

Park Place Phase 6 - Revision As Per Resolution

Cranberry Township, Butler County, Pennsylvania

Prepared For:

Park Place Marketing, LLC

Attn: Don Rodgers

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Cranberry Township, PA 16066

Phone: 724-776-2727

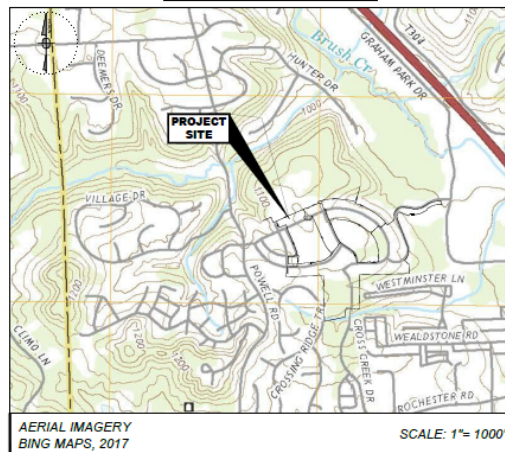
Subdivision and Land Development Submission: November 4, 2019

As Per Resolution Submission: February 24, 2020

SITE LOCATION MAP



SITE LOCATION MAP



DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
REC-1	RECORDED PLAN
C200	OVERALL PHASE 6 SITE PLAN
C210	ENLARGED SITE LAYOUT AND UTILITY PLAN
C300	SANITARY SEWER PROFILE
C400	CONSTRUCTION DETAILS
C1000	LANDSCAPE PLAN
C1100	LANDSCAPE DETAILS

Prepared By:

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

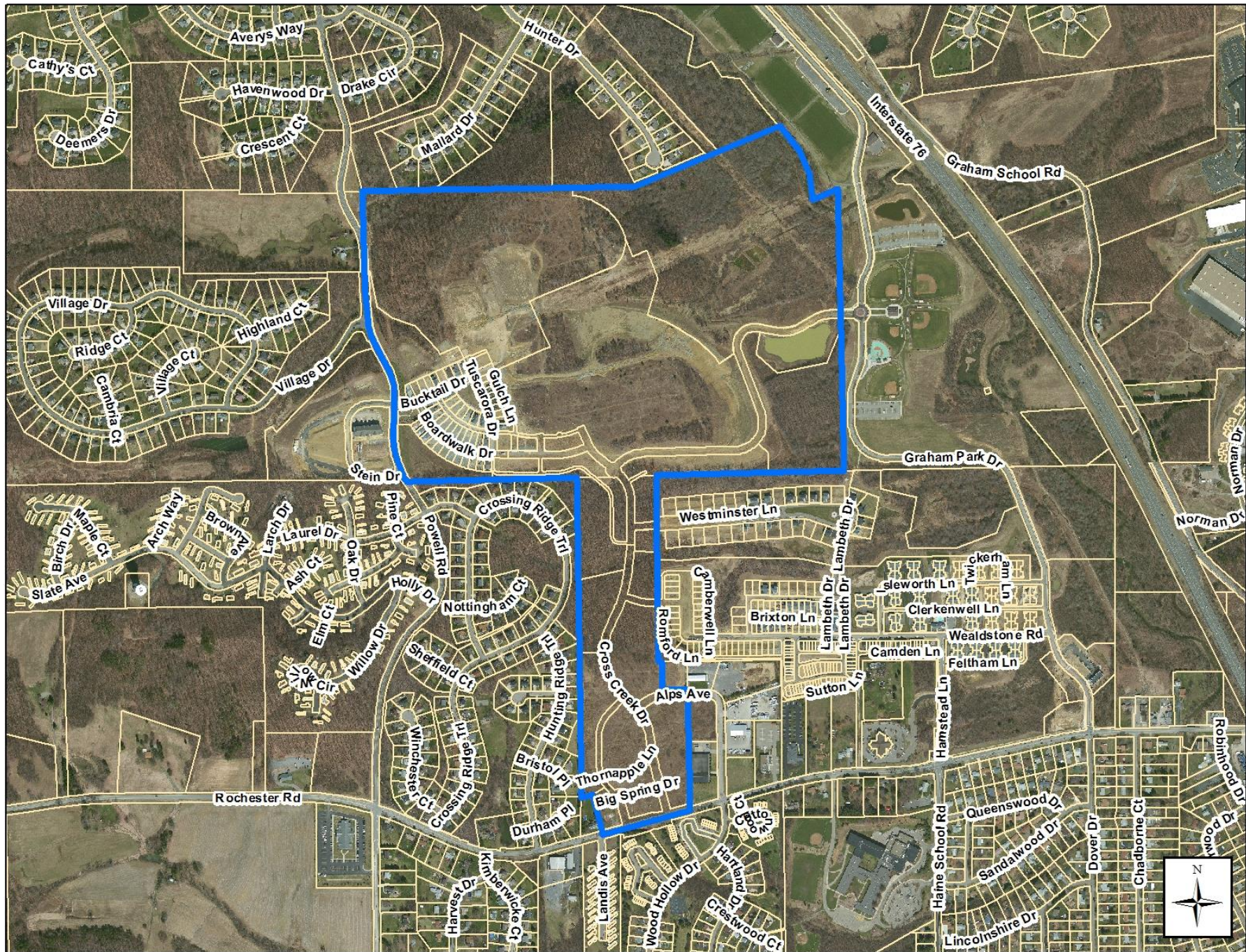


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Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

