

Ehrman Square

PROPOSED PRELIMINARY & FINAL LAND DEVELOPMENT & CONDITIONAL USE PLAN EHRMAN SQUARE

DATE: MARCH 9, 2020
REVISED DATE: AUGUST 6, 2021
REVISED DATE: SEPTEMBER 10, 2021
REVISED DATE: OCTOBER 8, 2021

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

OWNER:

SAMPSON – MORRIS GROUP
2500 ELDO ROAD, SUITE 1
MONROEVILLE, PA 15146
PHONE: 412- 374-1060

LANDSCAPE ARCHITECT:

VICTOR-WETZEL ASSOCIATES
409 BROAD STREET, SUITE 270
SEWICKLEY, PA 15143
PHONE: (412) 741-2290

ENGINEERS:

CIVIL & ENVIRONMENTAL CONSULTANTS
333 BALDWIN ROAD
PITTSBURGH, PA 15205
PHONE: (800) 365-2324

ARCHITECT:

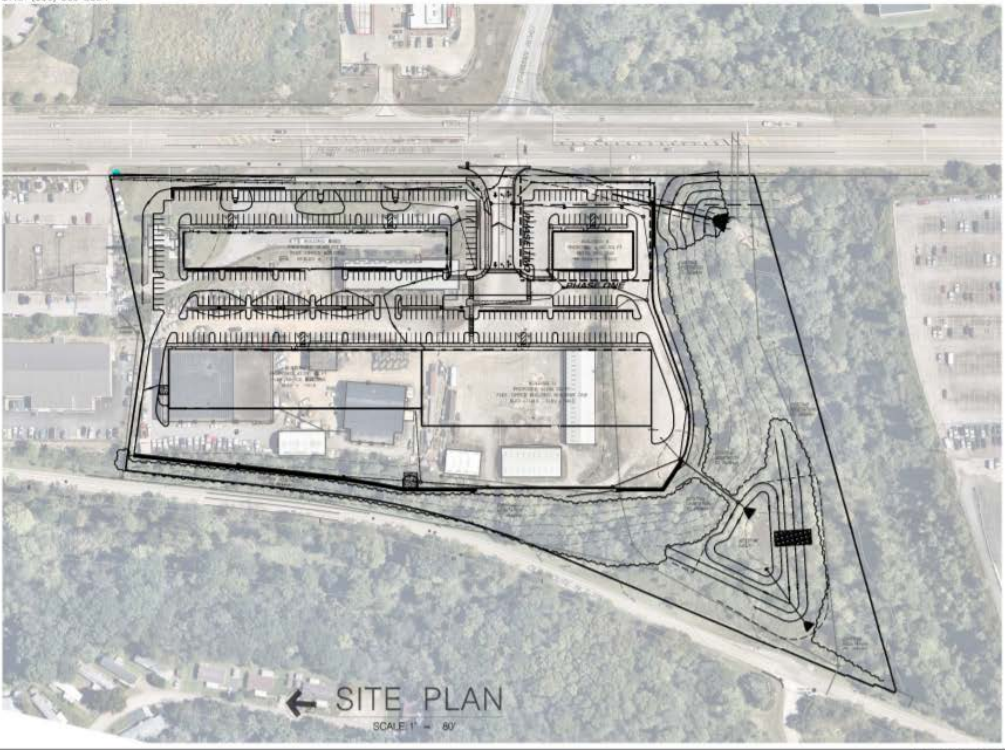
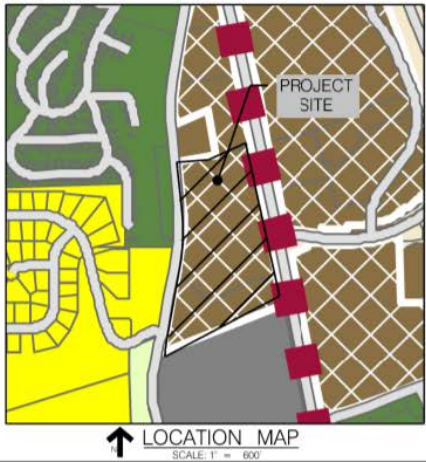
DESIGN 3 ARCHITECTURE
300 OXFORD DRIVE, SUITE 120
MONROEVILLE, PA 15146
PHONE: (412) 373-2220

ENVIRONMENTAL:

