

LAUREL POINTE PRD

PATTERN BOOK

Original: October 10, 2016

Revised: January 13, 2017

Revised: October 3, 2017

Revise: February 9, 2018



VISION

Laurel Pointe PRD is a Custom Home single family residential development. The design will take use of the naturally ridge lines and wooded areas to provide a serene and private setting for residents to call home. Access to the plan will be by connection to Franklin Road. Laurel Pointe PRD will include 54 estate lots, 9 single family lots and 94 villa lots developed in two phases. Sidewalks along the internal road network and a trail system allow for pedestrian connectivity from Laurel Pointe to adjacent developments. The community also features a park, small parklette, and multiple pedestrian pockets that enhance the overall sense of community.



TOTAL SITE AREA
115 Acres

DENSITY

Villa	=	94 Lots
Singe Family	=	9 Lots
Estate Lot	=	54 Lots

PRINCIPAL STRUCTURE SETBACKS

Front	=	25'
Side	=	5'
Rear	=	10'

ACCESSORY STRUCTURE SETBACKS

Front = 25'
Side = 5'
Rear = 5'

OPEN SPACE
64 Acres

PRD REQUIREMENTS

Pedestrian Pockets (50% of Intersections) = 3 Proposed

Phase 1: 2 Parklettes

Phase 2: 1 Pocket

Parklettes (1 per 50 homes) = 4 Proposed

Phase 1: 1 Parklette

Phase 2: 3 Parklettes

Trail System (Connect 25% of cul-de-sacs) = 2 Connections

Gathering Space (1 when > 50 homes) = 1 Proposed (Phase 2)

65% Side or Rear Entry Garage = 101 Lots (65%)

