PROPOSED BANK OF AMERICA PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

PARCEL 130-F-110-14A1-0000

SITUATED IN:

CRANBERRY TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

DEVELOPED BY:

MGBPC CRANBERRY LLC

BOHLER ENGINEERING

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PENNSYLVANIA 15212
Phone: (724) 638-8500
Fax: (724) 291-8477
PA@BohlerEng.com

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ______________________ , THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS LAND DEVELOPMENT OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS _____ DAY OF _____ , 2018.

ATTEST:

______________ SECRETARY (SEAL) ______________ NAME OF TITLE OF OFFICER

SURVEYOR'S CERTIFICATION

I, ______________________ , A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

______________ (SIGNATURE OF SURVEYOR)

______________ DATE

______________ REGISTRATION NUMBER

(SEAL)

MUNICIPAL ENGINEER'S CERTIFICATION

I, ______________________ , A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

______________ (SIGNATURE)

______________ DATE

______________ REGISTRATION NUMBER

(SEAL)

CORPORATION ACKNOWLEDGEMENT COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED ________ (NAME AND TITLE OF OFFICER) OF ________ WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT (HE/SHE) WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID __________ FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATIONS AS __________ (TITLE OF OFFICER) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

______________ (TITLE)

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS _______ DAY OF _______ 2018.

______________ NOTARY PUBLIC

(SEAL)

TITLE CLAUSE

I, ______________________ , OWNER(S) OF THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ______________ AS RECORDED IN DEED BOOK VOLUME ______ PAGE ______ , RECORDER OF DEEDS OFFICE.

______________ WITNESS ______________ OWNER

PROOF OF RECORDING COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME ______ , PAGE ______ .

GIVEN UNDER MY HAND AND SEAL THIS ______ DAY OF _______ , 2106.

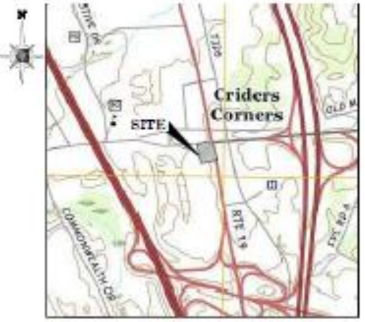
______________ RECORDER OF DEEDS

COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS ______ DAY OF ______ , 2018.

______________ SECRETARY ______________ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

(SEAL)



USGS MAP

LOCATION MAP

ZONING MAP

TOWNSHIP MANAGER CERTIFICATION

I, ______________________ , TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. _______ HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES OF

______________ TOWNSHIP MANAGER

BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CRANBERRY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS, OR ROADS OR GRADES, PAVE AND CURB THE STREET IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY RESOLUTION NUMBER _________ BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OR CRANBERRY, THIS ______ DAY OF _______ , 2018.

______________ TOWNSHIP MANAGER ______________ PRESIDENT OF BOARD

TOWNSHIP OF CRANBERRY

THE UNDERSIGNED OWNER, INTENDING TO LEGALLY BIND ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS AND DEDICATED TO THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, AND TO ITS SUCCESSORS AND ASSIGNS FOREVER THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATED AND REPLACE ALL NECESSARY FACILITIES FOR POTABLE WATER TRANSMISSION AND DISTRIBUTION ACROSS THE EASEMENTS SHOWN ON THE WITHIN PLAN AND EASEMENTS FOR UTILITIES, ALL WITH THE SAME FORCE AND EFFECT AS THROUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION AND THE UNDERSIGNED OWNER HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

ATTEST:

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _______ , 2018.

______________ NOTARY PUBLIC ______________ OWNER

______________ STAFF ENGINEER REGISTRATION NUMBER

TOWNSHIP OF CRANBERRY

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

ATTEST:

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _______ , 2018.

______________ NOTARY PUBLIC ______________ OWNER

______________ STAFF ENGINEER REGISTRATION NUMBER

SHEET INDEX

SHEET TITLE	SHEET #
COVER	1
NOTES	2
DEMOLITION & EXISTING CONDITIONS PLAN	3
SITE LAYOUT PLAN	4
FIRE TRUCK EXHIBIT	4-A
GRADING PLAN	5
UTILITY PLAN	6
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	7
UTILITY PROFILES	8
INLET DRAINAGE AREA PLAN	9
LANDSCAPE PLAN	10
LIGHTING PLAN	11-11a
CONSTRUCTION DETAILS	12
CONSTRUCTION DETAILS	13
CONSTRUCTION DETAILS	14
CONSTRUCTION DETAILS	15
CONSTRUCTION DETAILS	16
EROSION & SEDIMENTATION CONTROL PLAN	17
EROSION & SEDIMENTATION CONTROL PLAN	18
EROSION & SEDIMENTATION CONTROL NOTES	19
EROSION & SEDIMENTATION CONTROL DETAILS	20
PRE-DEVELOPMENT HYDROLOGY	HYD-1
POST-DEVELOPMENT HYDROLOGY	HYD-2
EXTERIOR ELEVATIONS	

