

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR CRANBERRY BUSINESS PARK, BUILDINGS 280 & 290 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA JANUARY 8, 2021

PARTNERSHIP CERTIFICATION

THE CRANBERRY BUSINESS PARK ASSOCIATES, LP, OWNER OF THE LAND SHOWN ON THE SITE PLAN, HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HERES, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

SIGNATURE OF OWNER(S)

DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHASKA PROPERTY, A PARTNER IN THE FIRM OF CONTINENTAL REALTY, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____

(SEAL)

NOTARY PUBLIC

CERTIFICATION OF TITLE

(I/WE) HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE CRANBERRY BUSINESS PARK IS IN THE NAME OF CRANBERRY BUSINESS PARK ASSOCIATES, LP AND IS RECORDED IN DEED BOOK VOLUME ____ PAGE ____

(I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

OWNER(S)

SURVEYOR'S CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE

NAME OF SURVEYOR

(SEAL)

REGISTRATION NUMBER

RECORDED OF DEEDS

MUNICIPAL DECLARATION

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE

SECRETARY

TOWNSHIP BOARD OF SUPERVISORS CERTIFICATION

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. ____ ON THE ____ DAY OF ____

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

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 SECTION 22-305 AND 22-307 OF TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

TOWNSHIP ENGINEER CERTIFICATION

I, TOWNSHIP ENGINEER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

DATE ____ SIGNATURE

COUNTY PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF ____

SECRETARY

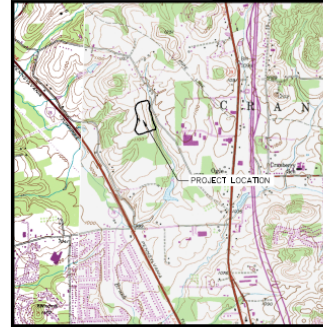
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME ____ PAGE(S) ____

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 20__

(SEAL)



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MARS & HADEN QUADRANGLE

LOCATION MAP

SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	GENERAL SITE INFORMATION PLAN
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07	FIRE TRUCK TURNING TEMPLATE
08	SITE VEHICLE TURNING TEMPLATE
09	SITE GRADING PLAN
10	SITE GRADING PLAN
11	SITE UTILITY PLAN
12	SITE LANDSCAPING PLAN
13	SITE LANDSCAPING PLAN
14	PHOTOMETRIC PLAN
15	EROSION & SEDIMENT CONTROL PLAN
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17	EROSION & SEDIMENT CONTROL NOTES
18	EROSION & SEDIMENT CONTROL NOTES
19	EROSION & SEDIMENT CONTROL DETAILS
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21	STORM SEWER PROFILES
22	STORM SEWER PROFILES
23	SANITARY SEWER PROFILES
24	DRIVEWAY ENTRANCE PROFILES
25	WATERLINE PROFILES
26	SIDEWALK CROSS SECTIONS
27	SITE DETAILS
28	SITE DETAILS
29	SITE DETAILS
30	SITE DETAILS
31	SITE DETAILS
32	SITE DETAILS
33	SITE DETAILS
34	PCSM PLAN
35	SITE PCSM NOTES
36	SITE PCSM DETAILS
37	SITE PCSM DETAILS
38	SITE PCSM DETAILS
39	SITE PCSM DETAILS

PLAN ACCURACY CERTIFICATION

I, A REGISTERED LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

January 8, 2021
DATE

SIGNATURE



PROFESSIONAL SEAL

APPLICANT

CRANBERRY BUSINESS PARK ASSOCIATES, LP
3120 UNIONVILLE ROAD, SUITE 300
CRANBERRY TOWNSHIP, PA 15066
CONTACT: RICHARD S. DONLEY
PHONE: (724) 778-3300
EMAIL: rdonley@rbpa.com

SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
300 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 15066
CONTACT: CRAIG A. BISHOP, P.E.
PHONE: (724) 778-4777
FAX: (724) 778-4711
EMAIL: cbishop@hrg-inc.com

PA ONE CALL

ACT 207, AS AMENDED



REGISTERED PA ONE CALL ACT 207, AS AMENDED, REQUIRED NOTIFICATION BY EXCAVATOR, OWNER, OR CONTRACTOR TO THE PA ONE CALL SERVICE. FAILURE TO PROVIDE NOTICE TO THE PA ONE CALL SERVICE MAY BE PENALIZED TO THE PROJECT ON 10-1-2018.

PA ONE CALL-UTILITY LIST

ARMSTRONG
531 PERRY WAY
ZELLENFELD, PA 15063
CONTACT: OFFICE PERSONNEL

PEOPLES GAS COMPANY LLC
375 NORTH SHORE DR.
PITTSBURGH, PA 15212
CONTACT: MICHAEL DENNY
EMAIL: michael.denny@peoples-gas.com

COLUMBIA GAS OF PA
1600 DUELL RD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: lcollins@columbiagas.com

COMCAST
183 SPRING RUN RD, CORAOPOLIS, PA
15108
CONTACT: RAYMOND JONES
EMAIL: rjones@comcast.com

CRANBERRY TOWNSHIP
2525 ROCHESTER RD, SUITE 400
CRANBERRY TOWNSHIP, PA 15066
CONTACT: JOSH ANDREE
EMAIL: josh.andree@cranberrytownship.com

