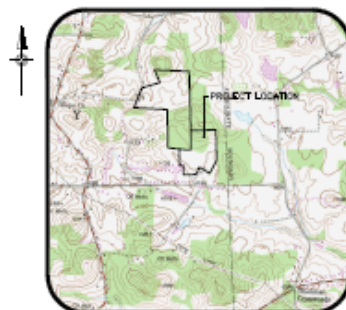


FINAL PRD FOR FOREST EDGE - PHASE: 3 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA APRIL 8, 2019

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C002.1	SLOPE AND NATURAL FEATURES PLAN
C010	GENERAL NOTES
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C104	SITE - UTILITY PLAN
C106	SITE - UTILITY PLAN
C204	DRAINAGE PLAN
C206	DRAINAGE PLAN
C300.1	PAVEMENT MARKING AND SIGNAGE PLAN
C301.1	STREET LIGHTING PLAN
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C303.1	SCHOOL BUS PATH PLAN
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U12.1	TVAL PLAN
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SD-2	SUBDIVISION PLAN
SD-3	SUBDIVISION PLAN



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MASS CONGRESSIONAL
LOCATION MAP
SCALE: 1" = 1000'

PA ONE CALL ACT 201, AS AMENDED



FOR A COMPLETE LIST OF UTILITIES, PLEASE VISIT THE PA ONE CALL WEBSITE AT www.paonecall.org.
PA ONE CALL IS A SERVICE PROVIDED BY THE PA ONE CALL PROGRAM.

PA ONE CALL-UTILITY LIST

ARMSTRONG (AO)
BRAINERD CREDIT FEDERAL AUTHORITY (BCF)
COLUMBIA GAS OF PA INC. MONROE (LG)
CONSCIOUS COMMUNICATIONS (NA)
CRANBERRY TOWNSHIP (BUTLER COUNTY) (CA)
PENNSYLVANIA POWER CO (PP)
PEOPLES GAS COMPANY LLC (AL)



OWNER

FOREST EDGE LP
PO BOX 97 WAYS, PA 16046
(724) 935-2424

SITE ENGINEER

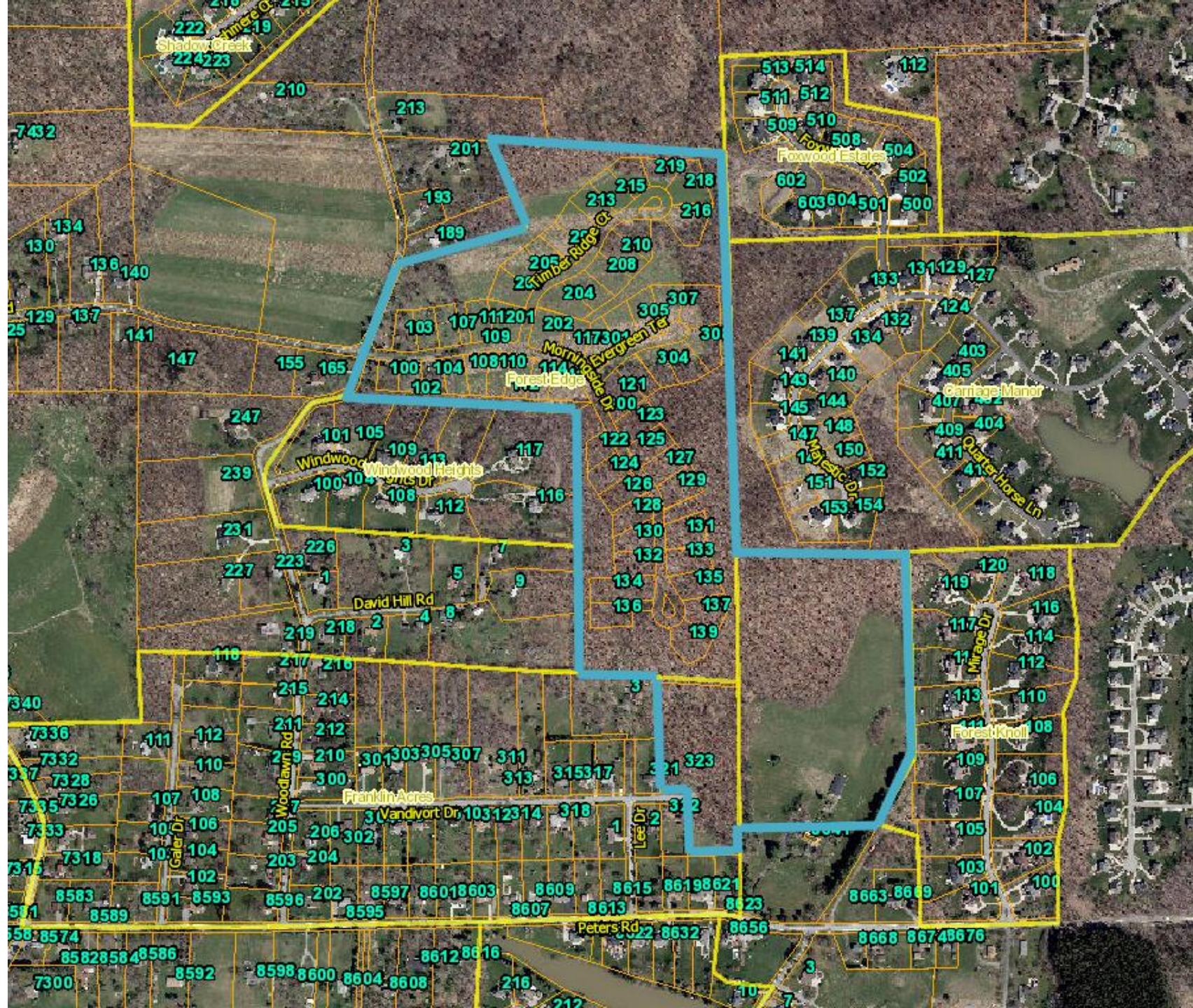
HEWITT, ROWLAND & GRUBB, INC.
200 WEST HENRIE DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16006
CONTACT: MICHAEL GRUBB, P.E.
PHONE: (724) 339-6777
FAX: (724) 339-6771
EMAIL: mgrubb@hrginc.com