LIST OF MODIFICATIONS REQUESTED FROM THE CRANBERRY TOWNSHIP PLANNING COMMISSION

1. THE APPLICANT REQUESTS A WAIVER FROM SECTION 27-312, WHICH REQUIRES A TOTAL OF 35 PARKING SPACES FOR THE DEVELOPMENT. THE APPLICANT PROPOSES TO PROVIDE 27 PARKING SPACES. JUSTIFICATION: THE APPLICANT HAS PROVIDED A PARKING NEEDS ANALYSIS SUPPORTING THE REDUCTION IN PARKING WHILE BEING ABLE TO SUPPORT THE OPERATIONAL NEEDS OF THE BANK.
2. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-317.3, WHICH REQUIRES A 25-FOOT NO-PAVE SETBACK. THE APPLICANT PROPOSES TO ENCROACH AT LEAST 11 FEET ALONG THE FREEDOM ROAD SIDE OF THE SITE AND AT LEAST 8 FEET ALONG THE RT. 19 SIDE OF THE SITE. JUSTIFICATION: WITH THE SITE BEING A NON-CONFORMING SIZE, A CORNER LOCATION, AND THE NEED FOR CIRCULATION AROUND THE ENTIRE BUILDING, ENCROACHING IN THE SETBACK IS REQUIRED TO DEVELOP THE SITE, SIMILAR TO WHAT IS EXISTING CURRENTLY.
3. THE APPLICANT REQUESTS A MODIFICATION FROM SECTION 27-317.3, WHICH REQUIRES A TEN-FOOT SITE PERIMETER BUFFER. THE APPLICANT IS PROPOSING TO PROVIDE THE REQUIRED LANDSCAPING; HOWEVER THEY WILL ENCROACH UPON THE TEN-FOOT SETBACK BY THREE FEET IN CERTAIN LOCATIONS. JUSTIFICATION: IN ORDER TO PROVIDE THE ESCAPE LANE FROM THE DRIVE THROUGH LANES, IT IS NECESSARY TO ENCROACH UPON THE TEN-FOOT SETBACK.
4. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 27-412.6, WHICH ALLOWS A MAXIMUM IMPERVIOUS PERCENTAGE OF 80% IN THE C-2 ZONING DISTRICT. THE APPLICANT PROPOSES TO PROVIDE 83% IMPERVIOUS. JUSTIFICATION: IN ORDER TO FULLY DEVELOP THE SMALL SITE WITH THE REQUIRED CIRCULATION, ADDITIONAL IMPERVIOUS MATERIAL IS NEEDED. THE APPLICANT IS REDUCING THE AMOUNT OF IMPERVIOUS AREA THAT IS CURRENTLY ON SITE.

GRANTED: ______________________

TOWNSHIP OF CRANBERRY STORMWATER CERTIFICATION

I, ______________________ , HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

(SEAL)

STORMWATER BMP NOTE

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED STORMWATER MANAGEMENT PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER MANAGEMENT PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

______________ OWNER

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	[illegible]	RESPONSE TO TWP COMMENTS	KJB

CALL BEFORE YOU DIG!

NOT APPROVED FOR CONSTRUCTION

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MGBPC CRANBERRY LLC

PROPOSED BANK OF AMERICA

20133 ROUTE 19
BUTLER COUNTY
CRANBERRY TOWNSHIP, PA

BOHLER ENGINEERING
1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
www.BohlerEngineering.com

