

Laurel Pointe – Revised Tentative PRD and Revised Phase 2 PRD

LAUREL POINTE TENTATIVE RESIDENTIAL LAND DEVELOPMENT PLAN

SITUATE IN:
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
PIKEWOOD LAND PARTNERS, LLC
2543 WASHINGTON ROAD
PITTSBURGH, PA 15241



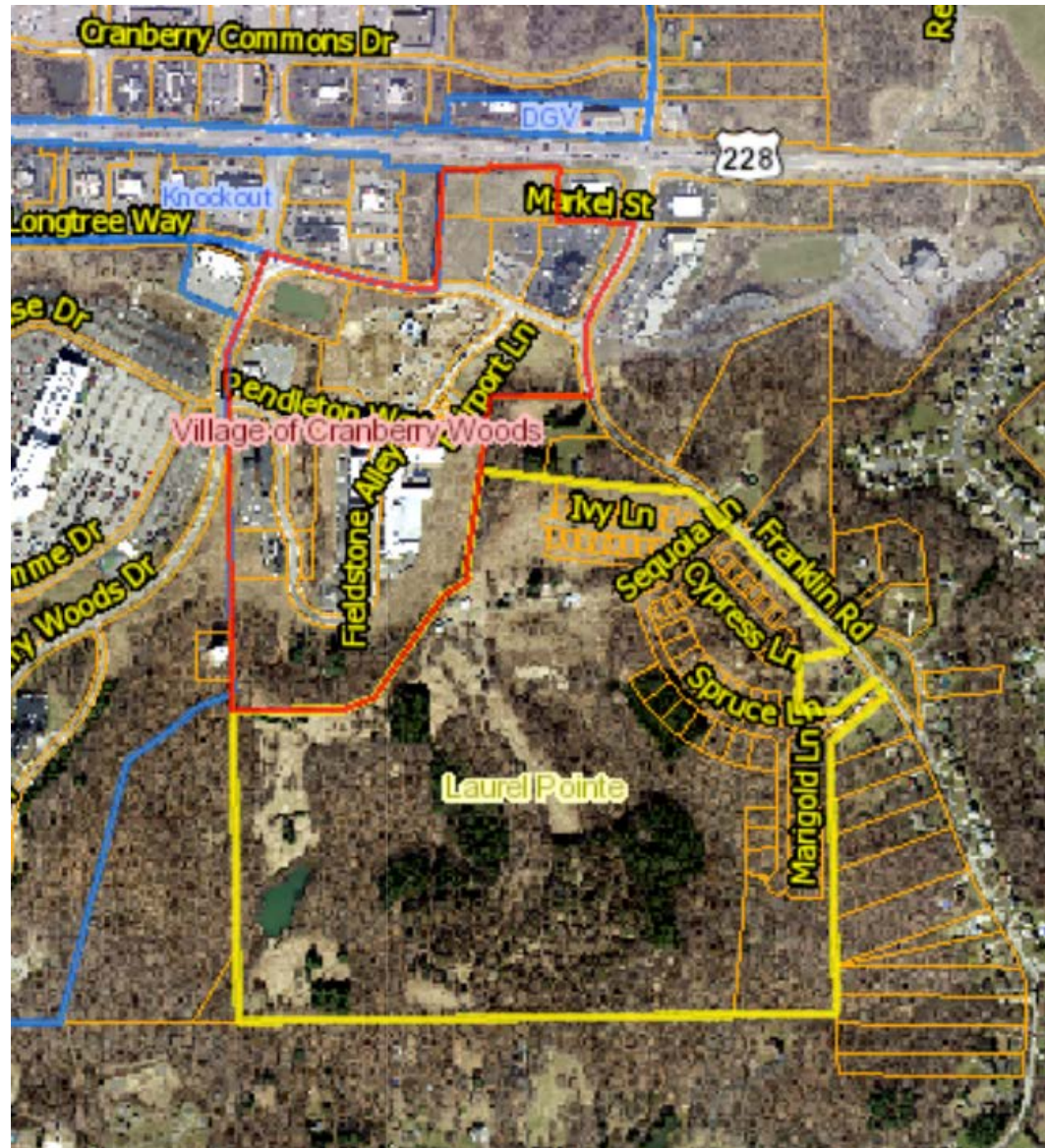
DRAWING SCHEDULE

C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-300	MASTER PLAN
C-301	SITE PLAN
C-302	SITE PLAN
C-303	SITE PLAN
C-304	SITE PLAN
C-305	SIGNAGE & PAVEMENT MARKING PLAN
C-306	SIGNAGE & PAVEMENT MARKING PLAN
C-307	SIGNAGE & PAVEMENT MARKING PLAN
C-400	GRADING PLAN
C-401	GRADING PLAN
C-402	GRADING PLAN
C-403	GRADING PLAN
C-404	GRADING PLAN
C-405	GRADING PLAN - PH 1
C-500	STORM SEWER PLAN
C-501	STORM SEWER PLAN
C-502	STORM SEWER PLAN
C-503	STORM SEWER PLAN
C-504	STORM SEWER PLAN
C-505	UTILITY PLAN
C-506	UTILITY PLAN
C-507	UTILITY PLAN
C-508	UTILITY PLAN
C-509	UTILITY PLAN
C-510	WATERLINE PLAN
C-511	WATERLINE PLAN
C-512	WATERLINE PLAN
C-513	WATERLINE PLAN
C-514	WATERLINE PLAN
C-600	ROAD PROFILES
C-601	STORM SEWER PROFILES
C-602	STORM SEWER PROFILES
C-603	STORM SEWER PROFILES
C-604	STORM SEWER PROFILES
C-605	STORM SEWER PROFILES
C-606	STORM SEWER PROFILES
C-607	SANITARY SEWER PROFILES
C-608	SANITARY SEWER PROFILES
C-609	SANITARY SEWER PROFILES
C-610	SANITARY SEWER PROFILES
C-611	SANITARY SEWER PROFILES
C-612	WATERLINE PROFILES
C-613	WATERLINE PROFILES
C-614	WATERLINE PROFILES
C-615	SANITARY FORCE MAIN PLAN/PROFILE
C-616	SANITARY FORCE MAIN PLAN/PROFILE
C-617	SANITARY FORCE MAIN PLAN/PROFILE
C-700	GENERAL NOTES

C-701	SITE DETAILS
C-702	SITE DETAILS
C-703	SITE DETAILS
C-704	PUMP STATION PLAN
C-705	PUMP STATION SECTION
C-800	LANDSCAPE PLAN
C-801	PARKS
C-802	LANDSCAPE DETAILS
C-803	TRUCK TURN PLAN
C-900	SOIL EROSION & SEDIMENTATION CONTROL OVERALL PLAN
C-901	PHASE I SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-902	PHASE I SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-903	PHASE I SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-904	PHASE I SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-905	PHASE I SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-906	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-907	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-908	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-909	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-910	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-911	PHASE II SOIL EROSION & SEDIMENTATION CONTROL PLAN
