



P A T T E R N B O O K

Forest Edge PRD

OWNER:
Forest Edge LP
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PROJECT TEAM:
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
HERBERT, ROWLAND AND GRUBIC, INC
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CONTENT:
I | PROJECT NARRATIVE

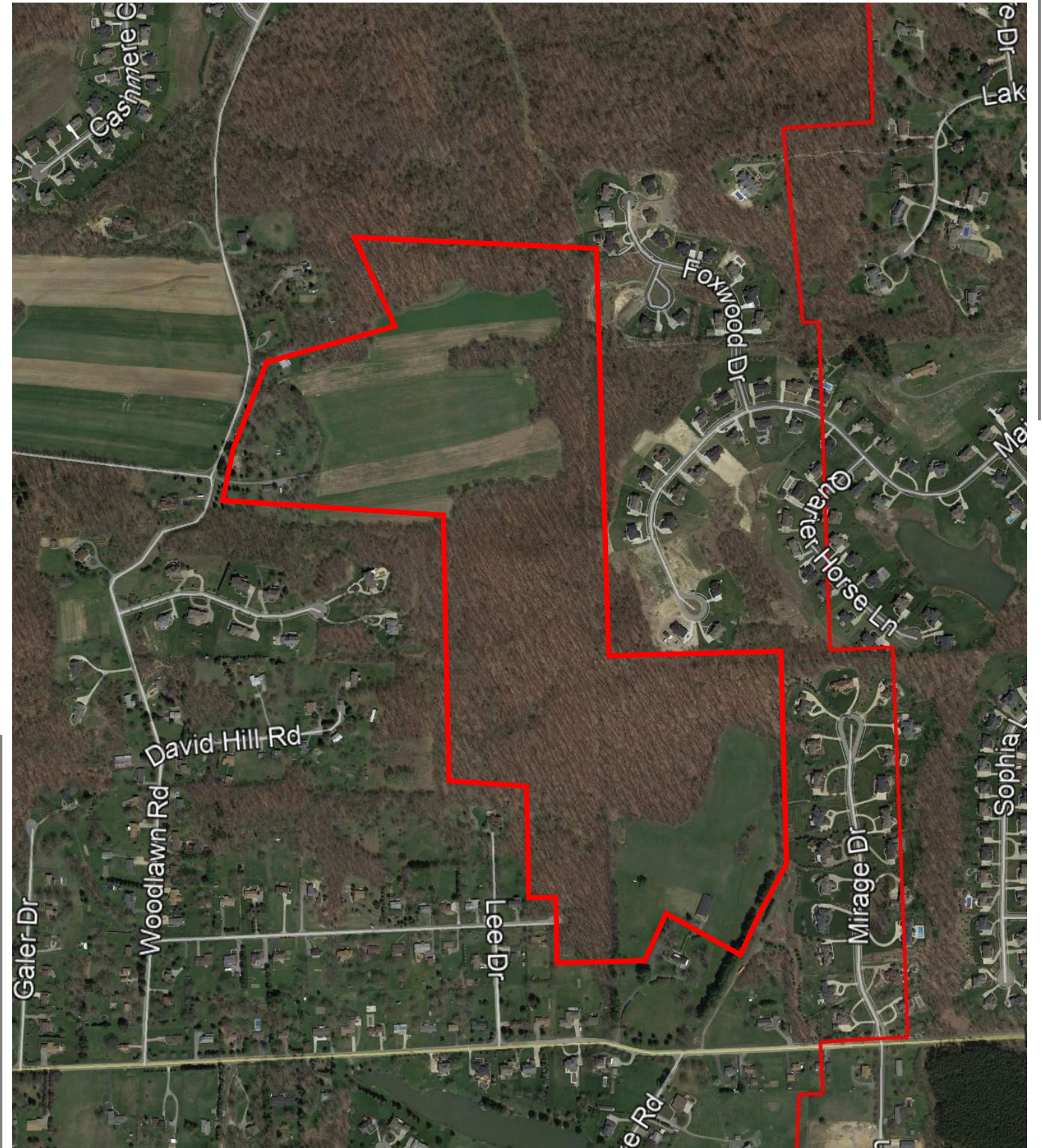
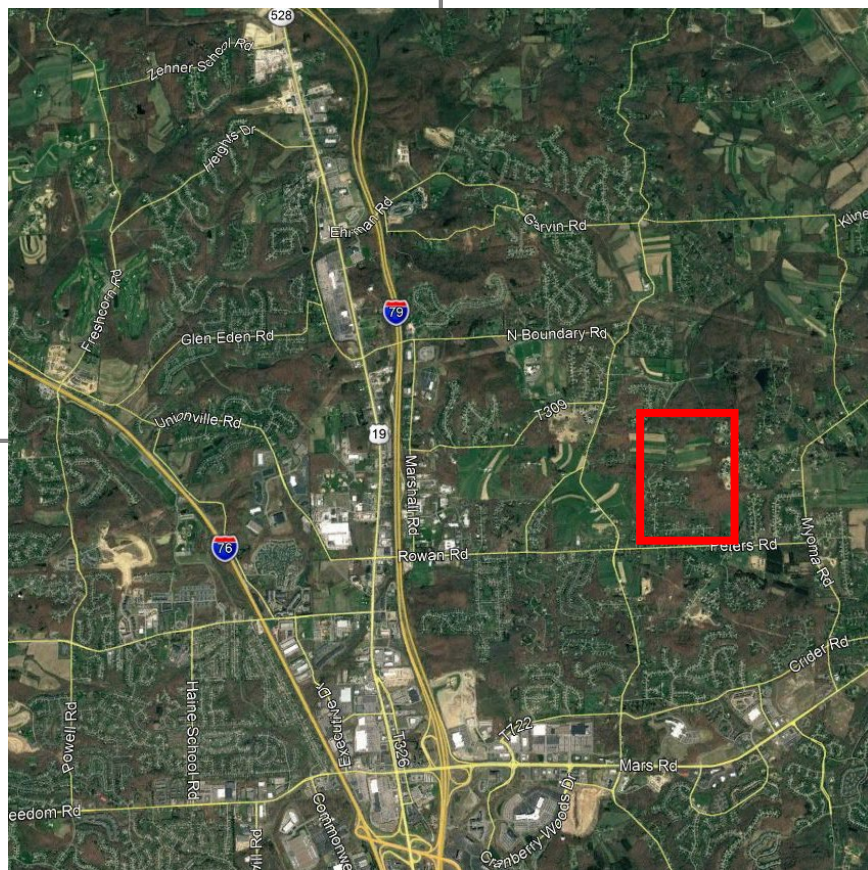
Location2
Zoning3
Project Narrative4
Open Space5
Circulation5

