

EXHIBIT 'A'

General Manual of Written and Graphic Design Guidelines

Streetscape Enhancement Overlay District

Cranberry Township - Butler County, PA



MARCH 21, 2014

Guiding Principles for Cranberry Township: Streetscape Enhancement Overlay (SEO) District

Cranberry Township - Butler County, PA

Cranberry's Streetscape Enhancement Overlay (SEO) District establishes planning, design and development standards with the goal of creating functional, attractive, and safe Streetscapes along the vehicular and pedestrian corridors of the Township. These standards are summarized through the following Guiding Principles:



1. Clear Guidelines:

All planning, design, construction and maintenance within the Streetscape Enhancement Overlay (SEO) District shall be in accordance with §27-324, and Exhibit 'A', the General Manual of Written and Graphic Design Guidelines for the Streetscape Enhancement Overlay District.



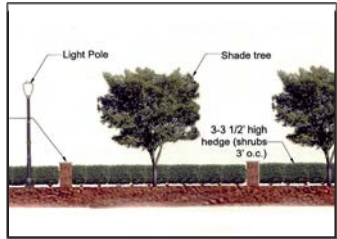
2. Defined Spaces:

Combine a variety of "outdoor room" elements to form the Streetscape: building facades, trees and shrubs, decorative pavers, benches, civic art, waste receptacles, human-scaled street lights, fountains, and the like.



3. Pedestrian Accessibility:

Provide and maintain a network system of sidewalks, crosswalks, pathways and trails, to strengthen the pedestrian-oriented environment. Sidewalks along the street shall have direct connections to buildings. When the building is not at the Street Wall, an opening between Street Wall elements shall accommodate the sidewalk connections.



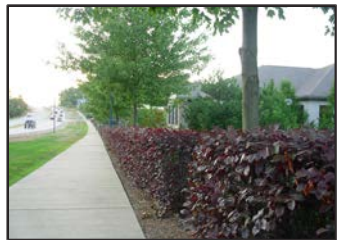
4. Combination of Street Edge Elements:

Place buildings at a Street Wall line to position them in alignment and help form the Streetscape. When buildings do not form the Street Wall, the Street Edge shall be defined by a combination of elements including street trees, hedges, fences, low walls, regularly spaced brick or stone piers, and human-scaled street lights.



5. Unobtrusive Off-Street Parking:

Provide off-street parking to the side or rear of buildings. When parking is located between a building and the street, the Street Wall elements shall be designed and maintained to define the Streetscape and screen and buffer vehicles from pedestrians. Screen or buffer off-street parking lots with a low street wall, fencing, and landscaping.



6. Landscaping Features:

Select trees, shrubs and perennials for visual appeal, climate-hardiness, and appropriateness for the specific conditions of the chosen location. Plants shall be pruned to maintain visibility and clearance along the streetscape for motorists, bicyclists, and pedestrians.



7. Public Gathering Places:

Provide "pedestrian pockets" as gathering places as part of the greening of the SEO District. Integrate visible opportunities for pedestrians to rest and relax along the Streetscape. Plazas at corners create a Gateway feature opportunity.



8. Walls:

Construct attractive brick walls and piers as a component of the Street Wall, in order to provide additional privacy or screening and a backdrop for attractive landscaping. Walls may accommodate wiring for lights on top of piers.



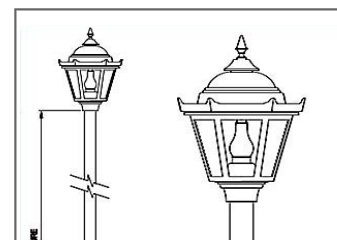
9. Public Signage:

Provide and maintain attractive signage to guide motorists and pedestrians to civic amenities, and to provide up-to-date news regarding community events.



10. Clear Transitions:

Utilize contrasting colors and surface textures at critical transitions such as street and driveway crossings to promote a safe environment for pedestrians and motorists.



11. Lighting:

Install and maintain human-scaled light fixtures and poles to provide a safe, secure, and attractive Streetscape. Lights shall emit minimal glare and sky-glow.



12. Green Infrastructure:

Integrate natural stormwater management systems such as rain gardens and vegetated swales into the Streetscape in selected areas, in order to minimize runoff, filter pollutants, and add visual appeal. Maintain these systems for optimal performance.



13. Sound Construction:

Provide and maintain durable Streetscape amenities. Anchor lights, waste receptacles, benches, signage, etc. with stable footings to promote safety and long-term use.

General Manual of Written and Graphic Design Guidelines
for the Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA

Outline of Contents:

1. Overall Goals
2. Accessory Structures
3. Benches
4. Bicycle Lanes
5. Bicycle Racks
6. Crosswalks
7. Off-Street Parking Lots
8. Pedestrian Pockets & Plazas
9. Pergolas, Pavilions, & Gazebos
10. Sidewalks & Street Edge Strips
11. Signage
12. Bus Shelters
13. Street Lights
14. Street Trees and Other Landscaping
15. Streetscape, Street Walls, & Street Edges
16. Traffic Signals & Signs
17. Waste Receptacles

Overall Goals

Streetscape Enhancement Overlay District Cranberry Township - Butler County, PA



Green Street Wall: Route 19, Cranberry Township



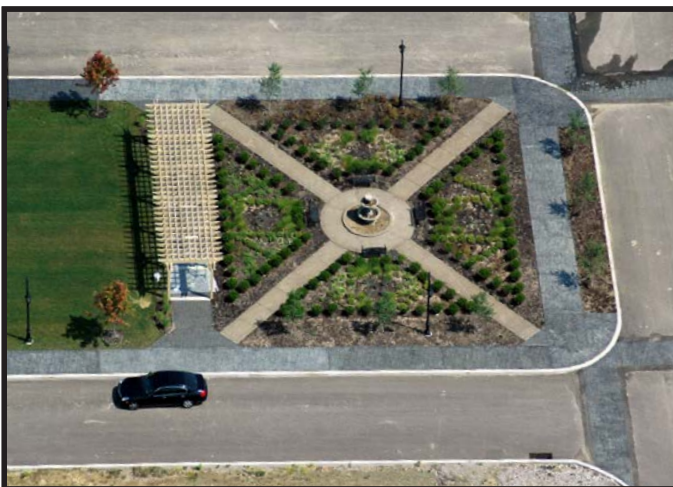
Street Wall: Rochester Road, Cranberry Township

Legislative Intent:

1.1 The overall goals of this Manual are intended to improve pedestrian access and build more attractive and functional Streetscapes in Cranberry Township.

Design Guidelines:

- 1.2 This Manual shall be utilized to plan, design, construct and maintain buildings, structures, landscapes and hardscapes as an overall Streetscape.
- 1.3 The Streetscapes as shown in this Manual shall be emulated.



Civic Green, Georgetown Square Neighborhood, Cranberry Township



Ground Sign, Georgetown Square Neighborhood, Cranberry Township

Accessory Structures

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Gazebo, Village of Cranberry Woods, Cranberry Township



Kiosk, State College, PA

Legislative Intent:

- 2.1 Dumpster enclosures and enclosures for HVAC Units, Utility Boxes, and the like, are intended to be architecturally compatible with the buildings on a site.
- 2.2 Kiosks are intended to provide opportunities to “advertise” civic events.
- 2.3 Accessory structures are intended to be built and maintained to be architecturally compatible with the Streetscape.

Design Guidelines:

- 2.4 Accessory structures shall have architectural features similar to the overall neighborhood character.
- 2.5 Enclosed dumpster areas shall be provided with convenient vehicular and pedestrian accessibility.
- 2.6 Enclosed dumpster areas, and enclosures for other utilities, shall be maintained and screened by decorative walls and fences.
- 2.7 Kiosks may be provided in retail areas in the Streetscape Enhancement Overlay District.
- 2.8 Common mail areas shall be within a structure similar to the one shown below.



