





WELCOME

To the Cranberry Township Board of Supervisors
Agenda Preparation Meeting

CRANBERRY
TOWNSHIP
built for you

November 18, 2021

Public Hearings



True Storage

ROUTE 19 TRUE STORAGE FACILITY
PRELIMINARY LAND DEVELOPMENT PLANS

LOCATED IN

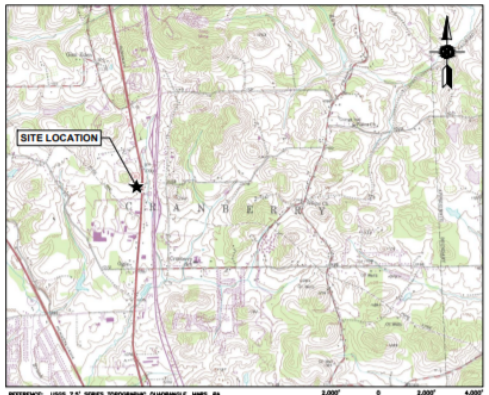
CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

PREPARED FOR

TRUE STORAGE
670 N. COMMERCIAL STREET
SUITE 212

REQUEST FOR WAIVERS

1. BECAUSE THEY ARE NOT CONDUCIVE TO THE BUILDING USE, FOUNDATION PLANTINGS ARE NOT PROPOSED. ADDITIONAL PLANTINGS ARE PROPOSED ALONG ROUTE 19 THAT MATCH THE TOTAL AREA OF FOUNDATION PLANTINGS REQUIRED BY ORDINANCE.
2. A TRAFFIC STUDY WILL NOT PERFORMED. A TRIP GENERATION ANALYSIS WILL BE PERFORMED IN ITS PLACE AS PART OF THE HIGHWAY OCCUPANCY PERMIT (HOP) PROCESS WITH PennDOT.
3. A WAIVER IS REQUESTED FOR SIDEWALK ACCESS FROM MAINTENANCE BUILDING DRIVE, WHICH IS A PRIVATE CRANBERRY TOWNSHIP ROAD THAT LEADS TO THE CRANBERRY TOWNSHIP MAINTENANCE BUILDING. BASED ON THE USE OF THE MAINTENANCE BUILDING DRIVE, NO PEDESTRIAN ACCESS IS EXPECTED FROM THAT ROAD. PEDESTRIAN ACCESS TO THE SITE IS CURRENTLY PROVIDED BY A SIDEWALK ALONG ROUTE 19.



LOCATION MAP
1" = 2,000'

SHEET INDEX

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	SLOPE ANALYSIS MAP
C2.1	SITE PLAN
C3.1	GRADING PLAN
C4.1	DRAINAGE AND UTILITIES PLAN
C4.2	STORM AND SANITARY SEWER PROFILES
C5.1	LANDSCAPING PLAN
C5.2.1	SITE LIGHTING PLAN
C5.2.2	SITE LIGHTING CUT SHEETS
C5.2.3	SITE LIGHTING CUT SHEETS
C5.2.4	SITE LIGHTING CUT SHEETS
C5.3	STREETSCAPE PLAN
C6.1	STANDARD DETAILS
C6.2	STANDARD DETAILS
C6.3	STANDARD DETAILS
VP-01	VEHICLE TRAVEL PATH EXHIBIT – GARBAGE TRUCK
VP-02	VEHICLE TRAVEL PATH EXHIBIT – AASHTO SU-30
VP-03	VEHICLE TRAVEL PATH EXHIBIT – TWP. FIRE TRUCK

CERTIFICATION

I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THESE CIVIL SITE PLANS ARE TRUE AND CORRECT, REPRESENT ACTUAL FIELD CONDITIONS AND ARE IN ACCORDANCE THE RULES AND REGULATIONS. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