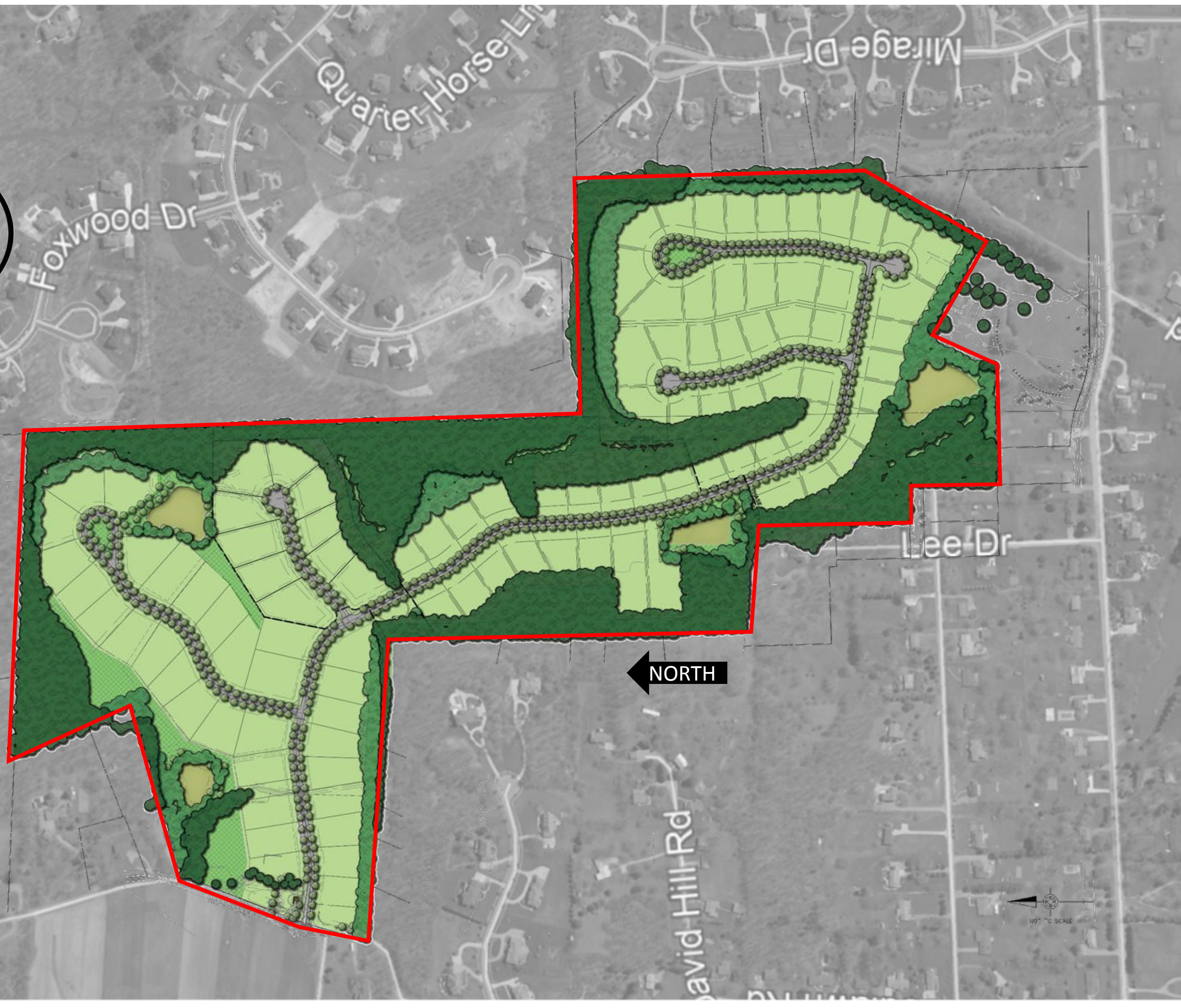
II | MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES

Architecture6
Landscape8
Amenities9
Details10



PROJECT LOCATION





ZONING

ZONING DISTRICT

Proposed Use

Total Site Area

Total Number of Lots

R-1 Rural Family Residence

PRD

96.97

101

BUFFER & SETBACK

PRD Buffer

Front Yard Setback

Side Yard Setback

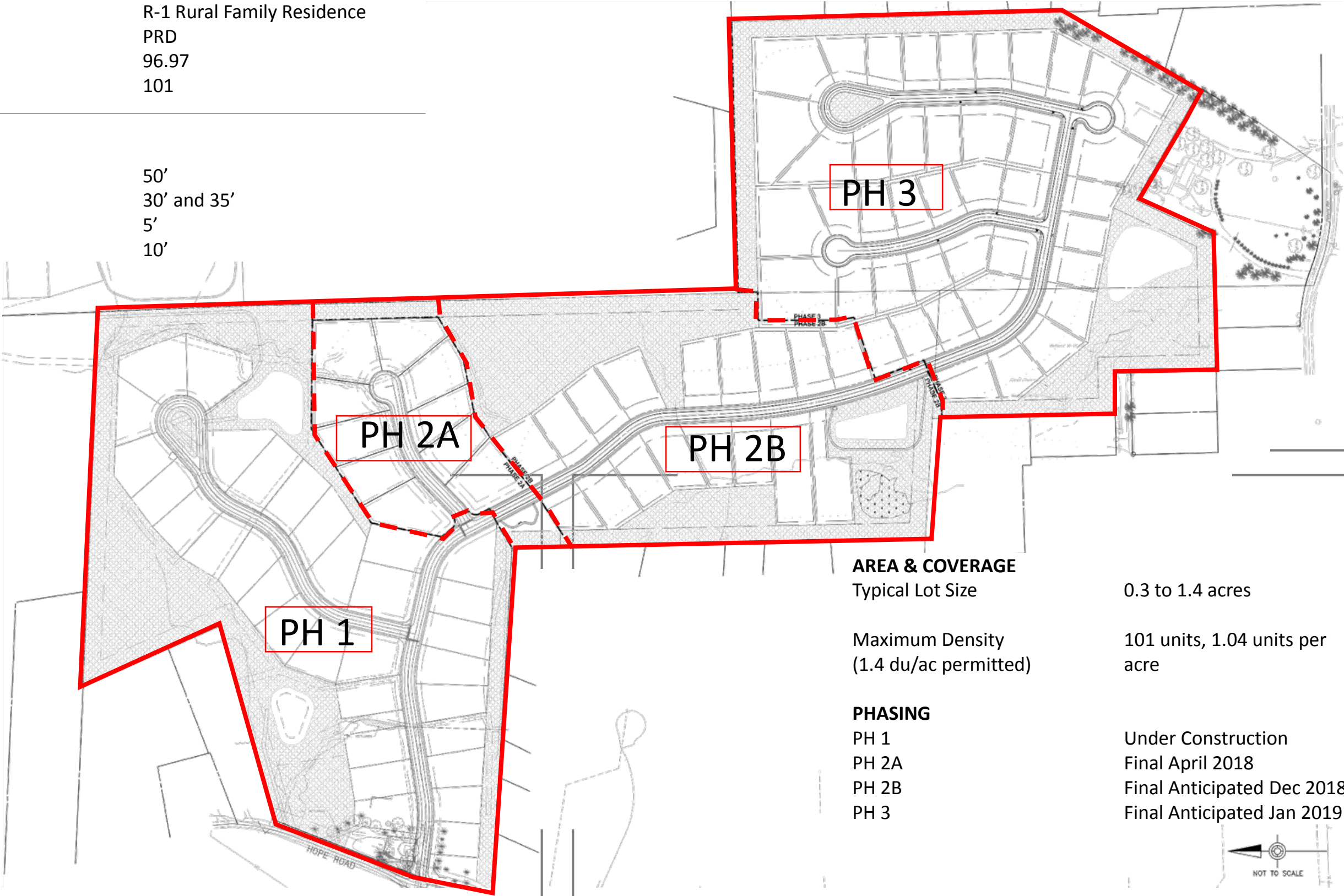
Rear Yard Setback

50'

30' and 35'

5'

10'



AREA & COVERAGE

Typical Lot Size

0.3 to 1.4 acres

Maximum Density
(1.4 du/ac permitted)

