

PRELIMINARY & FINAL SUBDIVISION & LAND DEVELOPMENT PLANS

Enclave at Highpointe Residential & Retail Development

Borough of Seven Fields, Butler County, Pennsylvania

Prepared For:

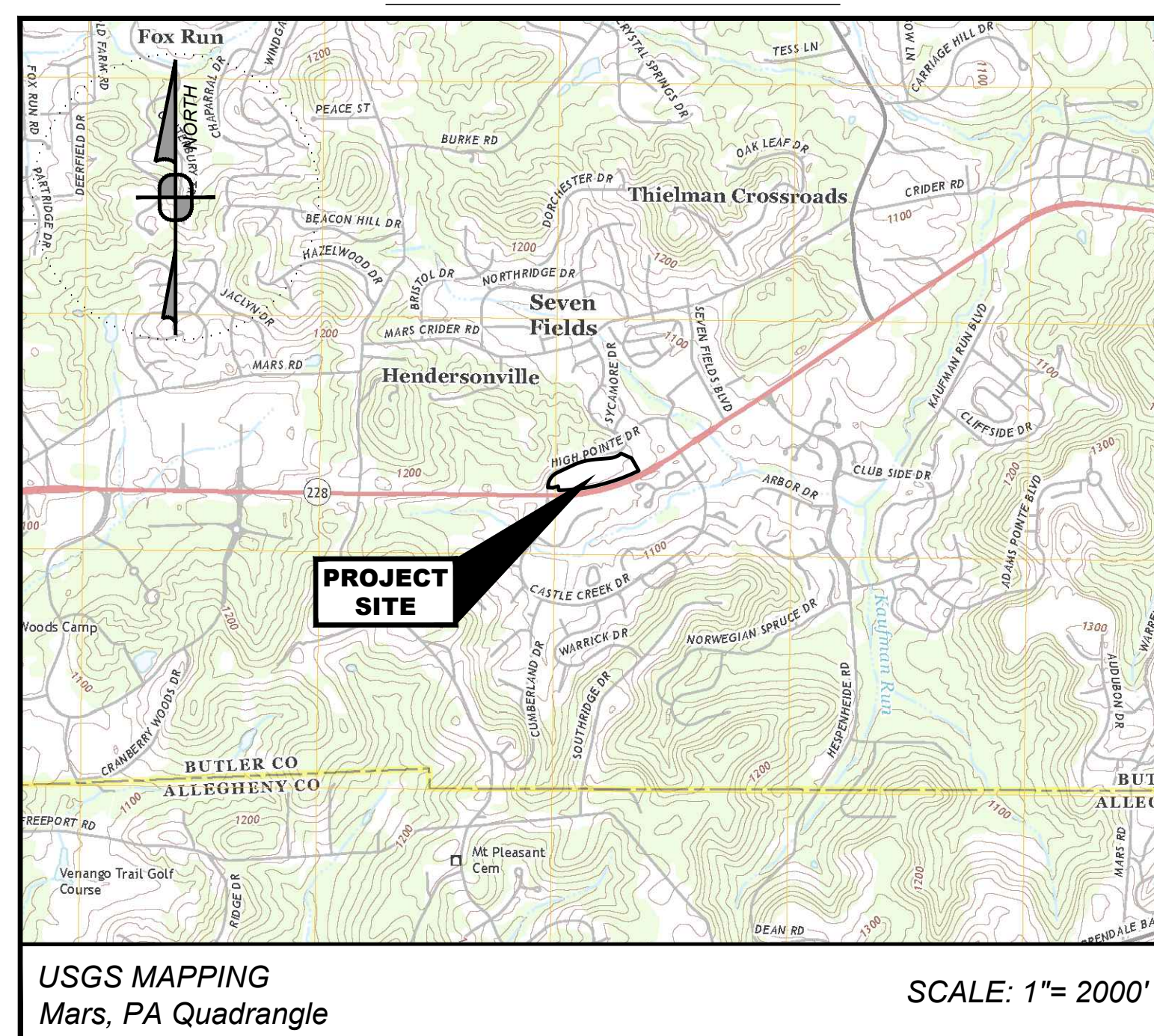
Kaclik Builders

Attn: Chris Kaclik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cjk1@zoominternet.net
Issue Date: April 25, 2018

