

GRADING LAND DEVELOPMENT PLANS

Guardian Storage Property Commercial Development

Cranberry Township, Butler County, Pennsylvania

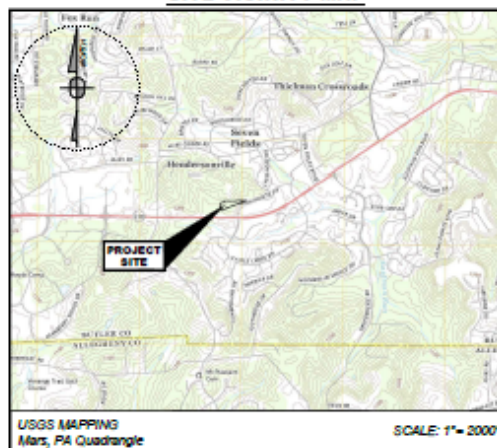
Prepared For:

Kaclik Builders

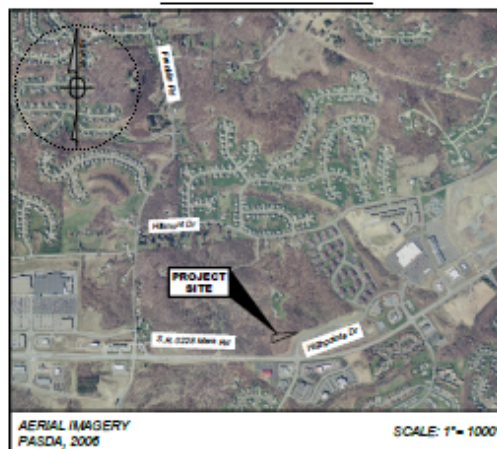
Attn: Chris Kaclik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cjk1@zoominternet.net

Issue Date: March 5, 2019
Revision Date: April 1, 2019

SITE VICINITY MAP



SITE LOCATION MAP



DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	TITLE SHEET
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C600	LANDSCAPE PLAN
ES1	EROSION AND SEDIMENT CONTROL PLAN
ES2	EROSION AND SEDIMENT CONTROL PLAN DETAILS
PCSM1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS

Not For Construction

NOTE:
ALL PROPOSED GRADING, ELEVATIONS, AND SLOPES, AS WELL AS ALL ASSOCIATED
ENGINEERING ASSUMPTIONS, ARE BASED SOLELY AND EXCLUSIVELY UPON RESULTS, THE
FINDINGS, AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVEMENT OR OTHER EROSION
CONTROL SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL
GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH
KNOWLEDGE AND SUPERVISANCE BY 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:
CONROE/DAVID COMMUNICATIONS
4300 WILSON ROAD
GIBBSBURG, PA 17044
CONTACT: GARY WHITE
PHONE: (717) 419-8821

STORM SEWER & WATER:
BOROUGH OF SEVEN FIELDS
3000 MARSH DRIVE, SUITE 100
SEVEN FIELDS, PA 17094
CONTACT: THOMAS SMITH
EMAIL: BOROUGHMANAGER@SEVENFIELDS.ORG
PHONE: (717) 774-3000

ELECTRIC COMPANY:
PENNSYLVANIA POWER CO
730 SOUTH AVENUE
YOUNGSTOWN, OH 43602
CONTACT: ERIC POWELL
EMAIL: EPOWELL@PSTATEENERGYCORP.COM
PHONE: 800-720-3800

GAS:
PEOPLES NATURAL GAS
201 CENTER STREET
WILKESPORT, PA 15132
CONTACT: DON ZIMMER
EMAIL: DON.ZIMMER@PEOPLES-GAS.COM

SANITARY SEWER:
BERKSHIRE COUNTRY REGIONAL
AUTHORITY
1700 MARK EVANS CITY ROAD
PO BOX 1180
MARK, PA 16048
CONTACT: MICHAEL DAVIDSON
EMAIL: MDAVIDSON@BMAA.ORG

