

BRIAN ROSENZWEIG, DDS NEW DENTAL OFFICE FACILITY

SITUATE AT
9002 MARSHALL ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

LAND DEVELOPMENT PLAN
Submitted 08/12/2019

Sheet No.	Description
C-1	Cover Sheet
C-2	Existing Conditions
C-3	Demolition Plan
C-4	Site Plan
C-5	Geometry Plan
C-6	Grading Plan
C-7	Fire Truck Turn Plan
LS-1	Landscape Plan
LS-2	Landscape Details
DET-1	Construction Details
DET-2	Construction Details
DET-3	Construction Details
SWM-1	Stormwater Management Details



LOCATION MAP
Scale: 1"=2000'
Ref: USGS Maps PA (2016)

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



SERIAL # 20191122820
05-01-2019

UTILITY CONTACTS

<u>ELECTRIC</u>	PENSALVANIA POWER COMPANY (FIRST ENERGY)
<u>GAS</u>	PEOPLES GAS, INC. & COLUMBIA GAS OF PA (BETHEL PARK)
<u>WATER</u>	CRANBERRY TOWNSHIP
<u>SANITARY</u>	CRANBERRY TOWNSHIP
<u>CABLE TV</u>	ARMSTRONG CABLE
<u>COMMUNICATIONS</u>	CONSOLIDATED COMMUNICATIONS & COMCAST CABLEVISION

OWNER
Sweeney Family Properties LP
10 National Way
Cranberry Township, PA 16066



RE: GTE Project 31269



GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724-935-8188 FAX: 724-935-8189





CONTRACTOR NOTE
CONTRACTOR TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN GRAPHICALLY ON PLAN AS SCOPE OF CONSTRUCTION WORK. ANY DEVIATIONS FROM GRADE, CONCEPT, TYPE OR MATERIAL SHOWN ON PLAN SHALL BE FIRST APPROVED BY WRITTEN REQUEST TO DESIGN AND TOWNSHIP ENGINEER.

THE FOLLOWING WORK TASKS ARE THE GENERAL SCOPE OF WORK, AND NOT TO BE CONSTRUED AS THE ORDER OF WORK PERFORMED, NOR ALL WORK REQUIRED.

- B) REFER TO LANDSCAPE PLAN SHEET FOR PROPOSED SCREENING AND SITE PLANTS, AND TREE PLANTINGS, TYPES AND LOCATIONS.

SITE DATA

SITE ZONING = SP-1 SPECIAL GROWTH
SUBJECT TO STREETSCAPE ENHANCEMENT
OVERLAY FOR ROWAN ROAD

PERMITTED USE: PROFESSIONAL OFFICE

MAXIMUM PERMITTED IMPERVIOUS AREA = 70%
 IMPERVIOUS AREA PROPOSED = (20360 sqft)/39485 sqft
 = 0.51 = 51%

MAXIMUM PERMITTED BUILDING HEIGHT = 50'
PROPOSED BUILDING HEIGHT = 25'

PROVIDED PARKING = 32 REGULAR + 2 HC = 34 TOTAL

MINIMUM LOT SIZE = 1 AC (1 AC PROVIDED)
MINIMUM LOT WIDTH = 80' (150' AT BUILDING LINE)

SETBACKS: REQUIRED PER ZONING CODE
FRONT = 25'
REAR ADJUTING NON-RESIDENTIAL = 20'

PROPOSED:
FRONT = 25'
REAR BUILDING NON-RESIDENTIAL = 30'