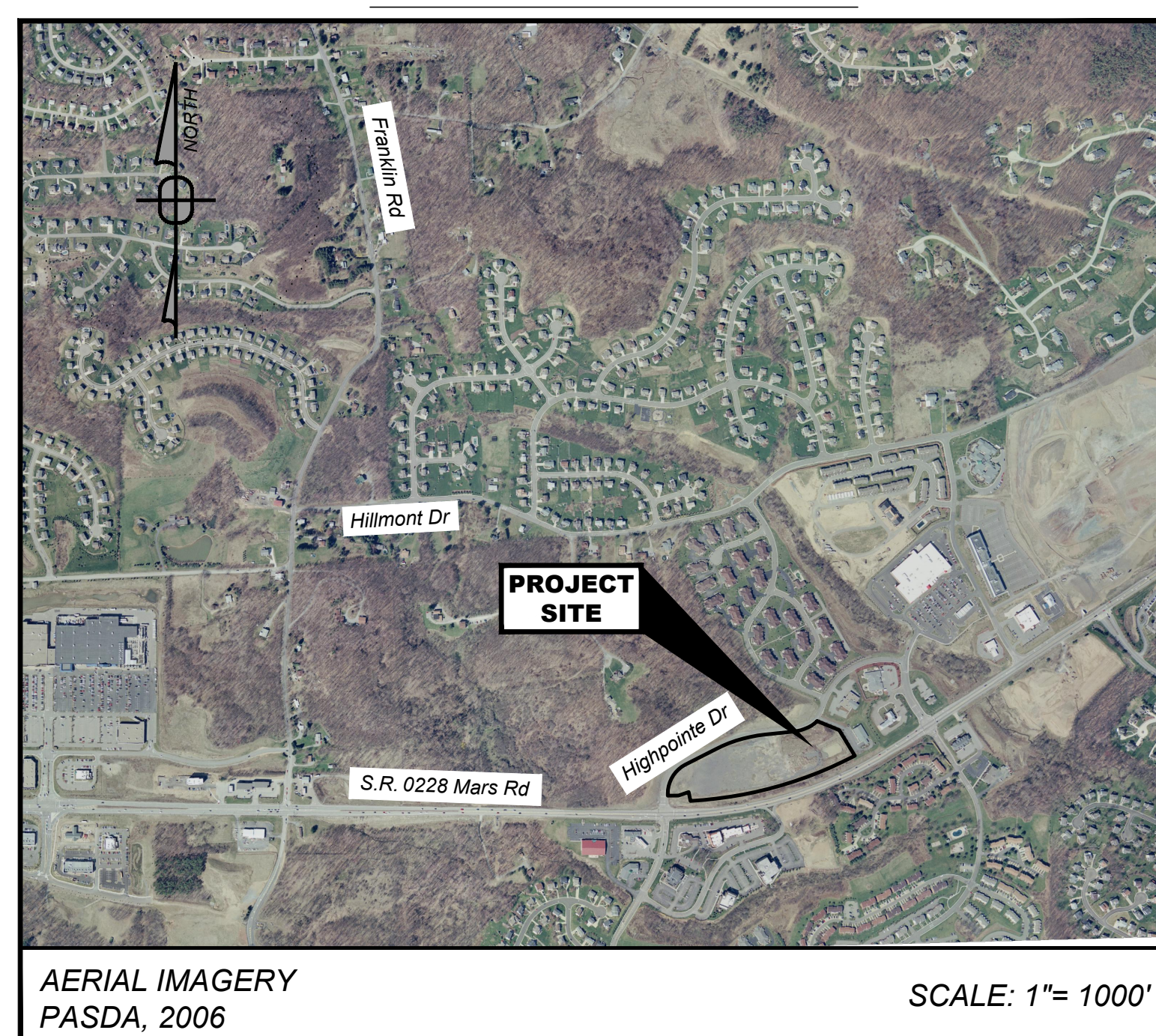
DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	TITLE SHEET
S100	EXISTING CONDITIONS
REC-1	PRELIMINARY SUBDIVISION
REC-2	PRELIMINARY SUBDIVISION
C200	SITE PLAN
C201	GENERAL NOTES AND SITE DETAILS
C202	SITE DETAILS
C300	GRADING PLAN
C301	GRADING PLAN WEST
C302	GRADING PLAN EAST
C400	STORM SEWER PLAN
C401	STORM SEWER PROFILES
C402	STORM SEWER DETAILS
C403	STORM TANK DETAILS
C500	SANITARY SEWER PLAN
C501	SANITARY SEWER PROFILES
C502	SANITARY SEWER DETAILS
C600	WATER AND UTILITY PLAN
C601	WATER AND UTILITY DETAILS
C602	WATER LINE PROFILE PLAN
C700	LANDSCAPE PLAN
C800	SITE LIGHTING PLAN
PCSM1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS
ARCHEL1	ARCHITECTURAL ELEVATION PLAN
ARCHEL2	ARCHITECTURAL ELEVATION PLAN
EMCIRC1	EMERGENCY CIRCULATION PLAN

SITE VICINITY MAP



SITE LOCATION MAP



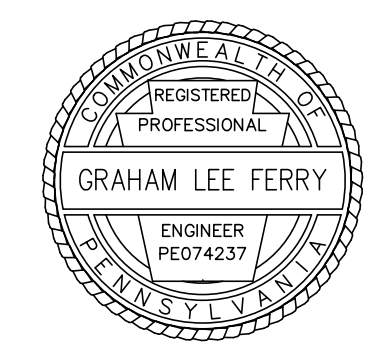
Not For Construction

NOTE:
ALL PROPOSED GRADES, ELEVATIONS, AND SLOPES, AS WELL AS ALL ASSOCIATED ENGINEERING ASSUMPTIONS, ARE BASED SOLELY AND EXCLUSIVELY UPON RESULTS, FINDINGS, AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVING OR OTHER EXCAVATION SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH KNOWLEDGE AND EXPERIENCE IN THE INTERPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRUCTION ACTIVITIES.

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mt. Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com



Project Utility Companies/Agencies

- TELEPHONE:**
CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044
CONTACT: GABE WHITE
PHONE: (724) 443-9521
- GAS:**
PEOPLES NATURAL GAS
261 CENTER STREET
MCKEESPORT, PA 15132
CONTACT: DON ZOMBEK
EMAIL:
DON.ZOMBEK@PEOPLES-GAS.COM
- STORM SEWER & WATER:**
BOROUGH OF SEVEN FIELDS
2000 GARDEN DRIVE, SUITE 100
SEVEN FIELDS, PA 16046
CONTACT: THOMAS SMITH
EMAIL:
BOROUGHMANGER@SEVENFIELDS.ORG
PHONE: (724) 776-3090
- SANITARY SEWER:**
BREAKNECK CREEK REGIONAL AUTHORITY
1166 MARS EVANS CITY ROAD
PO BOX 1180
MARS, PA 16046
CONTACT: MICHAEL DAVIDSON
EMAIL: BCRA01@GMAIL.COM
- ELECTRIC COMPANY:**
PENNSYLVANIA POWER CO
730 SOUTH AVENUE
YOUNGSTOWN, OH 44502
CONTACT: ERIC POWELL
EMAIL:
EPOWELL@FIRSTENERGYCORP.COM
PHONE: 800-720-3600
- CABLE:**
ARMSTRONG
ADDRESS: 531 PERRY WAY
ZELIENOPLE, PA. 16063
CONTACT: OFFICE PERSONNEL
PHONE: 877-277-5711

