

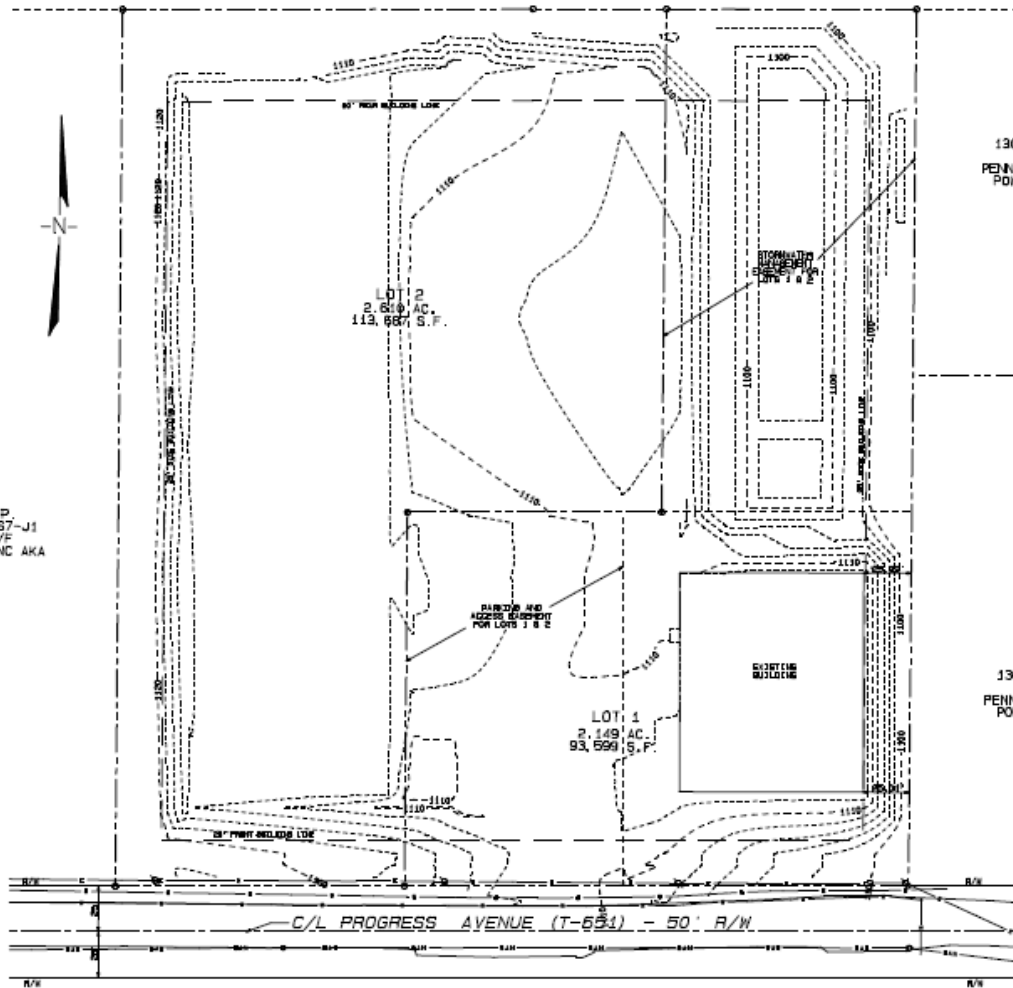


T.P.
130-45-J6
N/F
CRANBERRY TOWNSHIP

T.P.
130-57-J1
N/F
GPX INC AKA

T.P.
130-57-J6
N/F
PENNSYLVANIA
POWER CO.

T.P.
130-57-J6
N/F
PENNSYLVANIA
POWER CO.



- TRANSITIONAL LIGHT INDUSTRIAL
- 1 ACRE MINIMUM
 - 100' LOT WIDTH
 - 25' FRONT YARD SETBACK
 - 25' REAR YARD SETBACK
 - 25' SIDE YARD SETBACK
 - 60' MAX BUILDING HEIGHT
 - 60% IMPERVIOUS SURFACE MAXIMUM

TOPOGRAPHIC &
UTILITY PLAN

SHOUP ENGINEERING INC.
300 SANDHOLD DRIVE, DAZEN PA 15005 724-999-9990

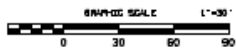
PROGRESS AVENUE ASSOCIATES LLC
PLAN OF LOTS

OWNER:
PROGRESS AVENUE ASSOC. LLC.
10000 PROGRESS AVE.
CRANBERRY TOWNSHIP, PA 15006
T.P. 130-45-J6

THINK DISTRICTS
TRANSITIONAL LIGHT INDUSTRIAL

TOTAL PLAN AREA: 4.768 AC.