NO.	REVISION DESCRIPTION	DATE	BY
1	REVISED TOWNSHIP SUBMISSION	11/08/2021	MEC
2	REVISED TOWNSHIP SUBMISSION	01/07/2022	MEC
3	REVISED TOWNSHIP SUBMISSION	02/08/2022	MEC
4	REVISED TOWNSHIP SUBMISSION, SHEET C5.3 ADDED	05/09/2022	MEC
5	REVISED TOWNSHIP SUBMISSION	08/08/2022	MEC

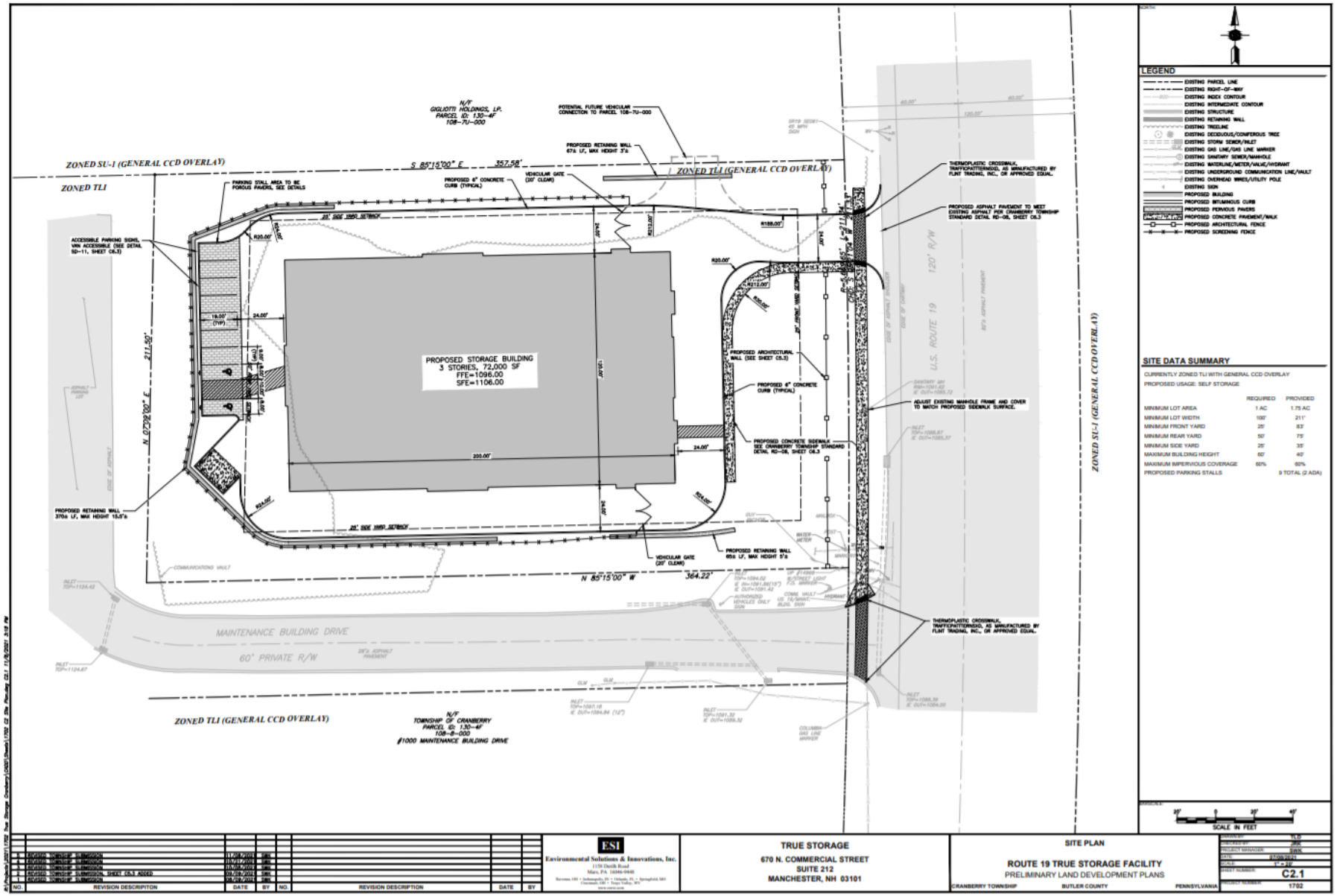
ESI
Environmental Solutions & Innovations, Inc.
1159 Dutch Road
Mars, PA 16046-9448