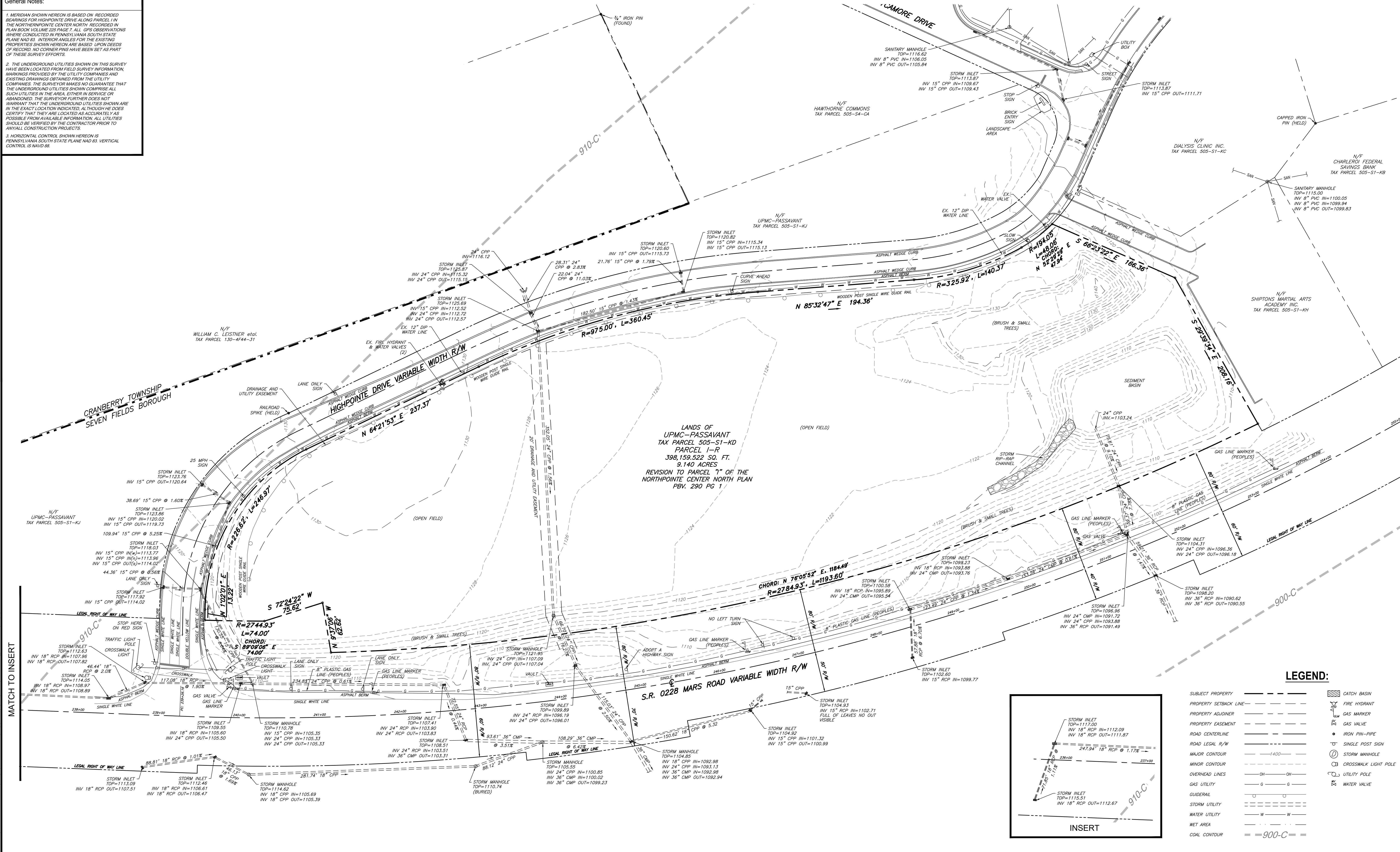
C000

General Notes:

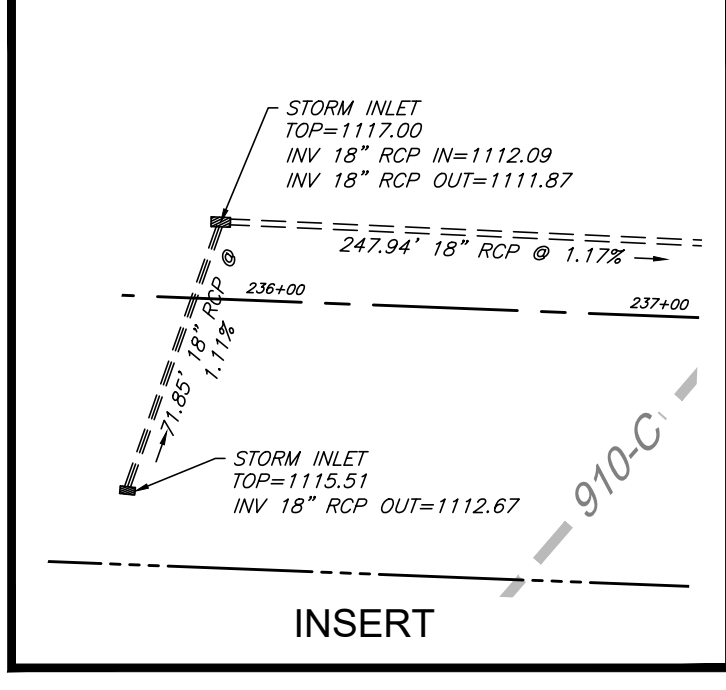
1. MERIDIAN SHOWN HEREON IS BASED ON RECORDED BEARINGS FOR HIGHPOINT DRIVE ALONG PARCEL 1 IN THE NORTHERNPOINT CENTER NORTH RECORDED IN PLAN BOOK VOLUME 325 PAGE 7. ALL GPS OBSERVATIONS WERE CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD. NO CORNER PINS HAVE BEEN SET AS PART OF THESE SURVEY EFFORTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANYWALL CONSTRUCTION PROJECTS.

3. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.



MATCH TO INSERT

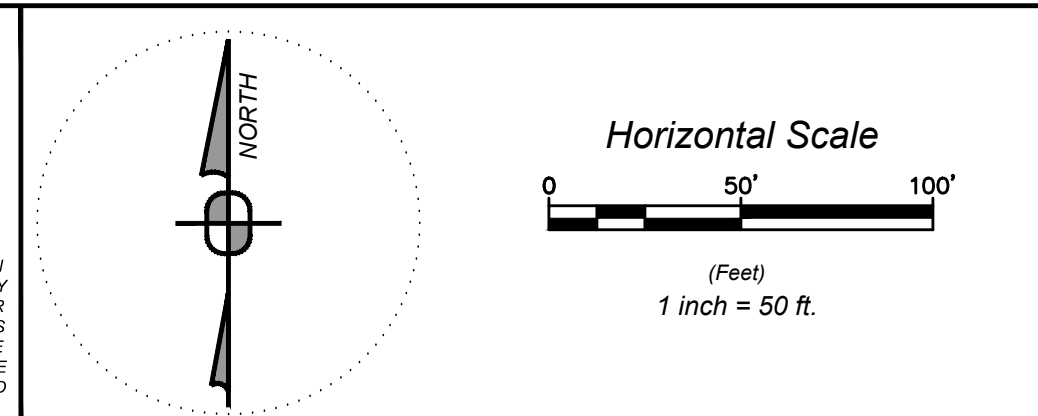


LEGEND:

SUBJECT PROPERTY	---	CATCH BASIN	⊞
PROPERTY SETBACK LINE	---	FIRE HYDRANT	⊞
PROPERTY ADJOINER	---	GAS MARKER	⊞
PROPERTY EASEMENT	---	GAS VALVE	⊞
ROAD CENTERLINE	---	IRON PIN-PIPE	⊞
ROAD LEGAL R/W	---	SINGLE POST SIGN	⊞
MAJOR CONTOUR	---	STORM MANHOLE	⊞
MINOR CONTOUR	---	CROSSWALK LIGHT POLE	⊞
OVERHEAD LINES	---	UTILITY POLE	⊞
GAS UTILITY	---	WATER VALVE	⊞
GUIDERAIL	---		
STORM UTILITY	---		
WATER UTILITY	---		
WET AREA	---		
COAL CONTOUR	---		

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

POCS SER. #: DESIGN - 20171580331
DIG - 20171580316



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

Professional Seal:

Graham Lee Ferry
REGISTERED PROFESSIONAL ENGINEER
PE074237

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Proposed Mixed-Use Residential & Retail Development Enclave at Highpoint

Prepared For:
Group 7 Development, LLC

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

EXISTING CONDITIONS

DRAWING SCALE: 1" = 50'
DESIGNED BY: GAS

DATE ISSUED: 04/25/2018
REVIEWED BY: GLF

PROJECT JOB#: 3681
FIELD BOOK #:

CADD#: 3681 Existing_Conditions.dwg

S100

Kacik Builders
Attn: Chris Kacik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cki1@zoominternet.net

Sheet No.



CORPORATE ADOPTION
KNOW ALL MEN BY THESE PRESENTS:
That UPMC-PASSAVANT, a Pennsylvania non-profit corporation, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property, situated in the Borough of Seven Fields, County of Butler, Commonwealth of Pennsylvania, and for other advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Borough of Seven Fields, County of Butler, UPMC-PASSAVANT hereby covenants and agrees to and by these presents do release and forever discharge the Borough of Seven Fields, County of Butler, of Butler County, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grade that may be established. This dedication and release shall be binding upon UPMC-PASSAVANT its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to be attested by the Secretary, this 20th day of May, A.D. 2018.

UPMC-PASSAVANT(SEAL)
ATTEST:
Secretary (SEAL) President (SEAL)

CORPORATE ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this 20th day of May, A.D. 2018, before me, a Notary Public and for said County and Commonwealth, personally appeared Public and for said County and Commonwealth, personally appeared UPMC-PASSAVANT, a Pennsylvania non-profit corporation, who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation affixed and signed by him and as for the act and deed of the said UPMC-PASSAVANT for the uses and purposes therein mentioned, and that the name of this document subscribed to the said release and dedication of UPMC-PASSAVANT in attestation of the due execution and delivery of said release and dedication of this document's own and proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.
WITNESS MY HAND AND NOTARIAL SEAL this 20th day of May, A.D. 2018.

Notary Public
My Commission Expires the 20th day of May, A.D. 2020.

CERTIFICATION OF TITLE AND CONCURRENT MORTGAGE
I hereby certify that the title to the property contained in the Enclose of Highpointe is in the name of UPMC-PASSAVANT, and is recorded in Deed Book Volume 3355, Page 325.

Witness Owner
consents to the recording of said plan and to the dedications and all other matters appearing on the plan.
Witness Name, Title and Mortgage

SURVEYOR CERTIFICATION

I, David W. LaPearle, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown, that the monuments and markers as shown on the plan have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

Date David W. LaPearle, P.L.S. (SEAL)

BUTLER COUNTY PLANNING COMMISSION APPROVAL
Approved by the Butler County Planning Commission this 20th day of May, A.D. 2018.

(Secretary) (Chairman)

MUNICIPAL APPROVAL
Reviewed and approved by the Borough of Seven Fields Council this 20th day of May, A.D. 2018.