Phase Breakdown Provided PG 9

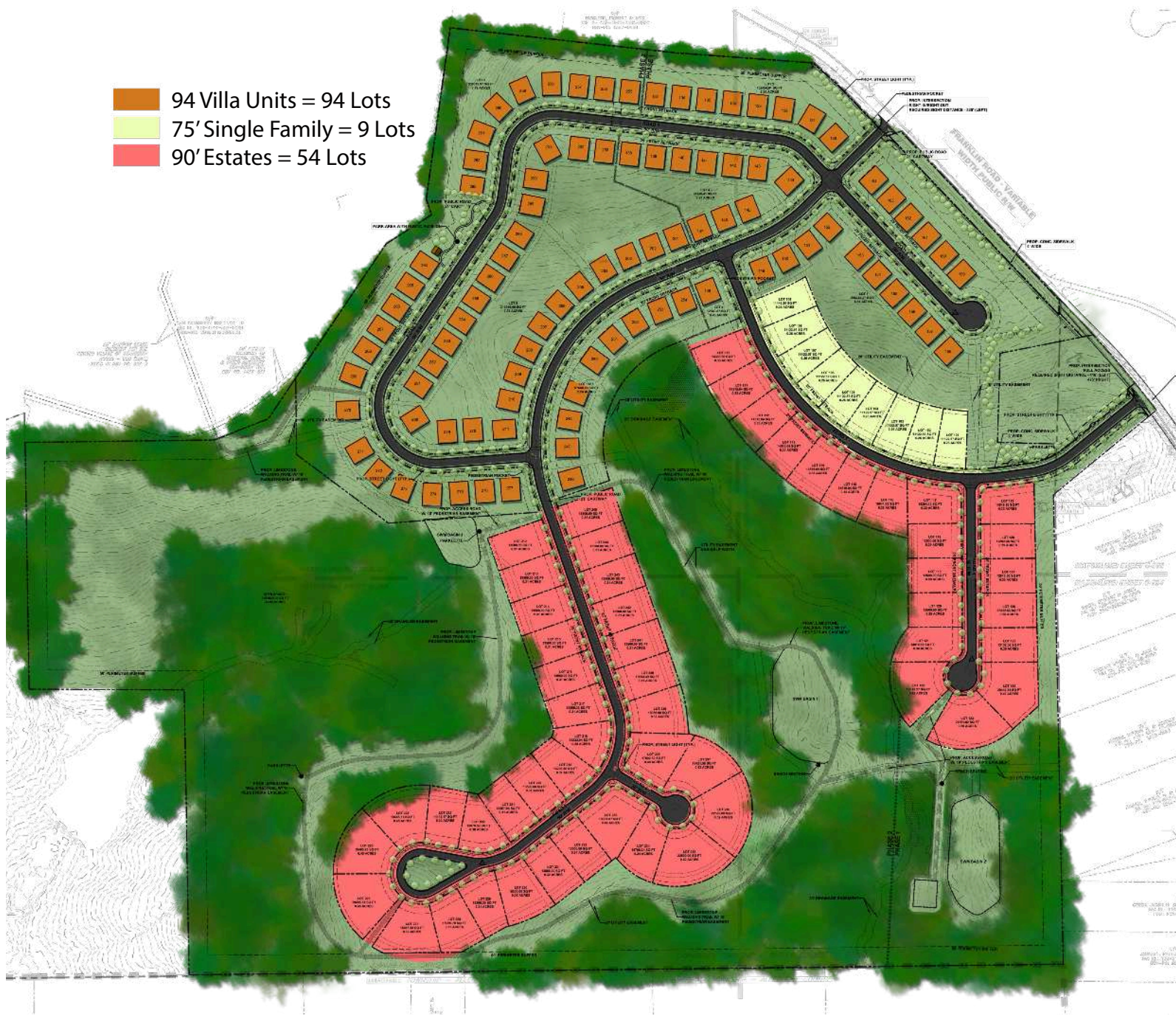


HOUSING OPTIONS

The overall goal of the proposed development is to create one, cohesive community. To do so, the development includes open space, an interconnected road network, sidewalks, trails, and preservation of existing natural areas where possible. The community also provides three types of housing options - estate lots, single family lots and villas. In addition to families, the mix of smaller single family lots and villa lots positions Cranberry Township to attract move-down buyers, first time homeowners, retirees, empty-nesters, and young professionals. Communities that invest solely in large lot single family homes attract primarily families. Families typically demand more services - education, first responders, public works - and place more stress on public agencies. In contrast, move-down buyers, first time homeowners, retirees, and young professionals contribute taxes and, typically, place less demand on public services. In addition, housing options provide an opportunity for current residents to stay within the township once their children leave home and they no longer need the space or the burden of maintaining the yard, additional square footage and multiple stories becomes too much. Therefore, the proposed development serves the public interest of Cranberry Township and helps achieve the goals of the Comprehensive Plan by providing housing options and a cohesive neighborhood that complements adjacent properties and does not detract from the overall character of the Township. The development enhances the character by providing housing options, quality architecture, recreation, and preservation of natural features and buffers.



- 94 Villa Units = 94 Lots
- 75' Single Family = 9 Lots
- 90' Estates = 54 Lots



ARCHITECTURAL REVIEW

The goal of the Architectural Review Committee will be to allow homeowners to design and build their own custom home while conforming to simple architectural standards of the community. Prior to application for the initial building permit, all architectural drawings and site plans must be submitted to the Architectural Review Committee for compliance review with the pattern book as approved. Prior to incorporation of the Architectural Review Committee into the Homeowners Association, the Architectural Review Committee's responsibilities shall be fulfilled by Laurel Communities, LP. Each lot shall have an independent review and approval by the Committee. The review shall include determination that the architectural drawings and site plan meet or exceed the minimum requirements of the Pattern Book.

