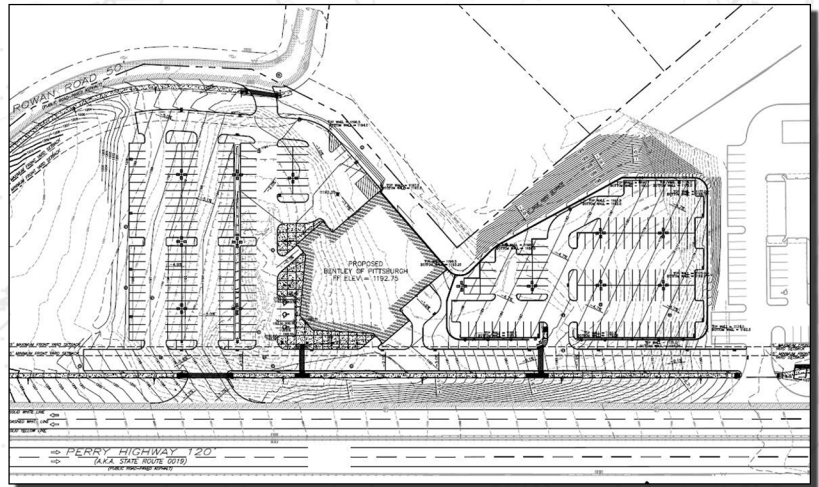


BENTLEY OF PITTSBURGH

MARSHALL TOWNSHIP, PENNSYLVANIA



ROHRICH AUTOMOTIVE GROUP SELECTED RED SWING GROUP TO DESIGN AND PERMIT THE NEW SITE DEVELOPMENT FOR ROHRICH'S PREMIER BRAND, BENTLEY OF PITTSBURGH. ROHRICH PURCHASED THE ADJACENT TWO PROPERTIES LOCATED JUST SOUTHEAST OF ITS LEXUS OF NORTH HILLS LOCATION IN MARSHALL TOWNSHIP – WITH THE GOAL OF EXPANDING THE LEXUS PARKING LOT CAPACITY AND CONSTRUCTING A NEW BUILDING AND LOT FOR BENTLEY OF PITTSBURGH. WITH REGULAR INPUT FROM THE OWNER, RED SWING PREPARED CONCEPTUAL SITE PLANS THAT ACCOUNTED FOR DRASTIC ELEVATION DIFFERENCES TO PROVIDE THE OWNER WITH AN EXTENSIVE STORAGE LOT AND BUILDING PAD LOCATIONS FOR THE BENTLEY SHOWROOM AND A FUTURE DEALERSHIP.



SITE CHALLENGES:

- EXTENSIVE CUT-AND-FILL. BECAUSE OF THE VERTICAL TOPOGRAPHY AND ASSOCIATED SLOPES, EXTENSIVE EARTHWORK WAS REQUIRED TO CREATE THE PARKING AND BUILDING PADS. SLOPE AND WALL PAIRINGS WERE USED TO ACHIEVE BALANCED SITE ELEVATIONS AND EARTHWORK. WHILE THERE WAS A LARGE AMOUNT OF CUT ASSOCIATED WITH THE LEXUS OVERFLOW PARKING PAD, THE BENTLEY BUILDING AND PARKING LOT PAD REQUIRED FILL MATERIAL TO A DEPTH OF 35 TO 40 FEET TO BRING THE PAD TO A GRADE EQUAL TO ADJACENT ROUTE 19.
- ADDRESSING ENVIRONMENTAL CONCERNS WITH THE LOCAL MUNICIPALITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. EARLY SITE SOILS AND SURVEY INFORMATION INDICATED A NEED FOR FURTHER WETLAND AND STREAM INVESTIGATIONS, WHICH RED SWING LED. THE TEAM'S INVESTIGATION IDENTIFIED STREAMS AND A SMALL WETLAND ON SITE, WHICH REQUIRED MULTIPLE LEVELS OF APPROVALS AND PERMITTING FOR SITE DEVELOPMENT. IN ADDITION TO STREAM AND WETLAND ENCROACHMENT PERMITTING WITH THE PA DEP.
- MULTIPLE ZONING VARIANCES WERE REQUIRED FOR MARSHALL TOWNSHIP INCLUDING: IMPACTS TO THE STREAMS, WETLAND ENCROACHMENT, STEEP SLOPES OF 15 TO 24 PERCENT, STEEP SLOPES OF >25 PERCENT AND TREE REPLACEMENT COUNTS. RED SWING PREPARED ALL REQUIRED PERMITTING DOCUMENTS AND MANAGED THE PA DEP APPROVAL – INCLUDING MULTIPLE ALTERNATIVES ANALYSES.



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PROJECT DATES:

NOVEMBER 2011 - PRESENT

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