

REVISED: JANUARY 11, 2019

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LOCATION IN
 STATE OF TEXAS

ATTENTION ALUMINIUM



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RA ONE CALL-UTILITY LIST

ARMSTRONG (AL)



OWNED

FOURTH FLOOR UP

SITE ENGINEER

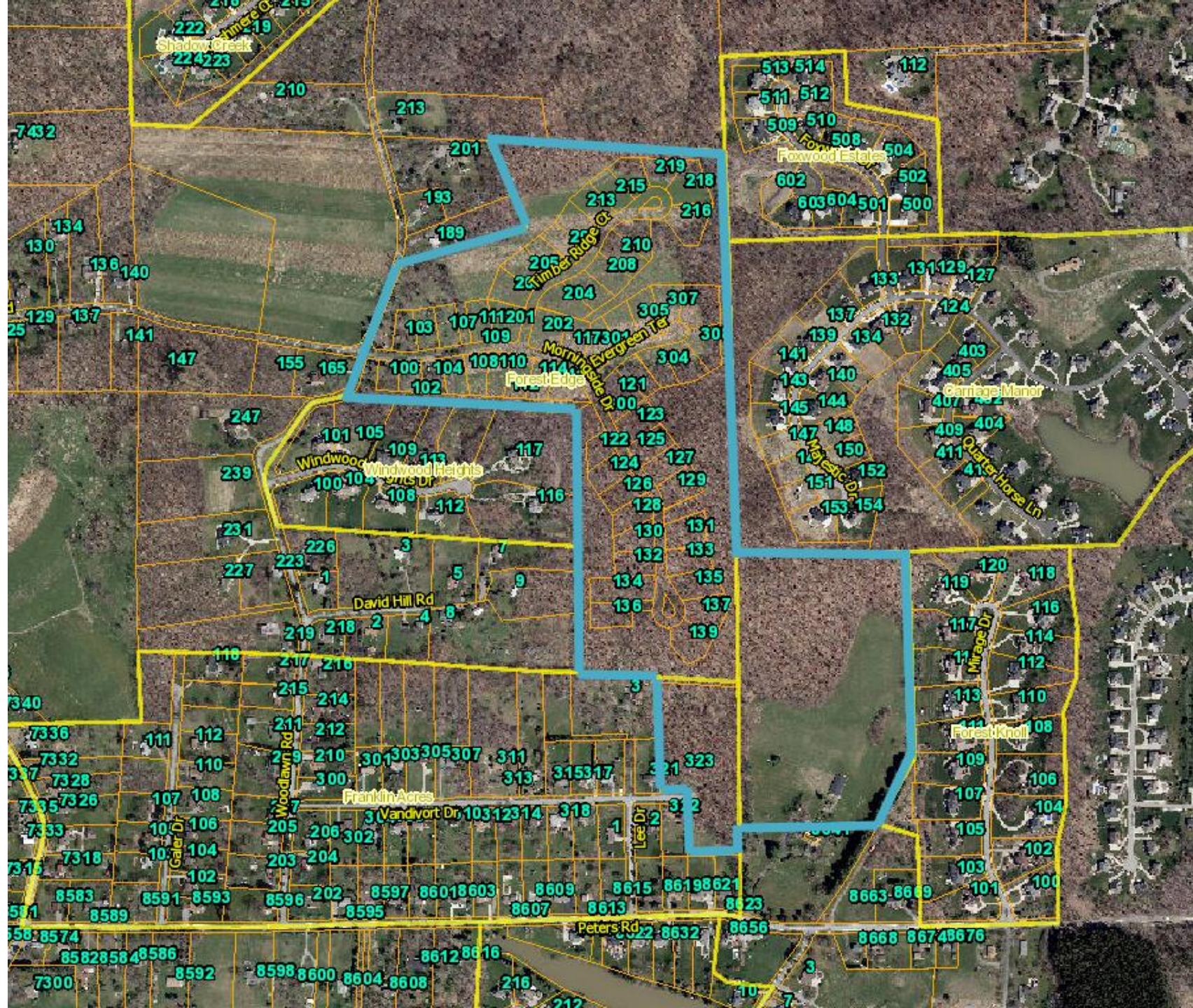
HERBERT, ROWLAND & GRUBB, INC.

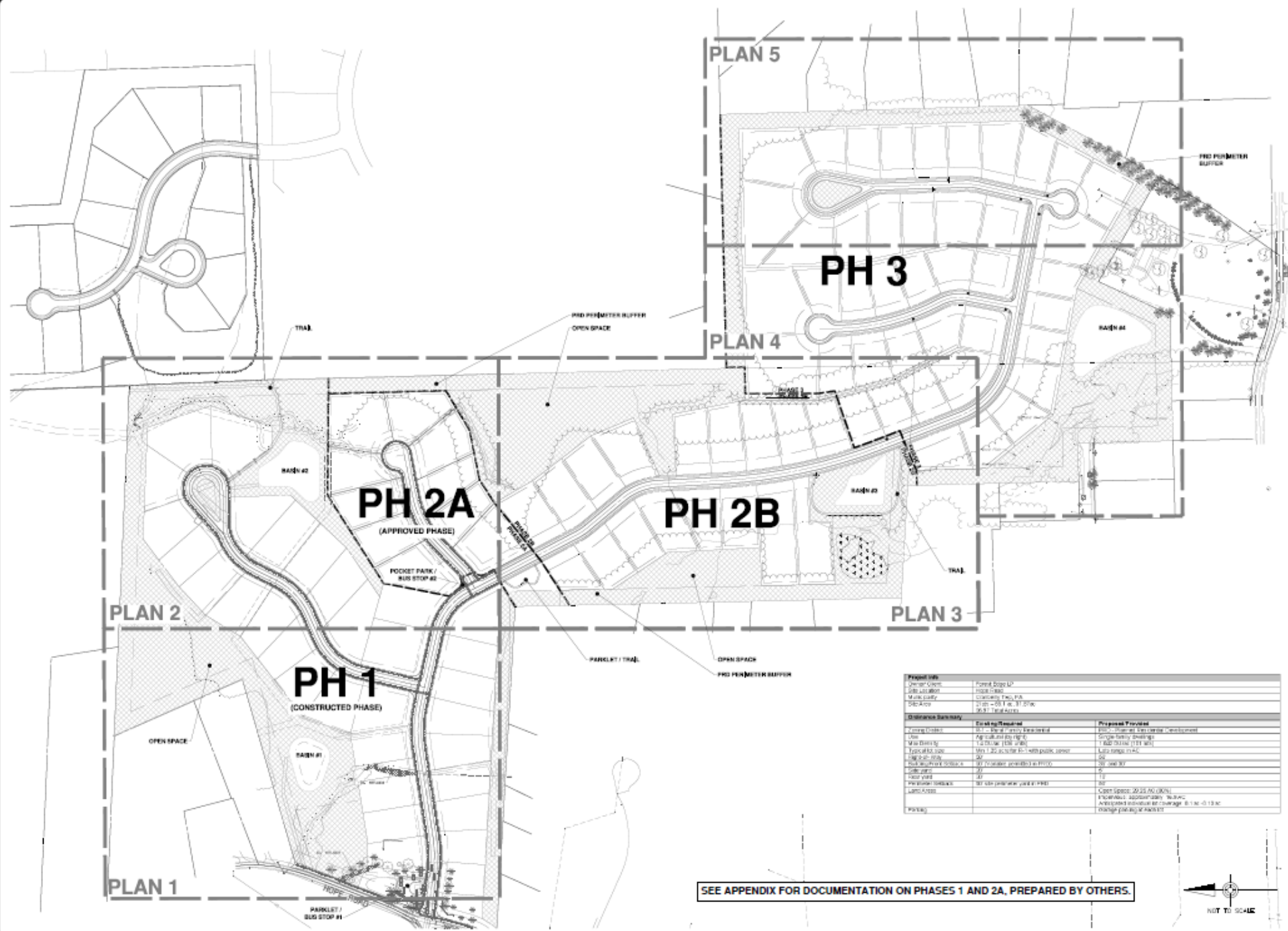
SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.

