

THE GREAT
AMERICAN NEIGHBORHOOD

CRESCENT

ARCHITECTURAL PATTERN BOOK

MAY 2022
VERSION 22.05.19



CHARTER
Homes & Neighborhoods

ARCHITECTURAL PATTERN BOOK

This book provides guidelines, examples and samples of architectural plans, renderings, streetscapes and details to provide guidance for how buildings and improvements will be designed and built.

If there are any conflicts or discrepancies between the information in this book and the recorded subdivision and land development plans for the neighborhood, the recorded subdivision and land development plans will govern.

This book may be amended as needed to incorporate additional information that is consistent with the overall character depicted in this book.

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| ZONING REQUIREMENTS | | | |
|--|----------------------|--------------------|------------------------|
| SITE ZONING: USE: CCD-2 OVERLAY, BUSINESS PARK BASE ZONING | | | |
| TOWNSHIP STANDARD | REQUIRED - CCD-2 | PROVIDED | MODIFICATION REQUESTED |
| USE | MIXED | MIXED | |
| DWELLING UNITS PER ACRE | 10; 15 ¹ | 6.84 | NO |
| MAXIMUM BUILDING HEIGHT (FEET) | 65; 95 | ≤ 65' | NO |
| MAXIMUM BUILDING HEIGHT (STORIES) | 4; 6 | ≤ 4 | NO |
| MINIMUM TO MAXIMUM COMMERCIAL AREA ² | 10% to 75% | 1.61% | YES |
| MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT | 75,000 SF | 9,300 SF | NO |
| MINIMUM CCD OPEN SPACE | 15% (17.33 AC) | 45.4% (52.42 AC) | NO |
| MAXIMUM IMPERVIOUS SURFACE | 85% (98.22 AC) | 40.1% (46.3 AC) | NO |
| MINIMUM BUILDING HEIGHT | 20 FEET OR 2 STORIES | ≥ 20' or 2 STORIES | NO |
| MINIMUM ACREAGE | 30.00 AC | 115.55 AC | NO |
| BUILDING SEPARATION (SF MIN.) | 6 FT | ≥ 6 FT | NO |
| BUILDING SEPARATION (MF MIN.) | 12 FT | ≥ 12 FT | NO |
| BUILDING SEPARATION (NON RESIDENTIAL MIN.) | 20 FT | ≥ 20 FT | NO |
| BUILD TO / FRONT YARD (RESIDENTIAL) | 6 - 12 FT | ≥ 6 FT | NO |
| BUILD TO / FRONT YARD (NONRESIDENTIAL) | 12 - 20 FT | ≥ 12 FT | NO |

NOTES :

1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
3. THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% 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.



Any non-material deviations between this site plan and the recorded subdivision and land development plans for the neighborhood such as lot lines, landscaping and minor architectural deviations shall be governed by the recorded subdivision and land development plans to the extent there is a conflict.

SITE PLAN BY BUILDING TYPE

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HOMES AT CRESCENT



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ELEVATIONS | Designs should use the width of the home to provide variations on elevations.



STREET VIEW | Designs are created thinking about how one home relates to another.



TOGETHER WITH TREES | Elevations should take landscaping into account, creating a background to the street wall.



ROOF SHAPES | Vary how roofs are experienced at the street.

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CRESCENT

SINGLE HOMES S36A SERIES

These homes provide homebuyers with a home providing both one and a half and two story living options.

These homes are designed with garages that load from a rear alley.

TYPICAL HOMESITE DIMENSIONS
46 x 100 Feet

TYPICAL FRONT | SIDE | REAR SETBACK
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE
1700 - 3500 Square Feet

STYLES
Traditional, Colonial, Classical, Manor
Formal, Estate, Country, Farmhouse

EXTERIOR MATERIALS
Brick or Stone, Vertical Siding,
Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Contrasting Light
Monochromatic Dark

GENERAL NOTES
*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.
**Style indicates suitable vernacular detailing and not historic reproduction



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SINGLE HOME

S36A | GLENMAR



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These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





SINGLE HOME

S36A | HYATT



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SINGLE HOME

S36A | POTTER



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SINGLE HOME

S36A | TOWSON & LARKSPUR



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SINGLE HOME

S36A | HARPER



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OVERALL FRONT ELEVATION | Most of the garage plane should be behind the rest of the elevation.



