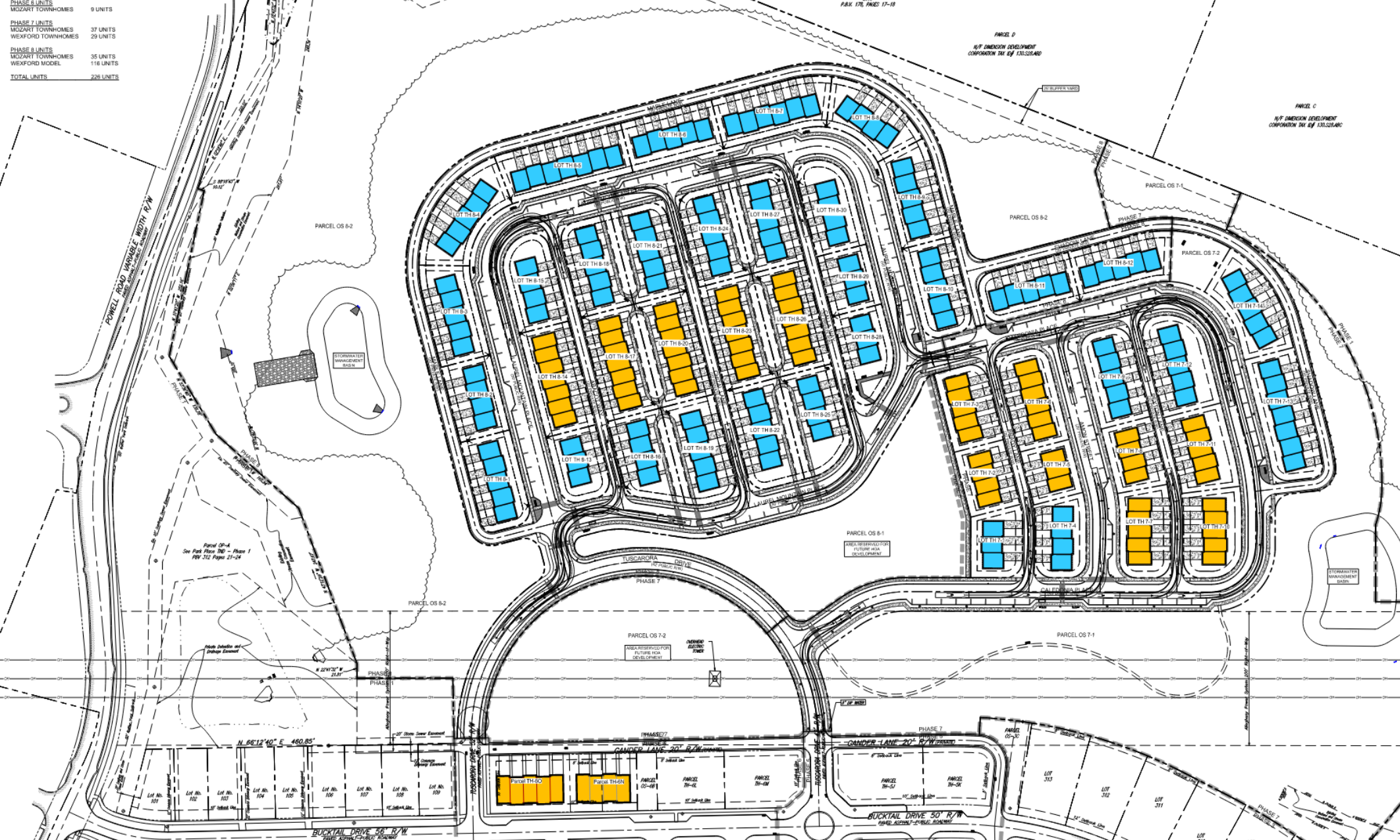




PHASE 6 UNITS	9 UNITS
MOZART TOWNHOMES	
PHASE 7 UNITS	37 UNITS
MOZART TOWNHOMES	
WEXFORD TOWNHOMES	29 UNITS
PHASE 8 UNITS	35 UNITS
MOZART TOWNHOMES	
WEXFORD MODEL	116 UNITS
TOTAL UNITS	225 UNITS



