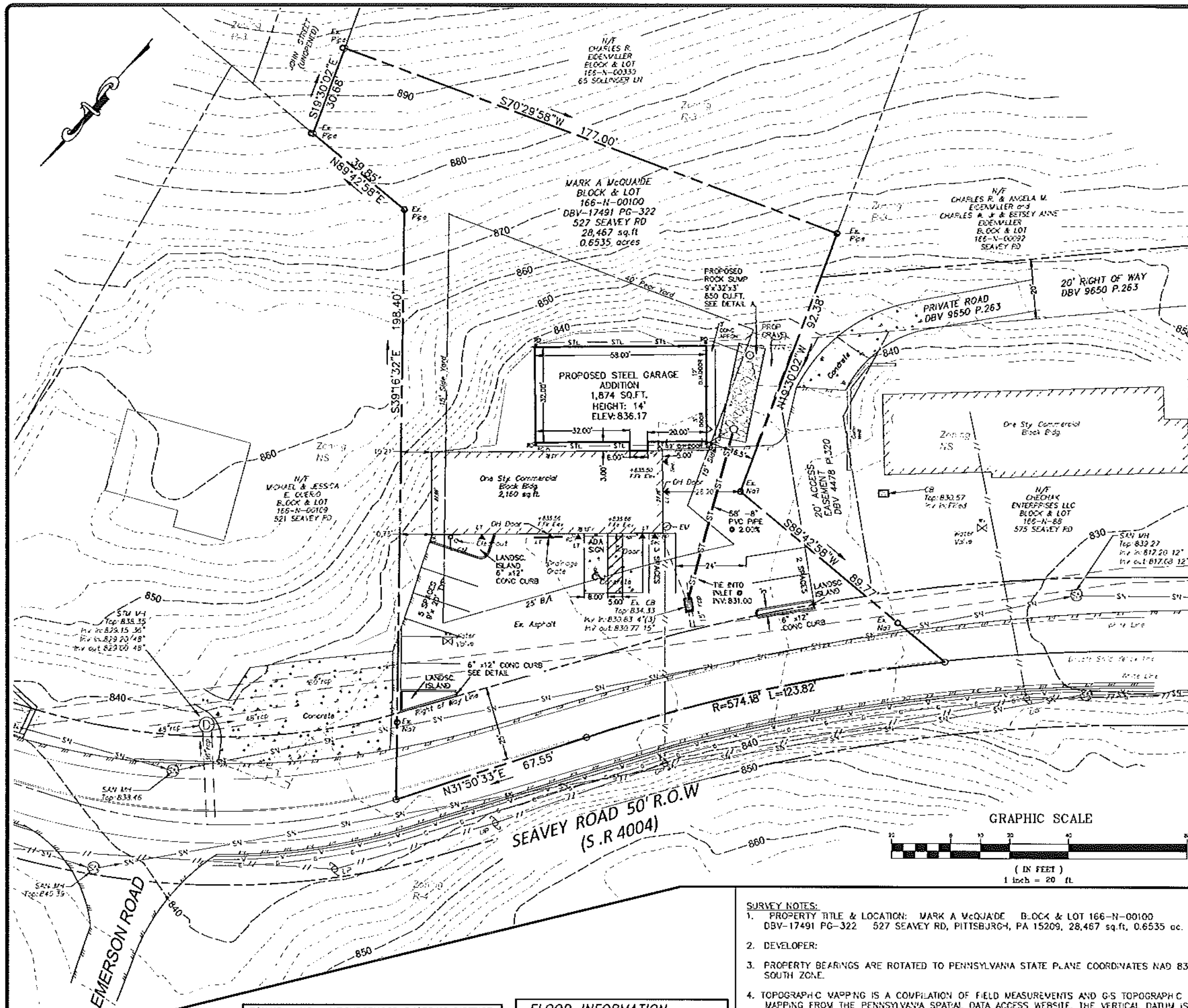
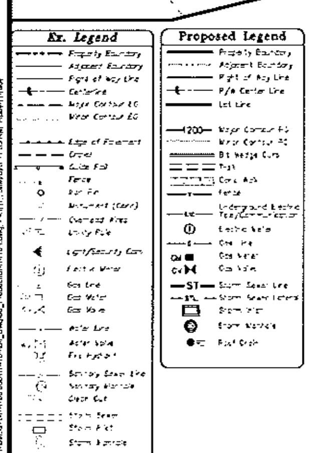