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 Engineering & Technical Services
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 Denver, CO 80202
 Tel: 303.733.8800
 Fax: 303.733.8801
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 Website: www.hrg.com

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SEE APPENDIX FOR DOCUMENTATION ON PHASES 1 AND 2A, PREPARED BY OTHERS.



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FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046

OVERALL SITE PLAN
FOR
FOREST EDGE PRD

ORANGERY TWP., BUTLER COUNTY PENNSYLVANIA

PROL MCR - VL
ELI - VL
CACT - CAG
HEIE - VL
SELE - *S CHDN
DATE - NOV. 2018



Judith A. Hammel
130-S19-F112-0000
Inst. No. 2012112800

Schell
130-S19-F113-0000
Inst. No. 200809290022020

Raymond L. & Donna Huber
130-S19-F114-0000
Inst. No. 200809290022020
1.265 Ac.

Rodney Smith
130-S19-F115-0000
Inst. No. 200710230027495
1.25 Ac.

Paul & Bernadette Jones
130-S19-F116-0000
Inst. No. 200508230023032
1.25 Ac.

Steven M. & Gladys Marzotto
130-S19-F117-0000
Inst. No. 200801230001511
1.25 Ac.

Forest Knoll Estates Homeowners Assn.
130-S19-F118A-0000
Inst. No. 201102140004274
0.74 Ac.

Timothy J. Felker
130-AF46-17AA-0000
Inst. No. 200109260026995
2.29 Ac.

St. Lawrence & St. John Church
130-S19-F119-0000
0.366

Wetland W-03

St. John Church
130-S19-F120-0000
0.366

Arch Diocese of West Virginia
130-S2-A-0000
0.75 Ac.

Robert S. & Jessica L. Stahner
130-S2-A1-0000
Inst. No. 200703270007159
0.75 Ac.

Joseph C. Gishavsky & Patricia Rossi



PROPOSED SITE PLAN

Forest Edge is a custom home single family residential development proposed on the property most recently known as the Stevenson Farm. The plan design will take use of the naturally rolling fields and dense woods to provide a serene and private setting for customers to call home. Access to the plan will be by connection to Hope Road with five internal streets ending in cul-de-sacs. Forest Edge will include 101 single detached lots which will be developed in three phases. Sidewalks along Hope Road and a trail connection to Foxwood Estates will allow for pedestrian connectivity from Forest Edge to other communities throughout the township. The community also features a Rustic Pavilion to be used as a community gathering space and bus stop shelter and community parks where residents can enjoy the natural setting of the property.



