

FRESENIUS KABI LAND DEVELOPMENT

SITUATE IN

TOWNSHIP OF CRANBERRY BUTLER COUNTY, PA

MARCH 30, 2018

REV. MAY 1, 2018 REVIEW COMMENTS

DEVELOPER:

FRESENIUS KABI
770 COMMONWEALTH DRIVE,
WARRENDALE, PA 15086

ARCHITECT:

ARCHITECTURAL INNOVATIONS, LLC
1003 MCKNIGHT PARK DR
PITTSBURGH, PA 15237

SURVEYOR/SITE ENGINEER:

TAIT ENGINEERING, INC.
908 PERRY HWY.
PITTSBURGH, PA 15229
TELE. 412.364.6090



VICINITY MAP
SCALE = N.T.S.

2018-2019 DEVELOPMENT PROJECTS	
2018-2019 DEVELOPMENT PROJECTS	
TRUCK WASH	20 FEET
SALE YARD	20 FEET
TRUCK WASH	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET
SALE YARD	20 FEET

DRAWING LIST:

SITE PLANS

SHEET 1 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 4 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
SHEET 7 OF 9
SHEET 8 OF 9
SHEET 9 OF 9

EXISTING CONDITIONS PLAN
SITE PLAN
GRADING PLAN
EROSION CONTROL PLAN
LANDSCAPE & MAINTENANCE PLAN
LIGHTING PLAN
EROSION CONTROL DETAILS
CONSTRUCTION DETAILS
CONSTRUCTION DETAILS

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 35, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free:

1-800-242-1776 2018 8008 1439



TAIT
ENGINEERING, INC.

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
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e: taitemg@taitemg.com