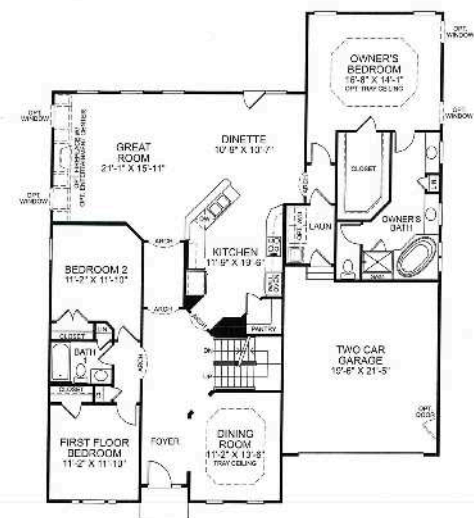
This Application shall be made to Laurel Communities, LP. prior to any application being made to the Township of Cranberry. Following review and approval of the architectural drawings and site plan, a "Certificate of Review and Approval" shall be issued for inclusion with the building permit application. These submittals should be addressed to:

Laurel Communities, L.P.
2585 Washington Road, Bldg. 100, Suite 130
Pittsburgh, PA 15241

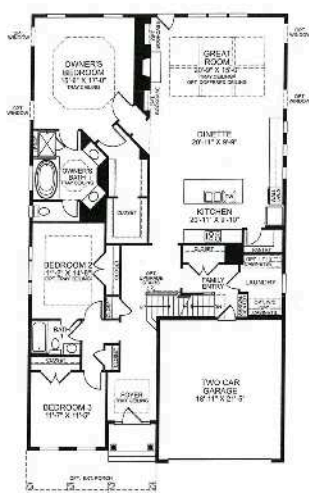
VILLAS



Villa



Villa



90'



ARCHITECTURAL STYLE

90' ESTATES

75' SINGLE FAMILY



90'

75'

75'



GARAGE PLACEMENT

Laurel Pointe will be constructed in two phases. Per Cranberry Townships PRD Ordinance, a minimum of 65% of all homes within any phase of the PRD are to be side or rear entry garages. Within Laurel Pointe, a mix of front and side loaded garages are proposed to conform with the ordinance. All front loaded garages shall be in line with or behind the front building facade. Additionally, front facing garage doors shall be earth tone colors, except where white matches the main building facade.

All garage doors shall have windows/glazing treatments and be of earth tone colors except when white matches the home facade.



Front Entry
Side Entry

Phase 1
9 Front Entry
20 Side Entry

Phase 2
12 Front Entry
22 Side Entry





DECORATIVE LANDSCAPE WALL

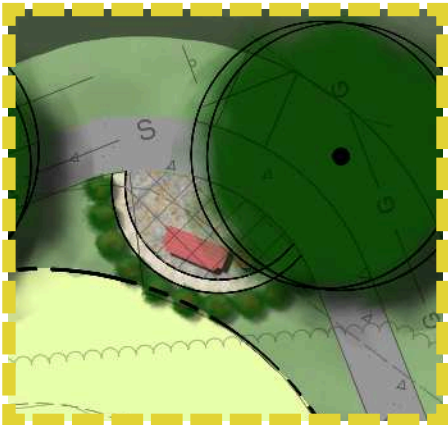
PARKS & RECREATION

Parks are located throughout the community to provide recreational opportunities for residents in addition to creating a lively atmosphere. A large park with rustic pavilion (400 SF), sidewalk, lawn areas, and landscaping is located on the property perimeter to take advantage of views to the north. A small parklette is located along the entry drive. The parklette includes decorative hardscapes, benches, and landscaping that complements a series of decorative landscape walls that will create an inviting and distinct entrance to the community. Two additional parklettes are located along the pedestrian trail. Pedestrian pockets are also located at multiple intersections. The Pedestrian pockets improve the overall aesthetic experience of the community by serving as streetscape enhancements. The pedestrian pockets also serve as bus stops. The pockets include decorative hardscapes, benches, trash receptacles and landscaping.

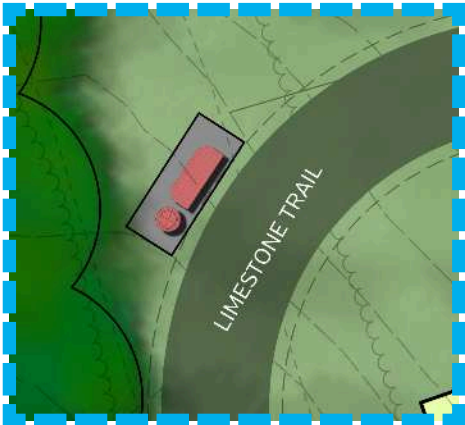


Amish Yard
Shape: Octagon
Material: Wood
Size: 24' (450 SF)
Color: Natural

PEDESTRIAN POCKET (TYP.)