PROJECT DETAILS

Site totaling approximately 97 acres

101 single family lots proposed

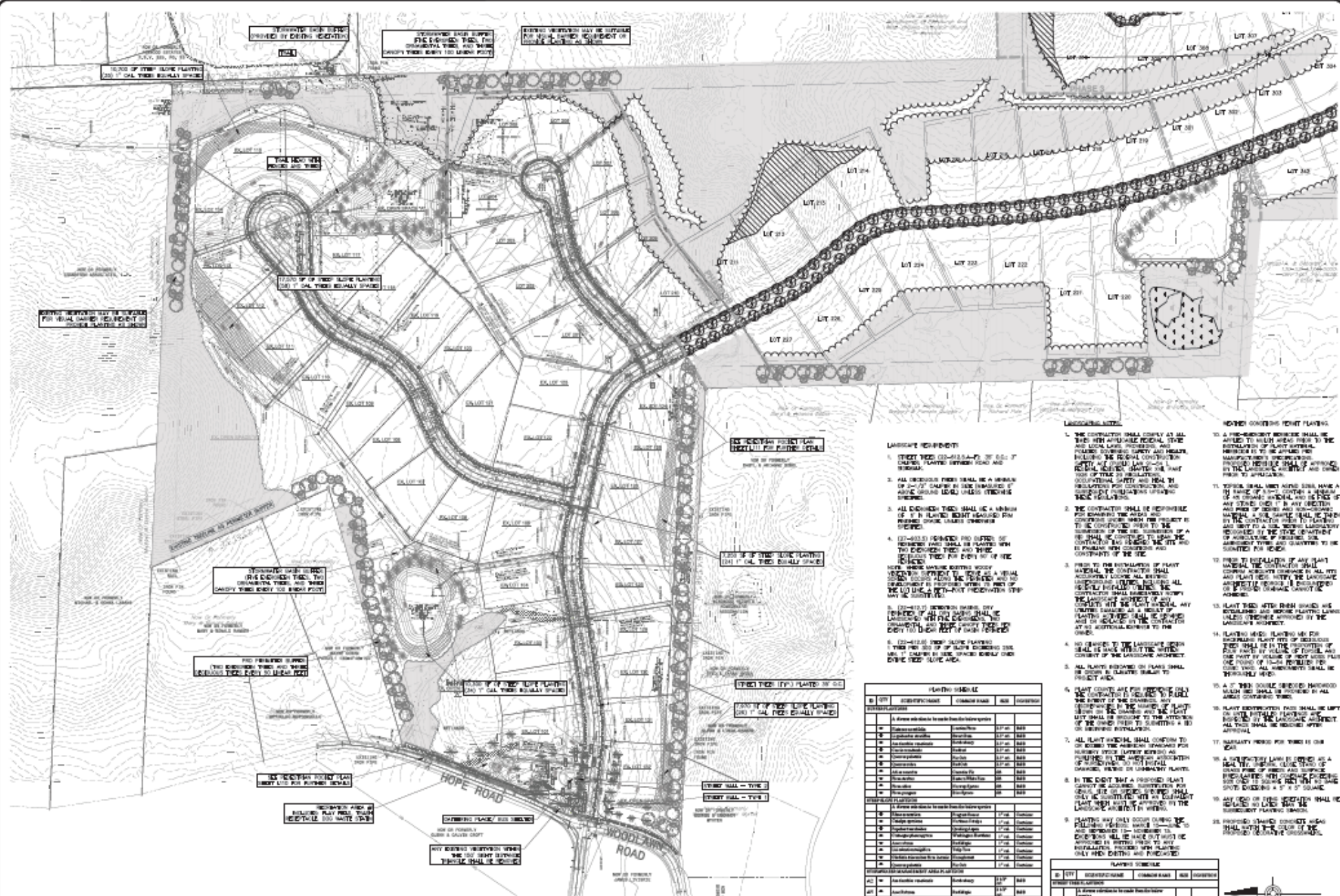
Each with a two car garage, with over 65% side entries,

Tree and sidewalk lined streets

Walking trail to the park, pavilion and pocket park amenities

Stream Corridor and PRD buffers





PRO POSITIONER SLIPPER (PAGE 28 & 2)				
				
LONG LF	RT	101	88	102

STEEP SLOPE PLANTING (PHASE 2B & C)		
AREA OF SLOPE GREATER THAN 20%	1 TREE PER 100 SF REQUIRED	PROPOSED TREES
124,636 SF	0/0	0/0

				
B	OPIS	POSREDOVANJE U PROMETU	POSREDOVANJE U PROMETU	POSREDOVANJE U PROMETU
POSREDOVANJE U PROMETU				
A. Posredovanje u prometu nekretnosti				
01	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
02	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
03	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
04	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
05	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
06	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
07	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
08	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
09	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
10	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
POSREDOVANJE U PROMETU				
B. Posredovanje u prometu nekretnosti				
11	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
12	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
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15	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
16	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
17	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
18	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
19	Posredovanje u prometu nekretnosti	12,37	0,00	0,00
20	Posredovanje u prometu nekretnosti	12,37	0,00	0,00

FLIGHTS SCHEDULE					
ID	STY	IDENTIFIER NAME	CHANGING NAME	AGE	DOSE/DOSE
STANDARD FLIGHTS					
		Is there a difference in the flight for the first time?			
AD	S	Asia Airlines	Flightlog	17 Feb	1800
AF	S	British Airways	London to Paris	17 Feb	1800
CT	S	British Airways (London)	London to Paris	17 Feb	1800
MC	S	British Airways (London)	London to Paris	17 Feb	1800
PA	S	British Airways (London)	London to Paris	17 Feb	1800
DE	S	British Airways (London)	London to Paris	17 Feb	1800
GP	S	British Airways (London)	London to Paris	17 Feb	1800