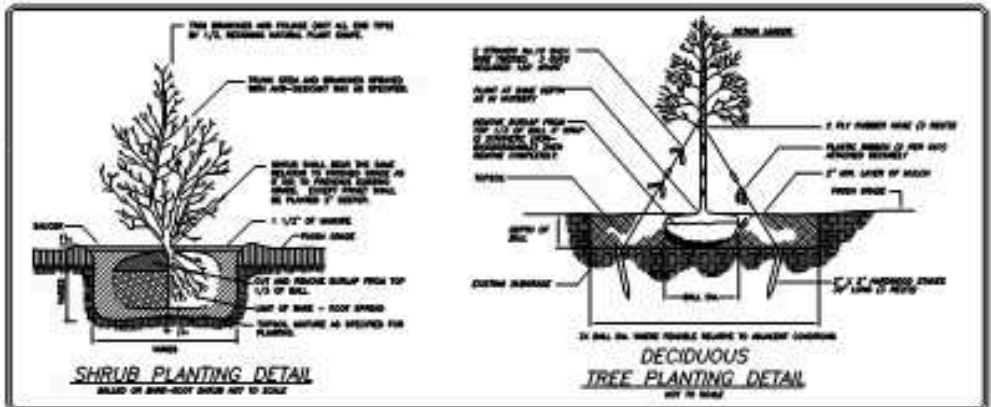
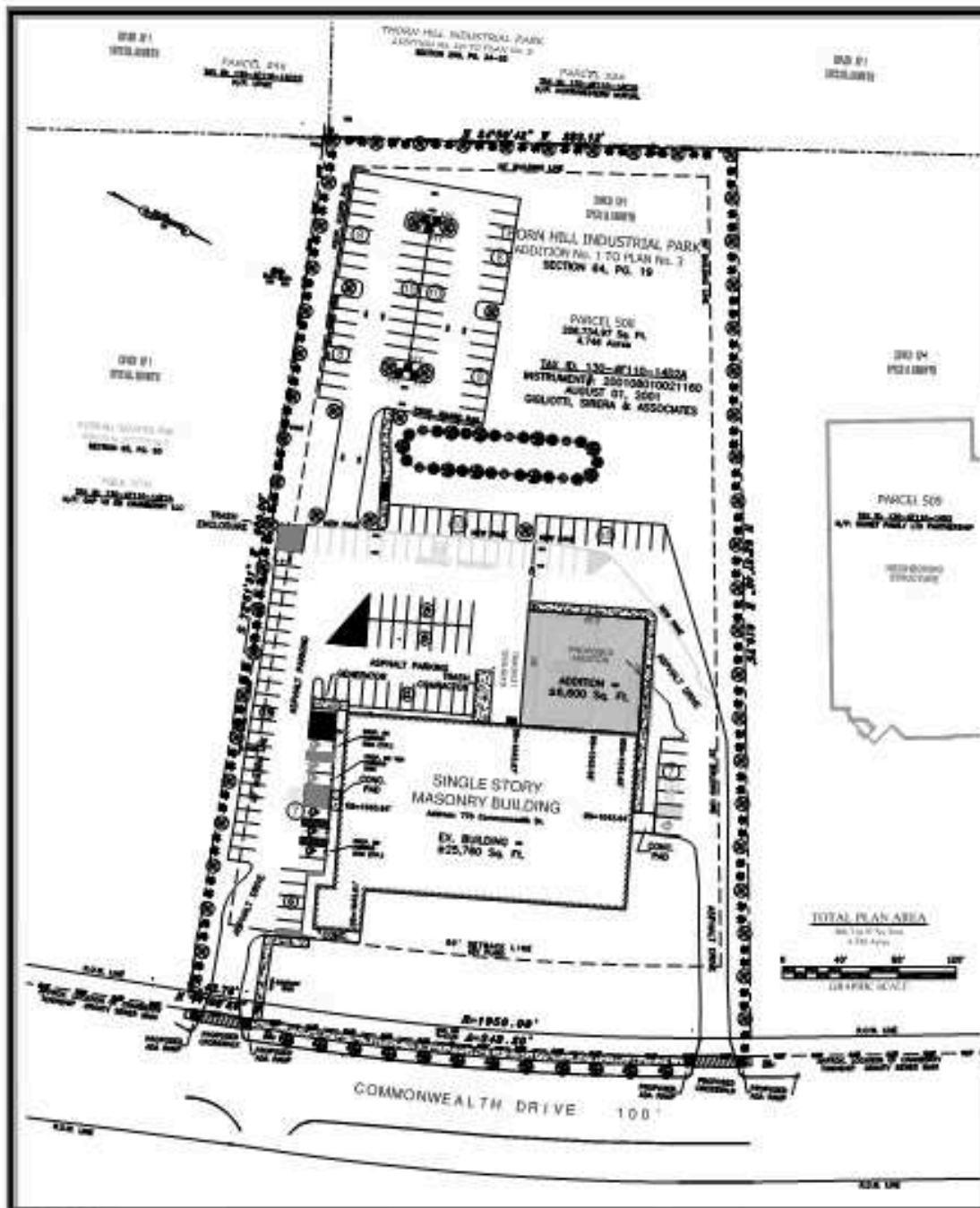


76

Commonwealth Dr

Keystone Dr





PLANTING REQUIREMENTS

STREET TREES (1) STREET TREE PER 20' LENGTH FEET OF STREET FRONTAGE COMMONWEALTH DR. (200' W/20' = 11.2 - USE 12 TREES REQUIRED: (12) STREET TREE PROVIDED: (12)		NEW LIGHT FIXTURES NEW LIGHT FIXTURES REQUIRE SUNDRIES WITH EXTENDED SHADOW REQUIRED: (2) NEW LIGHT FIXTURE PROVIDED: (2) EXTENDED SHADOW HARVEST VIEW	
PER SECTION 21-117.2 ONE DECIDUOUS TREE + 2 SHRUBS OR TWO EXTENSIVE TREES + 2 SHRUBS PER 20' OF FRONTAGE. NEW ROAD PERMETER = 600' x 12' = 6,000 L.F. PERMETER, USE 100' 1000 / 10 = 100 LEAVE OPEN ONE = 80 DECIDUOUS TREES + 160 SHRUBS		PER SECTION 21-117.3 2 EXTENSIVE TREES + 2 SHRUBS PER 100 L.F. OF ROAD PERMETER (PERMETER = 300 L.F.) 11 PROVIDED	

*SHRUBS LANDSCAPE (SHRUBS TREES + SHRUBS) MUST BE ANNUALLY WATERED THROUGHOUT PERMITS SEE NOTE 1.

