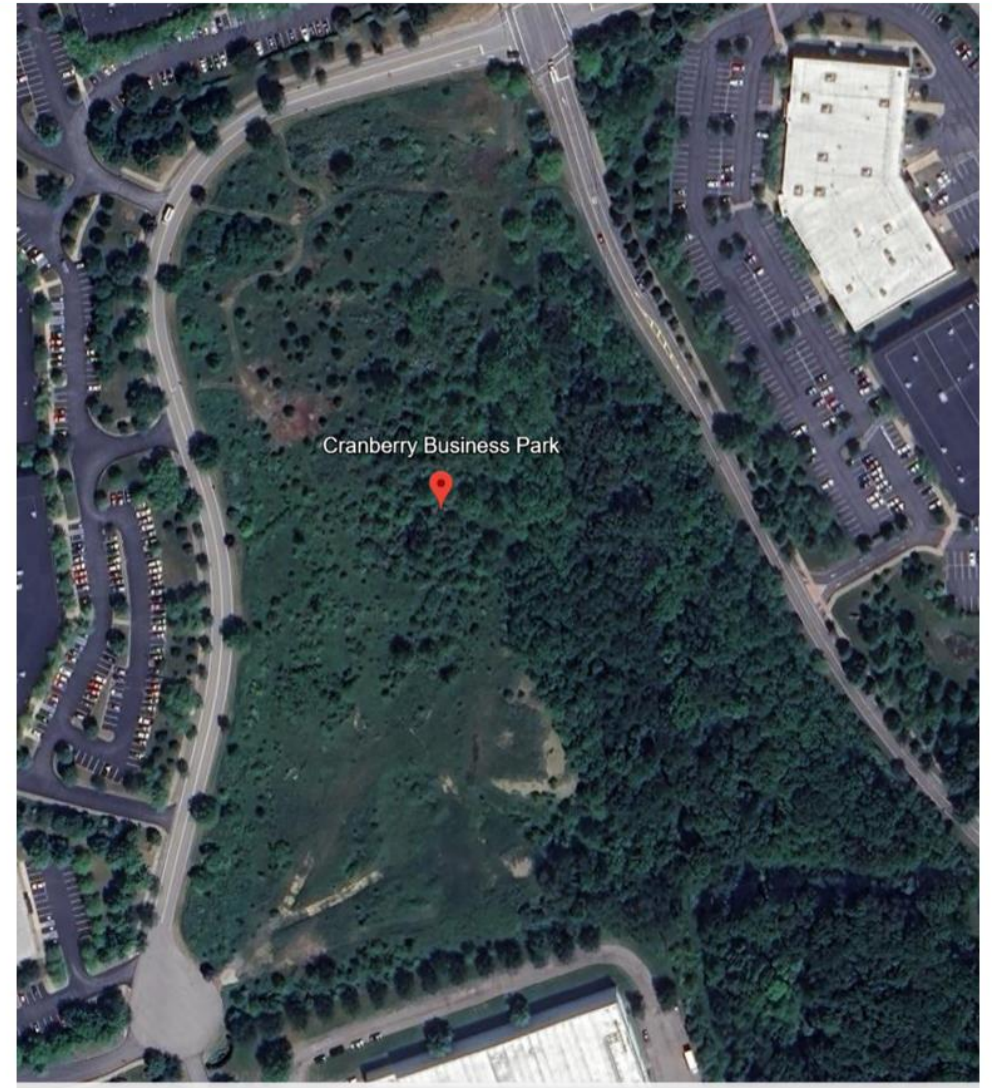
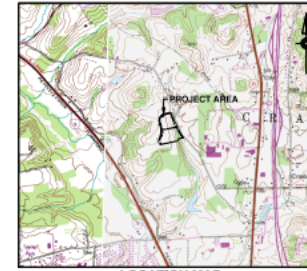


COND-24-6 – CRANBERRY BUSINESS PARK 280/290



PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR CRANBERRY BUSINESS PARK BUILDINGS 280&290



LOCATION MAP
SCALE: 1"=200'