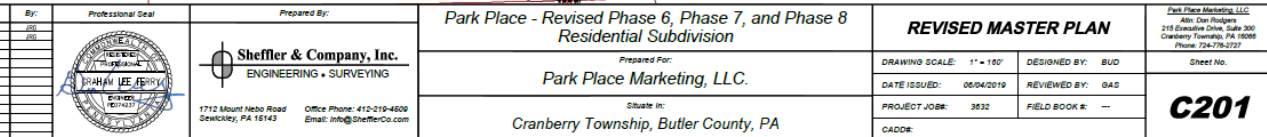


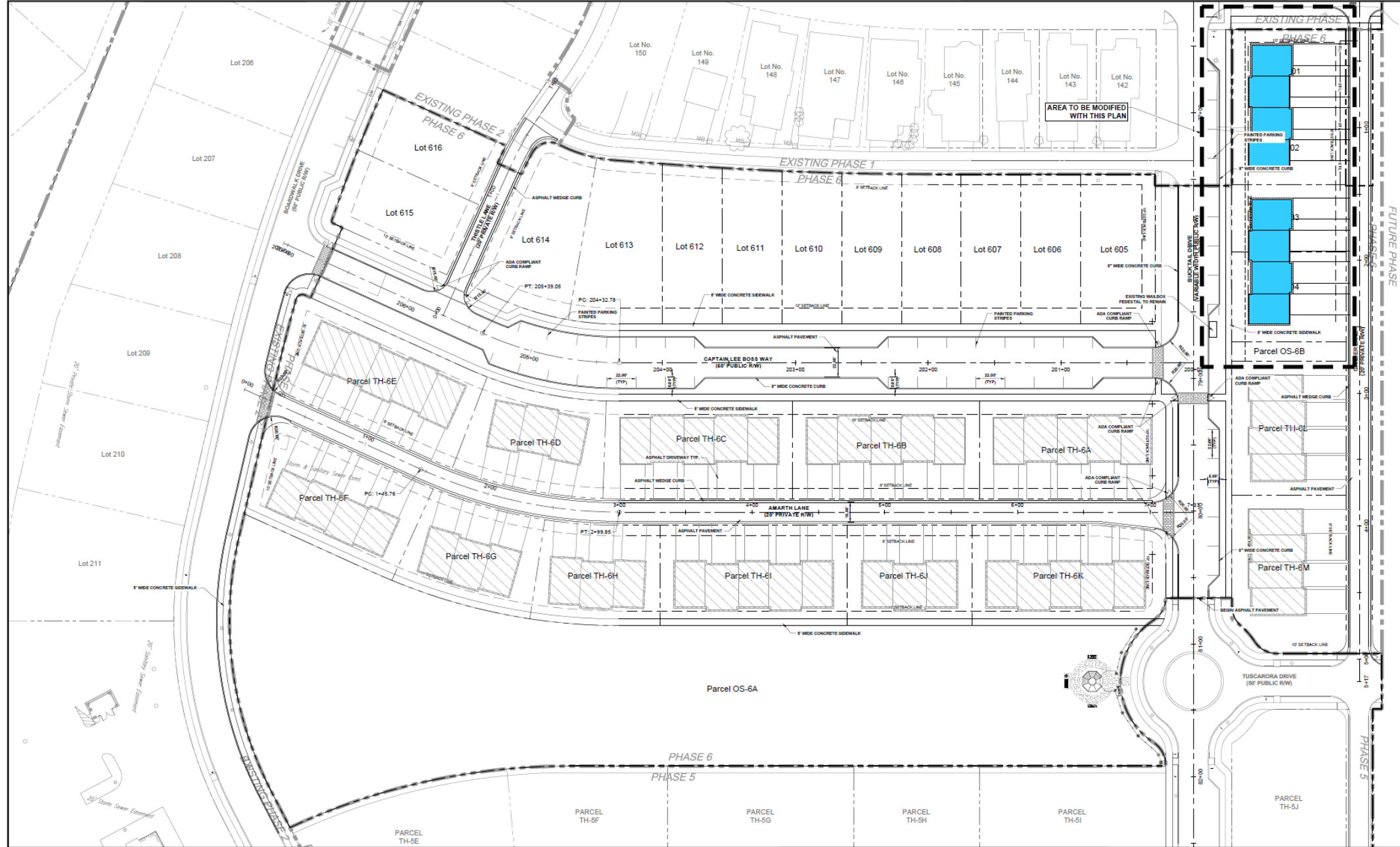
C000



The site plan illustrates the layout of the Cross Creek Drive development. It features three main existing phases: Phase M1, Phase M2, and Phase M3. A new basin is proposed for Rochester Park. The plan also shows Cross Creek Park, a primary through road (Cross Creek Drive) with side driveways, and two detention basins. A 10-foot compacted landscape walking path is indicated. A note specifies that garbage pickup will be along Cross Creek Drive for townhouse parcels Tw-26 through Tw-28. The plan includes various streets such as Cross Creek Drive, Tw-26, Tw-27, Tw-28, Tw-29, Tw-30, Tw-31, Tw-32, Tw-33, Tw-34, Tw-35, Tw-36, Tw-37, Tw-38, Tw-39, Tw-40, Tw-41, Tw-42, Tw-43, Tw-44, Tw-45, Tw-46, Tw-47, Tw-48, Tw-49, Tw-50, Tw-51, Tw-52, Tw-53, Tw-54, Tw-55, Tw-56, Tw-57, Tw-58, Tw-59, Tw-60, Tw-61, Tw-62, Tw-63, Tw-64, Tw-65, Tw-66, Tw-67, Tw-68, Tw-69, Tw-70, Tw-71, Tw-72, Tw-73, Tw-74, Tw-75, Tw-76, Tw-77, Tw-78, Tw-79, Tw-80, Tw-81, Tw-82, Tw-83, Tw-84, Tw-85, Tw-86, Tw-87, Tw-88, Tw-89, Tw-90, Tw-91, Tw-92, Tw-93, Tw-94, Tw-95, Tw-96, Tw-97, Tw-98, Tw-99, Tw-100, Tw-101, Tw-102, Tw-103, Tw-104, Tw-105, Tw-106, Tw-107, Tw-108, Tw-109, Tw-110, Tw-111, Tw-112, Tw-113, Tw-114, Tw-115, Tw-116, Tw-117, Tw-118, Tw-119, Tw-120, Tw-121, Tw-122, Tw-123, Tw-124, Tw-125, Tw-126, Tw-127, Tw-128, Tw-129, Tw-130, Tw-131, Tw-132, Tw-133, Tw-134, Tw-135, Tw-136, Tw-137, Tw-138, Tw-139, Tw-140, Tw-141, Tw-142, Tw-143, Tw-144, Tw-145, Tw-146, Tw-147, Tw-148, Tw-149, Tw-150, Tw-151, Tw-152, Tw-153, Tw-154, Tw-155, Tw-156, Tw-157, Tw-158, Tw-159, Tw-160, Tw-161, Tw-162, Tw-163, Tw-164, Tw-165, Tw-166, Tw-167, Tw-168, Tw-169, Tw-170, Tw-171, Tw-172, Tw-173, Tw-174, Tw-175, Tw-176, Tw-177, Tw-178, Tw-179, Tw-180, Tw-181, Tw-182, Tw-183, Tw-184, Tw-185, Tw-186, Tw-187, Tw-188, Tw-189, Tw-190, Tw-191, Tw-192, Tw-193, Tw-194, Tw-195, Tw-196, Tw-197, Tw-198, Tw-199, Tw-200, Tw-201, Tw-202, Tw-203, Tw-204, Tw-205, Tw-206, Tw-207, Tw-208, Tw-209, Tw-210, Tw-211, Tw-212, Tw-213, Tw-214, Tw-215, Tw-216, Tw-217, Tw-218, Tw-219, Tw-220, Tw-221, Tw-222, Tw-223, Tw-224, Tw-225, Tw-226, Tw-227, Tw-228, Tw-229, Tw-230, Tw-231, Tw-232, Tw-233, Tw-234, Tw-235, Tw-236, Tw-237, Tw-238, Tw-239, Tw-240, Tw-241, Tw-242, Tw-243, Tw-244, Tw-245, Tw-246, Tw-247, Tw-248, Tw-249, Tw-250, Tw-251, Tw-252, Tw-253, Tw-254, Tw-255, Tw-256, Tw-257, Tw-258, Tw-259, Tw-260, Tw-261, Tw-262, Tw-263, Tw-264, Tw-265, Tw-266, Tw-267, Tw-268, Tw-269, Tw-270, Tw-271, Tw-272, Tw-273, Tw-274, Tw-275, Tw-276, 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NOTES:
No Front-load, side entry garage will face a street.





811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR DUE TO ANY AND ALL UTILITIES NOT SHOWN ON THIS PLAN.

Horizontal Scale

1 inch = 30 ft.

North Arrow

Date	Revision Description	By
10/20/19	Revised per township comments	ALB

Professional Seal

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ENGINEERS • SURVEYORS

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Sewickley, PA 15143

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Email: info@shefferco.com

Park Place Residential Subdivision Phase 6

Prepared For:
Park Place Marketing, LLC.

Site at:
Cranberry Township, Butler County, PA

OVERALL SITE LAYOUT PLAN	
DRAWING SCALE: 1" = 30'	DESIGNED BY: MEH
DATE ISSUED: 05/19/19	REVIEWED BY: OAS
PROJECT JOB#: 3532	FIELD BOOK #:
CADD#: 3532-Park Place-Ph 6 Storm - UTILITY PLAN AS.dwg	

C200

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