

# LAUREL POINTE PRD PATTERN BOOK

Original: October 10, 2016  
Revised: January 13, 2017  
Revised: October 3, 2017  
Revised: February 9, 2018  
Revised: August 7, 2018  
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Revised: May 7, 2019  
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# VISION

Laurel Pointe PRD is a Custom Home single family residential development. The design will make use of the natural 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 52 estate lots, 9 single family lots and 107 villa lots developed in three 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.





# 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 four types of housing options - estate lots, single family lots and two types of 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.





# 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 Pikewood Land Partners, LLC. Each lot shall have an independent review and approval by the Committee. The master 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 Pikewood Land Partners, LLC 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:

Pikewood Land Partners, LLC  
2543 Washington Road  
Pittsburgh, PA 15241

## VILLAS



Villa - 55'



Villa - 50'



90'



*Villa depths, including patios/decks, will be limited to avoid conflicts with buffers, easements, and the like.*

# ARCHITECTURAL STYLE

## 90' ESTATES

## 75' SINGLE FAMILY



90'

75'

75'



# GARAGE PLACEMENT

Laurel Pointe will be constructed in three phases. Per Cranberry Townships PRD Ordinance, a minimum of 65% of all homes (except the Villas) 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  
 16 Side Entry

Phase 2  
 11 Front Entry  
 25 Side Entry

Phase 3  
 N/A



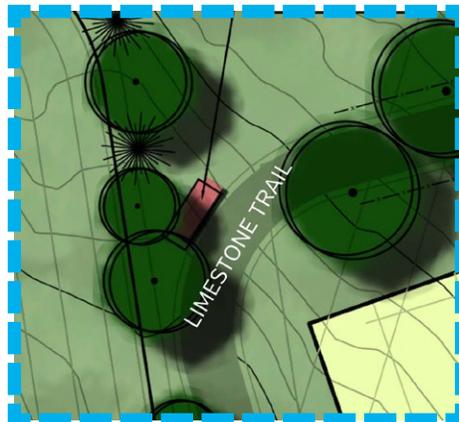
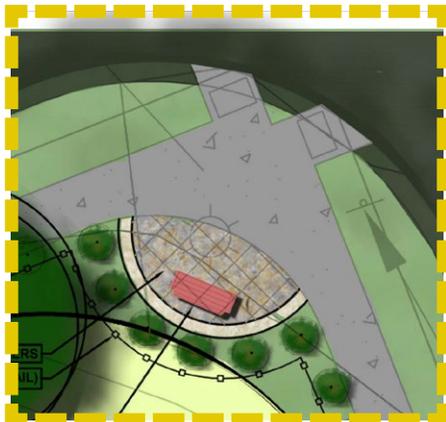


DECORATIVE LANDSCAPE WALL

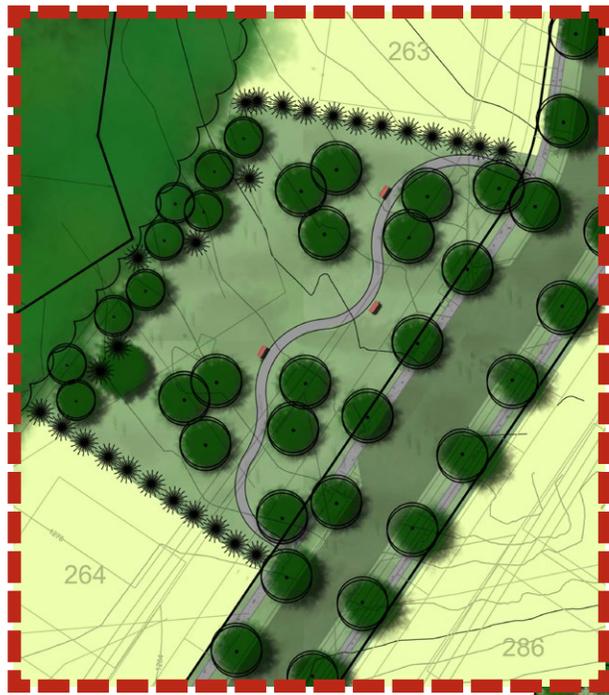
## PARKS & RECREATION

Parks are located throughout the community to provide recreational opportunities for residents in addition to creating a lively atmosphere. A large park with 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. One additional parklette is 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.