Know what's below. Call before you dig. POCS SER. A, 2017 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE 100' DIA. AND HAVE BEEN IDENTIFIED BY THE UTILITY OWNERS. THE LOCATION OF ALL EXISTING UTILITIES SHALL BE DETERMINED BY THE UTILITY OWNERS. THE UTILITY OWNERS SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO PROTECT EXISTING UTILITIES.	Horizontal Scale 1 inch = 60 ft.	Date: 8/2/2019 Revision Description: REVISION PRELIMINARY SUBMITTAL By: [Signature] Professional Seal: [Seal] Prepared By: [Signature]	Park Place - Revised Phase 6, Phase 7, and Phase 8 Residential Subdivision Prepared For: Park Place Marketing, LLC. Situate In: Cranberry Township, Butler County, PA	OVERALL SITE LAYOUT DRAWING SCALE: 1" = 60' DESIGNED BY: BUD DATE ISSUED: 06/04/2019 REVIEWED BY: GAS PROJECT JOB#: 3532 FIELD BOOK #: --- CADD:	Park Place Marketing, LLC Attn: Don Progett 215 Executive Drive, Suite 300 Cranberry Township, PA 15006 Phone: 724-778-9222 Sheet No.: C210	
				1712 Mount Nello Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: info@shefflerco.com		

Zoning Information			
Current Zoning	PRD-CCD		
Proposed Use	CCD		
Lot Size		min	max
Single Family Front Loaded		8,515.42 sq. ft.	14,458.65 sq. ft.
Single Family Rear Loaded		4,515.00 sq. ft.	9,394.02 sq. ft.
Townhouse		5,100.60 sq. ft.	13,207.32 sq. ft.
Lot Width (at R.O.W.)		min	max
Single Family Front Loaded		71.14'	135.01'
Single Family Rear Loaded		45.00'	83.53'
Townhouse		57.02'	158.39'
Front Build to Line		min	max
Single Family		12'	12'
Townhouse		10'	12'
Apartment		12'	20'
Rear Setback		min	
Single Family		8'	
Townhouse		8'	
Sidyard Setback		min	
Single Family		10'	
Townhouse		15' (between Buildings)	
Apartments		30' (between Buildings)	
Building Heights		min	max
Permitted	ft/stories	20/2	4/65
Designed	ft/stories		
Single-Family		23/2	26.5/2
Townhouse		33.1/2	39.8/2
Apartment		45/3	54/4
Impervious Area			
Permitted		85%	= 165.86 Acres
Designed		27.2%	= 53 Acres

PHASE 7 SITE DATA		
UNITS PROPOSED	PER ORIGINAL MASTER PLAN	PER REVISED MASTER PLAN
	57 TOWNHOME UNITS	66 TOWNHOME UNITS
PARKING REQUIRED	2 SPACES PER UNIT = 114 SPACES	2 SPACES PER UNIT = 132 SPACES
PARKING PROPOSED	170 SPACES	170 SPACES
OPEN SPACE - GREENS	0.37 ACRES	0.39 ACRES
OPEN SPACE - ACTIVE	2.11 ACRES (POODLE PARK)	2.11 ACRES (POODLE PARK)
OPEN SPACE - PASSIVE	6.56 ACRES	6.72 ACRES
TOTAL OPEN SPACE	9.04 ACRES	9.22 ACRES

 PROPOSED (24x32') TOWNHOMES	29 UNITS
 PROPOSED (20x36') TOWNHOMES	37 UNITS
PHASE 7 UNIT COUNT	66 UNITS

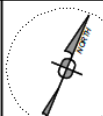
NOTE:
SEE SHEET C800 FOR SIGNAGE LOCATIONS AND DESCRIPTIONS





Know what's below.
Call before you dig.

POCS SER. #: 3017



Horizontal Scale
1 inch = 40 ft.

Date	Revision Description	By	Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4800
Email: info@ShefflerCo.com

Park Place - Phase 7 Residential Subdivision

Prepared For:

Park Place Marketing, LLC.

