

O'HARA COMMONS DEVELOPMENT

PITTSBURGH, PENNSYLVANIA



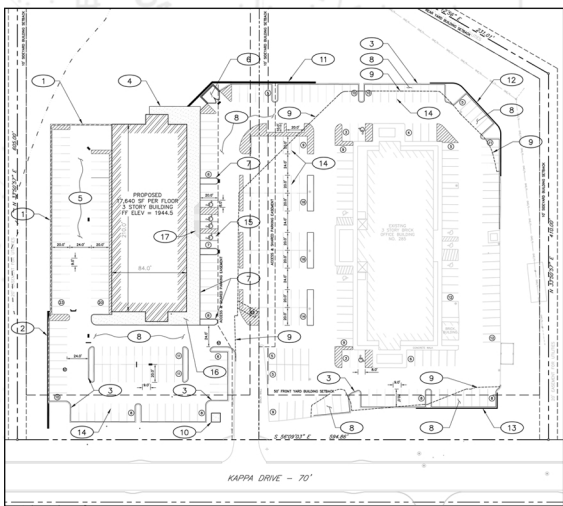
RED SWING GROUP WAS RETAINED TO PROVIDE LAND DEVELOPMENT CIVIL ENGINEERING SERVICES FOR THE PERMITTING AND SITE PLAN APPROVAL PROCESS FOR A NEW 54,000-SQUARE-FOOT, THREE-STORY OFFICE BUILDING LOCATED AT 285 KAPPA DRIVE IN RIDC PARK, O'HARA TOWNSHIP, PENNSYLVANIA.

SPECIFIC SCOPE OF SERVICES INCLUDED:

- COORDINATION WITH THE ALLEGHENY COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON EXTENDING THE EXISTING NPDES PERMIT AND UPDATING THE EROSION & SEDIMENTATION (E&S) CONTROL PLAN AND STORMWATER MANAGEMENT PLAN.
- LAND DEVELOPMENT AND SUBDIVISION PLAN APPROVAL COORDINATION WITH O'HARA TOWNSHIP PLANNING COMMISSION AND COUNCIL.
- SITE UTILITY DESIGN.

SITE CHALLENGES:

- STORMWATER MANAGEMENT: TO ALLOW FOR NEW BUILDING CONSTRUCTION, RED SWING DECOMMISSIONED AN EXISTING STORMWATER MANAGEMENT POND AND REPLACED IT WITH A MULTI-STAGE UNDERGROUND SYSTEM LOCATED AROUND THE PROPOSED BUILDING. THE SYSTEM MANAGES STORMWATER RUNOFF FROM BOTH EXISTING AND PROPOSED OFFICE BUILDINGS.
- PROPERTY SUBDIVISION: RED SWING COORDINATED WITH THE SURVEYOR TO SUBDIVIDE THE EXISTING PARCEL TO ALLOW FOR THE SECOND BUILDING TO BE BUILT PER TOWNSHIP ORDINANCES.
- ELEVATED PARKING STRUCTURE: BECAUSE OF SURROUNDING STEEP SLOPES AND A TIGHT FOOTPRINT, RED SWING DESIGNED AN ELEVATED PARKING RAMP THAT ACCESSED THE UNDERGROUND GARAGE BELOW THE FOOTPRINT OF THE PROPOSED OFFICE BUILDING. THE CHALLENGING DESIGN ALSO REQUIRED MULTIPLE SECTIONS OF RETAINING WALLS AROUND THE BUILDING AND PROPOSED PARKING AREA.



PROJECT STAFF:

**MATTHEW SMITH, ROBERT MCCOLLIM
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CLIENT:

**ASHFORD PARTNERS, LLC
(TERRANCE PALMER)**

PROJECT DATES:

JULY 2012 - PRESENT

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