SURVEYOR

HEWITT, ROWLAND & GRUBB, INC.
300 EAST PAVE DRIVE
HARRISBURG, PA 17111
CONTACT: MICHAEL GRUBB, P.E.
PHONE: (717) 566-1121
FAX: (717) 566-1128
EMAIL: mgrubb@hrginc.com



300 WASHINGTON DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16006
(724) 935-2424
FAX (724) 935-2421
<http://www.hrginc.com>



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





Judith A. Hammel
130-S19-F112-0000
Inst. No. 2012112600

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

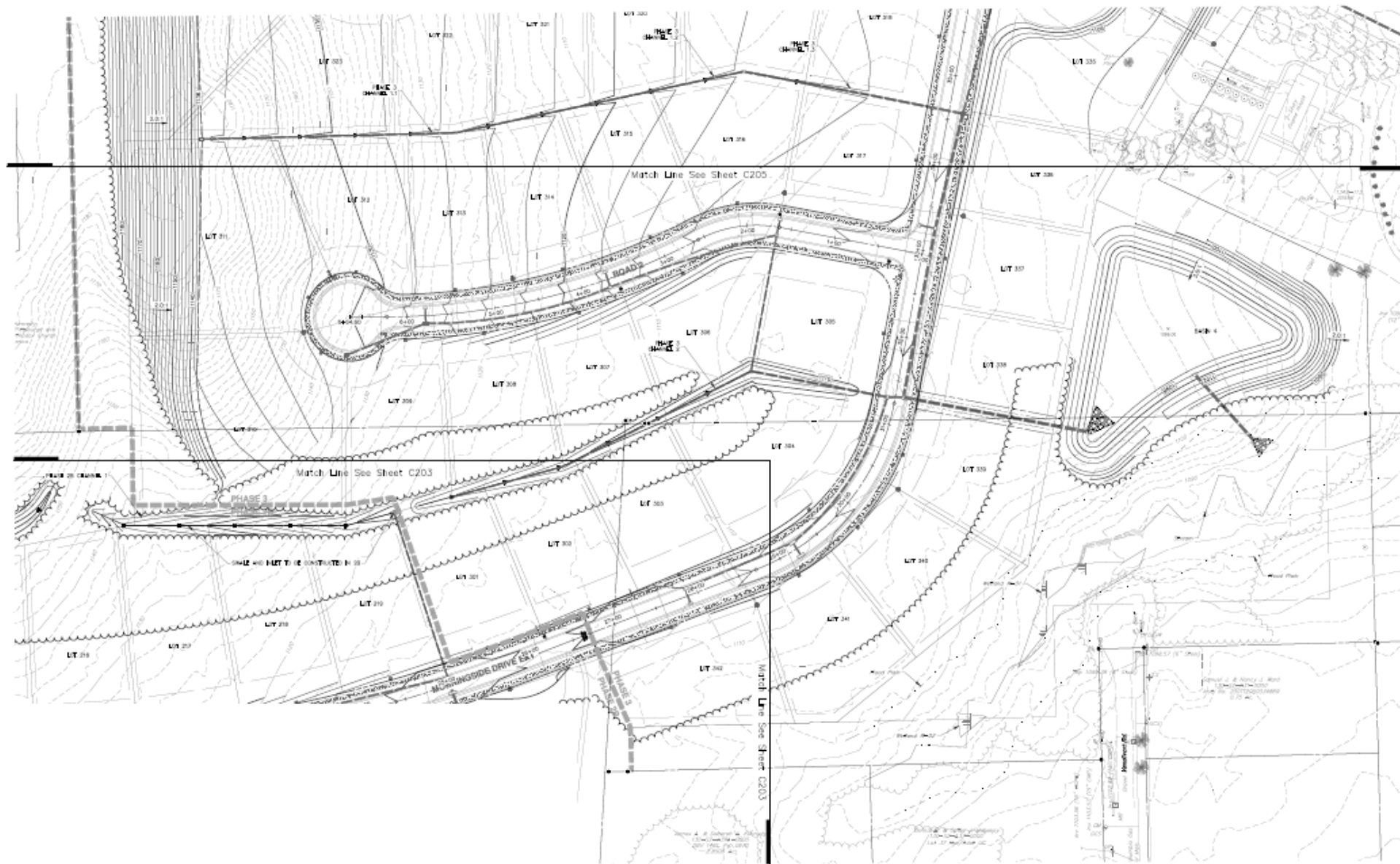
Arch Diocese of West Virginia
130-S2-A-0000
0.75 Ac.

