



ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
BUSINESS PARK WITH CCD-2 OVERLAY

PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

PENNSYLVANIA POWER COMPANY
(ATTN: DAN STEWART)
701 WEST NEWCASTLE STREET
ZELLENCO, PA 16063
PHONE: 724-453-3443
EMAIL: DANSTEWART@PHEINSTENERGYCORP.COM

PEOPLES NATURAL GAS
(ATTN: SEAN COUGHLIN)
375 NORTH SHORE DRIVE
WILLSBOROUGH, PA 19212
PHONE: 412-258-4548
EMAIL: SEAN.COUGHLIN@PEOPLES-GAS.COM

COLUMBIA GAS OF PA
(ATTN: MIKE BELSKY)
350 KENTUCKY AVENUE
ROCHESTER, PA 15047
PHONE: 724-770-1703 CELL: 724-388-3519
FAX: 724-770-1771
EMAIL: MBELSKY@MISOURCE.COM

CONSOLIDATED COMMUNICATIONS, INC.
(ATTN: VICTOR STROGONOFF)
6038 GIBSONIA ROAD
GIBSONIA, PA 15044
PHONE: 724-434-5087S
FAX: 724-446-5788
EMAIL: VIC.STROGONOFF@CONSOLIDATED.COM

ARMSTRONG CABLE
(ATTN: MIKE MCRAITY)
531 PERRY WAY
ZELLENCO, PA 16063
PHONE: 724-652-9595 X 324
EMAIL: MCRAITYT@AEGOS.COM

CRANBERRY TOWNSHIP-IP
CRANBERRY SEWER COLLECTION AND CONVEYANCE
WATER PROVIDER
ATTN: TIM ZHNOAK
2525 ROCHESTER ROAD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724-4776-8006 X 1183
FAX: 724-776-4240

CRANBERRY TOWNSHIP-IP
CRANBERRY TOWNSHIP-IP AND

STREET TABLE		
STREET NAME	PUBLIC/PRIVATE	IMPACTED AS PART OF THIS PHASE
FOUNDATION DRIVE	PRIVATE	NO
BARCLAY ALLEY	PRIVATE	NO
EAST ALLEY	PRIVATE	NO
ENGLAND ROAD	PRIVATE	YES
FEDERAL ROAD	PRIVATE	NO
FOLSON WAY	PRIVATE	NO
FOUNTAIN WAY	PRIVATE	NO
GRATITUDE ROAD	PRIVATE	YES
HACKLEY ALLEY	PRIVATE	NO
JACKSON WAY	PRIVATE	NO
MARKET HOUSE CIRCLE	PRIVATE	NO
NINA WAY	PRIVATE	NO
OLIVE WAY	PRIVATE	NO
PARADE STREET	PRIVATE	NO
RHONE WAY	PRIVATE	NO
ROSENY LANE	PRIVATE	NO
ROSLINGHAM STREET	PRIVATE	NO
SOLING ALLEY	PRIVATE	NO
UMBLEY WAY	PRIVATE	NO
WEST ALLEY	PRIVATE	NO
WINDFALL DRIVE	PRIVATE	NO
GRESS ROAD	PRIVATE	NO
HALFOWN LANE	PRIVATE	NO
HARLEQUIN STREET	PRIVATE	NO
MAIN STREET	PUBLIC	NO
UNCONVILLE ROAD	PRIVATE	NO
MIDDELL LANE	PRIVATE	NO
PARKER STREET	PRIVATE	NO
PROMENADE STREET	PRIVATE	NO
STRAND ROAD	PRIVATE	NO
TILLARY LANE	PRIVATE	NO
WINDMILL HILL DRIVE	PRIVATE	NO



PHASE 5	0
PHASE 6	0

NOTE: OPEN SPACE REQUIREMENTS HAVE BEEN MET AS PART OF THE PHASE 1 AND PHASE APPROVED PLANS

PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
5	15	-	48	61
6	0	-	50	50
TOTAL	15	-	98	111

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE											
PHASE	RESIDENTIAL UNIT COUNT						NON-RESIDENTIAL AREA (SQ. FT.)				
	SINGLE FAMILY	TOWNHOMES	LOFTS	CROSSROADS	MAIN STREET	APARTMENTS	TOTAL	CROSSROADS	MAIN STREET	PROMENADE	TOTAL
5	-	24	-	-	-	-	24	-	-	-	0
6	-	25	-	-	-	-	25	-	-	-	0
TOTAL	0	49	0	0	0	0	49	0	0	0	0

SITE ZONING: USE: CCD-2 OVERLAY,
BUSINESS PARK BASE ZONING

TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
USE	MIXED	MIXED	
DWELLING UNITS PER ACRE	10 - 15 ¹	11 ¹	NO
MAXIMUM BUILDING HEIGHT (FEET)	65' 95 ²	≤ 65'	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4 - 6 ²	≤ 4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA ³	10% - 75%	14.82%	NO
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	69,200 SF	NO
MINIMUM CED OPEN SPACE	15% (9.1 AC)	15.6% (9.45 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	85%	69%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 30' or 2 STORIES	NO
MINIMUM ACREAGE	30 AC	39.58 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO / FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO / FRONT YARD (NONRESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

NOTES:

1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE AREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CDD OPEN SPACE.
3. THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 96% FOR A LOT.
4. AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