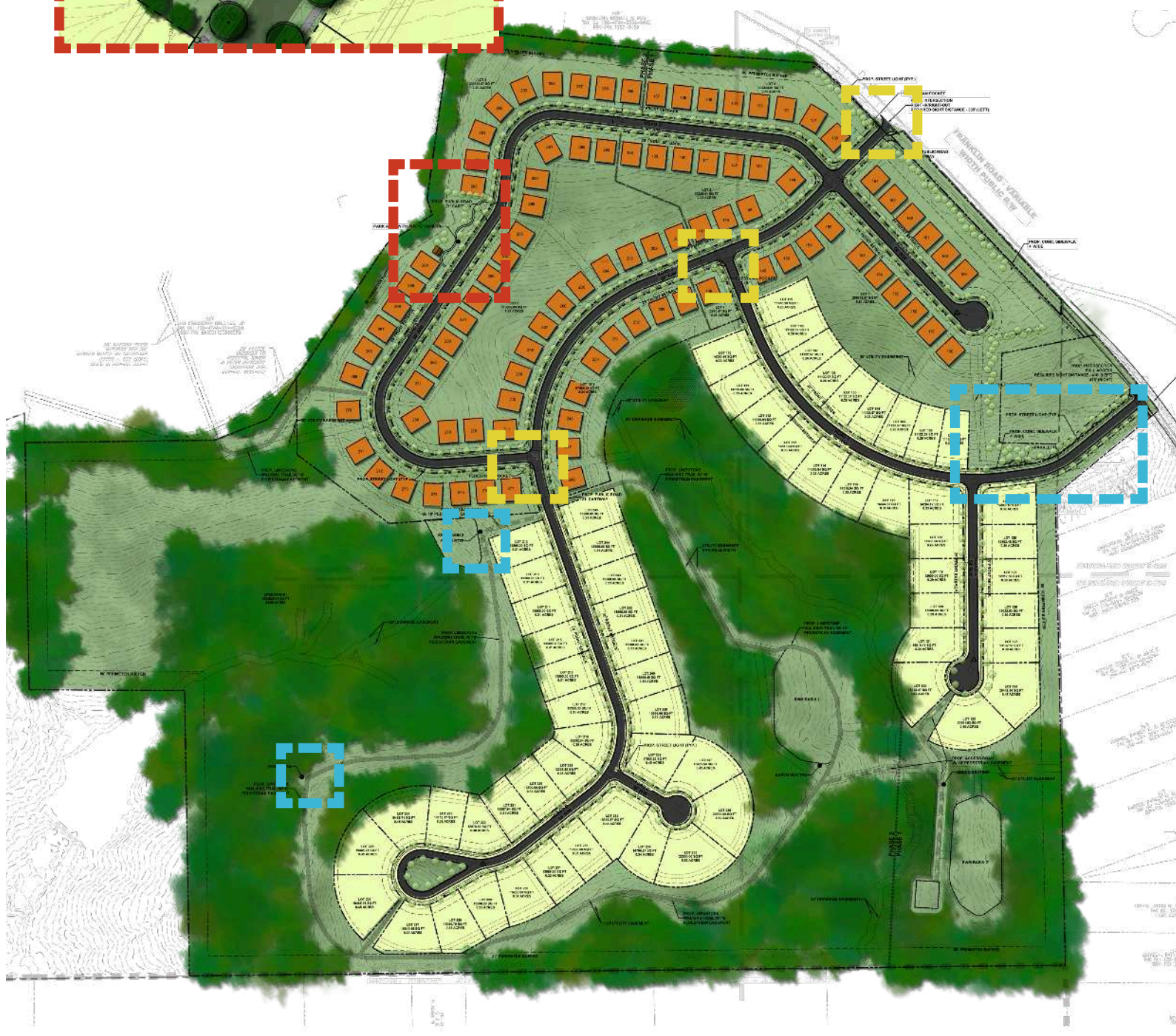
TRAIL PARKLETTE (TYP.)