101 units, 1.04 units per
acre

PHASING

PH 1

PH 2A

PH 2B

PH 3

Under Construction

Final April 2018

Final Anticipated Dec 2018

Final Anticipated Jan 2019

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PRD Buffer

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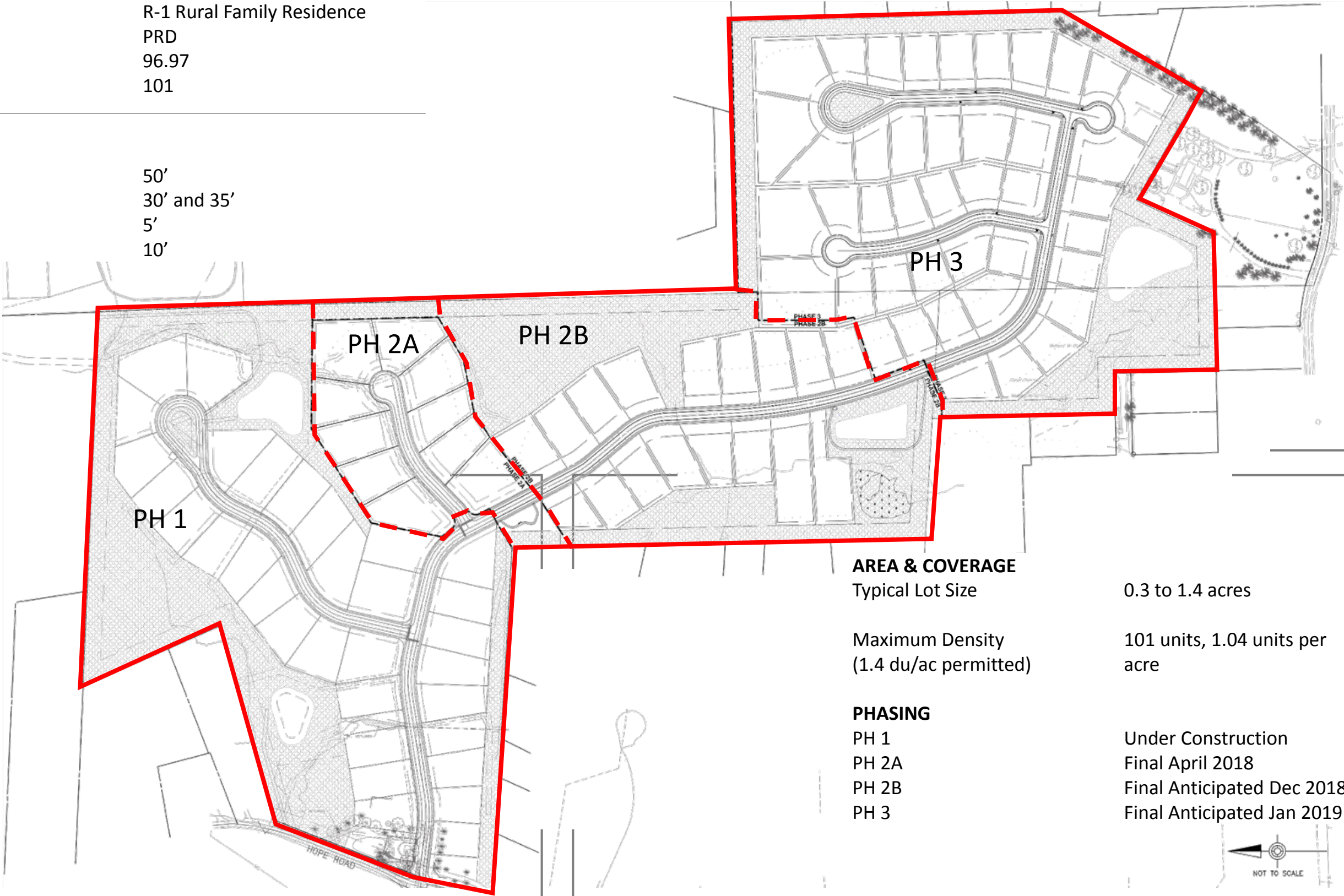
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PROPOSED SITE PLAN

Forest Edge is a custom home single family residential development proposed on the property most recently known as the Stevenson Farm. The plan design will take use of the naturally rolling fields and dense woods to provide a serene and private setting for customers to call home. Access to the plan will be by connection to Hope Road with five internal streets ending in cul-de-sacs. Forest Edge will include 101 single detached lots which will be developed in three phases. Sidewalks along Hope Road and a trail connection to Foxwood Estates will allow for pedestrian connectivity from Forest Edge to other communities throughout the township. The community also features a Rustic Pavilion to be used as a community gathering space and bus stop shelter and community parks where residents can enjoy the natural setting of the property.



PROJECT DETAILS

Site totaling approximately 97 acres

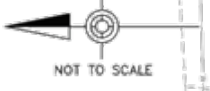
101 single family lots proposed

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 30% [29 acres]

OPEN SPACE PROPOSED 30% [29.25 acres]

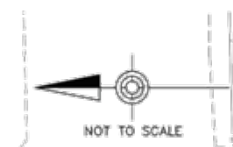
-  Pocket Park 300 sf
-  Parklet Area varies in sf
-  Passive Open Space 29.25 AC

CIRCULATION

[] Sidewalk (along all streets)

