

FRESENIUS KABI LAND DEVELOPMENT

SITUATE IN

TOWNSHIP OF CRANBERRY BUTLER COUNTY, PA

FEBRUARY 25, 2019
Revised April 5, 2019

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.

SP-1 SPECIAL GROWTH DISTRICT & STREETSCAPE ENHANCEMENT OVERLAY	
	REQUIREMENTS
FRONT YARD	20 FEET
REAR YARD	20 FEET
SIDE YARD	20 FEET
MIN. LOT AREA	1 ACRE
MAX. BUILDING HEIGHT	20 FEET
MAX. IMP. SURFACE WIDTH	700

DRAWING LIST:

SITE PLANS

SHEET 1 OF 10
SHEET 2 OF 10
SHEET 3 OF 10
SHEET 4 OF 10
SHEET 5 OF 10
SHEET 6 OF 10
SHEET 7 OF 10
SHEET 8 OF 10
SHEET 9 OF 10
SHEET 10 OF 10

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

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 determine 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 58, requires notification to utility companies prior to any digging, drilling, boring, or excavation. For location requests in the state of Pennsylvania call toll free:

1-800-242-1776

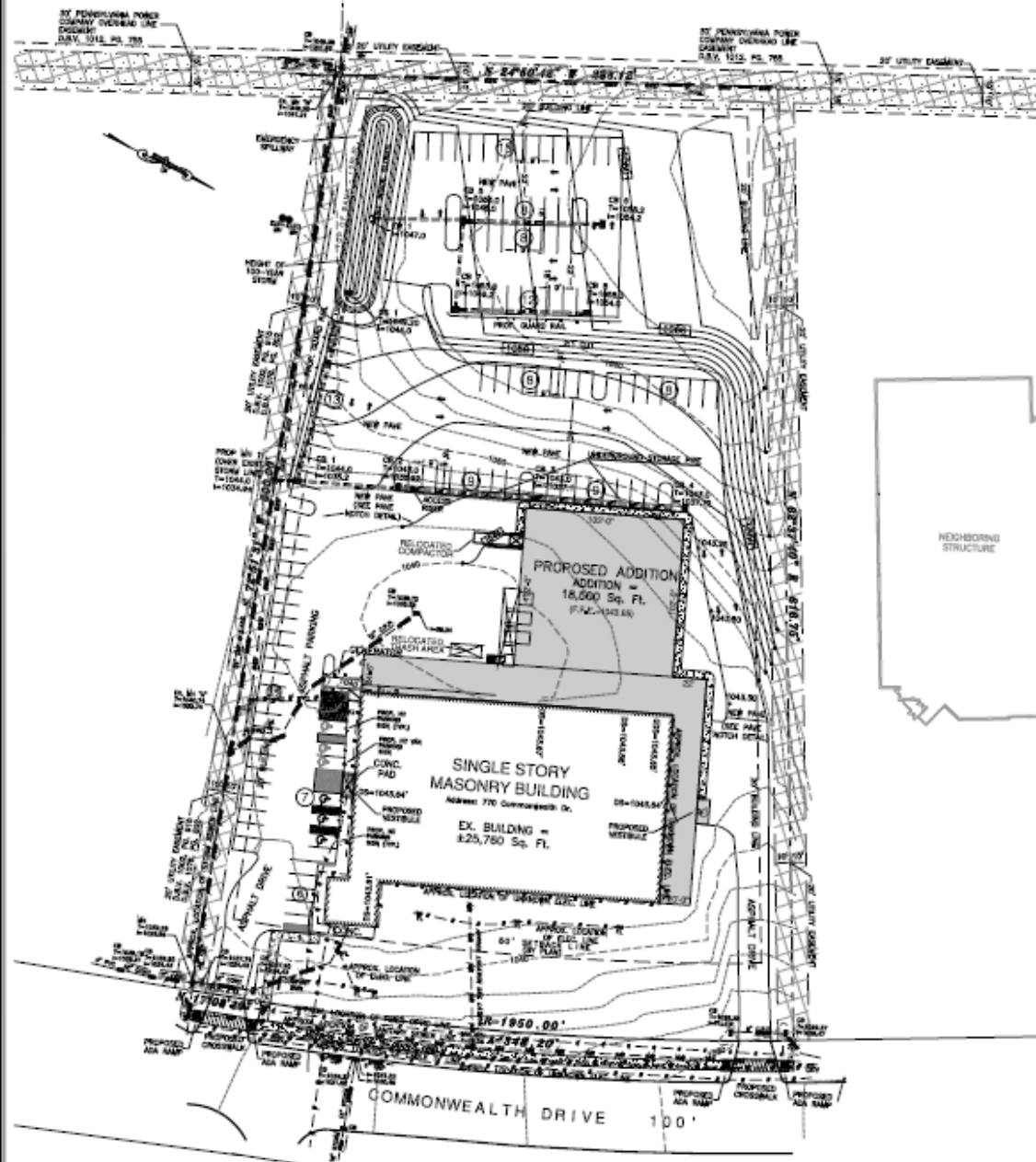
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908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