NO.	TITLE
C000	COVER SHEET
C100A	PHASING PLAN
C100	OVERALL SITE PLAN
C102	SITE PLAN
C110	FIRETRUCK TURNING TEMPLATE
C120	GARBAGE TRUCK TURNING TEMPLATE
C121	REVERSE GARBAGE TRUCK TURNING TEMPLATE
C140	PEDESTRIAN CIRCULATION
C160	PLAT PLAN
C161	PLAT PLAN
C162	PLAT PLAN
C163	PLAT PLAN
C164	PLAT PLAN
C170	MAILBOX LOCATIONS
C200	OVERALL GRADING PLAN
C204	GRADING PLAN
C206	GRADING PLAN
C300	OVERALL UTILITY PLAN
C302	UTILITY PLAN
C401	STORM SEWER PROFILES
C411	SANITARY SEWER PROFILES
C480	WATERLINE PLAN AND PROFILES
C483	WATERLINE PLAN AND PROFILES
C489	WATERLINE PLAN AND PROFILES
C503	ROAD PROFILES
C600	SITE DETAILS
C601	SITE DETAILS
C602	SITE DETAILS
C603	SITE DETAILS
C606	STREET SECTIONS
C607	STREET SECTIONS
C800	OVERALL SIGNAGE PLAN
C802	SIGNAGE PLAN
L100	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L110	OVERALL LIGHTING PLAN
L112	LIGHTING PLAN

NO.	TITLE
E401	PHASE 1 FINAL EROSION AND SEDIMENT CONTROL PLAN
E410	PHASE 2 INITIAL EROSION AND SEDIMENT CONTROL PLAN
E420	OVERALL FINAL EROSION AND SEDIMENT CONTROL PLAN
E421	ENLARGED EROSION AND SEDIMENT CONTROL PLAN
E501	E&S DETAILS
E502	E&S DETAILS
E503	E&S DETAILS
E504	E&S DETAILS
E505	E&S DETAILS



Date	No.	REVISION RECORD
-	01	-
-	02	-
-	03	-
-	04	-
-	05	-
-	06	-
-	07	-

MEETED

MEEDER
Cranberry Township/Pittsburgh, PA

MEEDER PHASES 5 & 6

CRANBERRY TOWNSHIP, PA 16066
 PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
 1190 DILLERVILLE ROAD
 LANCASTER PA 17601

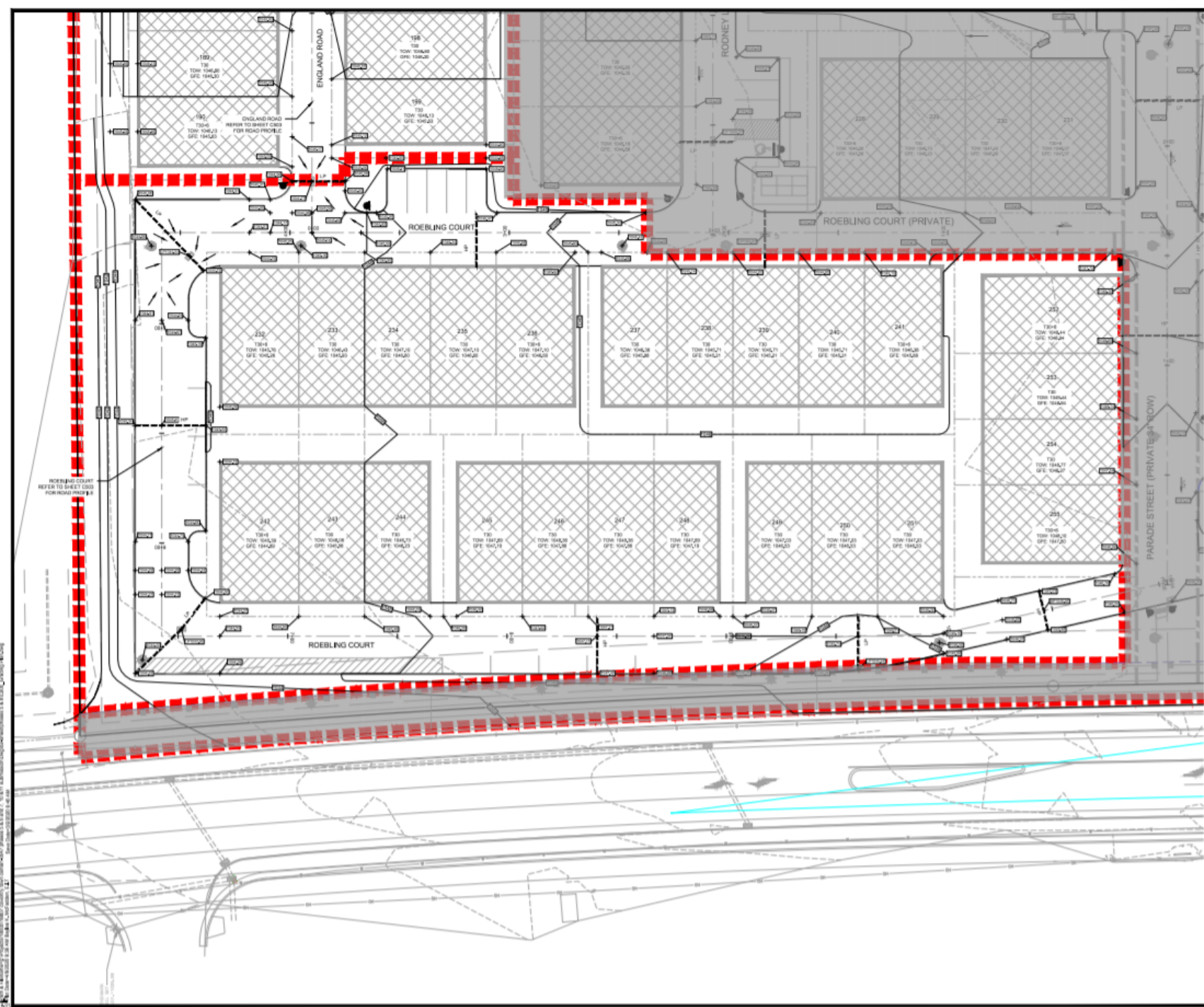
COVER SHEET

Project Number: C-18807-0044
Drawing Scale: AS NOTED
Date Issued: MAR 2020
Index Number: -
Drawn By: •
Checked By: JMS/JMG
Project Manager: DMH

