

INDOOR DOG PARK BUILDING

SITUATE IN

TOWNSHIP OF CRANBERRY

BUTLER COUNTY, PA

MARCH 5, 2019

DEVELOPER/OWNER:

JON HANAN & SARAH COVER
ALPS AVENUE
CRANBERRY, PA 16066
TELE. 816.812.3074

ARCHITECT:

R THRE3 DESIGN LLC
135 BLACKSTONE DRIVE
NEW CASTLE, PA 16105
TELE. 724.901.1332

SURVEYOR/SITE ENGINEER:

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



VICINITY MAP

SCALE = N.T.S.

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

B.V. SPECIAL USE DISTRICT	
REQUIREMENTS	
FRONT YARD	NOT LESS THAN 20 FEET
REAR YARD	NOT LESS THAN 20 FEET
SIDE YARD	NOT LESS THAN 20 FEET
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	60 FEET AT FRONT LOT LINE
MAX. BUILDING HEIGHT	30 FEET

* ALL BUILDINGS OR USES REQUIRING ANY B. SPECIAL USE DISTRICT SHALL BE SET BACK A MINIMUM OF 100 FEET FROM THE LOT LINE ADJOINING THE B. SPECIAL USE DISTRICT.

** NO STRUCTURE SHALL EXCEED 30 FEET IN HEIGHT UNLESS EXCEPT AS PROVIDED. USE IS REQUIRED TO BE SET BACK 100 FEET FROM THE LOT LINE ADJOINING THE B. SPECIAL USE DISTRICT.

*** ANY STRUCTURE SHALL BE SET BACK 100 FEET FROM THE LOT LINE ADJOINING THE B. SPECIAL USE DISTRICT. THE SET BACK SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION OF THE STRUCTURE.

TOWNSHIP OF CRANBERRY OVERLAY DISTRICT	
MINIMUM REQUIREMENTS	
MIN. LOT AREA	100
MIN. LOT WIDTH	60
MIN. LOT DEPTH	100
MIN. LOT HEIGHT	20' OR 2 STORIES

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 38, 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

#2019 051 1928



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

TAIT
ENGINEERING, INC.



STANDARD SPECIAL DISTRICT
CCO 2 INDUSTRIAL DISTRICT

PARCEL ID: 130-510-014
N/P: KANSAS LLC
LOT 14
CURRENT USE: INDUSTRIAL OFFICE
S 01°30'00" E

HANNIBAL INDUSTRIAL PARK REVISED

PARCEL ID: 130-510-010
N/P: HYDER TRUCK RENTAL INC.
LOT 10
CURRENT USE: TRUCK RENTAL
STANDARD SPECIAL DISTRICT
CCO 2 INDUSTRIAL DISTRICT

PARCEL ID: 130-510-010
N/P: HYDER TRUCK RENTAL INC.
LOT 9
50191.34 Sq. Feet
1.152 Acres
STANDARD SPECIAL DISTRICT
CCO 2 INDUSTRIAL DISTRICT
PROPOSED 17,425 S.F.
INDOOR DOG PARK BUILDING
FLOOR ELEV: 470.00

UNIT SPECIAL USE DISTRICT		
MINIMUM	MAXIMUM	REMARKS
FRONT YARD	NOT LESS THAN 20 FEET	20.00'
REAR YARD	NOT LESS THAN 20 FEET	20.00'
SIDE YARD	NOT LESS THAN 20 FEET	20.00'
MIN. LOT AREA	1 ACRE	1.152 ACRES
MIN. LOT WIDTH	NO MORE THAN 100 FEET	100.00'
MAX. BUILDING HEIGHT	30 FEET	35'-0"

* ALL BUILDINGS IN THIS DISTRICT SHALL BE SET BACK FROM THE FRONT AND REAR LOT LINES BY NOT LESS THAN 20 FEET.
* NO BUILDING SHALL BE SET BACK FROM THE SIDE LOT LINE BY LESS THAN 10 FEET.
* ANY BUILDING SHALL BE SET BACK FROM THE SIDE LOT LINE BY NOT LESS THAN 10 FEET.
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TOWN COMMUNITY CHARACTER OVERLAY DISTRICT		
CCO 2 (Heavy Industrial)		
MIN. LOT AREA	100	100
MIN. LOT WIDTH	100	100
MIN. LOT HEIGHT	35' OR 3 STORIES	35'-0"