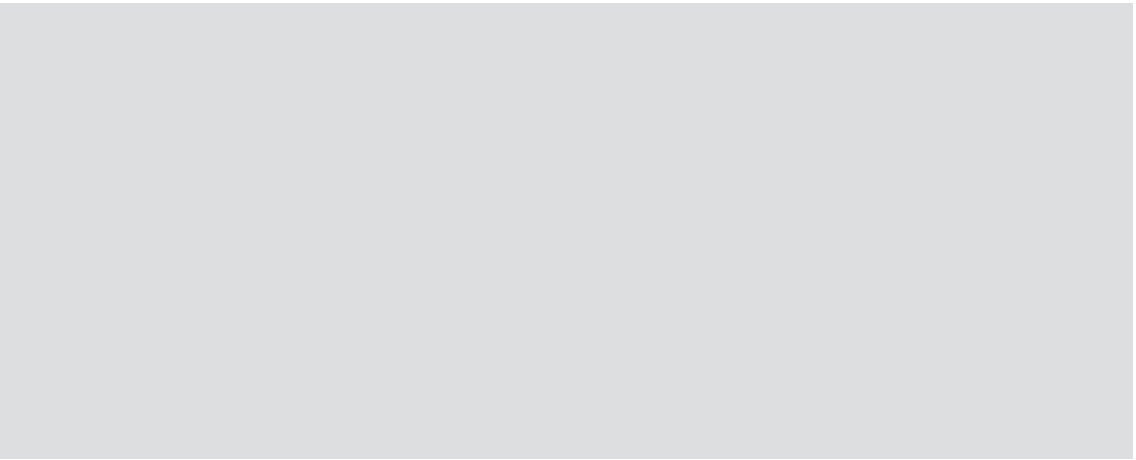
COLOR | Use color to add interest to the homes from the street.

Any garage not accessed from an alley shall be set back at least 18 feet from the street provided that the minimum setback for front-loaded, front-entry garages may be reduced to no less than eight feet from the front building facade if the garage facade is articulated by a minimum of two of the following: balconies, pergolas, columns, garage doors recessed one foot or more, pent eaves, elevated decks, or a similar type of treatment to de-emphasize the garage door as an architectural feature (§27-506.6.B.10)

On the side of any block in which front-loaded, front entry garages are proposed, a street wall along the entire block shall be provided along the side of the sidewalk located closest to the dwelling, such that the street wall runs continuously between two-street intersections (§27-506.6.B.10(c)).

Front-loaded garage doors shall be a nonwhite, earth tone color (§27-506.B.10(d)).

At least 80% of the total number of single-family detached and duplex dwellings shall have a porch along the primary facade. Unenclosed porches shall measure at least five feet deep and 12 feet wide (§27.506.D.5).



PORCHES | Porches should be a design element on most homes.

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SINGLE HOMES S40S SERIES

These homes provide homebuyers with a thoughtfully designed front entry home providing both one and a half and two story living options. They are designed with garages that load from the street.

TYPICAL HOMESITE DIMENSIONS
50 x 100 Feet

TYPICAL FRONT | SIDE | REAR SETBACK
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE
1600 - 3000 Square Feet

STYLES
Traditional, Colonial, Classical, Manor
Formal, Estate, Country, Farmhouse

EXTERIOR MATERIALS
Brick or Stone, Vertical Siding,
Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Contrasting Light
Monochromatic Dark

GENERAL NOTES
*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.
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SINGLE HOME
S40S | KENYON & SINCLAIR