Attractively Enclosed Dumpster Area, Easton Town Center, Columbus, OH



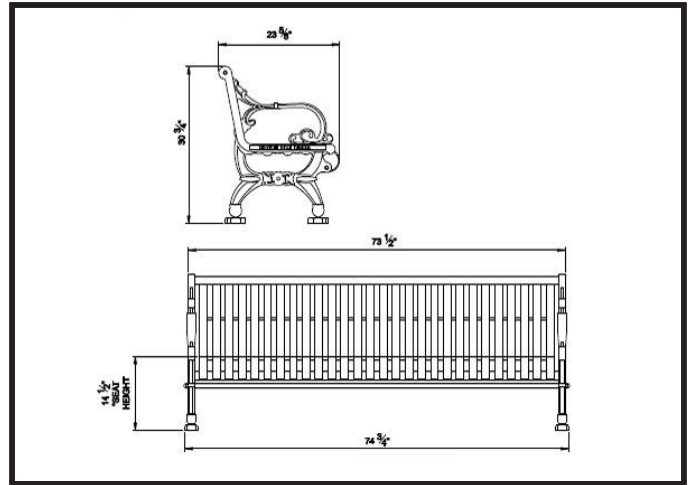
Commons Mail Area, Evans Court, West Chester, PA

Benches

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Cranberry Bench, Oak Tree Place, Cranberry Township



Typical Bench model

Legislative Intent:

- 3.1 Benches are intended to provide a needed street furnishing for rest and relaxation.
- 3.2 Benches are intended to help create a more pedestrian friendly Streetscape.

Design Standards:

- 3.3 Install and maintain one (1) bench along the sidewalk for every 300 feet of street frontage, at each street corner, and at pedestrian pockets and plazas, one (1) per every 300 square feet.
- 3.4 Install the typical Bench model pictured on this page or an approved alternative.
- 3.5 Benches shall be the Keyshield Standard Palette Color RAL 3005 (Wine Red/Burgundy), as shown on page 13.2.



Bench in Pedestrian Pocket, Route 19 and Victory Drive, Cranberry Township



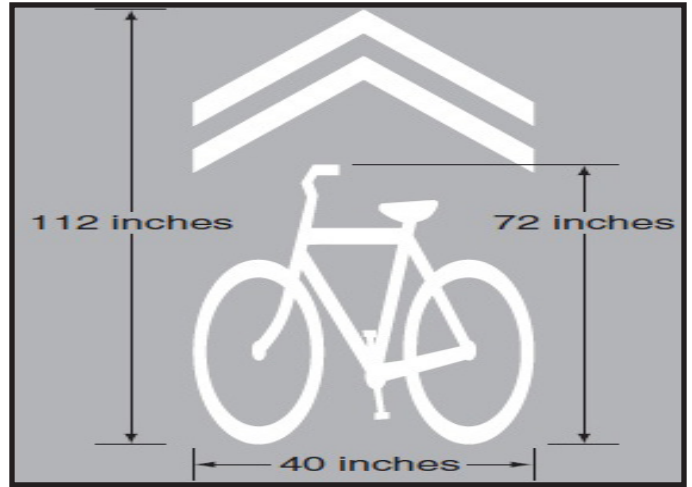
Cranberry Bench: Chatham Commons, Cranberry Township

Bicycle Lanes

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Bicycle Lane Along Collector Road



Typical Shared Lane Marking or “Sharrow”

Legislative Intent:

- 4.1 Bicycle Lanes are intended to provide safe and accessible travel routes for cyclists along Collector Roads.
- 4.2 Bicycle Lanes are intended to keep bicycle traffic off the sidewalk, and to enhance safety for both cyclists and pedestrians.
- 4.3 Implement the Township’s ‘Bike and Pedestrian Connections Plan’.

Design Guidelines:

- 4.4 Create parallel bike routes or on lanes whenever feasible to enhance safety for bicyclists.
- 4.5 Utilize Streetprint, other color-coded pavement, and 8-inch wide white stripes to mark and to better signify bicycle lanes in accordance with the Cranberry Township Public and Private Improvements Code (PPIC).
- 4.6 Bike lanes along a street with no on-street parking shall be at least five (5) feet wide.
- 4.7 Where bicycle lanes are impractical, ‘Share the Road’ signs and Shared Lane Markings, consistent with the PPIC, may be utilized on roads with speeds of 35 MPH or less.



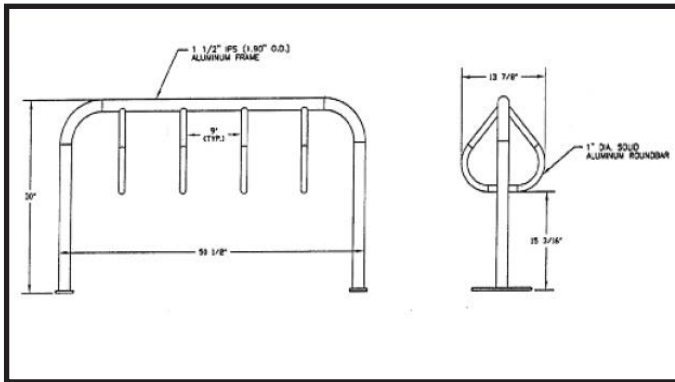
Grass Strip Separates Bike Path from Roadway



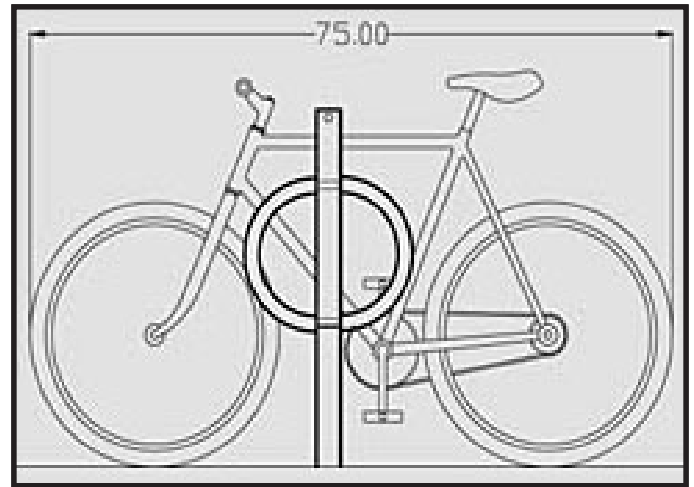
Multi-Use Path

Bicycle Racks

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Typical Bike Rack



Seventy-five inch Preferred Bicycle Rack Depth

Legislative Intent:

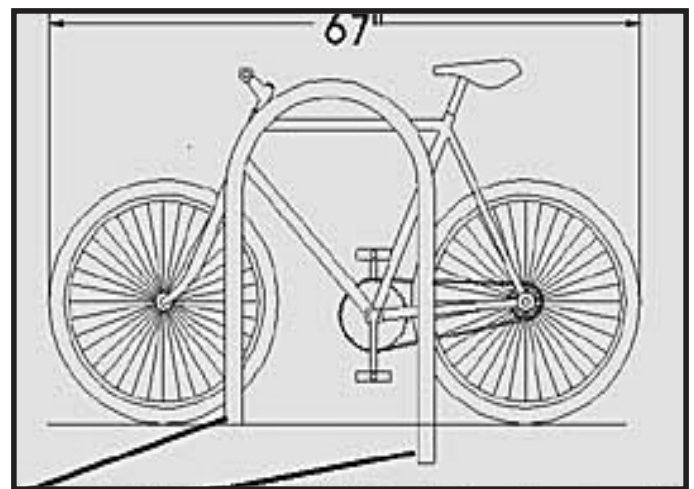
- 5.1 Bicycle racks provide an effective opportunity for bicycle security.
- 5.2 Bicycle racks are intended to send a message: "Bikes are Welcome Here."
- 5.3 Implement the Township's 'Bike and Pedestrian Connections Plan'.

Design Standards:

- 5.4 Install and maintain bicycle racks for all buildings where the GLA is 8,000 square feet, plus one (1) for every additional 8,000 square feet of GLA.
- 5.5 Install the Typical Bike Rack model pictured on this page or an approved alternative.
- 5.6 Bicycle racks shall be painted RAL 3005 (Wine Red/Burgundy).
- 5.7 Bicycle racks shall be installed and maintained in a concrete footing as close to a building entrance as possible.



Typical Bicycle Rack, BelleVue Commons, Cranberry Township



Sixty-Seven inch Minimum Bicycle Rack Depth

Crosswalks

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Crosswalk, North Boundary Road, Cranberry Township



Crosswalk, Stamped Concrete

Legislative Intent:

- 6.1 Crosswalks are intended to continue the sidewalk system in Cranberry Township.
- 6.2 Crosswalks in driveway throats are also intended to continue the sidewalk system in Cranberry Township.