ZONING = NS – NEIGHBORHOOD SHOPPING DISTRICT

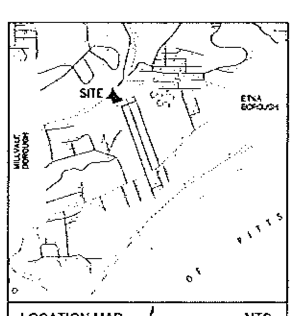
MINIMUM LOT SIZE	= 10,000 SQ.FT.
MINIMUM LOT WIDTH @ B/L	= 75 FEET
MINIMUM FRONT SETBACK	= 25 FEET
MINIMUM REAR SETBACK	= 40 FEET
MINIMUM EXTERIOR SIDEYARD SETBACK	= 25 FEET
MINIMUM INTERIOR SIDEYARD SETBACK	= 15 FEET
MAXIMUM HEIGHT	= 40 FT (2.5 STY)

FLOOD INFORMATION

ZONE X AREA OF MINIMAL FLOOD HAZARD

Areas determined to be outside the 0.2% annual chance floodplain.

PER FEMA FLOOD HAZARD MAP NUMBER 42003C0352H EFFECTIVE DATE: SEPT. 26, 2014. COMMUNITY NUMBER 421101, SHALER TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1 SYSTEM INC
1-800-242-1776

P.O.C.S. SERIAL NUMBER
20231234215

UTILITY INFORMATION

SANITARY SEWERS: GIRTY'S RUN SANITARY SEWER 412-821-3497	GAS: PEOPLES GAS 1-800-764-0111
WATER: HAMPTON-SHALER WATER AUTHORITY 412-486-4867	COMMUNICATION: VERIZON 1-888-438-3457
ELECTRIC: DUQUESNE LIGHT 412-393-7100	COMCAST CABLE 412-771-8100

SURVEY NOTES:

1. PROPERTY TITLE & LOCATION: MARK A McQUAIDE BLOCK & LOT 166-N-00100 DBV-17491 PG-322 527 SEAVEY RD, PITTSBURGH, PA 15209, 28,467 sq.ft, 0.6535 ac.
2. DEVELOPER:
3. PROPERTY BEARINGS ARE ROTATED TO PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE.
4. TOPOGRAPHIC MAPPING IS A COMPILATION OF FIELD MEASUREMENTS AND GIS TOPOGRAPHIC MAPPING FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BASED UPON SURFACE INSPECTION AND THE RESULTS FROM A PA ONE CALL MADE ON 05/03/2023, SERIAL NUMBER 20231234215, NO UTILITIES ARE LOCATED IN THE REAR OF THE PROPERTY. ALL UTILITY INFORMATION FOR THIS PLAN OF LOTS IS BASED ON AN ABOVE GROUND TOPOGRAPHICAL SURVEY AND INFORMATION PROVIDED BY THE RESPONDING UTILITY COMPANIES. THE LOCATION OF SAID UTILITIES SHOULD BE CONSIDERED APPROXIMATE. NO SUBSURFACE UTILITY SURVEY OR EXPLORATION HAS BEEN MADE.

PARKING TABULATIONS

USE	REQUIREMENTS		REQUIRED	PROVIDED
EMERGENCY SERVICE	2 PER EMPLOYEE	2–3 EMPLOYEES	6	10 ON LOT
EMERGENCY VEHICLES	1 PER VEHICLE	3–4 VEHICLES	4	4 IN GARAGES
TOTAL PARKING			10	14

NOTE: GARAGE ADDITION IS FOR STORAGE PURPOSED ONLY

HANDICAP PARKING TABULATION	
1 TO 25 SPACES	= 1 SPACES
VAN ACCESSIBLE (96" ACCESS)	= 1 SPACES
ACCESS ISLE (60" ACCESS)	= 1 SPACES
TOTAL PARKING	= 10 SPACES
TOTAL SPACES PROVIDED	= 1 SPACES