C000



1. This drawing is a preliminary drawing and is not to be used for construction purposes. 2. All dimensions are in feet and inches. 3. All elevations are in feet above sea level. 4. The owner is responsible for obtaining all necessary permits and approvals. 5. The engineer is not responsible for any errors or omissions in this drawing.



GRADING LEGEND

PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

TOD TOP CLUM
TOD-ROD TOP CLUM BOTTOM CLUM
TOD-ROD TOP CLUM BOTTOM CLUM
TOD-ROD TOP CLUM BOTTOM CLUM
TOD-ROD TOP CLUM BOTTOM CLUM
TOD-ROD TOP CLUM BOTTOM CLUM
TOD-ROD TOP CLUM BOTTOM CLUM

GRADING PLAN NOTES

1. ALL SPOT GRADES SHALL BE 2" PERCENTAGE VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.

2. ALL AREAS NOT PAVED SHALL BE TOP SOILS, UNLESS NOTED OTHERWISE OR LANDSCAPED UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DRAWINGS, WITH SPECIFICATIONS OR INSTRUCTIONS BY THE OWNER.

3. SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.

811

Know what's below.
Call before you dig.

Serial No. 20200610011

NORTH

GRAPHIC SCALE

(IN FEET)
1" = 40'

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
800.424.2004

MEEDER
Cranberry Township/Pittsburgh, PA
Cranberry Township & Pittsburgh

MEEDER PHASES 5 & 6
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 15066
PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1100 MILLVILLE ROAD
LANCASTER, PA 17601

GRADING PLAN

Project Number: C-1805-C004
Drawing Scale: 1" = 40'
Date Revis: 02/24/2020
Issue Number: 001
Drawn By: JMM
Checked By: JMM
Project Manager: JMM

C205



FINAL APPROVAL FOR MEEDER PHASES 7, 10, & 11

ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
BUSINESS PARK WITH CCD-2 OVERLAY

PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

LIST OF UTILITIES	
PENNSYLVANIA POWER COMPANY (ATTN: DAN STEWART) 701 WEST NEWCASTLE STREET ZELLENOPLE, PA 16063 PHONE: 724-453-3433 FAX: 724-453-3416 EMAIL: DANSTEWART@PSTENERGYCORP.COM	
PEOPLES NATURAL GAS (ATTN: SEAN COUGHLAN) 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 PHONE: 412-258-5548 EMAIL: SEAN.COUGHLAN@PEOPLES-GAS.COM	
COLUMBIA GAS OF PA (ATTN: MIKE BELSKY) 350 KENTUCKY AVENUE ROCHESTER, PA 15047 PHONE: 724-770-1703 CELL: 724-388-0519 FAX: 724-770-1771 EMAIL: MBELSKY@MISOURCE.COM	
CONSOLIDATED COMMUNICATIONS, INC. (ATTN: VICTOR STROGONOFF) 4008 GIBSONIA ROAD GIBSONIA, PA 15044 PHONE: 724-443-9875 FAX: 724-449-2788 EMAIL: VIK.STROGONOFF@CONSOLIDATED.COM	
ARMSTRONG CABLE (ATTN: MIKE CRATTY) 531 PERRY WAY ZELLENOPLE, PA 16063 PHONE: 724-452-0695 X 224 EMAIL: MCRATTY@AGOC.COM	
CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION AND CONVEYANCE WATER PROVIDER (ATTN: TIM ZINNO-AM) 2525 ROCHESTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066 PHONE: 724-776-4805 X 1183 FAX: 724-776-4420 EMAIL: TIM.ZINNO-AM@CRANBERRYTOWNSHIP.ORG	

STREET TABLE		
STREET NAME	PUBLIC/PRIVATE	IMPACTED AS PART OF THIS PHASE
FOUNDATION DRIVE	PRIVATE	NO
HARLAY ALLEY	PRIVATE	NO
EAST ALLEY	PRIVATE	YES
ENGLAND ROAD	PRIVATE	NO
JOCKERS ALLEY	PRIVATE	NO
POKORA WAY	PRIVATE	NO
FOUNTAIN WAY	PRIVATE	NO
GRATITUDE ROAD	PRIVATE	NO
HALLEY ALLEY	PRIVATE	NO
JACKSON WAY	PRIVATE	NO
MARKET HOUSE CIRCLE	PRIVATE	NO
NENA WAY	PRIVATE	NO
OLNEY WAY	PRIVATE	YES
PARADE STREET	PRIVATE	NO
BRONE WAY	PRIVATE	YES
RODNEY LANE	PRIVATE	NO
ROELING CIRCLE	PRIVATE	NO
SOILING ALLEY	PRIVATE	NO
UMBLE WAY	PRIVATE	YES
WIST ALLEY	PRIVATE	YES
BENEDICT DRIVE	PRIVATE	YES
GRESS ROAD	PRIVATE	NO
BALCYON LANE	PRIVATE	NO
HARLEIGH STREET	PRIVATE	YES
MAIN STREET	PUBLIC	NO
UNIONVILLE ROAD	PRIVATE	NO
MEEDER LANE	PRIVATE	NO
PARKER STREET	PRIVATE	YES
PROMENADE STREET	PRIVATE	NO
STRAND ROAD	PRIVATE	NO
TILLARY LANE	PRIVATE	NO
WITHERS PARK DRIVE	PRIVATE	YES