(Secretary) (Chairman)

BOROUGH ENGINEER
Reviewed and approved by the Borough of Seven Fields Engineer this 20th day of May, A.D. 2018.

Date (Engineer) (SEAL)

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume Page(s).
Given under my hand and seal this 20th day of May, A.D. 2018.

(SEAL)

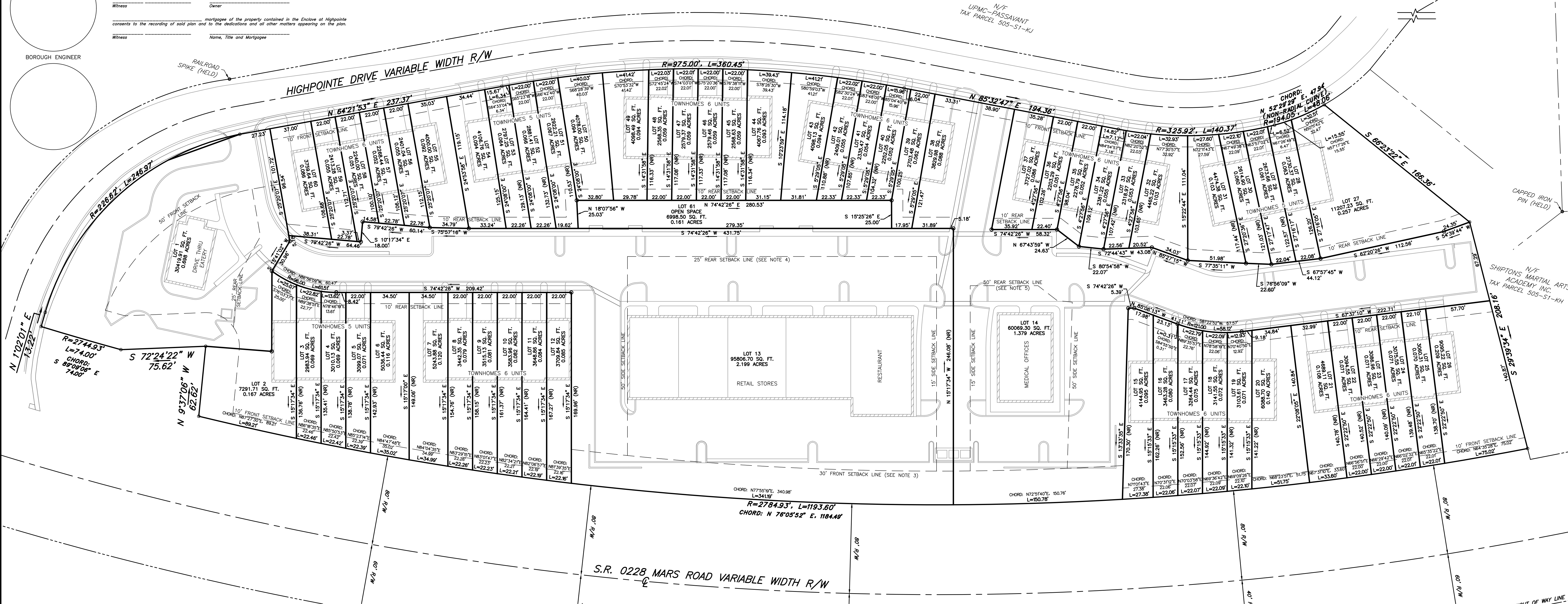
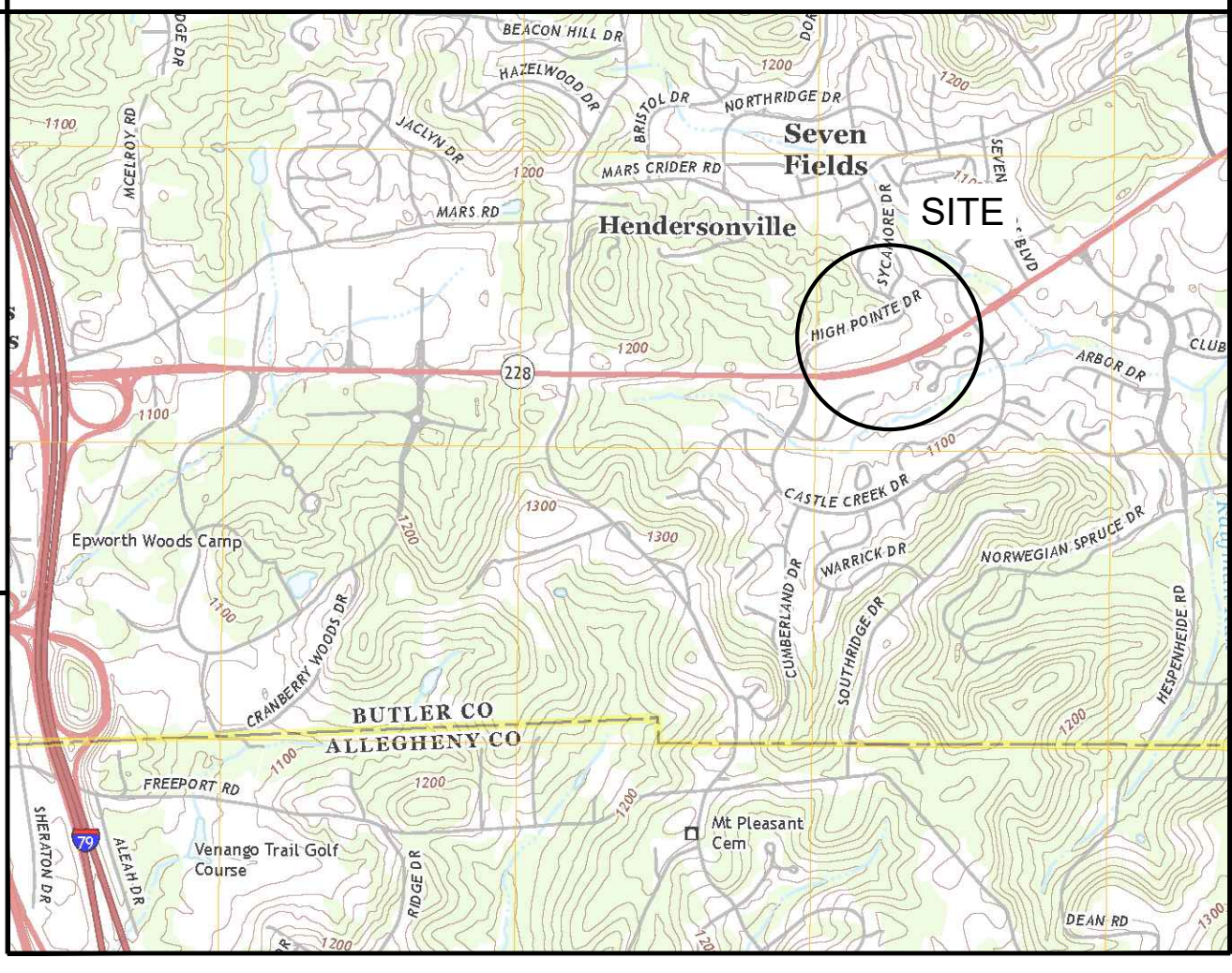
SITE DATA CHART