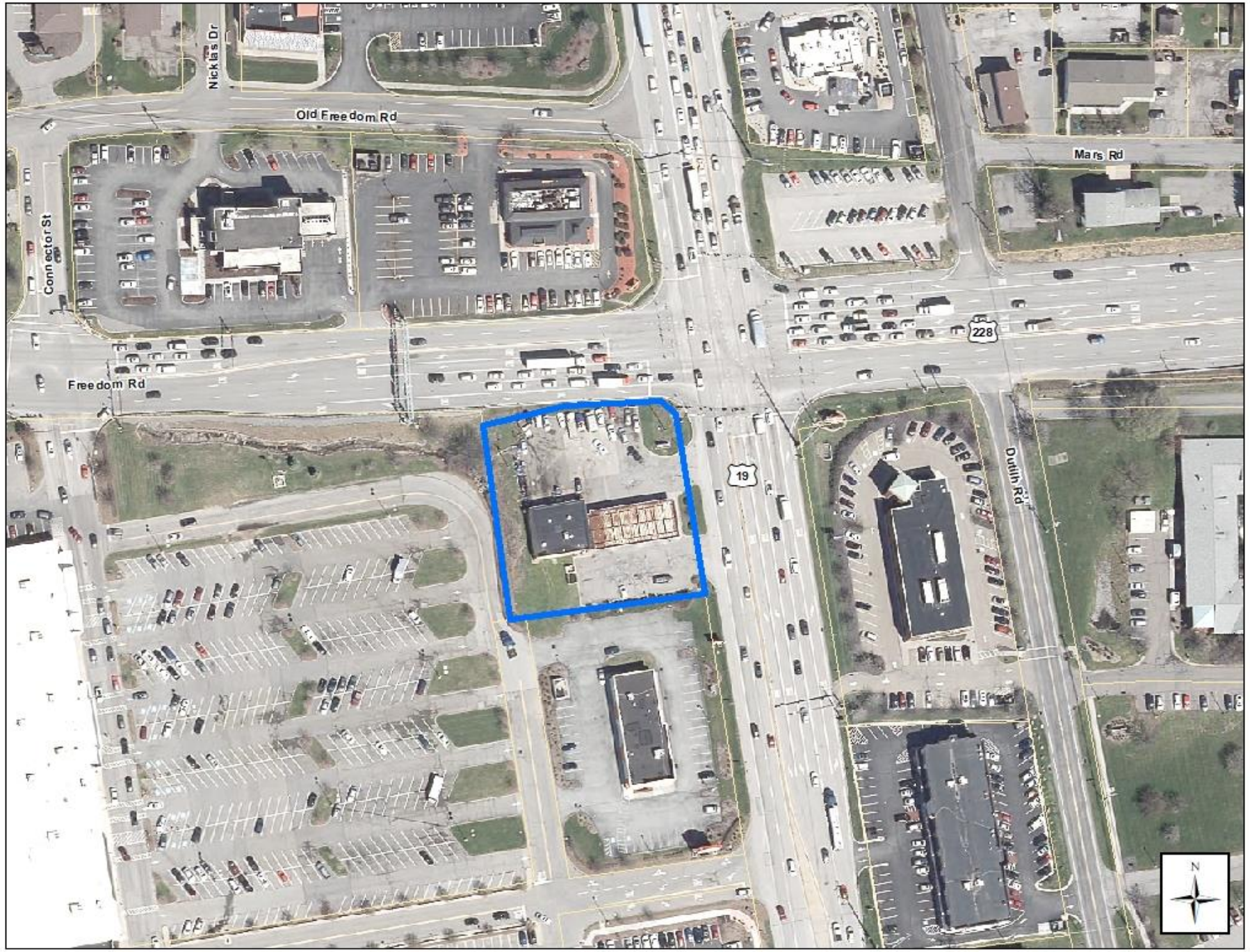
SHEET TITLE:

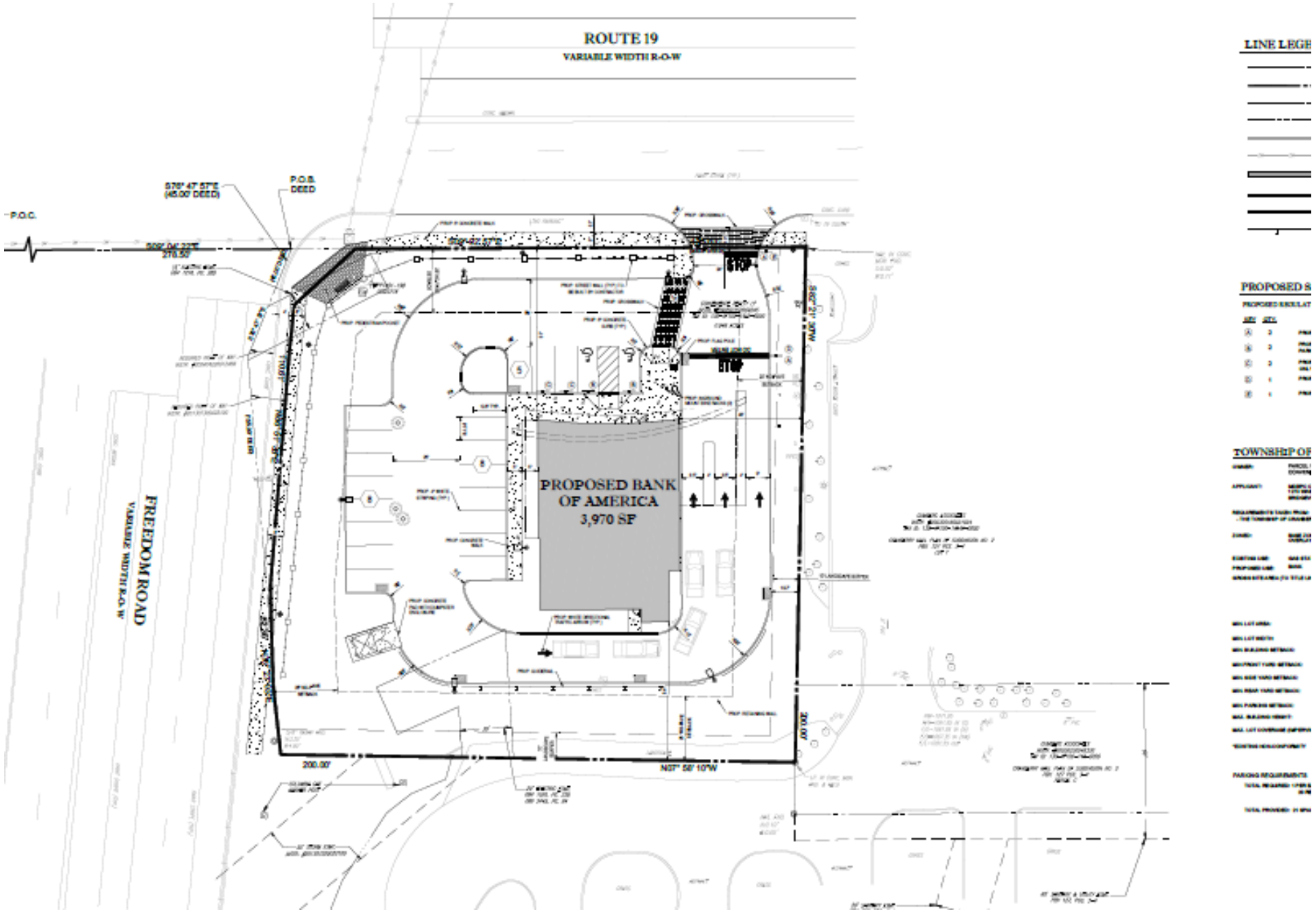
COVER

SHEET NUMBER:

01

REVISION 1 - 01.11.2019


Nicklas Dr
Old Freedom Rd
Mars Rd
Connector St
228
Freedom Rd
19
Dublin Rd
N

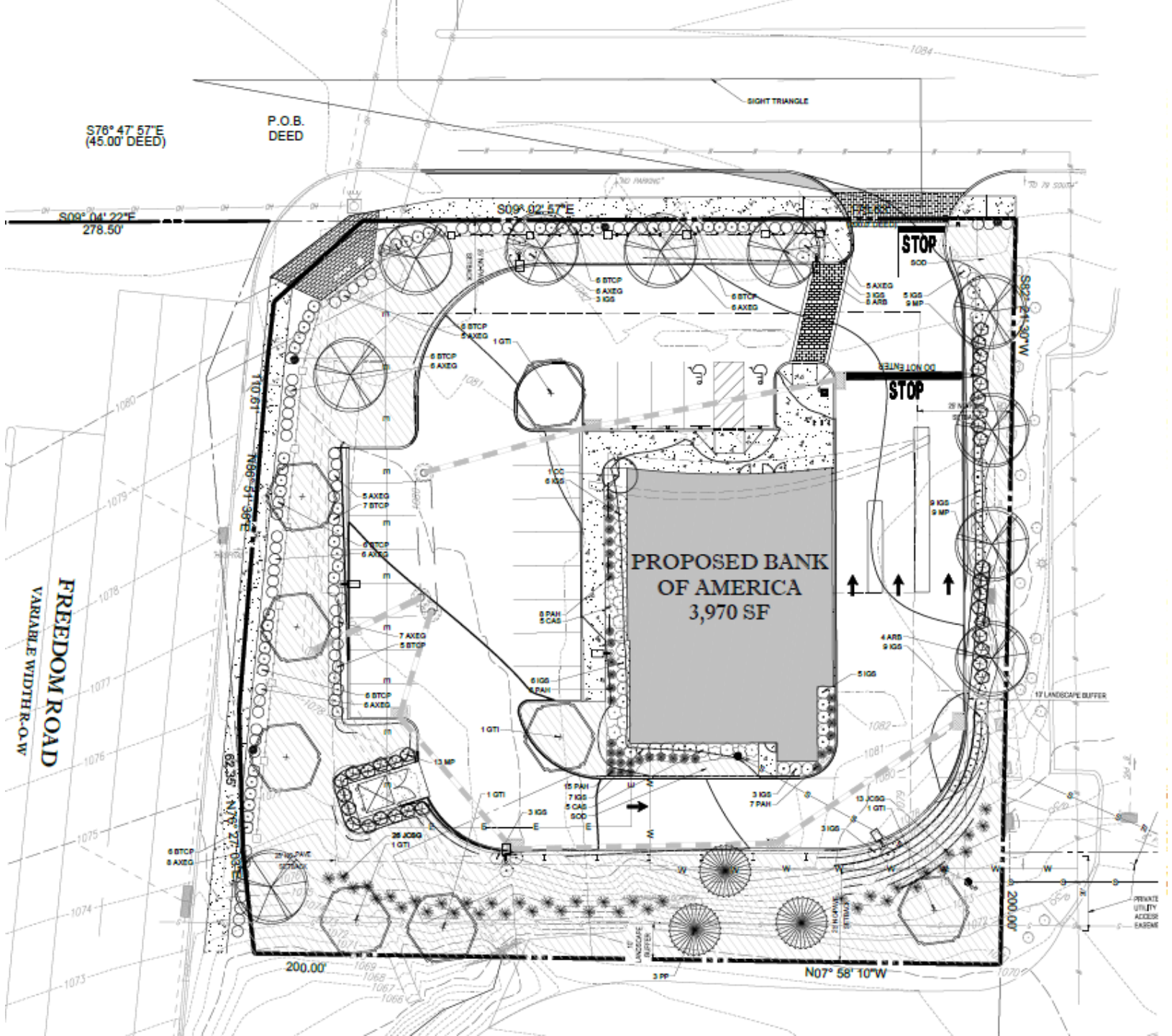

ROUTE 19
VARIABLE WIDTH R-O-W
P.O.C.
P.O.B.
DEED
PROPOSED BANK
OF AMERICA
3,970 SF
FREEDOM ROAD
VARIABLE WIDTH R-O-W
200.00'
N37° 58' 10"W
LINE LEGE
PROPOSED S
TOWNSHIP OF

Bank of America

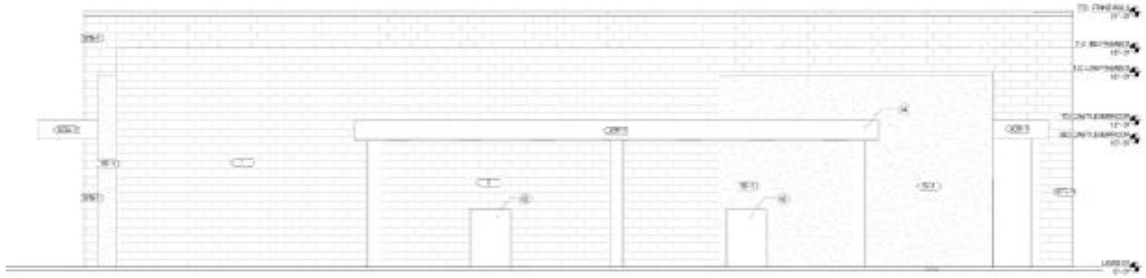
Bank of America
Do Not Enter

Clearance 10ft. 6in.
Clearance 10ft. 6in.

Bank of America


S76° 47' 57"E
(45.00' DEED)
P.O.B.
DEED
SIGHT TRIANGLE
S09° 04' 22"E
278.50'
S09° 02' 57"E
STOP
DO NOT ENTER
STOP
S82° 21' 30"W
110.51'
N86° 51' 38"E
FREEDOM ROAD
VARIABLE WIDTH R-O-W
PROPOSED BANK
OF AMERICA
3,970 SF
62.35'
N76° 27' 03"E
200.00'
N07° 58' 10"W
200.00'
17' LANDSCAPE BUFFER
PRIVATE
UTILITY
ACCESS
EASEMENT

PERRY HIGHWAY ELEVATION 1



DRIVE-THRU ELEVATION 2

STUCCO/PLASTER (BASED ON PAREX STUCCO)
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

ALUMINUM COMPOSITE METAL PANEL (BASED ON APOLIC)
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

ALUMINUM GLAZING FRAMES
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

METAL PANEL
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

STONE
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

WOOD COMPOSITE
[BAC PRESCRIPTIVE] / "BASE OF DESIGN"

STUCCO ACCESSORIES (ALL PAINTED EIFS)
[BAC PRESCRIPTIVE] / "BASE OF DESIGN" (BASED ON TRYMEGLET)

METAL CORNICE [BAC PERFORMANCE]

EXTERIOR PAINT (BASED ON BENJAMIN MOORE)
[BAC PRESCRIPTIVE] / "BASE OF DESIGN" (BASED ON TRYMEGLET)