LEGEND

- E — ELECTRIC LINE
- G — GAS LINE
- W — WATER LINE
- S — SEWER LINE
- T — TELEPHONE LINE
- C — CABLE LINE
- F — FIRE HYDRANT
- L — LIGHT POLE
- M — MAIL BOX
- P — PUBLIC UTILITY
- R — RAILROAD
- T — TRAIL
- U — UTILITY
- V — VENT
- W — WALKWAY
- X — XING
- Y — YARD
- Z — ZONE

PARKING REQUIREMENTS

FOR SECTION 27-312.14 OF THE ZONING ORDINANCE FOR "COMMERCIAL AND PRIVATE RESIDENTIAL" INDOOR RECREATION AND INSTRUCTIONAL FACILITIES, THE REQUIRED PARKING IS 1 SPACE PER EACH 2 POTENTIAL CUSTOMERS CALCULATED AT MAXIMUM UTILIZATION, PLUS 1 PER EMPLOYEE.
EMPLOYEES - MAX. SHIFTS:
EMPLOYEES = 2, USE 2 REQUIRED
CUSTOMERS - MAXIMUM UTILIZATION:
MAXIMUM CUSTOMER UTILIZATION = 30 CUSTOMERS
30 / 2 = 15 = USE 15 REQUIRED
TOTAL REQUIRED PARKING:
15 + 2 = 17 SPACES
30 PARKING SPACES ARE PROPOSED

NOTES

1. Information is based on the original purchase of the survey. It is not to be used for any other purpose or as a boundary survey. The Engineer, Inc. has done no field verification of boundary, boundary is shown from available information and is for reference only.
2. Not all utility companies have responded to placement of All One Call. The Engineer, Inc. assumes no responsibility for utility shown or not shown, including their respective easements.
3. Property subject to any losses that may be needed by a current and complete title report.
4. 50' from building line from previous subdivision plan. The use of a 25' front building line should be confirmed with zoning official.
5. Parking requirements to be confirmed with zoning official.
6. Total lot coverage shown with this layout is 68.7%.



TOTAL PLAN AREA
50,191.34 Sq. Feet
1.152 Acres

Underground utilities have been plotted from available information and the location must be confirmed by excavation. Other underground utilities may exist which are not shown. It is the contractor's responsibility to determine all planned locations of utility lines prior to the time of construction. It is up to the contractor to build the sewer responsible for any utility location shown or not shown on this plan.
Pennsylvania legislation, act 28, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. The landowner remains in the state of Pennsylvania and the title.