SHEET INDEX	
NO.	TITLE
C000	COVER SHEET
C060	EXISTING CONDITIONS
C061	DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C100A	PHASING PLAN
C110	FIRETRUCK TURNING TEMPLATE
C120	GARAGE TRUCK TURNING TEMPLATE
C121	REVERSE GARAGE TRUCK TURNING TEMPLATE
C140	PEDESTRIAN CIRCULATION
C160	PLAT PLAN
C161	PLAT PLAN
C162	PLAT PLAN
C163	PLAT PLAN
C164	PLAT PLAN
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C200	OVERALL GRADING PLAN
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C301	UTILITY PLAN
C400	STORM SEWER PROFILES
C410	SANITARY SEWER PROFILES
C411	SANITARY LATERAL DETAILS
C480	WATERLINE PLAN AND PROFILE
C481	WATERLINE PLAN AND PROFILE
C482	WATERLINE PLAN AND PROFILE
C500	ROAD PROFILES
C501	ROAD PROFILES
C502	ROAD PROFILES
C600	SITE DETAILS
C601	SITE DETAILS
C602	SITE DETAILS
C603	SITE DETAILS
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C801	SIGNAGE PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L110	OVERALL LIGHTING PLAN
L111	LIGHTING PLAN

SHEET INDEX (E&S PLANS)	
NO.	TITLE
E401	PHASE 1 FINAL EROSION AND SEDIMENT CONTROL PLAN
E410	PHASE 2 INITIAL EROSION AND SEDIMENT CONTROL PLAN
E420	OVERALL FINAL EROSION AND SEDIMENT CONTROL PLAN
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E501	E&S DETAILS
E502	E&S DETAILS
E503	E&S DETAILS
E504	E&S DETAILS
E505	E&S DETAILS

OPEN SPACE BY PHASE (AC)	
PHASE 7	0
PHASE 10	0
PHASE 11	0

NOTE: OPEN SPACE REQUIREMENTS HAVE BEEN MET AS PART OF THE PHASE 1 AND PHASE APPROVED PLANS

PARKING SUMMARY TABLE				
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
7	12	-	25	41
10	7	-	36	43
11	16	-	64	72
TOTAL	35	-	125	158

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE										
PHASE	RESIDENTIAL UNIT COUNT					NON-RESIDENTIAL AREA (SQ. FT.)				
	SINGLE FAMILY	TOWNHOMES	LOFTS	CROSSROADS	MAIN STREET	APARTMENTS	TOTAL	CROSSROADS	MAIN STREET	PROMENADE
7	4	0	-	-	-	13	-	-	-	-
10	18	-	-	-	-	18	-	-	-	-
11	25	-	-	-	-	25	-	-	-	-
TOTAL	50	0	0	0	0	59	0	0	0	0

ZONING REQUIREMENTS

SITE ZONING USE: CCD-2 OVERLAY, BUSINESS PARK BASE ZONING

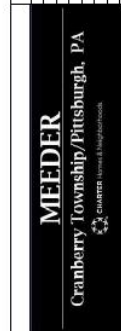
TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
USE	MEDED	MEDED	NO
DWELLING UNITS PER ACRE	10 - 15	11	NO
MAXIMUM BUILDING HEIGHT (FEET)	65 - 95	5-65	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4 - 6	5-4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA ¹	10% - 75%	14.82%	NO
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	60,250 SF	NO
MINIMUM CCD OPEN SPACE	15% (9.1 AC)	15.6% (9.45 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	85%	6%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 20' or 2 STORIES	NO
MINIMUM ACREAGE	30 AC	59.98 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO FRONT YARD (NON-RESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

NOTES

- HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
- THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDING, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
- THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% FOR A LOT.
- A LOT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

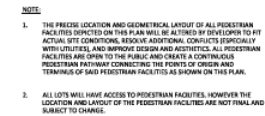


REVISION RECORD	
NO.	DATE
1	01/11/2020
2	02/12/2020
3	03/12/2020
4	04/12/2020
5	05/12/2020
6	06/12/2020
7	07/12/2020



MEEDER PHASES 7, 10, & 11
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

COVER SHEET	
Project Number: C-18807-0044	Drawing Scale: AS NOTED
Date Issued: MAR 2020	Index Number: -
Drawn By: -	Checked By: JMS/JMS
Project Manager: JMS	
C000	



Date	No	REVISION RECORD
-	01	-
-	02	-
-	03	-
-	04	-
-	05	-
-	06	-
-	07	-
-	08	-

MEEDER
Cranberry Township/Pittsburgh, PA

MEEDER PHASES 5 & 6
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:

ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

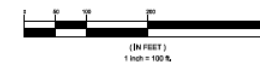
**PEDESTRIAN
CIRCULATION**

Project Number: C-18807-0044
 Drawing Scale: 1" = 100'
 Date Issued: MAR 2020
 Index Number: -
 Drawn By: MBM
 Checked By: JMS/JMG
 Project Manager: DMH