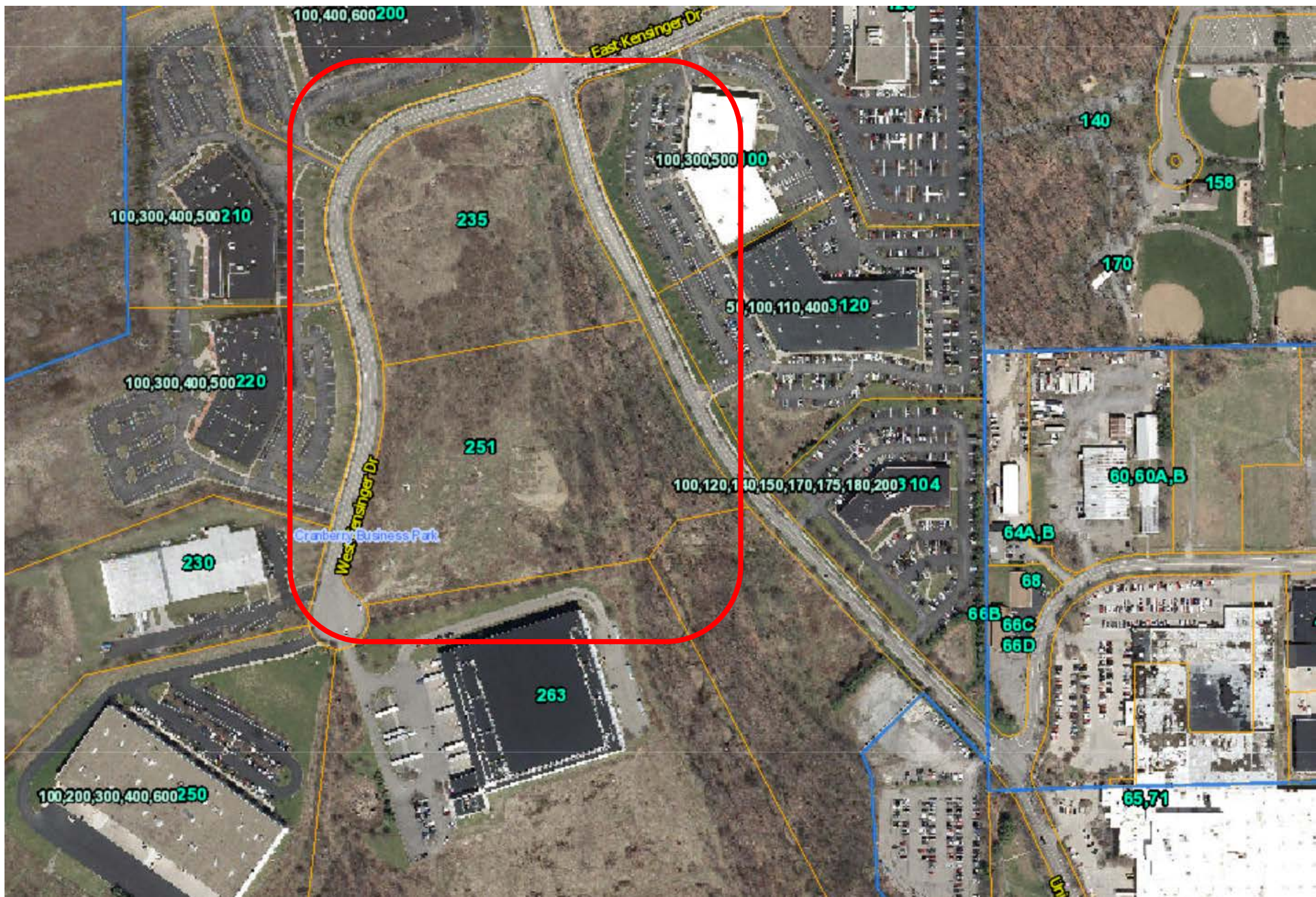
CRANBERRY TOWNSHIP OF
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD,
SUITE 200
CARMEL, IN 46032
CONTACT: USIC PERSONNEL

CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044-8311
CONTACT: GABE WHITE

PENNSYLVANIA POWER CO.
730 SOUTH AVE.
YOUNGSTOWN, OH 44502
CONTACT: ERIC POWELL
EMAIL: epowell@sterenergycorp.com

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

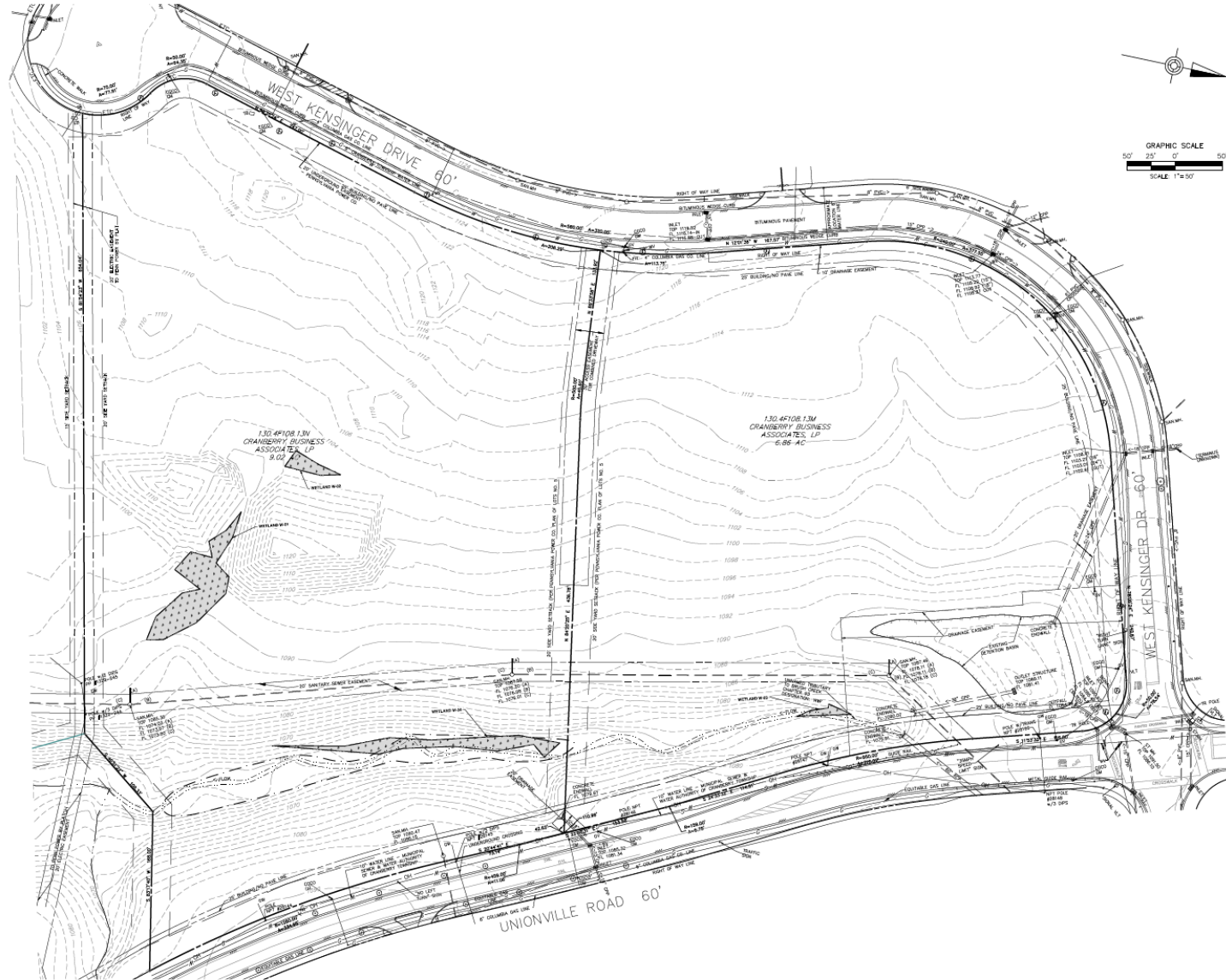
300 West Kensington Drive, Suite 400
Cranberry Township, PA 15066
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Fax (724) 778-4711
hrg@hrg.com
www.hrginc.com