Landscaping Standard

1. All trees and shrubs shall be planted in accordance with the following standards:

2. All trees shall be planted in accordance with the following standards:

3. All shrubs shall be planted in accordance with the following standards:

PLANT LIST

LOCATION	COMMON NAME	SCIENTIFIC NAME	SIZE	SYMBOL
STREET/CANOPY TREE (12+12) REQUIRED	FLOWERING ORANGEAPPLE**	MALUS CORNUM**	2.5' CALIPER MIN.	☼
DECIDUOUS TREE (20+11+12) REQUIRED	RED MAPLE**	ACER RUBRUM**	2.5' CALIPER	☼
SHRUBS:				
EVERGREEN SHRUB (2)	HAFFIELD YEW**	TAXUS + MEDIA VITIFOLIA**	24" TALL MIN.	☼ 1/2
PERMETER (100)	ARBOREOUS VIBURNUM**	VIBURNUM DECEASELUM**	24" TALL MIN.	☼
EVERGREEN TREE (10) REQUIRED	EMERALD GREEN ARBOREUS**	TAXUS OCCIDENTALIS**	6' TALL	☼
ORNAMENTAL TREE (6) REQUIRED	EASTERN REDBUD	CERIS CHRYSON	2.5' CALIPER	☼

*SHRUBS LANDSCAPE (SHRUBS TREES + SHRUBS) MUST BE ANNUALLY WATERED THROUGHOUT PERMITS SEE NOTE 1.
**SEE SUPPLEMENTAL SPECIFICATIONS FOR QUALITY STANDARDS APPROVED SPECIES.

LANDSCAPE PLAN
 SUBMITTED BY
**CRANBERRY TOWNSHIP,
 BUTLER COUNTY, PA.**
 ARCHITECTURAL INNOVATIONS
 770 COMMONWEALTH DRIVE

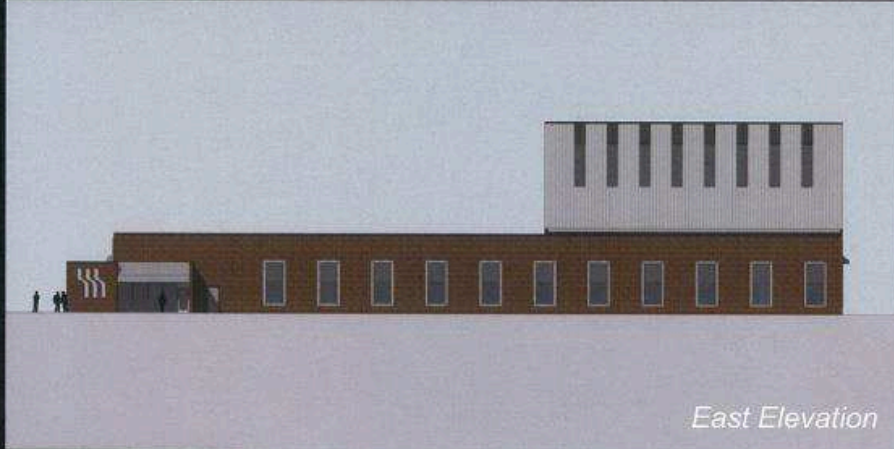
File No. 35839
 Scale: 1" = 10'
 Drawn By: S.S.
 Reviewed By: D.T.
 Plot Number: 0109
 Date: 08/01/2009
 Project:
 No. 3-01-08 PER REVIEW

