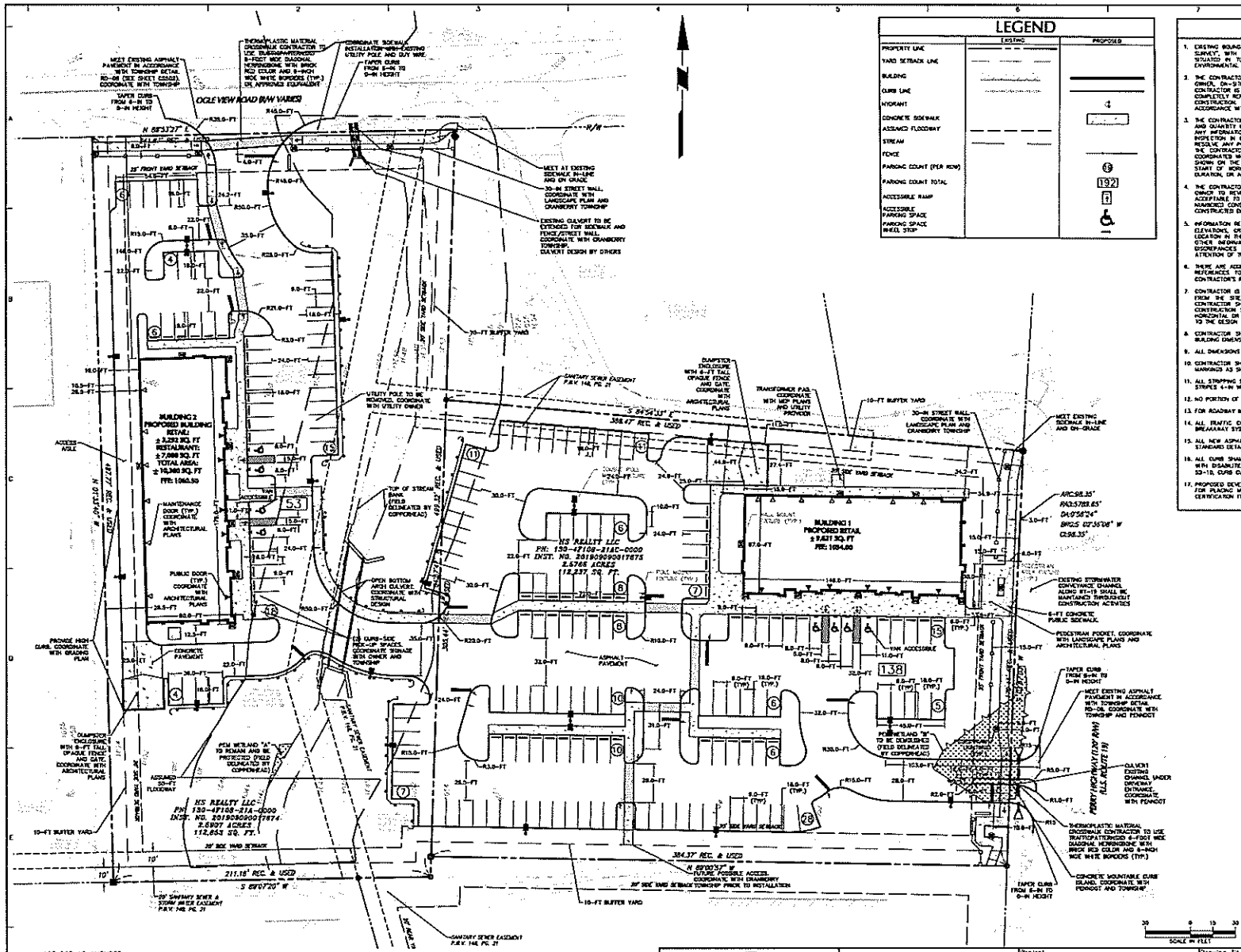

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
YARD SETBACK LINE		
BUILDING		
CURB LINE		
HYDRANT		
CONCRETE SIDEWALK		
ASSUMED FLOODWAY		
STREAM		
FENCE		
PARKING COUNT (PER ROW)		19
PARKING COUNT TOTAL		192
ACCESSIBLE RAMP		
ACCESSIBLE PARKING SPACE		
PARKING SPACE WHEEL STOP		