NAME	- NAME
DATE	- DATE
SIGNATURE	- SIGNATURE
INITIALS	- INITIALS

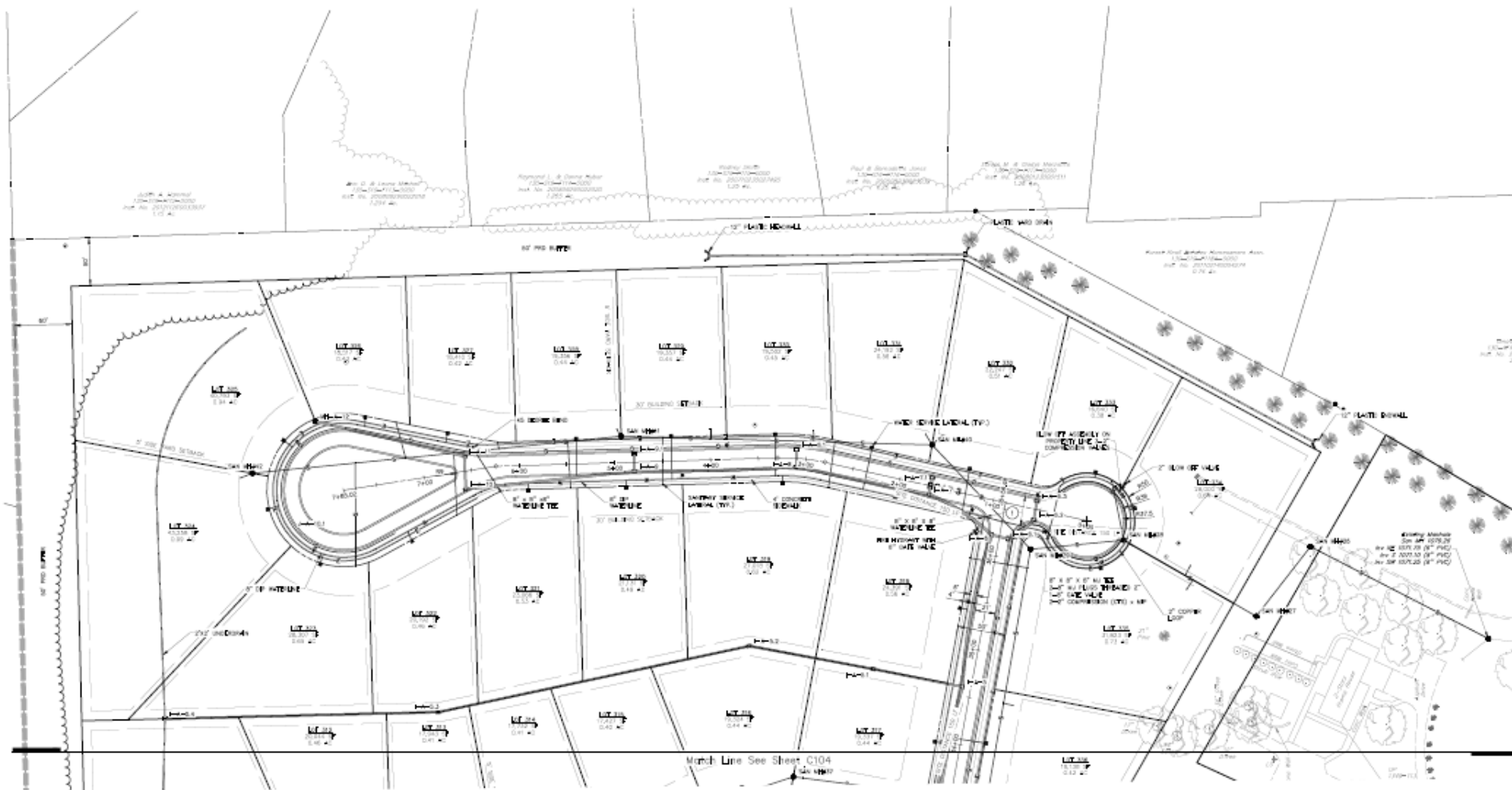
STREETSCAPE PLAN
FOR
FOREST EDGE PRD

FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046



DRAWING NO.
L101

PROJECT #307846.043M



KEY NOTES

1. CURB RAMP WITH DETAILABLE WADING SURFACE

NOTES:

1. SANITARY LINE TO BE INSTALLED DURING PHASE 2B CONSTRUCTION UNDER TO WHARF.
2. ALL LOTS ARE TO HAVE CONTROLLED ROOF LEADERS.
3. LOTS 302-309 AND LOTS 310-323 SHALL HAVE ROOF LEADERS CONNECT DIRECTLY INTO THE STORMWATER CONVEYANCE SYSTEM TOWARD THE BACK OF THE LOT.
4. LOTS 310, 311, 314-320, AND 320-340 SHALL HAVE ROOF LEADERS CONNECT DIRECTLY INTO THE STORMWATER CONVEYANCE SYSTEM IN THE FRONT OF THE LOT.
5. LOTS 333 AND 334 SHALL HAVE ROOF LEADERS DRAIN TO THE REAR OF THE LOT ON A SPLASH BLOCK LOCATED A MINIMUM DISTANCE OF 10' FROM THE PROPERTY LINE.
6. IN INDIVIDUAL CASES WHERE ROOF LEADERS CANNOT BE DIRECTLY INTO STORMWATER CONVEYANCE SYSTEM, ROOF LEADERS ARE TO BE CONVEYED OR DRAIN TO THE REAR OF THE LOT ON A SPLASH BLOCK LOCATED A MINIMUM OF 10' FROM THE PROPERTY LINE.

Scale: 1" = 40' 0"

CONSTR. E

PI STA. 34+06.37

Δ = 14°16'54"

T = 25.06'

L = 49.85'

R = 200.00'

E = 1.26'

Superelevations



DATE: 05/15/2018
 EIT: J. L. L.
 J. L. L.
 J. L. L.
 J. L. L.

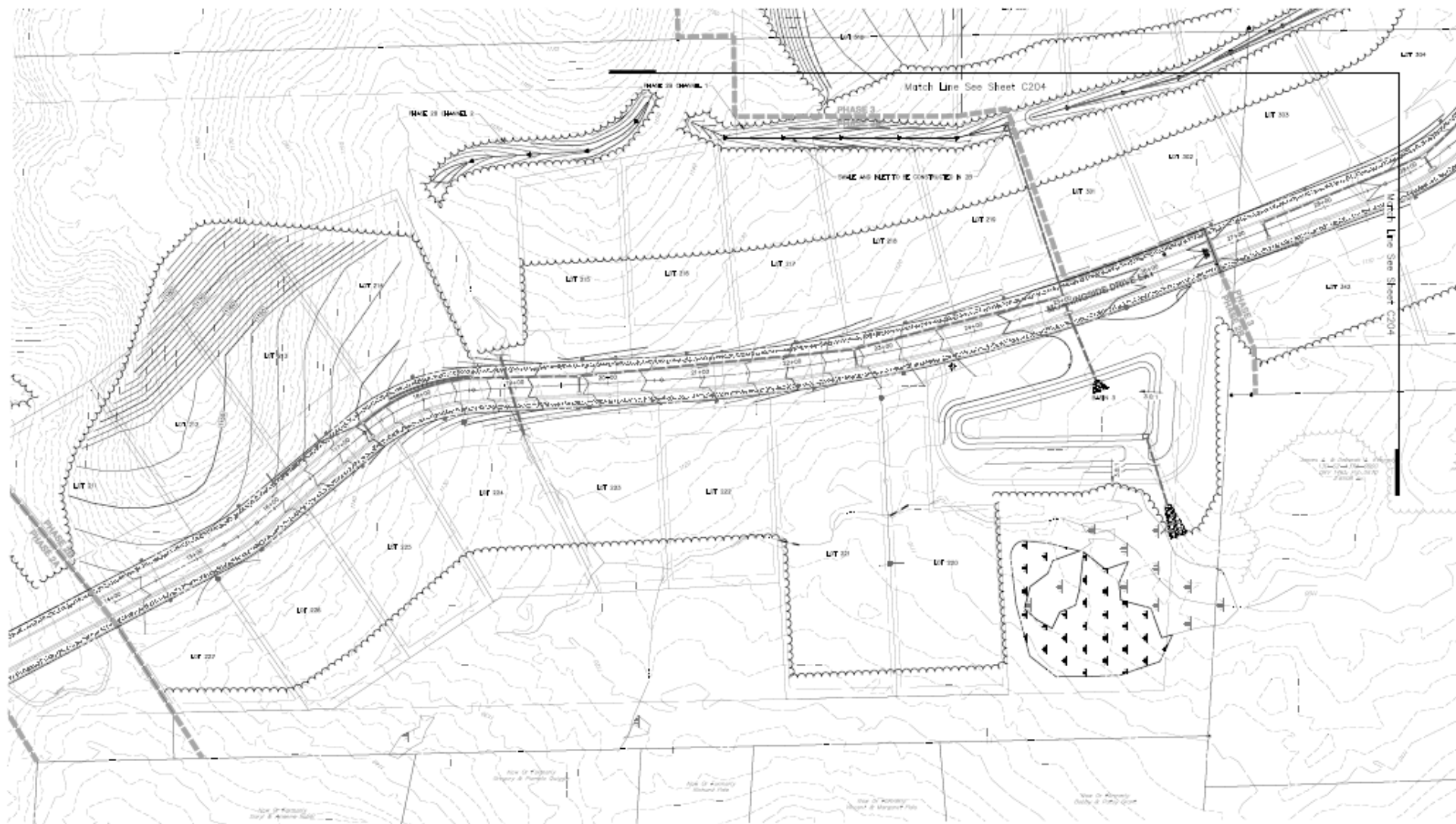
SITE - UTILITY PLAN
 FOR
 FOREST EDGE PRO