EXTERIOR SEALANT/COLOR [BAC PERFORMANCE]

EXTERIOR FINISH SCHEDULE 3

SHEET NOTES

GENERAL NOTES

LEGEND

Bank of America

1035 PERRY HIGHWAY
WEXFORD PA 15090

SITE NUM. NAME / D. F104-MC
DESIGNATION
VRSP TEMPLATE 2.1
BULLETIN 03-23-7

Gensler

Date	Description
1	10/20/17 ISSUE FOR REVIEW (CAN'S DESIGN)
2	10/20/17 ISSUE FOR REVIEW (FINAL)

Issue Signature

NOT FOR CONSTRUCTION

Project Name
TYPICAL

Project Number
12.7721.062

Description
EXTERIOR ELEVATIONS

Scale
As indicated

AC2.03

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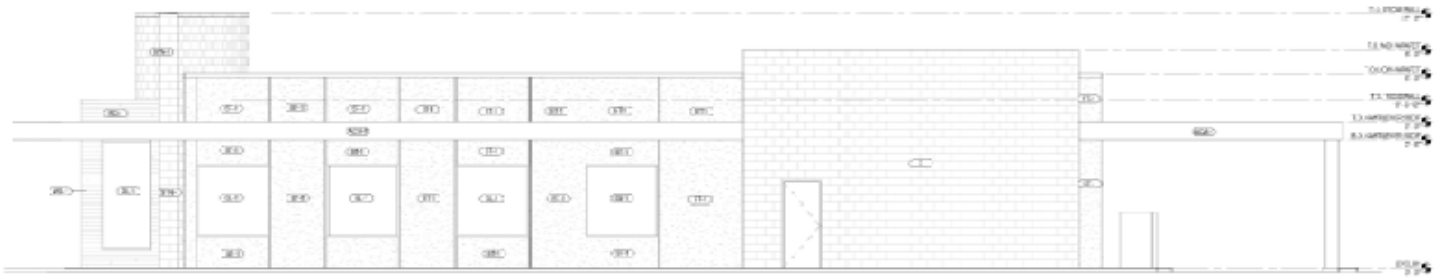
FRONT ELEVATION 01



SIDE ELEVATION 02

STUCCO/ PLASTER (BASED ON PARKER STUCCO)
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

ALUMINUM COMPOSITE METAL PANEL (BASED ON ALPOLIC)
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

ALUMINUM GLAZING FRAMES
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

METAL PANEL
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

STONE
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

WOOD COMPOSITE
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN"

STUCCO/ACCESSORIES (ALL PAINTED EXCEPT-0)
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN" (BASED ON PRT REGLE")

METAL COPING (BAC PERFORMANCE)

EXTERIOR PAINT (BASED ON BENJAMIN MOORE
[BAC PRESCRIPTIVE] | "BASIS OF DESIGN" (BASED ON PRT REGLE")

EXTERIOR SEALANT COLOR [BAC PERFORMANCE]

ALUMINUM EXTERIOR WINDOW FRONT	BLACK
ALUMINUM PANEL METAL PANEL TO METAL PANEL	MATCH METAL CLIP COLOR
WINDOW FRAMES TO PRECAST TO STUCCO	MATCH METAL FRAME
ALUMINUM PANEL METAL PANEL TO STUCCO	MATCH ADJACENT STUCCO FINISH
ALUMINUM PANEL METAL PANEL TO STOREFRONT	MATCH STOREFRONT FRAME

EXTERIOR FINISH SCHEDULE 1 Copy 1 3

SHEET NOTES

GENERAL NOTES

LEGEND

Bank of America

10350 "BIRR" HIGHWAY
WOXFORD, PA 19380

SITE NUMBER: F004-MC
DESIGNATION:
VRSP VERSION: 2.1
BULLETIN: 03-2017

Gensler

Date	Description
1	10/30/2017 BAC FORMS IDEAL SUBMITTAL
2	10/31/2017 BAC FORMS IDEAL