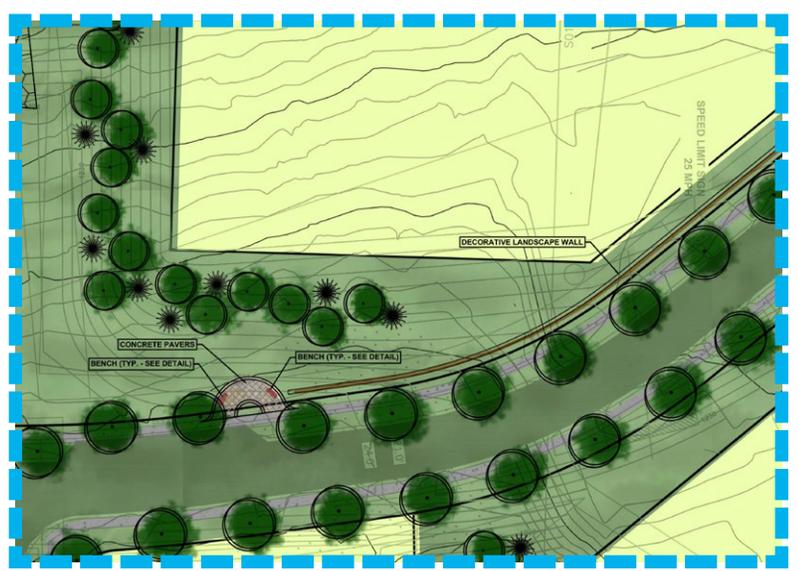
PEDESTRIAN POCKET/BUS STOP (TYP.) TRAIL PARKLETTE (TYP.)



# COMMUNITY PARK



# 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. Homes sites 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.





# LIGHTING



# STREET LIGHT



**CYCLONE**  
**MODEL: CL41T4A**  
**FINISH: RAL-3005**  
**POLE HEIGHT: 13'**  
**WATTS: 60W**  
**CCT: 3K**

# INDIVIDUAL LOT/UNIT LIGHT



**KICHLER**  
**MADISON COLLECTION**  
**MADISON 1 LIGHT OUTDOOR POST**  
**FINISH: BLACK**  
**LIGHT TO BE PLACED WITHIN 10' OF SIDEWALK**



# CLUSTER BOX UNITS

## Cluster Box Units (CBU's) - continued on pages 8-11

### CLUSTER BOX UNITS - FRONT LOADING

Made of heavy duty aluminum and stainless steel hardware, Salsbury 3300 series U.S.P.S. approved Cluster Box Units (CBU's) are accessed from the front through two (2) easy opening master door panels. The durable and corrosion resistant units feature a powder coated finish available in six (6) contemporary colors. Each CBU includes one or two (2) fully integrated parcel lockers and a matching pedestal. Each aluminum door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys. One additional compartment in each unit is labeled "Outgoing Mail" and includes a weather protection flap and an 11-3/4" W x 3/4" H mail slot. An attractive option to CBU's for new and existing CBU installations are Salsbury 3300R series U.S.P.S. approved Regency Decorative CBU's - see pages 8-9.



#### Officially Licensed by the U.S.P.S.

Salsbury 3300 series Cluster Box Units are manufactured to U.S.P.S. "F" specifications. They are an officially licensed product of the U.S. Postal Service for centralized mail delivery.



3308  
Type I

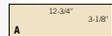
Matching pedestals are included with Cluster Box Units

includes pedestal



#3316 in sandstone finish displayed

#### • 3300 Series CBU Door Sizes



#3351<sup>1</sup> Replacement "A" door and lock \$40.00



#3352<sup>1</sup> Replacement "B" door and lock \$50.00

#### • Fully Integrated Parcel Lockers

For matching stand-alone Outdoor Parcel Lockers (OPL's) (#3302), see page 60.

#### • Regency® Decorative CBU's Available

Includes CBU and matching pedestal, decorative CBU top and decorative pedestal cover - see pages 8-9.



SYMBOL



107 Mailbox Units  
Serving Phases II & III



64 Mailbox Units  
Serving Phase I



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