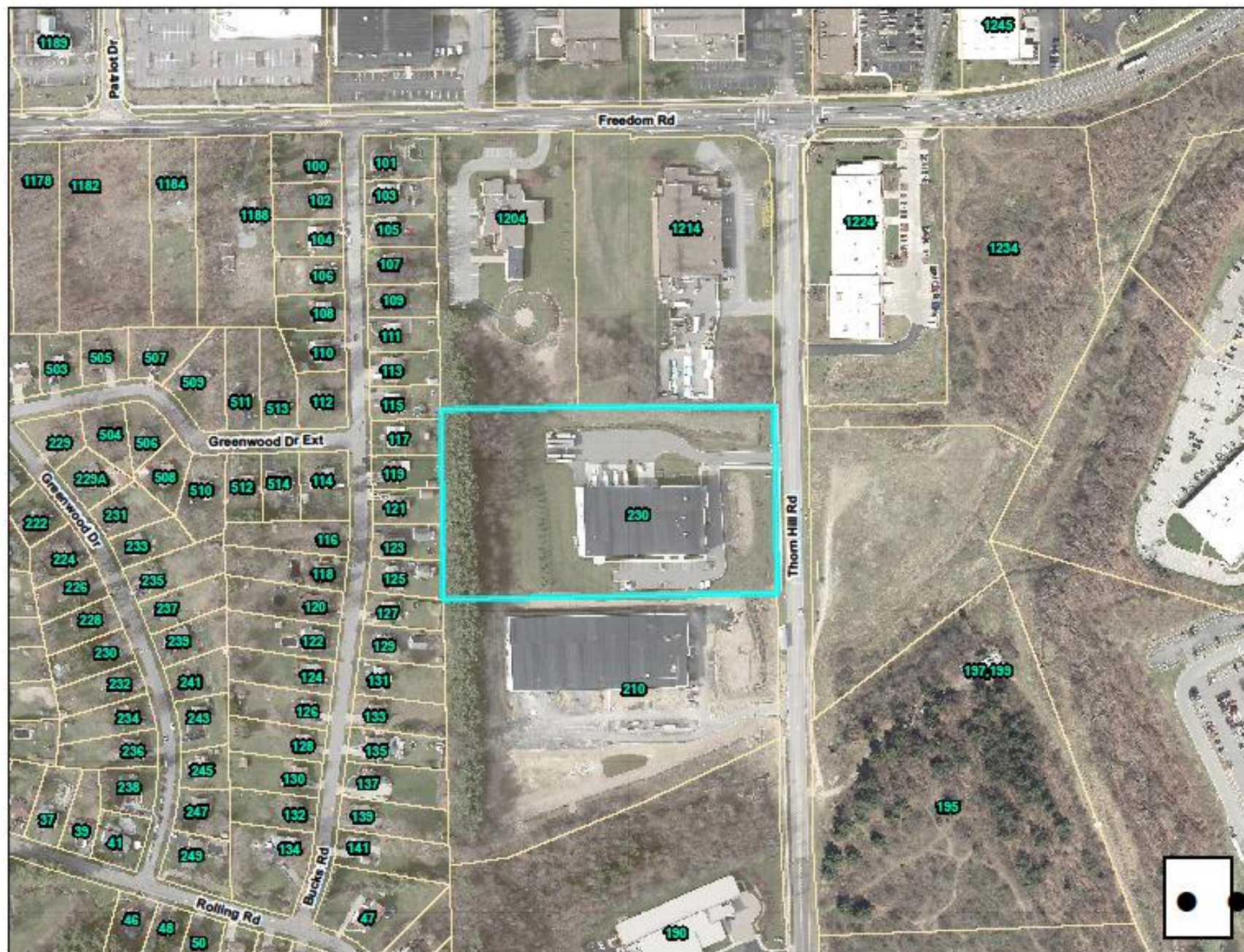


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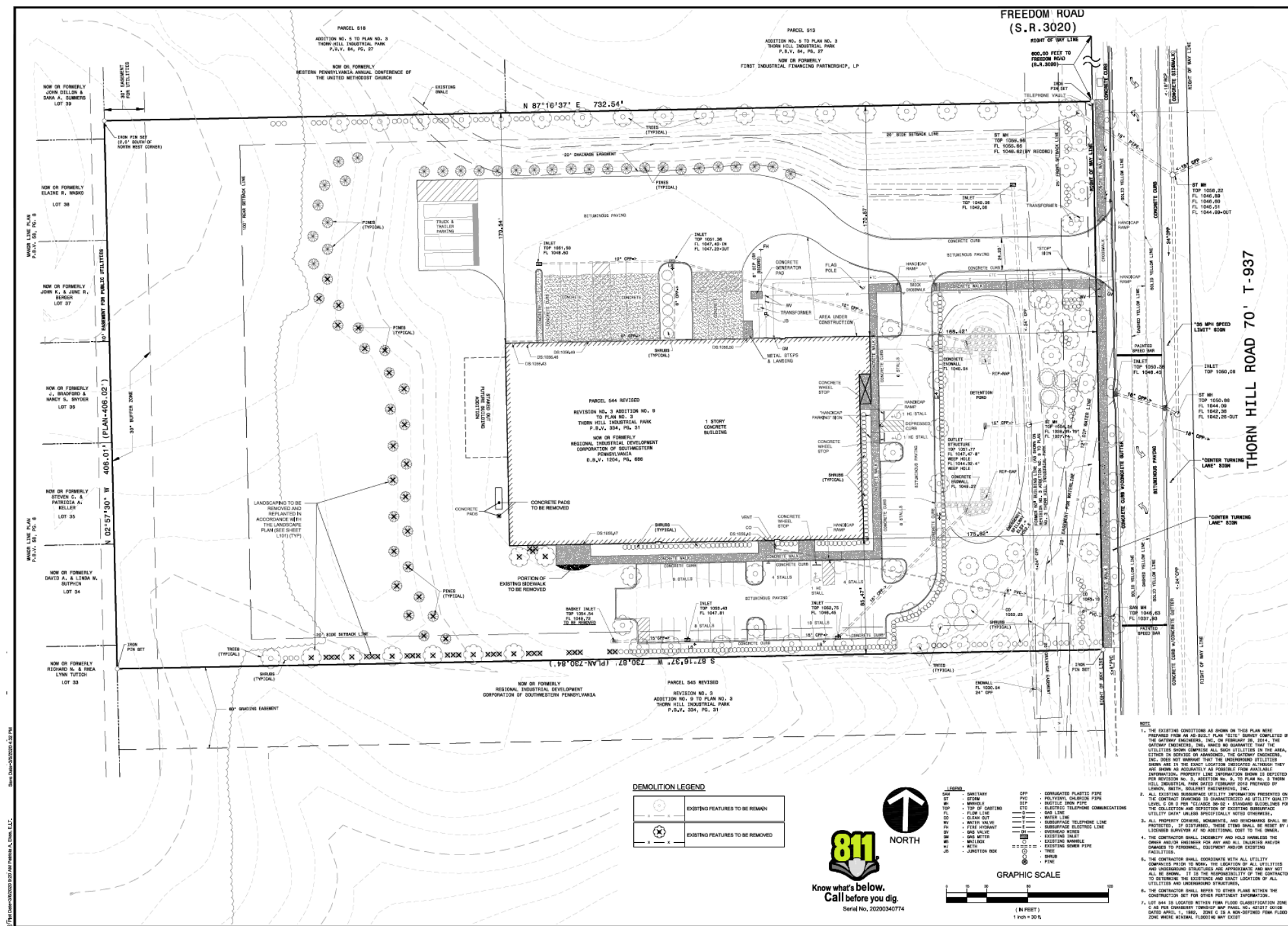
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Drawing Scale: N/A
Date Issued: 2020-02-04
Index Number: --
Drawn By: VARIES
Checked By: JEG
Project Manager: JEG

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REVISION RECORD

No.	Date	By	Rev.	Description
1	2020-03-06	DT	1	REVISED PER TOWNSHIP LETTER DATED 2020-02-28
2				
3				
4				
5				
6				
7				
8				

