

SITE DATA CHART			
ZONING REQUIREMENTS			
ZONING DISTRICT	PLANNED ECONOMIC DEVELOPMENT DISTRICT		
	REQUIRED	PROVIDED	
MIN. LOT AREA			
NON-RESIDENTIAL	0.50 ACRE	0.69 ACRES	
RESIDENTIAL	1,200 SF	2,252 SF	
FLOOR AREA RATIO			
NON-RESIDENTIAL	0.35	0.20	
RESIDENTIAL	1.25	1.20	
MIN. LOT WIDTH			
NON-RESIDENTIAL	100 FT	150 FT	
RESIDENTIAL	22 FT	22 FT	
MAX. BUILDING HEIGHT			
NON-RESIDENTIAL	50 FT	50 FT	
TOWNHOUSE	35 FT	35 FT	
GARDEN APARTMENT	35 FT	N/A	
MIN. FRONT YARD SETBACK			
NON-RESIDENTIAL	50 FT	50 FT (SEE NOTE 3)	
RESIDENTIAL	30 FT	10 FT	
MIN. SIDE YARD SETBACK			
NON-RESIDENTIAL INTERIOR LOT	15 FT	15 FT	
NON-RESIDENTIAL, ABUTTING RESIDENTIAL	50 FT	50 FT	
TOWNHOUSE	0 FT	0 FT	
BETWEEN TOWNHOUSE BUILDINGS	25 FT	25 FT	
MIN. REAR YARD SETBACK			
NON-RESIDENTIAL	25 FT OR BLDG HT, WHICHEVER IS GREATER	25 FT OR BLDG HT, WHICHEVER IS GREATER	
RESIDENTIAL	30 FT	10 FT	
MAX. IMPERVIOUS COVERAGE	80% FOR MIXED USE W/ RESIDENTIAL	55%	
BUFFER ADJOINING RESIDENTIAL USE	20 FT	N/A	
MIN. RESIDENTIAL AREA IN MIXED USE DEVELOPMENT	25%	51%	

- NOTES:**
- THE SETBACK ALONG ROUTE 228 WAS SET AT 30' BY SEVEN FIELDS BOROUGH AS PART OF ADDITIONAL RIGHT-OF-WAY ACQUISITION FROM THE TRACT BY THE BOROUGH, SEE REVISION TO PARCEL 1 OF THE NORTHPOINTE CENTER NORTH PLAN RECORDED DECEMBER 15, 2006, PG 300, PAGE 1.
 - THE REAR YARD SETBACK FOR THE NON-RESIDENTIAL BUILDINGS IS SHOWN AT 25 FEET (EXCEPT FOR THE MEDICAL BUILDING - SEE NOTE 3), IF THE BUILDINGS EXCEED 25 FEET, THE SETBACK MUST BE INCREASED TO EQUAL THE BUILDING HEIGHT, WITH A MAXIMUM HEIGHT / SETBACK OF 50 FEET.
 - THE 3 STORY MEDICAL OFFICE BUILDING LOT SHOWS A 50' REAR YARD SETBACK TO ALLOW THE BUILDING TO BE CONSTRUCTED TO THE MAXIMUM ALLOWABLE HEIGHT, IF DESIRED.

PROPOSED USES:
 TOWNHOMES: 57 UNITS
 MEDICAL OFFICE: 12,000 SF @ 1/175 = 68
 RETAIL SPACE: 13,987 SF @ 1/250 = 56
 RESTAURANT: 4,614 SF @ 1/75 = 61
 DRIVE-THRU EATERY: 1,799 SF @ 1/75 = 24