SITE PLAN

BRIAN ROSENZWEIG, DDS

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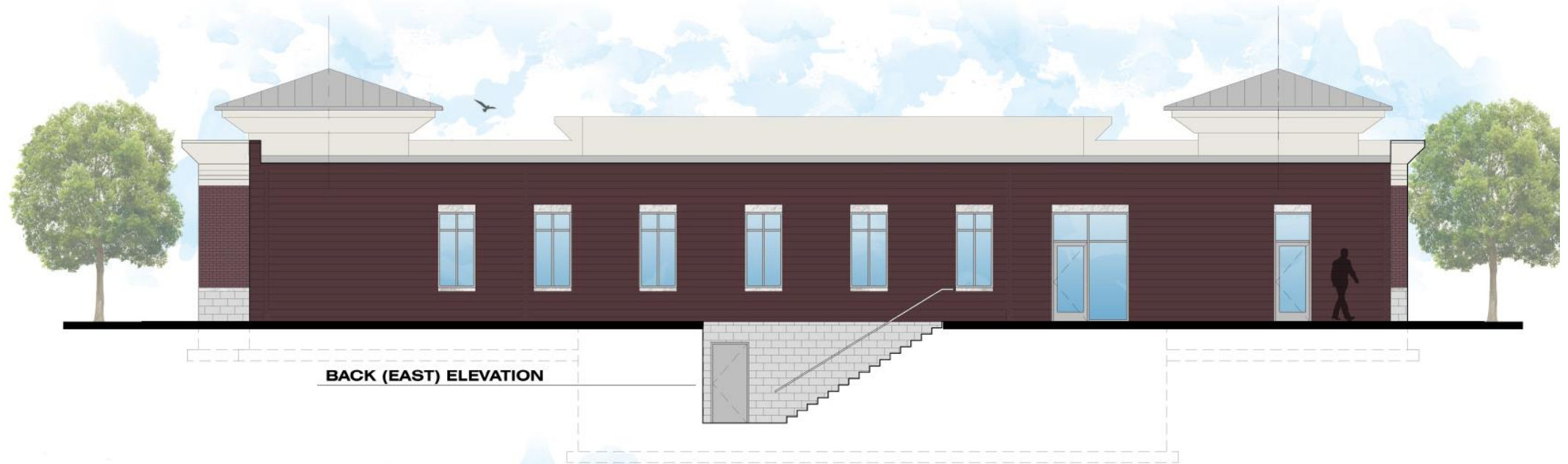
FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