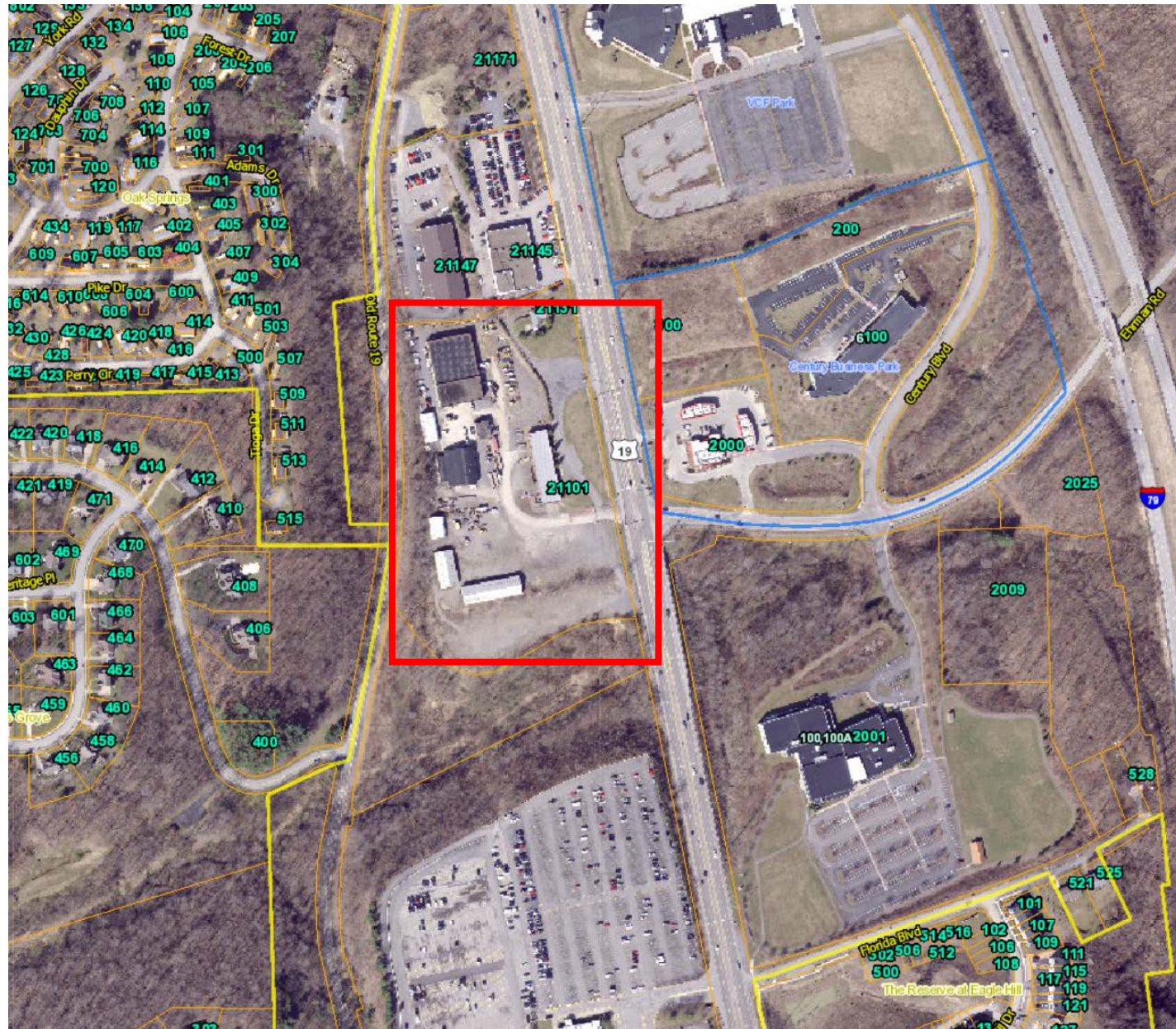
DAMARISCOTTA
650 MERLE STREET, SUITE C
CLARION, PA 16214
PHONE: (814) 226-5792

DRAWING SCHEDULE

SHEET C001 COVER SHEET	SHEET C700 LANDSCAPE PLAN
SHEET C010 GENERAL NOTES	SHEET C701 LANDSCAPE DETAILS
SHEET C020 EXISTING CONDITIONS & DEMOLITION PLAN	SHEET C702 CONSTRUCTION DETAILS
SHEET C030 EXISTING CONDITIONS & DEMOLITION PLAN	SHEET C703 CONSTRUCTION DETAILS
SHEET C040 SITE PLAN	SHEET C704 CONSTRUCTION DETAILS
SHEET C050 SITE PLAN DETAILS	SHEET C705 CONSTRUCTION DETAILS
SHEET C060 SITE PLAN DETAILS	SHEET C706 CONSTRUCTION DETAILS
SHEET C070 SITE PLAN DETAILS	SHEET C707 CONSTRUCTION DETAILS
SHEET C080 SITE PLAN DETAILS	SHEET C708 CONSTRUCTION DETAILS
SHEET C090 SITE PLAN DETAILS	SHEET C709 CONSTRUCTION DETAILS
SHEET C100 SITE PLAN DETAILS	SHEET C710 CONSTRUCTION DETAILS
SHEET C110 SITE PLAN DETAILS	SHEET C711 CONSTRUCTION DETAILS
SHEET C120 SITE PLAN DETAILS	SHEET C712 CONSTRUCTION DETAILS
SHEET C130 SITE PLAN DETAILS	SHEET C713 CONSTRUCTION DETAILS
SHEET C140 SITE PLAN DETAILS	SHEET C714 CONSTRUCTION DETAILS
SHEET C150 SITE PLAN DETAILS	SHEET C715 CONSTRUCTION DETAILS
SHEET C160 SITE PLAN DETAILS	SHEET C716 CONSTRUCTION DETAILS
SHEET C170 SITE PLAN DETAILS	SHEET C717 CONSTRUCTION DETAILS
SHEET C180 SITE PLAN DETAILS	SHEET C718 CONSTRUCTION DETAILS
SHEET C190 SITE PLAN DETAILS	SHEET C719 CONSTRUCTION DETAILS
SHEET C200 SITE PLAN DETAILS	SHEET C720 CONSTRUCTION DETAILS
SHEET C210 SITE PLAN DETAILS	SHEET C721 CONSTRUCTION DETAILS
SHEET C220 SITE PLAN DETAILS	SHEET C722 CONSTRUCTION DETAILS
SHEET C230 SITE PLAN DETAILS	SHEET C723 CONSTRUCTION DETAILS
SHEET C240 SITE PLAN DETAILS	SHEET C724 CONSTRUCTION DETAILS
SHEET C250 SITE PLAN DETAILS	SHEET C725 CONSTRUCTION DETAILS
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SHEET C270 SITE PLAN DETAILS	SHEET C727 CONSTRUCTION DETAILS
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SHEET C410 SITE PLAN DETAILS	SHEET C741 CONSTRUCTION DETAILS
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SHEET C990 SITE PLAN DETAILS	SHEET C799 CONSTRUCTION DETAILS
SHEET C000 SITE PLAN DETAILS	SHEET C800 CONSTRUCTION DETAILS