CRANBERRY HILL PARTNERS WAREHOUSE ADDITION
THORN HILL ROAD - LOT 544
CRANBERRY TOWNSHIP, PA 15066

PREPARED FOR:
CRANBERRY HILL PARTNERS
2850 RICHMOND ROAD
BEDFORD HEIGHTS, OH 44146

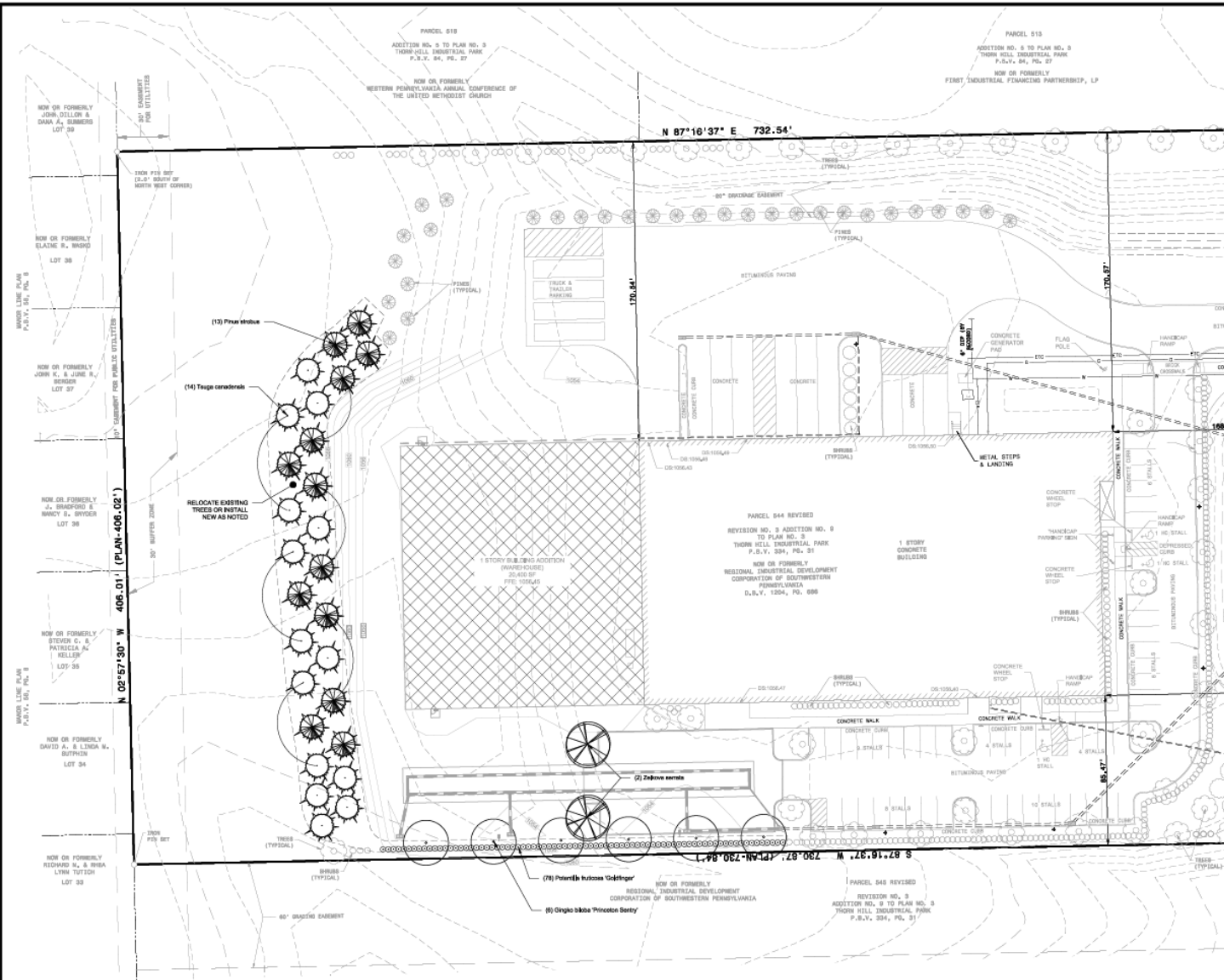
EXISTING
CONDITIONS PLAN

Project Number: C-18007-0009
Drawing Scale: 1" = 30'
Date Issued: 2020-02-24
Index Number:
Checked By: JAMES
Project Manager: JED

C001

Site Plan - 2020-03-06 10:57 AM PARISH A, DOW, E.L.C.