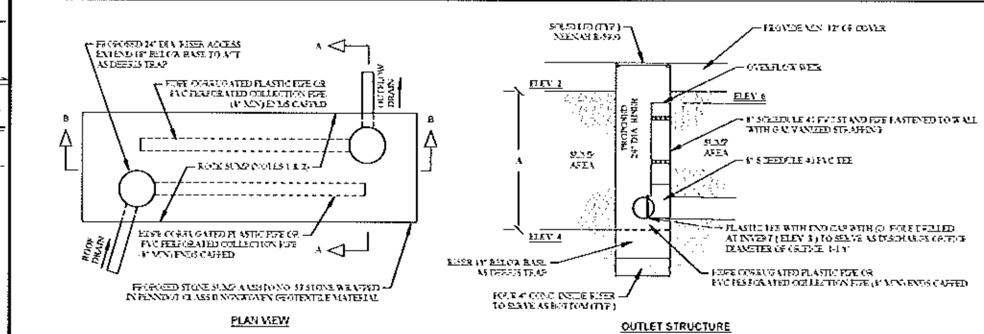
GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL, ILLUSTRATIVE IN NATURE AND REPRESENT THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, AS RELATED TO THEIR PERFORMANCE OF THE WORK NECESSARY TO ESTABLISH THE PRESCRIBED WORK AS OUTLINED BY THESE PLANS AND THE ENGINEER OF RECORD SPECIFICATIONS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, OWNER'S REPRESENTATIVE, AND ENGINEER FOR ANY AND ALL INJURIES AND OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. THE CONTRACTOR TO COMPLY WITH ALL APPLICABLE PENNDOT, LOCAL MUNICIPAL, UTILITY COMPANY, AND PROJECT SPECIFIC STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, PENNSYLVANIA ACT 38 (1991), REQUIRING NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
9. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND REPORTED INVERT ELEVATIONS, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO DETERMINE EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE OWNER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICT. ADDITIONALLY, THERE MAY BE OTHER UNDERGROUND UTILITIES THAT WERE NOT LOCATED DURING THE SURVEY. THE CONTRACTOR SHALL INFORM THE OWNER AND THE ENGINEER IMMEDIATELY AFTER IDENTIFYING ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN TRAVEL WAYS AROUND THE CONSTRUCTION SITE AT ALL TIMES.
11. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE ALL ENGINEERING AND SURVEY SERVICES NECESSARY TO LOCATE AND INSTALL ITEMS AS SHOWN ON THE PLAN DRAWINGS.

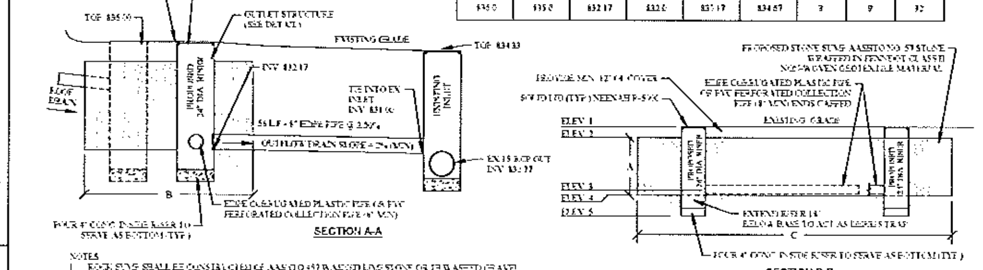
SITE NOTES:

1. *MATERIALS AND METHODS ARE TO CONFORM WITH CONSTRUCTION STANDARDS, OF TOWNSHIP OF SHALER, ALLEGHENY COUNTY PA.*
2. *ALL UTILITIES TO BE INSTALLED IN ACCORDANCE TO THE UTILITY COMPANY STANDARDS.*
3. *LOT COVERAGE: 17% BASED ON NET LOT AREA 23,921 SQ.FT. AND TOTAL BUILDING FOOTPRINT 4,034 SQ.FT.*
4. *CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND HAVING THEM MARKED IN THE FIELD BY THE UTILITY COMPANY PRIOR TO EXCAVATION.*
5. *CONTRACTOR SHALL CONTACT PA. ONE CALL AT 1 800-242-1776 NOT LESS THAN 3-10 WORKING DAYS PRIOR TO DIGGING.*
6. *CONTRACTOR SHALL CONTACT THE TOWNSHIP OF SHALER PRIOR TO ANY CONSTRUCTION.*
7. *ALL UTILITY INFORMATION SHOWN ON THE PLANS IS BASED ON AN ABOVE GROUND TOPOGRAPHICAL SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. NO SUBSURFACE UTILITY SURVEY OR EXPLORATION HAS BEEN MADE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS INFORMATION.*
8. *CONTRACTOR TO VERIFY THE DEPTH OF ALL INVERTS PRIOR TO CONSTRUCTION.*
9. *PROVIDE 18" MIN. VERTICAL SEPARATION BETWEEN ALL UTILITY LINES.*