Seal/Signature

NOT FOR CONSTRUCTION

Project Name
TYPICAL

Project Number
12772.10.01

Description
EXTERIOR ELEVATIONS

Scale
As indicated

A02.02

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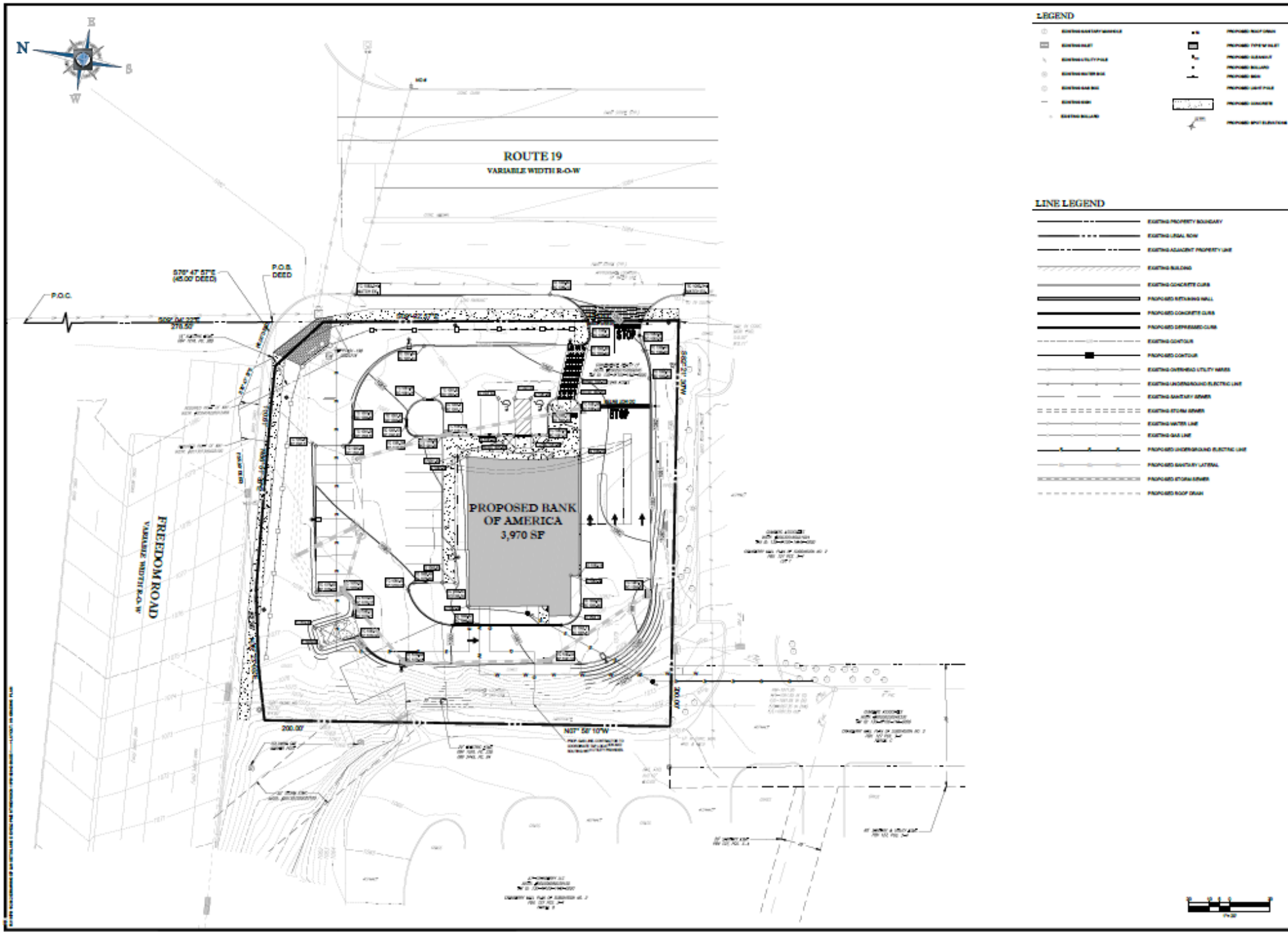


BOHLER ENGINEERING

REVISIONS

NO.	DATE	COMMENT	BY
1	01.11.2019	RESPONSE TO TWP COMMENTS	KJR

CALL BEFORE YOU DIG!

PA1

NOT APPROVED FOR CONSTRUCTION

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MGBPC CRANBERRY LLC

PROPOSED BANK OF AMERICA

20133 ROUTE 19
BUTLER COUNTY
CRANBERRY TOWNSHIP, PA

BOHLER ENGINEERING

1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone (724) 458-8800
www.BohlerEngineering.com