**TAIT
ENGINEERING, INC.**





Notes:

1. Information is made to the original purchaser of the survey, it is not transferable to additional holders or subsequent owners. Copies of this plan without an endorsement are void and are for reference only.
2. Not all utility companies have responded to placement of All One Call. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown, including their respective easements.
3. Property subject to any issues that may be revealed by a current and complete title report.
4. Topographic contour data is based State Plane Coordinates, Pennsylvania South NAD83 85 datum, bearings and distances shown from subdivision plan of record.
5. All existing setbacks are shown from a previous ALTA/NSRP Survey dated July 2001.

SAL SPECIAL GROWTH DISTRICT

	EXISTING	PROPOSED
FRONT YARD	25 FEET	25-45 FEET
REAR YARD	30 FEET	30-55 FEET
SIDE YARD	20 FEET	20-35 FEET
MIN. LOT AREA	1 ACRE	4,745 ACRES
MIN. BUILDING HEIGHT	50 FEET	50 FEET
MIN. SF. BUILDABLE LOT	700	60,000

- * ALL BUILDINGS OF THIS DISTRICT ARE REQUIRED TO BE CONSIDERED AS A SPECIAL OF THE LOT FROM THE LOT AND ADJACENT TO THE FUNCTIONAL DISTRICT.
- ** NO STRUCTURE SHALL EXCEED 50 FEET IN HEIGHT UNLESS EXISTING STRUCTURE IS RECONSTRUCTED OR EXISTING STRUCTURE IS RECONSTRUCTED TO BE 50 FEET OR LESS.
- ANY STRUCTURE EXCEEDING 50 FEET IN HEIGHT SHALL BE CONSIDERED AS A SPECIAL OF THE LOT FROM THE LOT AND ADJACENT TO THE FUNCTIONAL DISTRICT.

TOTAL IMPROVED SURFACE AREA = 138,000 SF.
25% MORE OF LOT AREA (20,000 SF) = 200,000 SF.

PARKING REQUIREMENTS

PER SECTION 27-312.14 OF THE ZONING ORDINANCE FOR USES MANUFACTURING, THE REQUIRED PARKING IS 1 PER 1,000 S.F. OF THE G.F.A., PLUS 1 PER 350 S.F. OF OFFICE AND SALES SPACE.

OFFICE & SALES SPACE

4,840 S.F. / 350 = 13.8, USE 14 REQUIRED

GROSS FLOOR AREA (G.F.A.)

25,760 S.F. EXISTING PLUS 16,500 S.F. ADDITION(S) = 38,810 S.F. TOTAL

38,810 / 1,000 = 38.81, USE 39 REQUIRED

TOTAL REQUIRED PARKING

14 + 39 = 53 SPACES
(DUE TO A LARGE NUMBER OF EMPLOYEES, 125 PARKING SPACES ARE PROPOSED)

EXISTING PARKING COUNT

REGULAR SPACES	39
BARNDROP SPACES	14
TOTAL SPACES	53

PROPOSED PARKING COUNT

REGULAR SPACES	119
BARNDROP SPACES	6
TOTAL SPACES	125

Underground utilities have been plotted from available information and the Engineer must be considered responsible. Other underground utilities may exist which are not shown. It is the contractor's responsibility to determine all physical locations of utility lines prior to the time of construction. It is the responsibility of the contractor to determine the location of all utility lines shown or not shown on this plan.