COMMUNITY PARK WITH RUSTIC PAVILION



PARKLETTE WITH DECORATIVE LANDSCAPE WALLS




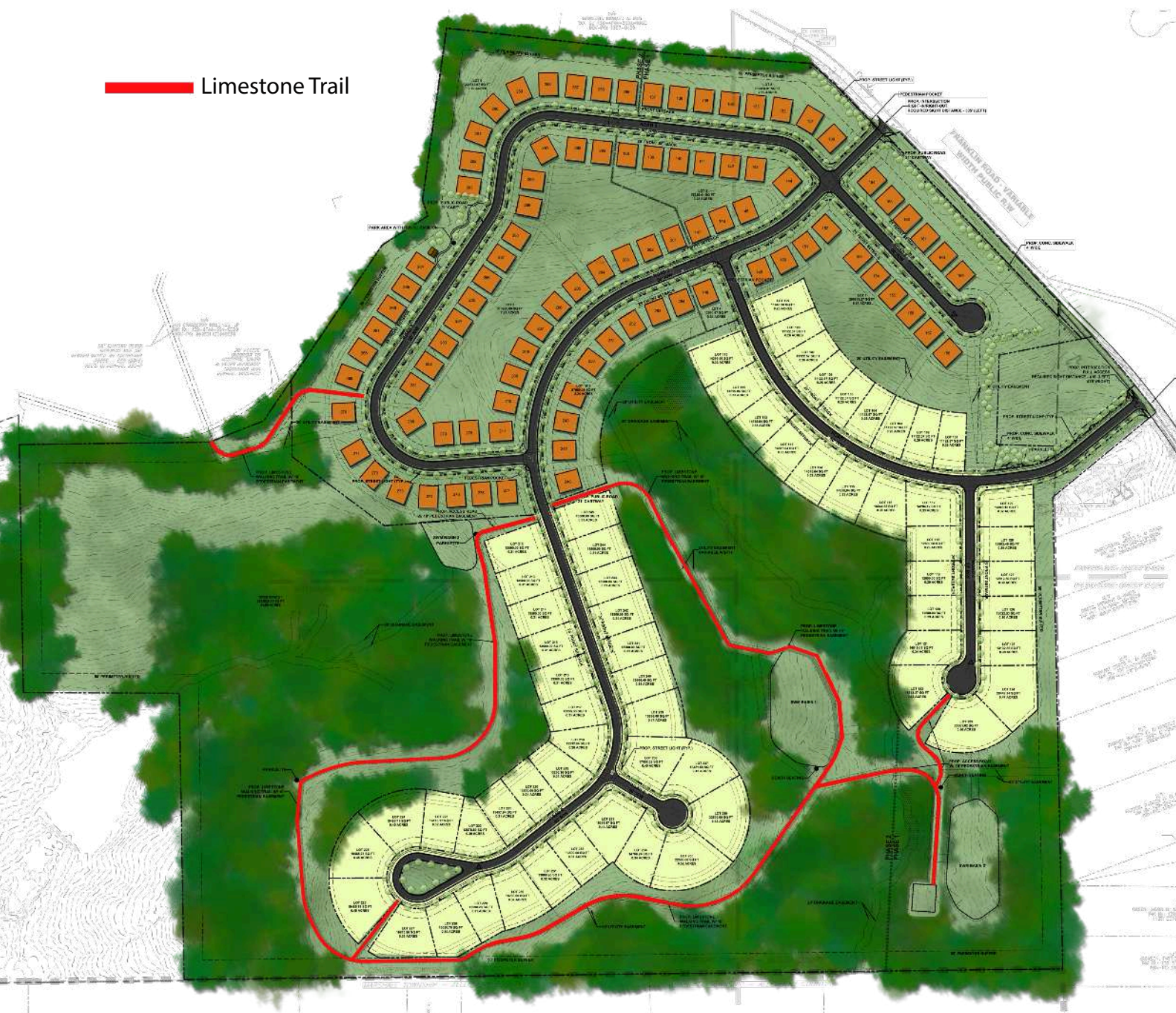
TRAILS & OPEN SPACE

Laurel Pointe is characterized by ridge lines with spectacular views and lush woods. The overall design attempts to capitalize on these characteristics. Homesites are located along the ridge lines to take advantage of the views, minimize grading and protect the steep slopes, streams, and wooded areas. Passive open spaces surround the homes creating a secluded and natural setting. Trails traverse the open spaces connecting the community with the surrounding setting providing residents with a nearby retreat.





 Limestone Trail

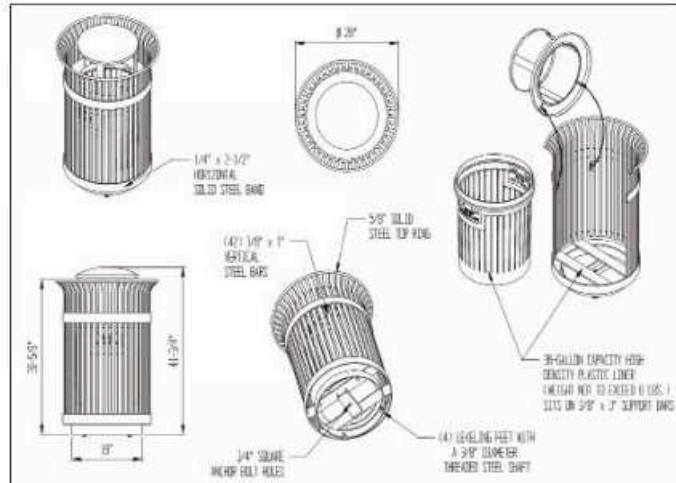


Street Furniture: Waste Receptacles

Community Character Development (CCD) Overlay Districts
Cranberry Township - Butler County, PA



Waste Receptacle, Chatham Commons, Cranberry Township



Typical waste receptacle

Legislative Intent:

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

Design Standards:

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



RAL 3005 (Wine Red/Burgundy)



Waste Receptacle, Car Sense, Cranberry Township

Classic

DETAILS

The CLASSIC series is a archetypal lantern fixture form that is designed for use in a wide range of traditional environments from city-centers to suburban developments. It is available in either a square or hexagonal base cage format.



