

Felson – Phase 2 Tentative PRD

TENTATIVE PRD FOR FELSON APARTMENTS - PHASE II CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA APRIL 4, 2023 REVISED MAY 5, 2023



PA ONE CALL-UTILITY LIST

ADAMS TOWNSHIP MUNICIPAL WATER AUTHORITY
680 VALENTIA ROAD
PO BOX 807
MARS, PA 15060/807
CONTACT: MATTHEW A CRANMER
ARMSTRONG
531 PERRY WAY
ZELENOLE, PA 15063
CONTACT: OFFICE PERSONNEL

COLUMBIA GAS OF PA
251 W MADISON ST.
WASHINGTON, PA 15304
CONTACT: SHARON GRIEST
EMAIL: sgriest@source.com
DOE COMMUNICATIONS, LLC
252 S 27TH ST, SUITE 200
PITTSBURGH, PA 15203
CONTACT: JIM SCARLON
EMAIL: jscarlon@doe.com

VERIZON PENNSYLVANIA, LLC
15 E MONTGOMERY AVE
PITTSBURGH, PA 15212
CONTACT: OFFICE PERSONNEL
CRANBERRY TOWNSHIP
2525 ROCHESTER RD, SUITE 400
CRANBERRY TOWNSHIP, PA
15009-5409
CONTACT: DOUG CLOUTER
CRANBERRY TOWNSHIP OF
C/O USIC LOCATING SERVICES
INC
13085 HAMILTON CROSSING BLVD.
SUITE 200
CARMEL, IN 46033
CONTACT: USIC PERSONNEL

CONSOLIDATED COMMUNICATIONS
4008 ORSONA ROAD
ORSONA, PA 15044-8311
CONTACT: GAGE WHITE
PENNSYLVANIA POWER CO.
730 SOUTH AVE.
YOUNGSTOWN, OH 44502
CONTACT: DONALD KIRKWOOD JR.
EMAIL: dkirkwood@epmgroup.com
PEOPLES GAS ORSONA DIVISION
5600 COMMUNITY CENTER DRIVE
ORSONA, PA 15064
CONTACT: DESIGN DEPARTMENT



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COVER	
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CLIENT
RADNOR PROPERTY GROUP, LLC
100 EAST LANCASTER AVENUE, SUITE 300
WAYNE, PENNSYLVANIA 19087

SITE ENGINEER
HERBERT, ROWLAND & GRUBIC, INC.
220 WEST KESINGER DRIVE, SUITE 100
CRANBERRY TOWNSHIP, PA 15009
CONTACT: VIRGINIA R. LOONEY, P.E.
PHONE: (724) 779-4777
FAX: (724) 779-4771
EMAIL: vlooney@hrg-inc.com



CERTIFICATE OF ACCURACY (PLAN)