PROJECT NO. 2018-004

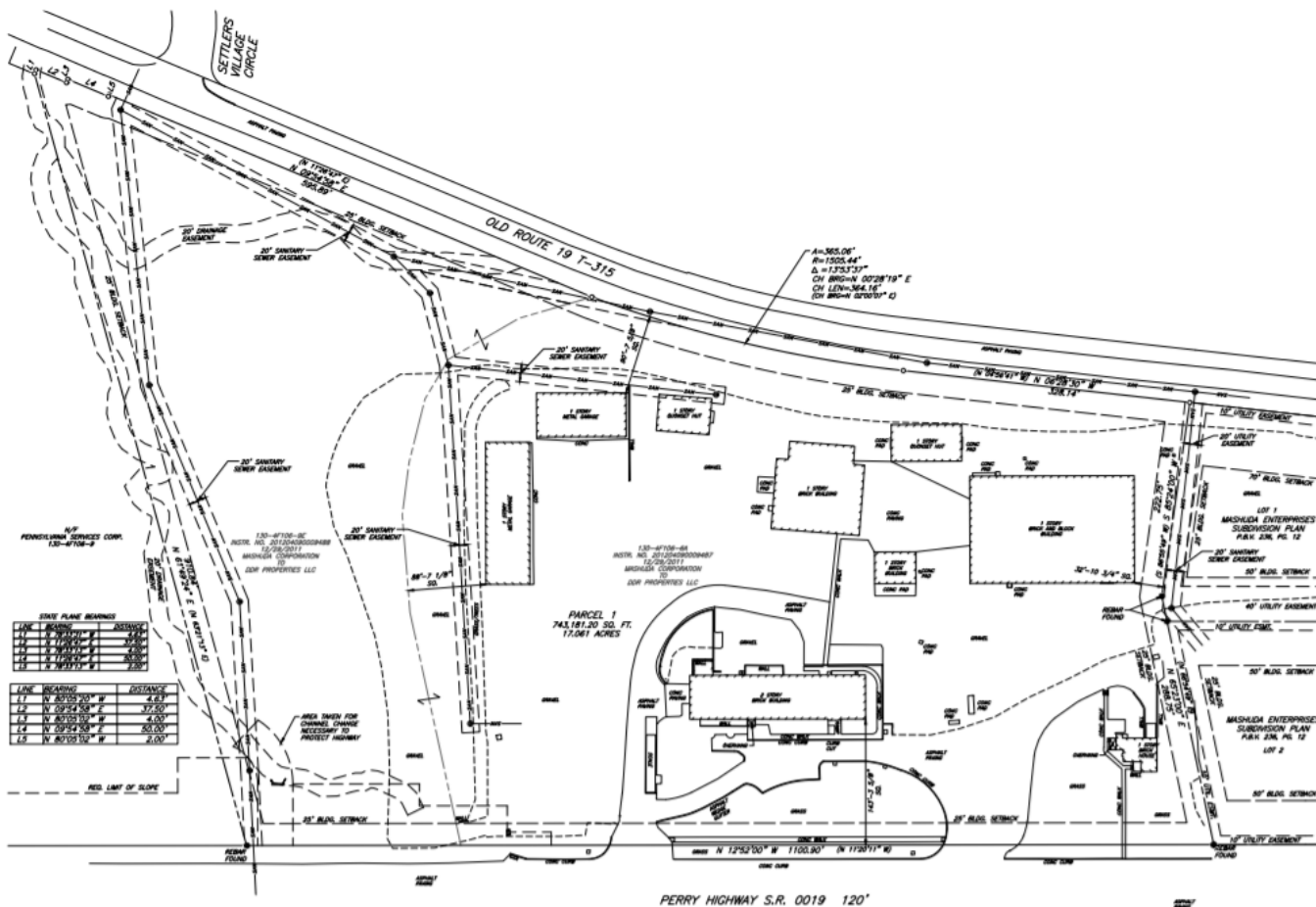












LINE	BEARING	DISTANCE
11	N 20°12'11" W	4.81
12	N 11°20'42" E	37.00
13	N 20°13'13" E	4.00
14	N 11°20'42" E	35.00
15	N 20°13'13" W	2.00

LINE	BEARING	DISTANCE
L1	N 80°05'30" W	4.83'
L2	N 09°54'58" E	37.50'
L3	N 80°05'02" W	4.00'
L4	N 09°54'58" E	50.00'
L5	N 80°05'02" W	3.00'

ORIGINAL AREA INSULATION
BEFORE CONSOLIDATION PLAN

	SG. FT.	ACRES
PARCEL # 8 OF THE MAYHEW PLAN OF LOTS PLAT 148, PG. 18 (TAX PARCEL 130-47100-8C)	261,407.28	6.001
UNRECORDED LOT OF THE MAYHEW COMPOSITION PROPERTY LINE ADJUNCTION PLAN PLAT 276, PG. 13 (TAX PARCEL 130-47100-8A)	481,773.82	11.060
TOTAL	743,181.10	17.061

AREA TABULATION
AFTER CONSOLIDATION PLAN

	SQ. FT.	ACRES
PARCEL 1	743,181.20	17.081

ADDRESS

- [illegible]

PROPERTY REFERENCES

PROPERTY OWNER:
DOW PROPERTIES, LLC
27107 ROUTE 19
GREENSBORO, NORTH CAROLINA 27409

SAN PARCELS:
 1.20-47106-64 (NORTH AC. 20120400000000467
 1.20-47106-66 (NORTH AC. 20120400000000469

NO.	DATE	DESCRIPTION
A	04-04-24	ISSUED FOR CONSIDERATION
A		
A		



SITE LOCATION MAP
BOULDER, KY.

**JOINED INFORMATION - CRANBERRY TOWNSHIP
ZONED PG - PLANNED INDUSTRIAL/COMMERCIAL
BY OLD COMMONWEALTH AND
SUSTAINABLE DEVELOPMENT DEPARTMENT**

	R/C
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH (OF THE FRONT LOT LINE)	80 FT.
MINIMUM FRONT YARD	25 FT.
MINIMUM SIDE YARD	25 FT.*
MINIMUM REAR YARD	50 FT.
MAXIMUM BUILDING HEIGHT	50 FT.**

* - THE SIDE YARD MAY BE REDUCED TO ZERO FEET
WHEN THE BUILDING IS LOCATED WITHIN A SHOPPING
CENTER AND THE SIDE LOT LINE IS LOCATED ALONG A
DIVIDED COMMON WALL. METERS MEASURING CODES IN
BETWEEN SEPARATE BUILDINGS MUST DIRECTLY ADJUT
SUCH OTHER.

** - HEIGHT LIMITATIONS
(1) NO STRUCTURE SHALL EXCEED 50 FEET IN HEIGHT
EXCEPT WHERE HEIGHTS ARE PERMITTED BY THE
FOOT FOR EACH ADDITIONAL TWO FEET IN HEIGHT OTHER
50 FEET.