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SINGLE HOME

S40S | RAMSEY

 **CHARTER** Homes & Neighborhoods

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SINGLE HOME

S40S | BENNINGTON

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SINGLE HOME

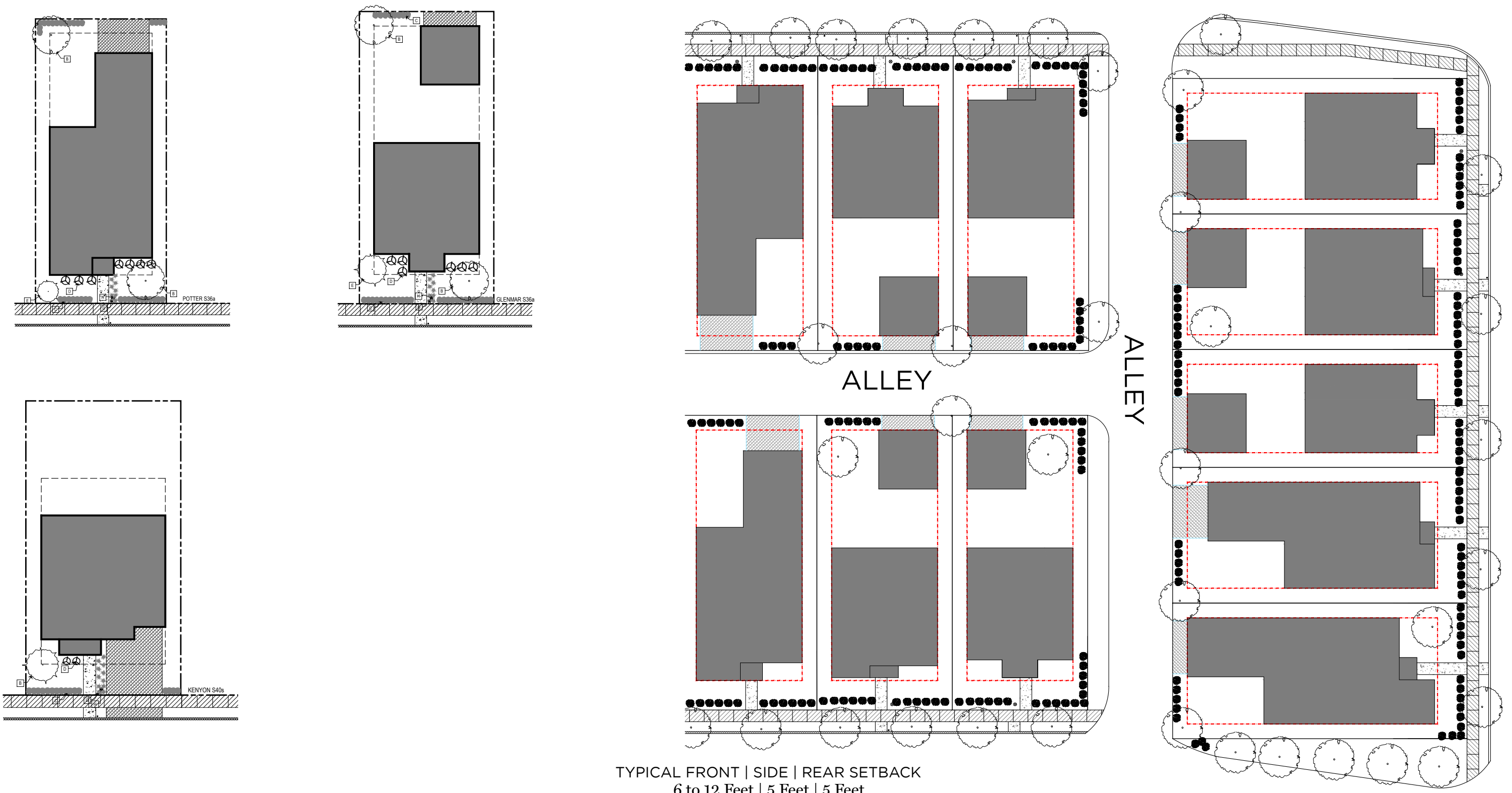
S40S | ABBEY



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These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





TYPICAL FRONT | SIDE | REAR SETBACK
6 to 12 Feet | 5 Feet | 5 Feet

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

Alleys will be landscaped with trees, shrubs, ground cover, fences and other features to add charm and beauty (§6.6 General Manual of Written and Graphic Design Guidelines)

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.