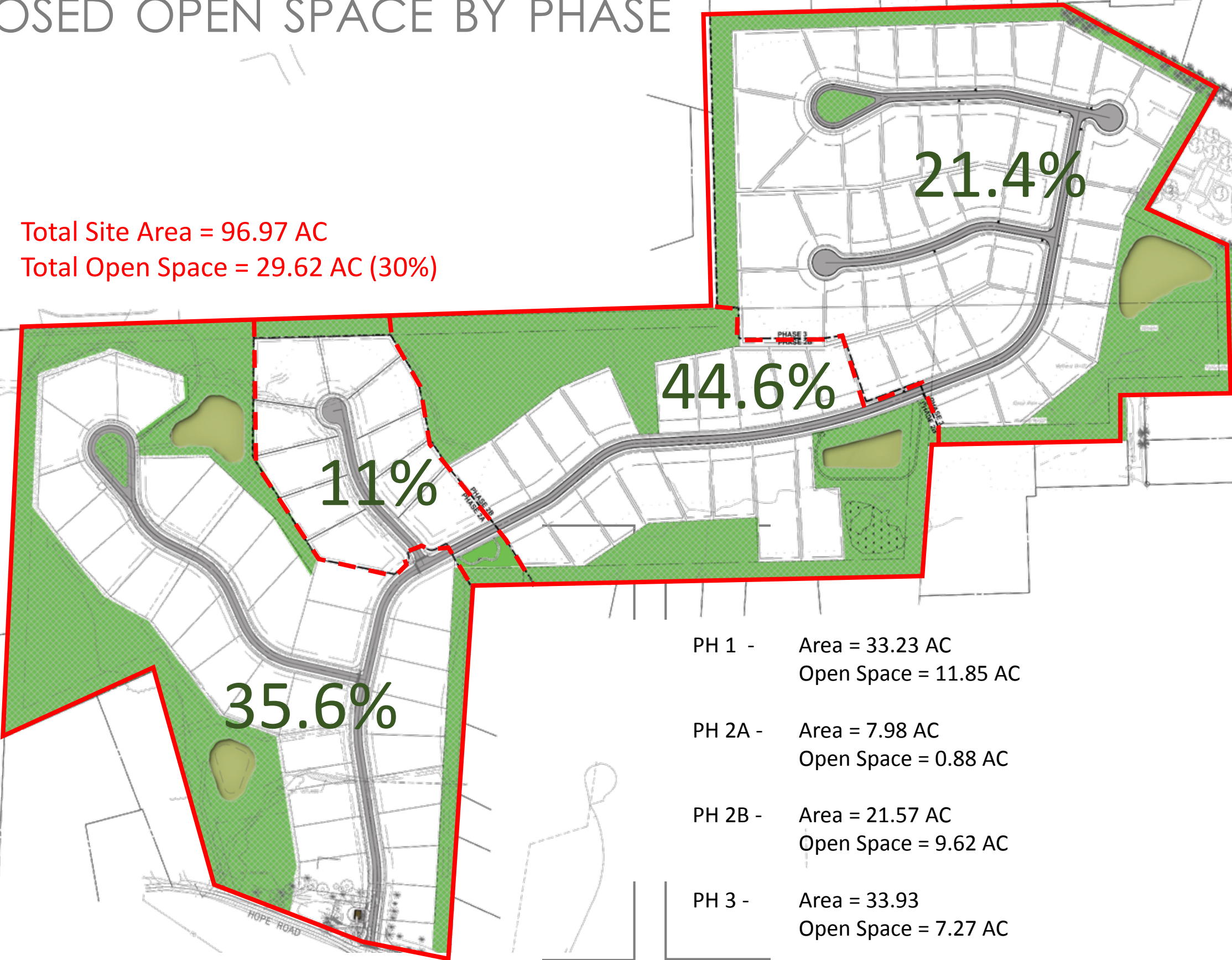
 Trail

 Road

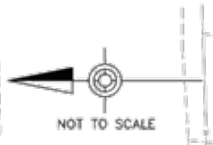


PROPOSED OPEN SPACE BY PHASE

Total Site Area = 96.97 AC
Total Open Space = 29.62 AC (30%)



PH 1 -	Area = 33.23 AC Open Space = 11.85 AC
PH 2A -	Area = 7.98 AC Open Space = 0.88 AC
PH 2B -	Area = 21.57 AC Open Space = 9.62 AC
PH 3 -	Area = 33.93 Open Space = 7.27 AC



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 Forest Edge 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 Forest Edge 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.