SCALE IN FEET





Civil & Structural Consultants, Inc.
303 Baldwin Road - Pittsburgh, PA 15206
Ph: 412.429.2324 - 800.365.2324 Fax: 412.429.2114
WWW.CECINC.COM

DDR PROPERTIES CONSOLIDATION PLAN

BEING A CONSOLIDATION PLAN OF PARCELS 6 OF THE WILMAM PLAN OF LOTS, RECORDED IN PL
BOOK VOLUME 145 PAGE 16 AND AN UNRECORDED LOT OF THE SAGARDA CORPORATION
PROPERTY LINE REVISION PLAN, RECORDED IN PL-BOOK VOLUME 246, PAGE 15.

Sited in

**CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA**

Made For

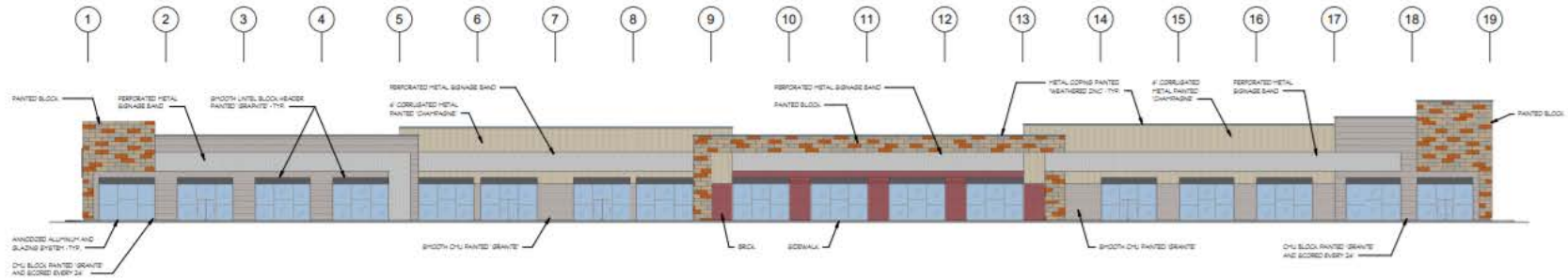
DDR PROPERTIES, LLC

DATE: 03-03-2025	SCALE: 1"=60'	PROJECT NO: 196-658
DRAWN BY: CMM	CHECKED BY: CMM	
	APPROVED BY: JRB	

PROJECT NO: 196-658

CON





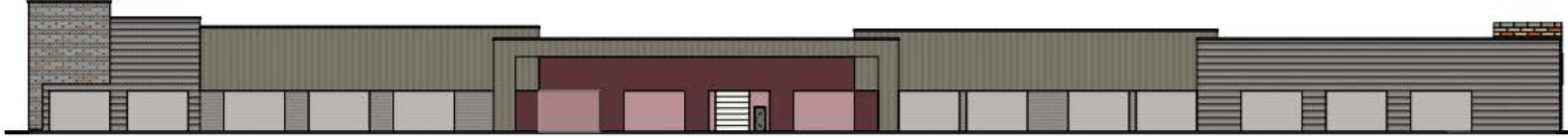
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



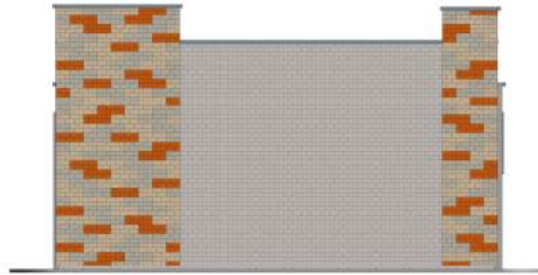
PARKING PERSPECTIVE - LEFT
SCALE: NTS



PARKING PERSPECTIVE - RIGHT
SCALE: NTS



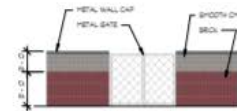
A WEST ELEVATION
SCALE: 1/8" = 1'-0"



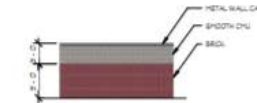
B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



