

PATTERN BOOK

PARK MEADOWS PRD

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SINGER PROPERTIES LP
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PROJECT TEAM:
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
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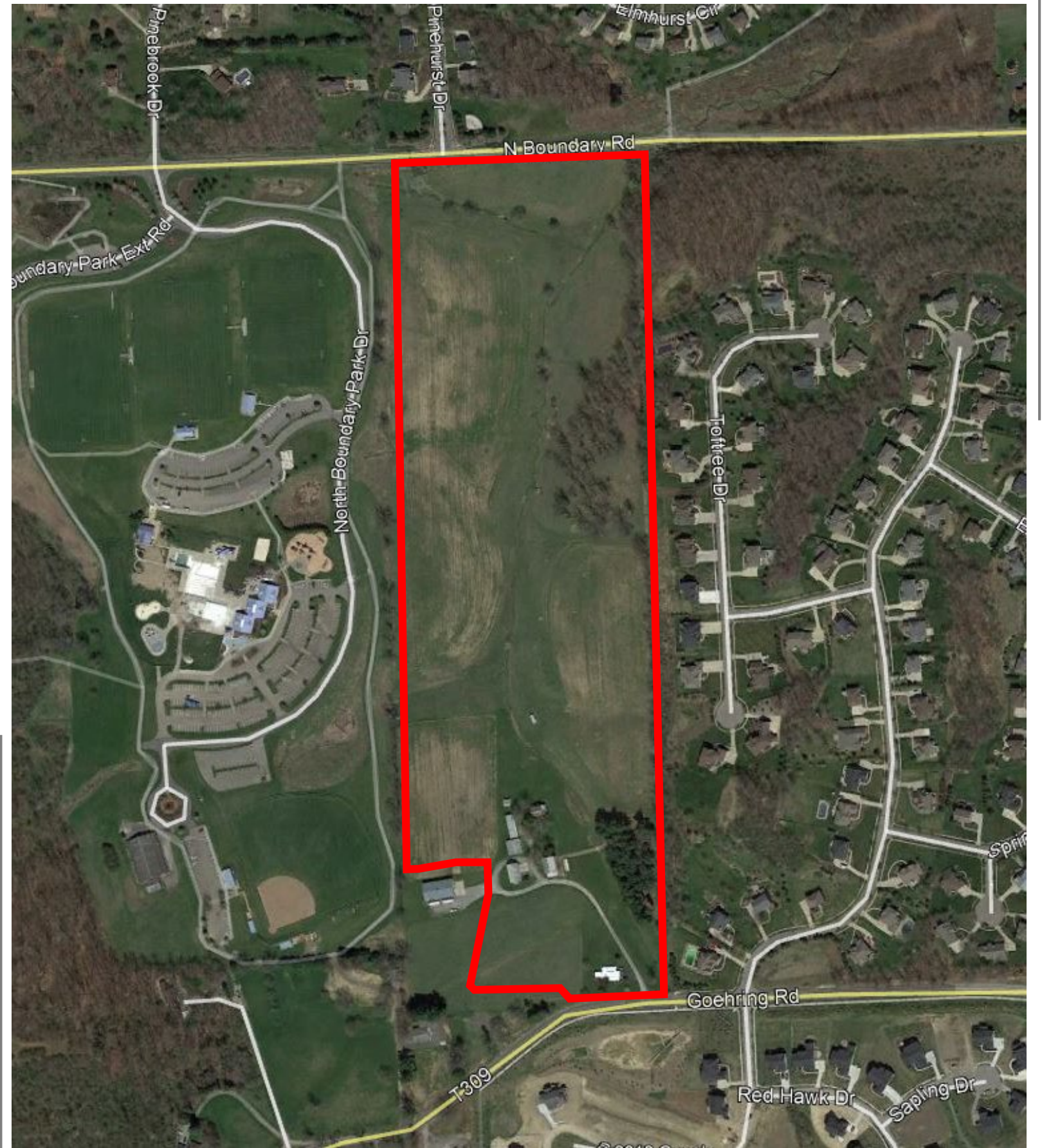
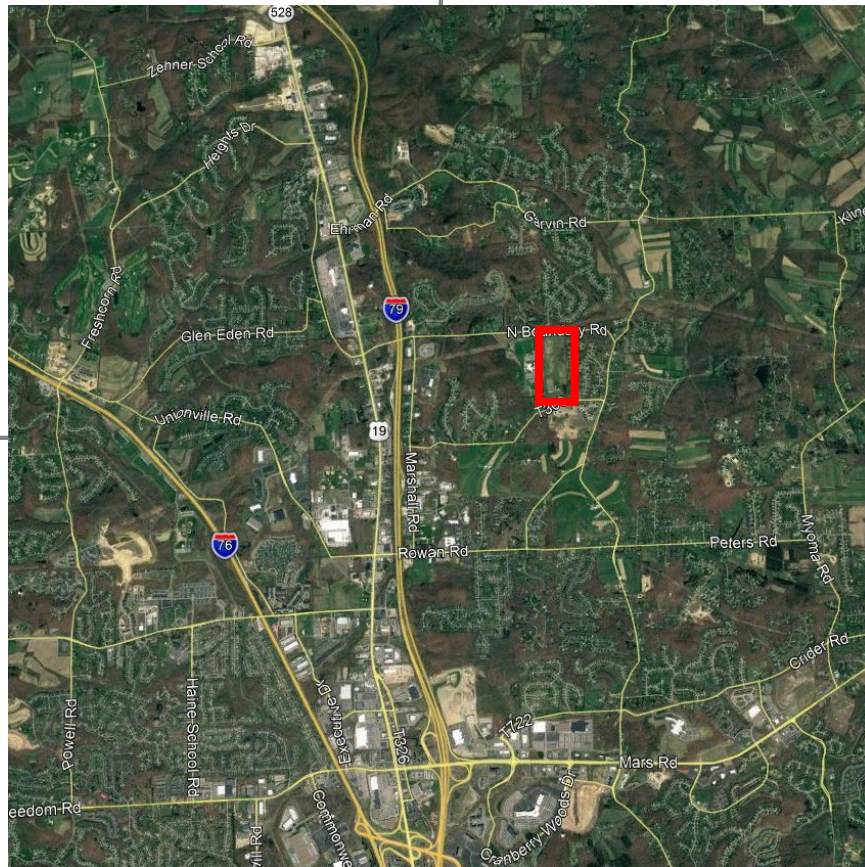
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II | MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES

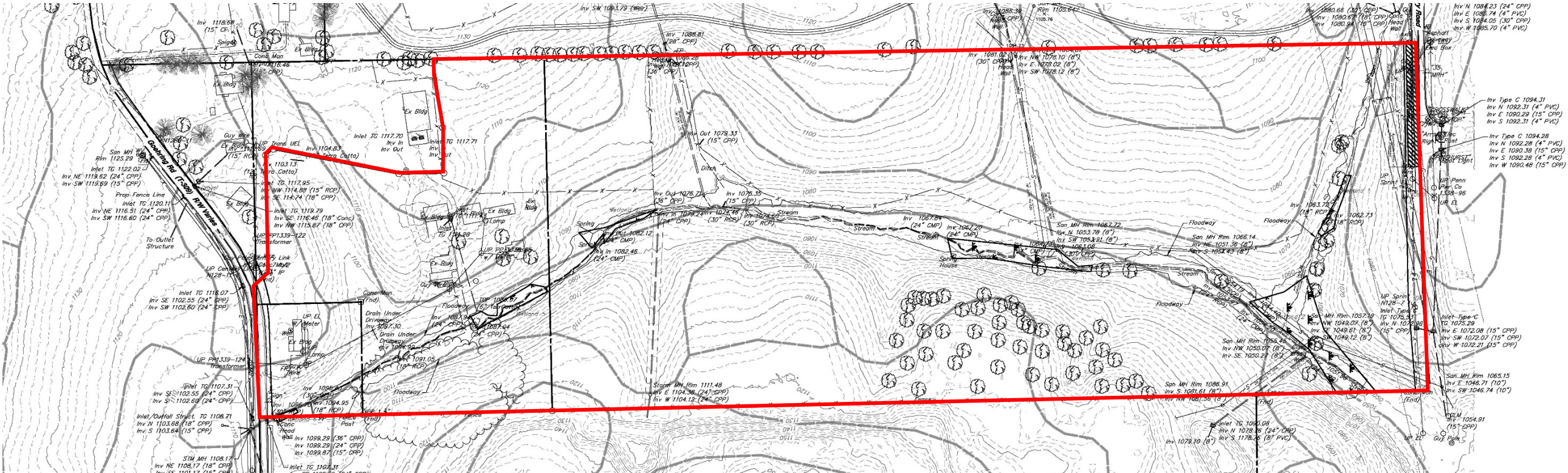
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PROJECT LOCATION