C-912	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-913	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-914	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-915	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-1000	PLAN OF RECORDING - PH 2
C-1008	PLAN OF RECORDING - PH 2
C-1009	PLAN OF RECORDING - PH 2
C-1010	PLAN OF RECORDING - PH 2
C-1011	PLAN OF RECORDING - PH 2
C-1012	PLAN OF RECORDING - PH 2
C-1013	PLAN OF RECORDING - PH 2
C-1014	PLAN OF RECORDING - PH 3
C-1015	PLAN OF RECORDING - PH 3
C-1016	PLAN OF RECORDING - PH 3
C-1017	PLAN OF RECORDING - PH 3
C-1018	PLAN OF RECORDING - PH 3
C-1100	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1101	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1102	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1103	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1104	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1105	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1106	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

CONCEPT WIDENING PLAN SHEET

PVE Civil Engineering & Land Development • Planning Design Land Planning • Landscape Architecture • Environment		
Prepared For: PikeWood Land Partners, LLC 2543 Washington Road Pittsburgh, PA 15241		
Know what's below. Call before you dig. 811 PDSB 888, N.Y.		
DATE ISSUED:	OCTOBER 3, 2017	
PLAN REVISIONS		
NO.	DATE	DESCRIPTION
1	10/03/17	ISSUED FOR PERMIT
2	10/03/17	ISSUED FOR PERMIT
3	10/03/17	ISSUED FOR PERMIT
4	10/03/17	ISSUED FOR PERMIT
5	10/03/17	ISSUED FOR PERMIT
6	10/03/17	ISSUED FOR PERMIT
7	10/03/17	ISSUED FOR PERMIT
8	10/03/17	ISSUED FOR PERMIT
9	10/03/17	ISSUED FOR PERMIT
10	10/03/17	ISSUED FOR PERMIT
Scale: 1" = 40' (Horizontal) 1" = 10' (Vertical)		
Sheet No.: 161175		
Project Name: LAUREL POINTE		
Drawing Name: TITLE SHEET		
Project No:	161175	Drawing No: C-100