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

Joseph C. Gishavsky & Patricia Rossi



1. ALL GRADING IS PROPOSED TO BE A MINIMUM OF 5' FROM PROPERTY LINE AND 10' FROM NEIGHBORS.



GRADING PLAN
FOR
FOREST EDGE PRD

FOREST EDGE LP
P.O. BOX 97
MARS, PA 16046
(724) 935-2434

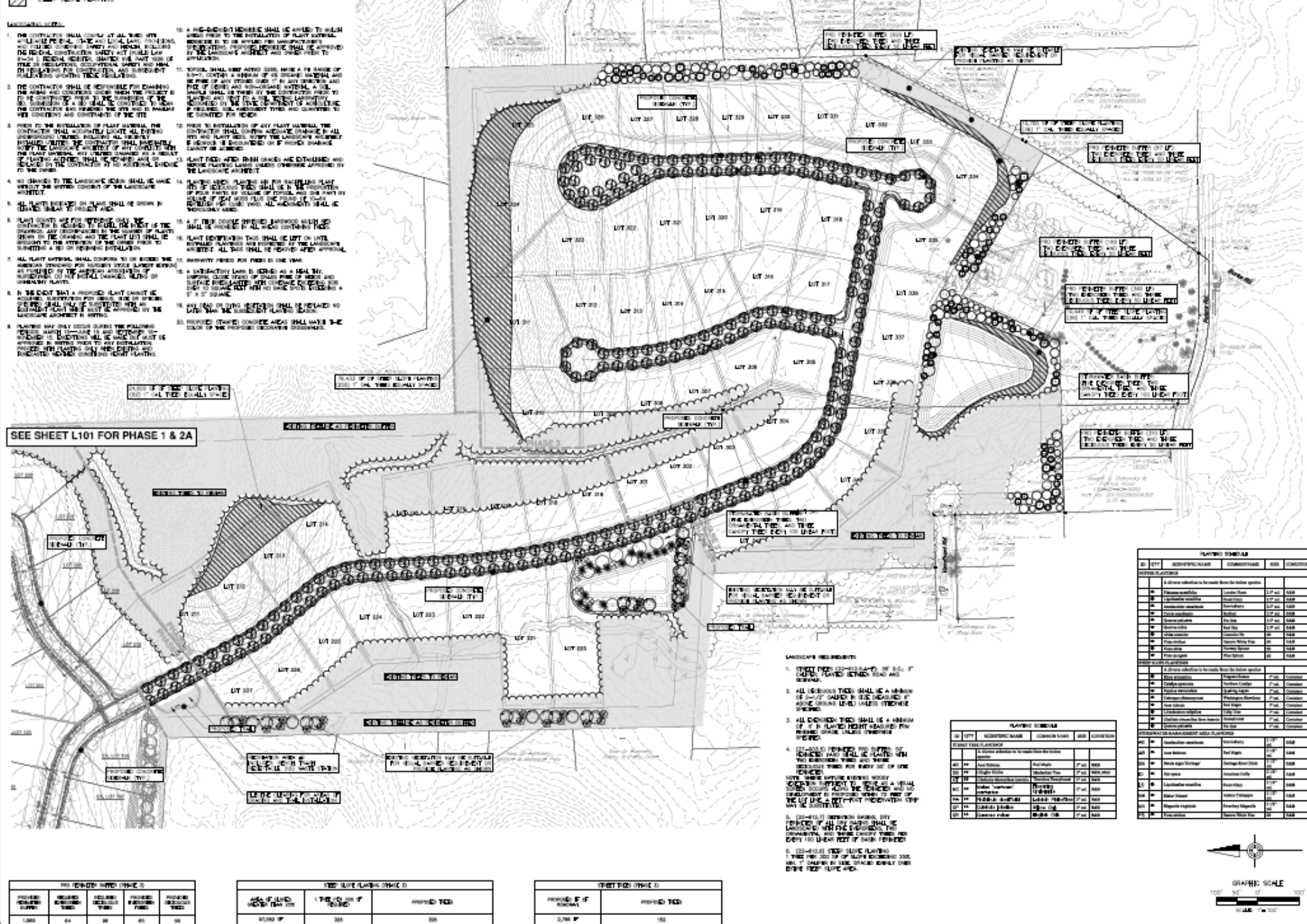


DRAWING NO.
C204

PROJECT R327846-0431

 STEP SLOPE PLANTING

- [illegible]



PRO FORMAS INCOME STATEMENT				
PROPOSED FINANCIAL STATEMENT	REQUIRED DISCLOSURE TABLE	REQUIRED DISCLOSURE TABLE	PROPOSED FINANCIAL STATEMENT	PROPOSED DISCLOSURE TABLE
1,000	6A	6B	6C	6D

STEEL SHEET PILING (THICK)		
AREA (SQ. FT.) OF EACH PILE	1 PILE LONGER IF REQUIRED	PROPOSED TIES
80,582 SF	235	235

STREET TRENCH (MILE 2)	
PROPOSED F F (BONEDAY)	PROPOSED TRENCH
0.796 F	152

PLANNED STRATEGIES					
ID	STY	DESCRIPTION/ACTIVITY	IMPLEMENTATION	RES.	COMMENTS
POSITIVE RELATIONS					
A 1 different relationship to be made from the below options					
10	ST	Personality analysis	London Times	1.00 m	data
11	ST	Personality analysis	London Times	1.00 m	data
12	ST	Personality analysis	London Times	1.00 m	data
13	ST	Personality analysis	London Times	1.00 m	data
14	ST	Personality analysis	London Times	1.00 m	data
15	ST	Personality analysis	London Times	1.00 m	data
16	ST	Personality analysis	London Times	1.00 m	data
17	ST	Personality analysis	London Times	1.00 m	data
18	ST	Personality analysis	London Times	1.00 m	data
19	ST	Personality analysis	London Times	1.00 m	data