NOTES: 1. CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA		
DATE: 08/05/20	SCALE: 1"=20'	SHEET: 1
DWG. BY: JES	CHEK. BY: JES	CDR. # 047



1. REFER TO DESIGN AND CONSTRUCTION CONTROL PLAN FOR THE COMPLETE CONSTRUCTION SEQUENCE

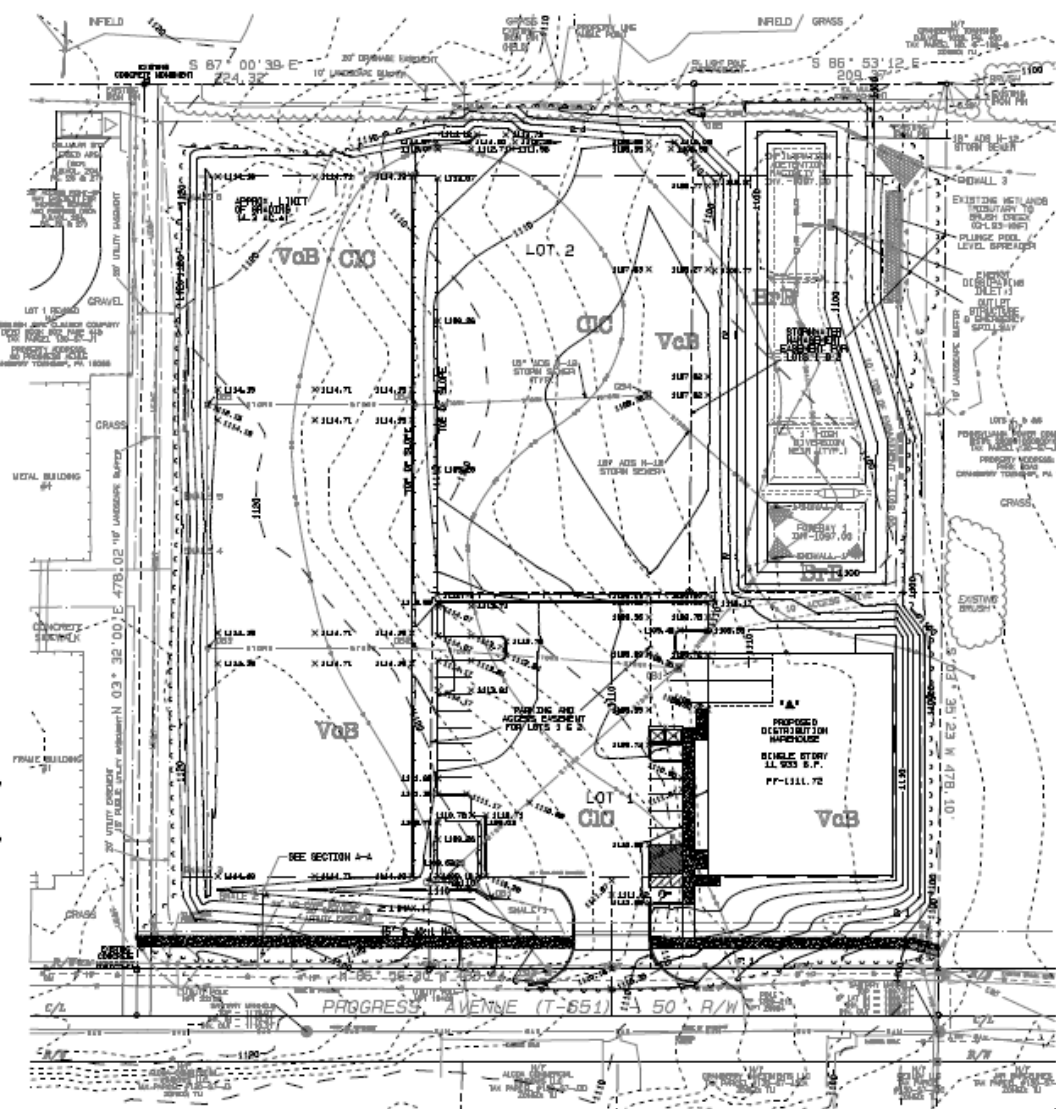
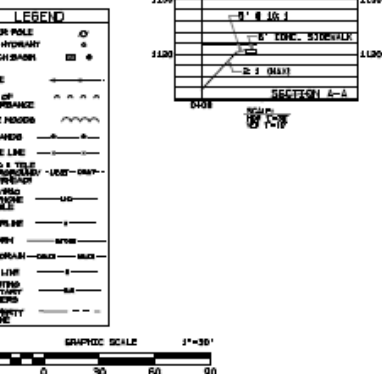
1. A WITHHELD EVALUATION AND COLLECTION HAS BEEN PERFORMED BY CHARGEMASTER SAIED AROUND 2010.
2. A WITHHELD EVALUATION AND COLLECTION HAS BEEN PERFORMED BY CHARGEMASTER SAIED AROUND 2010.
3. THE WITHHELD EVALUATION AND COLLECTION HAS BEEN PERFORMED BY CHARGEMASTER SAIED AROUND 2010.
4. AFTER MEETING AND CONFERENCES WITH REPRESENTATIVES OF THE WITHHELD EVALUATION AND COLLECTION HAS BEEN PERFORMED BY CHARGEMASTER SAIED AROUND 2010.