Table with columns: ZONING DISTRICT, PLANNED ECONOMIC DEVELOPMENT DISTRICT, REQUIRED, PROVIDED. Rows include: MIN. LOT AREA, FLOOR AREA RATIO, MIN. LOT WIDTH, MAX. BUILDING HEIGHT, MIN. FRONT YARD SETBACK, MIN. SIDE YARD SETBACK, MIN. REAR YARD SETBACK, etc.

General Notes:

- 1. MERIDIAN SHOWN HEREON IS BASED ON RECORDED BEARINGS FOR HIGHPOINTE DRIVE ALONG PARCEL I IN THE NORTHERNPORT CENTER NORTH. RECORDED IN PLAN BOOK VOLUME 225 PAGE 7. ALL GPS OBSERVATIONS WERE CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
3. 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 I OF THE NORTHERNPORT CENTER NORTH PLAN RECORDED DECEMBER 16, 2005, PG 290, PAGE 1.
4. 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.
5. 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.

General Location Map: Mars, PA USGS Quadrangle



811 Know what's below. Call before you dig. Includes a north arrow and a horizontal scale of 1 inch = 40 feet.

Table with columns: Date, Revision Description, By, Professional Seal, Prepared By. Contains revision history for the plan.

Professional seal and signature block for Sheffler & Company, Inc. ENGINEERING • SURVEYING. Includes address: 1712 Mt. Nebo Road, Sewickley, PA 15143.

Proposed Mixed-Use Residential & Retail Development Enclave at Highpointe. Prepared For: Kaclik Builders. Situate In: Borough of Seven Fields, Butler County, Pennsylvania.

SUBDIVISION PLAN. DRAWING SCALE: 1" = 40'. DATE ISSUED: 04/25/2018. PROJECT JOB#: 3681. CADD#: 3681_Sub_Plan.dwg.

REC-1. Includes contact information for Kaclik Builders and drawing details.

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 1)
RESIDENTIAL	10 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	10 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

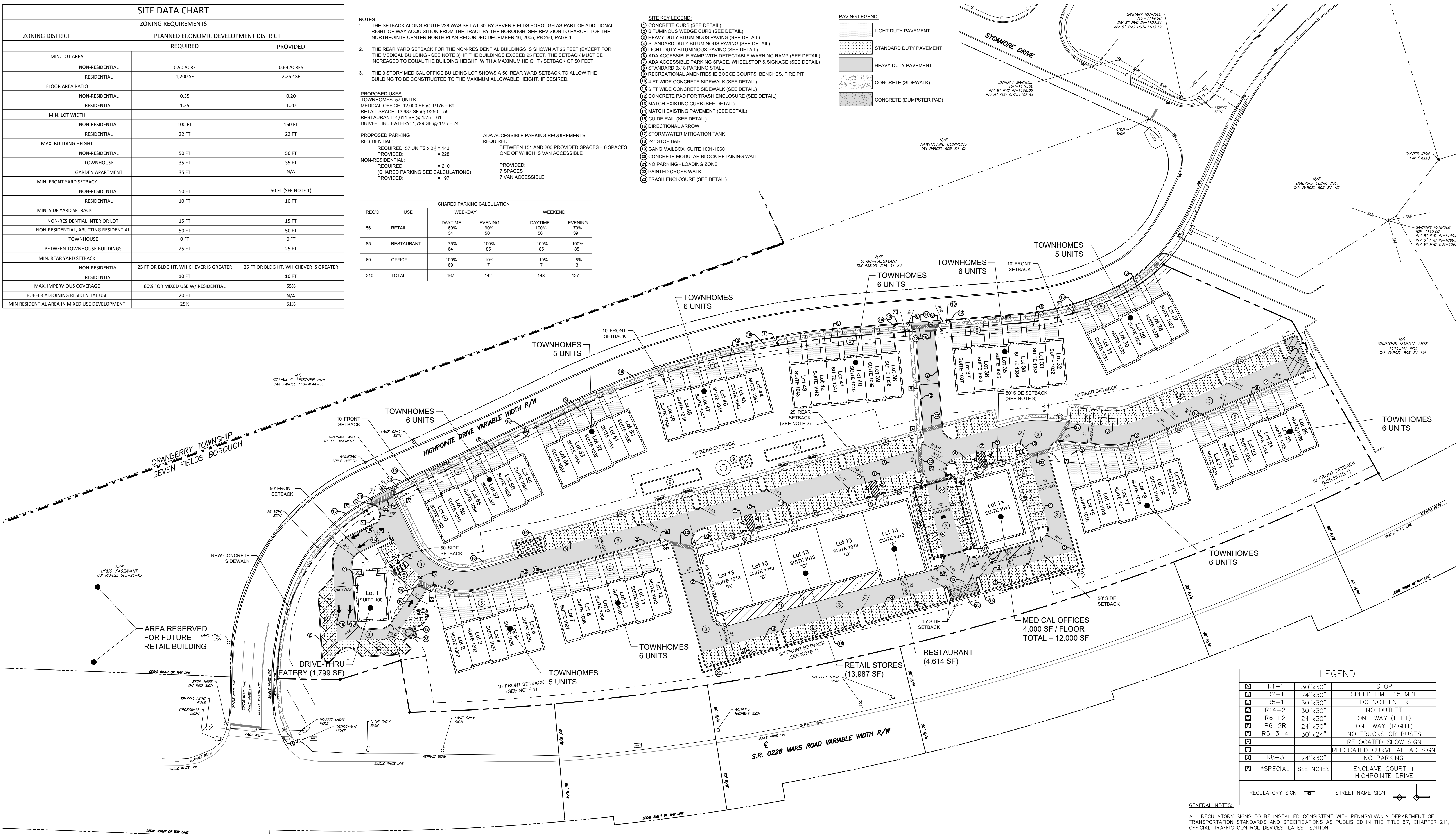
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 - THE REAR YARD SETBACK FOR THE NON-RESIDENTIAL BUILDINGS IS SHOWN AT 25 FEET (EXCEPT FOR THE MEDICAL BUILDING - SEE NOTE 3). IF THE BUILDINGS EXCEED 25 FEET, THE SETBACK MUST BE INCREASED TO EQUAL THE BUILDING HEIGHT, WITH A MAXIMUM HEIGHT / SETBACK 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 = 69
 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 1/2 = 143
 PROVIDED: = 228
 NON-RESIDENTIAL:
 REQUIRED: = 210
 (SHARED PARKING SEE CALCULATIONS)
 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