Pennsylvania legislation, act 28, requires notification to utility companies prior to any digging, drilling, boring, or excavation. For location requests in the state of Pennsylvania call toll free:



1-800-245-1776

5/16 20180001409



VICINITY MAP

LEGEND

- BOUNDARY LINE
- DRAINAGE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING STREET
- EXISTING UTILITY
- EXISTING POWER
- GAS VALVE
- WATER VALVE
- OPEN BANK
- FIRE HYDRANT
- CULVERT
- MANHOLE
- ELECTRIC METER
- GAS METER
- SHEDDING METER
- TELEPHONE POLE
- LIGHT POST (STANDARD)

Notes Regarding Stormwater Management Regulations

1. It shall be unlawful to alter or remove any permanent streambed BMP installed by an approved stormwater plan or to alter the property or structure in a manner that does not conform to an approved stormwater plan, unless the Township grants an exception in writing.
2. After the final approval of the stormwater plan and report, the applicant shall sign an operation and maintenance (O&M) agreement in form and substance approved by the Township Board and Board of Supervisors.
3. No person shall modify, remove, or alter any existing streambed BMP, building, area, or structure, unless it is part of an approved maintenance program, without the written approval of the Township.
4. Modified BMPs shall be approved by the Township Board and Board of Supervisors and shall be submitted as an application for a stormwater management plan to the Township Board and Board of Supervisors within 30 days of the modification or alteration.
5. A statement signed by the landowner acknowledging that the stormwater BMPs are features that cannot be altered or removed without the approval of the Township.
6. The following statements must be signed by the qualified professional providing the stormwater management plan:
 - i. I, the undersigned, hereby certify that the Stormwater Management Plan meets all design standards and details of the Township Stormwater Management Ordinance.
 - ii. The following statements must be signed by the Township Engineer or approved Township representative including the Stormwater Management Plan:
 - i. I have reviewed the Stormwater Management Plan in accordance with the design standards and details of the Township Stormwater Management Ordinance.
 - ii. I hereby certify that the Stormwater Management Plan meets all design standards and details of the Township Stormwater Management Ordinance.
7. No person shall construct any structure, building, area, or structure, unless it is part of an approved maintenance program, without the written approval of the Township.

TOTAL PLAN AREA

206,374.47 Sq. Feet
4.745 Acres



SITE PLAN
SITUATE IN
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
ARCHITECTURAL INNOVATIONS
770 COMMONWEALTH DRIVE

Date: February 23, 2019
Scale: 1"=40'
Drawn By: CSA
Reviewed By: DDT
File Number: 15839
CAD File: 18.0214
Revised:
4-5-19

