



SITE DATA
 MINIMUM LOT SIZE: 21,780 SF (1/2 ACRE)
 MINIMUM LOT WIDTH AT STREET ROW LINE: 100 FT
 MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK LINE: 100 FT
 MINIMUM FRONT YARD: 40 FT, 15 FT FROM COMMERCIAL SERVICE STREETS
 MINIMUM REAR YARD: 30 FT; ACCESSORY: 10 FT
 MINIMUM SIDE YARD: 15 FT; ACCESSORY: 10 FT

CROSS SECTION A-A PROFILE
 HORIZONTAL SCALE : 1"= 100'
 VERTICAL SCALE : 1"=20'

CROSS SECTION B-B PROFILE
 HORIZONTAL SCALE : 1"= 100'
 VERTICAL SCALE : 1"=20'

PROPOSED 12 ADDITIONAL
 PARKING SPACES

SITE DATA
 CURRENT ZONING: MU
 USE: OFFICE (PERMITTED)
 4,000 SF PER FLOOR - (3) FLOORS
 12,000 SF TOTAL
 PARKING REQUIRED: 1/250 SF = (48) SPACES
 (48) SPACES SHOWN

SITE DATA
 CURRENT ZONING: MU
 USE: RETAIL (PERMITTED)
 12,000 SF RETAIL SHOWN
 PARKING REQUIRED: 1/250 SF
 (48) SPACES, PLUS EMPLOYEE
 (69) SPACES SHOWN

811 Know what's below.
 Call before you dig.
 POCs SER. #: 2017

Horizontal Scale
 1 inch = 100 ft.

Date:	Revision Description:	By:	Professional Seal
7/12/2019	Township Submittal	GLF	

Prepared By:
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 ENGINEERING • SURVEYING
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Williams Property Commercial Development
 Prepared For:
Sandy Hill Development, LLC
 Situate In:
Jackson Township, Butler County, Pennsylvania

CONCEPT LAYOUT PLAN

DRAWING SCALE: 1" = 100'	DESIGNED BY: AGM
DATE ISSUED: 07/12/2019	REVIEWED BY: GAS
PROJECT JOB#: 3771	FIELD BOOK #: ---
CADD#: WILLIAMS PROP - WORKING SITE 1.DWG	

Sandy Hill Development, LLC
 1712 Mt. Nebo Road
 Sewickley, PA 15143
 Phone: 412-219-4509
 Sheet No.
CP-01

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.