

Site Data Table:

ZONING	D-DISTRICT	
APPROVED PLANNED RESIDENTIAL DEVELOPMENT		
LAND AREA	LAND IN SEWICKLEY HILLS BOROUGH: 38.24 AC	
	LAND IN OHIO TOWNSHIP: 2.10 AC	
	LAND IN FRANKLIN BOROUGH: 1.57 AC	
	TOTAL TRACT OF LAND: 41.91 AC	
BUILDING UNIT TYPE - FOR SALE TOWNHOUSES		
TOTAL UNIT TYPE 'A' (+/- 1,504 SF):	95	
TOTAL UNIT TYPE 'B' (+/- 1,746 SF):	57	
TOTAL SINGLE FAMILY LOTS:	23	
TOTAL:	175	
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	0'	20'
SIDE YARD	20' BETWEEN BLDGS.	20' MIN.
REAR YARD	0'	>35'
PARKING	REQUIRED	PROVIDED
PER TOWNHOUSE	2.00	4.00
VISITOR	78 SP.	82 SP.
DENSITY	APPROVED	PROPOSED
GROSS DENSITY:	6.76 DU/AC	4.34 DU/AC
NET DENSITY:	9.73 DU/AC	6.03 DU/AC
*BASED NET SITE AREA (27.55 AC); CALCULATIONS OF APPROVED PRD PLAN DATED 10/24/03		

0 80' 160'

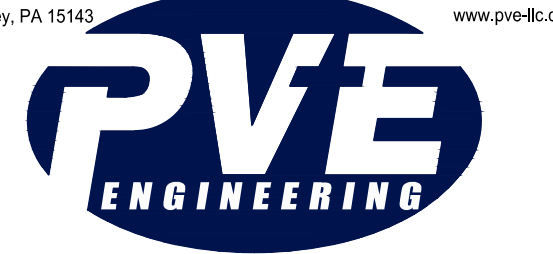
Drawing Scale:
1" = 80'

NOT FOR CONSTRUCTION

ISSUED FOR PERMIT REVIEW

Waterfront Corporate Park III, Suite 101
2020 Georgetown Drive
Sewickley, PA 15143

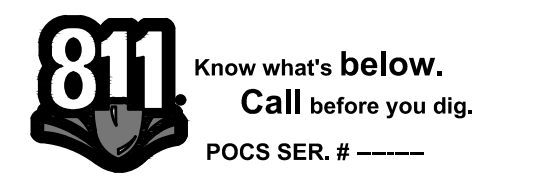
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Civil Engineering • Land Development • Planning
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THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSONS NAMED ABOVE AND FOR THE PROJECT NOTED ON THE DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.



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

DATE ISSUED: **NOVEMBER 16, 2017**

PLAN REVISIONS

DATE	DESCRIPTION
1	
2	
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Situate In:
Sewickley Hills Borough, Allegheny County, Pennsylvania

Project Name:
**VILLAGE OF SEWICKLEY HILLS
PLANNED RESIDENTIAL DEVELOPMENT**

Drawing Name:
OVERALL SITE PLAN

Project No: **60020** Drawing No: **C-300**

INTERSTATE ROUTE 79 - S.R. 6013
(VARIABLE WIDTH PUBLIC R/W)