FOREST EDGE LP
 P.O. BOX 97
 MARS, PA 16046



DATE: 05/15/2018
 C105

PROJECT: 160774-00-000



SEE APPENDIX FOR DOCUMENTATION ON PHASES 1 AND 2A, PREPARED BY OTHERS.

NOTES:

- ALL GRADING IS PROPOSED TO BE A MINIMUM OF 1% FROM PROPERTY LINE AND 1% FROM 100'.



DRAWING NO.
C203

ET 10/17/2014

FOREST EDGE UP
P.O. BOX 97
MARS, PA 16046
(724) 662-3404

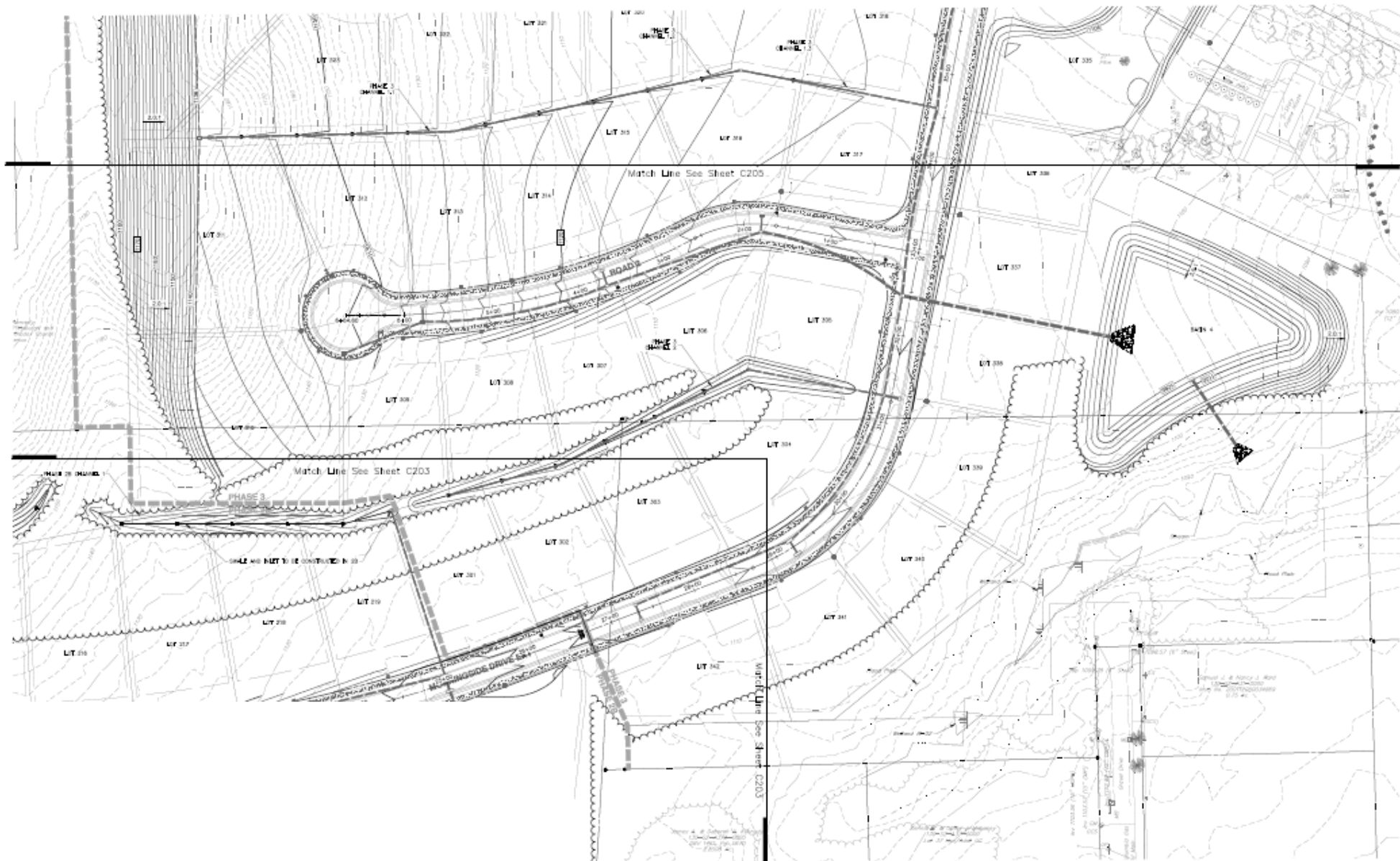
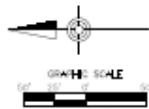
GRADING PLAN
FOR
FOREST EDGE P.D.