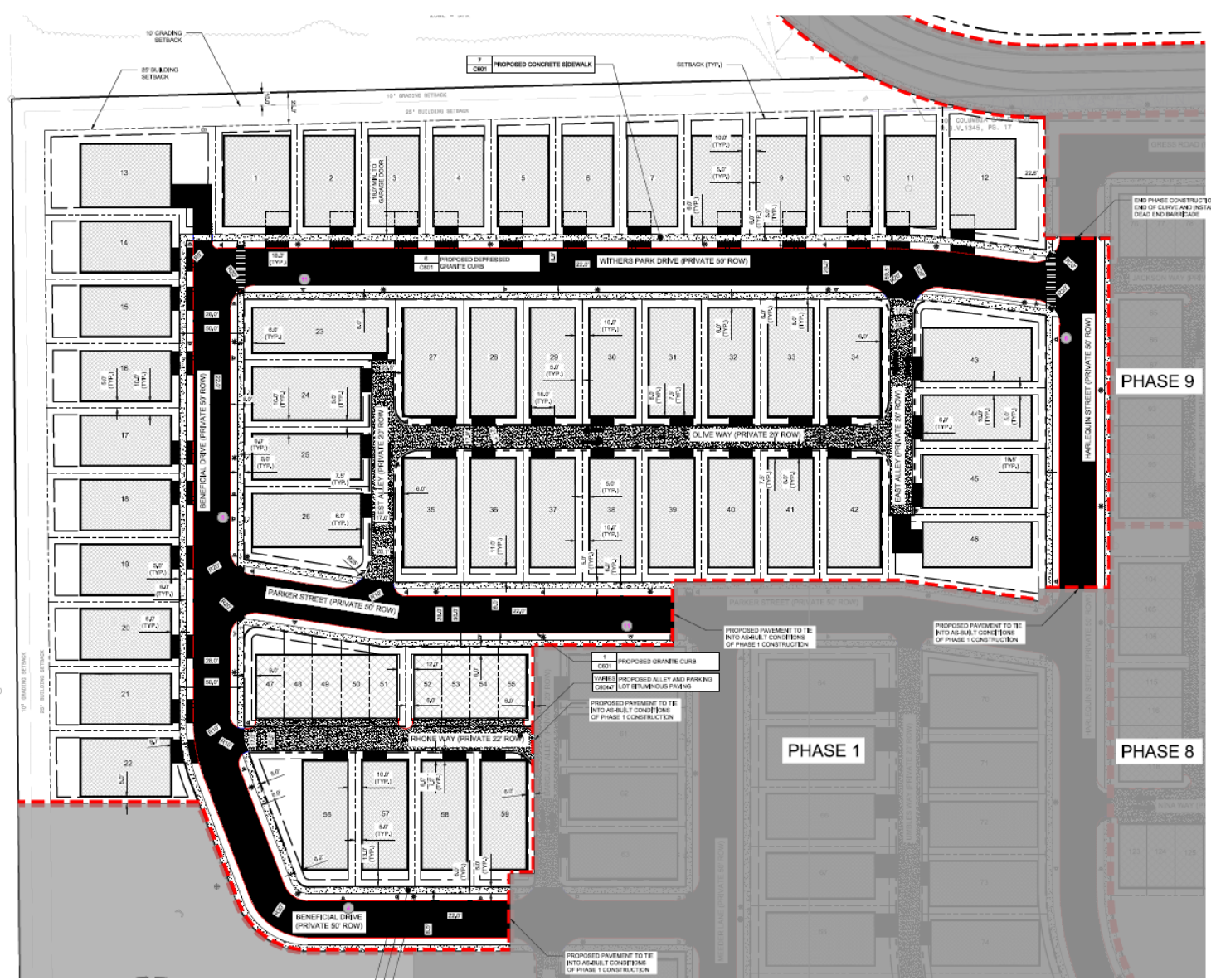
C140



GRAPHIC SCALE



Site Plan - 10, 11 & 12 SITE LEGEND



PHASE 5, 6, 7, 10 & 11 SITE LEGEND	
1	PROPOSED 48" STORM MANHOLE
2	PROPOSED 48" SANITARY MANHOLE
3	PROPOSED TYPE 'M' INLET
4	PROPOSED HEADWALL/ENDWALL
5	PROPOSED HYDRANT
6	PROPOSED LIGHT STANDARD
7	PROPOSED ADA BIVOL
8	PROPOSED CONCRETE WHEEL STOP
9	PROPOSED CURB RAMP
10	PROPOSED GRANITE CURB
11	DEPRESSED GRANITE CURB
12	GRANITE BLOCK CURB RAMP WITHOUT DWS
13	PROPOSED CONCRETE SIDEWALK
14	PROPOSED CONCRETE SIDEWALK
15	PROPOSED ALLEY AND PARKING LOT BITUMINOUS PAVING
16	PROPOSED ROAD AND STREET BITUMINOUS PAVING
17	PROPOSED MASONRY PAVING OR STAMPED CONCRETE
18	PROPOSED CROSSWALK - ENHANCED DESIGN
19	PROPOSED CROSSWALK - STANDARD PIANO KEY
20	PROPOSED TOWNHOME/LOFT
21	PROPOSED SINGLE FAMILY HOME
22	PROPOSED MIXED USE STRUCTURE
23	PROPOSED COMMERCIAL STRUCTURE
24	FUTURE PHASE TO BE SUBMITTED FOR APPROVAL SEPARATELY
25	PROPOSED BORN
26	PROPOSED R.O.W. LINE
27	PROPOSED PROPERTY LINE
28	PROPOSED PHASE LINE
29	PROPOSED MAILBOX CLUSTER REFER TO PATTERN BOOK
30	PROPOSED STREET PAVING COUNT
31	TRAFFIC DIRECTIONAL ARROWS (NON PAINTED)

SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- LABELED DIMENSIONS OUTSIDE SCALED DIMENSIONS.
- THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO IMPROVE PROJECT NOTES TO DEMONSTRATE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
- THE GENERAL LOCATION OF SIDEWALKS AND WALKWAYS AND DRIVING TRAILS ARE SHOWN ON THESE PLANS. THE FINAL DESIGN AND LOCATION OF EACH SIDEWALK AND TRAIL IS TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION AND MAY BE ALIGNED TO FIT ACTUAL SITE CONDITIONS. REVISIONS COMPLETELY WITHIN THE LINES AND SPACING DESIGN AND ASBESTOS.
- THE FOOTPRINTS AND CONSTRUCTION OF BUILDING, DRIVEWAYS, ADA ACCESSIBLE PATHS AND FACE (S) AND EACH OF THEM IN LOCATIONS WITHIN LOT ARE SHOWN ON THESE PLANS. ARE ILLUSTRATED ONLY AND INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH CHANNERY ORDINANCE REQUIREMENTS. THE ACTUAL FOOTPRINT CONSTRUCTION AND LOCATION OF EACH BUILDING, DRIVEWAY AND ADA ACCESSIBLE PATH AND FACILITY THAT IS TO BE CONSTRUCTED SHALL BE SHOWN ON BUILDING POINT PLANS THAT ARE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH BUILDING. ALL SUCH BUILDINGS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS.
- THE LANDSCAPING, SIDEWALK, BURNING STREET TREES, OUTDOOR LIGHTING, RECREATION ENTRY MONUMENTS, AND ANY OTHER LANDSCAPING ELEMENTS SHOWN ON THESE PLANS ARE INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH CHANNERY ORDINANCE REQUIREMENTS AND TO BE USED AS A GENERAL GUIDE. ALL LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ALTERNATE AND MODIFICATION TO FIT ACTUAL SITE CONDITIONS. REVISIONS COMPLETELY WITHIN THE LINES AND SPACING DESIGN AND ASBESTOS.
- THE LOCATION AND SPECIES OF ANY LANDSCAPING ELEMENTS MAY BE ALTERED AND/OR SUBSTITUTES PROVIDED THAT THE MINIMUM REQUIREMENTS OF APPLICABLE CHANNERY ORDINANCES ARE STILL MET.
- FINAL LOCATION OF CLUSTER MAILBOXES AND ADDRESS SUBJECT TO TOWNSHIP APPROVAL.
- ACCESSIBLE ROUTES WILL BE PROVIDED BETWEEN ACCESSIBLE PARKING SPACES AND BUILDINGS IN COMPLIANCE WITH A.D.A. 508.
- FOR ALL SIGNAGE AND PAINTING CALLOUTS, REFER TO "SIGNAGE AND PAINTING" SHEET SHEET 000000.
- MONUMENTS TO BE PLACED IN ACCORDANCE WITH CHANNERY TOWNSHIP CODE SECTION 171-418. PLEASE REFER TO SHEET 000000, 11 FOR MONUMENT SPECIFICATIONS.

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
412-261-2204
gatewayengineers.com

REVISION RECORD	
No.	Date
1	01/11/2020
2	01/11/2020
3	01/11/2020
4	01/11/2020
5	01/11/2020
6	01/11/2020
7	01/11/2020
8	01/11/2020

MEEDER
Cranberry Township/Pittsburgh, PA
Prepared For:
ROCHESTER ROAD INVESTMENT CO.
1180 DILLVILLE ROAD
LANCASTER, PA 17601

SITE PLAN

Project Number: C-18007-0044
Drawing Scale: 1" = 40'
Date Issued: 01/11/2020
Index Number:
Drawn By: MSM
Checked By: JMS/MMS
Project Manager: JMS

C101

811
Know what's below.
Call before you dig.
Serial No. 20200510611

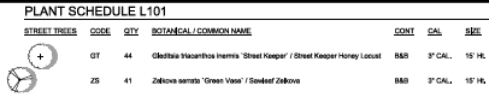
GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

(IN FEET)
1 inch = 40 ft.

811
NORTH

Path & Filename: C:\Project\140001\8827 County Team Central\2047 Phases 5, 6 and 7, 10 & 11 Submission\0423-Sheet\Phases 7, 10, & 11\100_Landscape Plan.dwg
Plot Date: 4/23/2023 10:32 AM by jay.k. McIndoo, EIT
Save Date: 4/23/2023 7:41 AM