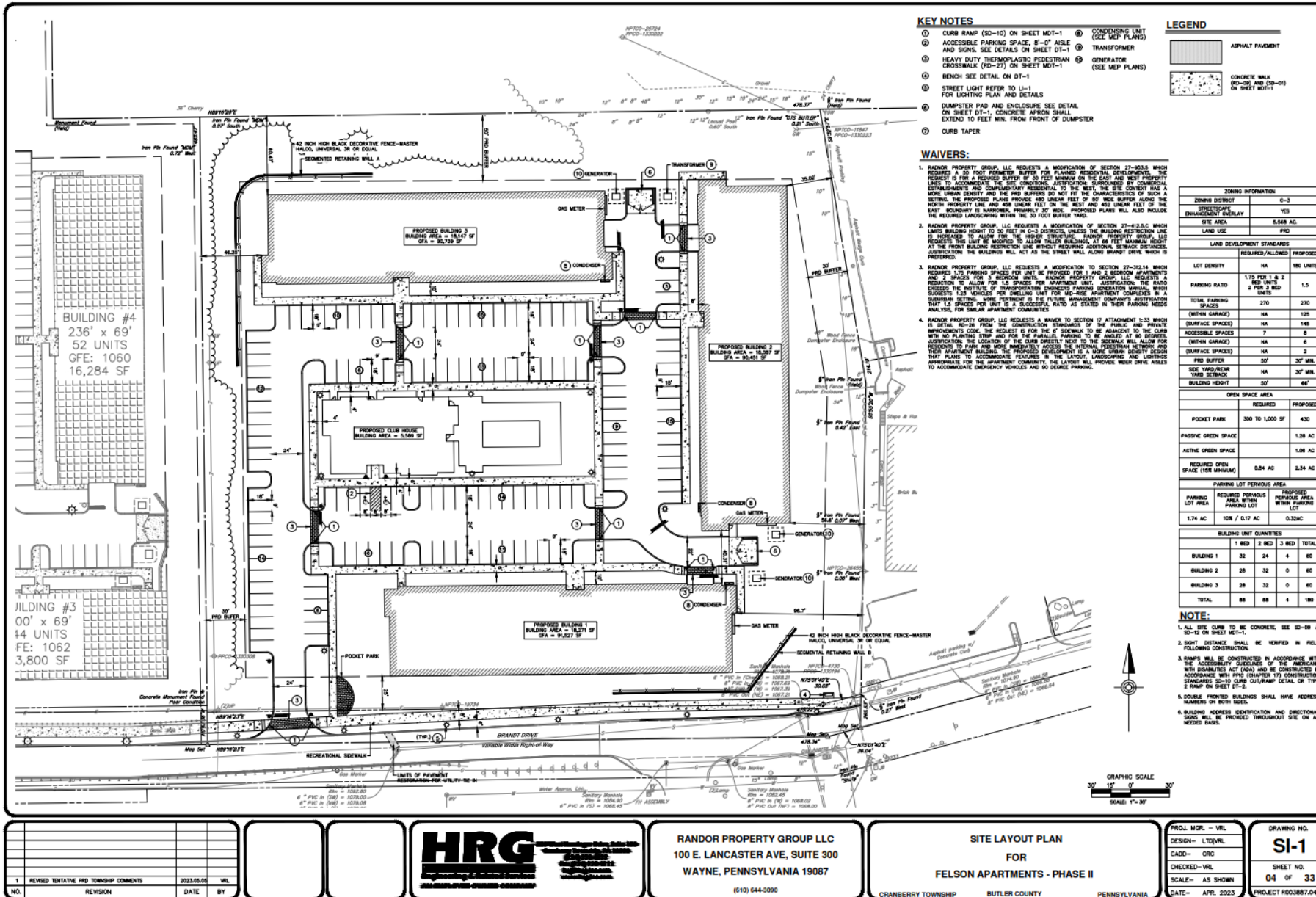
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