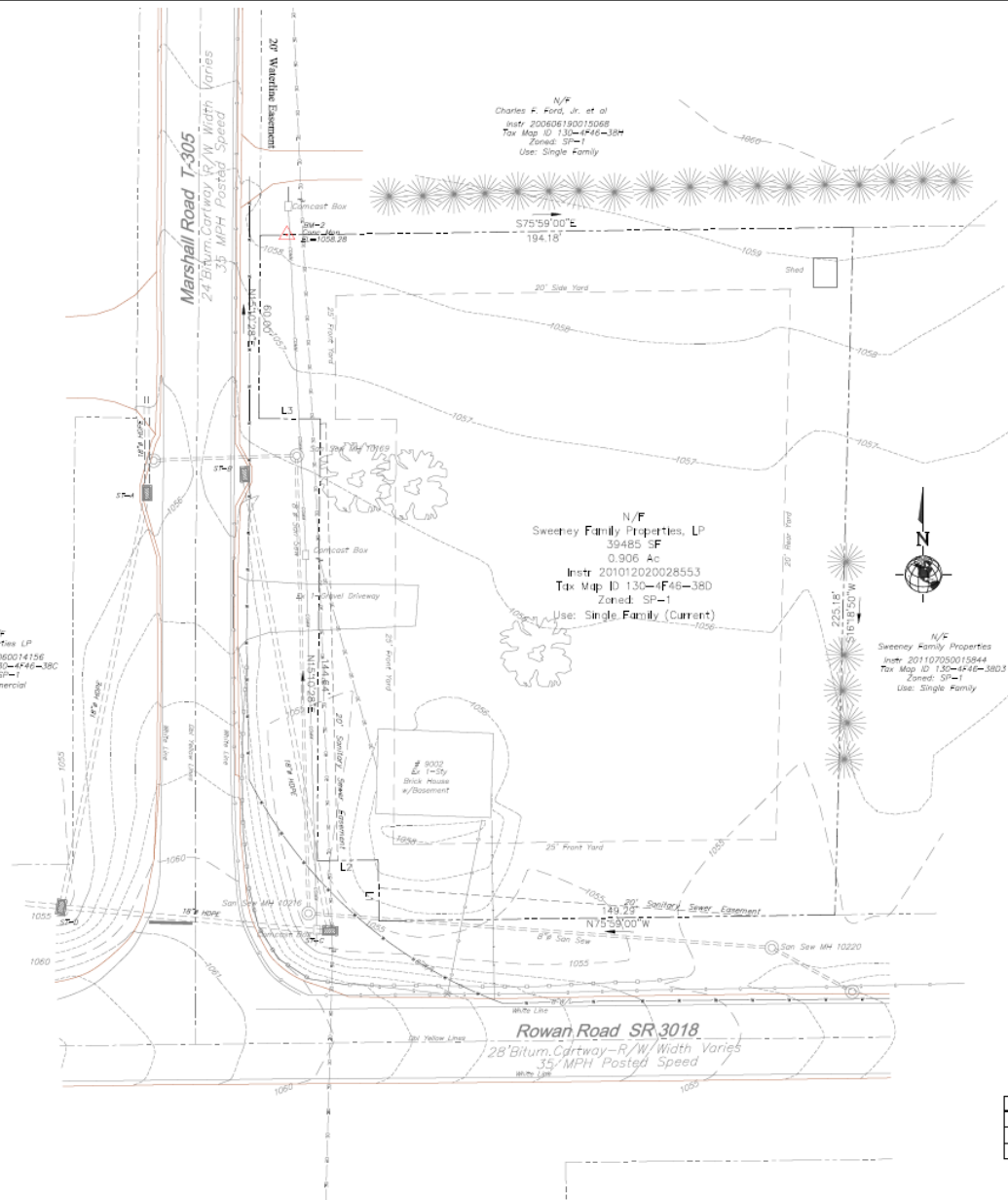
Cranberry Family Dentistry





Cranberry Family Dentistry





LINE	BEARING	DISTANCE
L1	N14°01'00"E	20.00'
L2	N75°59'00"W	20.00'
L3	N74°49'32"W	20.00'

1. SURVEY BASED MAP PREPARED BY GIBSON-THOMAS ENGINEERING, 6-14-2018.

2. PROPERTY BASED REPORT OF A FLOOD EVENT PROPERTY SUBJECT TO ELEVATED INUNDATIONS, AGREEMENT OR OTHER ENCUMBRANCES PROVIDED IN PRIOR REGISTERED OR UNREGISTERED INSTRUMENTS TO EXIST SHOWN, VISIBLE CHANGES HAVE BEEN MADE.

3. BASES OF PROPERTY ARE NORTH.

4. BASES OF SITE TOPOGRAPHY DATUM IS NAD83.

5. PROPERTY IS NOT IN A FLOOD ZONE, THE SITE IS DESIGNATED AS WITHIN FEMA ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YR) ANNUAL CHANCE FLOOD, THE FEMA MAP #201005003B, THE EFFECTIVE DATE OF 08-02-2018.