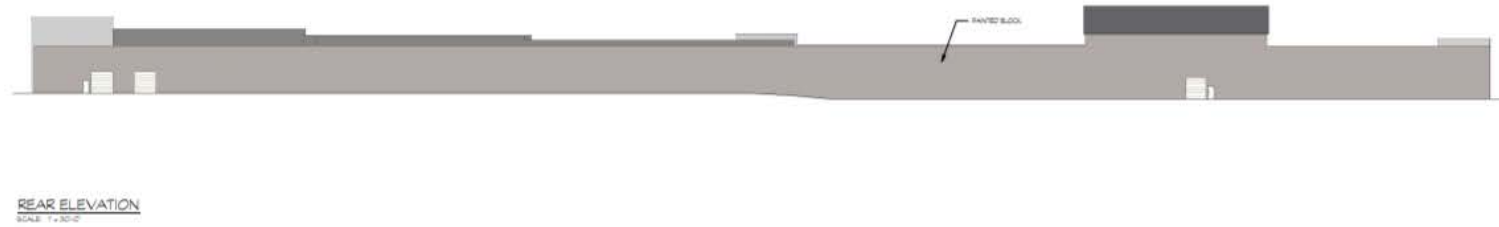
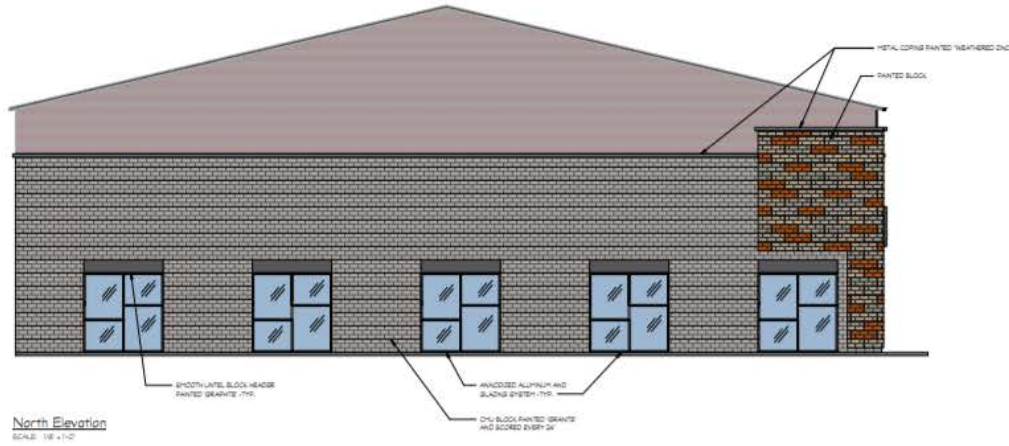
C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

