

Brandt Drive Apartments Revised Tentative PRD

REVISED FINAL PRD FOR BRANDT DRIVE APARTMENTS CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA MAY 5, 2017 REVISED JUNE 8, 2021



PROVIDING ACT 887 OF 2008 AS AMENDED, REPEALED AND
REPLACED BY ACT 887 OF 2019, WHICH IS THE PRESENT
PA ONE CALL, SHALL BE APPLIED TO ALL PROJECTS IN THE PRESENT
DATE.

PA ONE CALL-UTILITY LIST

ADAMS TOWNSHIP MUNICIPAL
WATER AUTHORITY
690 VALENCIA ROAD
MADEIRA, PA 15044-0807
CONTACT: MATTHEW A. CRANER
AMERICAN
537 PERRY WAY
JOHNSVILLE, PA 17033
CONTACT: OFFICE PERSONNEL

COLUMBIA GAS OF PA
251 W. MAIN ST.
WASHINGTON, PA 15384
CONTACT: SHANNON GRIEST
EMAIL: sgriest@comcast.net
DOE COMMUNICATIONS, LLC
424 S. 27TH ST., SUITE 220
PITTSBURGH, PA 15203
CONTACT: JIM SCANLON
EMAIL: jscanlon@doe.com

VERIZON PENNSYLVANIA, LLC
15 E. MONTGOMERY AVE.
PITTSBURGH, PA 15212
CONTACT: OFFICE PERSONNEL
CRANBERRY TOWNSHIP
2505 ROBERTS RD., SUITE 400
CRANBERRY TOWNSHIP, PA
15006-6490
CONTACT: DOUGLAS CLOUTIER
CRANBERRY TOWNSHIP OF
C/O USDC LOCATING SERVICES
INC.
13045 HAMILTON CROSSING BLVD.
CARMEL, IN 46032
CONTACT: USDC PERSONNEL

CONSOLIDATED COMMUNICATIONS
4508 GRIFFIN ROAD
GRIFFIN, PA 15044-0311
CONTACT: GABE WHITE
PENNSYLVANIA POWER CO.
730 SOUTH AVE.
YOUNGSTOWN, OH 44502
CONTACT: DONALD KIRKWOOD JR.
EMAIL: dkirkwood@energyscorp.com
PEOPLES GAS GRIFFIN DIVISION
5600 COMMUNITY CENTER DRIVE
GRIFFIN, PA 15044
CONTACT: DESIGN DEPARTMENT

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PARTNERSHIP CERTIFICATION

THE REAL ESTATE DEVELOPMENT 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 HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS _____ SIGNATURE OF OWNER(S) _____
DATE _____ NAME OF OWNER _____

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 CHASCA 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 SUBJECT PROPERTY IN THE NAME OF REAL ESTATE DEVELOPMENT ASSOCIATES AND IS RECORDED IN DEED BOOK VOLUME _____ PAGE _____ (I/WE) FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEASE, 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 _____

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 _____ 20____ 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) _____

RECORDER OF DEEDS _____



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MARS QUADRANGLE
LOCATION MAP
SCALE 1"=2000'



APPLICANT
RANDOR PROPERTY GROUP LLC
100 E. LANCASTER AVE., SUITE 300
WAYNE, PA
CONTACT: TIM GIGLIOTTI
PHONE: (610) 644-3080
EMAIL: tgigliotti@randorproperty.com

SITE ENGINEER
HERBERT R. GRUBB & COMPANY, INC.
550 WASHINGTON AVENUE
CARLEIGH, PA 15106
CONTACT: VIRGINIA R. LONNEY, P.E.
PHONE: (724) 778-4777
FAX: (724) 778-4711
EMAIL: vloney@hr-g-hi.com