6. THERE ARE NO HAZARDOUS OR GEOLOGICAL HAZARDS AT THE PROPERTY, WORK AREA.



DATE	REVISION	DATE	SCALE	CTE 31261 DRAWING NO. C-2
		08/12/19	1" = 20'	
DESIGN BY	JAD	CHECKED BY	JD	

EXISTING CONDITIONS PLAN

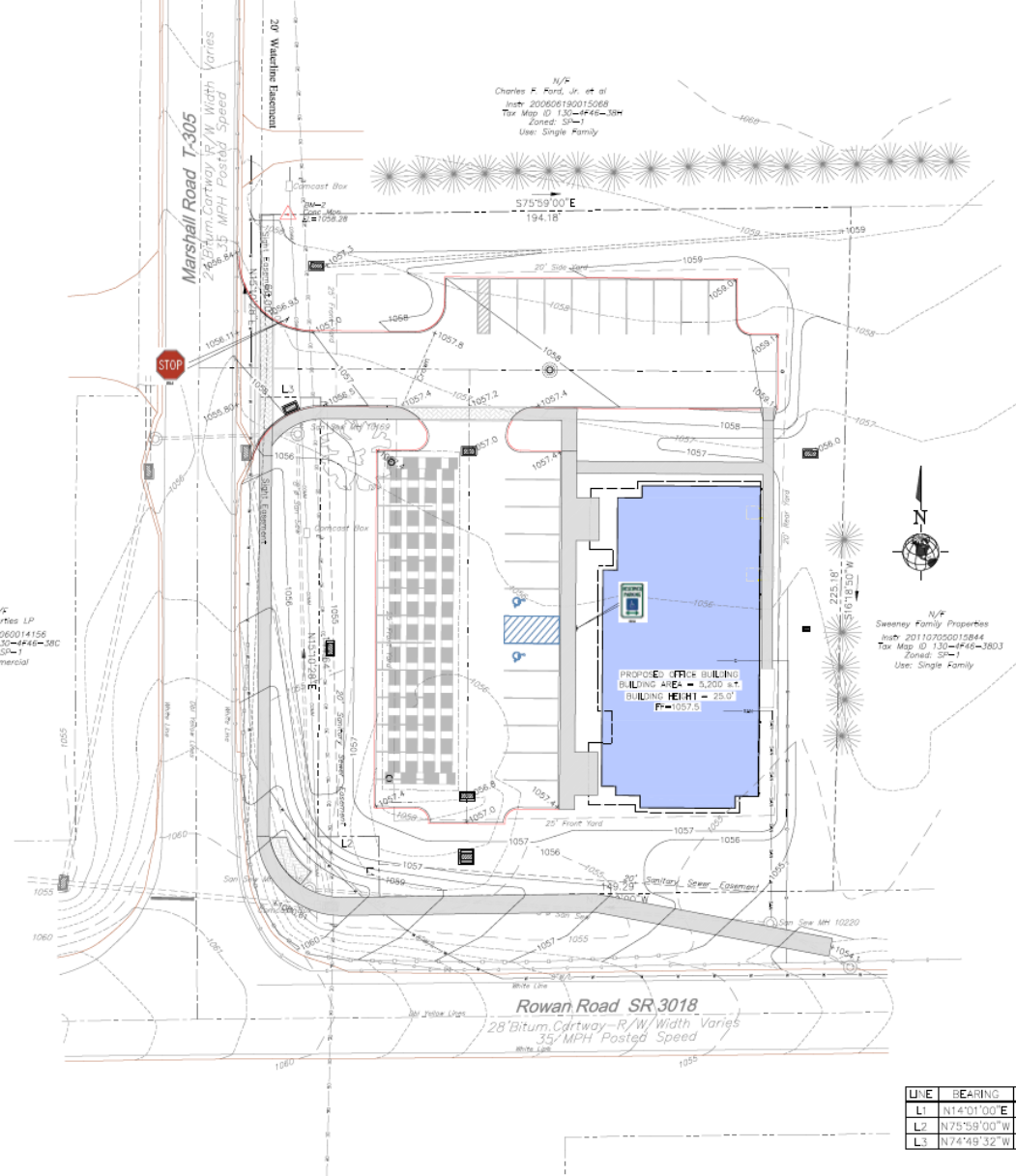
BRIAN ROSENZWEIG, DDS

SITUATE AT
9002 MARSHALL ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

OWNER & DEVELOPER
Sweeney Family Properties, LP
10 National Way,
Cranberry Township, PA 16066