ELEVATIONS | Designs should take the perspective of how people experience the homes on the street.



DETAILS | Elevations can provide strong shadow lines and depth that creates interest.



CORNERS | Designs should consider corner locations.

Attached dwellings shall have a portico that measures at least six feet deep and six feet wide (§27.506.D.5).

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TOWNHOMES T22/T25/T26 SERIES

These townhomes are designed to provide three and four bedrooms on three floors as well as more natural light.

Garages are alley or street loading.

TYPICAL HOMESITE DIMENSIONS
25 x 60 Feet - 22 x 100 Feet
TYPICAL FRONT | SIDE | REAR SETBACK
5 to 12 Feet | 5 to 10 Feet | 5 to 15 Feet

TYPICAL INTERIOR SIZE “
1900 - 2500 Square Feet

STYLES
Traditional, Colonial, Classic, Manor
Formal, Estate

EXTERIOR MATERIALS
Brick or Stone, Vertical Siding,
Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Contrasting Light
Monochromatic Dark

GENERAL NOTES
*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.
**Style indicates suitable vernacular detailing and not historic reproduction

FREEMONT³⁰²

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FREEMONT⁴⁰¹

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STOCKTON 503



STOCKTON K.3
STD. (R)

STOCKTON I.2
STD. (R)

STOCKTON G.1
STD. (R)

STOCKTON H.3
STD. (R)

STOCKTON J.2
REV. (L)

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STOCKTON 504



STOCKTON J.1
STD. (R)

STOCKTON H.2
STD. (R)

STOCKTON I.1
STD. (R)

STOCKTON G.2
STD. (R)

STOCKTON K.2
REV. (L)

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LAYTON 301



LAYTON F.1
STD. (R)

LAYTON B.1
STD. (R)

LAYTON D.1
REV. (L)

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CRESWELL 401



CRESWELL B.1
REV. (L)

LAYTON C.1
STD. (R)

LAYTON B.1
REV. (L)

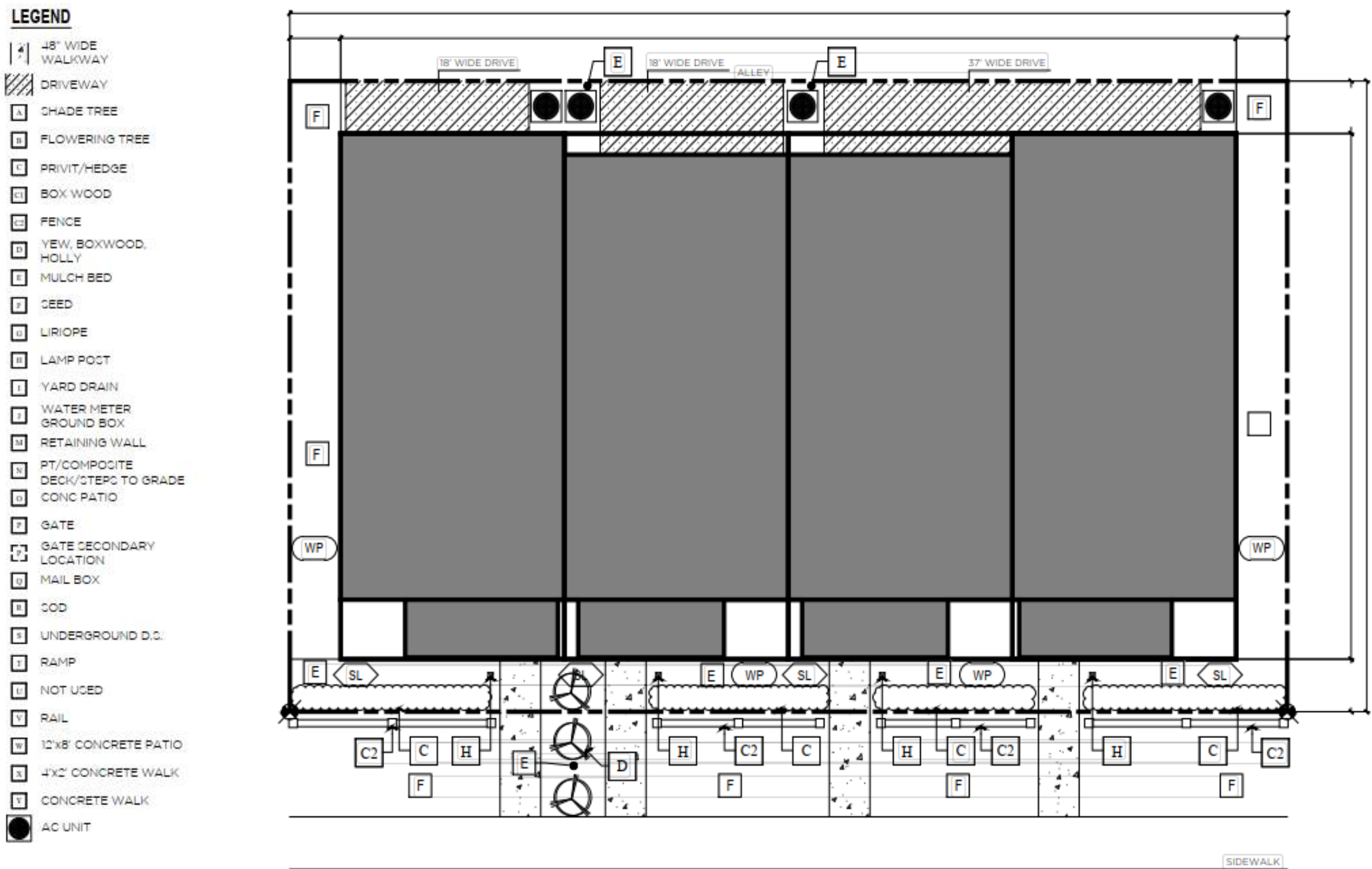
LAYTON E.1
REV. (L)