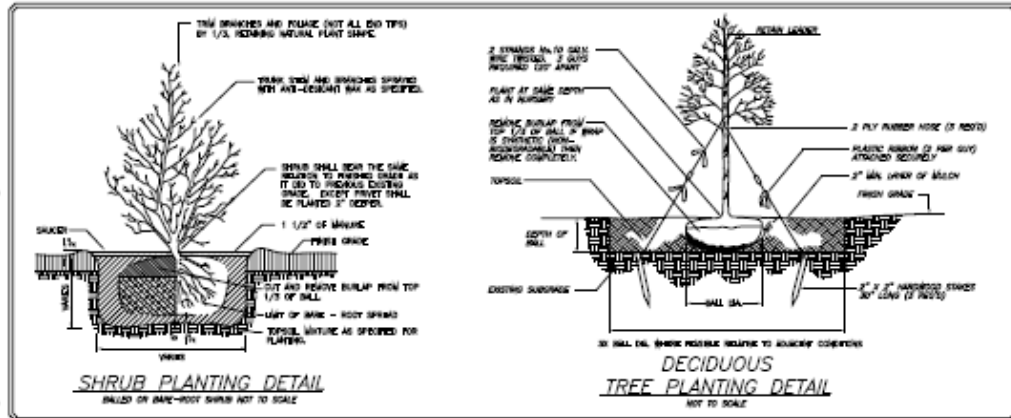
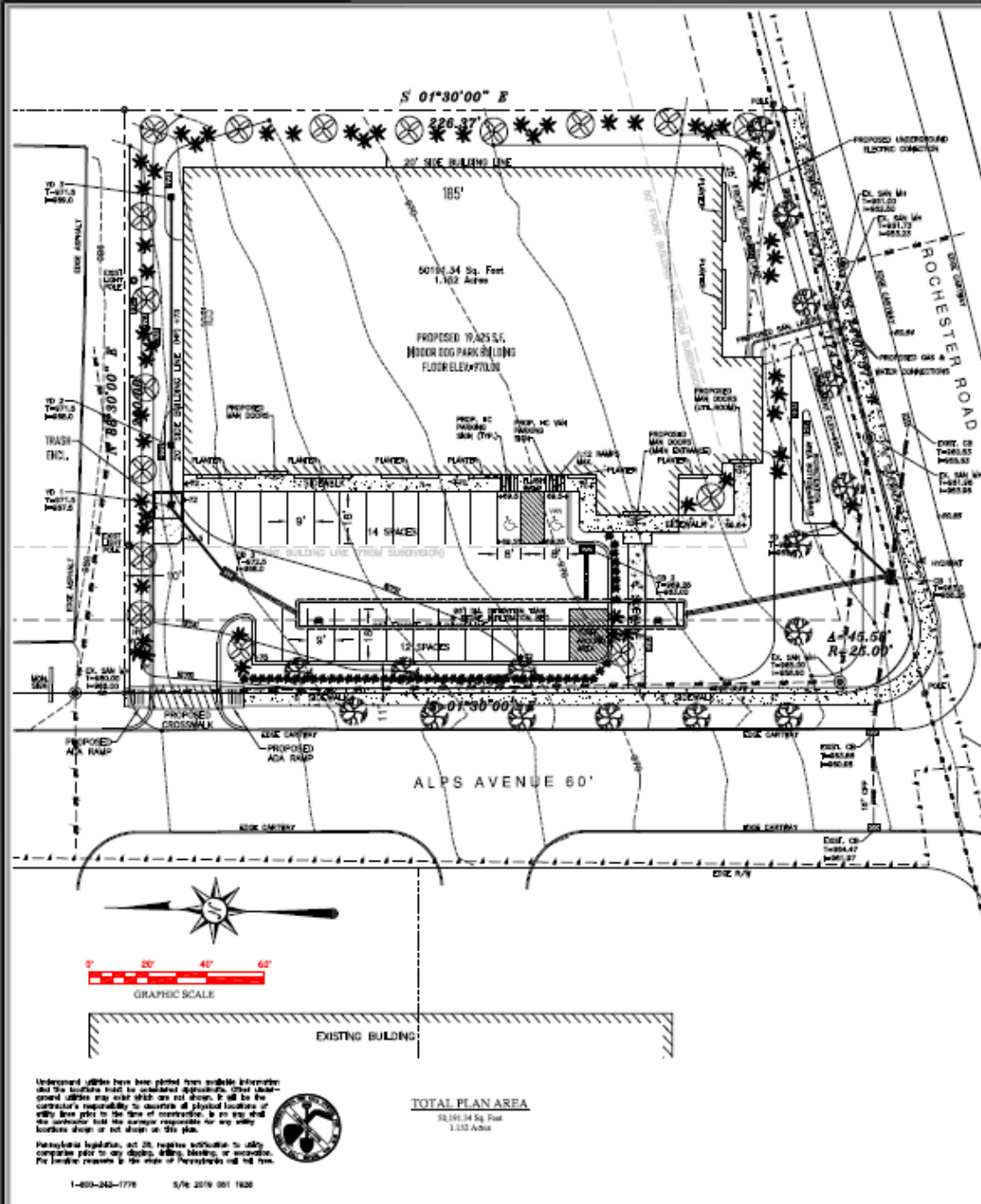
SITE PLAN
SITUATE IN
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
JON HANAN & SARAH GOVER

Date: March 5, 2019
Scale: 1"=50'
Drawn By: MGR
Reviewed By: DIT
File Number: 18001
CAD File: 180007
Revision: 14747019



808 Perry Highway
Pittsburgh, Pennsylvania 15129
Tel: 412.364.6000
Fax: 412.364.6716
e: taiteng@taitemgineering.com

TAIT
ENGINEERING, INC.