EXISTING CONDITIONS



ZONING

ZONING DISTRICT	R-2 Single Family Residence
Proposed Use	PRD
Total Site Area	37.38
Total Number of Lots	67

BUFFER & SETBACK

PRD Buffer	50'
Front Yard Setback	12'
Side Yard Setback	5'
Rear Yard Setback	50'

AREA & COVERAGE

Typical Lot Size	0.14 to 1.4 acres
Maximum Density (1.9 du/ac permitted)	67 units, 1.79 units per acre

PROPOSED SITE PLAN



NARRATIVE




The existing site, known as Geisler Farm, is an active pasture and fallow fields that slopes inward to a stream. The proposed development will transform the property and preserve the natural stream. The PRD is a single family residence community featuring 67 lots and amenities. Access is proposed at Goehring Road and the internal roads are organized along two roads which are bisected by a natural stream corridor. The cul-de-sacs are strategically located to minimize impacts to the natural features and the design of a dense neighborhood protects ample open space. This development has great walkability to adjacent neighborhoods and to the North Boundary Park through a system of sidewalks and trails. A pavilion, mail kiosk, pocket park and trail offer residents amenities.

PROJECT DETAILS

- Site made up of 3 lots, totaling approximately 38 acres
- 67 single family lots proposed
- Each with a two car garage, with over 65% side entries,
- Tree and sidewalk lined streets
- Walking trail to the park, pavilion and pocket park amenities
- Stream Corridor and PRD buffers



OPEN SPACE

MINIMUM REQUIRED	25%	[9.5 acres]
OPEN SPACE PROPOSED	35%	[13.13 acres]
<hr/>		
 Pocket Park	300 sf	
 Parklet Area	300 sf	
 Passive Open Space	13.13 AC	

CIRCULATION

 Sidewalk
 Trail
 Road

ARCHITECTURE

The development will offer a variety of housing selections for the new residences. The goal of the Architectural Review Committee will be to allow homeowners to design and build their own custom homes 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 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 Singer Properties 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 Singer Properties 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 the inclusion with the building permit application.

The unique selections of each owner will create a variety of houses that will each be unique, but the designs will incorporate similar materials and architectural features projecting a consistent image for the development.