Sheet Description	Sheet Title
CV-1	COVER SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
EC-1	EXISTING CONDITIONS PLAN
SL-1	SLOPE ANALYSIS SHEET
SL-1	SITE LAYOUT PLAN
TT-1	FIRE TRUCK TURNING TEMPLATE
TT-2	VEHICLE TURNING TEMPLATES
GR-1	SITE GRADING AND DRAINAGE PLAN
GR-2	SITE GRADING AND DRAINAGE PLAN
GR-1	SITE UTILITY PLAN
LA-1	SITE LANDSCAPING PLAN
LA-2	SITE LANDSCAPING PLAN
ES-1	EROSION AND SEDIMENT CONTROL PLAN
ES-2	EROSION AND SEDIMENT CONTROL PLAN
ESNT-1	EROSION AND SEDIMENT CONTROL NOTES
ESNT-2	EROSION AND SEDIMENT CONTROL NOTES
ESD1-1	EROSION AND SEDIMENT CONTROL DETAILS
ESD1-2	EROSION AND SEDIMENT CONTROL DETAILS
PR-1	STORM SEWER PROFILES
PR-2	SANITARY SEWER PROFILES
PR-4	SIDEWALK CROSS SECTIONS
DT-1	SITE DETAILS
DT-2	SITE DETAILS
DT-3	SITE DETAILS
DT-4	SITE DETAILS
DT-5	SITE DETAILS
DT-6	SITE DETAILS
PC-1	PCSM PLAN
PCNT-1	PCSM NOTES
PCD1-1	PCSM DETAILS
PCD1-2	PCSM DETAILS
PCD1-3	PCSM DETAILS
PCD1-4	PCSM DETAILS
LJ-1	LIGHTING PLAN

PA ONE CALL
ACT 207, AS AMENDED



OPERATORS FOR THE PA ONE CALL SYSTEM REQUEST INFORMATION BY CONTACTING THE OPERATOR OF THE UTILITY TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION. FAILURE TO DO SO MAY BE PENALIZED BY THE STATE OF PENNSYLVANIA. THE OPERATOR OF THE UTILITY TO BE LOCATED SHALL BE RESPONSIBLE FOR PROVIDING THIS INFORMATION TO THE PROJECT ON THE DATE OF THE EXCAVATION.

PA ONE CALL-UTILITY LIST

ARMSTRONG
631 PERRY WAY
ZELLENOPLE, PA 16063
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
1605 DUBLIN RD.
COLUMBUS, OH 43215
CONTACT: USA COLLINS
EMAIL: usajohn@thegroup.com

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

CRANBERRY TOWNSHIP
2025 ROCHESTER RD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: JOSE ANDREE
EMAIL: jose.andree@cranberrytownship.com

CRANBERRY TOWNSHIP OF
C/O USIC LOCATING SERVICES INC
13055 HAMILTON CROSSING BLVD.
SUITE 200
CARMEL, IN 46032
CONTACT: USIC PERSONNEL

CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA, PA 15044-9311
CONTACT: GABE WHITE

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

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 HEIRS, 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 _____

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)

RECORDER OF DEEDS _____

LHRG
HERBERT, HIGHLAND & ORRIG, INC.
20 WEST KENNERDORF DRIVE
SUITE 101
CRANBERRY TOWNSHIP, PA 16066
781.774.4777 | hrginc.com

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN
FOR
CRANBERRY BUSINESS PARK BUILDINGS 280 & 290
CRANBERRY BUSINESS PARK ASSOCIATES, LP
3120 UMBONVILLE ROAD, SUITE 300
CRANBERRY TOWNSHIP, PA 16066
CRANBERRY TOWNSHIP - BUTLER COUNTY - PENNSYLVANIA

