

The Village of Cranberry Woods Phase 1C - S&T Drive Thru Bank Final Land Development Plans

Cranberry Township, Butler County, Pennsylvania

Prepared For:

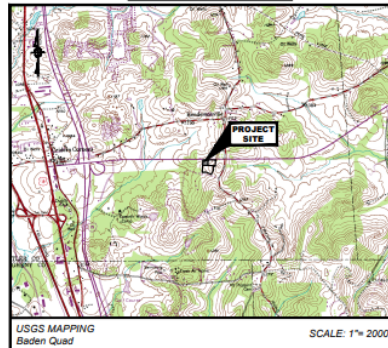
S&T Bank

Attn: S&T Bank
435 North Avenue
Indiana, PA 15701

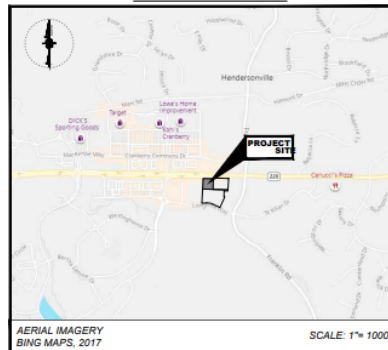
Steve Smith, SVP, Properties and Purchasing
Steve.Smith@STBank.com

Township Submittal - March 08, 2022

SITE LOCATION MAP



SITE VICINITY MAP



DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
C000	TITLE SHEET
C100	OVERALL EXISTING CONDITIONS PLAN
C101	EXISTING CONDITIONS DETAIL PLAN
C200	SITE LAYOUT PLAN
C201	PAVEMENT MARKING AND SIGNAGE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN AND PROFILES
C500	EMERGENCY VEHICLE ROUTING PLAN
C510	GARBAGE TRUCK ROUTING PLAN
C700 - C703	CONSTRUCTION DETAILS
C800	LIGHTING PLAN AND DETAILS
C900A - C900B	BUILDING ELEVATIONS
L100	LANDSCAPE PLAN

Project Utility Companies/Agencies

Utility Service	Utility Provider	Contact	Email	Telephone
Sewer Service	Cranberry Township	Joe Leavens	jleavens@cranberrytownship.org	724-776-4804
Public Water	Cranberry Township	Joe Leavens	jleavens@cranberrytownship.org	724-776-4804
Electric Service	Penn Power	Don Stewart	dstewart@pennpower.com	724-433-3433
Natural Gas	Peoples Natural Gas	Timothy Vitale	timothy.vitale@pneg.com	878-645-0552
Telephone Service	Armstrong	Mike Crafty	mcrafty@agac.com	724-433-0553
Cable Television	Armstrong	Mike Crafty	mcrafty@agac.com	724-433-0553