	PK Road
	Iron Pin
	Riber
	Property Line
	Legal Right-of-Way Line
	Setback Line
	Floodplain
	Existing Curbturf
	Existing Stream Line
	Existing Shrub
	Existing Coniferous Tree
	Existing Deciduous Tree
	Existing Curb
	Existing Edge of Road
	Existing Edge of Drivell
	Existing Fence Post
	Existing Sign
	Existing Curb Electrical, Telephone & Communication
	Existing Power Overhead Line
	Existing Above Ground Electric, Telephone & Cable TV Line
	Existing Gas Line
	12" CHW
	Existing Storm Sewer Line
	Existing Water Line
	Existing Private Utility Pole
	Existing Guy Pole
	Existing Light Standard
	Existing Traffic Signal Pole
	Existing Electrical Box
	Existing Electrical Manhole
	6" VV
	Existing Gas Valve
	6" M
	Existing Monitoring Well
	Existing Sanitary Sewer Manhole
	Existing Cleanout
	Existing Septic Tank
	Existing Storm Sewer Inlet
	Existing Storm Sewer Manhole
	Existing Well
	6" VV
	Existing Water Valve
	Existing Fire Hydrant
	6" M
	Existing Meter
	Existing Wetland

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON SURVEYS PERFORMED ON THE GROUND BY GATEWAY ENGINEERS, INC. BOUNDARY INFORMATION WAS BASED UPON THE FOLLOWING:
 - a. FIELD MEASUREMENTS AND/OR PHOTOGRAPHIC EVIDENCE LOCATED AT THE TIME OF THE SURVEY AND WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO ANY UNRECORDED EIGHTH-OF-SECTION OR OTHER RESTRICTIONS AND AGREEMENTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. LOCATIONS OF EXISTING STRUCTURES AND FACILITIES SHOWN HEREON HAVE BEEN FIELD LOCATED BY VISUAL INSPECTION AND UTILIZED TO CORRELATE THE LOCATION OF VISIBLE SURFACE STRUCTURES THAT WERE EVIDENT AT THE TIME OF THE SURVEY.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON SURVEYS PERFORMED ON THE GROUND BY GATEWAY ENGINEERS, INC., DATED OCTOBER 20, 2011.
3. THE MERIDIAN UTILIZED FOR THIS PLAN IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 - SOUTHERN ZONE.



01	ADDRESS TOWNSHIP COMMENTS	01/08/21	DN
NO.	REVISION	DATE	BY



200 West Kensington Drive, Suite 400
Cranberry Township, PA 16866
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

**CRANBERRY BUSINESS PARK
ASSOCIATES, LP
3120 UNIONVILLE ROAD, SUITE 300
CRANBERRY TOWNSHIP, PA 16066**

**EXISTING CONDITIONS PLAN
FOR
CRANBERRY BUSINESS PARK
BUILDINGS 280 & 290**

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. —	CAB
DESIGN—	CAB/LTD
CADD—	CRC/DMN
CHECKED—	JAF/CAB
SCALE—	AS SHOWN
DATE—	2020.11.02

DRAWING NO.
EC-1

SHEET NO.
04 OF **39**

PROJECT 006328.0431

KEYNOTES

- 1 LIGHT DUTY BITUMINOUS PAVEMENT
- 2 HEAVY DUTY BITUMINOUS PAVEMENT
- 3 8-INCH CONCRETE CURB
- 4 CONCRETE WHEEL STOP
- 5 DECK CURB
- 6 STOP SIGN
- 7 HANDICAP ACCESSIBLE RAMP TYPE 1 WITH SIDEWALK CURB
- 8 CONCRETE SIDEWALK
- 9 CONCRETE PAVEMENT
- 10 HANDICAP ACCESSIBLE SIGN
- 11 GUIDE RAIL
- 12 FIRE HYDRANT
- 13 CHIMNEY ENCLOSURE
- 14 LANDING DOCK
- 15 BRICK STAMPED CONCRETE CROSSWALK
- 16 MONUMENT SIGN (ARCH. DWGS)
- 17 LIGHT POLE
- 18 WALL MOUNTED LIGHT
- 19 GALVANIZED STEEL STEPS (ARCH. DWGS)
- 20 RIGHT DISTANCE TRIANGLES
- 21 STOP BARS
- 22 HANDICAP ACCESSIBLE RAMP TYPE 2 WITH SIDEWALK CURB
- 23 HAND RAIL
- 24 NO PARKING SIGN
- 25 RAILING
- 26 CONCRETE WEDGE WITH INTERNAL CURB
- 27 TRUCKER SPACES

LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- SEWER/CONCRETE
- NUMBER OF PARKING STALLS



GRAPHIC SCALE
40' 20' 0'
SCALE: 1"=40'

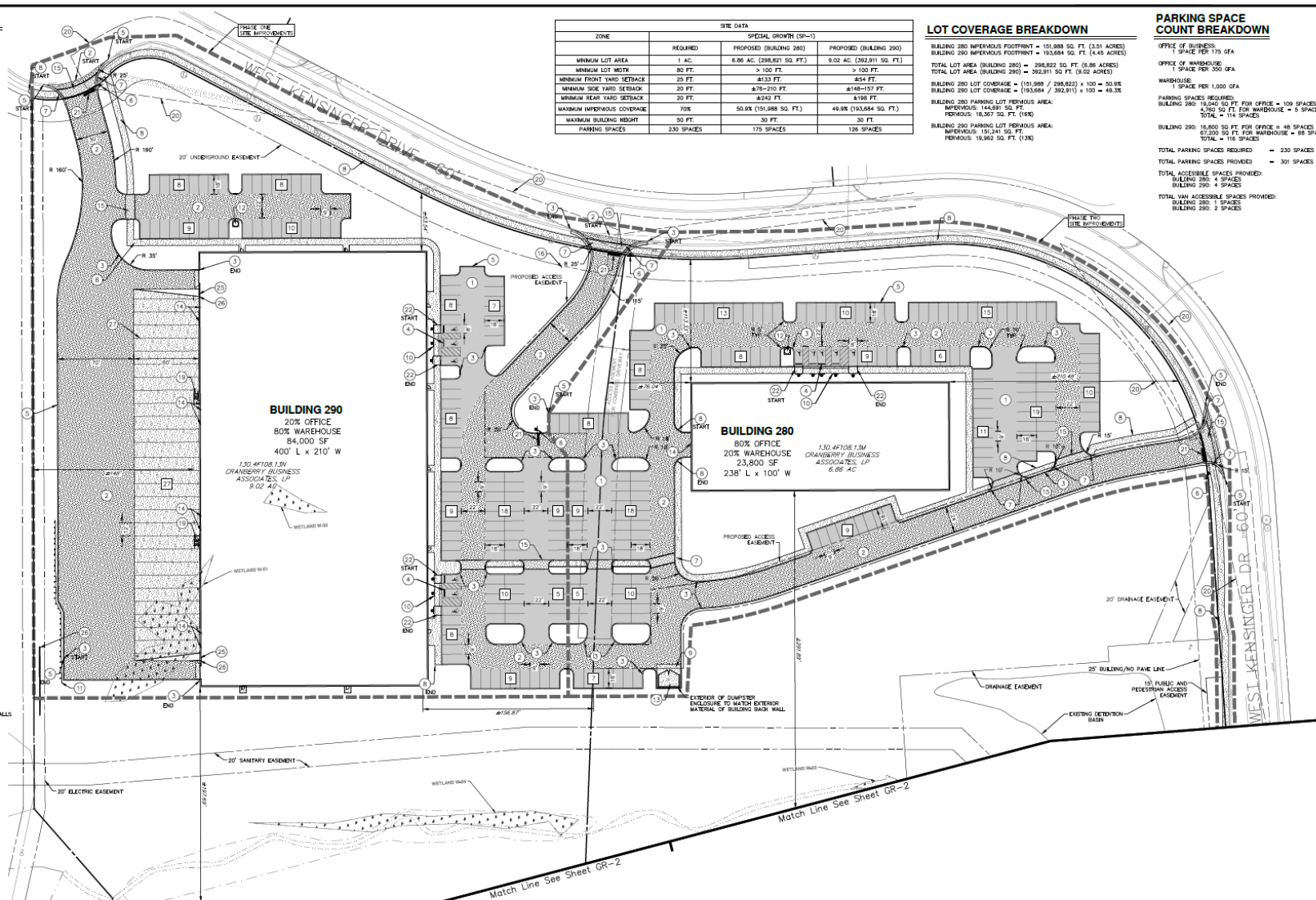
ZONE	SITE DATA		
	REQUIRED	SPECIAL GROWTH (SP-1)	PROPOSED (BUILDING 280)
MINIMUM LOT AREA	1 AC.	6.86 AC. (392,811 SQ. FT.)	9.02 AC. (392,811 SQ. FT.)
MINIMUM LOT WIDTH	80 FT.	> 100 FT.	> 100 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	4133 FT.	434 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	475-210 FT.	4148-157 FT.
MINIMUM REAR YARD SETBACK	20 FT.	4240 FT.	4158 FT.
MAXIMUM IMPERVIOUS COVERAGE	70%	50.8% (153,984 SQ. FT.)	49.8% (153,884 SQ. FT.)
MAXIMUM BUILDING HEIGHT	50 FT.	30 FT.	30 FT.
PARKING SPACES	230 SPACES	175 SPACES	126 SPACES

