

Cranberry Woods Dr

Westinghouse Dr

Westinghouse Dr

Bertha Lamme Dr

Bertha Lamme Dr

Cranberry Woods Dr

MSA Dr

MSA Dr

Kristofer Dr

Longtree Way

Fairport Ln

Fairport Ln

Pedleton Way

Franklin Rd

Franklin Rd

Old Franklin Rd

Old Franklin Rd

Bedford Ct

Cumberland Dr

Cranberry Commons Dr

Route 228

View Ln

Cardinal Ln

Wedgewood Dr

Westburn Ct

Westburn Ct

Strathmore Ct

Bedford Ct

Cumberland Dr

Highpointe Dr

Northpointe Cir

Wellington Dr

Saxony Dr

Wedgewood Dr

Westburn Ct

Westburn Ct

Strathmore Ct

Bedford Ct

Cumberland Dr

Castle Creek Dr

Hampden Ct

Warrick Dr

Blackburn Ct

Blackburn Ct

Blackburn Ct

Blackburn Ct

Blackburn Ct

Blackburn Ct

Blackburn Ct

Blackburn Ct





**Lot With Hatch Legend**

Lot 1001

Lot 1002

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**Site Data Table**

202501 - 202502 - 202503	11/14/2018
# OF LOTS	147 (140 RES + 7 BLDG)
MAX. PERMITTED DENSITY	147 (140 RES + 7 BLDG)
PROPOSED DENSITY	147 (140 RES + 7 BLDG)
ALLOWED USE	RESIDENTIAL
MIN. LOT AREA	1,000 SQ. FT.
PROPOSED MIN. LOT AREA	1,000 SQ. FT.
MIN. LOT WIDTH	30 FT.
PROPOSED MIN. LOT WIDTH	30 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	5 FT.
MAX. LOT COVERAGE	30%
OPEN SPACE REQUIREMENT	10% OF APPLICABLE LOT
PROPOSED OPEN SPACE	14,000 SQ. FT.
REQUIRED OPEN SPACE	14,000 SQ. FT.
PROPOSED PARKING	147 (140 RES + 7 BLDG)
REQUIRED PARKING	147 (140 RES + 7 BLDG)
PROPOSED PARKING	147 (140 RES + 7 BLDG)
REQUIRED PARKING	147 (140 RES + 7 BLDG)

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**Phase Legend**

PHASE	RESIDENTIAL	BLDG	TOTAL
PHASE 1	10	0	10
PHASE 2	10	0	10
TOTAL	20	0	20

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**Drawing Scale**  
1" = 100'

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**PVE ENGINEERING**

Site Engineering & Land Development • Residential Design  
Land Surveying • Landscape Architecture • Environmental

Prepared For:  
**Pinewood Land Partners, LLC**  
2545 Washington Road  
Pittsburgh, PA 15201

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**DATE ISSUED:** OCTOBER 2, 2017

REV	DATE	DESCRIPTION
1	11/14/2017	ISSUED FOR PERMITS
2	11/14/2017	ISSUED FOR PERMITS
3	11/14/2017	ISSUED FOR PERMITS
4	11/14/2017	ISSUED FOR PERMITS
5		
6		
7		
8		
9		
10		

