

Cranberry Court, Phase 1A

CRANBERRY COURT PHASE 1A FINAL LAND DEVELOPMENT PLAN

SITUATE IN:
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

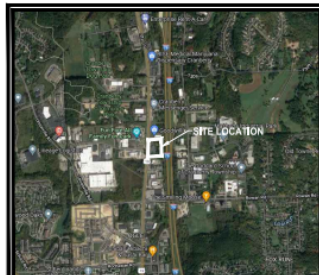
PREPARED FOR:
CNC, LLC
OWNER: CHRIS CAMP
20660 ROUTE 19
CRANBERRY TOWNSHIP, PA 16066

DRAWING SCHEDULE

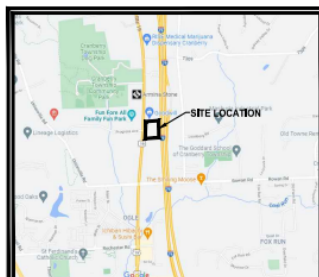
C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-201	OVERALL DEMO PLAN
C-300	PHASING PLAN
C-301	SITE PLAN
C-400	GRADING PLAN
C-401	ROAD PROFILES
C-500	STORM SEWER PLAN
C-501	STORM SEWER PROFILES
C-600	SANITARY SEWER PLAN
C-601	SANITARY SEWER PROFILES
C-700	UTILITY PLAN
C-701	WATERLINE PROFILES
C-800	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-1105	TRUCK TURN PLAN
1 OF 1	PLAN OF RECORDING



Site Location Map
Aerial Photography
Not to Scale
For Reference Only



Site Location Map
Aerial Photography
Not to Scale
For Reference Only



Site Location Map
Aerial Photography
Not to Scale
For Reference Only

Work to be done - minimum requirements from plan:
1. Refer to Section 21-020.01 regarding the landscape fencing and brick piers.
Justification: Due to the overhead transmission lines and associated easement, metal fencing is prohibited. To minimize aesthetics within the easement, plans were not proposed along Route 19 and instead are proposed on both interior streets. To meet the requirements of the Landscape Enhancement Overlay District, within the above restrictions, we have proposed a bridge over and other trees along Route 19.
2. Refer to Section 21-020.02 regarding 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 the north 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

PVE
Civil Engineering & Land Development • Erosion Design
Land Planning • Professional Services • Environmental
Prepared For:
CNC, LLC
20660 Route 19
Cranberry Township, PA 16066

811
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DATE ISSUED	JUNE 7, 2022	
PLAN REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Situate In:
Cranberry Township, Butler County, Pennsylvania

Project Name:
**CRANBERRY COURT
PHASE 1A**

Drawing Name:
TITLE SHEET

Project No:
161634

Drawing No:
C-100

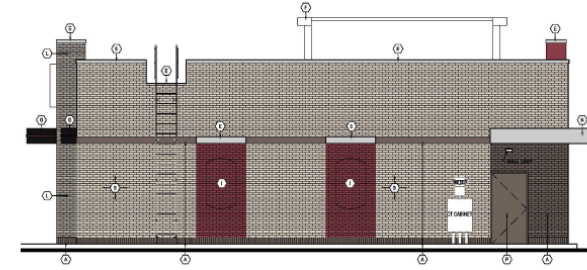




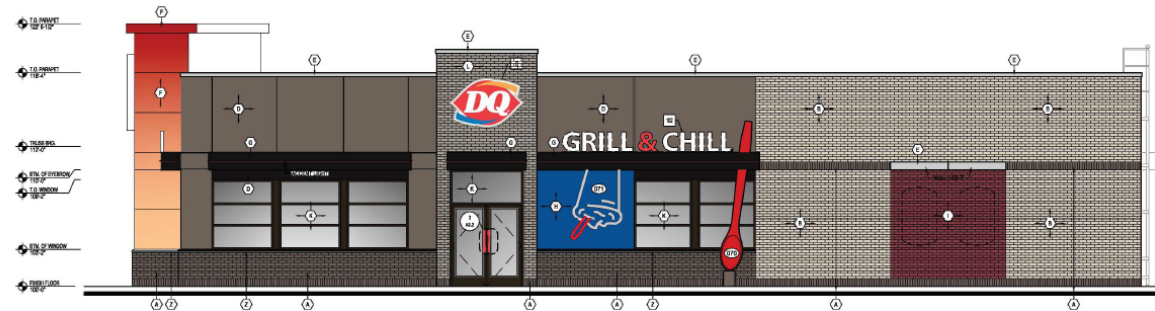
DAIRY QUEEN ARCH RENDERINGS



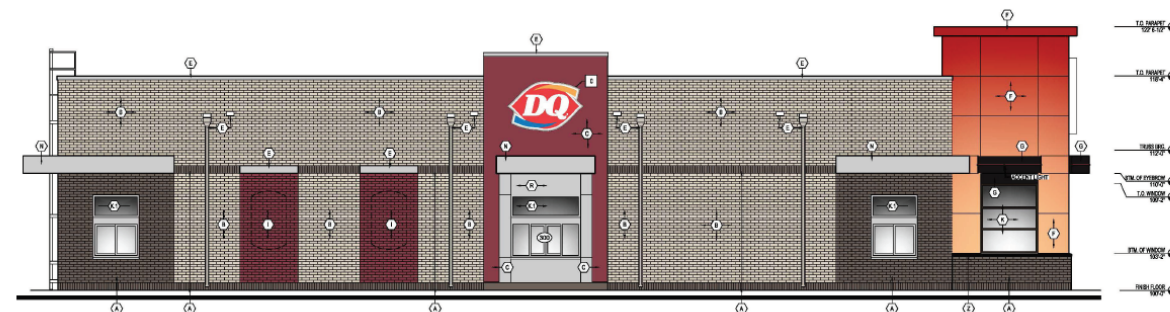
FRONT ELEVATION
NOT TO SCALE



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