LOT COVERAGE BREAKDOWN

BUILDING 280 IMPERVIOUS FOOTPRINT = 151,988 SQ. FT. (3.51 ACRES)
 BUILDING 280 IMPERVIOUS FOOTPRINT = 153,884 SQ. FT. (3.45 ACRES)
 TOTAL LOT AREA (BUILDING 280) = 288,822 SQ. FT. (6.66 ACRES)
 TOTAL LOT AREA (BUILDING 280) = 392,811 SQ. FT. (9.02 ACRES)
 BUILDING 280 LOT COVERAGE = (151,988 / 288,822) x 100 = 52.6%
 BUILDING 280 LOT COVERAGE = (153,884 / 392,811) x 100 = 49.3%
 BUILDING 280 PARKING LOT PERVIOUS AREA:
 IMPERVIOUS: 14,481 SQ. FT.
 PERVIOUS: 18,367 SQ. FT. (16%)
 BUILDING 280 PARKING LOT PERVIOUS AREA:
 IMPERVIOUS: 15,211 SQ. FT.
 PERVIOUS: 19,962 SQ. FT. (13%)

PARKING SPACE COUNT BREAKDOWN

OFFICE OF BUSINESS
 1 SPACE PER 175 GFA
 OFFICE OF WAREHOUSE
 1 SPACE PER 300 GFA
 WAREHOUSE
 SPACE PER 1,000 GFA
 PARKING SPACES REQUIRED:
 BUILDING 280: 15,040 SQ. FT. FOR OFFICE = 100 SPACES
 4,700 SQ. FT. FOR WAREHOUSE = 48 SPACES
 TOTAL = 148 SPACES
 BUILDING 280: 15,040 SQ. FT. FOR OFFICE = 48 SPACES
 4,700 SQ. FT. FOR WAREHOUSE = 48 SPACES
 TOTAL = 96 SPACES
 TOTAL PARKING SPACES REQUIRED = 230 SPACES
 TOTAL PARKING SPACES PROVIDED = 301 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED:
 BUILDING 280: 4 SPACES
 BUILDING 280: 4 SPACES
 TOTAL VAN ACCESSIBLE SPACES PROVIDED:
 BUILDING 280: 1 SPACE
 BUILDING 280: 2 SPACES



NO.	REVISION	DATE	BY
01	ADDRESS TOWNSHIP COMMENTS	01/08/23	DN



200 West Kensington Drive, Suite 400
 Cranberry Township, PA 16066
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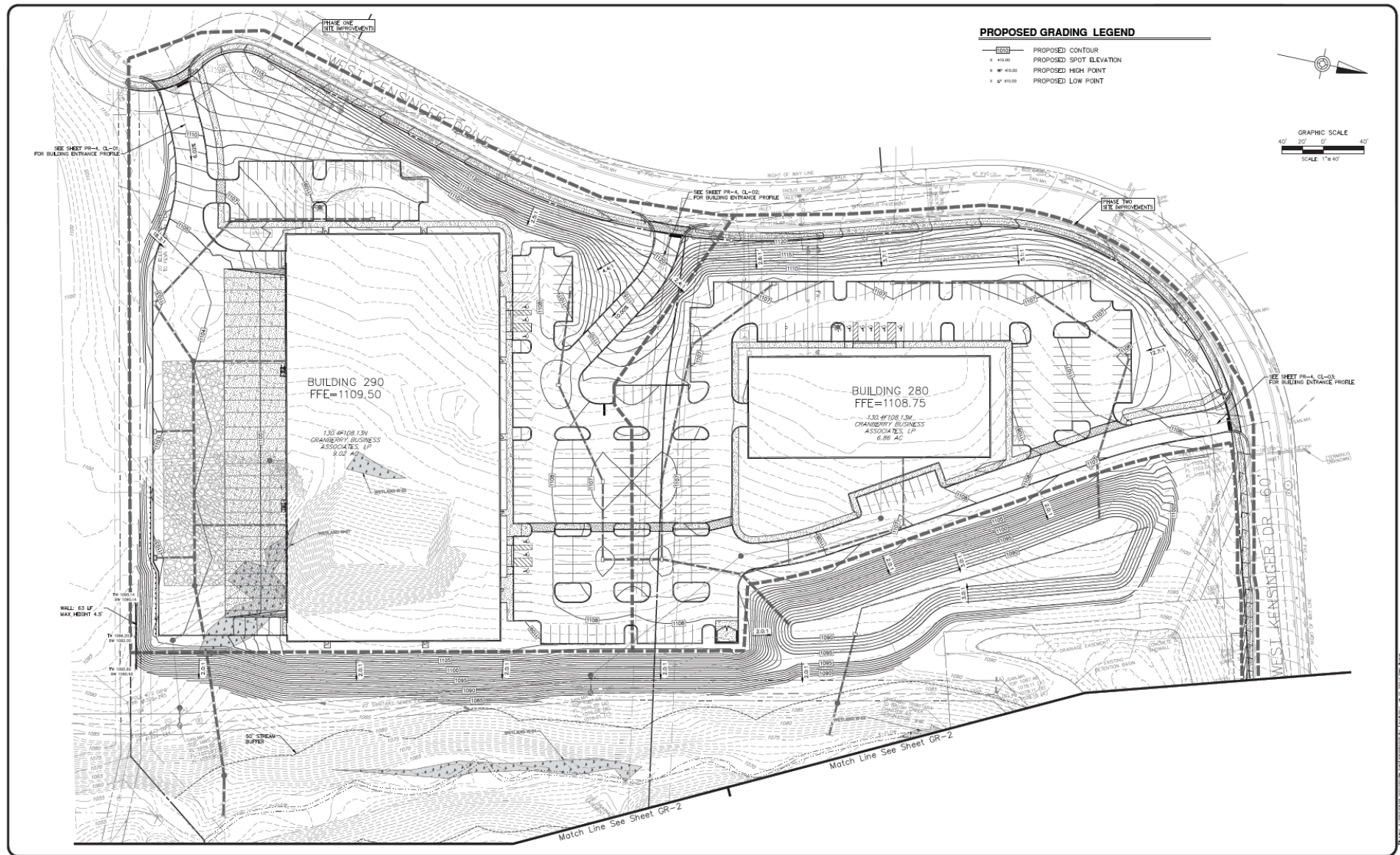
CRANBERRY BUSINESS PARK
 ASSOCIATES, LP
 3120 UNIONVILLE ROAD, SUITE 300
 CRANBERRY TOWNSHIP, PA 16066

