

Boundary Lofts PRD

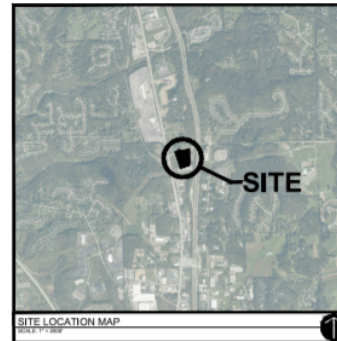
BOUNDARY LOFTS - TENTATIVE PRD

NORTH BOUNDARY ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:

BOUNDARY LOFTS LIMITED PARTNERSHIP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

CONSULTANTS	
ARCHITECTURAL CONSULTING, P.C. THE GRIMMET MANSION 608 WEST BUCKLEBURY DRIVE EXTON, PA 18341 CONTACT: MATTHEW T. GRIMMET PHONE: 717-434-1111 FAX: 717-434-1111 EMAIL: CHARTERED@GRIMMETMANSION.COM	
LIST OF UTILITIES	
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CONSOLIDATED COMMUNICATIONS, INC. (ATTN: STEPHEN PUTT) 4008 OBERLIN ROAD BERESINA, PA 15004 PHONE: 724-454-5453 FAX: 724-454-5453 EMAIL: STEPHENPUTT@CONSOLIDATED.COM	
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CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION AND CONVEYANCE WATER PROMOTER (ATTN: TRACY SCHULTZMAN) 200 ROBERTSON ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 15008 PHONE: 724-767-6600 X 110 FAX: 724-767-6600 EMAIL: TRACY.SCHULTZMAN@CRANBERRYTOWNSHIP.ORG	



ZONING REQUIREMENTS	
SITE TOWN: CONVEYANCE COMMERCIAL (C-C) SPECIAL USE (S-4) STREETSCAPE OVERLAY USE: PLANNED RESIDENTIAL DEVELOPMENT	
TOWNSHIP STANDARD	REQUIRED
BUILDING HEIGHT	30 FT
MIN LOT AREA	10,000 SQ FT
MIN OPEN SPACE	10% (10,000 SQ FT)
DENSITY	10 UNITS PER ACRE
SETBACKS	
FRONT YARD	10 FT
REAR YARD	10 FT
SIDE YARD	10 FT
PARKING CALCULATION	
2 BEDROOM UNITS OR LESS: 34 UNITS AT 1.75 SPACES/UNIT 34 X 1.75 = 59.5 SPACES	
3 BEDROOM UNITS: 14 UNITS AT 2 SPACES/UNIT 14 X 2 = 28 SPACES	
TOTAL REQUIRED SPACES: 88 + 28 = 116 SPACES REQUIRED	
TOTAL PROPOSED SPACES: 120 SPACES	
OVERALL DEVELOPMENT	
TOTAL DEVELOPMENT: 1.00 ACRES	
PROPOSED DEVELOPMENT: 1.00 ACRES	
PROPOSED DEVELOPMENT: 1.00 ACRES	

Sheet List Table	
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C001	Existing Conditions Plan
C002	Site Demolition Plan
C003	Site Plan for Recording
C004	Grading Plan
C005	Utility Plan
C006	Lighting Plan
C007	Lighting Details
C008	Erosion and Sediment Control Plan
C009	Erosion and Sediment Control Details
C010	Erosion and Sediment Control Details
C011	Erosion and Sediment Control Details
C012	Final and Storm Sewer Profiles
C013	Storm Sewer and Water Line Profiles
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C015	Construction Details
C016	Construction Details
C017	File Truck Access Plan
C018	Garage Truck Access Plan
C019	Post-Construction Stormwater Management Plan
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C021	Landscaping Plan
C022	Landscaping Details
C023	Lot Compaction Plan



The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
www.gatewayeng.com



REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/17/2018	ISSUED FOR PERMIT

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COLUMBUS, OH 43215

COVER SHEET

Project Number	C-1001
Drawing Title	C000
Scale	AS SHOWN
Notes	SEE SHEET C001
Drawn By	JD
Checked By	JD
Prepared Manager	JD

C000





1000000