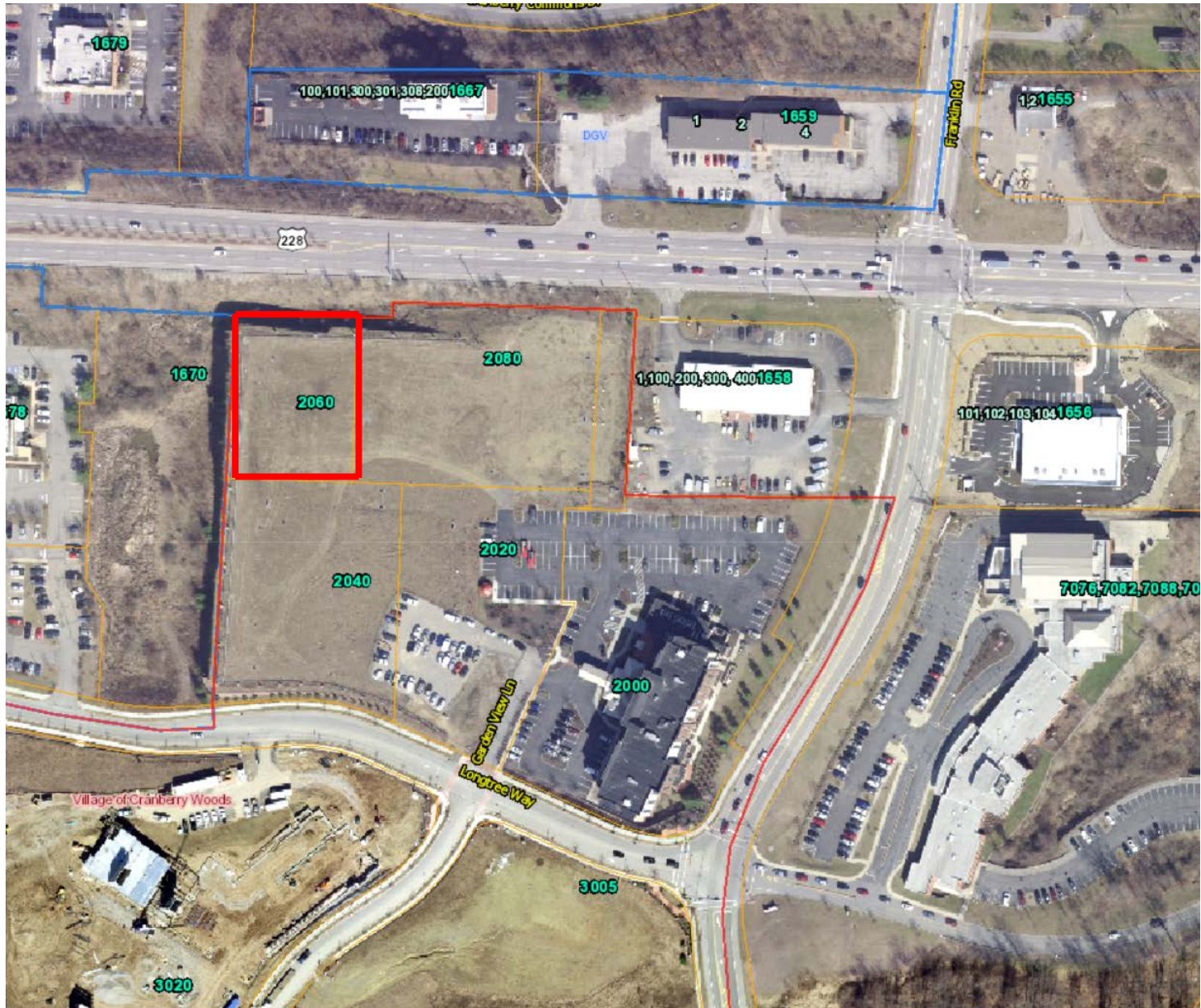
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

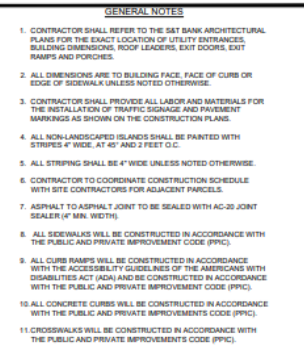
1712 Mt. Nebo Road
Sewickley, PA 15143

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



C000





MIN. LOT AREA:	1 ACRE
MIN. LOT WIDTH:	80 FEET AT FRONT LOT LINE
MIN. FRONT YARD SETBACK:	NOT LESS THAN 25 FEET FROM THE RIGHT-OF-WAY
MIN. SIDE YARD SETBACK:	NOT LESS THAN 15 FEET
MIN. REAR YARD:	NOT LESS THAN 15 FEET
MAX. BUILDING HEIGHT:	45 FEET
MAX. IMPERVIOUS SURFACE:	SHALL NOT EXCEED 70% OF TOTAL LOT AREA

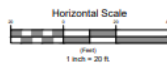
<u>ZONING DISTRICT:</u>	<u>CCCD CORRIDOR OVERLAY DISTRICT</u>
MIN. TO MAX. COMMERCIAL AREA:	10% TO 75%
MIN. COO OPEN SPACE:	15%
MAX. IMPERVIOUS SURFACE:	85%
MAX. BUILDING HEIGHT:	4 STORIES OR 65 FEET 6 STORIES OR 95 FEET FOR HOTELS
MIN. BUILDING HEIGHT:	20 FEET OR 2 STORIES
MIN ACREAGE:	30 ACRES

IMPERVIOUS AREA

TOTAL SITE AREA = 0.80 ACRES
IMPERVIOUS AREA = 0.41 ACRES

PARKING REQUIREMENTS
USE = DRIVE THRU BANK
REQUIREMENT 1 SPACE PER 200 SF + 5 RESERVOIR
SPACES PER DRIVE THRU WINDOW
1 ADA SPACE REQUIRED
SPACES REQUIRED 13 + 5 RESERVOIR = 18 SPACES
PARKING PROVIDED 14 SPACES ON SITE, 9 SHARED
SPACES, 23 TOTAL PARKING SPACES.
2 ADA SPACES PROVIDED.