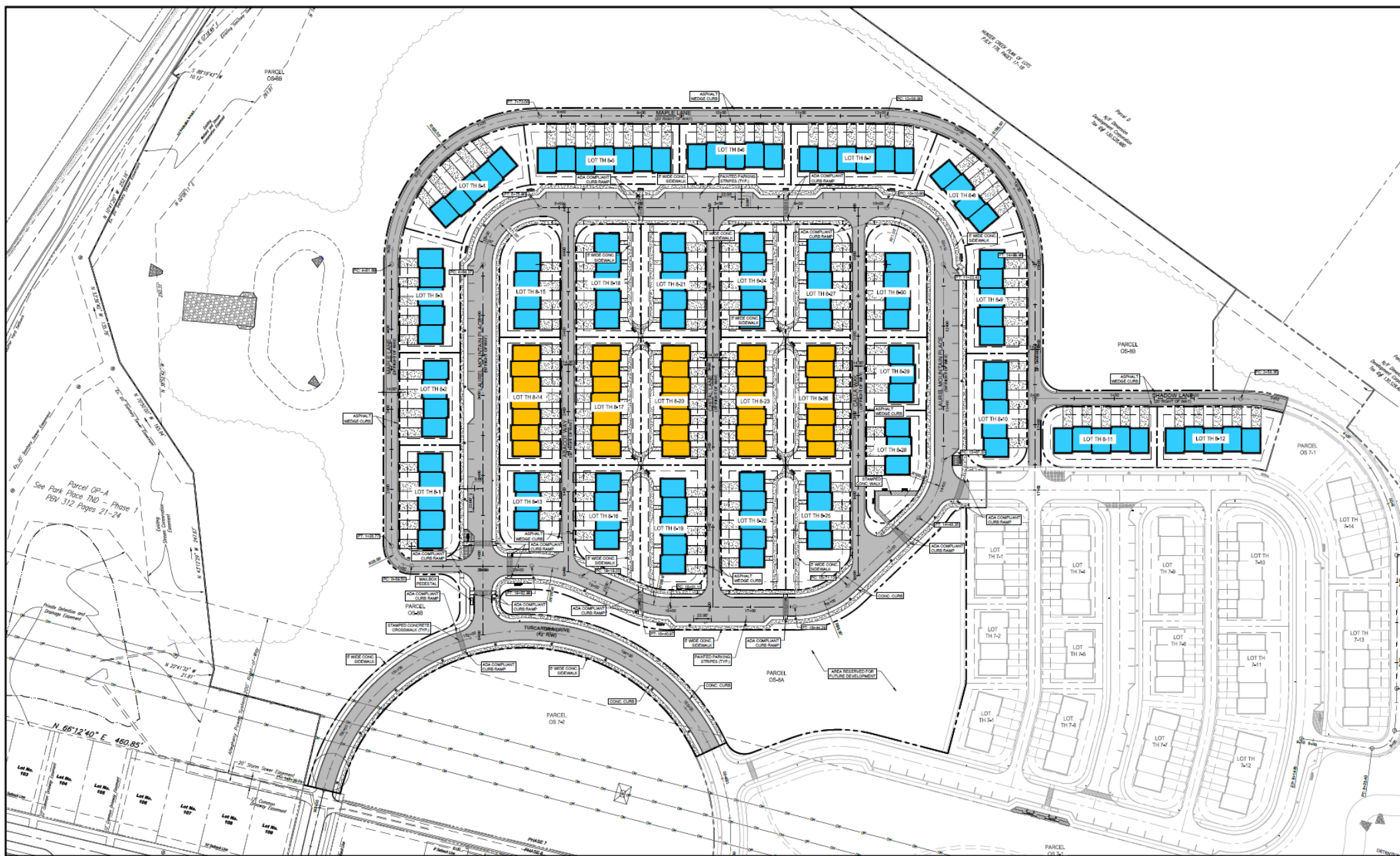
Situate in:

Cranberry Township, Butler County, PA

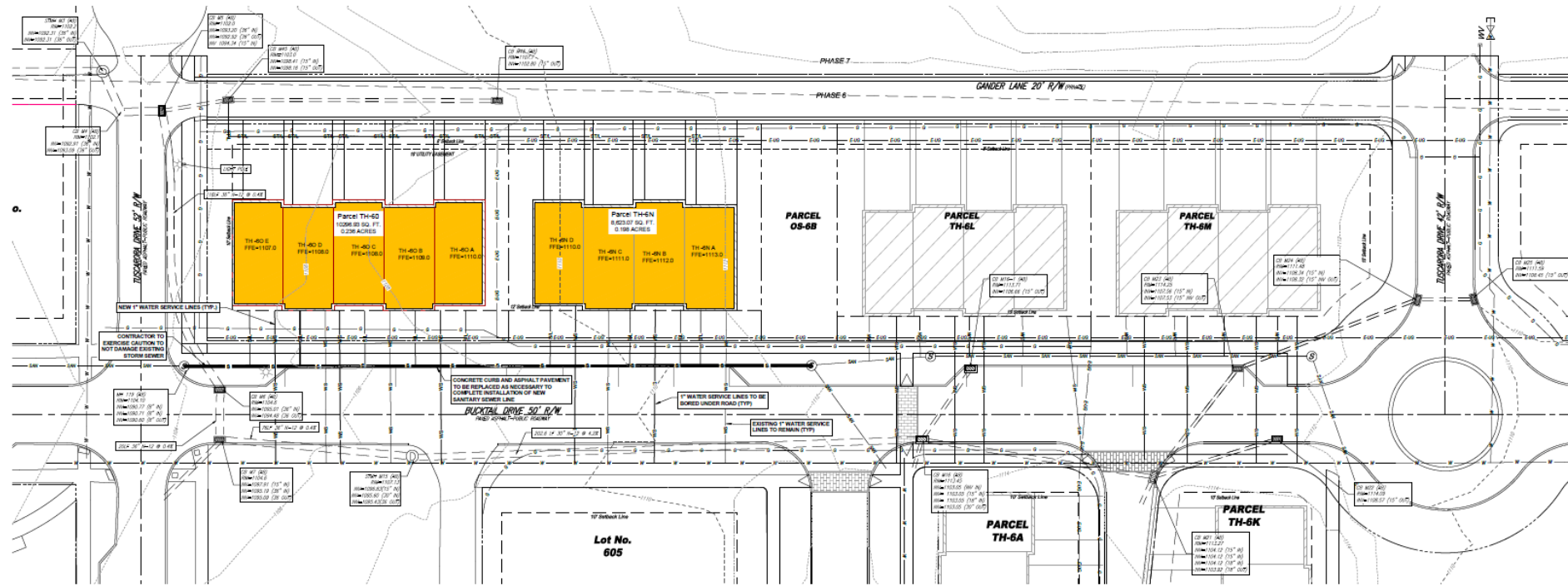
SITE LAYOUT PLAN

DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD
DATE ISSUED: 04/05/2019	REVIEWED BY: GAS
PROJECT JOB#: 3532	FIELD BOOK #: --
CADD#:	

C200



811 Know what's below. Call before you dig. POCS SER. #: 2017 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION ONLY AND HAVE NOT BEEN INDICATED BY THE OWNER OR THE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL UNDERGROUND UTILITIES.	Horizontal Scale 1 inch = 60 ft.	<table border="1"> <thead> <tr> <th>Date:</th> <th>Revision Description:</th> <th>By:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date:	Revision Description:	By:													Professional Seal Sheffer & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nido Road Sewickley, PA 15143 Office Phone: 412-219-4500 Email: info@shefferco.com	Park Place Residential Subdivision Phase 8 Prepared For: Park Place Marketing, LLC. Situate in: Cranberry Township, Butler County, PA	SITE LAYOUT PLAN DRAWING SCALE: 1" = 60' DATE ISSUED: 11/04/2019 PROJECT JOB#: 3881 DESIGNED BY: BUD REVIEWED BY: OAS FIELD BOOK #: —	C200 Sheffer & Company, Inc. 215 Glenview Drive, Suite 300 Cranberry Township, PA 15066 Phone: 412-219-4500
Date:	Revision Description:	By:																			



NOTE:
NEW SANITARY LATERALS TO BE 6" DUCTILE IRON



Know what's below.
Call before you dig.

POCS SER. # 3017



Horizontal Scale
1 inch = 40 ft.

Date	Revision Description	By

Professional Seal



Sheffer & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4600
Email: info@shefferco.com

Prepared By:

Park Place - Phase 6 Revision
Residential Subdivision

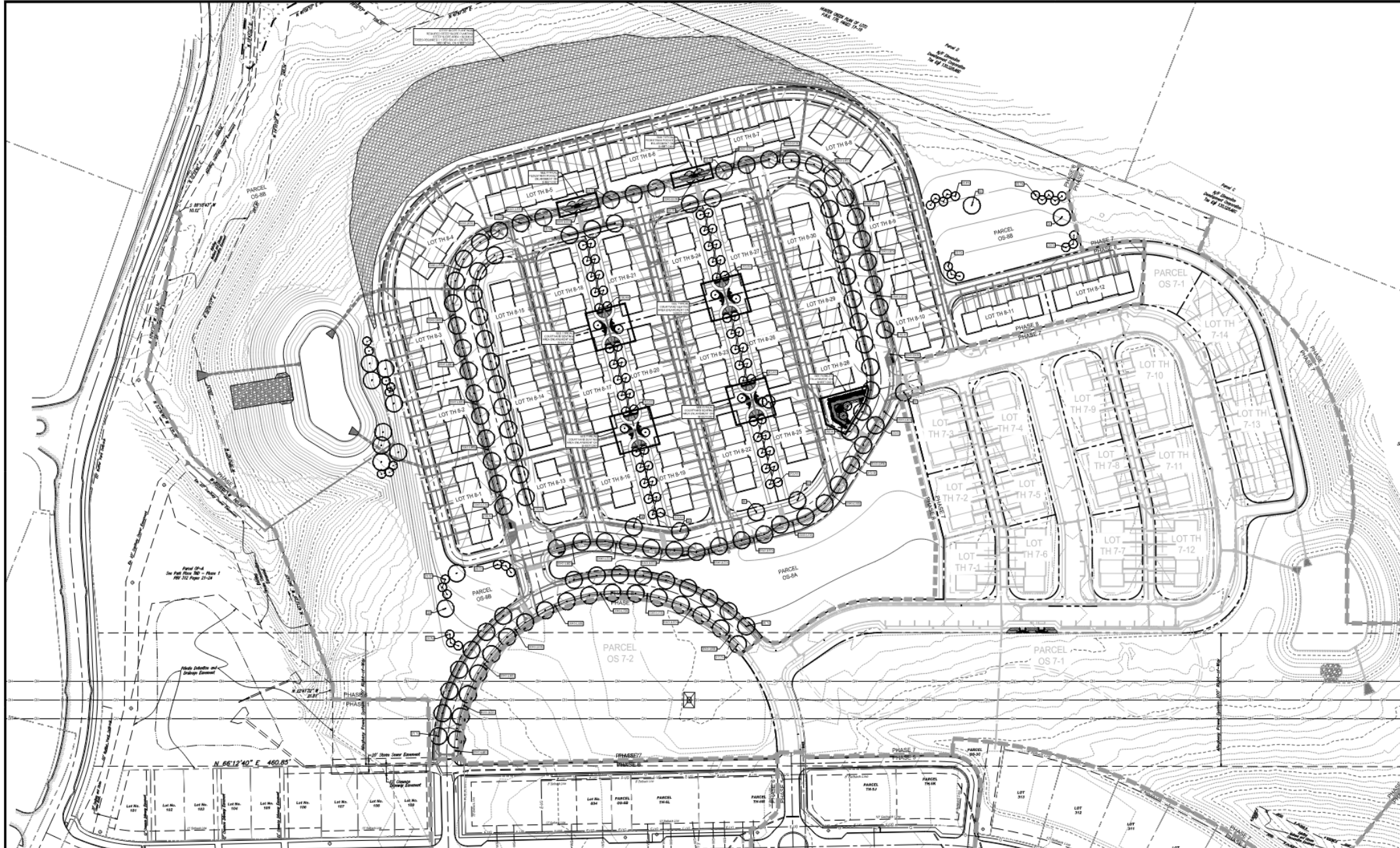
Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