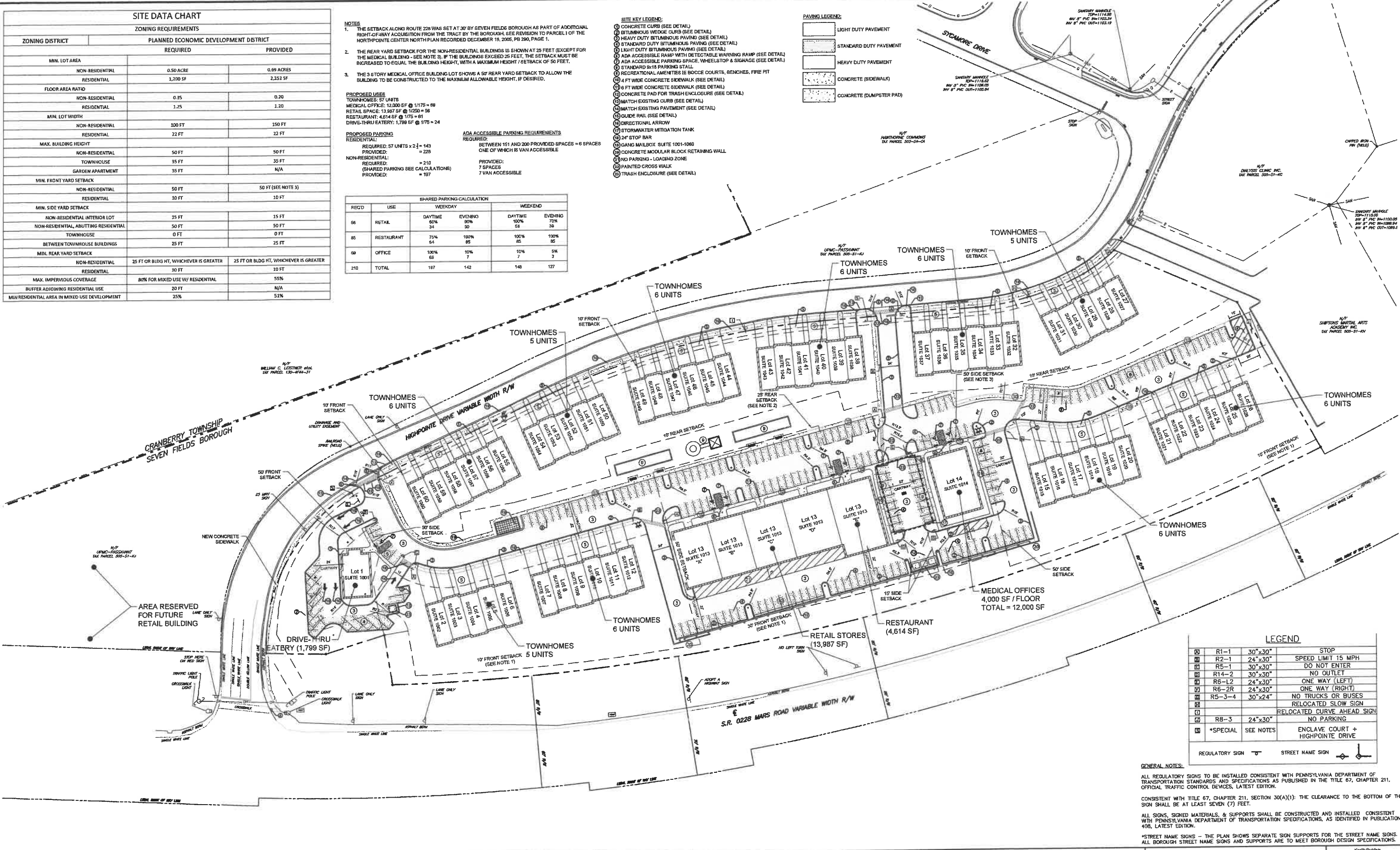
PROPOSED PARKING:
 RESIDENTIAL: REQUIRED: 57 UNITS x 2 = 114
 PROVIDED: 229
 NON-RESIDENTIAL: REQUIRED: > 210
 (SHARED PARKING SEE CALCULATION) PROVIDED: 197

ADA ACCESSIBLE PARKING REQUIREMENTS:
 REQUIRED: BETWEEN 151 AND 200 PROVIDED SPACES = 6 SPACES ONE OF WHICH IS VAN ACCESSIBLE
 PROVIDED: 7 SPACES
 7 VAN ACCESSIBLE