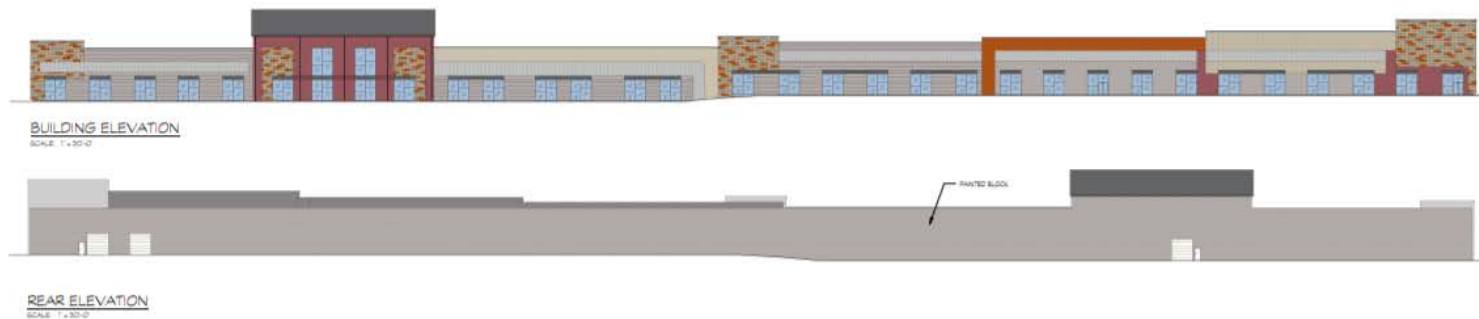
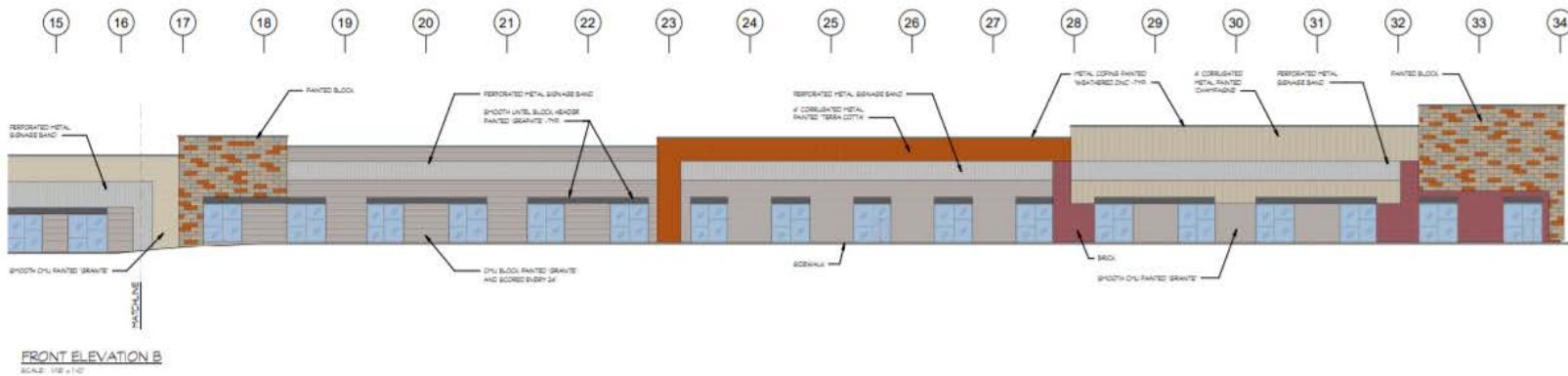
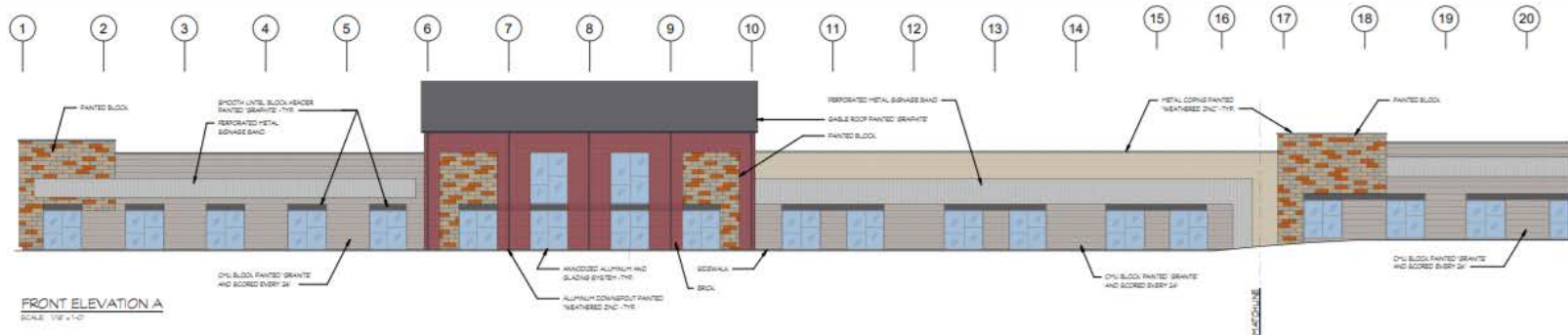


D TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



E TRASH ENCLOSURE - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



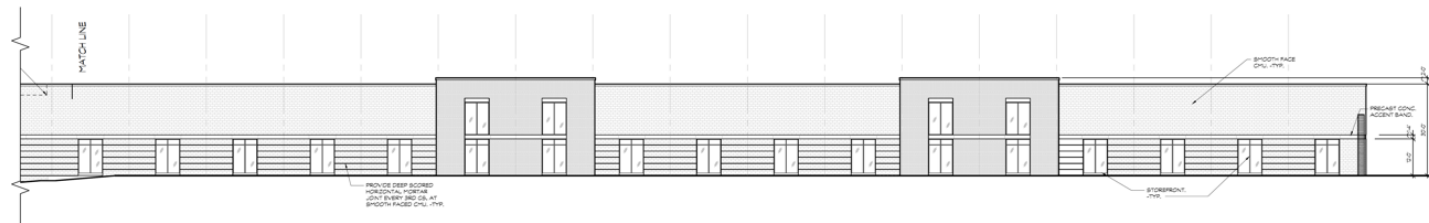




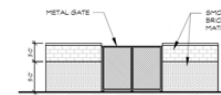
A OVERALL BUILDING ELEVATION - SCHEME B.1
SCALE 1/8"=1'-0"



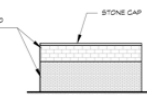
B PARTIAL ENLARGED BUILDING ELEVATION - SCHEME B.1
SCALE 1/8"=1'-0"



C PARTIAL ENLARGED BUILDING ELEVATION - SCHEME B.1
SCALE 1/8"=1'-0"



D TRASH ENCLOSURE FRONT ELEV.
SCALE 1/8"=1'-0"



