

# Ridge at Pinebrook Final PRD – PRD-24-4



# THE RIDGE AT PINEBROOK

## FINAL PRD PLAN



**SITUATE IN:**  
CRANBERRY TOWNSHIP  
BUTLER COUNTY  
PENNSYLVANIA

**PREPARED FOR:**  
PINEBROOK RIDGE LLC  
P.O. BOX 97  
MARS, PA 16046

### DRAWING SCHEDULE

C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-300	OVERALL SITE PLAN
C-301	SITE PLAN
C-400	OVERALL GRADING PLAN
C-401	GRADING PLAN
C-402	ROAD PROFILES
C-500	OVERALL STORM SEWER PLAN
C-501	STORM SEWER PLAN
C-502	STORM SEWER PROFILES
C-503	STORM SEWER PROFILES
C-504	STORM SEWER PROFILES
C-600	OVERALL SANITARY SEWER PLAN
C-601	SANITARY SEWER PLAN
C-602	SANITARY SEWER PROFILES
C-603	SANITARY SEWER PROFILES
C-700	OVERALL UTILITY PLAN
C-701	UTILITY PLAN
C-702	WATER PROFILES
C-703	WATER PROFILES
C-800	GENERAL NOTES
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-900	SOIL EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1
C-901	SOIL EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2
C-902	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-903	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-904	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-905	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
C-906	LIMITS OF CLEARING PLAN
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-1200	SUBDIVISION PLAN
C-1201	SUBDIVISION PLAN

**NOT FOR CONSTRUCTION**

ISSUED FOR PERMIT REVIEW

Prepared For:  
Pinebrook Ridge LLC  
P.O. Box 97  
Mars, PA 16046

DATE ISSUED: JANUARY 30, 2024

PLANS REVISIONS	

Site In: Cranberry Township, Butler County, PA  
Project Name: THE RIDGE AT PINEBROOK  
Drawing Name: TITLE SHEET  
Project No: 20230066 Drawing No: C-100



**Drawing Notes:**

- 1. THE AREA SHOWN IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.

**Lot Work Legend:**

TO BE BUILT:

NOT TO BE BUILT:

**Site Data Table:**

GENERAL INFORMATION	
PROJECT AREA:	32 LOTS
DEVELOPER:	12.5 ACRES ± (31 LOTS)
PROPOSED DENSITY:	12.5 LOTS/ACRE ± (31 LOTS)
ALLOWED USE:	RESIDENTIAL SINGLE-FAMILY
DEVELOPER:	NA
PROPOSED DEVELOPER:	NA
DEVELOPER CONTACT:	NA
PROPOSED DEVELOPER CONTACT:	NA
PROPOSED DEVELOPER PHONE:	NA
PROPOSED DEVELOPER EMAIL:	NA
PROPOSED DEVELOPER ADDRESS:	NA
PROPOSED DEVELOPER CITY:	NA
PROPOSED DEVELOPER STATE:	NA
PROPOSED DEVELOPER ZIP:	NA

**Site Data Table:**

GENERAL INFORMATION	
PROPOSED DEVELOPER:	NA
PROPOSED DEVELOPER CONTACT:	NA
PROPOSED DEVELOPER PHONE:	NA
PROPOSED DEVELOPER EMAIL:	NA
PROPOSED DEVELOPER ADDRESS:	NA
PROPOSED DEVELOPER CITY:	NA
PROPOSED DEVELOPER STATE:	NA
PROPOSED DEVELOPER ZIP:	NA

**Scale:** 1" = 20'

**North Arrow:**

**NOT FOR CONSTRUCTION**

**ISSUED FOR PERMIT REVIEW**

**PVE**  
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Prepared For:  
**Pinebrook Ridge LLC**  
P.O. Box 97  
Mars, PA 15646

**DATE ISSUED:** JANUARY 26, 2024

**Project Name:** THE RIDGE AT PINEBROOK

**Drawing Name:** OVERALL SITE PLAN

**Project No:** 20230066 **Drawing No:** C-300