GRANERSON TWP., BUTLER COUNTY, PENNSYLVANIA

DATE: 10/17/2014
BY: J. H. H. H.
CHECKED: J. H. H. H.
DESIGNED: J. H. H. H.
PROJECT: C203

NOTES:

1. ALL GRADING IS PROPOSED TO BE A MINIMUM
OF 1" FROM PROPOSED DUE AND TO FROM
SURFACE.



1" = 10' - 1" L	1" = 10' - 1" L	1" = 10' - 1" L	1" = 10' - 1" L
1" = 10' - 1" L	1" = 10' - 1" L	1" = 10' - 1" L	1" = 10' - 1" L
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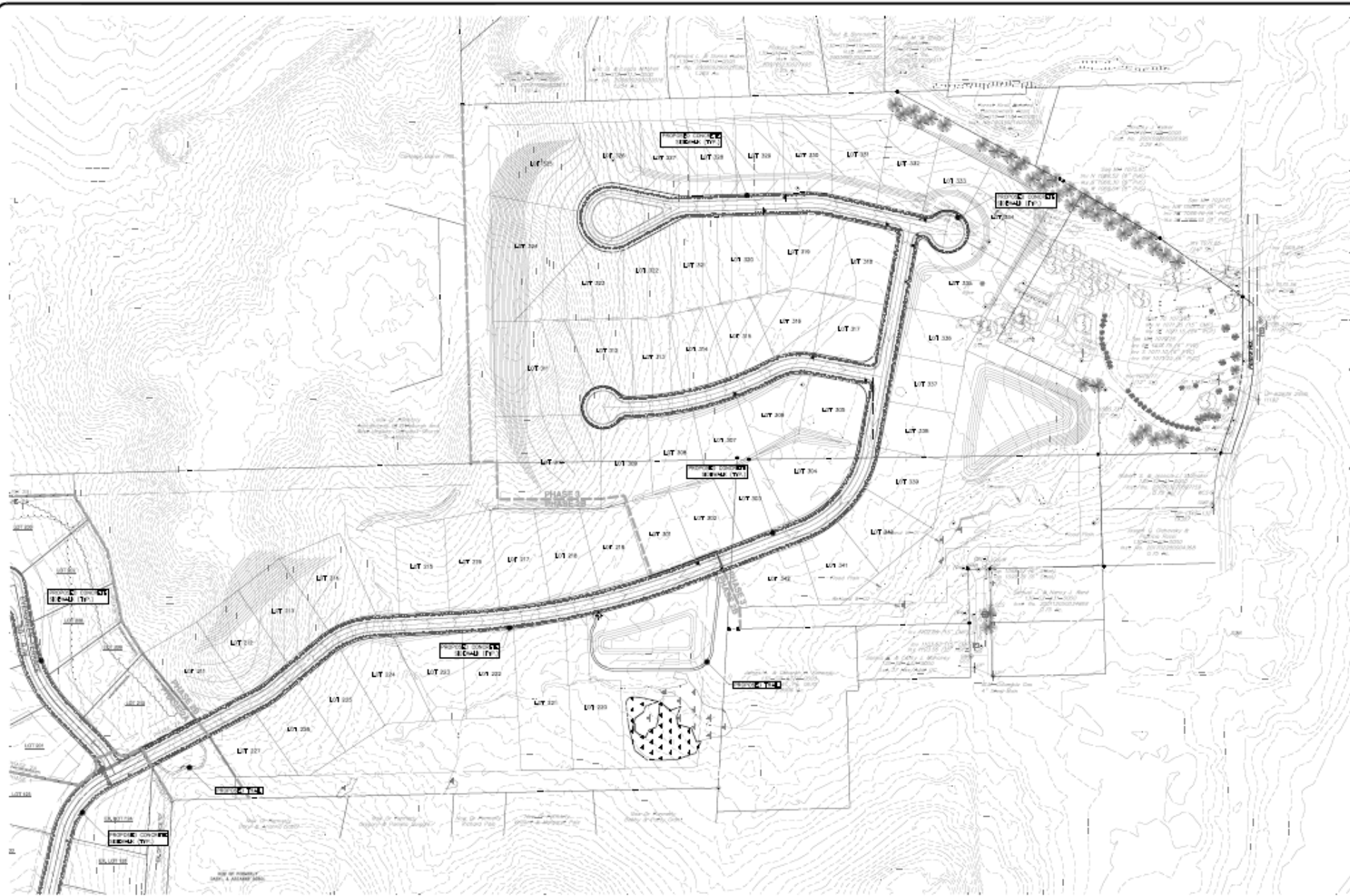
GRADING PLAN
FOR
FOREST EDGE PRD

FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046
(724) 955-2424



DRAWING NO.
C204

PROJ: 0037845-043



DATE: 10/11/2011

BY: J. L. L.

REVIEWED BY: J. L. L.