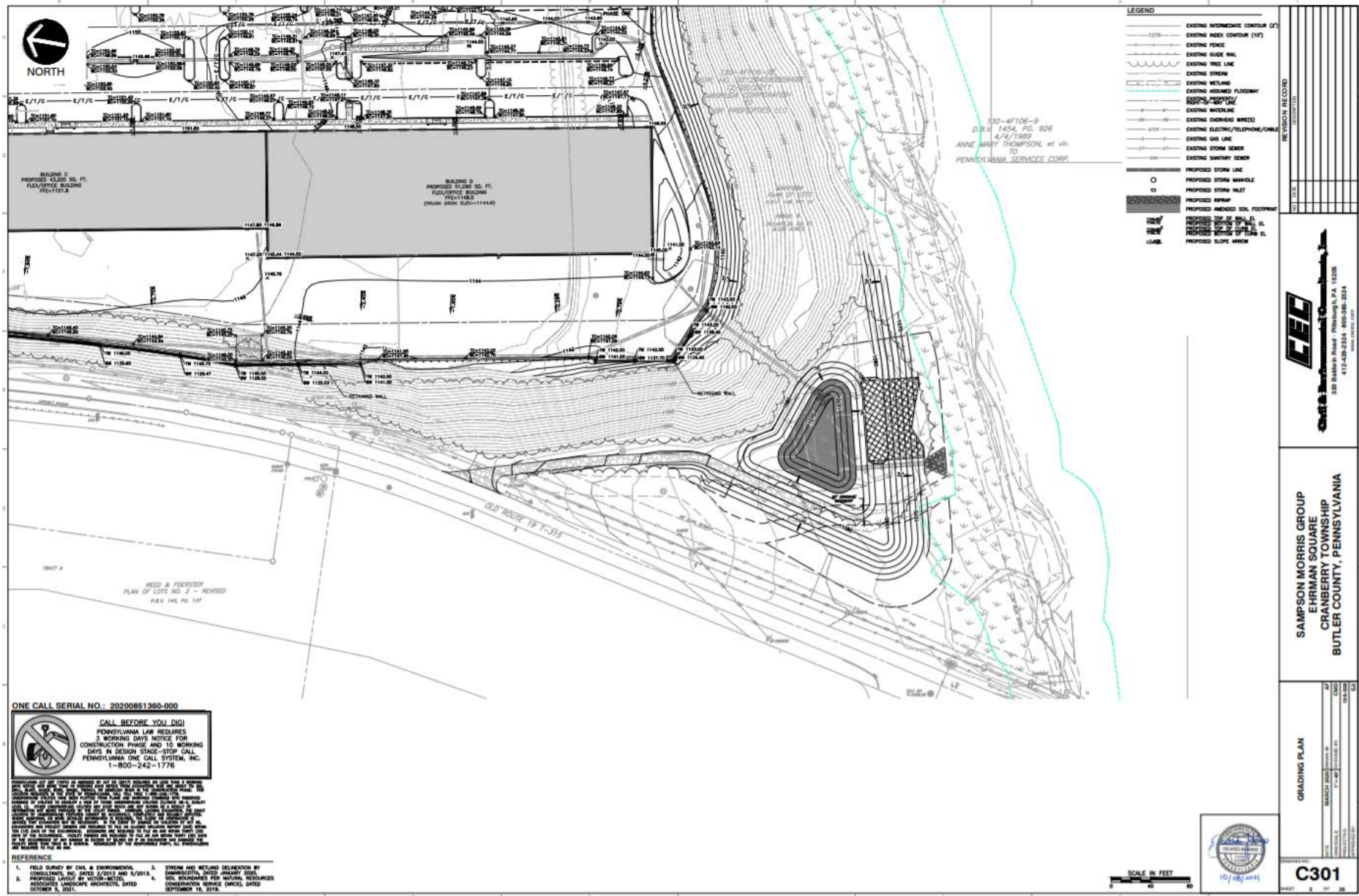
E TRASH ENCLOSURE SIDE
SCALE 1/8"=1'-0"

Building elevations Plan

Ehrman Square

August 30, 2021





ONE CALL SERIAL NO.: 20200851360-000

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

NOTICE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES TO PROTECT THE ADJACENT STREAM AND WETLANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR IMPLEMENTING THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR IMPLEMENTING THE EROSION CONTROL MEASURES.

REFERENCE
1. FIELD SURVEY BY CIVIL & ENVIRONMENTAL ENGINEERS, INC., DATED 2/2014 AND 5/2015.
2. PROPOSED LAYOUT BY VICTOR-BETTEL ASSOCIATES, DATED SEPTEMBER 16, 2019.
3. STREAM AND WETLAND DELINEATION BY CHAMBERLAIN, DATED JANUARY 2020.
4. SOIL SAMPLES FOR NATURAL RESOURCES CONSERVATION SERVICE (NRCS), DATED SEPTEMBER 16, 2019.

SAMPSON MORRIS GROUP
EHRMAN SQUARE
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

GRADING PLAN
DATE: MARCH 2020
DRAWN BY: J. MORRIS
CHECKED BY: J. MORRIS
SCALE: 1"=40'

C301