TOTAL SITE AREA
122 Acres

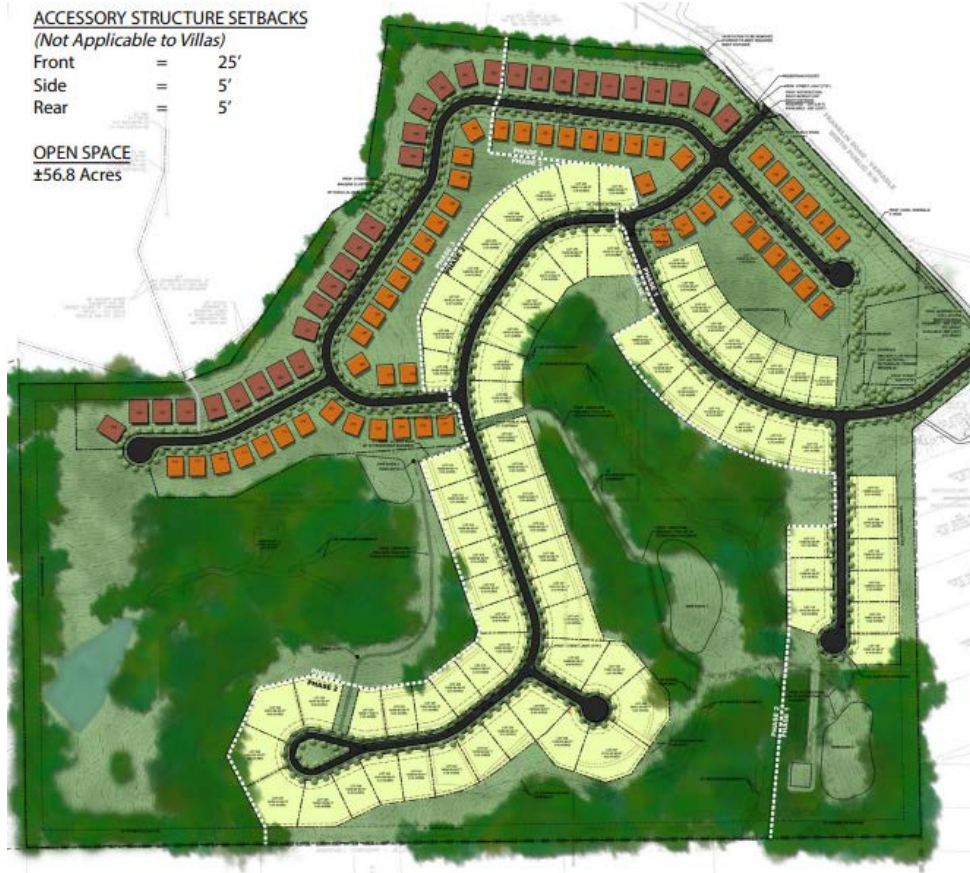
DENSITY
Villa (50') = 53 Lots
Villa (55') = 31 Lots
Single Family = 25 Lots
Estate Lots = 52 Lots

PRINCIPAL STRUCTURE SETBACKS
(Not Applicable to Villas)
Front = 25'
Side = 5'
Rear = 10'

ACCESSORY STRUCTURE SETBACKS
(Not Applicable to Villas)
Front = 25'
Side = 5'
Rear = 5'

OPEN SPACE
±56.8 Acres

Proposed Phase 2 changes



TOTAL SITE AREA
122 Acres

DENSITY
Villa (50') = 76 Lots
Villa (55') = 31 Lots
Single Family = 9 Lots
Estate Lots = 52 Lots

PRINCIPAL STRUCTURE SETBACKS
(Not Applicable to Villas)
Front = 25'
Side = 5'
Rear = 10'

ACCESSORY STRUCTURE SETBACKS
(Not Applicable to Villas)
Front = 25'
Side = 5'
Rear = 5'

OPEN SPACE
±56.8 Acres

Previously approved 3/30/22

