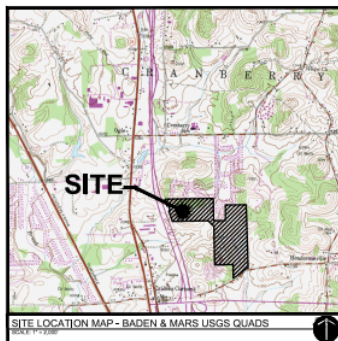


RANBERRY
• TOWNSHIP •

MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

PREPARED FOR:
CHARTER HOMES & NEIGHBORHOODS
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603



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C110E	REVERSE GARABAGE TRUCK TURNING TEMPLATE INSERT
C110F	REVERSE GARABAGE TRUCK TURNING TEMPLATE INSERT
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C399	OVERALL SITE PLAN
C400	OVERALL SITE PLAN

C011	PHASE 3 WATER
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C021	STORM PROFILES
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C023	STORM PROFILES
C024	STORM PROFILES
C025	SANITARY PROFILES
C026	SANITARY PROFILES
C027	SANITARY PROFILES
C028	SANITARY PROFILES
C029	SANITARY PROFILES
C030	SANITARY PROFILES
C031	SANITARY PROFILES
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C034	SANITARY PROFILES
C035	SANITARY PROFILES
C036	SANITARY PROFILES
C037	SANITARY PROFILES
C038	SANITARY PROFILES
C039	SANITARY PROFILES
C040	SANITARY PROFILES
C041	ROAD PROFILES
C042	ROAD PROFILES
C043	ROAD PROFILES
C044	ROAD PROFILES
C045	ROAD PROFILES
C046	ROAD PROFILES
C047	ROAD PROFILES
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C052	ROAD PROFILES
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C066	STREET SECTIONS
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C069	POST CONSTRUCTION STORMWATER MANAGEMENT
C070	POST CONSTRUCTION STORMWATER MANAGEMENT
C071	POST CONSTRUCTION STORMWATER MANAGEMENT
C072	POST CONSTRUCTION STORMWATER MANAGEMENT
C073	POST CONSTRUCTION STORMWATER MANAGEMENT
C074	POST CONSTRUCTION STORMWATER MANAGEMENT
C075	POST CONSTRUCTION STORMWATER MANAGEMENT
C076	POST CONSTRUCTION STORMWATER MANAGEMENT
C077	POST CONSTRUCTION STORMWATER MANAGEMENT
C078	POST CONSTRUCTION STORMWATER MANAGEMENT
C079	LANDSCAPE PLAN
L00	



Know what's below.
Call before you dig.

RESIDENTIAL UNIT COUNT & NON-RESIDENTIAL SQUARE FOOTAGE BY BUILDING			
BUILDING	RESIDENTIAL UNIT COUNT	NON-RESIDENTIAL SQUARE FOOTAGE	
		CROSSROADS (MINED USE)	
1	-	1500	
2	-	2400	
3	-	1500	
4	-	3900	
TOTAL	0	9300	9300

OPEN SPACE SUMMARY (AC)	
OPEN SPACE	18.53
CONSERVATION OPEN SPACE	23.89

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE						
PHASE	RESIDENTIAL UNIT COUNT				NON-RESIDENTIAL AREA (SQ. FT.)	
	SINGLE FAMILY	TOWNHOMES	CROSSROADS	APARTMENTS	TOTAL	
1	69	38	-	282	413	
2	63	60	-	-	123	5100
3	81	140	-	-	220	

PARKING SUMMARY TABLE					
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL	REQUIRED
1	100	379	310	792	803.5
2	51	-	246	297	246
3	125	-	400	585	400
TOTAL	279	379	1016	1674	1509.5

[illegible]

NOTES:

1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF STORM WATER SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORAGE/ATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED CURB/CURB INCREASED OPEN SPACE.
3. THE TEN-PERCENT (10%) INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 99% FOR A LOT.
4. AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

[illegible]

LIST OF UTILITIES

PENNSYLVANIA POWER COMPANY
1200 EAST STANWYTH
131 WEST NEWCASTLE STREET
PO BOX 10003
PHILADELPHIA PA 19103
PHONE: 764-543-3433
FAX: 764-543-3431
E-MAIL: DANSTANWYTH@PENNSTATEPOWER.COM

PEOPLES NATURAL GAS
10111 BEAN COUGH ROAD
3RD NORTH CROSS DRIVE
TOWNSHIP OF TOWNSHIP
TOWNSHIP PA 15122
PHONE: 412-920-6468
FAX: 412-920-6468
E-MAIL: BEANCOUGH@PEOPLESNATURALGAS.COM