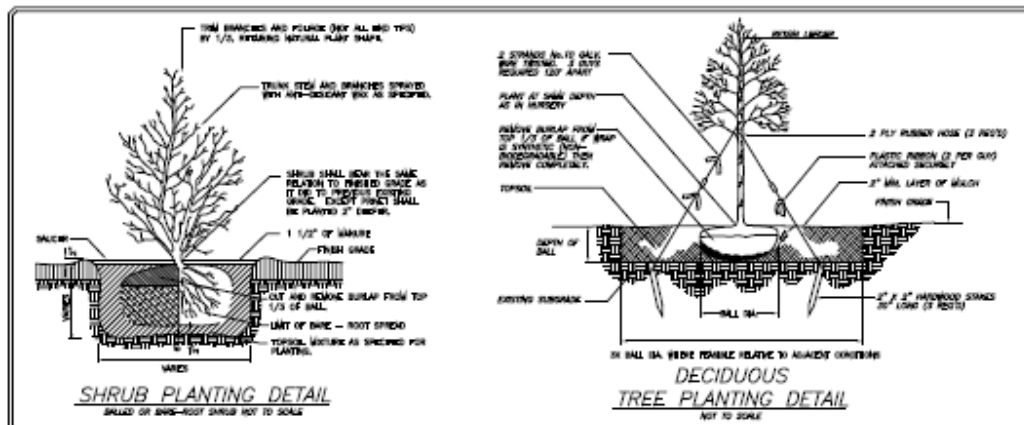
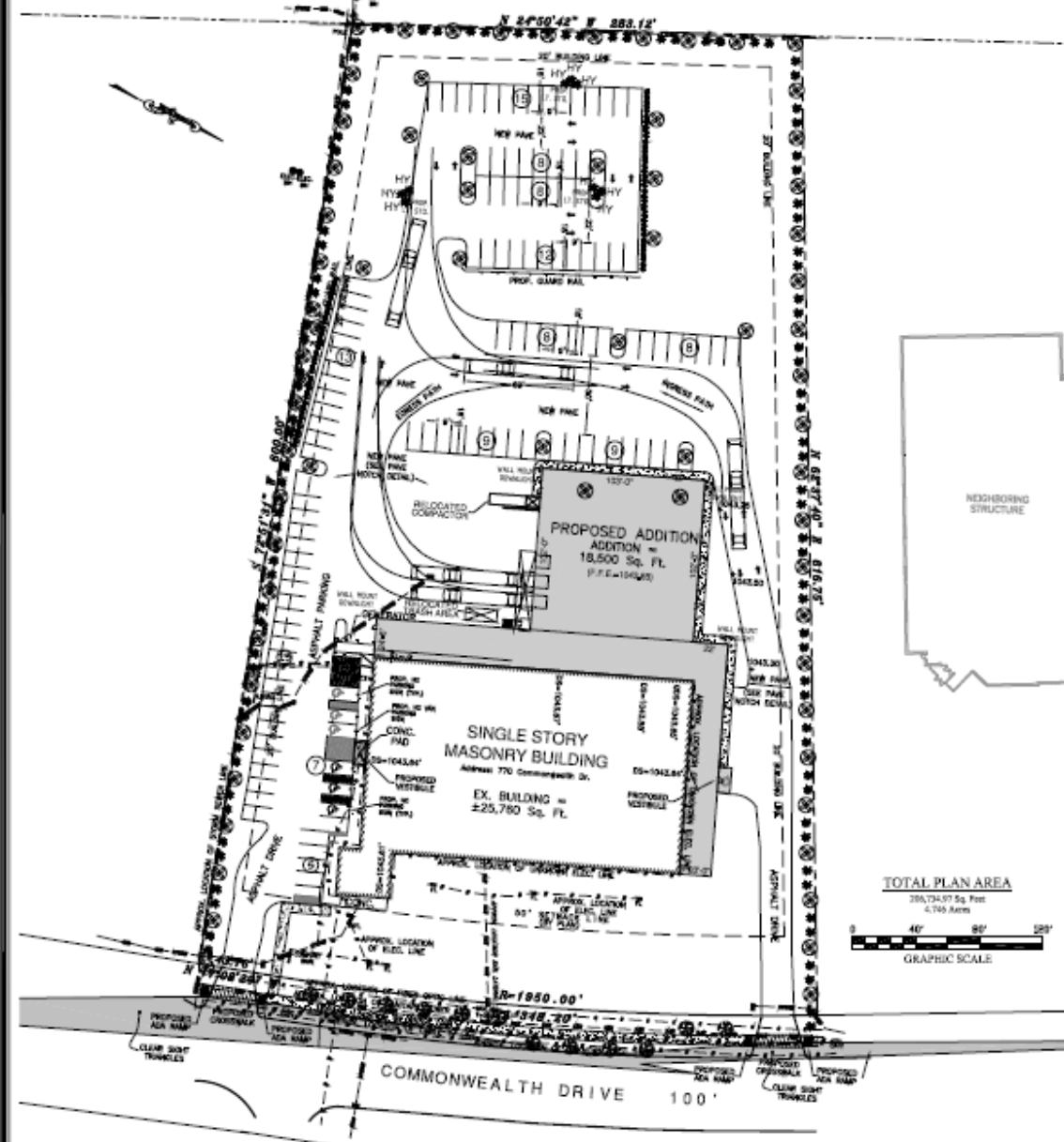


Registered Engineer
Reg. No. PE 066125



TAIT
ENGINEERING, INC.