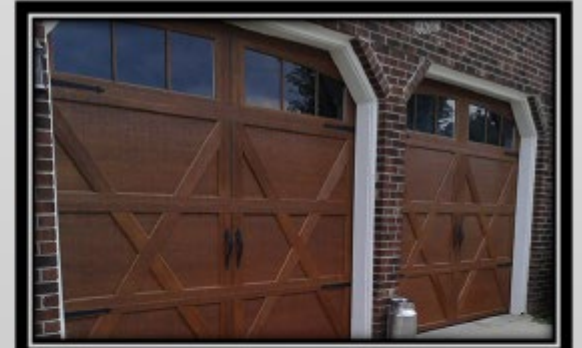
ARCHITECTURAL CRITERIA

- 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.

House Concepts



House Concepts



LANDSCAPING / AMENITIES

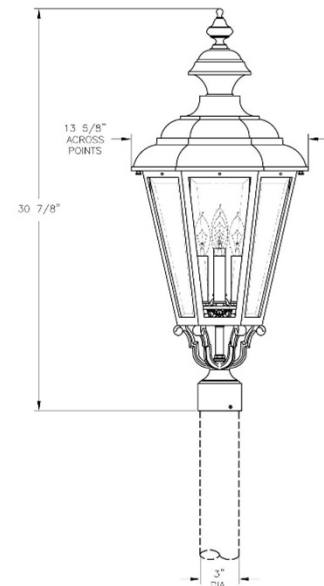


- Preserve existing vegetation
- Provide street trees 35 feet on center
- Provide buffer planting
- Create basin buffers
- Enhance the entry
- Native plantings or as selected from Township lists