SITE LAYOUT PLAN
 FOR
 CRANBERRY BUSINESS PARK
 BUILDINGS 280 & 290

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - CAB
DESIGN - CAB/DT
CADD - CRG/BN
CHECKED - JAF/CAB
SCALE - AS SHOWN
DATE - 2020.11.02

DRAWING NO.
SI-1
SHEET NO.
06 OF 39
PROJECT 006.328.0431



NO.	REVISION	DATE	BY
01	ADDRESS TOWNSHIP COMMENTS	01/08/21	ON



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200 West Kensington Drive, Suite 400
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Engineering & Related Services
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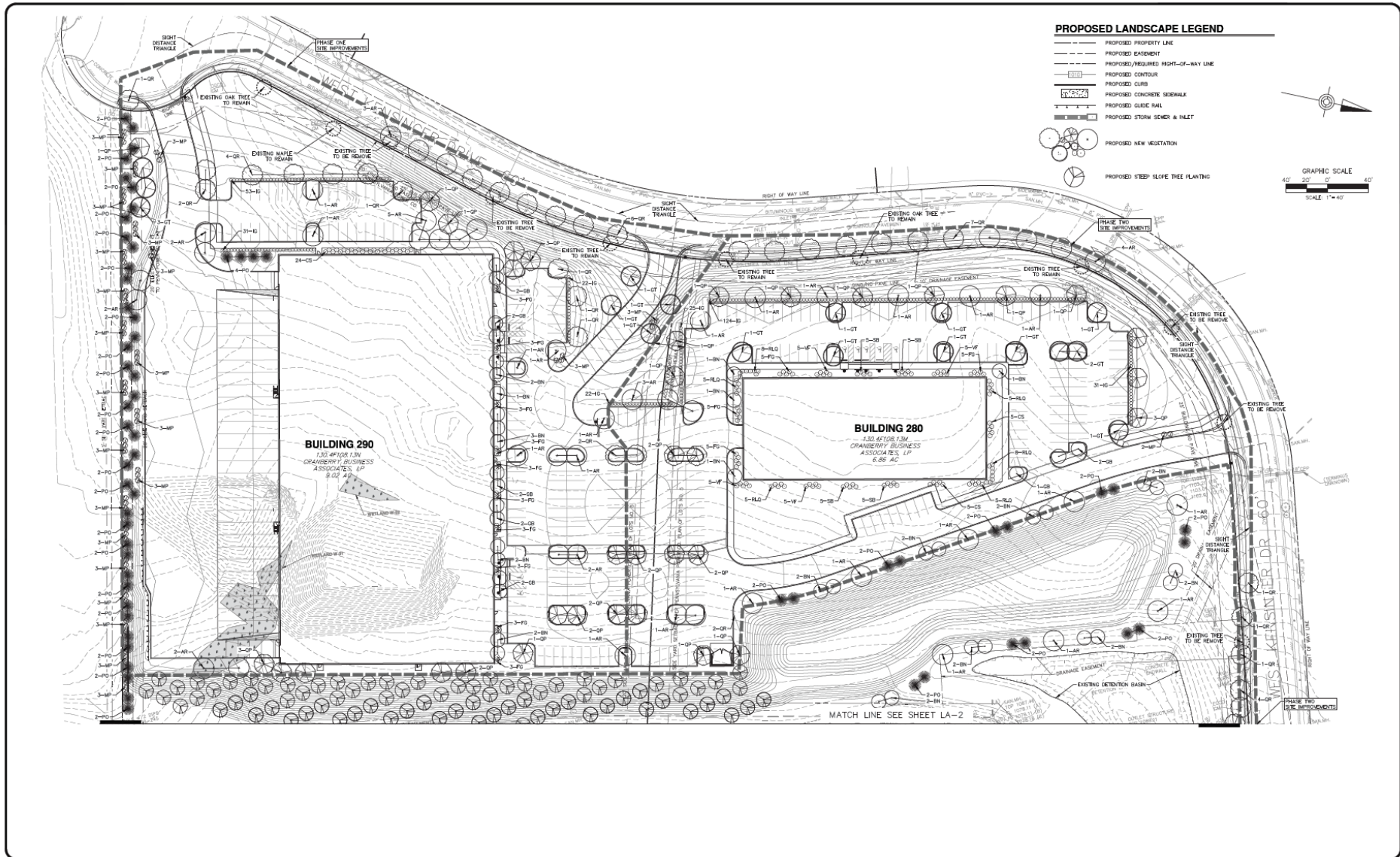
CRANBERRY BUSINESS PARK ASSOCIATES, LP
3120 UNIONVILLE ROAD, SUITE 300
CRANBERRY TOWNSHIP, PA 16066

SITE GRADING PLAN FOR CRANBERRY BUSINESS PARK BUILDINGS 280 & 290

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. — CAB
DESIGN — CAB/ITO
CADD — CR/DMN
CHECKED — JAR/CAB
SCALE — AS SHOWN
DATE — 2020.11.02

DRAWING NO.
GR-1
SHEET NO.
09 OF 39
PROJECT 006.328.0431



NO.	REVISION	DATE	BY
01	ADDRESS TOWNSHIP COMMENTS	01/09/23	BN



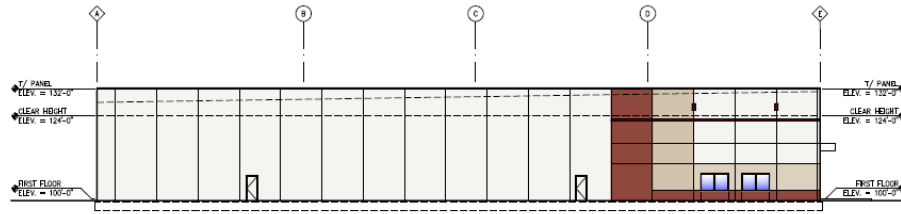
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 Fax (724) 779-4711
 hrghq@hrgh.com
 www.hrg-inc.com
 AN EMPLOYEE-OWNED COMPANY