808 Puffy Highway
Pittsburgh, Pennsylvania 15229
Tel: 412.364.6390
Fax: 412.364.6716
e: info@taitengineering.com



PLANTING REQUIREMENTS			
STREET TREES		LIGHT FIXTURE PLANTINGS	
(1) STREET TREE FOR 35' UNDER FEET OF STREET FRONTAGE COMMONWEALTH DR. (360) LF/35' = 11.2 - USE 12 TREES		NON LIGHT FIXTURES REQUIRE SCREENING WITH EVERGREEN SHRUBS	
(12) STREET TREE		(12) NON LIGHT FIXTURE	
SITE PERIMETER BUFFER		PERIMETER (12) NON LIGHT FIXTURE	
FOR SECTION 27-317.0: (ONE DECIDUOUS TREE + 3 SHRUBS) OR (TWO DECIDUOUS TREES + 3 SHRUBS) FOR 30' OF PERIMETER. NON ROAD PERIMETER = 800' + 883.12' + 416.70' = 1,099.82', USE 1000' 1000' / 30' = 33 USING OPTION ONE = 30 DECIDUOUS TREES + 150 SHRUBS		OFF-STREET PARKING, INTERIOR	
		FOR SECTION 22-312.0: ONE DECIDUOUS TREE FOR 30', AND A CONTINUOUS ROW OF DECIDUOUS SHRUBS, (OPTION A)	
		14 PROVIDED	
		OFF-STREET PARKING, EXTERIOR	
		FOR SECTION 22-312.0: ONE DECIDUOUS TREE FOR 30', AND A CONTINUOUS ROW OF DECIDUOUS SHRUBS, (OPTION A)	
		5 TREES PROVIDED, AND 75 SHRUBS TO CREATE A 5' TALL HEDGE ROW UPON MATURITY.	

*EXISTING LANDSCAPE FEATURES (TREES & SHRUBS) EXIST THAT MAY PARTIALLY SATISFY LANDSCAPING REQUIREMENTS. SEE NOTE 1.

PLANT LIST				
LOCATION	COMMON NAME	BIOLOGICAL NAME	SIZE	SYMBOL
STREET/CANOPY TREE: (12) REQUIRED	FLOWERING CHERRYBLOSSOM**	MALUS CENTURION**	3" CALIPER MIN.	☼
DECIDUOUS TREE: (50+14+60) REQUIRED	RED MAPLE**	ACER RUBRUM**	2.5" CALIPER	☼
SHRUBS:				
EVERGREEN SHRUB (3)	HATFIELD YEW**	TAXUS X MEDIA 'HATFIELD**	24" TALL MIN.	☼ HY
PERIMETER (160)	ARROWWOOD VIBURNUM**	VIBURNUM ODORATUM**	24" TALL MIN.	☼
PARKING PERIMETER (72)	AMERICAN BURNINGBUSH**	BURNINGBUSH**	12" TALL MIN.	☼

**EXISTING LANDSCAPE FEATURES (TREES & SHRUBS) EXIST THAT MAY PARTIALLY SATISFY LANDSCAPING REQUIREMENTS. MAY BE SUBSTITUTED FOR EQUIVALENT TOWNSHIP APPROVED SPECIES

LANDSCAPE PLAN
SITUATE IN
**CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.**
MADE FOR
**ARCHITECTURAL INNOVATIONS
770 COMMONWEALTH DRIVE**