PLANTING REQUIREMENTS

STREET TREES: (1) STREET TREE PER 30' LINEAR FEET OF STREET FRONTAGE ROCHESTER AND ALPS AVE: (300) L7/38 = 14.28 - USE 15 TREES (15) STREET TREE	LIGHT FIXTURE PLANTINGS: NEW LIGHT FIXTURES REQUIRE SCREENING WITH OVERGREEN SHRUBS (1) NEW LIGHT FIXTURE (1) OVERGREEN SHRUB HAYFIELD YEW
SITE PERIMETER BUFFER: PER SECTION 22-317.3: ONE (DECIDUOUS TREE + 3 SHRUBS) OR (TWO OVERGREEN TREES + 3 SHRUBS) PER 30' OF PERIMETER. NON ROAD PERIMETER = 427 427 / 30 = 14.23 = 15 USING OPTION ONE - 15 DECIDUOUS TREES + 45 SHRUBS	OVERGREEN PARKING LOT BUFFER: PER SECTION 22-412.3: ONE DECIDUOUS TREE PER PLANTING ISLAND. 3 PROVIDED OVERGREEN PARKING LOT PERIMETER SCREENING: PER SECTION 22-412.3: ONE DECIDUOUS TREE PER 30', AND A CONTINUOUS ROW OF (OVERGREEN SHRUBS, OPTION A). 3 TREES PROVIDED, AND 37 SHRUBS TO CREATE A 3' TALL HEDGE ROW UPON MATURITY.
BUILDING FOUNDATION PLANTINGS: PER SECTION 22-412.4: ROW OF THE AREA THAT FACES A STREET. FLOWER PLANTERS ARE SHOWN ALONG SIDE OF THE BUILDING FOUNDATION PLANTING ALPS AVENUE AND ROCHESTER ROAD.	

Landscape Notes:

1. Trees shall be planted at an average interval of every 30 feet (30') along the front of property, if more than one row is required, the spacing shall be determined by the Township Engineer.
2. Trees shall be planted at an average interval of every 30 feet (30') along the side of property, if more than one row is required, the spacing shall be determined by the Township Engineer.
3. All trees shall be planted at an average interval of every 30 feet (30') along the rear of property, if more than one row is required, the spacing shall be determined by the Township Engineer.

PLANT LIST

LOCATION	COMMON NAME	BIOLOGICAL NAME	SIZE	SYMBOL
STREET/CANOPY TREE (15) REQUIRED	FLOWERING CRABAPPLE**	MALUS CENTURARIA**	3" CALIPER MIN.	
DECIDUOUS TREE (15+18) REQUIRED	RED MAPLE**	ACER RUBRUM**	2.5" CALIPER	
SHRUBS:				
OVERGREEN SHRUB (8)	HAYFIELD YEW**	TAXUS X MEDIA 'HAYFIELD**	24" TALL MIN.	
PERIMETER (45)	AMERICAN BOXWOOD**	BOXYCARPA DECAHYPERICUS**	24" TALL MIN.	
PARKING PERIMETER (37)	AMERICAN BOXWOOD**	BOXYCARPA DECAHYPERICUS**	12" TALL MIN.	