**CRANBERRY BUSINESS PARK
 ASSOCIATES, LP**
 3120 UNIONVILLE ROAD, SUITE 300
 CRANBERRY TOWNSHIP, PA 16866

**SITE LANDSCAPING PLAN
 FOR
 CRANBERRY BUSINESS PARK
 BUILDINGS 280 & 290**
 CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

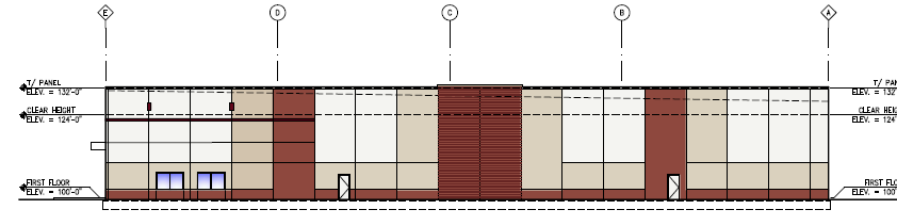
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 CAD - ORIGIN
 CHECKED - JAF/CAB
 SCALE - AS SHOWN
 DATE - 2020.11.02

**DRAWING NO.
 LA-1**
 SHEET NO.
 12 OF 39
 PROJECT 006328.0431



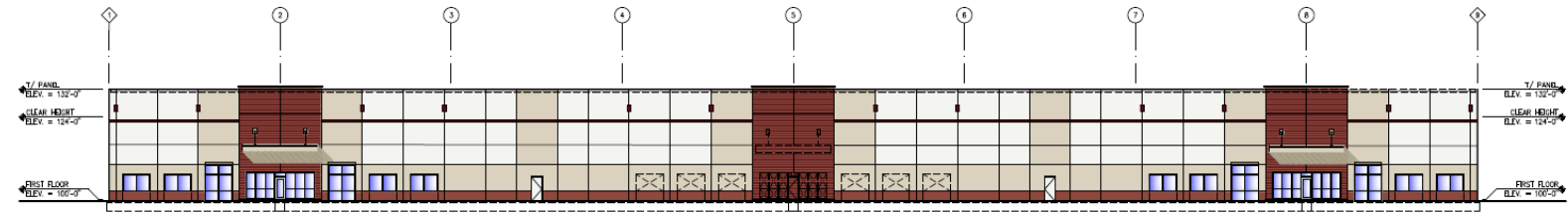
EAST ELEVATION

SCALE: 1/16"=1'-0"



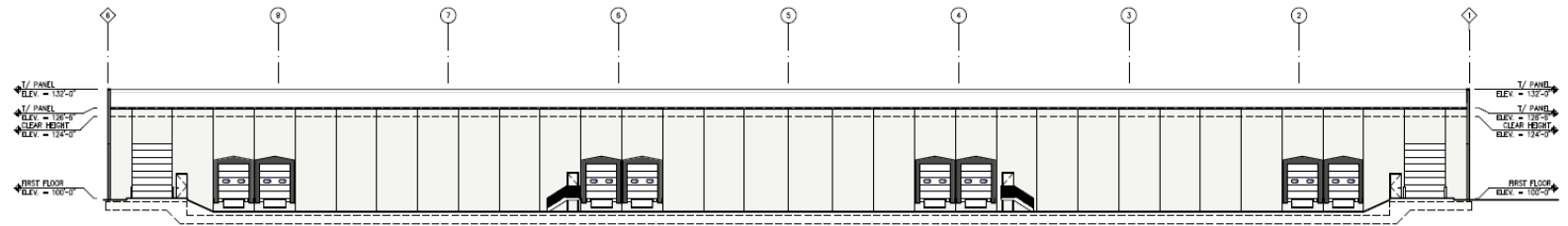
WEST ELEVATION

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NORTH ELEVATION

SCALE: 1/16"=1'-0"

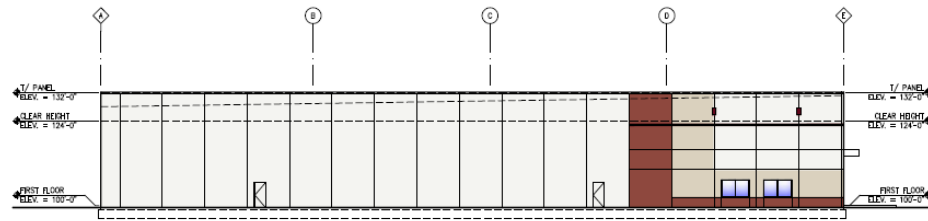


SOUTH ELEVATION

SCALE: 1/16"=1'-0"