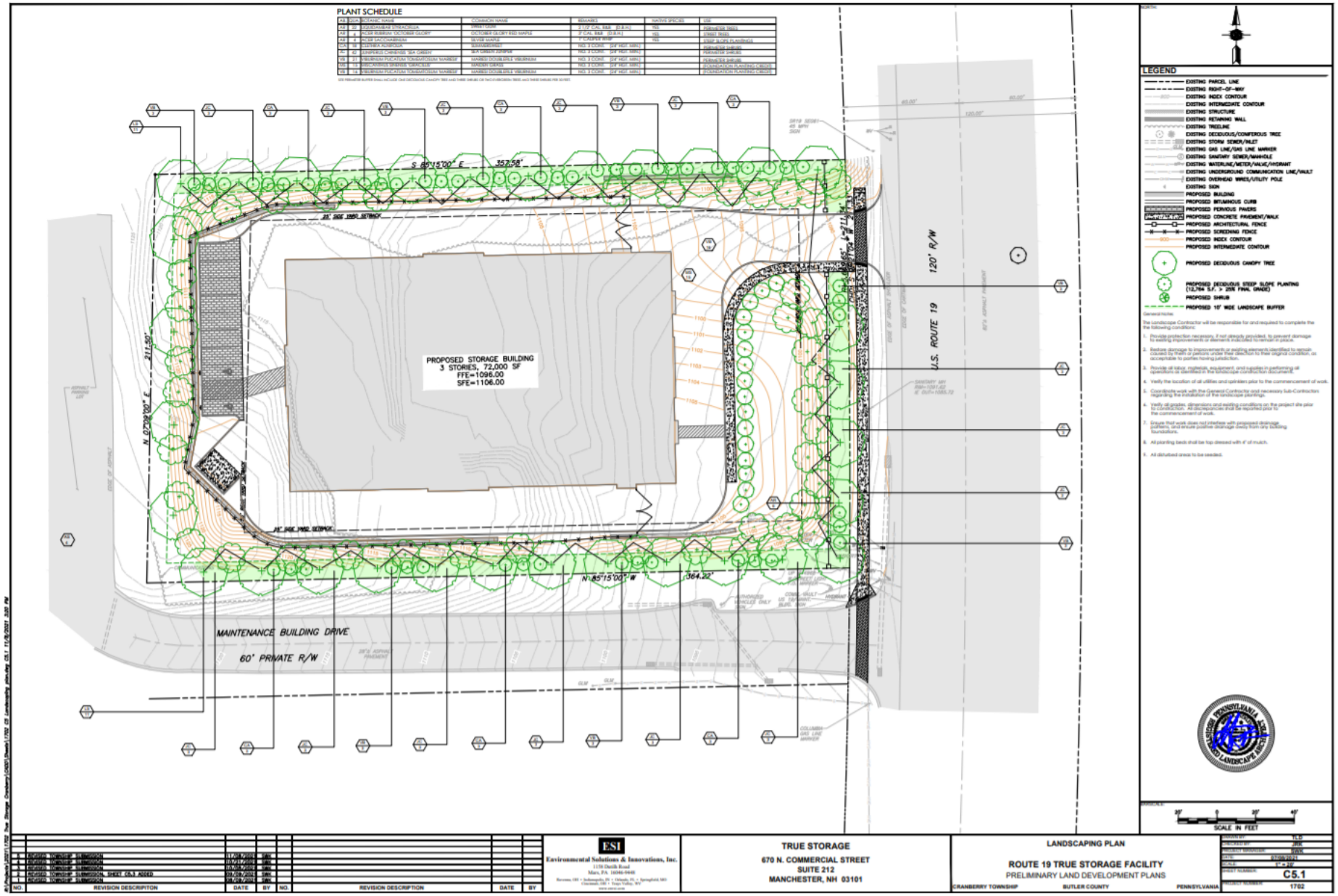
TRUE STORAGE
670 N. COMMERCIAL STREET
SUITE 212
MANCHESTER, NH 03101

COVER SHEET
ROUTE 19 TRUE STORAGE FACILITY
PRELIMINARY LAND DEVELOPMENT PLANS
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

DESIGNED BY: TLS
DRAWN BY: JMK
CHECKED BY: TLS
DATE: 07/08/2021
SCALE: 1" = 50'
SHEET NUMBER: C0.1
PROJECT NUMBER: 1702


KW
FOR SALE


PROPOSED STORAGE BUILDING
3 STORIES, 72,000 SF
FFE=1096.00
SFE=1106.00
ZONED SU-1 (GENERAL CCD OVERLAY)
ZONED TLI
ZONED TLI (GENERAL CCD OVERLAY)
ZONED SU-1 (GENERAL CCD OVERLAY)
ZONED TLI (GENERAL CCD OVERLAY)
N/F GIGLIOTTI HOLDINGS, LP. PARCEL ID: 130-4F 108-7U-000
N/F TOWNSHIP OF CRANBERRY PARCEL ID: 130-4F 108-8-000
#1000 MAINTENANCE BUILDING DRIVE
MAINTENANCE BUILDING DRIVE
60' PRIVATE R/W
U.S. ROUTE 19
120' R/W
S 85°15'00" E 357.58'
N 85°15'00" W 364.22'
N 02°29'00" E 211.50'
POTENTIAL FUTURE VEHICULAR CONNECTION TO PARCEL 108-7U-000
PROPOSED RETAINING WALL 67± LF, MAX HEIGHT 3'±
PROPOSED 6" CONCRETE CURB (TYPICAL)
VEHICULAR GATE (20' CLEAR)
PARKING STALL AREA TO BE POROUS PAVERS, SEE DETAILS
ACCESSIBLE PARKING SIGNS, VAN ACCESSIBLE (SEE DETAIL SD-11, SHEET C8.3)
PROPOSED RETAINING WALL 370± LF, MAX HEIGHT 15.5'±
PROPOSED RETAINING WALL 65± LF, MAX HEIGHT 5'±
PROPOSED ARCHITECTURAL WALL (SEE SHEET C8.3)
PROPOSED CONCRETE SIDEWALK SEE CRANBERRY TOWNSHIP STANDARD DETAIL RD-08, SHEET C8.3
ADJUST EXISTING MANHOLE FRAME AND COVER TO MATCH PROPOSED SIDEWALK SURFACE.
THERMOPLASTIC CROSSWALK, TRAFFICPAINT/BRANDED, AS MANUFACTURED BY FLINT TRADING, INC., OR APPROVED EQUAL.
PROPOSED ASPHALT PAVEMENT TO MEET EXISTING ASPHALT PER CRANBERRY TOWNSHIP STANDARD DETAIL RD-08, SHEET C8.3
25' SIDE YARD SETBACK
50' REAR YARD SETBACK
200.00'
120.00'
24.00'
19.00' (TYP.)
R20.00'
R188.00'
R212.00'