ENLARGED SITE LAYOUT
AND UTILITY PLAN

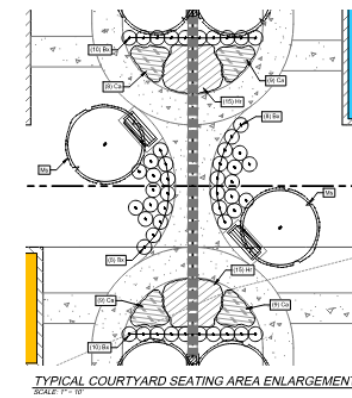
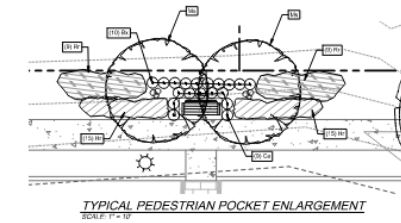
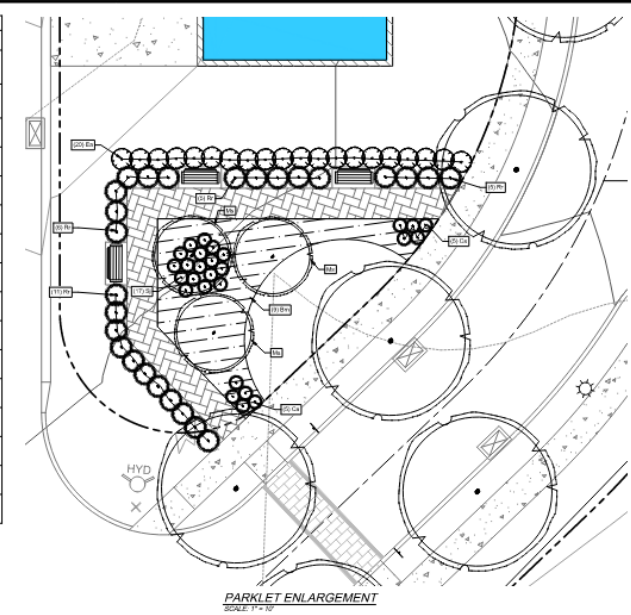
DRAWING SCALE: 1" = 20'	DESIGNED BY: BUD
DATE ISSUED: 11/04/2019	REVIEWED BY: GAB
PROJECT JOB#: 3632	FIELD BOOK #: --
CADD:	

Sheet No.
C210

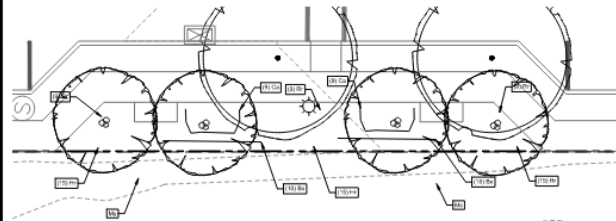


Know what's below. Call before you dig. POCS SER. 9: 2017 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN TO AN APPROXIMATE DEPTH ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS AND REPORT TO THE CITY. THE CITY AND ALL OWNERS SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.		Date: _____ Revision Description: _____ By: _____ Professional Seal: _____ Prepared By: _____	Park Place Residential Subdivision Phase 8 Prepared For: Park Place Marketing, LLC. Situated In: Cranberry Township, Butler County, PA	LANDSCAPE PLAN DRAWING SCALE: _____ DATE ISSUED: 11/04/2019 PROJECT JOB#: 3581 CADD: _____	DESIGNED BY: BUD REVIEWED BY: GAS FIELD BOOK #: _____ SHEET NO.: C900
		1712 Mount Nebo Road Swickley, PA 15143 Office Phone: 412-219-4509 Email: info@shefferco.com	Park Place Marketing, LLC Attn: Don Rodgers 215 Executive Drive, Suite 300 Cranberry Township, PA 15006 Phone: 724-776-3727		