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TYPICAL HOMESITE AND LANDSCAPING PLANS

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.



ELEVATIONS | The design works to bring the front entry forward and minimize the garage massing.



Typical light fixtures for the front facades of homes that do not have post lamps will be decorative in nature, part of the architectural design of the home, include lighting that does not exceed 75 watts, and be on a "dusk to dawn" timer such that they are not separately controlled by the homeowner. Recessed porches may have recessed or ceiling fixtures in lieu of a wall mounted fixture. Fixtures may vary from home to home to create interest. Sample fixtures are shown above.



STREET VIEW | The design should consider what the design looks like as most people experience it.

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CARRIAGE HOMES T30S SERIES

These townhomes are targeted to people looking for living on one floor with the opportunity to have guests in secondary bedrooms on a second floor.

The homes are designed to create a street wall that becomes part of the overall site plan,

TYPICAL HOMESITE DIMENSIONS
30 x 72 Feet

TYPICAL FRONT | SIDE | REAR SETBACK
6 to 12 Feet | 5 Feet | 5 Feet

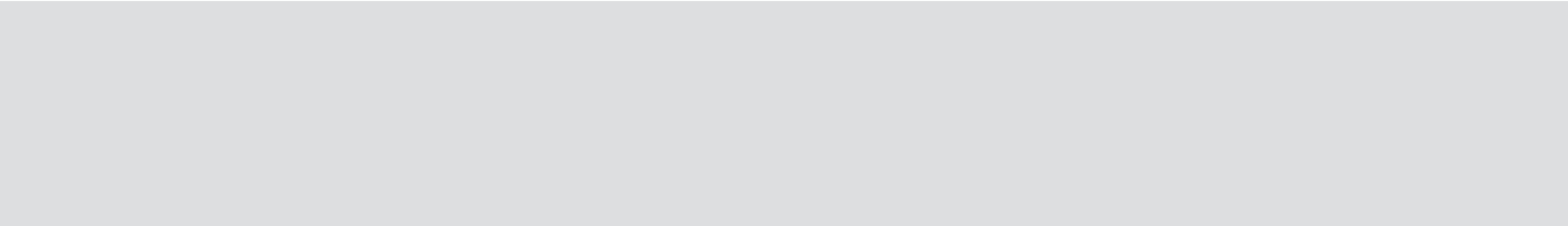
TYPICAL INTERIOR SIZE " "
1500 - 2200 Square Feet

STYLES
Patterned after English Mews or colonial outbuildings.

