

Cranberry Court

CRANBERRY COURT PRELIMINARY LAND DEVELOPMENT PLAN

SITUATE IN:
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
CNC, LLC
OWNER: CHRIS CAMP
20660 ROUTE 19
CRANBERRY TOWNSHIP, PA 16066

DRAWING SCHEDULE

C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-201	DEMOLITION PLAN
C-300	PHASING PLAN
C-301	OVERALL SITE PLAN
C-303	CONCEPTUAL BUILDING PLAN
C-304	PEDESTRIAN ACCESS PLAN
C-305	PARKING PLAN
C-400	GRADING PLAN
C-401	ROAD PROFILES
C-500	STORM SEWER PLAN
C-501	STORM SEWER PROFILES
C-600	SANITARY SEWER PLAN
C-601	SANITARY SEWER PROFILES
C-700	UTILITY PLAN
C-701	WATERLINE PROFILES
C-800	GENERAL NOTES
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-804	DETAILS
C-805	DETAILS
C-900	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-901	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-902	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-1000	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1001	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C-1002	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C-1100	LANDSCAPE PLAN
C-1101	PHOTOMETRIC EXHIBIT
C-1102	PHOTOMETRIC DETAILS
C-1103	OPEN SPACE & RECREATION PLAN
C-1104	STREETSCAPE & ALLEY PLAN
C-1105	TRUCK TURN PLAN
1 OF 1	PLAN OF RECORDING

LOT CONSOLIDATION PLAN

SHEET 1 OF 1

ALTA SURVEY

SHEET 1 OF 2

SHEET 2 OF 2



NOTIFICATIONS AND/OR REQUIREMENTS FOR SITE:
1. Refer to Section 27-05A.021 relating to the landscape fencing and tick plans.
Justification: Due to the overhead transmission lines and associated easement, metal fencing is prohibited. To minimize obstructions within the easement, plans were not proposed along Route 19 and instead are proposed on both internal streets. To meet the requirements of the Streetscape Enhancement Overlay District, within the above restrictions, we have proposed a hedge row and street trees along Route 19.
2. Refer to Section 27-05A.022 relating to sidewalks on both sides of street.
Justification: We will provide one sidewalk on the northern side of the proposed entrance drive. The northern sidewalk will connect to the newly constructed crosswalk from left turn side of Progress Avenue across Route 19 with the installation of the new signalized intersection. This access will provide connection for pedestrians to Cranberry Court. Due to the proposed alignment there will not be a crosswalk on the southern side of the intersection and therefore we will not be providing a connection from the southern side of the entry drive.



ISSUED FOR PERMIT REVIEW



Prepared For:
CNC, LLC
20660 Route 19
Cranberry Township, PA 16066



DATE ISSUED: MAY 3, 2022

DATE	REVISIONS
1	ISSUED FOR PERMIT REVIEW
2	
3	
4	
5	
6	
7	
8	
9	
10	

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
CRANBERRY COURT

Drawing Name:
DAIRY QUEEN OF CRANBERRY

Project No:
161634

Drawing No:
C-100

TITLE SHEET

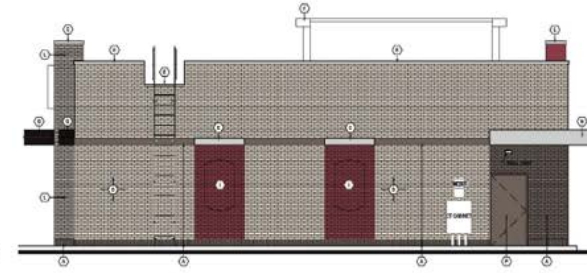




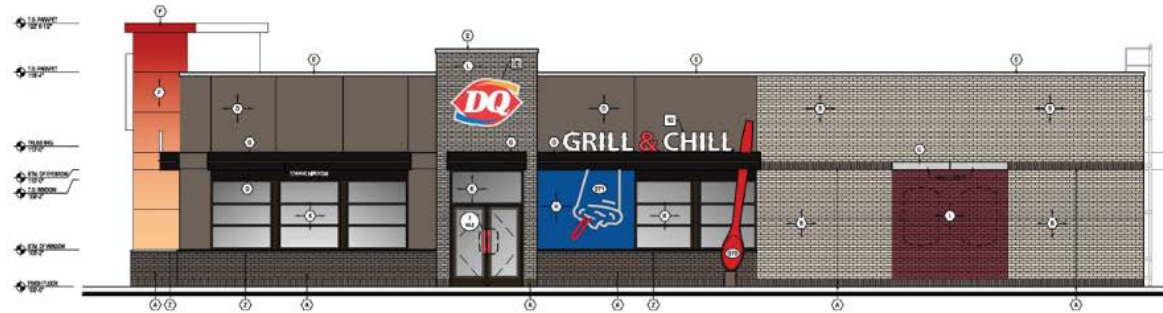
DAIRY QUEEN ARCH RENDERINGS



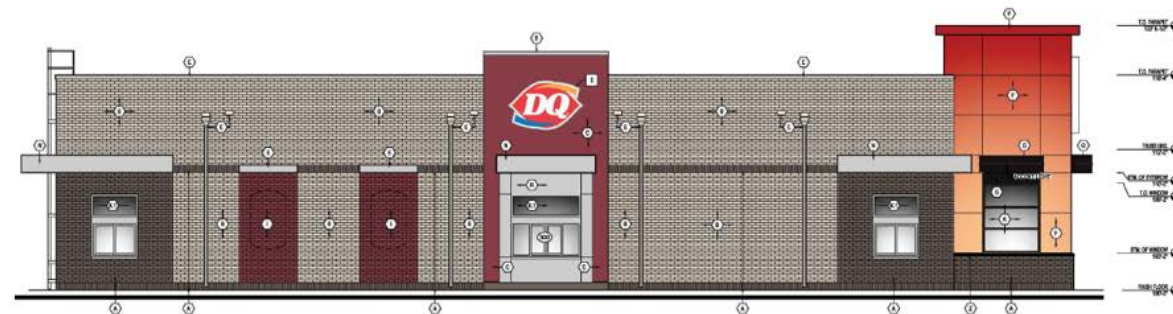
FRONT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



ENTRANCE ELEVATION
NOT TO SCALE



DRIVE-THRU ELEVATION
NOT TO SCALE

CRANBERRY COURT
PAC MEETING PRESENTATION
CRANBERRY TOWNSHIP | BUTLER COUNTY | PA