18. Plan & Section (Unrecorded) 03/01/2021 10:01:27 From: 18-0303 To: 18-0303 File: Warehouse Expansion.dwg Path: C:\Users\jlg\OneDrive\Documents\18-0303-0002_1.dwg Landscape.dwg
19. File Name: 18-0303-0002 11:53 AM Location: P:\Workspace
Save Date: 03/01/2021 11:53 AM



LANDSCAPE NOTES:

- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND ORDINANCES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (FEDERAL LAW), FEDERAL REGISTERS, CHAPTER XLV PART 100 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPON THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF THE PROJECT. SUBMISSION OF A BID SHALL BE CONSIDERED TO BE A DECLARATION THAT THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH THE CONDITIONS AND CONSTRAINTS OF THE SITE.
- PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY COMPLETE WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER.
- THREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE.
- NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN CLIMATES SIMILAR TO PRESENT AREA.
- PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO PLANT THE ENTIRETY OF THE QUANTITY. ANY SUBSEQUENCES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DO NOT INSTALL DAMAGED, WEAK OR UNHEALTHY PLANTS.
- IN THE EVENT THAT A PROPRIETARY PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
- PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 - JUNE 15 AND SEPTEMBER 15 - NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
- A PRE-EXISTENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. INSTRUCTIONS HEREBE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
- TOPSOIL SHALL MEET ASTM D883 HAVE A PH RANGE OF 5.5 TO 6.5, CONTAIN A MINIMUM OF 1% ORGANIC MATTER, AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOMMENDED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
- PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONSIDER ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
- PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAMIN UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANTING MIXES: PLANTING MIX FOR SHORT-LIVED PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR LONG-LIVED PLANT PITS OF NEEDLED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
- SEEDS TO BE PLANTED AND SOIL PREPARATION: CONTAIN PLANT FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND RESEED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS. PRIOR TO INSTALLATION OF SOIL OR SEED, ALL LAMIN AREAS SHALL BE RESEED TO A DEPTH OF 4" AFTER LIGHT HOLDING. DO NOT COMPACT. THE AREAS SHALL BE BROADCAST AND ROLLED TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
- A 1" THICK DOUBLE B-WHEDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
- PLANT IDENTIFICATION TAGS SHALL BE LEFT ON UNTIL INSTALLED PLANTINGS ARE INSPECTED BY THE LANDSCAPE ARCHITECT. ALL TAGS SHALL BE REMOVED AFTER APPROVAL.
- PLANTING MIXES: PLANTING MIX FOR SHORT-LIVED PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR LONG-LIVED PLANT PITS OF NEEDLED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
- WARRANTY PERIODS FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GRASS/COVER, LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
- A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND BURNED AREAS WITH COVERAGE EXCEEDING 85% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 1' X 1' SQUARE.
- REFER TO LANDSCAPE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPING. INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING SPACING OF PLANTS.

LANDSCAPE REQUIREMENTS:

- GENERAL PROVISIONS
 - ALL DECIDUOUS TREES REQUIRED BY THIS CHAPTER SHALL BE A MINIMUM OF 2" CALIBER IN DBH. STREET TREES SHALL BE 7" CAL.
 - ALL EVERGREEN TREES REQUIRED BY THIS CHAPTER SHALL BE A MINIMUM OF 4 FEET HIGH.
 - ALL SHRUBS REQUIRED BY THIS CHAPTER SHALL BE A MINIMUM OF 34 INCHES IN HEIGHT AT INSTALLATION.
- NONRESIDENTIAL BUFFER AND DEVELOPMENT SETBACK
 - THE 8' DEVELOPMENT SETBACK AREA SHALL NOT BE CLEARED OF VEGETATION OR GRADED, EXCEPT THAT VEGETATION MAY BE DEFERRED TO THE EXTENT THAT ADDITIONAL LANDSCAPING WITHIN THE NONRESIDENTIAL SETBACK WILL ENHANCE THE BUFFER AREA.
 - EXISTING TOPOGRAPHIC CONDITIONS, SUCH AS EMBANKMENTS, BERMS, OR EXISTING VEGETATION, MAY BE SUBSTITUTED FOR PART OR ALL OF THE REQUIRED BUFFER, AT THE DISCRETION OF THE TOWNSHIP. THE MINIMUM VISUAL EFFECT SHALL BE EQUAL TO OR EXCEED THAT OF THE REQUIRED SCREENING BUFFER VEGETATION.
 - THE PROVISIONS OF THIS SECTION (NONRESIDENTIAL BUFFER), WHEN REQUIRED, SUPERSEDES THE SITE PERMETER BUFFER REQUIREMENTS OF THIS CHAPTER.
- LANDSCAPED BERM SETBACK
 - THE 10' SETBACK SHALL INCLUDE AN ELEVATED EARTH BERM THAT IS A MINIMUM OF 8" HIGHER THAN THE FINISHED ELEVATION OF THE AREA TO BE SCREENED. THE BERM MUST HAVE A CROWN WIDTH OF AT LEAST 3' AND MAY NOT HAVE A SLOPE STEEPER THAN A 3:1 RATIO.
 - THE LANDSCAPED BERM SHALL PROVIDE AN EFFECTIVE PLANTING SCREEN WITH A MINIMUM OF 1 DECIDUOUS CANOPY TREE AND 1 EVERGREEN TREE PER 10' LINEAR FEET OF EARTHEN BERM OR 2 EVERGREEN TREES PER 10' LINEAR FEET OF EARTHEN BERM.
 - A MINIMUM OF 75% OF THE PLANTINGS SHALL BE ON BOTH SIDES OF THE BERM AND CROWN AREA.
 - EVERGREEN TREES REQUIRED - 34 PROVIDED (8 EXISTING, 27 NEW)
- OFF-STREET PARKING, PERMETER SCREENING
 - ALL OFF-STREET PARKING LOTS SHALL BE SCREENED AROUND THE PERIMETER ADJUTING A STREET, ENTRANCE DRIVE, INTERNAL STREET, OR ADJACENT PARKING LOT BY A PLANTING AREA THAT IS A MINIMUM OF 10 FEET WIDE AND LOCATED IMMEDIATELY ADJACENT TO THE PARKING AREA - PROVIDED.
 - THE PERIMETER SCREENING SHALL INCLUDE 1 DECIDUOUS TREE PLANTED IN FEET ON CENTER, WITH A CONTINUOUS ROW OF DECIDUOUS SHRUBS, PLANTED AT A MAXIMUM OF 3 FEET ON CENTER. SHRUBS SHALL NOT EXCEED A HEIGHT OF 42 INCHES AT MATURITY AND BE PLANTED 3 FEET OFF OF THE EDGE OF PAVING (OPTION A).
- SOUTH PARKING LOT - 8 TREES REQUIRED - 4 PROVIDED
- 4 SHRUBS REQUIRED - 74 PROVIDED
- OFF-STREET PARKING, INTERIOR
 - A PLANTING ISLAND SHALL BE PROVIDED FOR EACH 15 PARKING SPACES AND SHALL CONTAIN 1 DECIDUOUS TREE - PROVIDED.
 - END CAP PLANTING ISLAND SHALL BE PROVIDED AT THE END OF EACH ROW OF PARKING TO SEPARATE THE ROWS OF PARKING AND DRIVEABLES. THE END CAP PLANTING ISLANDS SHALL MEET ALL OF THE MINIMUM REQUIREMENTS FOR PLANTING ISLANDS - PROVIDED.

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONDITION
TREES					
6	Crataegus Prinoscentis	Privet	As Shown	2 1/2" CAL.	DBS
13	Prunus	Eastern White Pine	As Shown	6" H.	DBS
14	Taxus canadensis	Canadian Hemlock	As Shown	2 1/2" CAL.	DBS
2	Thuja occidentalis	Japanese Cedar	As Shown	2 1/2" CAL.	DBS
SHRUBS					
8	Buxus microphylla	Winter Green	30" O.C.	24" H.	DBS
18	Fraxinus velutina	Shadblow	30" O.C.	24" H.	DBS