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS OBTAINED FROM THE PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", WITH DRAWING NUMBER OF 16101, DATED MAY 13, 2021 FOR THE "ICHIBAN RETAIL DEVELOPMENT" PROJECT SITUATED IN TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER, OWNER, ON-SITE INSPECTOR, AND REGULATORY AUTHORITY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, COMPLAIN CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS THEY DEEM NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR ENGINEER.
4. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER TO REVIEW PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
5. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
7. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OF ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND WHAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF THE UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS, AND PORCHES.
9. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
11. ALL STRIPPING SHALL BE 4-IN WIDE UNLESS NOTED OTHERWISE. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4-IN WIDE AT 45° AND 2-FT O.C.
12. NO PORTION OF THE SITE IS LOCATED WITHIN THE FEMA DESIGNATED 100-YEAR FLOODWAY OR FLOODPLAIN BOUNDARIES.
13. FOR ROADWAY IMPROVEMENTS REFER TO PLANS BY OTHERS.
14. ALL TRAFFIC CONTROL SIGNS, OTHER THAN STREET NAME SIGNS, MUST USE GALVANIZED TWO-INCH SQUARE POST BREAKAWAY SYSTEM OR OTHER SYSTEM AS APPROVED BY THE ENGINEER.
15. ALL NEW ASPHALT PAVEMENT SHALL MEET EXISTING ASPHALT PAVEMENT IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL RD-06, PAVING NOTCH DETAIL.
16. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND BE CONSTRUCTED IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL SD-18, CURB CUT/RAMP DETAIL.
17. PROPOSED DEVELOPMENT IS REQUIRED TO PLACE AT LEAST TWO NEW MONUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING MONUMENT IN ACCORDANCE WITH DETAIL SD-18. MONUMENT SHALL BE ACCOMPANIED BY A LETTER OF CERTIFICATION FROM A PROFESSIONAL LAND SURVEYOR, AND SHOWN ON THE AS-BUILT DRAWINGS.

CRANBERRY TOWNSHIP ZONING TABLE

ZONING DISTRICT: MU (Mixed Use) w/ Scenic Corridor Enhancement Overlay

SITE	Lot Area	[illegible]	[illegible]
BUILDING	Maximum Height Permitted	[illegible]	[illegible]
	Maximum Impervious Coverage	[illegible]	[illegible]
	Set Back Fr St	[illegible]	[illegible]
	Min. Front yard	[illegible]	[illegible]
	Min. Side yard	[illegible]	[illegible]
	Min. Rear yard	[illegible]	[illegible]
PARKING AND ACCESS	Car Parking Stall Size	[illegible]	[illegible]
	Car Parking Aisle	[illegible]	[illegible]
	Min. Number of Loading Stalls	[illegible]	[illegible]
	Min. Number of Carpool Parking Stalls	[illegible]	[illegible]
	Min. Number of Trees	[illegible]	[illegible]
	Min. Number of Trees Accessible Islands	[illegible]	[illegible]
	Min. Number of 8' Accessible Islands	[illegible]	[illegible]
	Min. Aisle Width	[illegible]	[illegible]
	Min. Driveway Access Width	[illegible]	[illegible]
LIGHTING	Maximum Height of Light Poles	[illegible]	[illegible]
	Fixtures	[illegible]	[illegible]
	Parking Lot Lights	[illegible]	[illegible]
	Pedestrian Walkway Lighting	[illegible]	[illegible]
	Maximum Height of Light Poles	[illegible]	[illegible]
	Fixtures	[illegible]	[illegible]
	Minimum Lighting Standard (Pole and Luminaire Property Line Setback)	[illegible]	[illegible]
	Parking Lot Lights	[illegible]	[illegible]
	Pedestrian Walkway	[illegible]	[illegible]
LANDSCAPING	Perimeter Setback *	[illegible]	[illegible]
	Side Yard Setback Buffer Minimum Width *	[illegible]	[illegible]
	Side Yard Parking Perimeter Screening Minimum Width	[illegible]	[illegible]
	Min. Pervious Surface in Parking Lot Area	[illegible]	[illegible]
	Building Foundation Plantings Minimum Width *	[illegible]	[illegible]
SIGNAGE	Sign Setback	[illegible]	[illegible]
	Sign Height of Free Standing Monument	[illegible]	[illegible]
	Sign Area of Freestanding Sign	[illegible]	[illegible]
NOTES	* Per Table 27-1 of Chapter 27 Zoning and Subdivision and Land Development Ordinance		
	1) Roads, Curb, Curb & Gutter, Sidewalks and Bike Lanes shall be between 5.00 and 14.00 ft of pavement from edge of road. Radius range is 0.5 and 2.0 ft.		
	2) Minimum width of sidewalks is 4.0 ft. Minimum width of multi-purpose walking and biking path is 8.0 ft.		
	3) No pole and/or tree shall be set at a distance less than 2.0 ft from the curb line. No pole and/or tree shall be set closer than 4.0 ft from the edge of pavement. Exceptions to this rule are allowed in a parking area 25 feet or less from the public street right of way.		
	4) Dry pavement surface must be provided in both the inbound and outbound lanes. Wet pavement shall not exceed 2 inches deep.		
	5) Fifty percent of the length of a commercial and multi-family residential building facade that is visible from a street, parking lot or public open space shall include a pedestrian shading area, decorative pavement or the building. If there is a lack of space, such features shall be provided along a minimum of one facade.		
	* Maximum depth of landscaping may be used for one and two sided buildings		

ACT 287 AS AMENDED

PERMIT DRAWINGS.

Date	Description	No.
10/12/22	TOWNSHIP COMMENTS	1

Revisions

Signature Date
PROFESSIONAL ENGINEER - MARYLAND
STATE LIC. NO. PE60563

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Project: ICHIBAN & STRIP RETAIL DEVELOPMENT
CRANBERRY TOWNSHIP
BUTLER COUNTY PENNSYLVANIA

Drawing title: SITE PLAN

Project No. 250145901
Date SEPTEMBER 6, 2022
Drawn By RSG
Checked By AU

Drawing No. CS101

Project No. 250145901

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