Design Guidelines:

- 6.3 Crosswalks in a red clay brick color shall be stamped concrete.
- 6.4 Crosswalks shall be at least 6'-0" in width, or as wide as the sidewalks to which they connect.
- 6.5 Crosswalks shall be striped with a 6-inch wide painted white stripe on both sides except for Crosswalks across Arterial roads, Collector roads, and roads in commercial and multi-family areas in which case a 6-inch wide concrete stripe with white paint shall be provided on both sides.
- 6.6 Enhanced markings may be installed and shall be in conformance with PennDOT specifications.



Crosswalk, Oak Tree Place, Cranberry Township



Crosswalk in Driveway Throat, ESB Bank, Cranberry Township

Off-Street Parking Lots

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Street Wall Effectively Buffers Off-Street Parking, BelleVue Commons, Cranberry Township



Street Wall, Car Sense, Route 19, Cranberry Township

Legislative Intent:

7.1 Low Brick and other masonry walls shall be installed and maintained to screen Off-Street Parking Lots.

Design Guidelines:

7.2 Solid Masonry Walls or brick piers and black steel, wrought iron or comparable metal fencing and low shrubs shall be provided. See pages 15 through 15.9 for more details.



Street Wall with Brick Piers, Black Fence, and Shrubs, Chatham Commons, Cranberry Township



Brick Piers and Hedge, Palmetto Bluff TND, Bluffton, SC

Pedestrian Pockets & Plazas

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Bench and Landscaped Area, Wayne, PA



Sitting Area, Park Place, Cranberry Township

Legislative Intent:

- 8.1 Pedestrian Pockets & Plazas are intended to provide viable opportunities to celebrate the public realm.
- 8.2 Pedestrian Pockets & Plazas are intended to enhance the appearance and pedestrian function of the Streetscape Overlay District.
- 8.3 Pedestrian Pockets of a larger variety are intended to be Plazas.

Design Guidelines:

- 8.4 Install and maintain benches, sitting walls, shade trees, plantings, and lighting in Pedestrian Pockets & Plazas to enhance attractiveness and safety.
- 8.5 Incorporate Pedestrian Pocket & Plaza designs such as those shown on pages 8.1 to 8.4.

continued on pages 8.1 to 8.4



Georgetown Square Neighborhood, Cranberry Township



Benches in Pedestrian Pocket, ESB Bank, Cranberry Township

Pedestrian Pockets & Plazas

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Plaza, The Streets of Cranberry



Plaza, Aerial View, The Streets of Cranberry

Design Guidelines:

8.6 Provide opportunities for sitting to the maximum extent possible.

Design Guidelines:

- 8.7 Maintain Pedestrian Pockets & Plazas to provide year-round attractiveness.
- 8.8 Size Plazas to be in the range of 1,000 to 3,000 square feet.
- 8.9 Size Pedestrian Pockets to be in the range of 300 to 1,000 square feet.
- 8.10 Private Outdoor Dining Areas adjacent to sidewalks along streets and internal streets, meeting the aforementioned minimum square footage requirements may be counted as a required Pedestrian Pocket or Plaza.



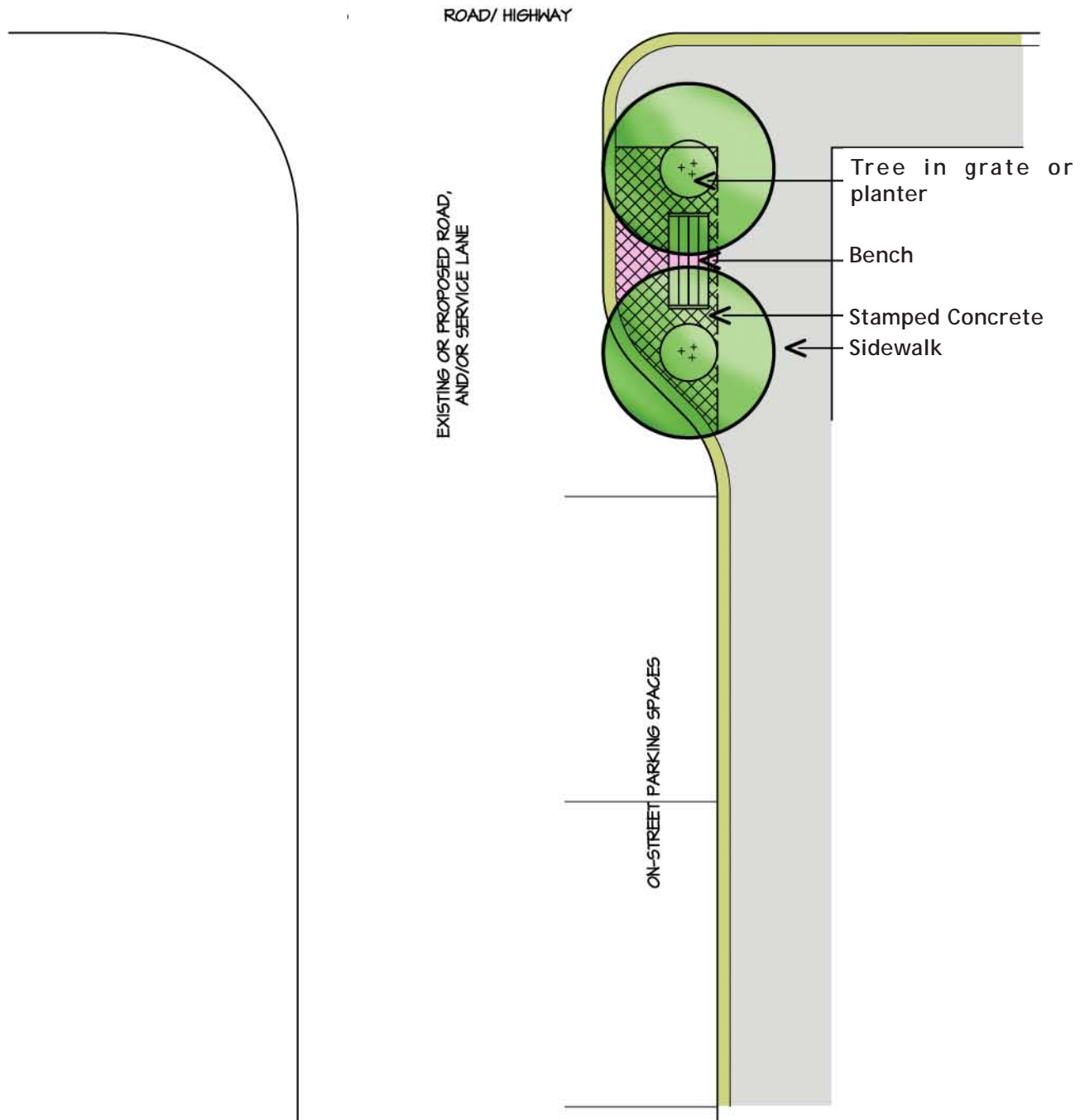
Pedestrian Pocket, Route 19 and Victory Drive, Cranberry Township