DATE: 10/11/2011

TRAIL PLAN
FOR
FOREST EDGE PRO

GRANESBURG TWP., BUTLER COUNTY, PENNSYLVANIA

FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046

(724) 965-9404

HRG

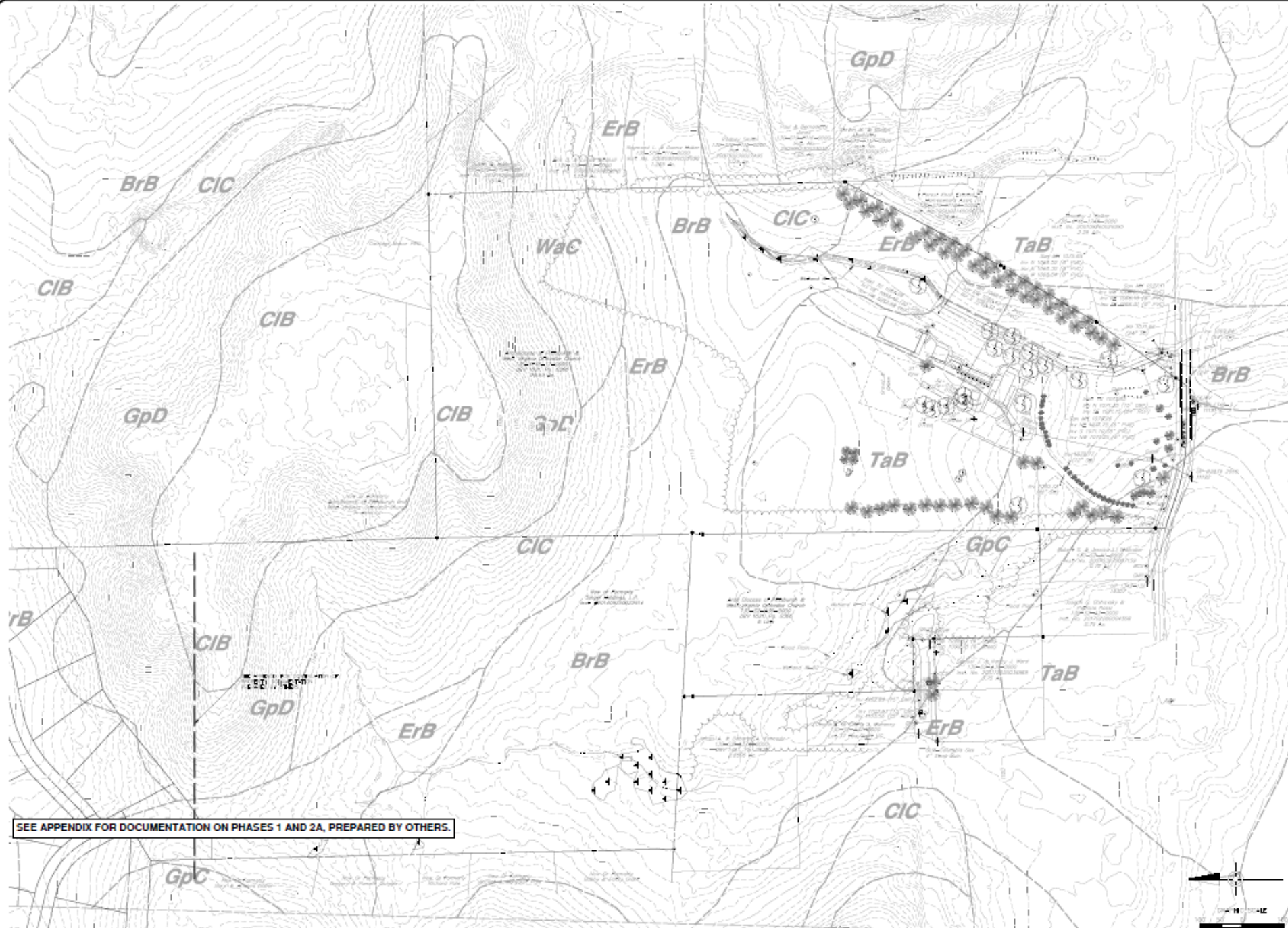
HARRISBURG REGIONAL
GEOTECHNICAL
ENGINEERING

1000 N. MARKET STREET
HARRISBURG, PA 17102

(717) 655-1100

DRAWING NO.
L112.1

PROJECT NO. 0007845.0437



1" = 100' - 1" = 100'
 1" = 100' - 1" = 100'
 1" = 100' - 1" = 100'
 1" = 100' - 1" = 100'

EXISTING CONDITIONS PLAN
 FOR
 FOREST EDGE PRD

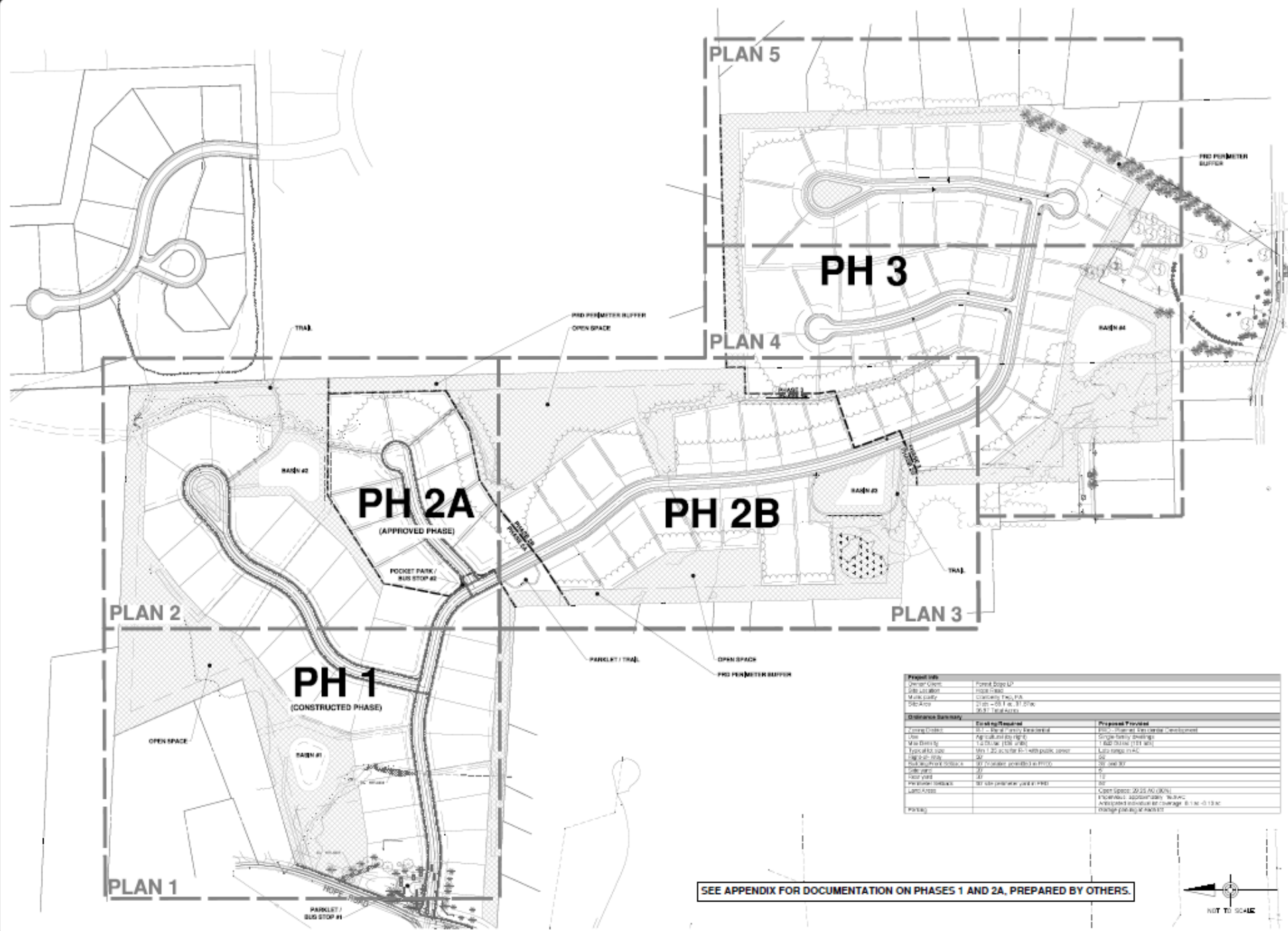
CRANBURY TWP., BUTLER COUNTY, PENNSYLVANIA

FOREST EDGE UP
 P.O. BOX 97
 MARS, PA 16046
 (724) 935-2424



C001.1

PROJECT: 2007-04-03



SEE APPENDIX FOR DOCUMENTATION ON PHASES 1 AND 2A, PREPARED BY OTHERS.