800 North Highline
 Pottsville, PA 17854-1100
 610-431-2200
 Fax: 610-431-2174
 E: info@taitengineering.com

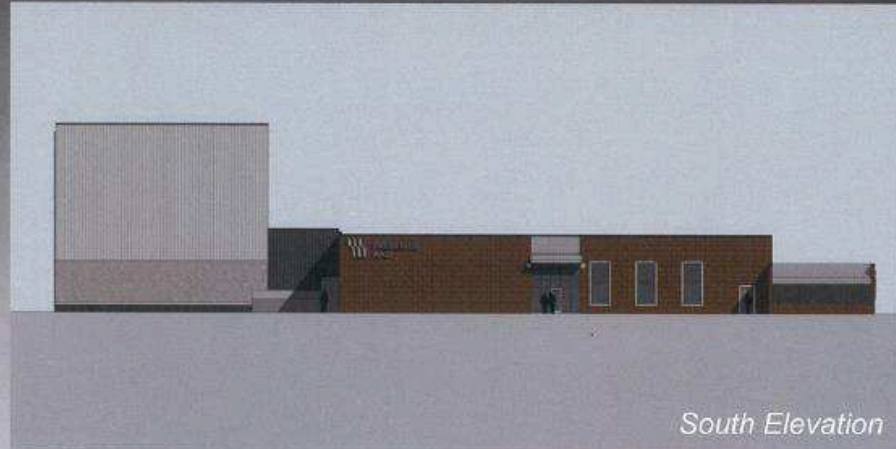


Fresenius Kabi Addition

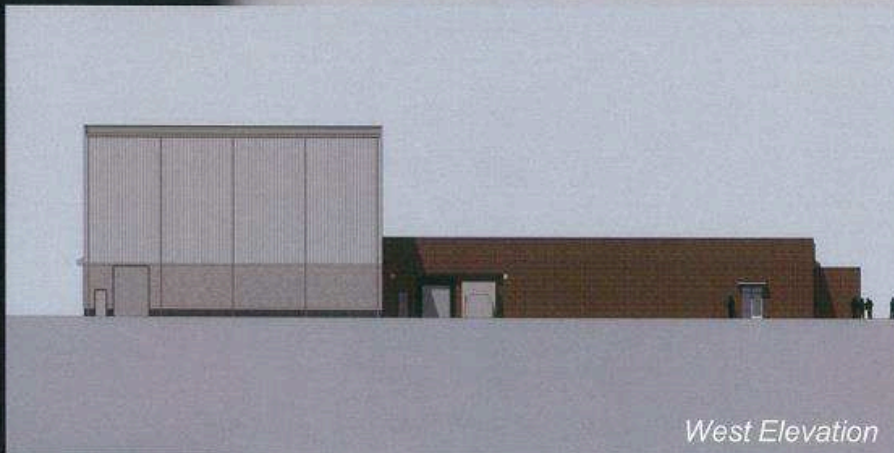
Option 1.2



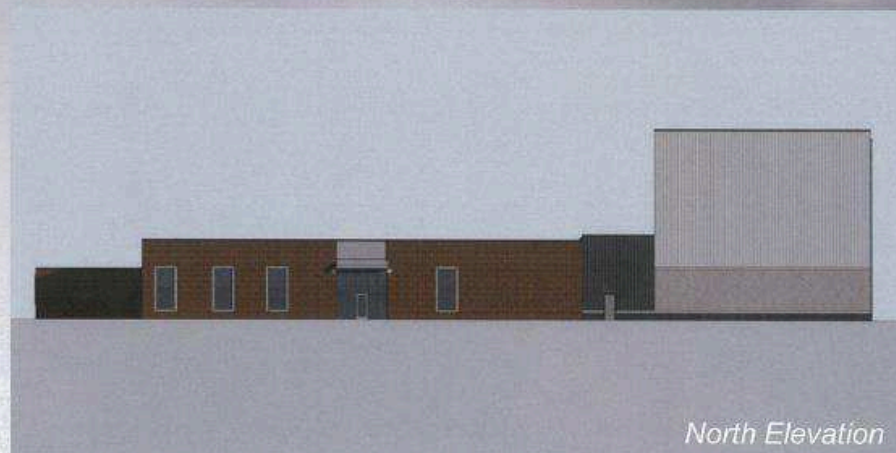
East Elevation



South Elevation



West Elevation



North Elevation



Fresenius Kabi Addition

Option 1.2





Fresenius Kabi Addition

Option 1.2





Fresenius Kabi Addition

Option 1.2