May 5, 2023

Virginia Looney

PROFESSIONAL SEAL





NO.	REVISION	DATE	BY
1	REVISED TENTATIVE PRO TOWNSHIP COMMENTS	2023.05.05	VRL



RANDOR PROPERTY GROUP LLC
100 E. LANCASTER AVE, SUITE 300
WAYNE, PENNSYLVANIA 19087
(610) 644-3999

SITE LAYOUT PLAN
FOR
FELSON APARTMENTS - PHASE II
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

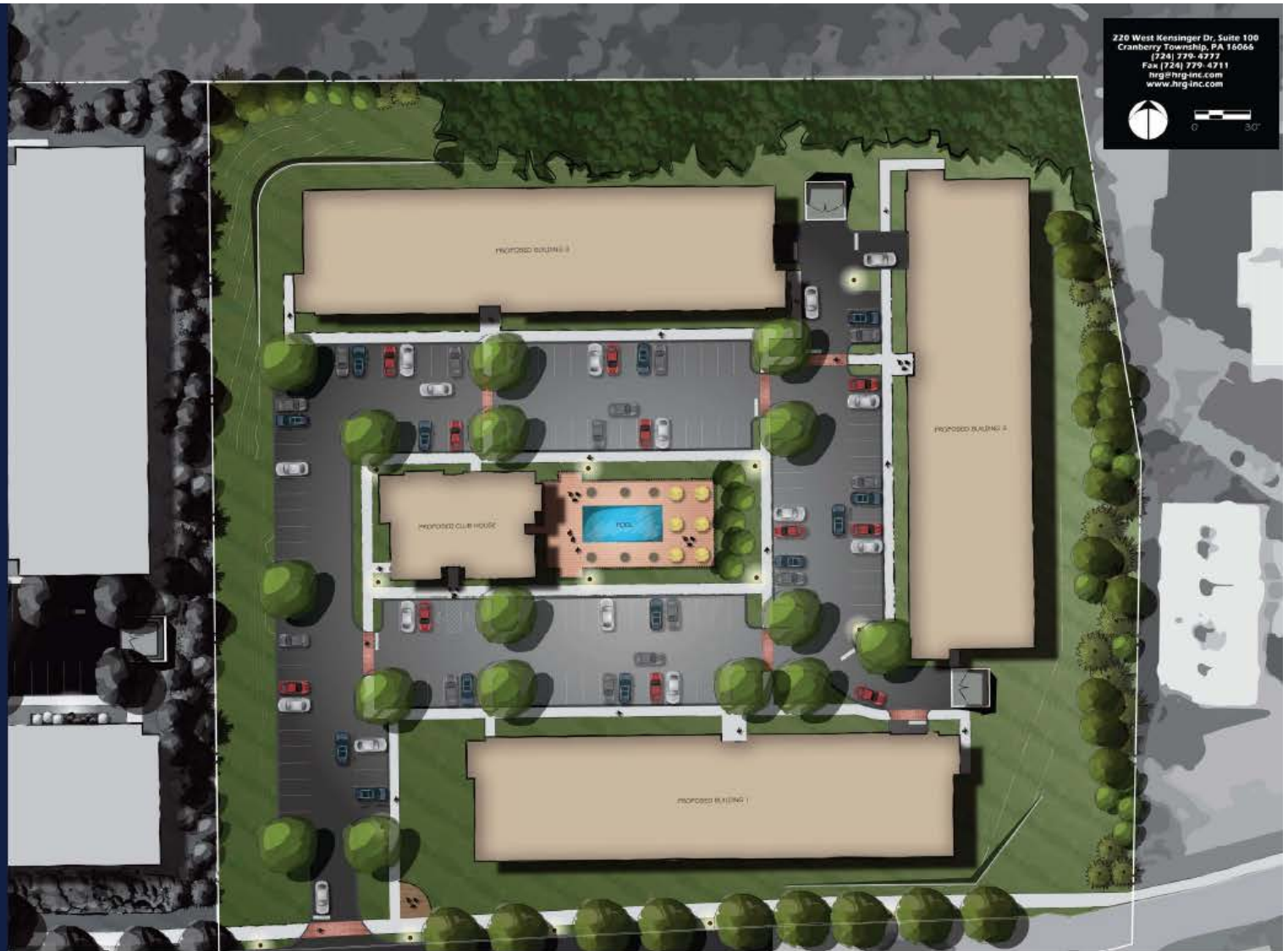
PROJ. MGR. - VRL
DESIGN - LTO/VRL
CADD - CRC
CHECKED - VRL
SCALE - AS SHOWN
DATE - APR. 2023

DRAWING NO.
SI-1
SHEET NO.
04 OF 33
PROJECT R0030867.0408

PROJECT NARRATIVE

Felson Apartments – Phase II is an upscale apartment development proposing three (3) five-story buildings and a club house with amenities for residents. The improvements for this new phase propose 180 units within the 5.5 acre property. This development is directly adjacent to and considered the second phase of the Brandt Drive Apartments PRD which is under construction for six (6) apartment buildings adjoining the site to the west. Restaurants, retail, and offices surround the site on the south and east. A church borders the site to the north. The building design includes four levels of apartments and a ground level for parking. One, two and three bedrooms are proposed; each unit will have a balcony for outdoor resident enjoyment, but also articulate the facades by providing solid/voids and strong shadow lines.

Covered parking is provided at the first level of the buildings with additional surface parking in the interior of the site; totaling 270 spaces. The site improvements accommodate surface parking in the interior of the site, an interior sidewalk network, pool patio, a pocket park at the entry drive, vegetated buffers, two dumpster enclosures and necessary utilities. The Brandt Drive streetscape will be enhanced with streetlights, canopy trees, and an extension east to the intersection and south along route 19.



SITE RENDERING