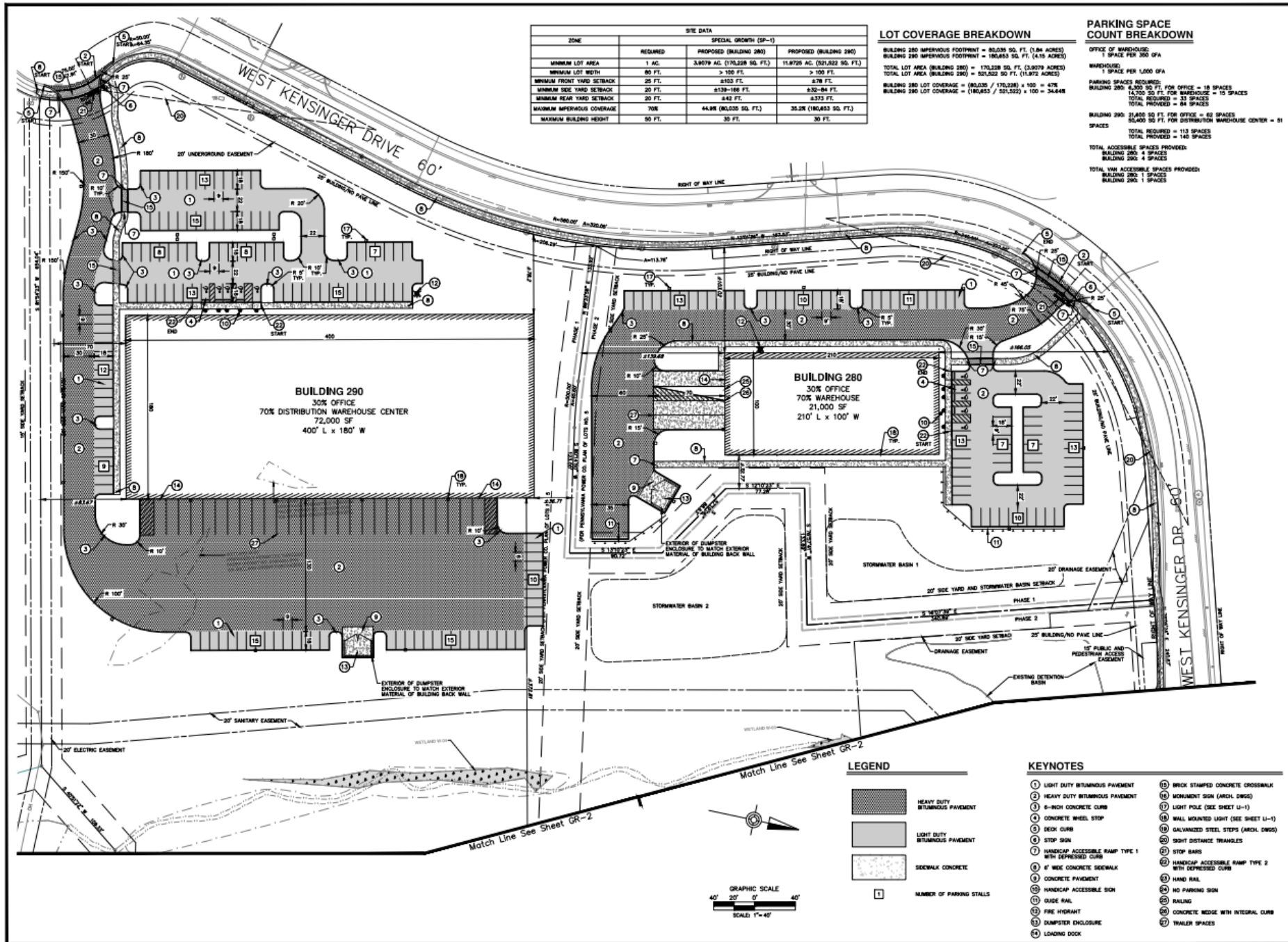
PROFESSIONAL SEAL:

PROJECT NUMBER: 800628.043
PLAN DATE: 2024.06.03
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: CRAIG A. BISHOP

NO.	DATE	REVISIONS
		DESCRIPTION

SHEET TITLE: COVER SHEET
SHEET: CV-1 01





ZONE	SITE DATA		
	REQUIRED	SPECIAL GROWTH (SP-1)	PROPOSED (BUILDING 280)
MINIMUM LOT AREA	1 AC.	3,907.9 AC. (170,328 SQ. FT.)	11,872.9 AC. (521,523 SQ. FT.)
MINIMUM LOT WIDTH	80 FT.	> 100 FT.	> 100 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	81.03 FT.	8.78 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	81.30-188 FT.	8.32-84 FT.
MINIMUM REAR YARD SETBACK	20 FT.	442 FT.	8.272 FT.
MAXIMUM IMPERVIOUS COVERAGE	70%	44.8% (80,035 SQ. FT.)	38.2% (160,852 SQ. FT.)
MAXIMUM BUILDING HEIGHT	50 FT.	50 FT.	30 FT.