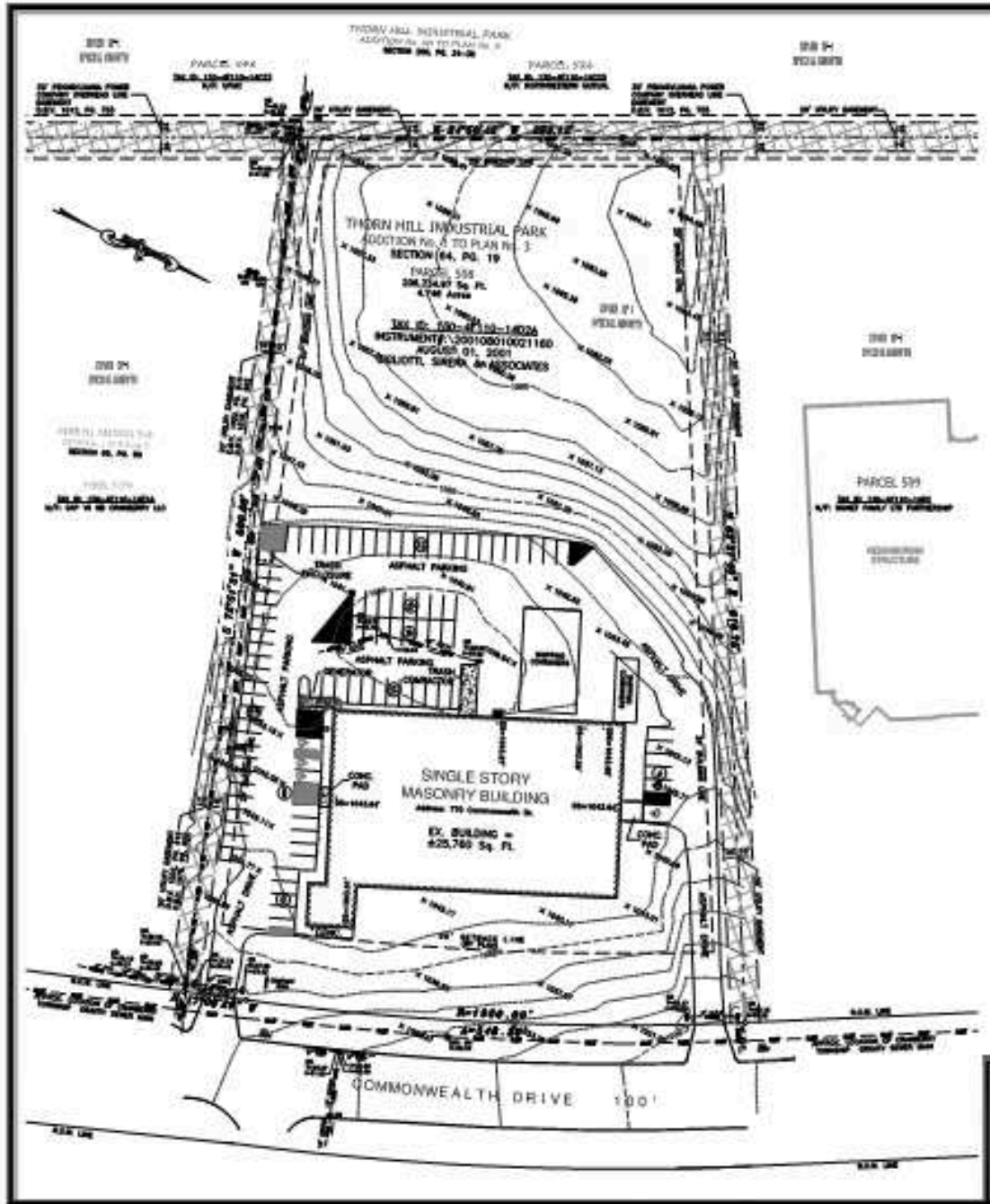




Fresenius Kabi Addition

Option 1.2





Notes

1. All dimensions are in feet and inches unless otherwise noted.
2. All dimensions are to the centerline of the road unless otherwise noted.
3. All dimensions are to the centerline of the road unless otherwise noted.
4. All dimensions are to the centerline of the road unless otherwise noted.
5. All dimensions are to the centerline of the road unless otherwise noted.