COLUMBIA GAS OF PA
ATTN: LEBEL MURPHY
100 KENTWOOD AVENUE
ROCKFORD PA 15047
PHONE: 717-326-2222
FAX: 717-326-2222
E-MAIL: COLUMBIA@COLUMBIAGASPA.COM

CONGO-DAILED COMMUNICATIONS, INC.
ATTN: VICTOR STROGOVICH
10000 BROADWAY ROAD
OBERLIN PA 15044
PHONE: 724-268-6875
FAX: 724-268-7878
E-MAIL: VSTROGOV@CONGO-DAILED.COM

ARMSTRONG TOWNSHIP
ATTN: MARY GRANTLY
3111 GERRY AVE
PO BOX 100
TOWNSHIP PA 16083
PHONE: 724-653-5865 X 324
FAX: 724-653-5865
E-MAIL: MGRANTLY@ARMSTRONGTOWNSHIP.COM

CRANBURY TOWNSHIP
ATTN: JIMMY COLEMAN
WATER PRODUCTION AND CONVEYANCE
DEPARTMENT
10011 10TH STREET
CRANBURY TOWNSHIP ROAD, SUITE 400
CRANBURY TOWNSHIP PA 16898
PHONE: 724-765-8365 X 1180
FAX: 724-765-8365
E-MAIL: JIMMY@CRANBURYTOWNSHIP.COM

[illegible]

C130	REVERSE GARAGE TRUCK TURNING TEMPLATE BOBBY	0001	LEFT DETAIL'S
C131	OVERALL PAVING EXHIBIT	0002	LEFT DETAIL'S
C132	PHASE 1 PAVING EXHIBIT	0003	LEFT DETAIL'S
C133	PHASE 2 PAVING EXHIBIT	0004	LEFT DETAIL'S
C134	PHASE 3 PAVING EXHIBIT	0005	STREET SECTIONS
C135	OPEN SPACE EXHIBIT	0006	STREET SECTIONS
C136	OVERALL VEGETATION FACILITIES	0007	STREET SECTIONS
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C204	PHASE 2 STORM	0018	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C205	PHASE 3 STORM	0019	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C206	OVERALL SWEEPWAY	0020	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C207	PHASE 1 SWEEPWAY	0021	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C208	PHASE 2 SWEEPWAY	0022	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C209	PHASE 3 SWEEPWAY	0023	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C210	OVERALL WATER	0024	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C212	PHASE 2 WATER	0026	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C213	PHASE 3 WATER	0027	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C215	PHASE 1 LANDSCAPE	0029	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C216	PHASE 2 LANDSCAPE	0030	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C217	PHASE 3 LANDSCAPE	0031	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C218	OVERALL SITE PLAN	0032	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C219	PHASE 1 SITE PLAN	0033	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C220	PHASE 2 SITE PLAN	0034	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C221	PHASE 3 SITE PLAN	0035	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C222	OVERALL UTILITY	0036	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C223	PHASE 1 UTILITY	0037	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C224	PHASE 2 UTILITY	0038	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C225	PHASE 3 UTILITY	0039	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C226	OVERALL CONSTRUCTION	0040	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C227	PHASE 1 CONSTRUCTION	0041	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C228	PHASE 2 CONSTRUCTION	0042	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C229	PHASE 3 CONSTRUCTION	0043	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C230	OVERALL FINISH	0044	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C231	PHASE 1 FINISH	0045	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C232	PHASE 2 FINISH	0046	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C233	PHASE 3 FINISH	0047	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C235	PHASE 1 TOTAL	0049	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C236	PHASE 2 TOTAL	0050	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C238	OVERALL SUMMARY	0052	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C240	PHASE 2 SUMMARY	0054	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C241	PHASE 3 SUMMARY	0055	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C242	OVERALL APPENDIX	0056	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C243	PHASE 1 APPENDIX	0057	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C256	PHASE 2 COVER SHEET	0070	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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C258	OVERALL TITLE PAGE	0072	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C259	PHASE 1 TITLE PAGE	0073	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C260	PHASE 2 TITLE PAGE	0074	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C261	PHASE 3 TITLE PAGE	0075	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C262	OVERALL APPENDIX A	0076	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
C263	PHASE 1 APPENDIX A	0077	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL'S
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COVER SHEET		REVISION RECORD	
PREPARED FOR CHARTER HOMES & NEIGHBORHOODS 322 NORTH ARCH STREET, FIRST FLOOR LANCASTER, PA 17603		DATE	BY
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