REQD	USE	WEEKDAY		WEEKEND	
		DAYTIME	EVENING	DAYTIME	EVENING
56	RETAIL	60%	80%	100%	70%
85	RESTAURANT	75%	100%	100%	100%
69	OFFICE	100%	10%	10%	5%
210	TOTAL	197	142	146	127

- SITE KEY LEGEND:**
- CONCRETE CURB (SEE DETAIL)
 - BITUMINOUS WEDGE CURB (SEE DETAIL)
 - HEAVY DUTY BITUMINOUS PAVING (SEE DETAIL)
 - STANDARD DUTY BITUMINOUS PAVING (SEE DETAIL)
 - LIGHT DUTY BITUMINOUS PAVING (SEE DETAIL)
 - ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING RAMP (SEE DETAIL)
 - ADA ACCESSIBLE PARKING SPACE, WHEELSTOP & SIGNAGE (SEE DETAIL)
 - STANDARD 8x18 PARKING STALL
 - RECREATIONAL AMENITIES IE BODICE COURTS, BENCHES, FIRE PIT
 - 4 FT WIDE CONCRETE SIDEWALK (SEE DETAIL)
 - 4 FT WIDE CONCRETE SIDEWALK (SEE DETAIL)
 - CONCRETE PAD FOR TRASH ENCLOSURE (SEE DETAIL)
 - MATCH EXISTING CURB (SEE DETAIL)
 - CONCRETE MODULAR BLOCK RETAINING WALL
 - GUIDE RAIL (SEE DETAIL)
 - DIRECTIONAL ARROW
 - STORMWATER MITIGATION TANK
 - 24" STOP BAR
 - GANG MAILBOX SLUICE 1001-1060
 - CONCRETE MODULAR BLOCK RETAINING WALL
 - NO PARKING - LOADING ZONE
 - PAINTED CROSS WALK
 - TRASH ENCLOSURE (SEE DETAIL)

- PAVING LEGEND:**
- LIGHT DUTY PAVEMENT
 - STANDARD DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT
 - CONCRETE (SIDEWALK)
 - CONCRETE (DUMPSTER PAD)



LEGEND

Ⓚ	R1-1	30"x30"	STOP
Ⓛ	R2-1	24"x30"	SPEED LIMIT 15 MPH
Ⓜ	R5-1	30"x30"	DO NOT ENTER
Ⓝ	R14-2	30"x30"	NO OUTLET
Ⓞ	R6-L2	24"x30"	ONE WAY (LEFT)
Ⓟ	R6-2R	24"x30"	ONE WAY (RIGHT)
Ⓠ	R5-3-4	30"x24"	NO TRUCKS OR BUSES
Ⓡ			RELOCATED SLOW SIGN
Ⓢ			RELOCATED CURVE AHEAD SIGN
Ⓣ	R8-3	24"x30"	NO PARKING
Ⓤ	*SPECIAL	SEE NOTES	ENCLAVE COURT + HIGHPOINTE DRIVE

REGULATORY SIGN STREET NAME SIGN

GENERAL NOTES:

ALL REGULATORY SIGNS TO BE INSTALLED CONSISTENT WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AS PUBLISHED IN THE TITLE 67, CHAPTER 211, OFFICIAL TRAFFIC CONTROL DEVICES, LATEST EDITION.

CONSISTENT WITH TITLE 67, CHAPTER 211, SECTION 30(A)(1): THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST SEVEN (7) FEET.

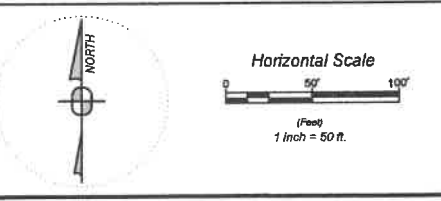
ALL SIGNS, SIGNED MATERIALS, & SUPPORTS SHALL BE CONSTRUCTED AND INSTALLED CONSISTENT WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AS IDENTIFIED IN PUBLICATION 408, LATEST EDITION.