Outdoor Dining Area, The Streets of Cranberry

Pedestrian Pockets & Plazas

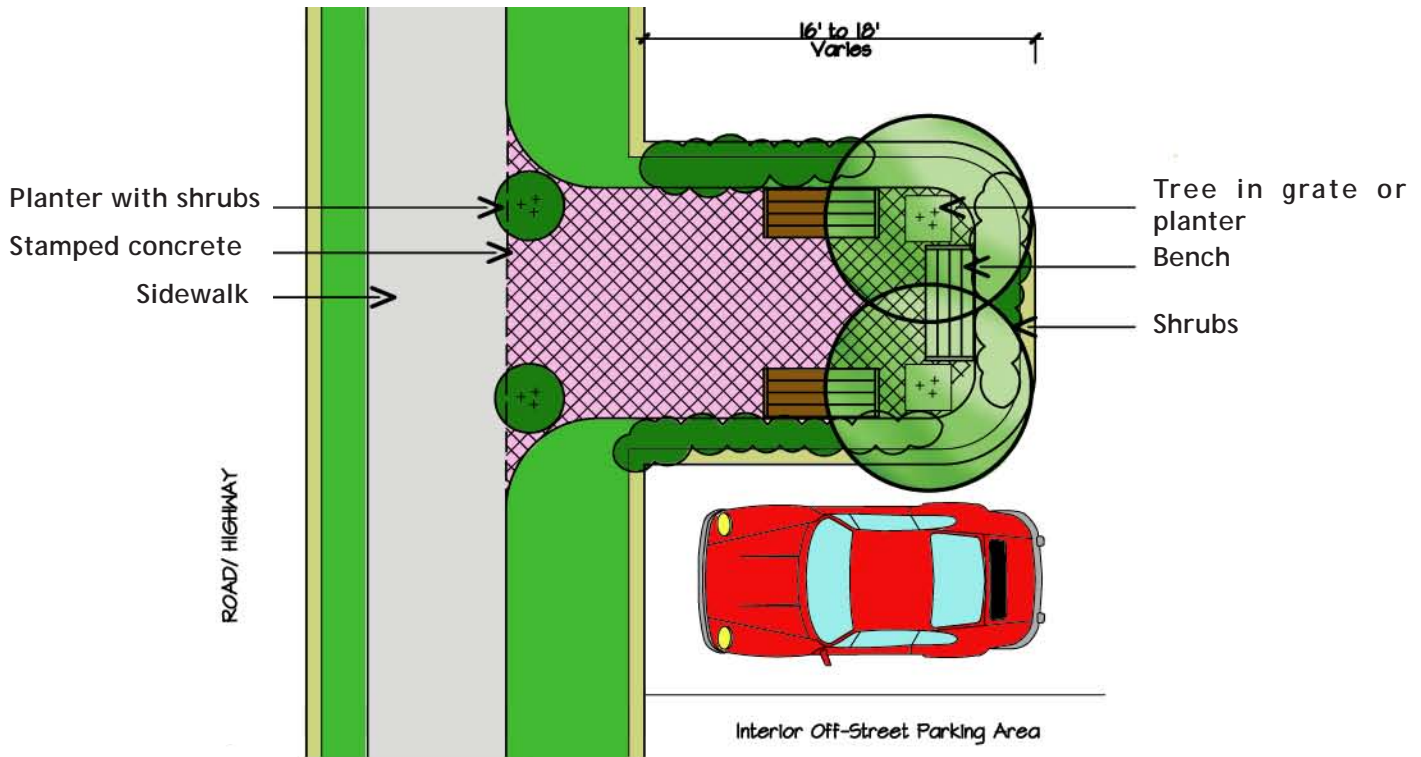
Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



“Pedestrian Pocket” Along Curb Bulbout
at Road or Service Lane That Intersects with
Streetscape

Pedestrian Pockets & Plazas

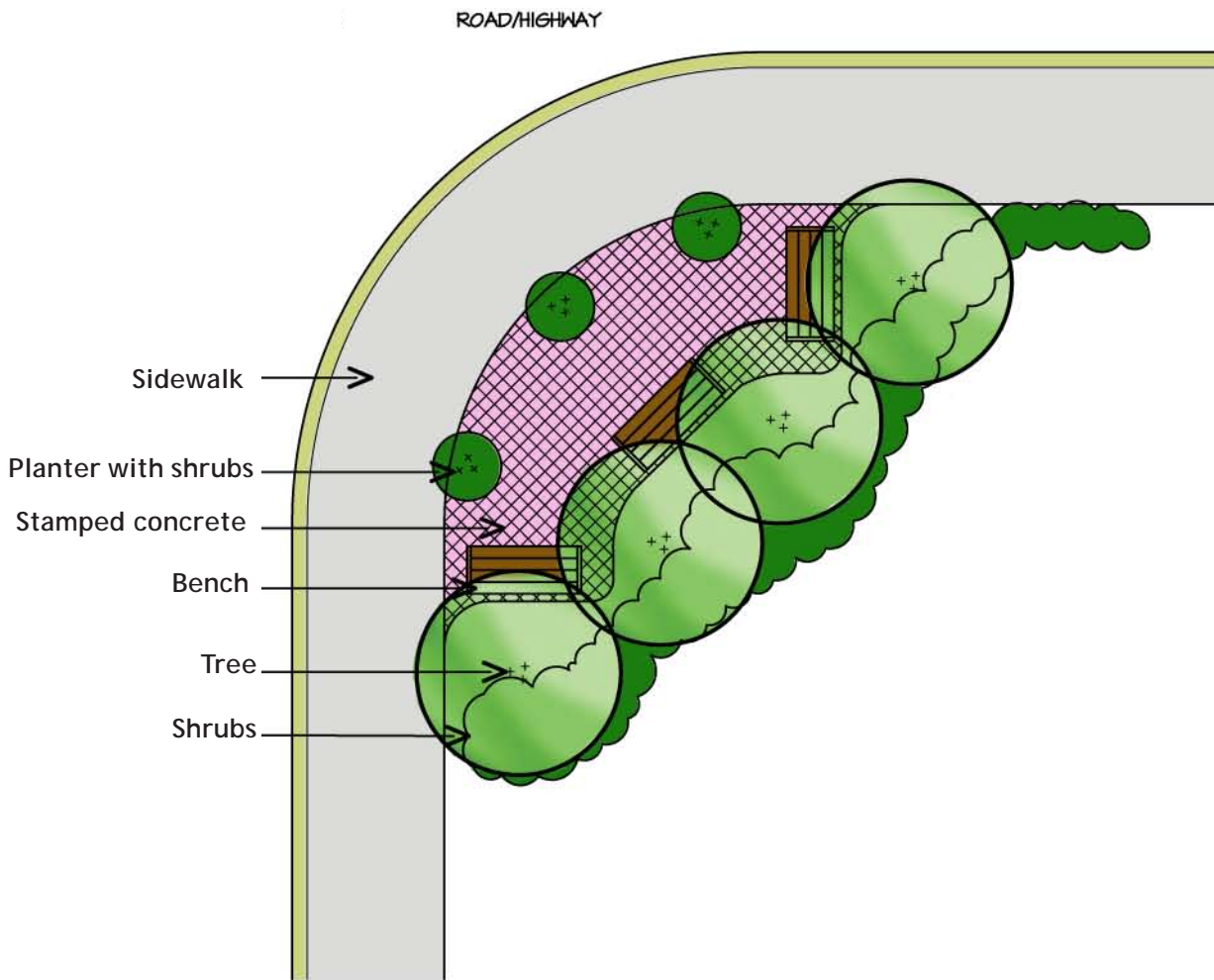
Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



“Pedestrian Pocket” Along Streetscape Frontage
as an Extension of the Sidewalk Area

Pedestrian Pockets & Plazas

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



“Pedestrian Pocket” At Street Corner

Pergolas, Pavilions & Gazebos

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Pergola at Georgetown Square Neighborhood, Cranberry Township



Pavilion at Park Place Neighborhood, Cranberry Township

Legislative Intent:

9.1 Pergolas, Pavilions and Gazebos are intended to provide a “canopy” element to help enclose and add pedestrian scale to a public space.

Design Guidelines:

9.2 Pergolas, Pavilions and Gazebos shall be provided as attractive “vertical infrastructure” of the Streetscape.

9.3 Pergolas, Pavilions and Gazebos shall be utilized as structures for a terminated vista.



Gazebo at Cranberry Township Municipal Center



Pavilion as Terminated Vista: Sunnyside at Frick Park, Pittsburgh, PA

Sidewalks & Street Edge Strips

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Concrete Sidewalk with Grass Strip, BelleVue Park, Cranberry Township



Sidewalk & Street Edge Strip at Georgetown Square, Cranberry Township

Legislative Intent:

- 10.1 Sidewalks are intended to provide opportunities for pedestrian circulation.
- 10.2 Sidewalks are intended to add a pedestrian-friendly feature to the Streetscape.
- 10.3 Street Edge Strips are intended to be a transition element between the sidewalk and the curb.

Design Guidelines:

- 10.4 Sidewalks shall be in accordance with the Cranberry Township Public and Private Improvements Code (PPIC) and the following standards.
- 10.5 Sidewalks shall be installed and maintained to be accessible and safe along both sides of all streets.
- 10.6 Sidewalks shall be installed and maintained to connect to buildings.
- 10.7 Sidewalks shall be separated from curbs with a grass strip in accordance with the Cranberry Township PPIC.



Sidewalk with Brick "Apron" at Main Street at Exton, Exton, PA



Grass Strip, Street Tree & Sidewalk, BelleVue Park, Cranberry Township

Signage

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Ground Sign, Cranberry Woods, Cranberry Township



Ground Sign/ Street Wall Sign, Georgetown Square Neighborhood, Cranberry Township

Legislative Intent:

11.1 Signage is intended to be used as a means of identification and communication as well as provide orientation and a sense of place.