Date: February 25, 2019
Scale: 1"=40'
Drawn By: CBA
Reviewed By: DTG
File Number: 15039
CAD File: 18.0214
Revisions:
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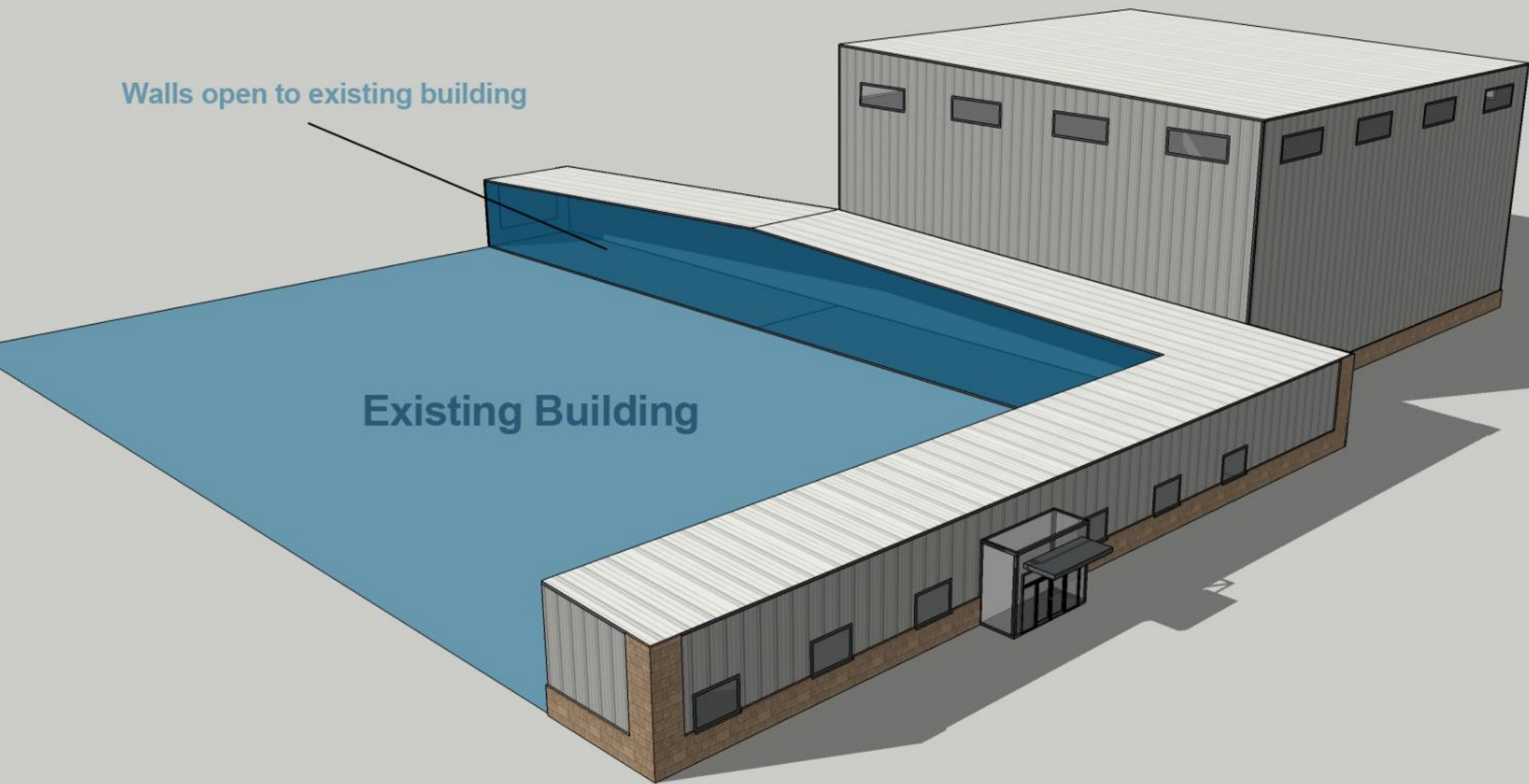
808 Ferry Highway
Pittsburgh, Pennsylvania 15220
Tel: 412.364.8800
Fax: 412.364.8716
www.taitengineering.com