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE CURB
	PROPOSED SIGN
	PARKING COUNT
	ADA PARKING SYMBOL



VILLAGE OF CRANBERRY WOODS - CCD PHASE 1C - S&T BANK - DRIVE THRU BANK	
Prepared For: S&T BANK	
Situate in: Cranberry Township, Butler County, PA	

SITE LAYOUT PLAN		REVISED 1/1/2024 Issued: 1/1/2024 Mr. Steve Smith, 101 Properties and Planning Steve.Smith@C200.com
DRAWING SCALE: 1" = 20'	DESIGNED BY: JRG	Sheet No.
DATE ISSUED: 2022-03-08	REVIEWED BY: EM	C200
PROJECT JOB#: 3644	FIELD BOOK #: ---	
CADW: 3644-S&T-C200-Site Layout		

METAL COPING W/
RECESSED LED LIGHTING
BUILDING SIGN
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 1
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
METAL SOFFIT & FASCIA
STOREFRONT GLAZING W/
OUTRIGGER SUNSHADES
METAL COLUMN COVERS
PRECAST CONCRETE
WINDOW SILLS
BRICK VENEER



North Elevation

METAL COPING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
METAL COLUMN COVERS
DRIVE-UP TUBES

METAL COPING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
STOREFRONT GLAZING W/
OUTRIGGER SUNSHADES
PRECAST CONCRETE
WINDOW SILLS
BRICK VENEER



East Elevation

METAL COPING W/
RECESSED LED LIGHTING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 1
METAL SOFFIT & FASCIA
METAL COLUMN COVERS



S&T Bank
Cranberry Woods
Project #21070

February 4, 2022

ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE • SPACE PLANNING



**LARSON
• KARLE**
ARCHITECTS

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811 Know what's below. Call before you dig. POCS 811: 20190804 DESIGN 20190804-000 NOTIFICATION OF PROJECT COMMENCEMENT FOR THE PURPOSE OF CONDUCTING A PRELIMINARY INVESTIGATION OF THE PROJECT SITE AND THE LOCATION OF THE PROJECT SITE. THE INFORMATION CONTAINED IN THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.	Date 02/04/22 Revision Description 01 By JRS	Professional Seal CRANBERRY TOWNSHIP CRANBERRY TOWNSHIP CRANBERRY TOWNSHIP	Prepared By Sheffer & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nether Road Sewickley, PA 15143 Office Phone: 412-215-4339 Email: info@shefferco.com	VILLAGE OF CRANBERRY WOODS - CCD PHASE 1C - S&T BANK - DRIVE THRU BANK Prepared For: S&T BANK Sited in: Cranberry Township, Butler County, PA	BUILDING ELEVATIONS DRAWING SCALE: AS NOTED DESIGNED BY: JRS DATE ISSUED: 2022-03-08 REVIEWED BY: EM PROJECT JOB# 3544 FIELD BOOK# : — CADD# 3544-S&T-C900-Elevations	Sheet No. C900A
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METAL SOFFIT & FASCIA
METAL COPING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
METAL COLUMN COVERS
DRIVE-UP TUBES



South Elevation

METAL COPING W/
RECESSED LED LIGHTING
BUILDING SIGN
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 1
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
STOREFRONT GLAZING W/
OUTRIGGER SUNSHADES
PRECAST CONCRETE
WINDOW SILLS
BRICK VENEER

METAL COPING W/
RECESSED LED LIGHTING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 1
STOREFRONT GLAZING W/
OUTRIGGER SUNSHADES
METAL SOFFIT & FASCIA
METAL COLUMN COVERS
BRICK VENEER



West Elevation

METAL COPING
METAL REVEAL PANEL,
FIBER CEMENT REVEAL
PANEL, OR EIFS - COLOR 2
STOREFRONT GLAZING W/
OUTRIGGER SUNSHADES
DRIVE-UP WINDOW, ATM &
NIGHT DEPOSIT
DRIVE-UP TUBES

S&T | S&T Bank
Cranberry Woods
Project #21070

February 4, 2022

ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE • SPACE PLANNING

**LARSON
• KARLE
ARCHITECTS**

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Call before you dig.
POCS REG. # 201908040 DESIGN
DESIGNER REG.

Date	Revision Description	By	Professional Seal
02/04/22	Initial Release	JRS	

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02/04/22	Initial Release	JRS	

Prepared By: **Sheffler & Company, Inc.**
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VILLAGE OF CRANBERRY WOODS - CCD PHASE 1C - S&T BANK - DRIVE THRU BANK
Prepared For: S&T BANK
Situate In: Cranberry Township, Butler County, PA

BUILDING ELEVATIONS	
DRAWING SCALE: AS NOTED	DESIGNED BY: JRS
DATE ISSUED: 2022-02-08	REVIEWED BY: EM
PROJECT JOB# 3544	FIELD BOOK# -
CADD# 3544-S&T-C900-Elevations	

Sheet No. C900B