EXISTING LANDSCAPE FEATURES (TREES & SHRUBS) EXIST THAT MAY PARTIALLY SCREEN LANDSCAPING REQUIREMENTS
**MAY BE SUBSTITUTED FOR SIMILARLY TYPED APPROVED SPECIES

LANDSCAPE PLAN
SITUATE IN
**CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.**
MADE FOR
JON HANAN & SARAH GOVER

Date: March 5, 2019
Scale: 1"=40'
Drawn By: NAR
Reviewed By: DET
File Number: 36001
CAD File: 19-007
Revised: 3-20-2019
4-1-2019

808 Perry Highway
Pittsburgh, Pennsylvania 15229
Tel: 412.344.6600
Fax: 412.344.6716
e: info@taitengineeringinc.com

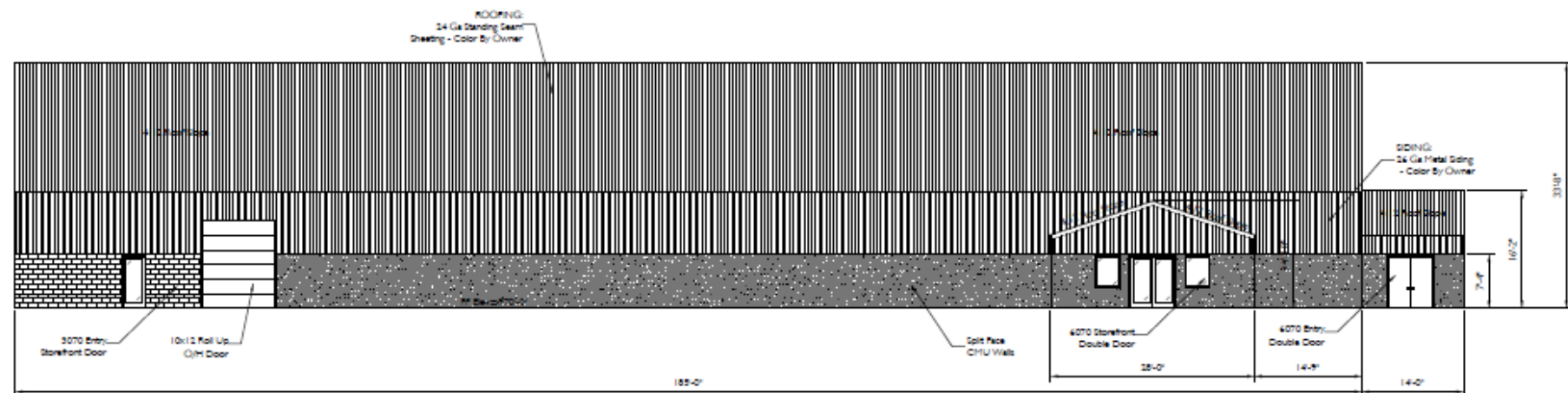
**TAIT
ENGINEERING, INC.**











Front Elevation

Prepared on Behalf of:
Hanan
1 Alps Ave
Cranberry Twp PA 16066

Designed: hanan
Drawn: ncr
Checked: hanan
Reviewed: ncr

Commercial Construction - New Facility
Hanan - The Indoor Dog Park
1 Alps Avenue
Cranberry Township, Pennsylvania 16066
Cranberry Township
Butler County Pennsylvania

NORTH

8' 0 8'
D Size Scale: 1/8" = 1'
1 1/16" Scale: 1/16" = 1'

R Thre3 Design LLC
Design Professionals
135 Sycamore Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.6544