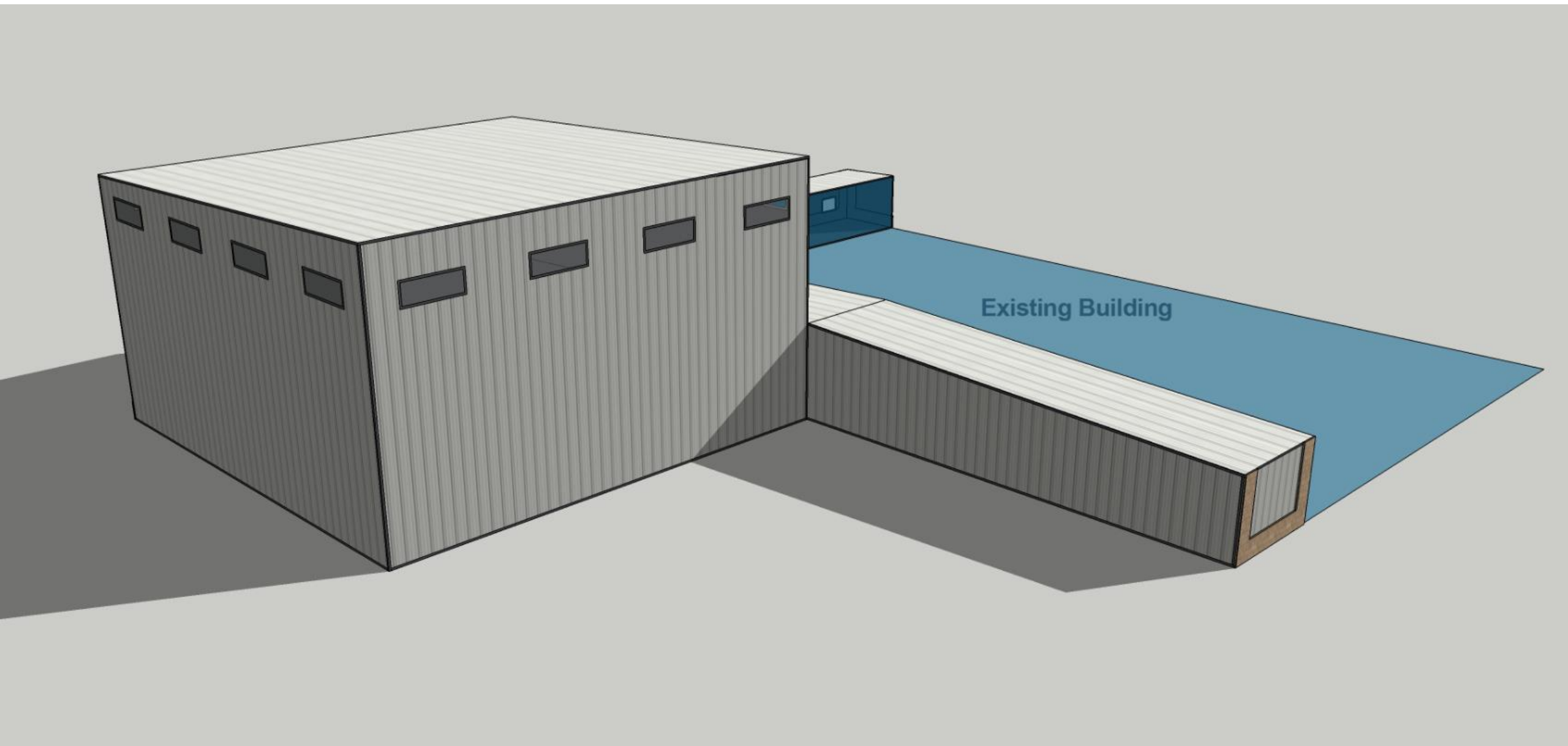
**TAIT
ENGINEERING, INC.**



Walls open to existing building

Existing Building





Existing Building



VICINITY MAP

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	CHARLIS FENCE
---	GRASS
---	WATER
---	OPEN BANK
---	PIPE EVIDENT
---	CLEAN CUT
---	WATER
---	ELECTRIC WIRE
---	GRASS
---	SHEDDING WAREHOUSE
---	ELECTRIC POLE
---	LIGHT POST (STANDARD)

NOTES

1. Declaration is made to the original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Copies of this plan without an endorsement and are void and are for reference only.
2. Not all utility companies have responded to placement of No. One Call, but Engineering, Inc. assumes no responsibility for utilities shown or not shown, including their respective easements.
3. Property subject to any issues that may be revealed by a current and complete title report.
4. Topographic contour data is based on an assumed datum.
5. Building setback lines are shown from a previous ALTA/ACSM Survey dated July 2001.

GENERAL NOTES

1. TOPOGRAPHIC CONTOUR DATA IS BASED STATE PLANE COORDINATE, PENNSYLVANIA SOUTH 840.85 DATUM.
2. FOR WORK ASSOCIATED WITH THE PROPOSED BUILDING, REFER TO THE ARCHITECTURAL PLANS.
3. ALL EROSION CONTROL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF AND APPROVED BY A QUALIFIED EROSION CONTROL ENGINEER.
4. ALL EROSION CONTROL AND MATERIALS SHALL CONFORM TO THE THINNING'S CONSTRUCTION SPECIFICATIONS.