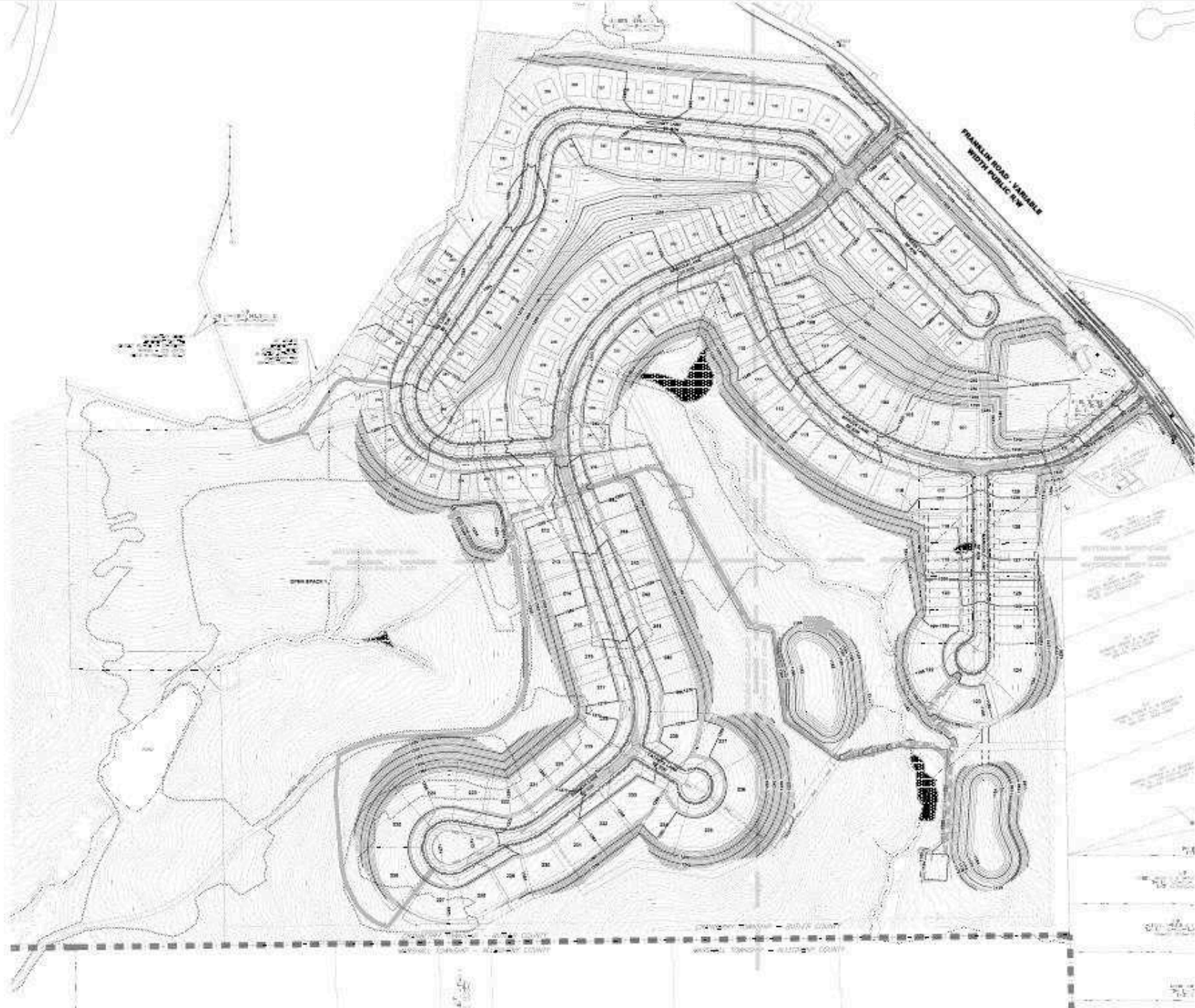
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**Sheet #:** Ordinance Township, Butler County, Pennsylvania

**Project Name:** LAUREL POINTE

**Drawing Name:** MASTER PLAN

**Project No:** 161175 **Drawing No:** C-300



SHEET NUMBER 001			
TOTAL SHEETS		SHEET NO.	
17	17	001	001
17	17	002	002
17	17	003	003
17	17	004	004
17	17	005	005
17	17	006	006
17	17	007	007
17	17	008	008
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17	17	099	099
17	17	100	100

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Drawing Scale  
1" = 100'



  
 PVE ENGINEERING  
 Civil Engineering & Land Development | Surveying & Mapping | Landscape Architecture & Environmental  
 Prepared For:  
 Pilewood Land Partners, LLC  
 2943 Washington Road  
 Pittsburgh, PA 15241

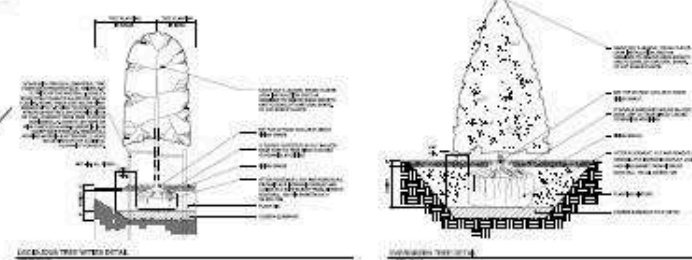
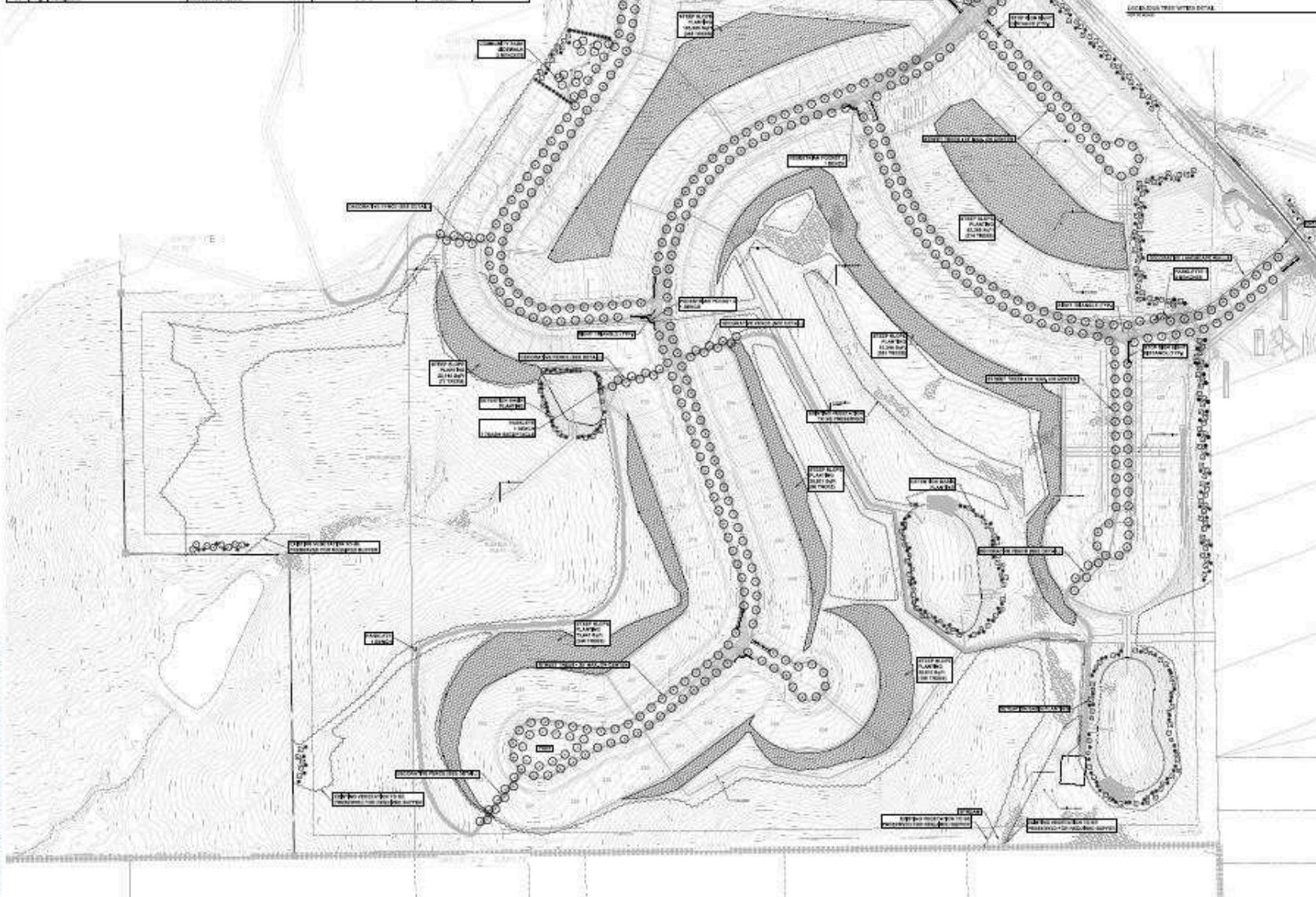