COMMUNICATIONS VAULT
ELECTRIC VAULT
GAS VAULT
WATER METER
FIRE HYDRANT
SANITARY MH
GAS LINE MARKER
COLUMBIA GAS LINE MARKER
INLET
ALTERNATE VEHICLES ONLY SIGN
LEGEND
EXISTING PARCEL LINE
EXISTING RIGHT-OF-WAY
EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING STRUCTURE
EXISTING RETAINING WALL
EXISTING TREELINE
EXISTING DECIDUOUS/CONIFEROUS TREE
EXISTING STORM SEWER/INLET
EXISTING GAS LINE/GAS LINE MARKER
EXISTING SANITARY SEWER/MANHOLE
EXISTING WATERLINE/METER/VALVE/HYDRANT
EXISTING UNDERGROUND COMMUNICATION LINE/VAULT
EXISTING OVERHEAD WIRES/UTILITY POLE
EXISTING SIGN
PROPOSED BUILDING
PROPOSED BITUMINOUS CURB
PROPOSED PERVIOUS PAVERS
PROPOSED CONCRETE PAVEMENT/WALK
PROPOSED ARCHITECTURAL FENCE
PROPOSED SCREENING FENCE
SITE DATA SUMMARY
CURRENTLY ZONED TLI WITH GENERAL CCD OVERLAY
PROPOSED USAGE: SELF STORAGE
REQUIRED
PROVIDED
MINIMUM LOT AREA 1 AC 1.75 AC
MINIMUM LOT WIDTH 100' 211'
MINIMUM FRONT YARD 25' 83'
MINIMUM REAR YARD 50' 75'
MINIMUM SIDE YARD 25' 35'
MAXIMUM BUILDING HEIGHT 60' 40'
MAXIMUM IMPERVIOUS COVERAGE 80% 60%
PROPOSED PARKING STALLS 9 TOTAL (2 ADA)
SCALE IN FEET
NO. REVISION DESCRIPTION DATE BY
1 REVISED TOWNSHIP SUBMISSION 11/08/2023 SWK
2 REVISED TOWNSHIP SUBMISSION 12/21/2023 SWK
3 REVISED TOWNSHIP SUBMISSION 01/26/2024 SWK
4 REVISED TOWNSHIP SUBMISSION, SHEET C8.3 ADDED 03/28/2024 SWK
5 REVISED TOWNSHIP SUBMISSION 06/28/2024 SWK
ESI
Environmental Solutions & Innovations, Inc.
1179 Dutch Road
Mars, PA 16046-9448
TRUE STORAGE
670 N. COMMERCIAL STREET
SUITE 212
MANCHESTER, NH 03101
SITE PLAN
ROUTE 19 TRUE STORAGE FACILITY
PRELIMINARY LAND DEVELOPMENT PLANS
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA
DESIGNED BY TLD
CHECKED BY JWK
PROJECT MANAGER SWK
DATE 07/08/2024
SCALE 1" = 40'
SHEET NUMBER C2.1
PROJECT NUMBER 1702