Design Guidelines:

- 11.2 A portion of the allowable sign area pursuant to the Township Sign Ordinance may be incorporated in the Street Wall design. All requirements of the Township Sign Ordinance shall be met.
- 11.3 Wayfinding signs shall be complementary in design to the character of the proposed buildings on the site.



Ground Sign, BelleVue Commons, Cranberry Township



Sign integrated into Street Wall, ESB Bank, Cranberry Township

Bus Shelters

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Bus Shelter, Best Practices Example, Crocker Park, Westlake, OH



Duo-Gard, Arlington, Virginia

Legislative Intent:

12.1 Bus shelters are intended to enhance the public transportation network of the Streetscape Enhancement Overlay District.

Design Guidelines:

- 12.2 Bus Shelters shall be installed by the developer on an as-needed basis at the discretion of the Township to accommodate current or future public transportation needs.
- 12.3 Bus Shelters shall be positioned to enable a pull-over area for buses.
- 12.4 Sidewalks shall be provided to connect shops and stores to Bus Shelters.
- 12.5 Bus Shelters shall be illuminated to add safety and convenience.
- 12.6 Bus shelters shall be maintained.



Bus shelter and Brick Plaza, Exton, PA



Bus Shelter, Springfield Township, PA

Bus Shelters

Streetscape Enhancement Overlay District

Cranberry Township - Butler County, PA

Design Guidelines

- 12.7 All Bus Shelters shall have a roof and shall be enclosed on three sides. The roof shall cover a horizontal area of no less than forty (40) square feet.
- 12.8 All Bus Shelters shall be erected on a durable, non-slip, all weather surface composed of either brick, stone, precast ornamental concrete pavers, or poured in place stamped concrete.
- 12.9 Seating which can accommodate at least four (4) adults shall be provided in each Bus Shelter.
- 12.10 The color of Bus Shelters shall be RAL 3005 (Wine Red/Burgundy).

Street Lights

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Street Light: Route 19 near Victory Drive, Cranberry Township



Street Lights: Rochester Road near Graham Park Drive, Cranberry Township

Legislative Intent:

- 13.1 Pedestrian-scaled street lights are intended to provide a safe and attractive complement to the Streetscape.
- 13.2 Street light posts may be equipped to support an attached vertical banner.

Design Guidelines:

- 13.3 Pedestrian-scaled street lights shall be installed and maintained along both sides of all streets.
- 13.4 Street lights shall be located to complement sidewalk and street tree features along the Streetscape.



Nightscape: Main Street at Exton, Exton, PA



Street Light at Park Place Neighborhood, Cranberry Township

Street Trees & Other Landscaping

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Street Trees, Freedom Village, Cranberry Township, PA



Street Trees: Cranberry Township

Legislative Intent:

- 14.1 Street trees are intended to provide shade and screening for pedestrians, aesthetic purposes, and add a graceful component to the Streetscape.
- 14.2 Shrubs, groundcovers, and perennials are intended to provide attractive layering and color along the Streetscape.
- 14.3 When placed in a regular opposite alignment along both sides of streets, the street trees are intended to form an Allee effect.

Design Guidelines:

- 14.4 Street Trees shall be installed and maintained along both sides of all streets.
- 14.5 Parking lots located in front of buildings shall be screened with substantial street trees, and with other landscaping.
- 14.6 Deep rooted, stress-tolerant, street tree species shall be utilized.

Continued on page: 14.1



Street Trees, BelleVue Park, Cranberry Township



Street Tree Allee, Penn State University, State College, PA

Street Trees & Other Landscaping

Streetscape Enhancement Overlay District

Cranberry Township - Butler County, PA

- 14.7 Street tree size and species shall be in accordance with the Cranberry Township Subdivision & Land Development Ordinance.
- 14.8 One (1) street tree shall be provided at an average interval of every thirty-five (35) linear feet of frontage along a street.
- 14.9 All street trees shall be subject to Township approval.
- 14.10 Hedges shall be composed of shrubs which are no less than thirty (30) inches in height when installed.
 - a. Shrubs planted to form hedges shall be spaced at an interval that they will form a continuous visual screen within four (4) years of the date when they are planted.
 - b. All hedges shall be subject to Township approval.

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Streetscape at Main Street at Exton, Exton, PA



Streetscape at Main Street at Exton, Exton, PA

Legislative Intent:

- 15.1 The Streetscape is intended to be formed by buildings located close to sidewalks.
- 15.2 The Streetscape is intended to be enhanced with such features as street trees, street lights, walls, fences, sidewalks, and like type amenities.
- 15.3 Whenever a building is not located within 25' of the road right of way, a continuous Street Wall shall be formed along the entire property frontage.

Design Guidelines:

- 15.4 A Streetscape with buildings and street wall located close to sidewalks shall be created along streets. A street edge framed by buildings is preferred.
- 15.5 Whenever buildings cannot form the Street Wall, a Street Wall solution similar to those shown on pages 15.1 to 15.9 shall be used.



Street Wall with Brick Piers, Black Fence, and Shrubs, at mid-block parking lot location, ESB Bank, Cranberry Township



Solid Low Brick Street Wall, BelleVue Commons, Cranberry Township

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Street Wall at Street Intersection, BelleVue Park, Cranberry Township



Street Wall Screening Parking Area

Design Guidelines:

15.6 Street Edges shall have Street Walls formed by Walls, Piers, Fences, Hedges, and Shrubs, as illustrated on pages 15 to 15.9 when a building is not located within 25' of the road right of way.

Design Guidelines:

15.7 The Streetscape shall be embellished with Street Trees, Street Lights, Sidewalks, Fences, Walls, Hedges, Shrubs, and other front yard amenities.

15.8 At Street Intersections, walls formed by 30" Solid Masonry Walls, or Brick Piers, Fencing, and Shrubs as illustrated on this page and pages 15.6 through 15.9 shall be built and maintained for a distance of at least 42 feet in both directions.



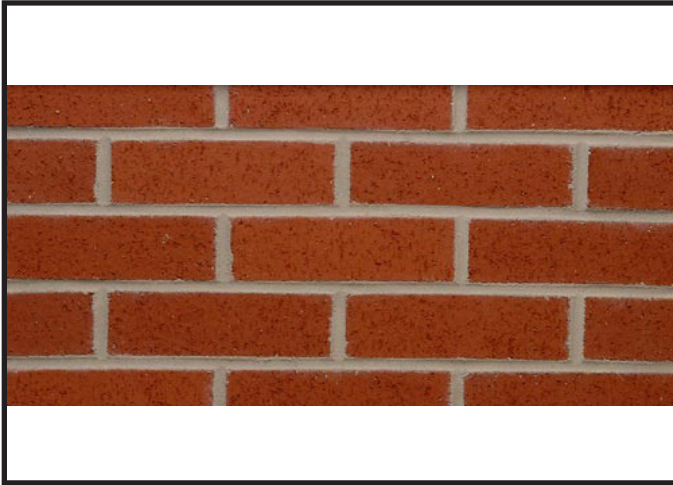
Wall with Brick Piers, Black Fence, and Shrubs at Street Intersection, ESB Bank, Cranberry Township



Solid Brick Street Wall at Street Intersection, ESB Bank Cranberry Township

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Brick Type: Harmar #301 Red Matt by Redland Brick or approved Red Clay Brick alternative

Design Guidelines:

15.9 At mid-Block locations, the Street Wall in the form of Brick Piers at 21 foot intervals, Black Fence, and Shrubs shall be utilized to screen Off-Street Parking areas.