*STREET NAME SIGNS - THE PLAN SHOWS SEPARATE SIGN SUPPORTS FOR THE STREET NAME SIGNS. ALL BOROUGH STREET NAME SIGNS AND SUPPORTS ARE TO MEET BOROUGH DESIGN SPECIFICATIONS.

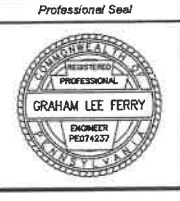
811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - 20171588391
 DWG - 20171588391

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE 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 MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal:	Prepared By:
4/25/18	PRELIMINARY AND FINAL LAND DEVELOPMENT SUBMISSION TO SEVEN FIELDS BOROUGH	GLF		



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 ENGINEERING • SURVEYING

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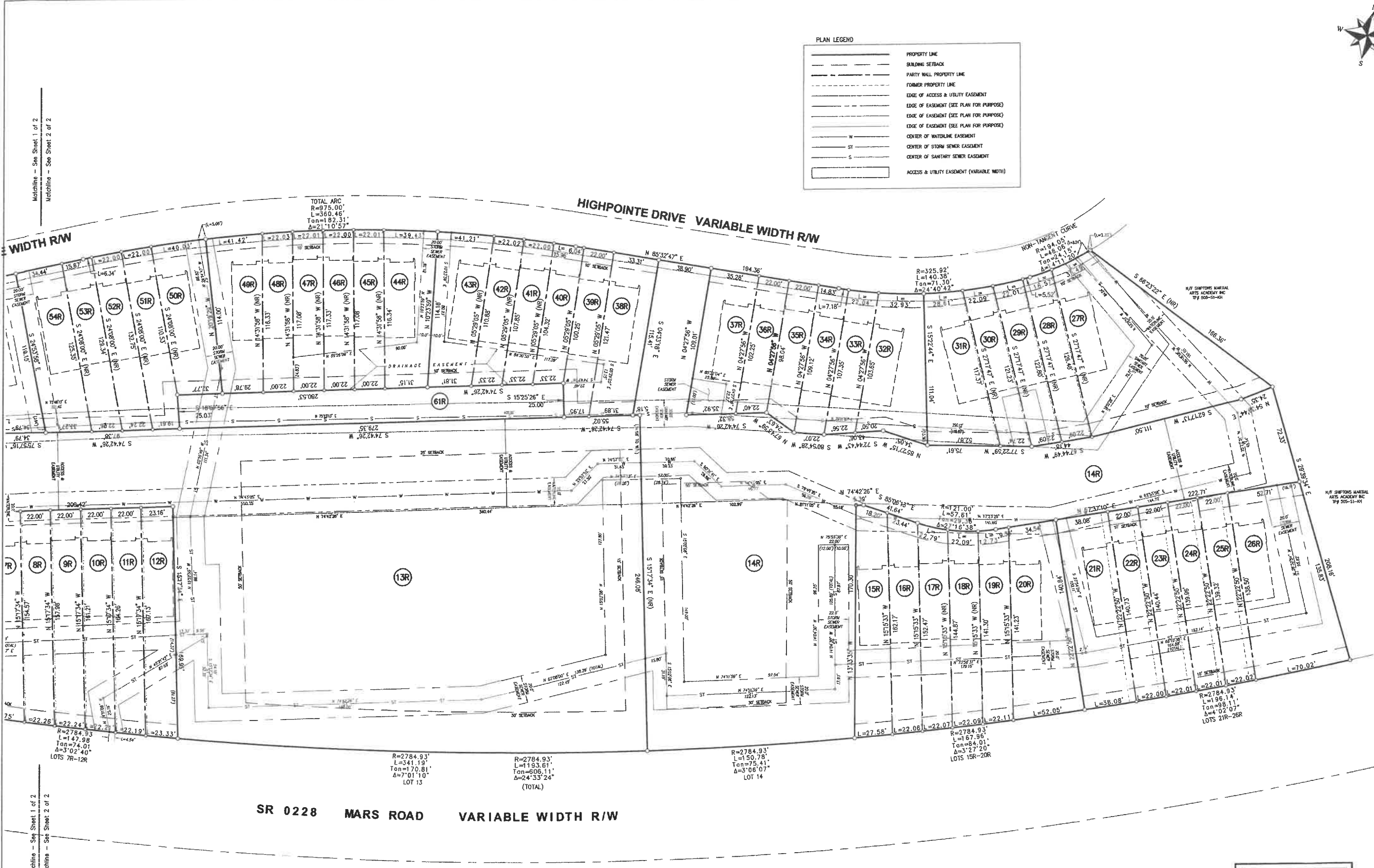
Proposed Mixed-Use Residential & Retail Development Enclave at Highpointe

