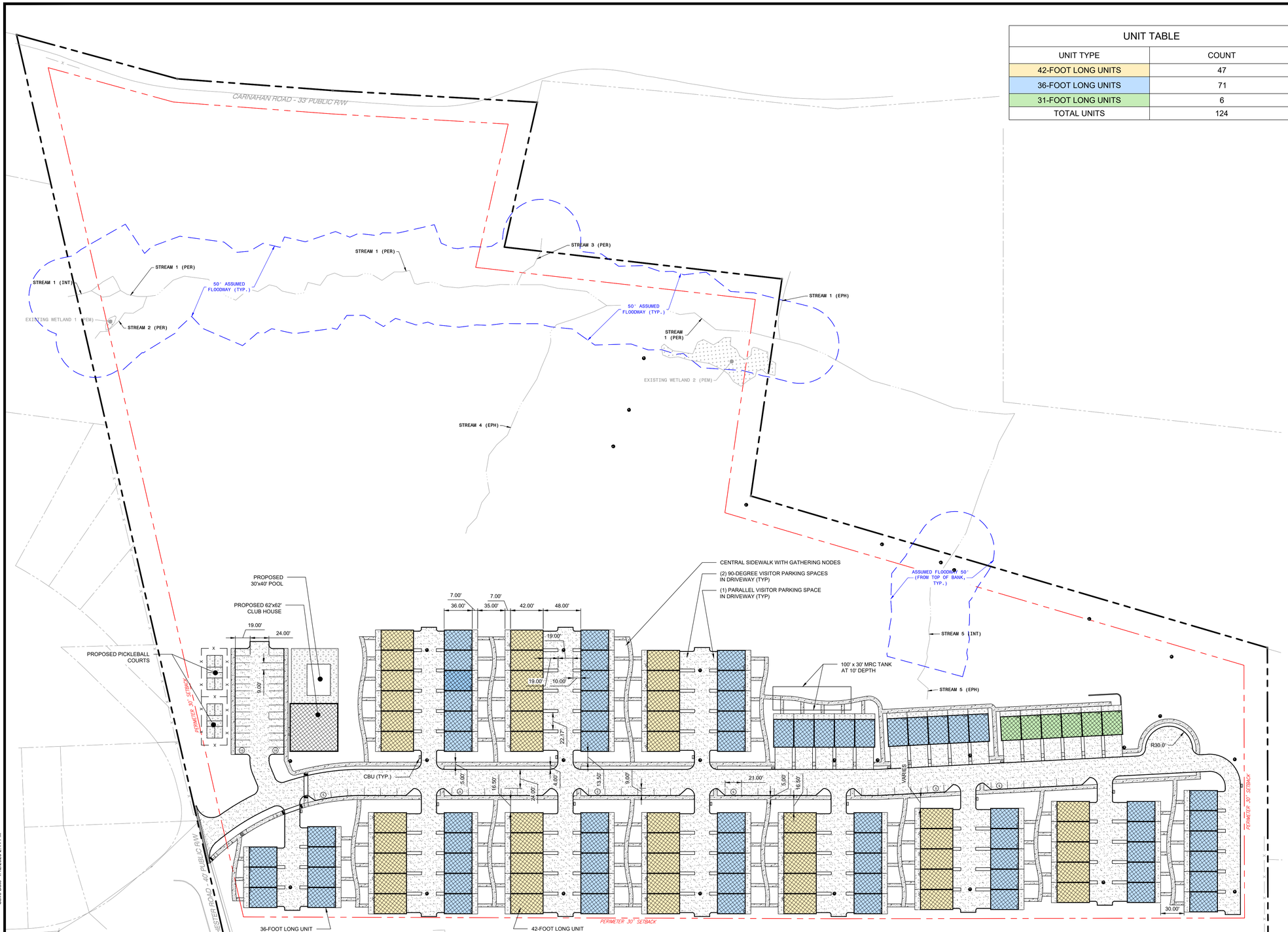

UNIT TABLE

UNIT TYPE	COUNT
42-FOOT LONG UNITS	47
36-FOOT LONG UNITS	71
31-FOOT LONG UNITS	6
TOTAL UNITS	124

SITE LEGEND

	3 C601	PROPOSED 48" STORM MANHOLE
	3 C601	PROPOSED 48" SANITARY MANHOLE
	1 C601	PROPOSED CLEANOUT
	2 C601	PROPOSED TYPE 'M' INLET
	4 C601	PROPOSED HEADWALL/ ENDWALL
	X CXXX	PROPOSED HYDRANT
	X CXXX	PROPOSED LIGHT STANDARD
	8 C600	PROPOSED ADA SYMBOL
	7 C600	PROPOSED CONCRETE WHEEL STOP
	14 C600	PROPOSED BOLLARD
	X CXXX	PROPOSED WALL
	6 C600	PROPOSED CONCRETE SIDEWALK
	5 C600	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	3 C600	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	1 C600	PROPOSED PAVEMENT PATCH
— x — x —	X CXXX	PROPOSED FENCE
		PROPOSED UTILITY POLE
0		PROPOSED PARKING COUNT
		PROPOSED SIGN

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
5. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
6. CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
10. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE I COLOR WHITE.
11. WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

811 Know what's below. Call before you dig. 1-800-242-1776 Serial No. -

NORTH

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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WWW.GATEWAYENGINEERS.COM | PITTSBURGH & BEITER PA | 412-536-5064

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REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
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06	-
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08	-

MARION MANOR TOWNHOMES
2695 WINCHESTER DRIVE
CITY OF PITTSBURGH, PA 15220

PREPARED FOR:
SPLIT ROCK REAL ESTATE PARTNERS, LLC
901 PENNSYLVANIA AVENUE, SUITE 1
PITTSBURGH, PA 15233

SITE PLAN

Project Number: C-47439-0000
Drawing Scale: 1" = 60'
Date Issued: SEPT. 2025
Index Number: --
Drawn By: CRJ
Checked By: CRJ
Project Manager: CRJ

C100

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