ARCHITECTURAL CRITERIA

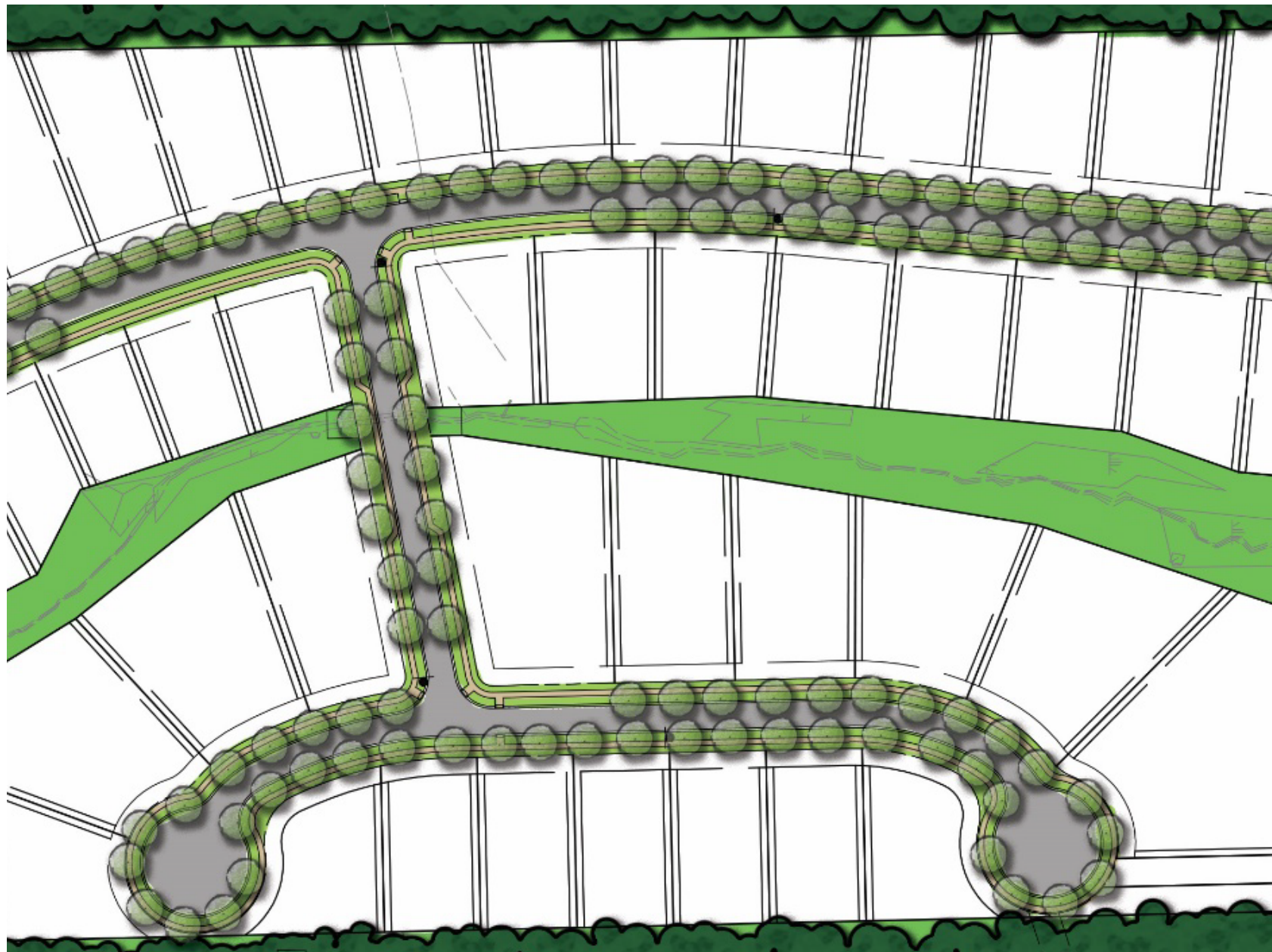
- Home Exteriors shall consist of complementing brick stone, hardplank or vinyl siding
- Trim colors shall generally coordinate with the selected siding colors
- All homes shall have side entry garage door access, unless noted on the plans. If a garage door is proposed to face a public street it must be approved by the architectural committee. Garage doors facing public streets shall have enhanced garage door features.
- All garage doors shall be approved to compliment the color scheme of the proposed house.
- All garage doors must have window treatments/glazing



House Concepts



LANDSCAPING



- Preserve existing vegetation
- Enhance stream corridor
- Provide street trees 35 feet on center
- Provide buffer planting
- Create Naturalized basin planting
- Enhance the entry
- Plant shrubs for protection from steep slopes
- Native plantings or as selected from Township lists