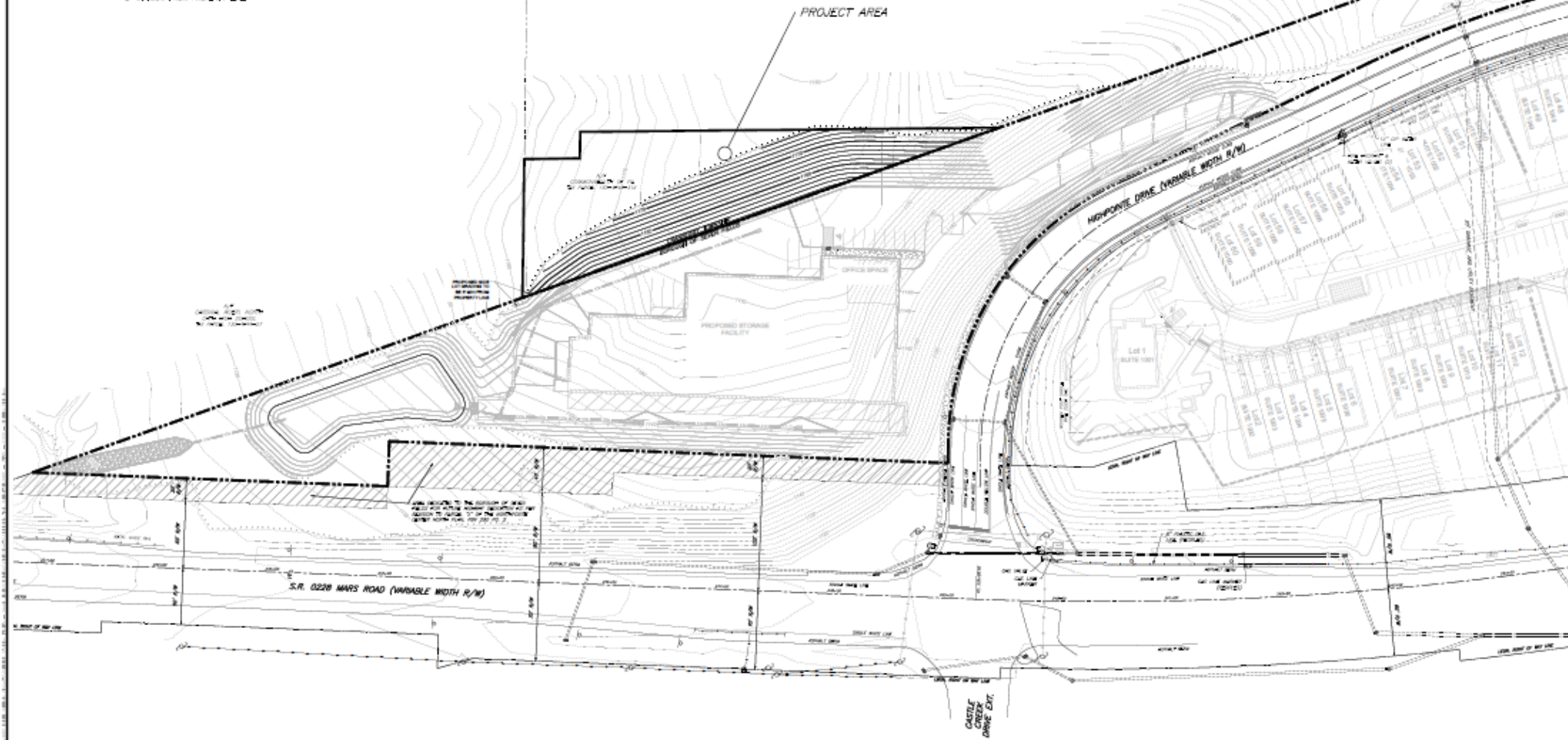
CABLE:
AMSTRONG
ADDRESS: 301 PENNY WAY
JENKINSVILLE, PA 15023
CONTACT: OFFICE PERSONNEL
PHONE: 877-277-5711

C000



Drawing Legend	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PROPOSED/EXISTING
	WATER FEATURE
	PROPOSED CONTOUR OF 1' TO 4'
	100'

GRADING NOTE:
PROPOSED GRADING IS SHOWN TO
5' MINIMUM FROM PROPERTY LINE.