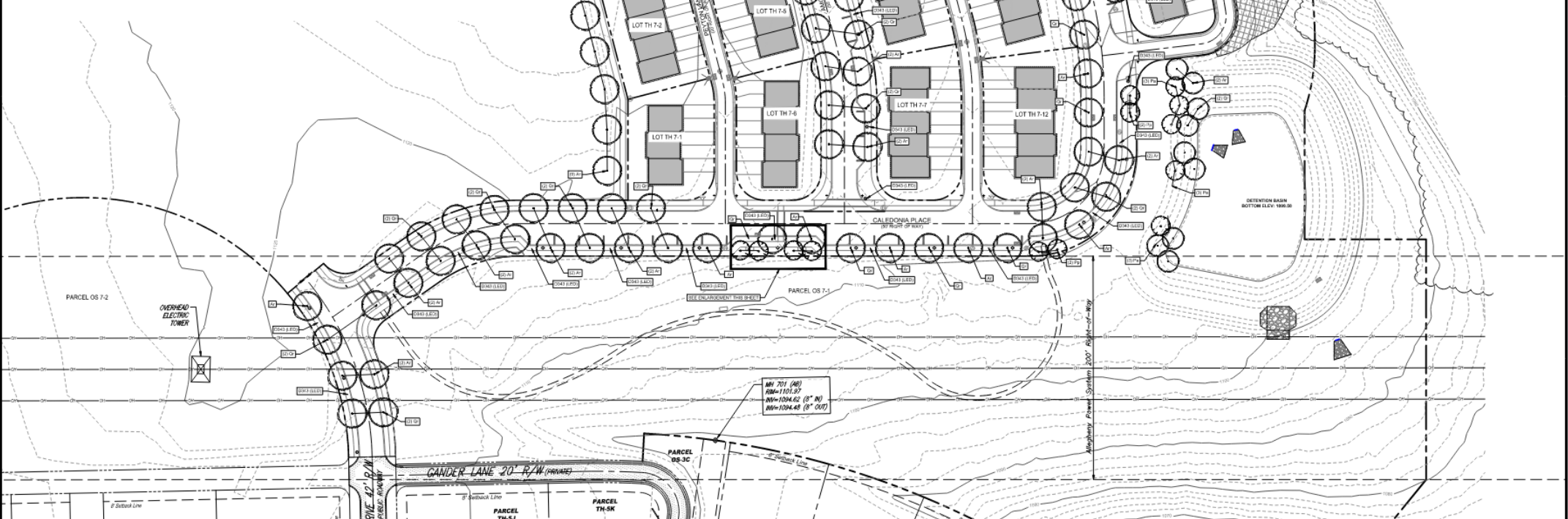
QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
51	Ar	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2' B&B	As Shown	
60	Ar	Acer x freemanii "Armstrong"	Armstrong Maple	2' B&B	As Shown	
5	Qr	Quercus rubra	Red Oak	2' B&B	As Shown	
6	Cc	Cercis canadensis	Redbud	1' B&B	As Shown	
13	Pa	Picea abies	Norway Spruce	6' HT B&B	As Shown	
5	Pr	Pinus strobus	White Pine	6' HT B&B	As Shown	
1	Db	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo Biloba	2' B&B	As Shown	
31	Gl	Gleditsia viscoiflora f. inermis "Imperial"	Imperial Honeylocust	2' B&B	As Shown	
33	Tc	Tilia cordata	Little Leaf Linden	2' B&B	As Shown	
164	Bx	Buxus x "Green Velvet"	Green Velvet Boxwood	15-18" No.3 Container	As Shown	
172	Ca	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Grass	No. 3 Container	As Shown	
64	Rc	Rosa radraz	Knocout Rose	15-18" No.3 container	As Shown	
180	Jr	Hemerocallis "Happy Returns"	Happy Returns Daylily	No. 1 container	As Shown	
17	Sj	Spirea japonica "Little Princess"	Little Princess Spirea	15-18" No. 3 Container	As Shown	
20	Ea	Thuja occidentalis "Emerald"	Emerald Arborvitae	6' HT B&B	As Shown	
9	Be	Vinca Minor	Blue Myrtle	Flats	As Shown	

[illegible]

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
51	Ar	Acer rubrum	Red Maple	3" B&B	As Shown	
52	Or	Quercus robur	English Oak	3" B&B	As Shown	
17	Pp	Prunus Pennsylvanica	Wild Red Cherry	1 1/2" B&B	As Shown	
12	Pb	Picea abies	Norway Spruce	6" HT B&B	As Shown	
2	Ms	Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2" B&B	As Shown	
20	Bx	Buxus 'Green Velvet'	Green Velvet Boxwood	1 Gal.	As Shown	
18	Cs	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	1 Gal.	As Shown	
27	Rr	Rosa radrazs	Knockout Rose	1 Gal.	As Shown	
45	Hr	Hemerocallis 'Happy Returns'	Happy Returns Daylily	As Shown		



LANDSCAPE ENLARGEMENT
SCALE: 1"=40'



 Know what's below. Call before you dig. POCS SER. R. 2017	 Horizontal Scale 1 inch = 40 ft.	Revised Description	By	Professional Seal	Prepared By	Park Place - Phase 7 Residential Subdivision Park Place Marketing, LLC. Sited to: Cranberry Township, Butler County, PA	LANDSCAPE PLAN DRAWING SCALE: 1" = 40' DATE ISSUED: 04/02/2019 PROJECT JOB#: 3532 FIELD BOOK #: --- CADD:	DESIGNED BY: BUD REVIEWED BY: GAS SHEET NO. C900
		 Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Noto Road Swickley, PA 15143 Office Phone: 412-219-4509 Email: info@shefflerco.com						