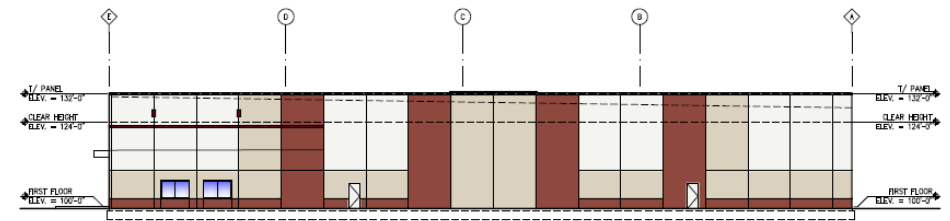


Building 290



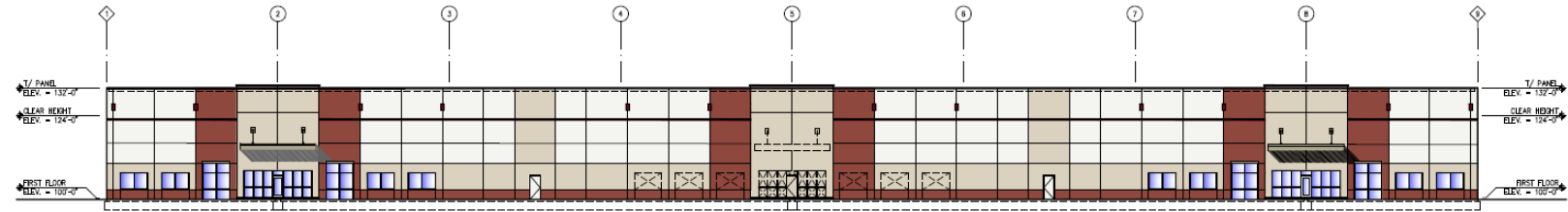
EAST ELEVATION

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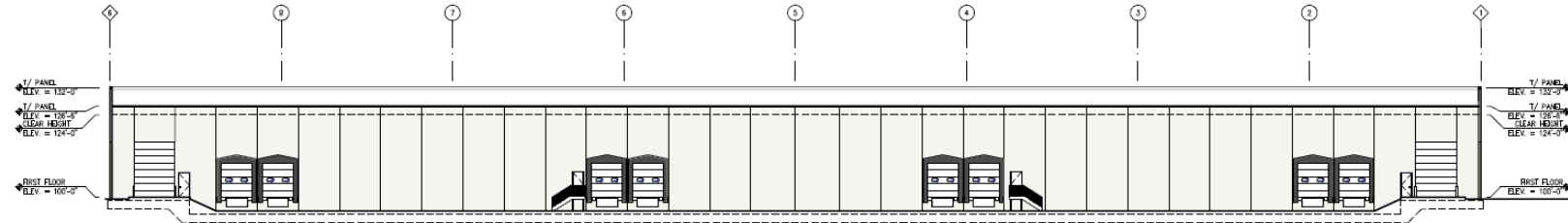
WEST ELEVATION

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NORTH ELEVATION

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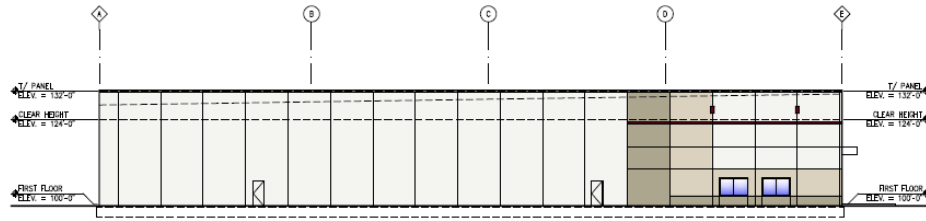


SOUTH ELEVATION

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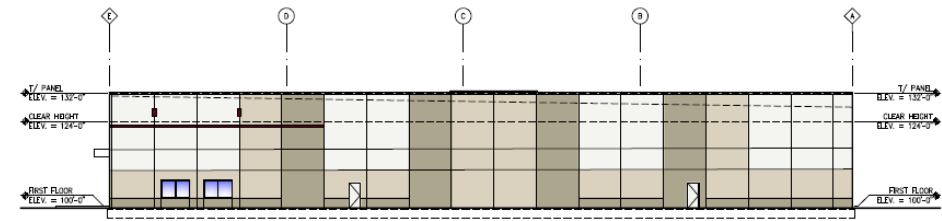


Building 290



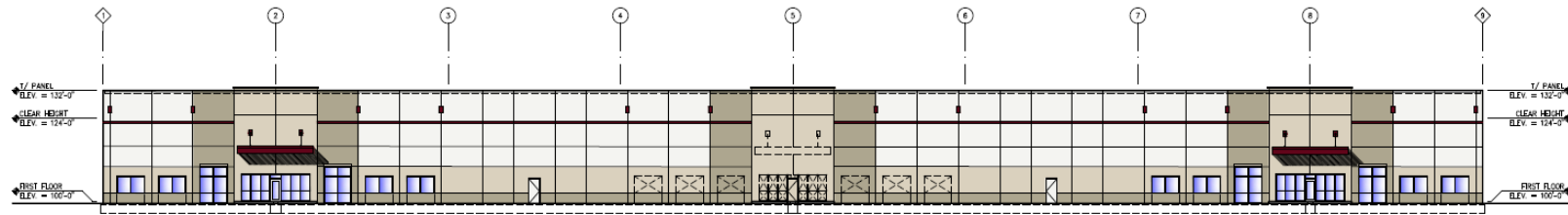
EAST ELEVATION

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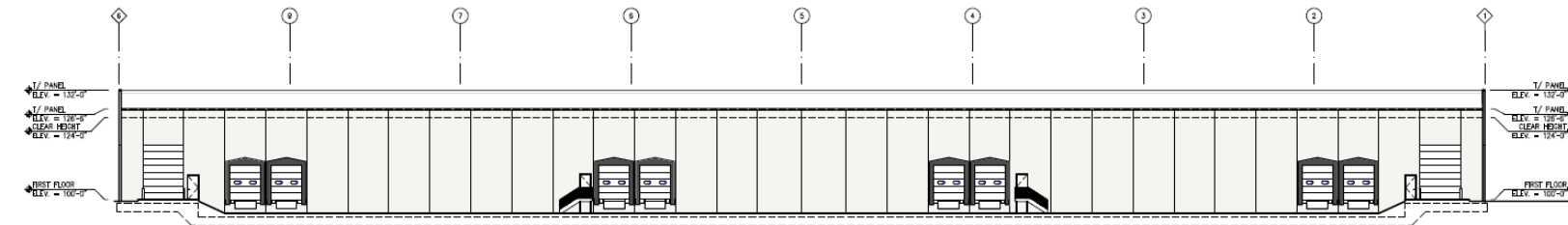
WEST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"



SOUTH ELEVATION

SCALE: 1/16"=1'-0"



Building 290



Building 280