

Felson Phase 2 - Final PRD

FINAL PRD FOR FELSON APARTMENTS - PHASE II CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA JULY 10, 2023

PA ONE CALL

ACT 807 AS AMENDED



PENNSYLVANIA ACT 807 OF 2002 AS AMENDED, REPEALED RETROSPECTIVELY
BY ACT 100 OF 2019, WHICH IS NOT APPLICABLE TO THIS PROJECT. THE CURRENT
PA ONE-CALL NUMBER IS 800-441-2343. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER
TO OBTAIN ALL NECESSARY UTILITY INFORMATION PRIOR TO CONSTRUCTION.

PA ONE CALL-UTILITY LIST

ADAMS TOWNSHIP MUNICIPAL
WATER AUTHORITY
840 VALENCIA ROAD
PO BOX 807
MAES, PA 15064-0807
CONTACT: MATTHEW A CRANMER
ANNSTRONG
531 HERRY WAY
ZELLENORF, PA 15063
CONTACT: OFFICE PERSONNEL

COLUMBIA GAS OF PA
251 W WADEN ST.
PITTSBURGH, PA 15204
CONTACT: SHANNON GRIEST
EMAIL: sgriest@columbia-gas.com
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
2525 ROCHESTER RD, SUITE 400
CRANBERRY TOWNSHIP, PA
15008-6499
CONTACT: DOUG CLOUTIER
CRANBERRY TOWNSHIP OF
C/O USC LOCATING SERVICES
INC.
13085 HAMILTON CROSSING BLVD.
SUITE 200
CARMEL, IN 46032
CONTACT: USC PERSONNEL

CONSOLIDATED COMMUNICATIONS
4508 GIBSONIA ROAD
GIBSONIA, PA 15044-9311
CONTACT: GABE WHITE
PENNSYLVANIA POWER CO.
730 SOUTH AVE.
YOUNGSTOWN, OH 44502
CONTACT: DONALD KIRKWOOD JR.
EMAIL: dkirkwood@stenergycorp.com
PEOPLES GAS GIBSONIA DIVISION
5600 COMMUNITY CENTER DRIVE
GIBSONIA, PA 15044
CONTACT: DESIGN DEPARTMENT



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

Sheet List Table	
Sheet Description	Sheet Title
GN-1	GENERAL NOTES SHEET
EC-1	EXISTING CONDITIONS & DEMOLITION PLAN
SL-1	SITE LAYOUT PLAN
SL-2	LARGE SCALE SITE PLAN
SL-3	LARGE SCALE SITE PLAN
TT-1	FIRE TRUCK TURNING TEMPLATE
TT-2	REFUSE TRUCK TURNING TEMPLATE
TT-3	SCHOOL BUS TURNING TEMPLATE
GR-1	SITE GRADING PLAN
UT-1	SITE UTILITY PLAN
UT-2	SITE WATERLINE PLAN
PR-1	STORMWATER PROFILE SHEET
PR-2	SANITARY PROFILE SHEET
PR-3	WATERLINE PROFILE SHEET
SD-1	PRIVATE EASEMENT PLAN
SD-2	CRANBERRY TOWNSHIP EASEMENT PLAN
LA-1	SITE LANDSCAPING PLAN
LI-1	SITE LIGHTING PLAN
SP-1	SITE SIGNING AND PAVEMENT MARKING PLAN
DT-1	SITE DETAILS
MDT-1	CRANBERRY TOWNSHIP MUNICIPAL DETAILS
MDT-2	CRANBERRY TOWNSHIP MUNICIPAL DETAILS
MDT-3	CRANBERRY TOWNSHIP MUNICIPAL DETAILS
MDT-4	CRANBERRY TOWNSHIP MUNICIPAL DETAILS
ES-1	EROSION AND SEDIMENT CONTROL PLAN
ESNT-1	EROSION AND SEDIMENT CONTROL NOTES
ESNT-2	EROSION AND SEDIMENT CONTROL NOTES
ESDT-1	EROSION AND SEDIMENT CONTROL DETAILS
ESDT-2	EROSION AND SEDIMENT CONTROL DETAILS
PC-1	SITE PCSM PLAN
PONT-1	PCSM NOTES
PCDT-1	PCSM DETAILS
PCDT-2	PCSM DETAILS
PCDT-3	PCSM DETAILS
PCDT-4	PCSM DETAILS

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.

PROFESSIONAL SEAL

1

PARTNERSHIP CERTIFICATION

THE RADNOR PROPERTY GROUP, LLC, OWNER OF THE LAND SHOWN ON THE SITE, PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND UNREVOCABLY 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 _____ PRINT NAME _____

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 OWNER OF RPO CRANBERRY, LLC, AND ACKNOWLEDGES 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

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE). (L/M) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FELSON APARTMENTS IS IN THE NAME OF RADNOR PROPERTY GROUP, LLC AND IS RECORDED IN DEED BOOK VOLUME _____ PAGE _____.

WITNESS _____ OWNER _____
PRINT NAME _____ TITLE _____

RADNOR PROPERTY GROUP, LLC, MORTGAGEE OF THE PROPERTY CONTAINED IN THE FELSON APARTMENTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ REPRESENTATIVE _____
PRINT NAME _____ TITLE _____

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

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) _____

RECORDER 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 _____

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

SITE ENGINEER
HERBERT, ROWLAND & GRUBIC, INC.
220 WEST PENNSYLVANIA DRIVE, SUITE 100
CRANBERRY TOWNSHIP, PA 15066
CONTACT: VIRGINIA R. LEANETT, RLA
PHONE: (724) 778-4777
FAX: (724) 778-4771
EMAIL: hrg@hrg-inc.com





ARCHITECTURAL NARRATIVE

Felson Apartments offer 180 units spread out among three buildings centered around the club house, pool and green space. One, two and three bedrooms are proposed, with the exact ratio being determined based on market expectations. Each unit will have A balcony for outdoor resident enjoyment, but also articulate the facades by providing solid/voids and strong shadow lines.

The first floor will be an open parking garage consisting of podium construction enclosed with an exterior stone finish at the ground level. To better breakup the facades, A variety of metal trellis will be incorporated along the wall faces to promote greenery growth. The four floors above will be wood construction with vinyl windows and horizontal siding. Low maintenance materials are required for such A facility, but rather than specifying standard white vinyl the intention is to create A higher-end, custom atmosphere with darker railings and windows. The design will utilize A variety of colors and textures to help break up the facades as shown in the color renderings.