CONSTRUCTION NOTES

5. EROSION AND SEDIMENTATION CONTROL MUST BE CONSIDERED AND FUNCTIONAL. BEFORE ANY GRADED WORK IS STARTED, REFER TO THE E & S PLAN FOR DETAILS.
6. CLAY AND OTHER THE WORK AREA OF TRUCKS, TRAILERS, AND OTHER VEHICLES, PREVENT THESE MATERIALS AND ANY OTHER FOREIGN MATERIALS FROM THE SITE.
7. ALL FILL SHALL BE CLEAN, SOUND SOIL FREE OF ORGANIC MATERIALS, EXCAVATED SOIL, THAT IS NOT SUITABLE AS BACKFILL SHALL BE EXCAVATED PRIOR TO THE SITE.
8. PRIOR TO PLACEMENT OF FILL, PROPOSED SUBGRADE SHALL BE COMPACTED, TESTED OR OTHERWISE UNSATURATED AREAS SHALL BE REMOVED AND BACKFILLED WITH SOUND MATERIAL TO PROVIDE AN UNIFORM FINISH SURFACE.
9. ALL EXISTING FILL MATERIAL SHALL BE PLACED IN MAXIMUM 12" VERTICAL LIFT AND COMPACTED TO AT LEAST 90% OF ITS MAXIMUM DRY WEIGHT AND WITHIN 30' OF ITS ORIGINAL SURFACE CORNER, AS DETERMINED BY NUTS TESTS.
10. EXISTING FOUNDATION SHALL BE EXPOSED, REPAIRED AND RECONSTRUCTED AS NOTED IN NOTE 8. ALL EXISTING FOUNDATION SHALL BE EXPOSED AND RECONSTRUCTED WITH APPROVED MATERIAL. HANDICAP ROUTES MUST NOT EXCEED 2% SLOPE FOR 24" SIDE SLOPES. HANDICAP ROUTES MUST NOT EXCEED 5% SLOPE IN ANY OTHER CASE.
11. EXISTING LINES FOR PARKING SPACES AND PROPOSED LINES SHALL BE NOTED. 5' WIDE EXISTING FOR ACCESSIBLE AREAS. SEE SPECIFIC DETAILS FOR ACCESSIBLE SPACE REQUIREMENTS.
12. ALL STORM SEWER LINES SHALL BE 12" MINIMUM DRAIN OFF OR EQUAL. ROOF DRAIN SHALL BE 4" MIN. AND SHALL BE INSTALLED ABOVE THE PROPOSED BUILDING. ALL ROOF DRAIN AND DRAIN SHALL BE CONNECTED TO THE EXISTING STORM DRAIN.
13. SEE MECHANICAL ENGINEER'S PLANS FOR EXISTING OF SERVICE UTILITIES (NOT SHOWN). REPAIR, RELOCATE AND LOCATIONS OF SERVICE UTILITIES (GAS, WATER, ETC.) TO BE DETERMINED AND RECORDED BY THE END USER OR RESPECTIVE UTILITY COMPANIES.
14. PROPOSED WAREHOUSE SHALL BE BUILT WITH PROPOSED APPROVED MATERIALS AND SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TOWNSHIP ORDINANCE NO. 10, CHAPTER 211, SUBCHAPTER 1.
15. PROPOSED UTILITY LOCATIONS TO BE DETERMINED BY RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
16. PROPOSED CURBING TO BE CONCRETE CURBING (NOT REVEAL) AS SHOWN ON DETAIL SHEET.
17. PROPOSED GRADING MUST BE SET BACK A MINIMUM OF 5 FEET FROM SEWERLINES AND 10 FEET FROM NEAR PROPERTY LINES.

Underground utilities have been plotted from available information and the location must be confirmed by excavation. Once confirmed, utilities must be marked and the location of the utilities must be recorded on the site plan. It is the contractor's responsibility to determine the location of utilities prior to the time of construction. It is the contractor's responsibility to determine the location of utilities prior to the time of construction. It is the contractor's responsibility to determine the location of utilities prior to the time of construction.



TOTAL PLAN AREA
236,754.97 Sq. Feet
4.766 Acres



1-600-243-1776 5/16 201602091459

GRADING PLAN
SITUATE IN
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
ARCHITECTURAL INNOVATIONS
770 COMMONWEALTH DRIVE

Date: February 23, 2016
Scale: 1"=40'
Drawn By: CSA
Reviewed By: DIT
File Number: 15899
CAD File: 15.0214
Revised:
4-5-19



808 Perry Highway
Pittsburgh, Pennsylvania 15229
Tel: 412.364.6000
Fax: 412.364.6716
e: info@taitengineering.com
TAIT
ENGINEERING, INC.
Registered Engineer
Reg. No. PE 000235