A M E N I T I E S

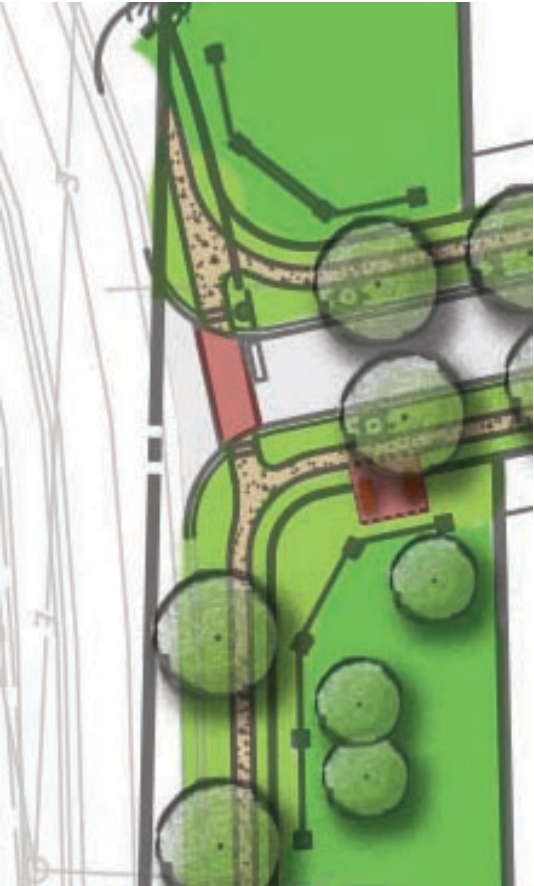
PARKLET, PAVILION & TRAIL



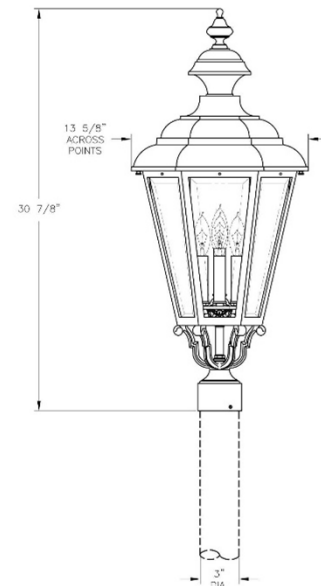
- Pavilion
- Trail connection
- Mail Kiosk with Parking
- Lawn Area
- Wood fence
- Street lights
- Shade trees
- Buffer planting
- Meadow planting