LOCALITY MAP

CONTINGENCY	
10% OF TOTAL	FOR UNKNOWNS
5% OF TOTAL	FOR CHANGES
5% OF TOTAL	FOR DELAYS
5% OF TOTAL	FOR RISK
5% OF TOTAL	FOR INFLATION
5% OF TOTAL	FOR TAXES
5% OF TOTAL	FOR OTHER

SCALE: 1" = 40'

LEGEND	
	ELECTRIC LINE
	SEWER
	WATER MAIN
	GAS MAIN
	STORM SEWER
	TELEPHONE LINE
	FIRE HYDRANT
	MANHOLE
	VALVE
	CATCH BASIN
	POLE
	LIGHT POLE

Architectural drawings are based on available information and field observations. The Engineer is not responsible for the accuracy of the information provided by the client or the contractor. The Engineer is not responsible for the accuracy of the information provided by the client or the contractor. The Engineer is not responsible for the accuracy of the information provided by the client or the contractor.

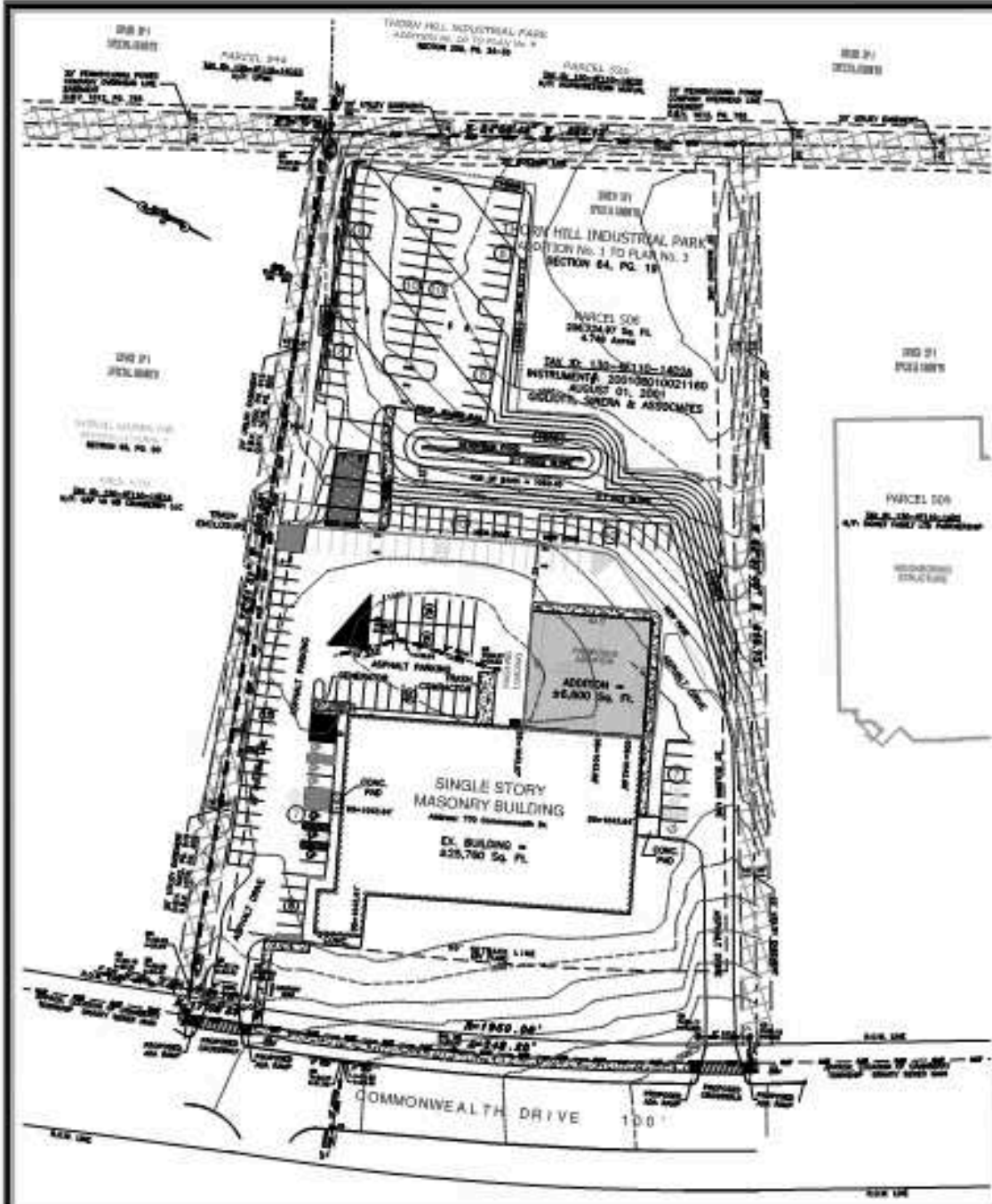
TOTAL PLANNING AREA
10.14 ACRES
4,100,000 Sq. Ft.