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 811

DATE ISSUED: OCTOBER 3, 2017  
 P. 001 OF 100

NO.	DESCRIPTION
1	PREPARED BY: PVE ENGINEERING, INC.
2	CHECKED BY: PVE ENGINEERING, INC.
3	APPROVED BY: PVE ENGINEERING, INC.
4	DATE: OCTOBER 3, 2017
5	SCALE: 1" = 100'
6	SHEET NO.: 001 OF 100
7	PROJECT NO.: 161175
8	DRAWING NO.: C-400
9	DATE: OCTOBER 3, 2017
10	BY: PVE ENGINEERING, INC.
11	CHECKED BY: PVE ENGINEERING, INC.
12	APPROVED BY: PVE ENGINEERING, INC.
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98	DRAWING NO.: C-400
99	DATE: OCTOBER 3, 2017
100	BY: PVE ENGINEERING, INC.

Source: 1:  
 Cranberry Township, Butler County, Pennsylvania  
 Project Name:  
**LAUREL POINTE**  
 Drawing Name:  
**GRADING PLAN**  
 Project No:  
**161175**  
 Drawing No:  
**C-400**

PLANT CODE	SYMBOL	SYMBOLICAL NAME	COMMON NAME	HT.	SEASON	NOTES
101	○	Small Round Tree	Small Round Tree	10' - 12'	Year Round	See Notes
102	○	Small Round Tree	Small Round Tree	10' - 12'	Year Round	See Notes
103	○	Small Round Tree	Small Round Tree	10' - 12'	Year Round	See Notes
104	○	Small Round Tree	Small Round Tree	10' - 12'	Year Round	See Notes
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- Notes:**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL AND THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
  2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL AND THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
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  4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL AND THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
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Landscape Register Summary	
DATE:	10/13/2017
PROJECT:	LAUREL POINTE
CLIENT:	PIKEWOOD LAND PARTNERS, LLC
LOCATION:	2543 WASHINGTON ROAD, PITTSBURGH, PA 15241
SCALE:	1" = 10'



**PVE ENGINEERING**  
 PVE Engineering, LLC  
 2543 Washington Road  
 Pittsburgh, PA 15241  
 Phone: 412.321.1111  
 Fax: 412.321.1112  
 Website: www.pve-engineering.com

**811** *one-hour below*  
 Call before you dig  
 1-800-485-4854

DATE ISSUED:	OCTOBER 3, 2017
NO.	DESCRIPTION
1	LAUREL POINTE
2	LAUREL POINTE
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8	LAUREL POINTE
9	LAUREL POINTE
10	LAUREL POINTE

Scale: 1" = 10'  
 Client: Pikewood Land Partners, LLC  
 Project Name: **LAUREL POINTE**  
 Drawing Name: **LANDSCAPE PLAN**  
 Project No: 161175 Drawing No: C-800