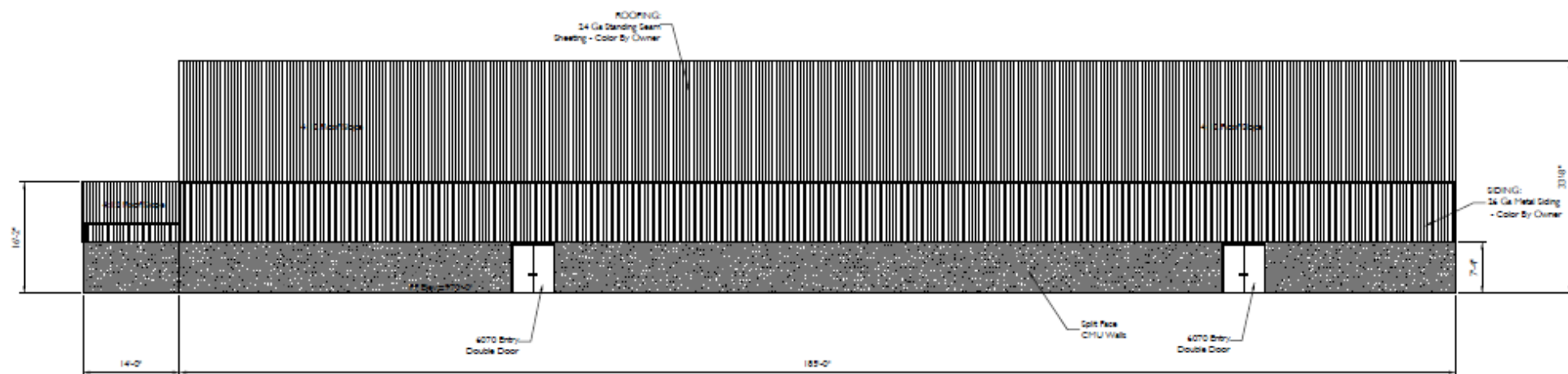
Building Design and Permit
Application Drawings
Architectural Drawings
Architectural Elevations

A021

4 Mar 2019

R Thre3 Design Sep 2019

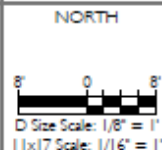
PRELIMINARY ONLY - NOT FOR CONSTRUCTION



Rear Elevation

Prepared on Behalf of:
Hanan
1 Alps Ave
Cranberry Twp PA 16066

Designed: hanan	Commercial Construction - New Facility
Drawn: ner	Hanan - The Indoor Dog Park
Checked: hanan	1 Alps Avenue
Reviewed: ner	Cranberry Township, Pennsylvania 16066
	Cranberry Township
	Butler County Pennsylvania

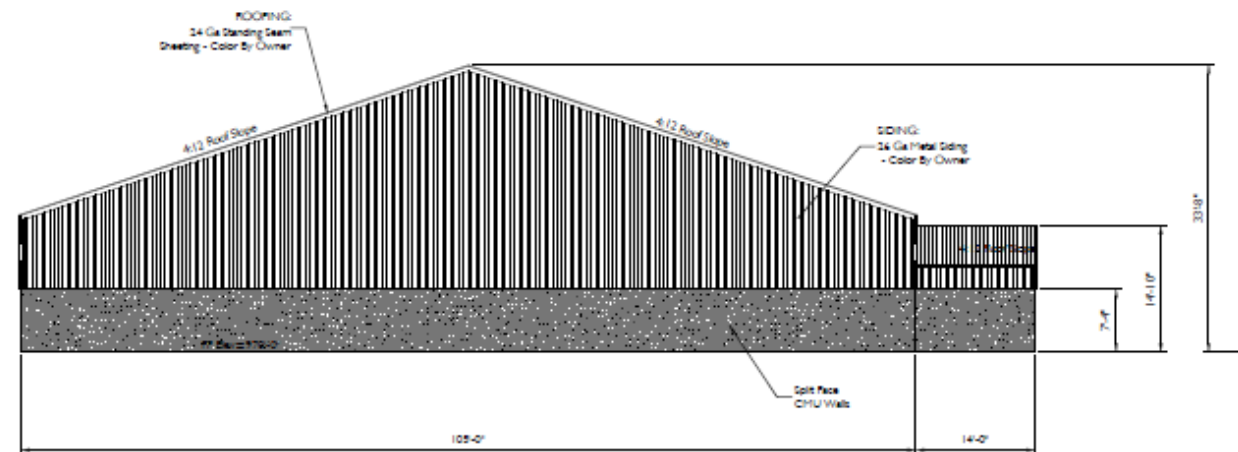


Building Design and Permit
Application Drawings
Architectural Drawings
Architectural Elevations