Prepared For:
Group 7 Development, LLC

Situate In:
Borough of Seven Fields, Butler County, Pennsylvania

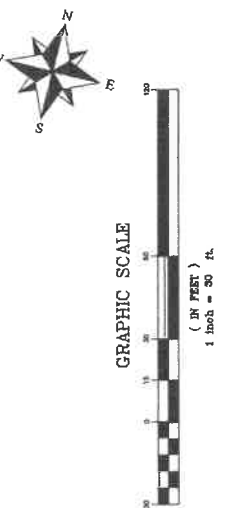
SITE PLAN

DRAWING SCALE: 1" = 50'	DESIGNED BY: GAS	Sheet No. C200
DATE ISSUED: 04/25/2018	REVIEWED BY: GLF	
PROJECT JOB#: 3681	FIELD BOOK #:	
CADD#: 3681_Site_Plan.dwg		



PLAN LEGEND

(Solid line)	PROPERTY LINE
(Dashed line)	BUILDING SETBACK
(Dotted line)	PARTY WALL PROPERTY LINE
(Long-dashed line)	FORMER PROPERTY LINE
(Line with 'A' and 'U')	EDGE OF ACCESS & UTILITY EASEMENT
(Line with 'E')	EDGE OF EASEMENT (SEE PLAN FOR PURPOSE)
(Line with 'W')	EDGE OF EASEMENT (SEE PLAN FOR PURPOSE)
(Line with 'S')	EDGE OF EASEMENT (SEE PLAN FOR PURPOSE)
(Line with 'W')	CENTER OF WATERLINE EASEMENT
(Line with 'ST')	CENTER OF STORM SEWER EASEMENT
(Line with 'S')	CENTER OF SANITARY SEWER EASEMENT
(Line with 'A' and 'U')	ACCESS & UTILITY EASEMENT (VARIABLE WIDTH)



Matchline - See Sheet 1 of 2
Matchline - See Sheet 2 of 2

Matchline - See Sheet 1 of 2
Matchline - See Sheet 2 of 2

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724-482-4382
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ENCLAVE AT HIGHPOINTE
REVISION NO. 1
BOROUGH OF SEVEN FIELDS, BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
GROUP 7
DEVELOPMENT, LLC
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

DRAWING NUMBER: 1028-191373
DRAWING SCALE: 1"=40'
DATE: MARCH 22, 2019
DRAWN BY: JES
REVISIONS:
DATE: PER REVIEW
DATE: ADD NOTE # 12
DATE: REVISION NOTE # 11

PLAN BOOK	PAGE
377	33

SHEET 2 OF 2



Restaurant & Retail Shell Building

**at
 Enclave at Highpointe**

Borough of Seven Fields, Butler County, Pennsylvania

Prepared for:
 Group 7 Development, LLC
 1272 Mars Evans City Road
 Evans City, PA 16033

NO.	DATE	REVISIONS
1	9/05/19	ISSUED FOR PRICING
2	10/30/19	BANK ISSUE SET
3	11/01/19	ISSUED FOR PERMIT AND CONSTRUCTION

SCALE:	AS NOTED
DRAWN BY:	BUC
PROJECT ARCH:	BUC
DATE:	06/03/19
JOB NUMBER:	18-205
DRAWING TITLE:	

OVERALL FLOOR PLAN & INFORMATION

DRAWING NO.