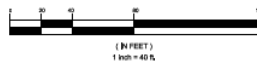


FUTURE
PHASE

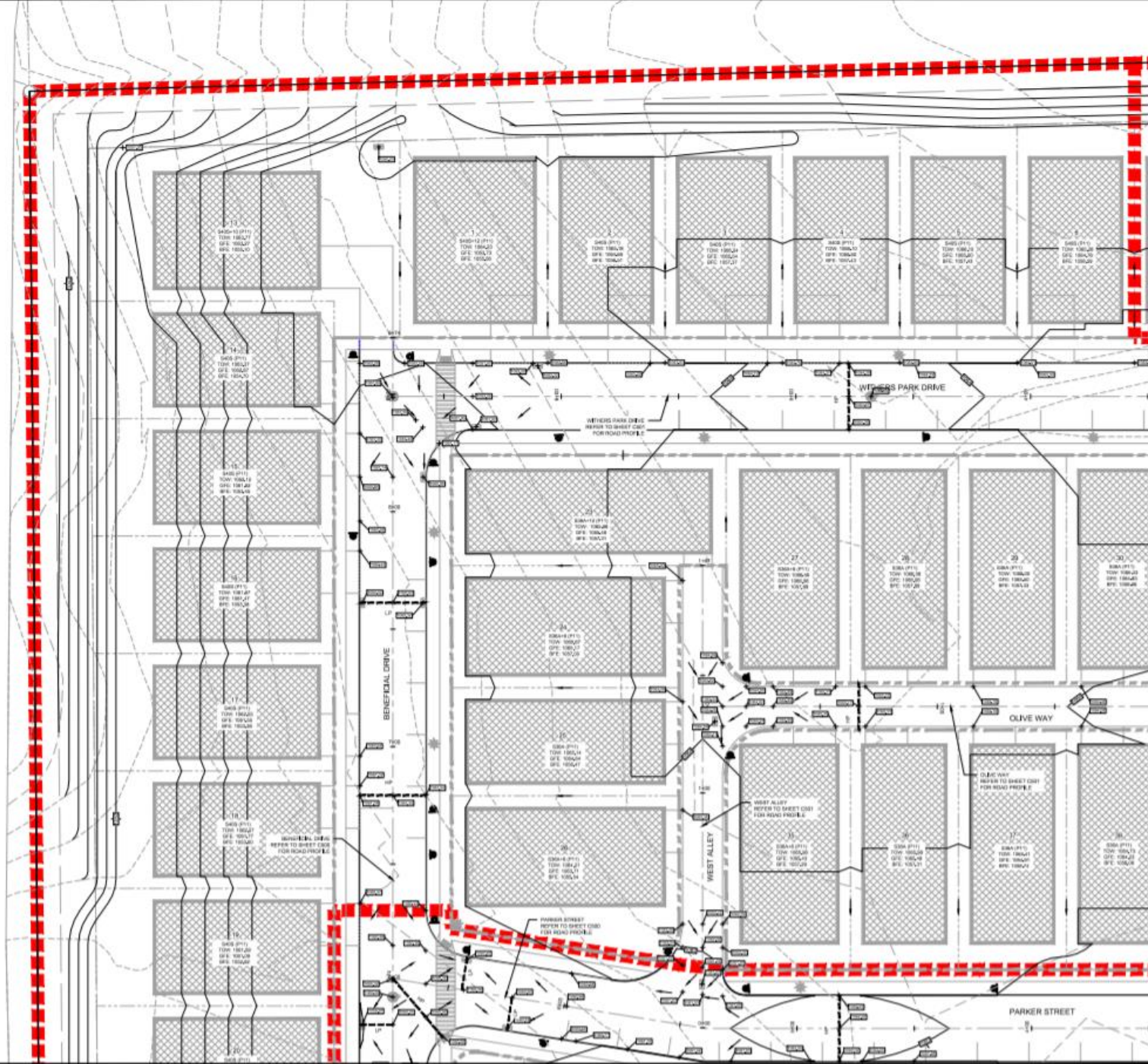
PHASE ONE



GRAPHIC SCALE



Project Number: C-28007-2004 Drawing Scale: 1" = 40' Date Issued: MAR 2020 Index Number: Drawn By: TSM Checked By: JMS/JMG Project Manager: JMS		MEEDER PHASES 7, 10, & 11 PREPARED FOR: MEEDER Cranberry Township/Pittsburgh, PA  C:\projects\meeder\pittsburgh\meeder		 GATEWAY® The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 1000 North Highland Avenue Pittsburgh, PA gatewayengineers.com 855-534-5284	
LANDSCAPE PLAN		MEEDER Cranberry Township/Pittsburgh, PA  C:\projects\meeder\pittsburgh\meeder		REVISION RECORD	
				Date	No.
				01	01
				02	02
				03	03
				04	04
				05	05
				06	06
				07	07
				08	08



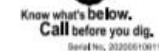
INVENTORY	PREPARED BY SPOT (NAME)
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SPOT GRADE ABBREVIATIONS

TOE	TOP CURB
JOE	BOTTOM CURB
TOE/JOE	TOP CURB/ BOTTOM CURB
TOW	TOP WALL
BOW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

GRADING PLAN NOTES

1. ALL BLOBS SHALL BE 2+ PERCENTUAL, VERTICAL, HORIZONTAL UNLESS NOTED OTHERWISE.
2. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDS, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DIVISION. ITS SPECIFICATIONS OR CONSTRUCTION BY THE OWNER.
3. SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.