SHARED PARKING CALCULATION

REQD	USE	WEEKDAY		WEEKEND	
		DAYTIME	EVENING	DAYTIME	EVENING
56	RETAIL	60%	80%	100%	70%
		34	50	56	39
85	RESTAURANT	75%	100%	100%	100%
		64	85	85	85
69	OFFICE	100%	10%	10%	5%
		69	7	7	3
210	TOTAL	167	142	148	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 9x18 PARKING STALL
 - RECREATIONAL AMENITIES IE BOCCO COURTS, BENCHES, FIRE PIT
 - 4 FT WIDE CONCRETE SIDEWALK (SEE DETAIL)
 - 6 FT WIDE CONCRETE SIDEWALK (SEE DETAIL)
 - CONCRETE PAD FOR TRASH ENCLOSURE (SEE DETAIL)
 - MATCH EXISTING CURB (SEE DETAIL)
 - MATCH EXISTING PAVEMENT (SEE DETAIL)
 - GUIDE RAIL (SEE DETAIL)
 - STOP BAR
 - DIRECTIONAL ARROW
 - STORMWATER MITIGATION TANK
 - GANG MAILBOX SUITE 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

Symbol	Code	Dimensions	Description
⊠	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-R2	24"x30"	ONE WAY (RIGHT)
⊠	R5-3-4	30"x24"	NO TRUCKS OR BUSES
⊠	R8-2R	24"x30"	RELOCATED SLOW SIGN
⊠	R5-3-4	30"x24"	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.

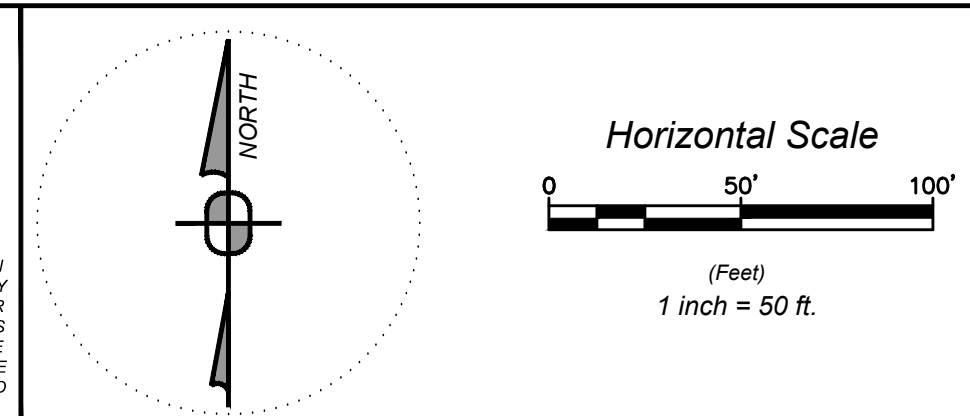
CONSISTENT WITH TITLE 67, CHAPTER 211, SECTION 30(A)(1): THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST SEVEN (7) FEET.