A1

BUILDING CODE INFORMATION:

2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 ANS I 117.1-2009
 USE AND OCCUPANCY: MIXED USE (2015 IBC SECTION 508)
 A-2 ASSEMBLY
 M MERCANTILE

CONSTRUCTION TYPE: 2B
 FIRE-RETARDANT TREATED WOOD PERMITTED IN TYPE 2 CONSTRUCTION PER SECTION 603.1

FIRE PROTECTION SYSTEM: FULLY SPRINKLERED

ALLOWABLE BUILDING HEIGHT (2015 IBC TABLE 504.3)
 OCCUPANCY TYPE A & M = 75'-0"

ALLOWABLE AREA (2015 IBC TABLE 506.2):
 A-2 30,000 SQ FT
 M 50,000 SQ FT
 OCCUPANT LOAD: UNOCCUPIED (SHELL ONLY)

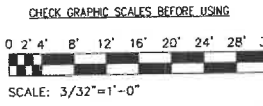
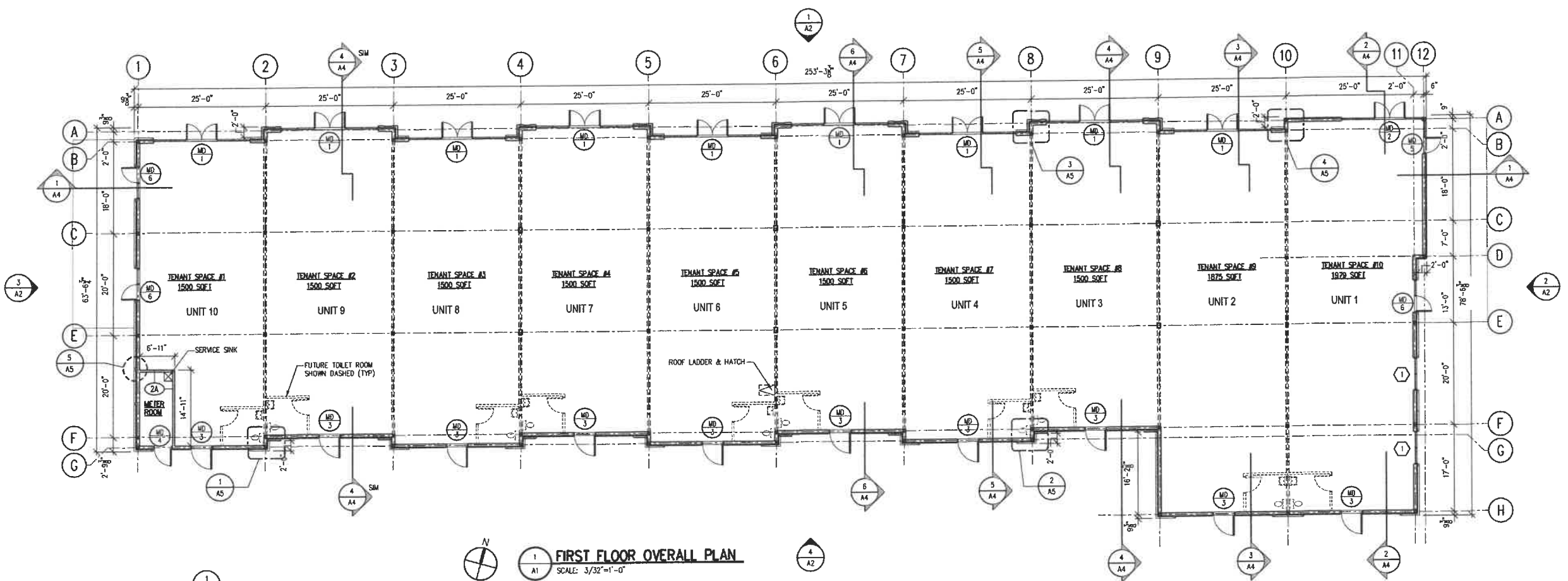
CLIMATE ZONE: 5