EXTERIOR MATERIALS
Brick or Stone, Painted Brick,
Vertical Siding, Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Monochromatic Dark

GENERAL NOTES
*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.
**Style indicates suitable vernacular detailing and not historic reproduction

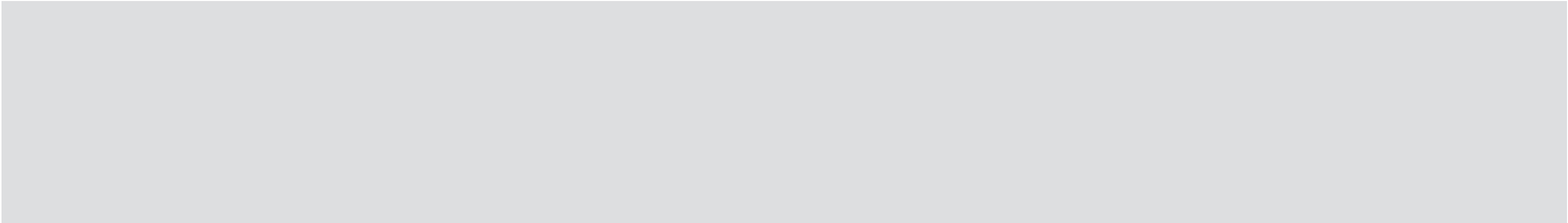


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CARRIAGE HOMES


T30S SERIES







BUILDING 501 WEBSTER


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2146-2286 3 | 2.5 | v1802



BUILDING 306 WEBSTER


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BUILDING 304 WEBSTER


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BUILDING 401 WEBSTER

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BUILDING 305 WEBSTER

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2146-2286 3 | 2.5 | v1802



BUILDING 303 WEBSTER

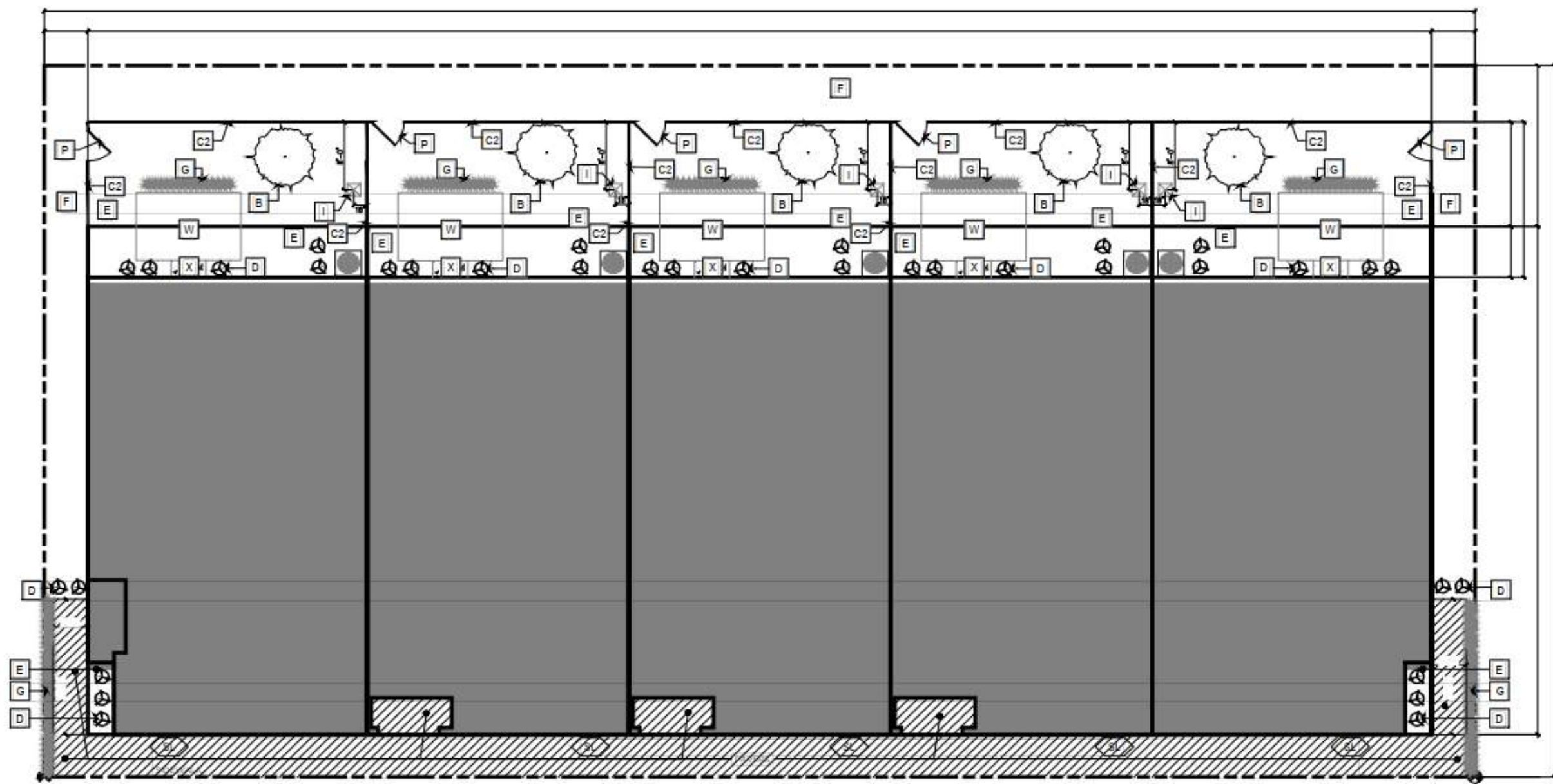
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2146-2286 3 | 2.5 | v1805