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GRADING SITE NOTES:

1. DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
2. ALL SOIL WASHED OR CARRIED ONTO PUBLIC STREETS DURING GRADING OPERATIONS SHALL BE CLEANED UP EACH DAY. TEMPORARY DRIVEWAY OR ROAD SURFACES SHALL BE PROVIDED AS SOON AS POSSIBLE. THE OWNER OF THE PROPERTY BEING GRADED SHALL BE RESPONSIBLE TO PROTECT AND CLEAN UP LOWER PROPERTIES OF SILT AND DEBRIS WHICH HAVE WASHED DOWN ONTO THE LOWER PROPERTIES AS A RESULT OF THE GRADING WORK ON THE HIGHER PROPERTY.
3. NONE OF THE WORK OR ACTIVITY COVERED BY A GRADING PERMIT SHALL BE CONDUCTED ON A SUNDAY OR LEGAL HOLIDAY WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS OR ITS DESIGNATED REPRESENTATIVE.
4. WORK ACTIVITIES SHALL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM.
5. NO FILLS SHALL BE PLACED OVER TREES, STUMPS OR OTHER MATERIAL WHICH COULD CREATE A HAZARD. INSTEAD, SUCH MATERIALS MAY BE BURIED IN NATURAL GROUND WHERE NO STRUCTURES WILL BE BUILT OR HAZARD CREATED. THE FILL USED SHALL BE COMPRISED OF EARTH, SAND, GRAVEL, CLAY, AND ROCK MATERIALS. ORGANIC MATERIAL SHALL NOT BE USED IN AREAS INTENDED FOR STRUCTURES.
6. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF FILL MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT OR SLIPPAGE.
7. ALL LANDS, REGARDLESS OF THEIR SLOPE, FROM WHICH STRUCTURE OR NATURAL COVER HAS BEEN REMOVED OR OTHERWISE DESTROYED, SHALL BE APPROPRIATELY GRADED AND SEEDED WITHIN A REASONABLE TIME OF SUCH CLEARANCE ACTIVITY.

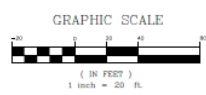
STORM SEWER SCHEDULE

ST-4 Type M Inlet TOP=1055.4 INV=1052.37(W) INV=1052.24(S)	ST-1 INLET-TYPE M TYPE S 30x4 TOP=1054.80 INV=1053.20	ST-6 205 YARD DRAIN TOP=1056.50 INV=1053.20
ST-5 Type M Inlet TOP=1055.55 INV=1052.38(S)	ST-2 INLET-TYPE M TOP=1056.80 INV=1051.50	ST-7 INLET-TYPE M TOP=1054.80 INV=1050.80
ST-3 Type M Inlet 200 W/ID RAISE TO 1050.1 TOP=1054.45 INV=1051.32(W) INV=1051.11(W)	ST-3 INLET-TYPE M TOP=1057.30 INV=1051.60	ST-8 STORM MANHOLE TOP=1057.80 INV=1057.30 INV OUT=1052.00
ST-0 Type M Inlet TOP=1054.41 INV=1049.36(W) INV=1049.46(S)	ST-4 INLET-TYPE M TOP=1056.50 INV=1052.90	ST-9 INLET-TYPE M TOP=1057.5 INV=1053.30
	ST-5 INLET-TYPE M TOP=1056.25 INV=1052.50	ST-10 CLEANOUT PORT CAPPED TOP=1058.0 INV=1057.40

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L1	N14°01'00"E	20.00'
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OWNER

Sweeney Family Properties, LP
10 National Way
Cranberry Township, PA 16806



DATE	REVISION	BY	DATE
08/12/19			

SITE GRADING PLAN

BRIAN ROSENZWEIG, DDS

PROJECT AT:
MARSHALL ROAD
WINSHIP, BUTLER COUNTY, PA



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