1. CONTOUR INTERVAL IS 2 FEET.
2. EXISTING CONTOURS PROVIDED BY WWW.PASDA.PSU.EDU
(REF: 80001310, 81001310, DCIR PLANS PROGRAM)

1. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION WASTE DISPOSAL AND RECYCLING SPECIFICATIONS PROVIDED IN APPENDIX J OF THE C&S INSTRUMENT.
2. CONSTRUCTION WASTE INCLUDES BUT IS NOT LIMITED TO EXCAVATED MATERIAL, EXCESS WASTE WATER, OIL, GREASE, CONTAMINATED SOILS, OR OBSOLETE MATERIALS, WASTE WOOD, CHEMICAL WASTE, OR REFUSE.
3. WASTE MATERIALS SHALL BE RECYCLED WHEREVER POSSIBLE.
4. RECYCLABLE WASTE COLLECTIONS ARE REQUIRED TO COLLECT THE RESIDUAL CONTENT OF WASTE, SHOULD BE ALLOWED TO COLLECT AND TRANSPORT THE WASTES TO THE APPROPRIATE DISPOSAL POINTS.
5. MATERIALS CLEARED FROM BERM SHALL BE SPREAD AND ALLOWED TO DRY FOR 10 TO 15 DAYS.

B9 - BRIMINGTON SILT LOAM - 3-8% SLOPES
 - HSG C/D - HYDRO
 C9 - CHARGE SILT LOAM - 0-10% SLOPES
 - HSG C/D - HYDRO
 W9 - WINDYBERRY CHARGE SILT LOAM - 3-8% SLOPES
 - HSG C/D - HYDRO

2. Fill material, such as industrial waste and household refuse is not permitted.



1. ALL FILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED EIGHT (8) FEET (8') THICK, PROPOSED IN LAYERS NOT TO EXCEED 4 FEET (4'). ALL LAYERS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE RELATIVE DENSITY OF THE FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE RELATIVE DENSITY OF THE FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE RELATIVE DENSITY OF THE FILL.

1. THE EXISTING LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN, WERE ESTABLISHED BY FIELD LOCATION SURVEYS.
2. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER FOR ALL UTILITIES WERE NOT FLAGGED UNDER THE PA ONE CALL AND THEREFORE, LOCATIONS OF ALL UTILITIES WERE FIELD LOCATED. THE PLAN ALSO LOCATIONS OF SUBURBAN UTILITIES WAS OF UNKNOWN DATE DETERMINED BY THIS SURVEY.
3. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN BY THEIR APPROXIMATE DEPTHS. IF IT IS NOT POSSIBLE TO DETERMINE THE DEPTH TO A UTILITY, ONE CALL MUST BE USED FOR ANY CONSTRUCTION AND/OR EXCAVATION TO AVOID THE UTILITIES. CALL: 1-800-542-7779
4. THIS PLAN SUBJECT TO DISCREPANCIES, CONFLICTS, RESTRICTIONS, ETC. CONTRACTOR TO VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION.

1. THE JAMES MONROE BOARDING HOUSE SHALL INCLUDE THE ENTIRE PROGRESS
AND ONE ASSOC. LLC PROPERTY.

1. APPROVAL BY THE WATER COLUMN CONSTRUCTION INSTRUCT IS REQUIRED FOR ALL OFFSHORE WIND TOWER PLACES.
2. EROSION AND SEDIMENT DRAIN MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL PRIOR TO ANY DISTURBANCE WITHIN THE TOWER FOOTPRINT OF THOSE.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT DRAIN MUST BE REMOVED, AND THE STABILIZED EROSION, BY WITHIN 1 DAY.
4. STOCKPILE DEBRIS MUST NOT EXCEED 30 FEET. STOCKPILE SLOPES MUST BE GRASS OR PLANTED.
5. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT DRAINAGE MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE: DRAINAGE DITCHES AND CHANNELS MUST BE KEPT FREE OF OBSTACLES, DEBRIS, AND SEDIMENT. MAINTENANCE WORK MUST BE COMPLETED WITHIN 1 DAY OF DETECTION OF PROBLEMS. EROSION AND SEDIMENT DRAINAGE MAINTENANCE MUST BE PERFORMED MINIMALLY ON WITHIN 1 DAY OF DETECTION OF PROBLEMS. EROSION AND SEDIMENT DRAINAGE MAINTENANCE MUST BE PERFORMED MINIMALLY ON WITHIN 1 DAY OF DETECTION OF PROBLEMS.