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734.769.7000
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FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046

OVERALL SITE PLAN
FOR
FOREST EDGE PRD

ORANGERY TWP. BUTLER COUNTY PENNSYLVANIA

PROL MCR - VL
ELI - VL
CACT - CAC
HEIE - VL
SELE - S CHDN
DATE - NOV. 2018



NO.	DATE	BY	CHKD.
1	11/11/2019	HRG	HRG
2			
3			
4			
5			
6			
7			
8			
9			
10			



FOREST EDGE, LP
 P.O. BOX 97
 MARS, PA 16046

T94,K92,626

SUBDIVISION PLAN
 FOR
 FOREST EDGE PRD
 PHASE 2B

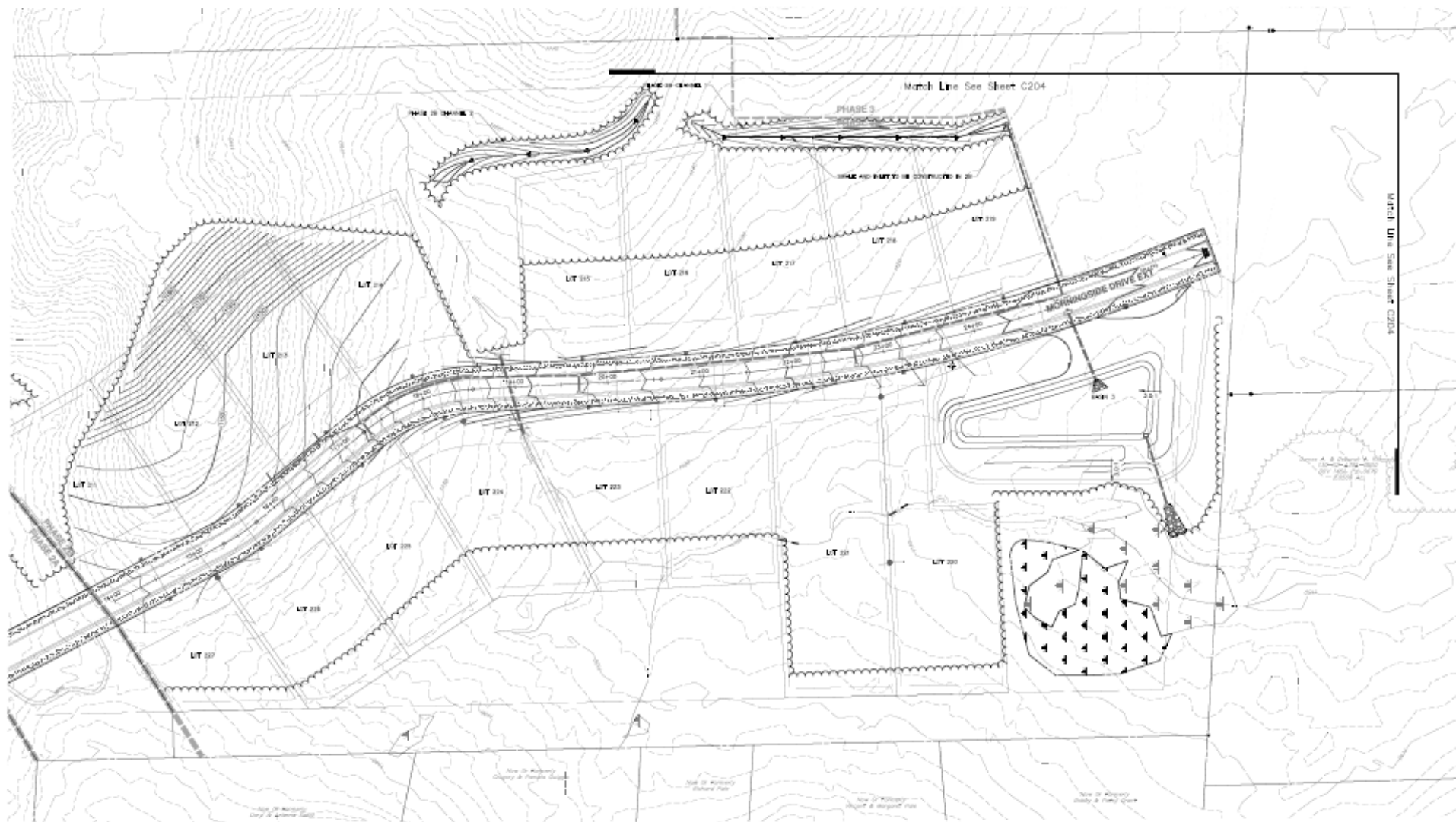
CRANBERRY TOWNSHIP

BUTLER COUNTY

PENNSYLVANIA

FILED	DATE
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019

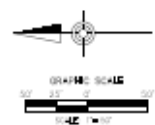
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11/11/2019	11/11/2019
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11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019
11/11/2019	11/11/2019



SEE APPENDIX FOR DOCUMENTATION ON PHASES 1 AND 2A, PREPARED BY OTHERS.

NOTES:

1. ALL LOTTERIES TO BE OPENED BY THE STATE OF PA.
2. THE STATE OF PA. SHALL BE THE SOLE AGENT FOR THE SALE OF THE LOTTERIES.



GRADING NO.
C203

FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046
(724) 854-4004

GRADING PLAN
FOR
FOREST EDGE PRO

CRAMBERT TWP., BUTLER COUNTY, PENNSYLVANIA

DATE: 08/11/2011	BY: J. L.
DATE: 08/11/2011	BY: J. L.
DATE: 08/11/2011	BY: J. L.
DATE: 08/11/2011	BY: J. L.
DATE: 08/11/2011	BY: J. L.