INSULATION VALUES (2015 IECC TABLE402.1.3):
 ABOVE DECK: R30d
 METAL FRAMED: R13 + R7.5d
 SLAB ON GRADE (UNHEATED): R10 (24" BELOW)

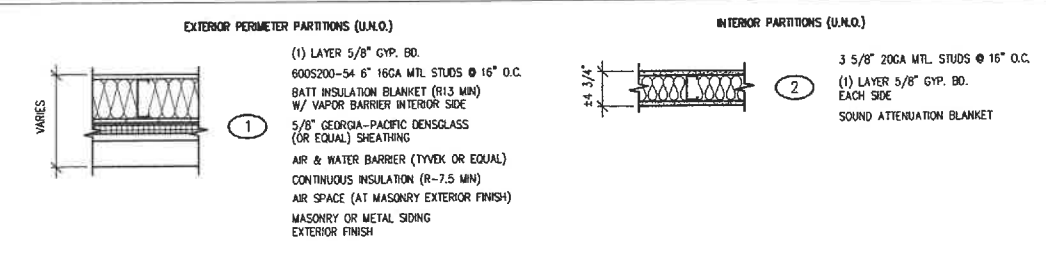
WINDOW/DOOR U FACTOR & SHGC REQUIREMENTS (2015 IECC TABLE402.4):
 FIXED: 0.30
 ENTRANCE DOORS: 0.77

BUILDING SHELL SQUARE FOOT: 15,645

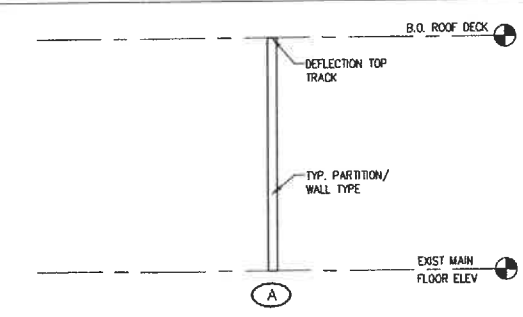
- GENERAL PROJECT NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH THE GOVERNING EDITIONS OF ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
 - CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REGULATIONS. CONTRACTOR SHALL ALSO COMPLY WITH ALL SAFETY REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
 - THIS PROJECT IS SUBJECT TO THE CONDITIONS OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ANS I 117.1-2009.
 - CONTRACTOR SHALL VERIFY, INVESTIGATE AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE COMMENCEMENT OF WORK, AND SHALL REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES OF ANY CONDITION REQUIRING MODIFICATIONS OR CHANGES TO THE ARCHITECT IN WRITING PRIOR TO STARTING THE WORK. IN ALL CASES WHERE CONFLICTS MAY OCCUR THE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
 - ALL ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEM SHALL BE CONCEALED. COORDINATE IN FIELD WITH OWNER AND ARCHITECT.
 - FINISHES ARE TO BE COMPLETED UPON TENANT FIT OUT. ALL EXPOSED GYPSUM BOARD SURFACES SHALL BE SEALED & PRIMED ONLY.



WALL TYPES:



WALL HEAD CONDITIONS:



1. ALL CONSTRUCTION SHALL COMPLY WITH THE GOVERNING EDITIONS OF ALL APPLICABLE GOVERNING CODES AND ORDINANCES.

2. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REGULATIONS. CONTRACTOR SHALL ALSO COMPLY WITH ALL SAFETY REQUIREMENTS OF ALL GOVERNING AUTHORITIES.

3. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ANS I 117.1-2009.

4. CONTRACTOR SHALL VERIFY, INVESTIGATE AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE COMMENCEMENT OF WORK, AND SHALL REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES OF ANY CONDITION REQUIRING MODIFICATIONS OR CHANGES TO THE ARCHITECT IN WRITING PRIOR TO STARTING THE WORK. IN ALL CASES WHERE CONFLICTS MAY OCCUR THE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

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