Brick Pier, Fence and Hedge as Parking Lot Screen and Street Edge

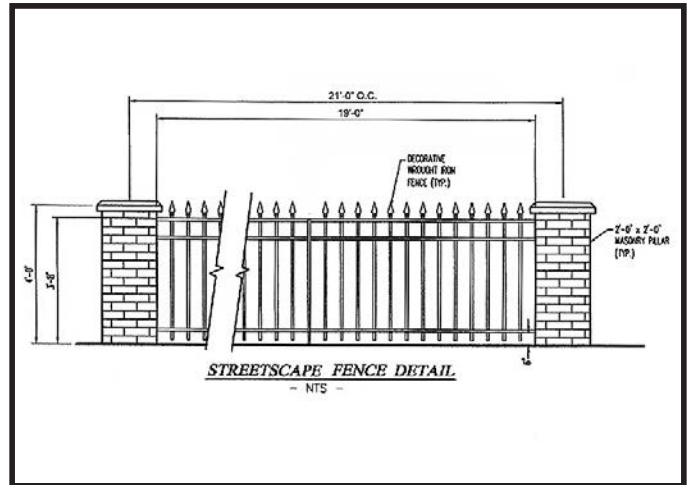
Design Guidelines:

15.10 Street Walls shall be permanently maintained by the property owner and/or development association.

15.11 Street Wall hedges and shrubs shall be of a species identified on page 15.9 or an approved, evergreen alternative.



Street Wall with Brick Piers, Black Fence, and Shrubs, ESB Bank, Cranberry Township



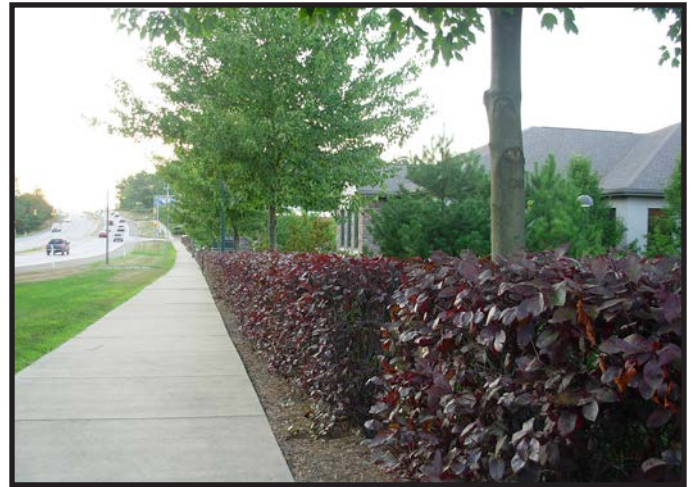
Street Wall with Brick Piers and Fence, Typical Detail

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Hedge, Street Trees, and Piers as Street Wall along Route 19, Pine Township, PA



Colorful Hedge as Street Wall, Pine Township, PA

Design Guidelines:

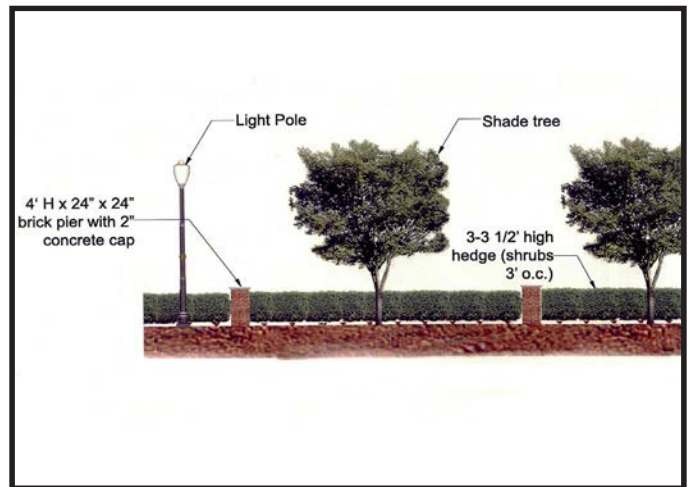
15.12 A combination of plant materials may be utilized to create the Street Wall, such as Street Trees & Hedges, whenever the Street Edge does not have a parking lot to be screened.

Design Guidelines:

15.13 Vegetated Street Walls shall be continuous, to form Hedges.



Hedge and Street Trees as Street Wall, Route 19, Cranberry



Typical Pier and Hedge Detail

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Brick Piers and Black Fence form the Street Wall at ESB Bank, Rochester Road, Cranberry Township

Design Guidelines:

15.14 Pergolas, Arbors, Trellises, and other vertical elements are encouraged to enhance the Streetscape appearance.



Pergola helps to form the Street Wall at McDonalds, Ardmore West Shopping Center, Route 30 Corridor

Design Guidelines:

15.15 Auto-oriented land uses shall be transformed through the use of Street Wall elements.



Street Wall, Village of Cranberry Woods, Cranberry Township



Street Wall at ESB Bank, Cranberry Township

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Building Wall as Street Wall at Walgreens, Rt. 30 Corridor, Bryn Mawr, PA



Two-Story Walgreens, Rt. 30 Corridor, Bryn Mawr, PA

Design Guidelines:

15.16 Infill Buildings and New Buildings are encouraged to be taller than one-story to provide a better Streetscape stature.

Design Guidelines:

15.17 Infill Buildings and New Buildings are encouraged to be located close to Sidewalks to enhance the form of the Streetscape.



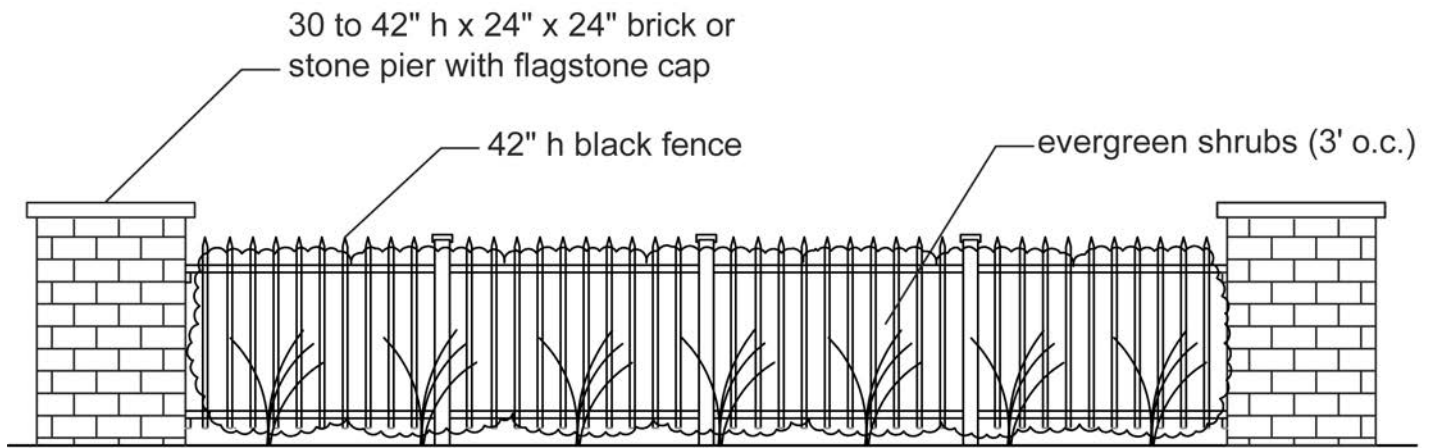
Building Wall as Street Wall at FedEx Kinko's Building along Rt. 202 Corridor, New Castle County, Delaware



FedEx Kinko's Along Rt. 202 Corridor, New Castle County, Delaware

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



TYPICAL SECTION OF PIER, FENCE,
AND HEDGE



BRICK PIER, FENCE, AND HEDGE AS STREET WALL
AND PARKING LOT SCREEN

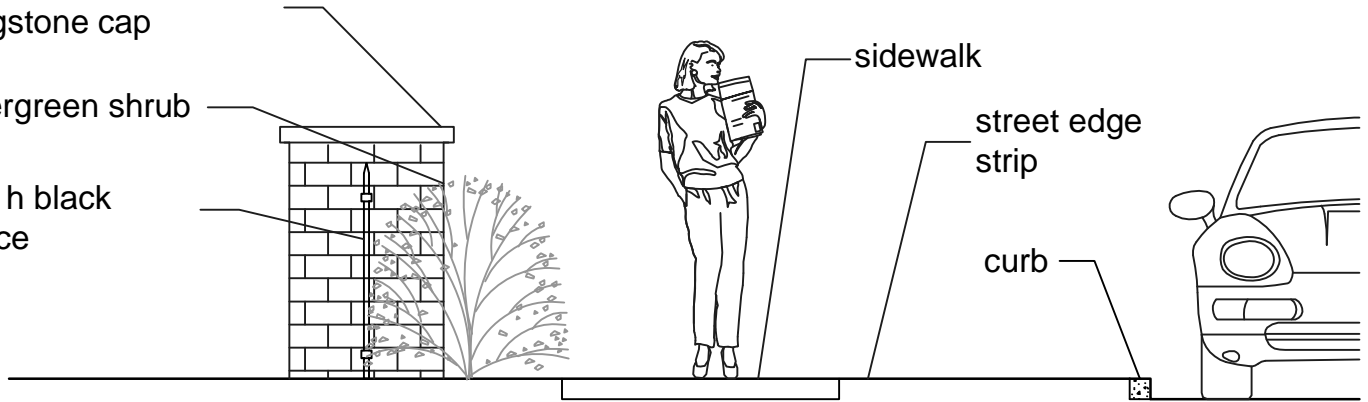
Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA

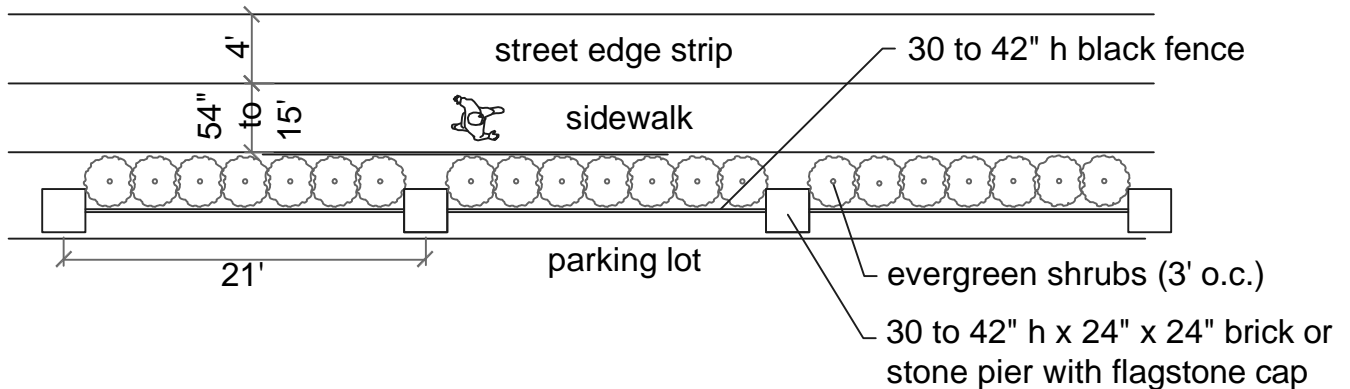
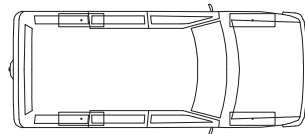
30 to 42" h x 24" x 24"
brick or stone pier with
flagstone cap

evergreen shrub

42" h black
fence



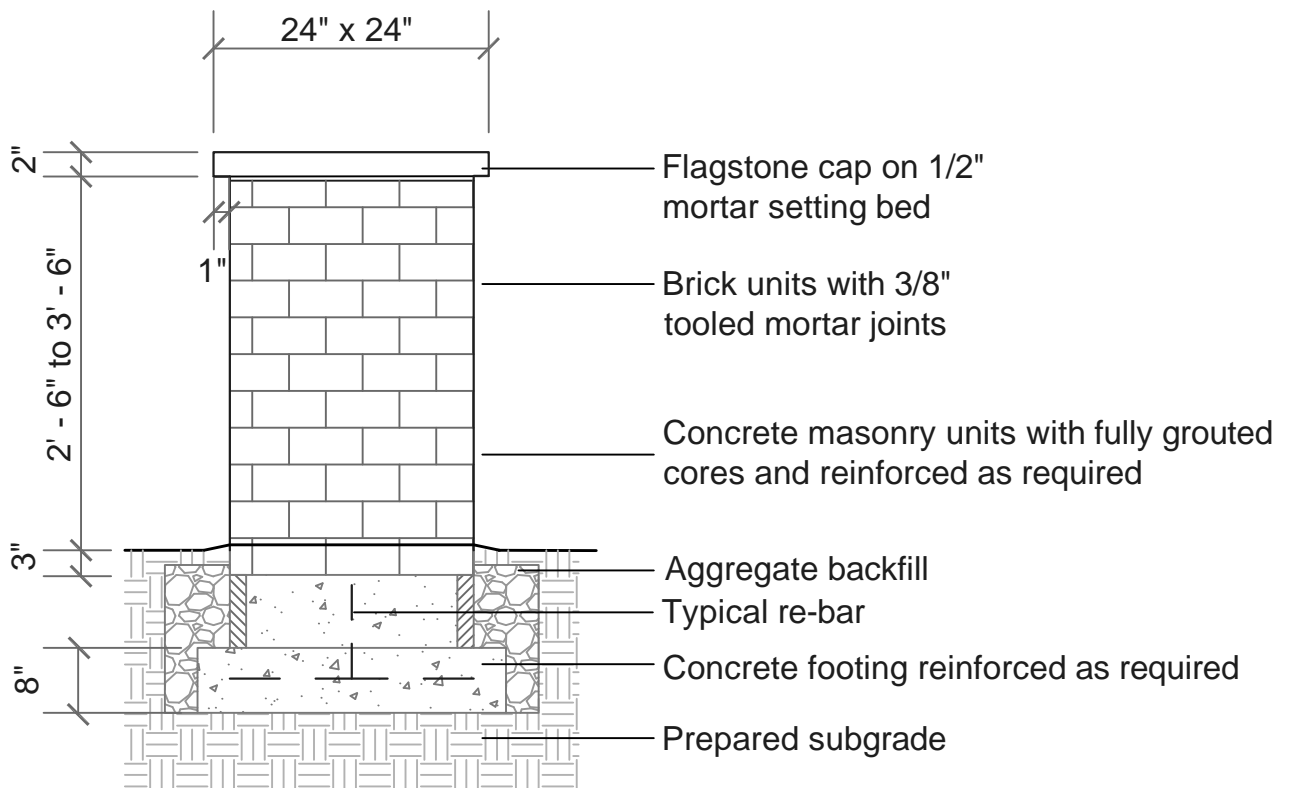
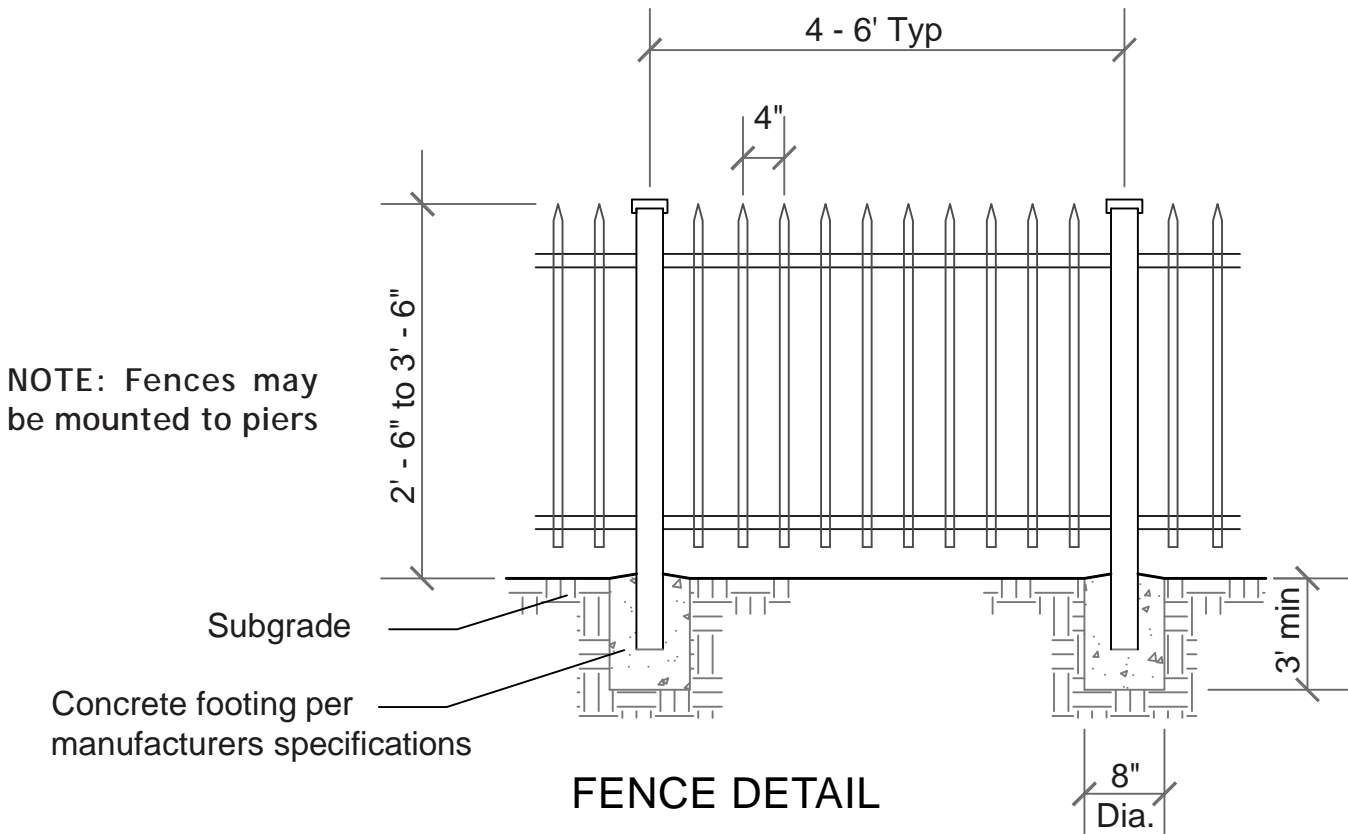
TYPICAL ELEVATION OF PIER, FENCE,
AND HEDGE