A022

4 Mar 2019

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



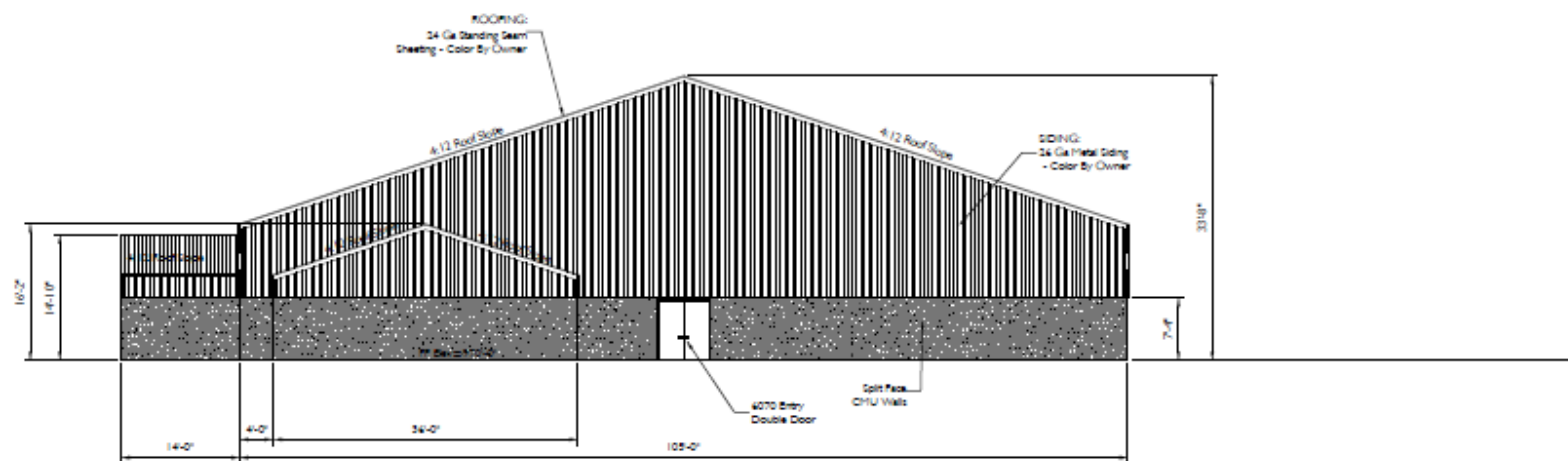
Left Elevation

Prepared on Behalf of:
Hanan
1 Alps Ave
Cranberry Twp PA 16066

Designed: hanan	Commercial Construction - New Facility Hanan - The Indoor Dog Park 1 Alps Avenue Cranberry Township, Pennsylvania 16066	NORTH 0 8'	R Thre3 Design LLC Design Professionals 133 Skidmore Drive New Castle, Pennsylvania 16105 Office 724.901.1332 Fax 724.332.6866	Building Design and Permit Application Drawings Architectural Drawings Architectural Elevations	A023 4 Mar 2019
Drawn: rer		D Size Scale: 1/8" = 1' 11x17 Scale: 1/16" = 1'			
Checked: hanan					
Reviewed: rer	Butler County Pennsylvania				

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

R Thre3 Design, Sept 2017



Right Elevation

Prepared on Behalf of:
Hanan
1 Alps Ave
Cranberry Twp PA 16066

Designed: hanan
Drawn: nan
Checked: hanan
Reviewed: nan

Commercial Construction - New Facility
Hanan - The Indoor Dog Park
1 Alps Avenue
Cranberry Township, Pennsylvania 16066
Cranberry Township
Butler County Pennsylvania

NORTH

8' 0 8'
D Size Scale: 1/8" = 1'
11x17 Scale: 1/16" = 1'

R.Thre3 Design LLC
Design Professionals
135 Blackstone Drive
New Castle, Pennsylvania 16105
Office 724.901.1332
Fax 724.202.4544

Building Design and Permit
Application Drawings
Architectural Drawings
Architectural Elevations

A024

4 Mar 2019

R.Thre3 Design Sep19

PRELIMINARY ONLY - NOT FOR CONSTRUCTION