LOT COVERAGE BREAKDOWN	
BUILDING 280 IMPERVIOUS FOOTPRINT	= 80,335 SQ. FT. (1.84 ACRES)
BUILDING 290 IMPERVIOUS FOOTPRINT	= 160,853 SQ. FT. (4.15 ACRES)
TOTAL LOT AREA (BUILDING 280)	= 170,328 SQ. FT. (3,907.9 ACRES)
TOTAL LOT AREA (BUILDING 290)	= 521,523 SQ. FT. (11,872.9 ACRES)
BUILDING 280 LOT COVERAGE	= (80,335 / 170,328) x 100 = 47%
BUILDING 290 LOT COVERAGE	= (160,853 / 521,523) x 100 = 34.48%

PARKING SPACE COUNT BREAKDOWN	
OFFICE OF WAREHOUSE	1 SPACE PER 300 GFA
WAREHOUSE	1 SPACE PER 1,000 GFA
PARKING SPACES REQUIRED:	
BUILDING 280	6,300 SQ. FT. FOR OFFICE = 18 SPACES
BUILDING 290	14,700 SQ. FT. FOR WAREHOUSE = 15 SPACES
TOTAL REQUIRED	= 33 SPACES
TOTAL PROVIDED	= 84 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	
BUILDING 280	4 SPACES
BUILDING 290	4 SPACES
TOTAL VAN ACCESSIBLE SPACES PROVIDED:	
BUILDING 280	1 SPACES
BUILDING 290	1 SPACES

CHRG
 HERBERT, HORN, LARSON & GRIFFIN, INC.
 320 WEST KENSINGER DRIVE
 SUITE 103
 CRANBERRY TOWNSHIP, PA 16066
 TEL: 724.777.1171 | TYPING@CHRG.COM

REVISED PRELIMINARY FINAL LAND DEVELOPMENT PLAN
 FOR
 CRANBERRY BUSINESS PARK BUILDINGS 280 & 290
 CRANBERRY BUSINESS PARK ASSOCIATES, LP
 3120 UNIONVILLE ROAD, SUITE 50
 CRANBERRY TOWNSHIP, PA 16066
 CRANBERRY TOWNSHIP - BUTLER COUNTY - PENNSYLVANIA

PROFESSIONAL SEAL

HW PROJECT NUMBER: WOODS04-D43
 PLAN DATE: 2024.06.03
 DRAWING SCALE: AS SHOWN
 PLOL MANAGER: CRAIG A. BISHOP

NO.	DATE	DESCRIPTION
1	2024.06.12	PER TOWNSHIP ADMINISTRATIVE COMMENTS
2	2024.07.05	PER TOWNSHIP REVIEW COMMENTS

SHEET TITLE: **SITE LAYOUT PLAN**
 SHEET: **SI-1** OF **06**

LEGEND

[Pattern]	HEAVY DUTY BITUMINOUS PAVEMENT
[Pattern]	LIGHT DUTY BITUMINOUS PAVEMENT
[Pattern]	SEWALK CONCRETE
[Number]	NUMBER OF PARKING STALLS

- 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 DEPRESSION CURB
 - 8 6" WIDE CONCRETE SEWALK
 - 9 CONCRETE PAVEMENT
 - 10 HANDICAP ACCESSIBLE SIGN
 - 11 GUIDE RAIL
 - 12 FIRE HYDRANT
 - 13 DUMPSTER ENCLOSURE
 - 14 LOADING DOCK
 - 15 BRICK STAMPED CONCRETE CROSSWALK
 - 16 MONUMENT SIGN (ARCH DWG)
 - 17 LIGHT POLE (SEE SHEET U-1)
 - 18 WALL MOUNTED LIGHT (SEE SHEET U-1)
 - 19 GALVANIZED STEEL STEPS (ARCH DWG)
 - 20 NIGHT DISTANCE TRIANGLES
 - 21 STOP BARS
 - 22 HANDICAP ACCESSIBLE RAMP TYPE 2 WITH DEPRESSION CURB
 - 23 HAND RAIL
 - 24 NO PARKING SIGN
 - 25 RAILING
 - 26 CONCRETE WEDGE WITH INTEGRAL CURB
 - 27 TRAILER SPACES