OWNER
REAL ESTATE DEVELOPMENT ASSOCIATES
550 WASHINGTON AVENUE
CARLEIGH, PA 15106
PHONE: (412) 278-5200

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

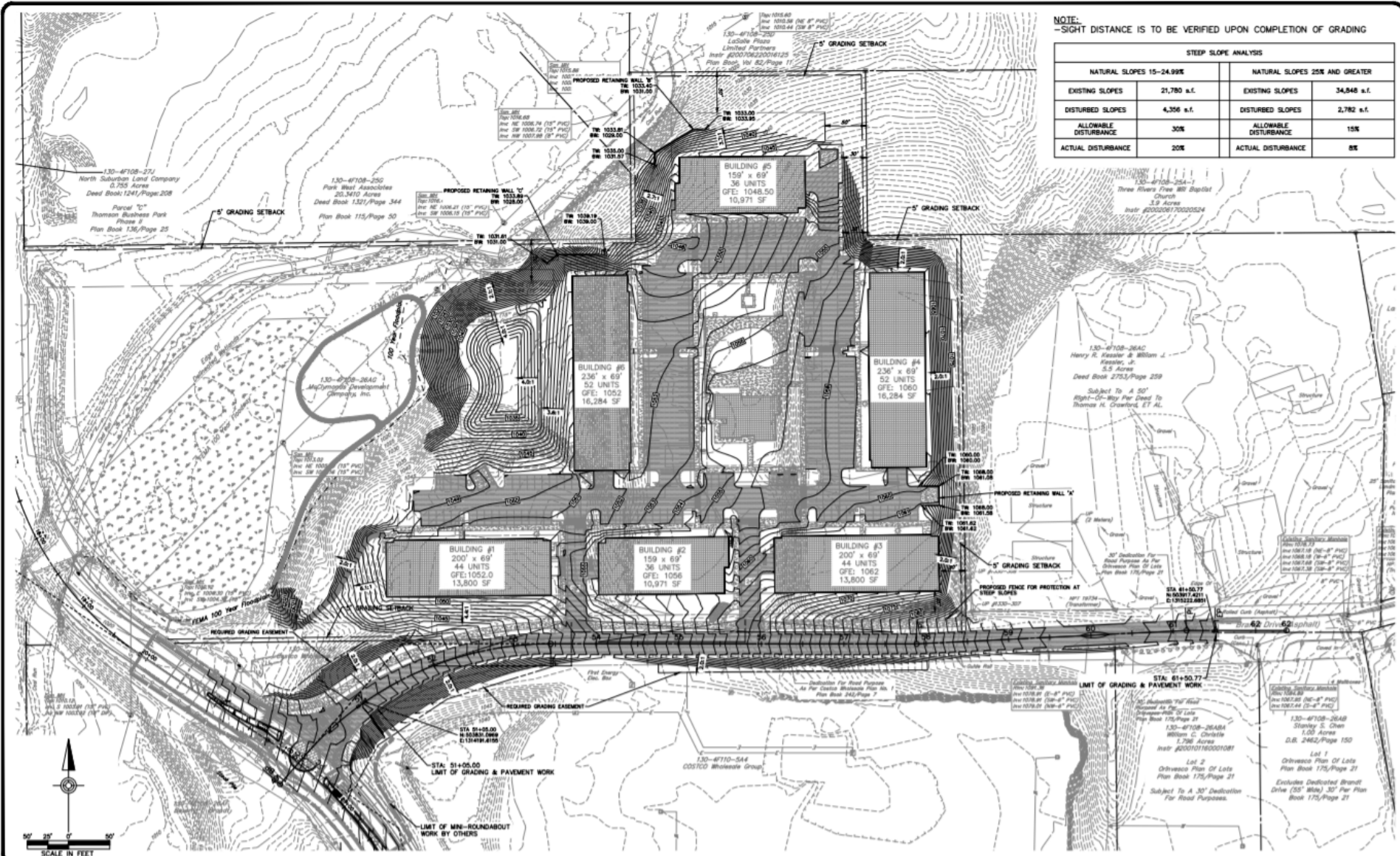
_____, 2017











NOTE:
-SIGHT DISTANCE IS TO BE VERIFIED UPON COMPLETION OF GRADING

STEEP SLOPE ANALYSIS			
NATURAL SLOPES 15-24.99%		NATURAL SLOPES 25% AND GREATER	
EXISTING SLOPES	21,780 s.f.	EXISTING SLOPES	34,548 s.f.
DISTURBED SLOPES	4,356 s.f.	DISTURBED SLOPES	2,782 s.f.
ALLOWABLE DISTURBANCE	30%	ALLOWABLE DISTURBANCE	15%
ACTUAL DISTURBANCE	20%	ACTUAL DISTURBANCE	8%

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 45%;">REVISION</td> <td style="width: 20%;">DATE</td> <td style="width: 30%;">BY</td> </tr> <tr> <td>1</td> <td>PER DEVELOPER UNIT COUNT REVISIONS</td> <td>2021-06-08</td> <td>VRL</td> </tr> </table>	NO.	REVISION	DATE	BY	1	PER DEVELOPER UNIT COUNT REVISIONS	2021-06-08	VRL			REAL ESTATE DEVELOPMENT ASSOCIATES 550 WASHINGTON AVENUE CARNEGIE, PENNSYLVANIA 15106	GRADING PLAN FOR BRANDT DRIVE APARTMENTS CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA	PROJ. MGR. - VRL DESIGN - VRL CADD - ORC CHECKED - VRL SCALE - AS SHOWN DATE - JUNE 2021	DRAWING NO. GR-1 SHEET NO. 05 OF 33 PROJECT #003087.0420
NO.	REVISION	DATE	BY											
1	PER DEVELOPER UNIT COUNT REVISIONS	2021-06-08	VRL											



VIEW TO CLUB HOUSE



VIEW TO GATHERING SPACE



VIEW OF BUILDING #3 AT BRANDT DRIVE



ELEVATION: NORTH VIEW



ELEVATION: WEST VIEW



ELEVATION: SOUTH VIEW



ELEVATION: EAST VIEW