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POSITIVE RELATIONSHIP					
A 1 different relationship to be made from the below options					
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22	ST	Personality analysis	London Times	1.00 m	data
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25	ST	Personality analysis	London Times	1.00 m	data
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27	ST	Personality analysis	London Times	1.00 m	data
28	ST	Personality analysis	London Times	1.00 m	data
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30	ST	Personality analysis	London Times	1.00 m	data
POSITIVE RELATIONSHIP					
A 1 different relationship to be made from the below options					
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35	ST	Personality analysis	London Times	1.00 m	data
36	ST	Personality analysis	London Times	1.00 m	data
37	ST	Personality analysis	London Times	1.00 m	data
38	ST	Personality analysis	London Times	1.00 m	data
39	ST	Personality analysis	London Times	1.00 m	data
40	ST	Personality analysis	London Times	1.00 m	data

HRG
HUNTER ROAD GROUP, INC.
10000 HUNTER ROAD, SUITE 200
ROCKFORD, ILLINOIS 60089
TEL: 815.396.1000 FAX: 815.396.1001
WWW.HRG-INC.COM

DESIGNED BY: JAMES H. HUNTER, P.E.
DATE: 01/15/2019
PROJECT NO.: 19-001

FOREST EDGE LP
STREETSCAPE PLAN
FOR
FOREST EDGE PRD

CRAMERSRY TWP., BUTLER COUNTY
POINTEVILLE, PA

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

(724) 935-3424

DRAWING NO.
L101.1

DATE: 01/15/2019