EXISTING CONDITIONS
PREPARED BY
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.
ARCHITECTURAL INNOVATIONS
770 COMMONWEALTH DRIVE



TAIT ENGINEERING, INC.
100 West Main Street
P.O. Box 100
Cranberry Township, PA 16012
Tel: 717.264.1100
Fax: 717.264.1101



- NOTES**
1. All elevations are based on an assumed datum.
 2. For work associated with the proposed building, refer to the architectural plans.
 3. All construction work shall be performed under the direction of and approved by a qualified professional engineer.
 4. All construction and materials shall conform to the Township's Construction Ordinance.



- GENERAL NOTES**
1. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
 2. FOR WORK ASSOCIATED WITH THE PROPOSED BUILDING, REFER TO THE ARCHITECTURAL PLANS.
 3. ALL CONSTRUCTION WORK SHALL BE PERFORMED UNDER THE DIRECTION OF AND APPROVED BY A QUALIFIED PROFESSIONAL ENGINEER.
 4. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CONSTRUCTION ORDINANCE.

LEGEND

	UTILITY LINE
	EXISTING BUILDING
	PROPOSED BUILDING
	DRIVEWAY
	PARKING SPACE
	CURB
	SIDEWALK
	STREET
	UTILITY POLE
	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	ELECTRIC LINE
	TELEPHONE LINE
	CABLE TV LINE
	LIGHT POLE

- CONSTRUCTION NOTES**
1. EXISTING AND PROPOSED GRADE SHALL BE SHOWN BY DOTTED AND SOLID LINES, RESPECTIVELY.
 2. CLEAR AND GRASS SHALL BE MAINTAINED TO THE PROPOSED GRADE THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL FILL SHALL BE CLEAN, WASHED SOIL FREE OF STONES, BRICKS, LIMESTONE, AND OTHER FOREIGN MATERIALS.
 4. FILL TO BE PLACED IN 12" LAYERS WITH EACH LAYER COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
 5. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 6. PROPOSED UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 7. EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 8. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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 13. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 14. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 15. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

Professional Engineer Seal and Stamp

TOTAL PLAN AREA
2,100,000 Sq. Ft.

SCALE: 1" = 100'

<p>GRADING PLAN SHEETS BY CRANBERRY TOWNSHIP, BUTLER COUNTY, PA. MADE FOR ARCHITECTURAL INNOVATIONS 770 COMMONWEALTH DRIVE</p>	<p>File No. 19-017 Scale: 1"=100' Reviewed By: TJE File Number: 19-017 Contract: 19-000 Project: Date: 10-15-19</p>	<p>TAIT ENGINEERING, INC.</p>	<p>400 North Highline Pottsville, Pennsylvania 17870 610-212-3400 www.tait-engineering.com</p>
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