GRADING PLAN PHASE 1

SHOUP ENGINEERING INC			
308 SHILOHFIELD DRIVE, DACHEN PA 15005 724-699-9999			
PROGRESS AVENUE ASSOCIATES, LLC			
PROPOSED DISTRIBUTION WAREHOUSE			
REVISED SITE DEVELOPMENT PLAN			
MUNICIPALITY / CONDOMINIUM TOWNSHIP OF, BUTLER COUNTY, PENNSYLVANIA			
DATE: 04/08/02	SCALE: AS SHOWN	SP-8	
DATE: 04/08/02	DATE: 04/08/02	SCALE: 1"=40'	

PROGRESS AVENUE ASSOCIATES, LLC.

PROPOSED DISTRIBUTION WAREHOUSE

REVISED SITE DEVELOPMENT PLAN

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
APRIL 8, 2019

OWNER/EMPLOYER

PROGRESS AVENUE ASSOCIATES, LLC
400 CLAYTON BLVD.
PITTSBURGH, PA 15206

PH: 412-881-3888

THOMAS ADAM
TADAM@PROGRESS.COM

ENGINEERING CONSULTANTS

SHOUP ENGINEERING, INC.
329 SUMMERFIELD DRIVE
BADEN, PA 15005

PH: 724-869-8680

SCOTT A. SHOUP, P.E.
SHOUP@SHOUP-PA.COM

EXISTING SITE DATA:

TOTAL ACRES:
5.967 ACRES TO 60' RIGHT-OF-WAY

REFERENCE PLANS:
LOT 8
CRANBERRY INDUSTRIAL PARK NO. 2
P.B. VOL. 86 PG. 7

DEED REFERENCES:

DEED NO. 200810000003203
TAX PARCEL #130-07-JIE

ZONING DISTRICT:

TLC TRANSPORTATION LIGHT INDUSTRIAL

UTILITY COMPANIES:

THE UNIVERSITY OF PITTSBURGH
PITTSBURGH, PA 15260
PITTSBURGH, PA 15260
PITTSBURGH, PA 15260

CRANBERRY TOWNSHIP
PITTSBURGH, PA 15260
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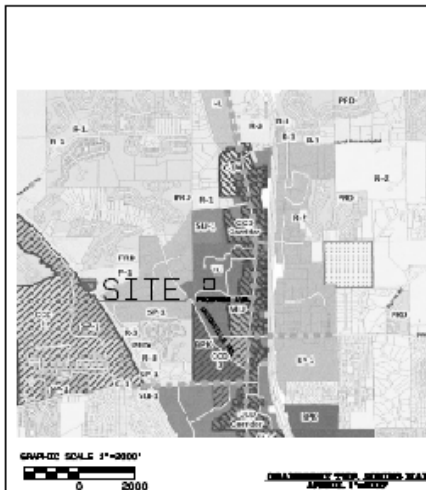
ONE CALL DESIGN NO.

20161752485

CRANBERRY TOWNSHIP
PITTSBURGH, PA 15260
PITTSBURGH, PA 15260
PITTSBURGH, PA 15260

Pennsylvania One Call System Inc.
1-800-242-1775

1-800-242-1775



LOCATION MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
SP-1	SITE DEVELOPMENT PLAN - PAGE 1
SP-2	SITE DEVELOPMENT PLAN - PAGE 2
SP-3	SITE DEVELOPMENT PLAN - PAGE 3
SP-4	SITE DEVELOPMENT PLAN - PAGE 4
SP-5	SITE DEVELOPMENT PLAN - PAGE 5
SP-6	SITE DEVELOPMENT PLAN - PAGE 6
SP-7	SITE DEVELOPMENT PLAN - PAGE 7
SP-8	SITE DEVELOPMENT PLAN - PAGE 8

PREPARED BY:
SHOUP ENGINEERING, INC.
329 SUMMERFIELD DRIVE
BADEN, PA 15005
724-869-8680

SHEET SP-1

JOB #9407