LEGEND

- 48" WIDE WALKWAY
- DRIVEWAY
- SHADE TREE
- FLOWERING TREE
- PRIVET/HEDGE
- BOX WOOD
- FENCE
- YEW, BOXWOOD, HOLLY
- MULCH BED
- SEED
- LIRIOPE
- LAMP POST
- YARD DRAIN
- WATER METER GROUND BOX
- RETAINING WALL
- PT/COMPOSITE DECK/STEPS TO GRADE
- CONC PATIO
- GATE
- GATE SECONDARY LOCATION
- MAIL BOX
- COD
- UNDERGROUND D.S.
- RAMP
- NOT USED
- RAIL
- 12'x8' CONCRETE PATIO
- 4'x2' CONCRETE WALK
- CONCRETE WALK
- AC UNIT



1
A0.4.1 Landscaping Plan
SCALE: 1/16" = 1'-0"

BUILDING 501

TYPICAL HOMESITE AND LANDSCAPING PLANS

Rear yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges, patios and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.



STREET VIEW | The design should consider what the design looks like as most people experience it.



Typical light fixtures for the front facades of homes that do not have post lamps will be decorative in nature, part of the architectural design of the home, and include lighting that does not exceed 75 watts. Recessed porches may have recessed or ceiling fixtures in lieu of a wall mounted fixture. Fixtures may vary from home to home to create interest. Sample fixtures are shown above.



FACADES | Front elevations that face the street should read like town homes.



ARTICULATION | Front walls can articulate to provide depth.

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TOWNHOMES LOFT SERIES

These townhomes are designed to provide two to three bedrooms while ensuring the streetscape blends with the rest of the neighborhood.

The garages are designed to load off courtyards.