STREET WALL & POCKET PARK

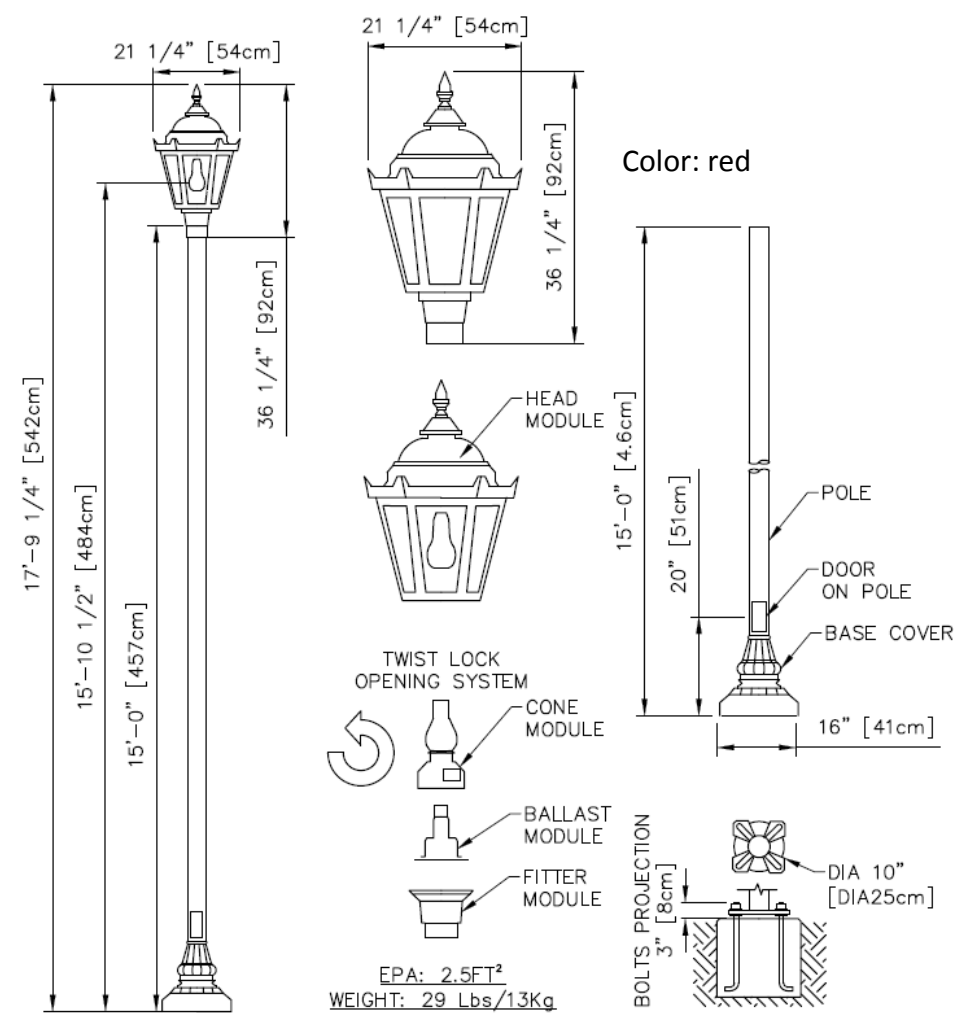
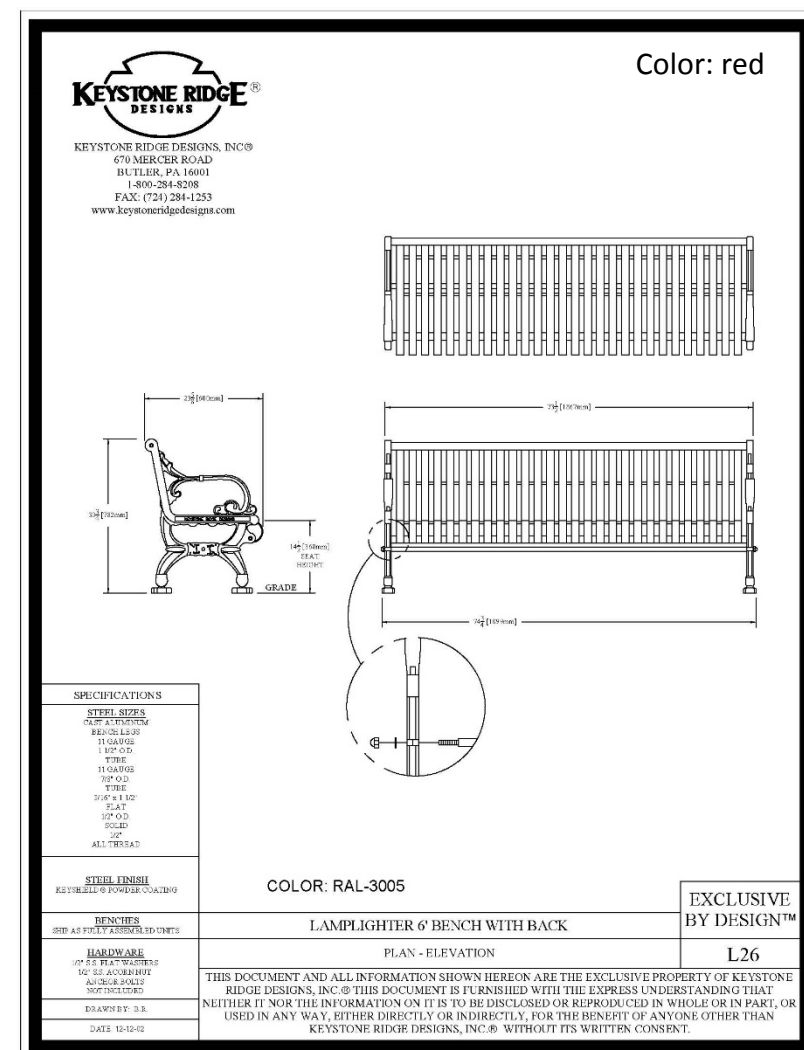
- Pocket Park
- Two benches
- Stamped concrete
- Street lights
- Monument entry sign
- Stamped concrete crosswalk
- Entry planting features
- Shade trees
- Monument entry sign



Project Name:	Location:
Fixture Type:	Catalog No.:



DETAILS



D E T A I L S