GRAPHIC SCALE



REVISION RECORD	
Date	No.
•	01
•	02
•	03
•	04
•	05
•	06
•	07

MEEDER
Cranberry Township/Pittsburgh, PA

MEEDER PHASES 7, 10, & 11

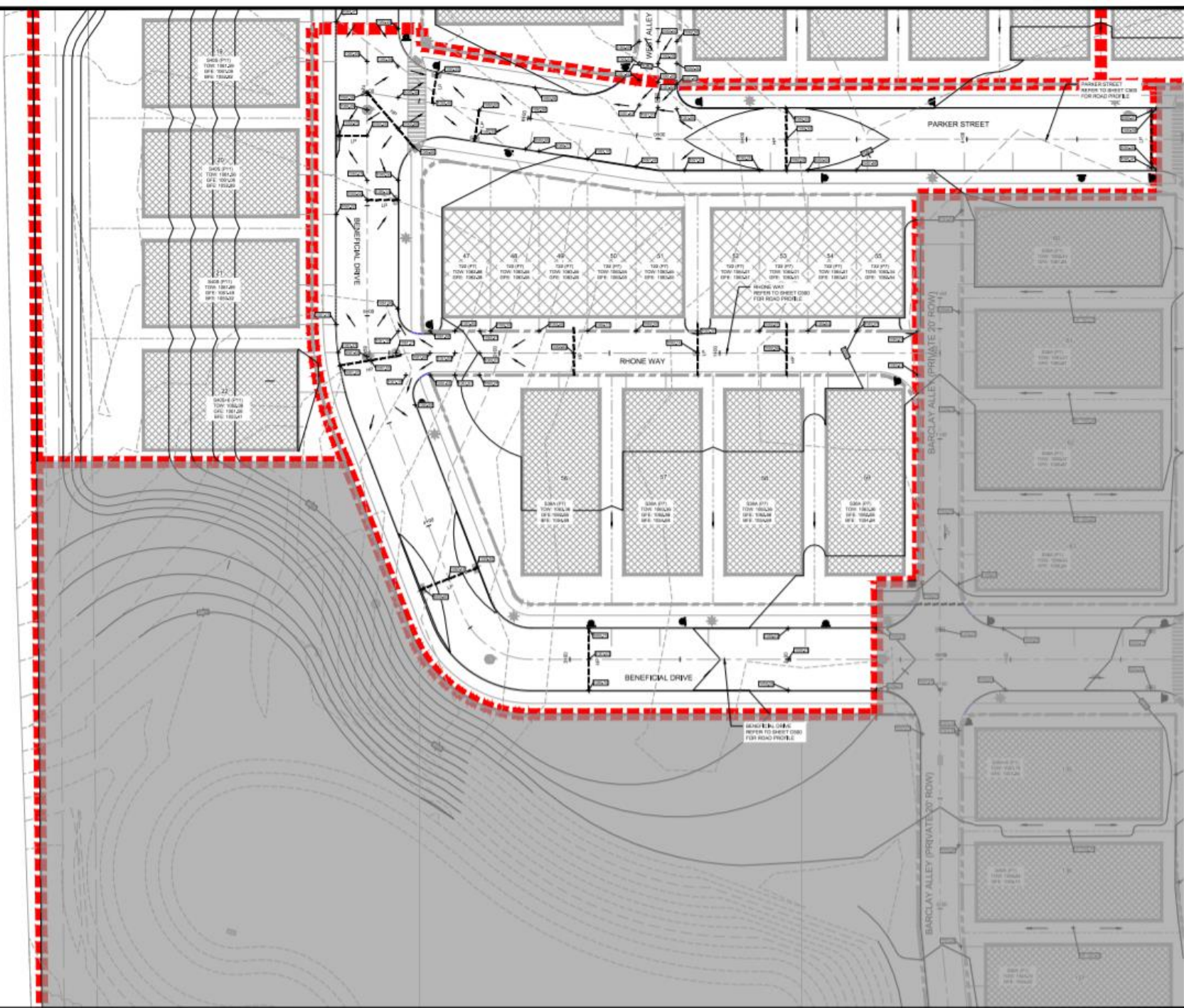
10

CRANBERRY TOWNSHIP, PA 16066
PREPARED FOR
ROCHESTER ROAD INVESTMENT CO.

GRADING PLAN Project Number: <u>C-188520</u> Drawing Scale: <u>1" = 20'</u> Date Issued: <u>March 2000</u> Index Number: _____ Drawn By: _____ Checked By: <u>ADW/BJJ</u> Project Manager: <u>CRJ</u>	
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C20:

10/11/2025 10:11:11 AM 10/11/2025 10:11:11 AM



GRADING LEGEND

W/SPOT	PROPOSED SPOT GRADE
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SPOT GRADE ABBREVIATIONS

TOP	TOP CLARE
BOC	BOC CLARE
TOP/BOC	TOP CLARE BOTTOM CLARE
TOP	TOP CLARE
BOC	BOC CLARE
SP	SPOT

GRADING PLAN NOTES

1. ALL SPOT GRADES ARE 2' HORIZONTAL VERTICAL INTERVAL UNLESS NOTED OTHERWISE.
2. ALL SPOT GRADES SHALL BE TOP GRADES UNLESS NOTED OTHERWISE. SPOT GRADES SHALL BE TOP GRADES UNLESS NOTED OTHERWISE.
3. SPOT ELEVATIONS ARE LOCATED AT THE TOP OF THE GRADE.

811
Know what's below.
Call before you dig.
Serial No. 20250510011

NORTH

GRAPHIC SCALE

(1" = 100')
1" = 100'

MEEDER
Cranberry Township/Pittsburgh, PA

MEEDER PHASES 7, 10, & 11
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 15066

ROCHESTER ROAD INVESTMENT CO.
1180 MILLVILLE ROAD
LANCASTER, PA 17601

GRADING PLAN

Project Number	C203
Drawing Scale	1" = 100'
Index Number	
Drawn By	MEEDER
Checked By	MEEDER
Project Manager	MEEDER

C203

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REVISION RECORD

Rev	Date	Description
1	10/11/2025	Initial Issue