TYPICAL PLAN VIEW OF PIER, FENCE,
AND HEDGE

Streetscape, Street Walls & Street Edges

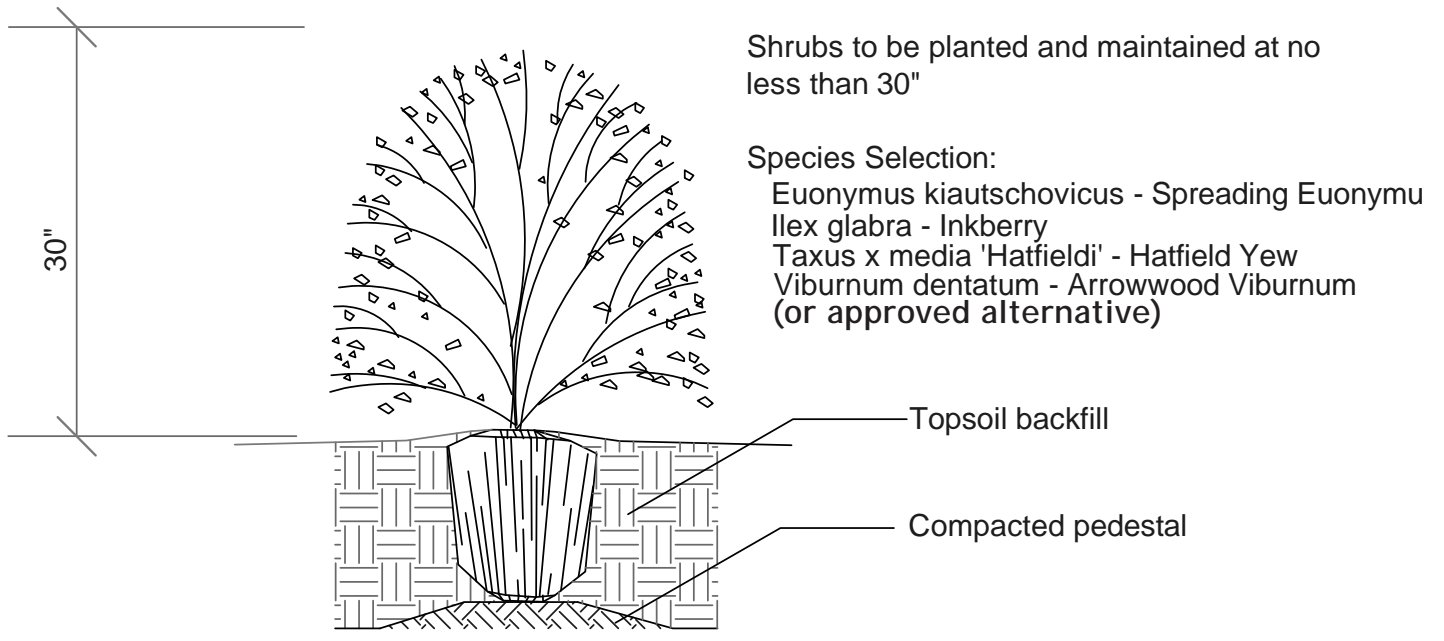
Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



PIER DETAIL

Streetscape, Street Walls & Street Edges

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



TYPICAL SHRUB DETAIL

Traffic Signals and Signs

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Decorative Traffic Signal, Rochester and Graham Park Drive/ Dover Drive, Cranberry Township



Traffic Signal and Poles, Route 19 at Cranberry Square Drive/ Hartners Drive, Cranberry Township

Legislative Intent:

- 16.1 Traffic signs, poles and signals are intended to enhance the streetscape appearance when they are uniform in design.
- 16.2 Traffic Signs are intended to promote effective wayfinding.

Design Guidelines:

- 16.3 Traffic Signals and Signs similar to those shown in these illustrations are strongly encouraged in the Streetscape Enhancement Overlay District.
- 16.4 Traffic signs, poles and signals are strongly encouraged to be the Nostalgia Series-Union Metal Corporation, or an approved equivalent.
- 16.5 All apparatus shall be powder coated RAL 3005 (Wine Red/Burgundy) in color, or an approved equivalent.



Decorative Traffic Signal, Hartners Drive at Route 19, Cranberry Township



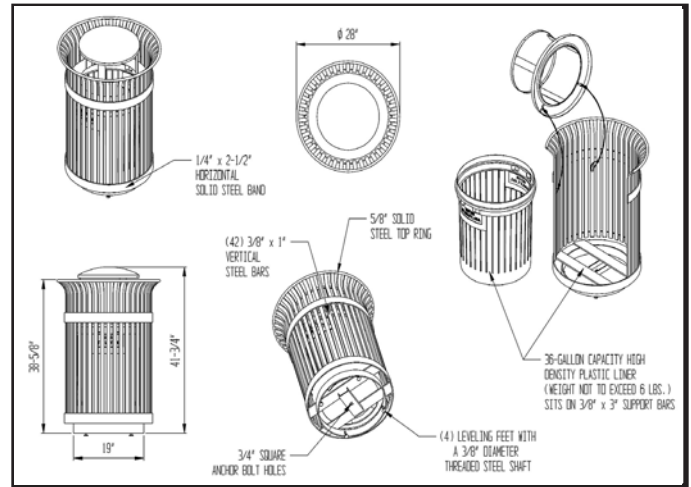
Decorative Pedestrian Signal Button, Graham Park Drive at Rochester Road, Cranberry Township

Waste Receptacles

Streetscape Enhancement Overlay District
Cranberry Township - Butler County, PA



Waste Receptacle, Chatham Commons, Cranberry Township



Typical waste receptacle

Legislative Intent:

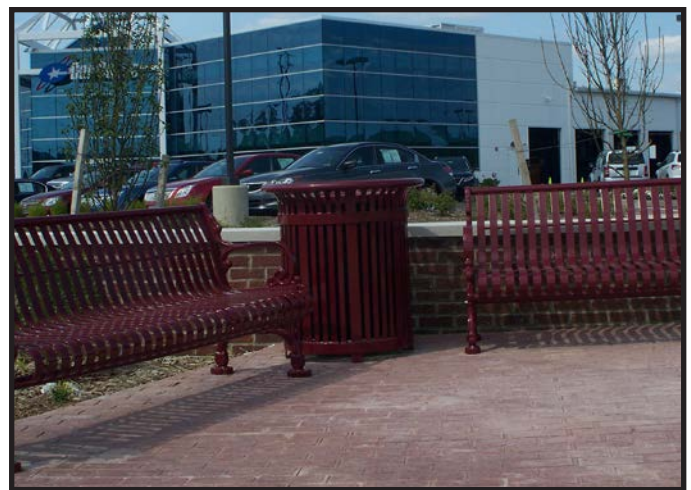
- 17.1 Waste Receptacles are intended to provide needed repositories for trash.
- 17.2 Waste Receptacles are intended to be attractive street furnishings.

Design Standards:

- 17.3 Install, anchor and service the typical Waste Receptacle model pictured on this page or an approved alternative.
- 17.4 Position Waste Receptacles at street intersections, in pedestrian pockets and plazas, and at 300-foot intervals along streets.
- 17.5 The color of Waste Receptacles shall be RAL 3005 (Wine Red/Burgundy).



RAL 3005 (Wine Red/Burgundy)



Waste Receptacle, Car Sense, Cranberry Township