



DEVELOPMENT REPORT

To: Cranberry Township Board of Supervisors

From: Ronald Henshaw, Director, Planning and Development Services

Date: Monday, March 30, 2020

RE: Application # 25641

PARK PLACE REVISED FINAL PH 6

LAND DEVELOPMENT REVISED FINAL

Applicant Information:

Applicant:

PARK PLACE MARKETING LLC
191 Crowe Ave
Mars Pa, 16046

Landowner(s):

PARK PLACE MARKETING LLC
191 Crowe Ave
Mars, Pa 16046

Application Information:

Proposed Use: MULTI USE CENTER

Zoning: CCD2 - CCD2

Total Units: 8

Location: 0 BOARDWALK DR

Application History:

Application Processed: Thursday, February 27, 2020

Planning Advisory Commission Meeting: Thursday, March 19, 2020

Time Limit Review Dates:

Time Limit Date - Tuesday, June 23, 2020

Please see review comments attached

DEVELOPMENT REVIEW

- 1) Provide a note on the plans stating that all dead and dying plants will be replaced no later than the subsequent planting season (27-317.1.A).
- 2) Please select appropriate elements to comply with lighting ordinance 27-318. i.e. highlight 3000k options.
- 3) The townhome units need to be shifted forward to the 12' build to line.
- 4) A Recreation Fee of \$1,022 / unit shall apply (22-504).
- 5) Provide a recording plan with all certifications required by Chapter 22, Attachment 2.

ENGINEERING

- 1) Proposed property line dividing parcel TH-6O and TH-6N on sheet C210 distance scale distance along Bucktail Drive does not agree with distance shown on recording sheet REC-1.
- 2) Property distance labeling for parcel TH-6N along both Bucktail Drive and Gander Drive do not add up to total distance. It appears the distance on TH-6N (east to west line) is 115.44 feet vs labeling of 100.27 feet.

WATER REVIEW

- 1) Provide water line profiles.
- 2) Show location of water valves and label on plans.