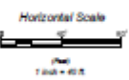
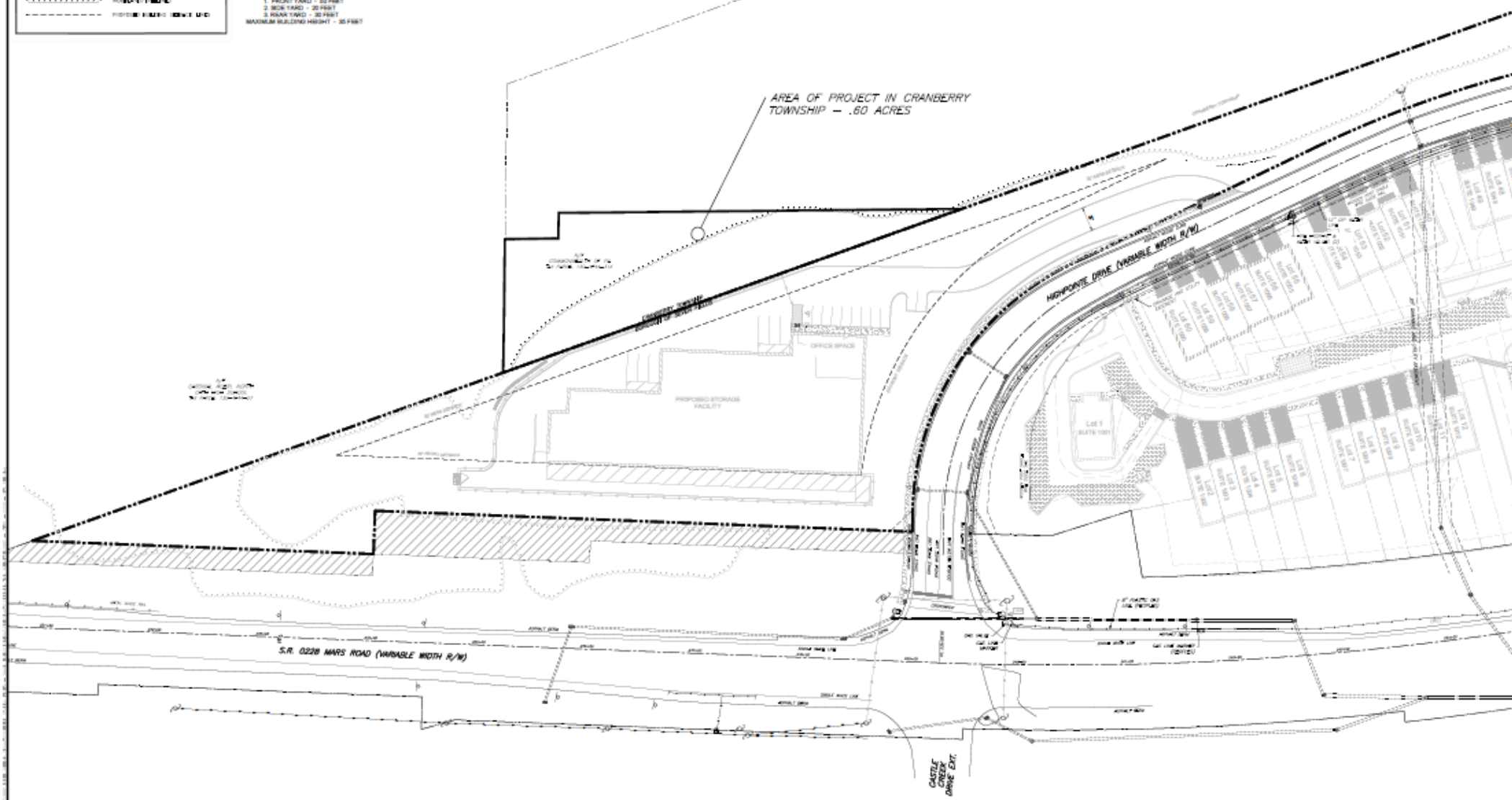
 811 Know what's below, Call before you dig. THE INFORMATION ON THIS PLAN WAS OBTAINED FROM A VISUAL SURVEY OF THE PROJECT AREA AND FROM A REVIEW OF THE RECORD PLANS AND SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AREA TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.	 Horizontal Scale  1" = 40'	<table><thead><tr><th>Date</th><th>Revision Description</th><th>By</th><th>Professional Seal</th><th>Prepared By</th></tr></thead><tbody><tr><td>01/11/2019</td><td>Final</td><td>GP</td><td></td><td>Sheffler & Company, Inc. ENGINEERING + SURVEYING</td></tr></tbody></table>	Date	Revision Description	By	Professional Seal	Prepared By	01/11/2019	Final	GP		Sheffler & Company, Inc. ENGINEERING + SURVEYING	Guardian Storage Facility Group 7 Dev. LLC Property - Highpointe Drive Prepared for: Kacik Builders Submitted to: Cranberry Township, Butler County, Pennsylvania	<table><thead><tr><th colspan="2">GRADING AND DRAINAGE PLAN</th></tr></thead><tbody><tr><td>DRAWING SCALE: 1" = 40'</td><td>DRAWN BY: GJA</td></tr><tr><td>DATE ISSUED: 03/05/2019</td><td>REVIEWED BY: GJP</td></tr><tr><td>PROJECT NAME: 0001</td><td>FIELD BOOK: B</td></tr><tr><td>CADRE:</td><td></td></tr></tbody></table>	GRADING AND DRAINAGE PLAN		DRAWING SCALE: 1" = 40'	DRAWN BY: GJA	DATE ISSUED: 03/05/2019	REVIEWED BY: GJP	PROJECT NAME: 0001	FIELD BOOK: B	CADRE:		Sheffler & Company, Inc. 1712 Mount Nido Road Scranton, PA 18503 Office Phone: 717-219-0309 Email: info@shefflerco.com
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Drawn/Checked: [Signature] 1000 North 10th St. Scranton, PA 18503 Phone: 717-455-2100 Sheet No. C300																									