12. *ALL WORK DONE AND MATERIALS FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF SHALER AND IN ACCORDANCE WITH PENN DOT FORM 408 SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.*
13. *ALL PARKING MARKINGS AND STRIPING ARE REQUIRED TO MEET PENNDOT AND ADA SPECIFICATIONS.*
14. *ANY SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE PIPED AND CONNECTED TO THE STORM SEWER SYSTEM OR EXTENDED TO A NATURAL WATER COURSE AS MAY BE APPROVED BY THE TOWNSHIP ENGINEER.*
15. *THE PROPOSED BUILDING ADDITION IS TO BE USED FOR STORAGE ONLY, AND MUST COMPLY WITH THE ZONING CODE FOR SUCH. ANY OTHER USE OF THE ADDITION SHALL BE PROHIBITED UNLESS THE OWNER PROVIDES OFF-STREET PARKING IN COMPLIANCE WITH THAT USE OR RECEIVES A VARIANCE FROM THE ZONING HEARING BOARD.*
16. *ALL DETAIL AND LOCATION OF SIGNAGE FOR THE BUILDING MUST BE FIRST APPROVED BY THE TOWNSHIP OF SHALER.*
17. *NO EXTERIOR LIGHTING WILL BE ADDED TO THE EXISTING EXTERIOR LIGHTING. SEE PLAN FOR LOCATION OF EXISTING LIGHTING.*
18. *UTILITIES PROPOSED FOR BUILDING ADDITION WILL BE GAS AND ELECTRIC ONLY. NO ADDITIONAL PUBLIC WATER OR SEWAGE FIXTURES WILL BE INSTALLED.*
19. *A PLANNING MODULE FOR LAND DEVELOPMENT WILL BE REQUIRED BEFORE SEWAGE AND WATER FACILITIES WILL BE CONSTRUCTED IN THE GARAGE ADDITION AT A FUTURE DATE.*
20. *PER SHALER TOWNSHIP ZONING CODE SS 225-20 A (4) THE EXISTING BUILDING IS CURRENTLY UNDER PERMITTED USE.*

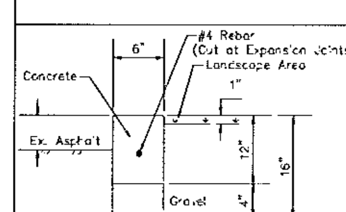


ELEVATION						DIMENSION		
ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	ELEV 6	A	B	C
835.0	835.0	832.17	832.0	[illegible]	834.57	3	9	32



ROCK SUMP DETAIL

NTS



CONCRETE CURB DETAIL

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B SCHMIDT
LAND SURVEYOR
SU 2723

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FAX (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549

NO.	DESCRIPTION	DATE

DATE ISSUED: 03-29-2023

PROJECT STATUS: PRELIMINARY

DRAWING ORIENTATION

PROJECT TITLE:
PROPOSED BUILDING ADDITION
SITE PLAN
Shaler Township, Allegheny County, PA

PROJECT LOCATION
527 Seavey Rd, Pittsburgh, PA 15209
Tax Parcel 166-N-00100, DBV 17491 P.322

CLIENT NAME & ADDRESS
Mark A. McQuaide, rstnova@comcast.net
575 Seavey Road, Pgh Pa 15209

DRAWN BY: RAB	CHECKED BY: MBS
CAD FILE: 14109.dwg	
HORZ. SCALE: 1"=20'	VERT. SCALE: N/A
SHEET: 1 OF 1	
CS101	
PROJECT: 14109	

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