CL41P1
EPA: 2.7 FT²
Weight: 52 lbs • 24 kg

CONSTRUCTION

- Sturdy diecast aluminum housing
- Certified IP66 optical system
- Silicone gaskets and stainless steel hardware
- Mounts onto Ø2" I.D. pendant tenon or onto side-mount 2 3/8" Ø O.D. tenon with optional self-leveling (ADV) or static (ADH) adaptors

FINISH

- Super durable extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- Available in 10 standard colors / textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B117, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

LED, LENS & OPTICS

- High power LED available in 3000K & 4000K
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- Acrylic Frost lens (LAF) - for high efficiency and optical performance
- Acrylic Opaline lens (LAO) - for reduced glare applications
- All lens & optics are fully UV stable
- Dark Sky compliant



IP66

ELECTRICAL

- Dimmable 0-10 volt, high power factor (90%) driver
- 120, 208, 240, 277, 347 or 480 volts available
- 10 kA Surge protector supplied standard

OPTIONAL

- Programmable driver (PROG), Button-type photocell (PC)
- 7-Pin ANSI C136.41 receptacle (PTDR) available with shorting cap (PX), photocell (PT) or long-life photocell (PTL)
- Field adjustable 10% increment step-dimming switch (SD)

Contact factory for **WIRELESS CONTROLS** and further details



CL41P1



cyclone

REV. 2: 11/17

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