

**NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM SURVEY. UNDERGROUND UTILITIES NOT SHOWN WHEN THEY EXIST. THE NATIONAL TRIBUTARY CO. LINE SHOWN IS TAKEN FROM SURVEY. NO RESPONSE RECEIVED PER ONE CALL AND PREVIOUSLY ABANDONED.
- A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE AS AS COMPARED ON F.I.M.A. COUNTY'S PANEL NUMBER 42030303A34 DATED SEPTEMBER 23, 2024. THE PROPOSED BUILDING IS NOT LOCATED IN THE FLOOD ZONE.
- ACCESSIBLE PARKING, PAVEMENT MARKINGS AND SIGNAGE SHALL MEET ADA AND LOCAL ACCESSIBILITY REQUIREMENTS.
- PROVIDE PAVEMENT STRIPING PER PENNDOT SPECIFICATIONS.
- TOTAL EARTH DISTURBANCE EQUAL TO 0.50 AC. AN INDEX PERMIT IS NOT REQUIRED DUE TO BEING < 1 AC.
- ON-SITE SOILS ARE OLIN WEHERT CALLECKA CHANNERY SILT LOAM (OSL), LINDSIE SILT LOAM (Ls), AND NEWARK SILT LOAM (Nls).

**SITE LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR
- EXISTING CURB
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (PROPOSED)
- STORM SEWER MANHOLE
- INLET (PENNDOT TYPE M)
- END-HEAD WALL (PENNDOT TYPE D1)
- UNGRAINED HOME PIPE (AA&B10 M24 S)

NOTE: FACILITIES DENOTED WITH A SLANTED LABEL INDICATE AN EXISTING CONDITION.

**ZONING TABLE (C-2 HIGHWAY COMMERCIAL)**

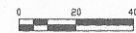
	REQUIRED	PROPOSED
MIN. LOT SIZE	20,000 sf	122,813 sf
MIN. LOT WIDTH	40'	270'
FRONT YARD SETBACK	25'	31.3'
REAR YARD SETBACK (Accessory Structure)	30'	14.2'
SIDE YARD SETBACK	20'	14.8'
MAX. BUILDING HEIGHT	60'	40'
MAX. IMPERVIOUS SURFACE COVERAGE	70%	24%

**PARKING REQUIREMENTS:**  
 MANUFACTURING  
 5000 SF x 1 SPACE/1500 SF = 4 SPACES REQUIRED  
 WAREHOUSE  
 13,000 SF x 1 SPACE/2000 SF = 6 SPACES REQUIRED  
 TOTAL EMPLOYEES = 11  
 PROPOSED PARKING:  
 14 SPACES INCLUDING ADA ACCESSIBLE

**OWNER INFORMATION:**

ATOMIZED MATERIALS COMPANY, INC.  
 205 PARKS ROAD  
 CECIL, PA 15321

- A VARIANCE IS REQUESTED FOR THE FOLLOWING BULK & AREA REQUIREMENTS:
- 240-51.F(1)(b) 20' SIDEYARD FOR PRIMARY STRUCTURES ADJOINING SAME DISTRICT SETBACK OF 14.8' IS REQUESTED.
  - 240-51.E(4) 20' REAR FOR ACCESSORY STRUCTURES A SETBACK OF 14.2' IS REQUESTED.



WIND RIDGE ENGINEERING CO.  
 1000 WIND RIDGE, PA 15305  
 724.438.5200  
 civil engineers • surveyors • landscape architects

**ZONING EXHIBIT**  
**ATOMIZED PROPOSED BUILDING ADDITION**  
 SOUTH FAYETTE TOWNSHIP  
 ALLEGHENY COUNTY - PENNSYLVANIA  
 PREPARED FOR:  
 ATOMIZED MATERIALS COMPANY, INC.

SCALE: 1"=20'  
 DATE: July 2022  
 F.B.:  
 DWG. BY: DMF  
 CAD FILE: ATOMIZED 22-08.DWG  
 JOB No.: 22-20  
 REVISIONS:

SHEET