Native plantings or as selected from Township lists

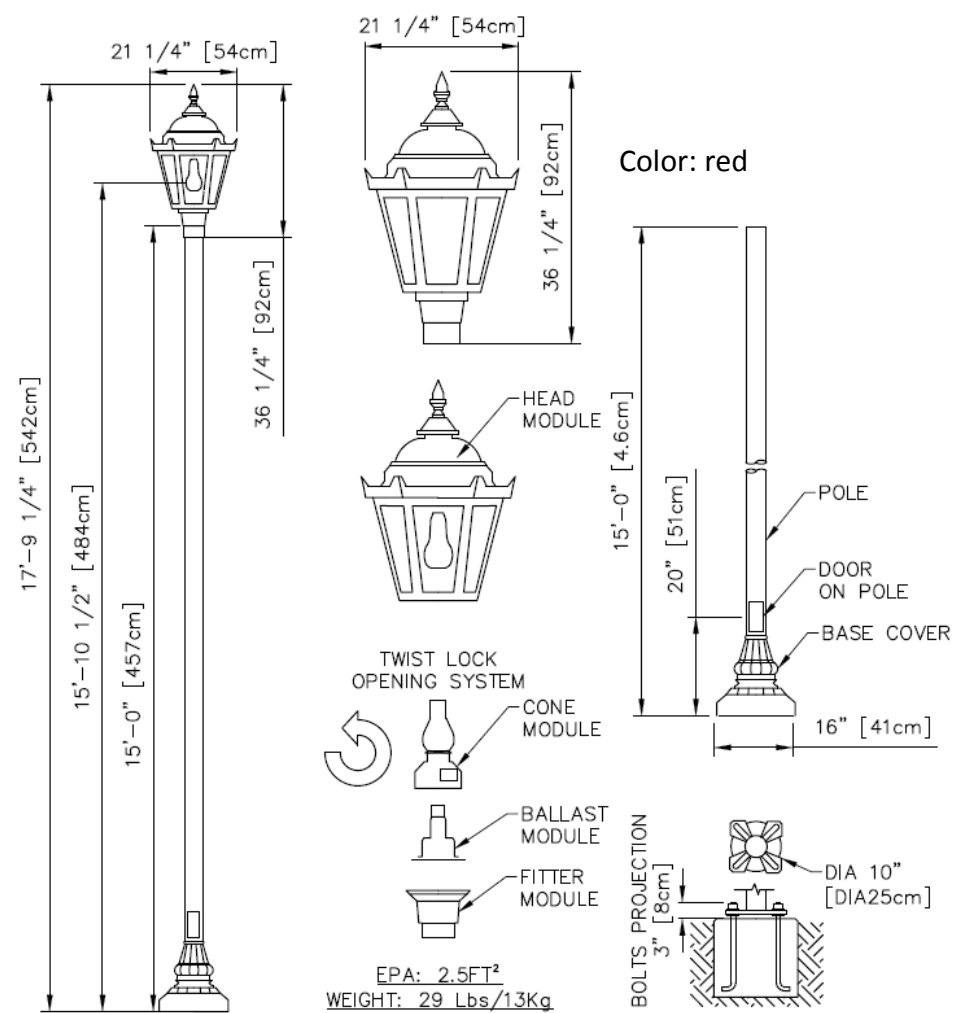
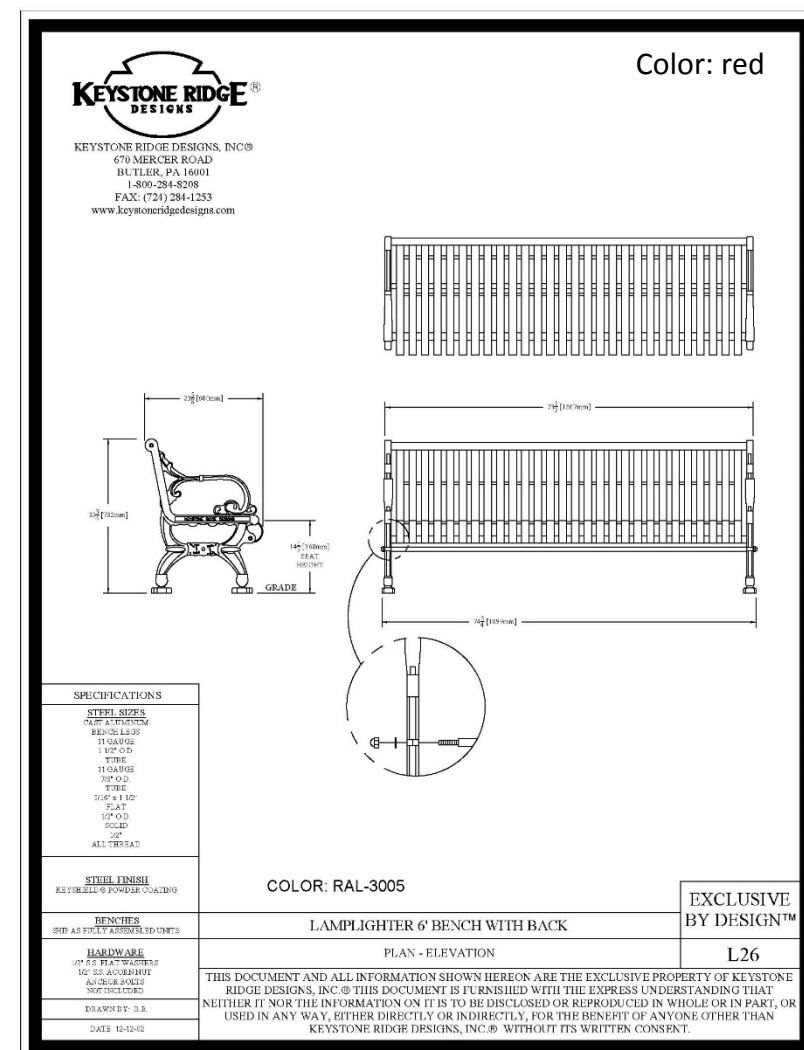


Project Name:	Location:
Fixture Type:	Catalog No.:



Lamp Posts shall comply with Cranberry Township ordinances and be located 10' off the front sidewalk. Lighting fixtures shall be lantern style as shown with residential direct burial post.

DETAILS



D E T A I L S