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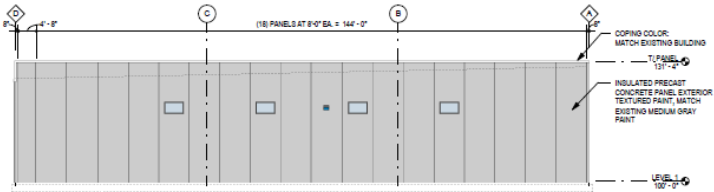
GRAPHIC SCALE



REVISION RECORD		Date	By	For
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2	NO			
3	NO			
4	NO			
5	NO			
6	NO			
7	NO			
8	NO			

CRANBERRY HILL PARTNERS WAREHOUSE ADDITION
THORN HILL ROAD - LOT 544
CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR:
CRANBERRY HILL PARTNERS
26150 RICHMOND ROAD
BEDFORD HEIGHTS, OH 44146

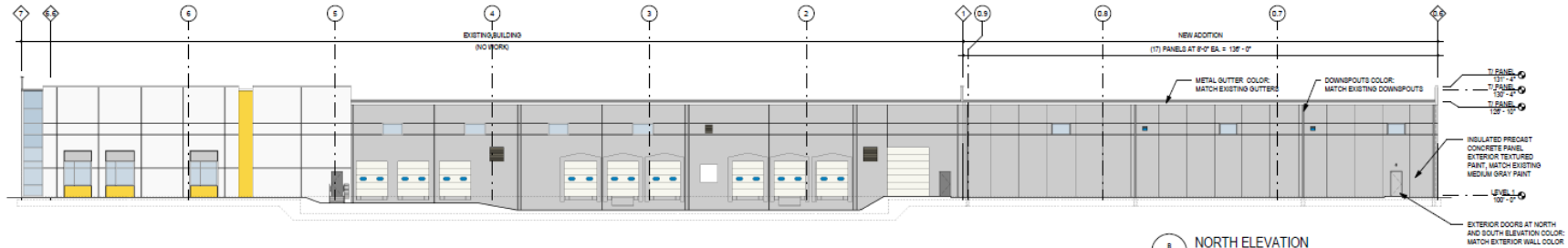
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Project Number: C-18097-0009
Drawing Scale: 1"=30'
Date Issued: 2020-02-04
Index Number:
Drawn By: VARLEY
Checked By: JLG
Project Manager: JLG
L101



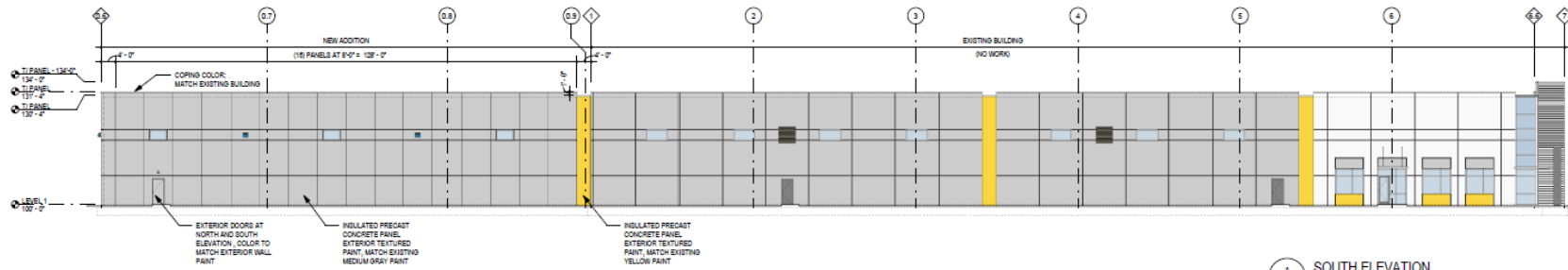
WEST ELEVATION
A401F 1/16" = 1'-0"



EXISTING EAST ELEVATION
A401F 1/16" = 1'-0"



NORTH ELEVATION
A401F 1/16" = 1'-0"



SOUTH ELEVATION
A401F 1/16" = 1'-0"



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REV	DESCRIPTION	DATE
COLOR	ELEVATIONS	2020-02-03

GUNTUN PELLA ADDITION

220 THORN HILL ROAD
WARRENDALE, PA 15086

COLOR ELEVATIONS

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DRAWING NO:	

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