PLANT SCHEDULE
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LEGEND
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LANDSCAPING PLAN
ROUTE 19 TRUE STORAGE FACILITY
PRELIMINARY LAND DEVELOPMENT PLANS
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA
C5.1
1792



EXTERIOR RENDERING A



EXTERIOR RENDERING B

TRUE STORAGE

Cranberry Township True Storage
20745 Route 19
Cranberry Township, PA 16066

3D EXTERIOR RENDERINGS

3-D1



EXTERIOR RENDERING C



EXTERIOR RENDERING D

TRUE STORAGE

Cranberry Township True Storage
20745 Route 19
Cranberry Township, PA 16066

3D EXTERIOR RENDERINGS

3-D2





REDI-ROCK TEXTURE:

KINGSTONE



Striking a balance between the grandiose scale of Limestone and rugged relief of Ledgestone, the Kingstone texture appears weathered by water and time like the crown of a natural stone outcropping. With each Redi-Rock block looking like a large, quarried stone, Kingstone will transform retaining walls into castle-worthy walls.



Kingstone Block Specifications

- Texture developed from weathered limestone rocks
- Trapezoidal shape allows convex and concave radii
- 5.75 square feet (0.5 square meters) of face per block
- 8 unique faces give walls a random aesthetic
- Approximately 46 square feet (4.3 square meters) of non-repeating texture available

Contact your local Redi-Rock manufacturer or visit **redi-rock.com** to learn more about the Redi-Rock Kingstone face today!