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 - 20171580331
 DIG - 20171580316



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

Professional Seal:

Graham Lee Ferry
 REGISTERED PROFESSIONAL ENGINEER
 PE074237

Sheffler & Company, Inc.
 ENGINEERING • SURVEYING

1712 Mount Nebo Road
 Sewickley, PA 15143
 Office Phone: 412-219-4509
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Proposed Mixed-Use Residential & Retail Development Enclave at Highpointe

Prepared For:
Group 7 Development, LLC

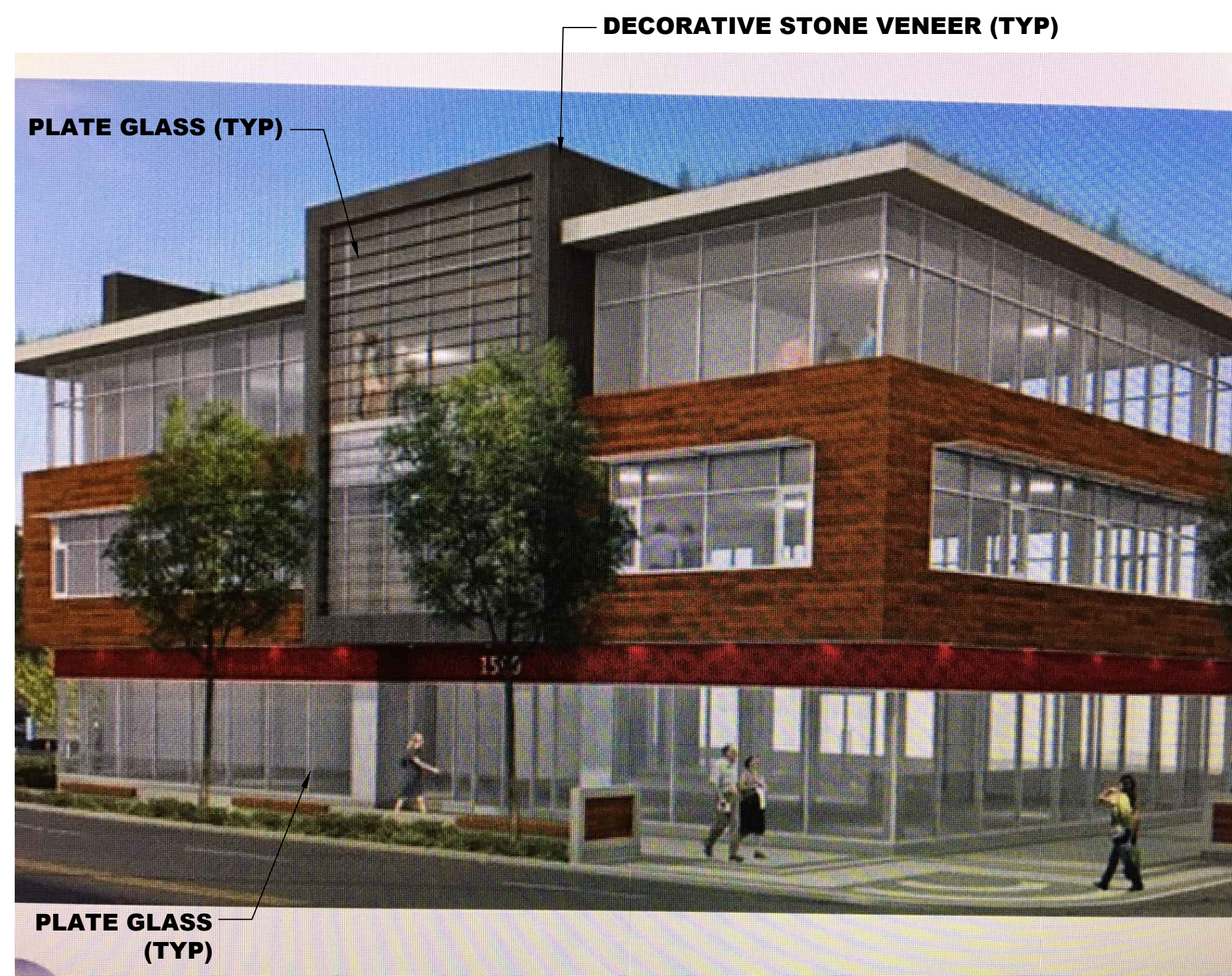
Situate In:
 Borough of Seven Fields, Butler County, Pennsylvania

SITE PLAN

DRAWING SCALE: 1" = 50'
 DESIGNED BY: GAS
 DATE ISSUED: 04/25/2018
 REVIEWED BY: GLF
 PROJECT JOB#: 3681
 FIELD BOOK #:
 CADD#: 3681 Site_Plan.dwg

Kestik Builders
 Attn: Chris Kestik
 1272 Mars-Evans City Road #101
 Evans City, PA 16033
 Email: ck1@zoominternet.net

Sheet No.
C200



MEDICAL BUILDING ELEVATION "A"
NTS



MEDICAL BUILDING ELEVATION "B"
NTS



RETAIL BUILDING ELEVATION "C"
NTS



RETAIL BUILDING ELEVATION "A"
NTS



RETAIL BUILDING ELEVATION "B"
NTS



POCS SER. #: DESIGN - 20171580331
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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 OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:	Professional Seal	Prepared By:



1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Proposed Mixed-Use Residential & Retail Development
Enclave at Highpointe

Prepared For:
Group 7 Development, LLC

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

ARCHITECTURAL ELEVATIONS

DRAWING SCALE: As Shown
DESIGNED BY: GAS

DATE ISSUED: 04/25/2018
REVIEWED BY: GLF

PROJECT JOB#: 3681
FIELD BOOK #:

CADD#: 3681 ArchEl_Plan.dwg

Kacik Builders
Attn: Chris Kacik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cki1@zoominternet.net

Sheet No.

ARCHEL1



TOWNHOME BUILDING ELEVATION "A"
NTS



DRIVE-THRU EATERY BUILDING ELEVATION "A"
NTS



DRIVE-THRU EATERY BUILDING ELEVATION "B"
NTS



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DIG - 20171580316

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 OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:	Professional Seal	Prepared By:



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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

ARCHITECTURAL ELEVATIONS

DRAWING SCALE: As Shown DESIGNED BY: GAS

DATE ISSUED: 04/25/2018 REVIEWED BY: GLF

PROJECT JOB#: 3681 FIELD BOOK #:

CADD#: 3681 ArchEl_Plan.dwg

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Sheet No.

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