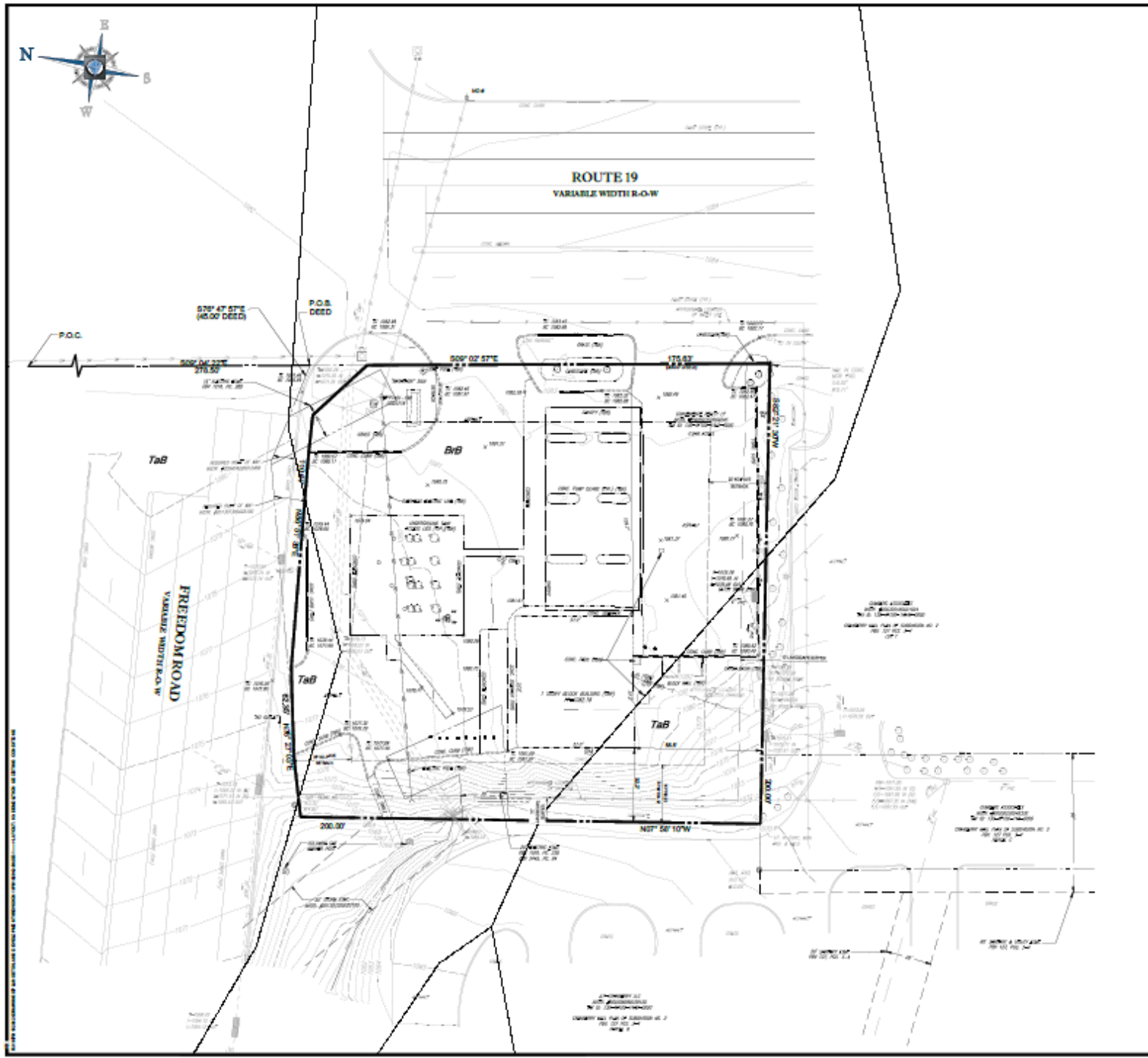
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

05

REVISION 1 - 01.11.2019



LEGEND

LINE LEGEND

SOIL DESCRIPTION

SYM.	DESCRIPTION	HYDROLOGIC SOIL GROUP
BrB	BRIDGEPORT SILT LOAM, 3-8% SLOPES	C/D
TaB	TILSIT SILT LOAM, 3-8% SLOPES	B

BOHLER ENGINEERING

REVISIONS

NO.	DATE	COMMENT	BY
1	01.11.2019	RESPONSE TO TWP COMMENTS	KJB

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PA1

NOT APPROVED FOR CONSTRUCTION

PROJECT No. PM-0000
DRAWN BY: EDM
CHECKED BY: KJB
DATE: 11.06.2018
SCALE: AS NOTED
CAD FILE: PM-0000-SK-MB-1

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR:

MGHPC CRANBERRY LLC

PROPOSED BANK OF AMERICA

20133 ROUTE 19
BUTLER COUNTY
CRANBERRY TOWNSHIP, PA

BOHLER ENGINEERING

1 ALLEGHENY SQUARE
PITTSBURGH, PENNSYLVANIA 15212
Phone (724) 624-6500

www.BohlerEngineering.com

SHEET TITLE:

DEMOLITION & EXISTING CONDITIONS

SHEET NUMBER:

03

REVISION 1 - 01.11.2019