Drawing Legend	
	PROPERTY BOUNDARY LINE
	EXISTING PROPERTY LINE
	STRAIGHT/PAVED ROAD
	ROBUST/PAVED
	PROPOSED BUILDING FOOTPRINT

2.4.1 RURAL RESIDENTIAL

MINIMUM NET LOT AREA PER SINGLE FAMILY DWELLING
 NO PUBLIC SEWER - 1.00 ACRES
 WITH PUBLIC SEWER - 1.25 ACRES
 MINIMUM LOT WIDTH - 100 FEET
 MINIMUM LOT WIDTH OF FRONT LOT LINE - 25 FEET
 MINIMUM LOT COVERAGE - 10% INCLUDING ACCESSORY STRUCTURES
 MINIMUM YARD REQUIREMENTS FOR PRINCIPAL STRUCTURES
 1. FRONT YARD - 30 FEET
 2. SIDE YARD - 30 FEET
 3. REAR YARD - 30 FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET

AREA OF PROJECT IN CRANBERRY
 TOWNSHIP - .60 ACRES



Date	Revision Description	By	Professional Seal
01.16.2024	1.16.2024	1.16.2024	



Sheffer & Company, Inc.
 ENGINEERING & SURVEYING

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 Steelton, PA 17167 Office Phone: 717-219-4509
 Email: info@shefferco.com

Guardian Storage Facility Group 7 Dev. LLC Property - Highpoint Drive
Prepared For: Kacik Builders
Site No.: Cranberry Township, Butler County, Pennsylvania

SITE PLAN	
DRAWING SCALE: 1" = 40'	DRAWN BY: GJA
DATE ISSUED: 03/05/2019	REVIEWED BY: GJA
PROJECT JOB#: 2001	FIELD BOOK #:
CADSW:	

Drawn By: GJA 1075 Main Street, Suite 100 P.O. Box 100 Steelton, PA 17167 Phone: 717-219-4509
Sheet No.: C200