TYPICAL HOMESITE DIMENSIONS
Varies

TYPICAL FRONT | SIDE | REAR SETBACK
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE
1600-1800 Square Feet

STYLES
Traditional, Classic, Manor

EXTERIOR MATERIALS
Brick or Stone, Vertical Siding,
Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Contrasting Light
Monochromatic Dark

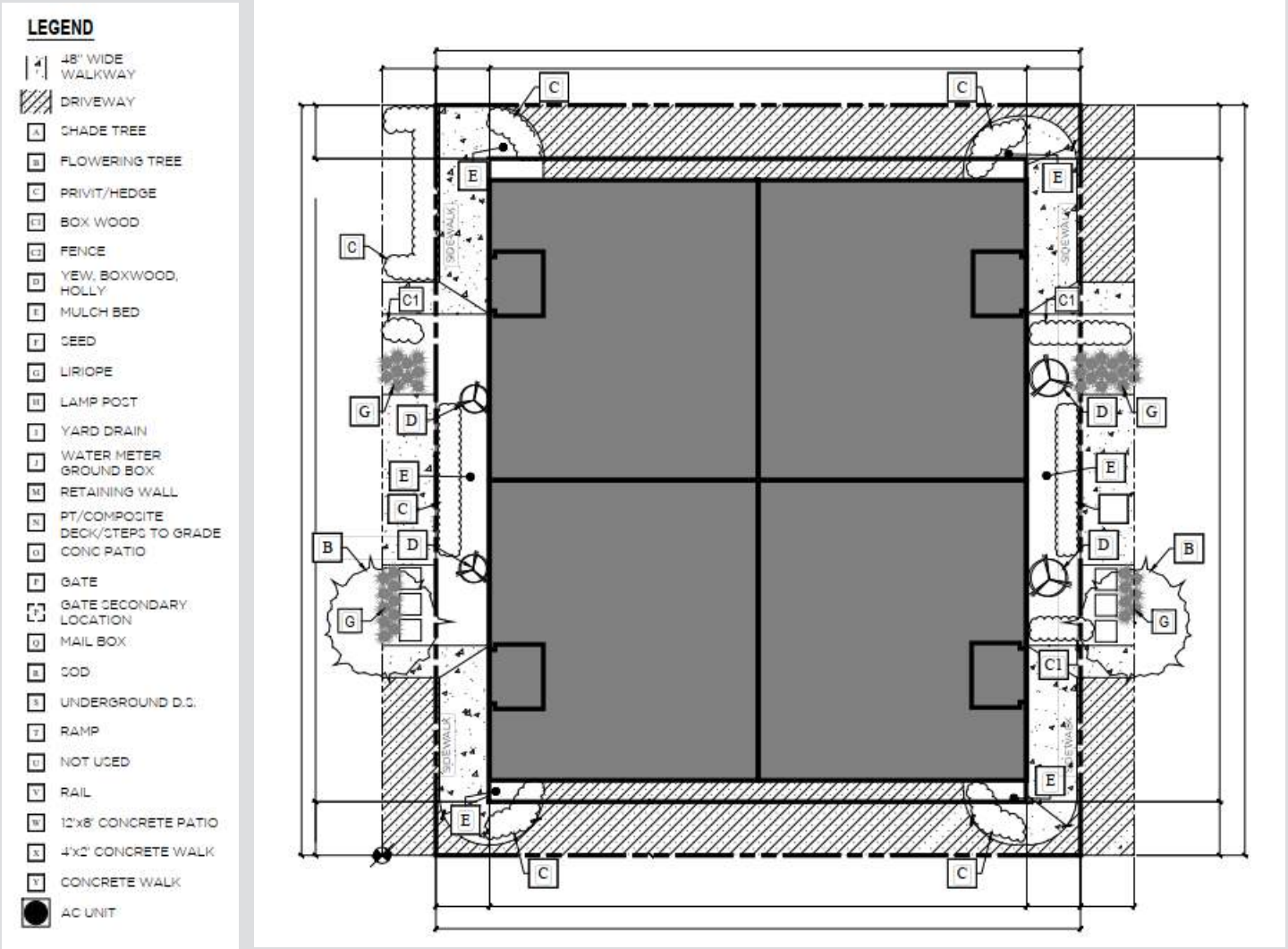
GENERAL NOTES
*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.
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TYPICAL HOMESITE AND LANDSCAPING PLANS

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.

TYPICAL EXTERIOR COLORS & FINISHES

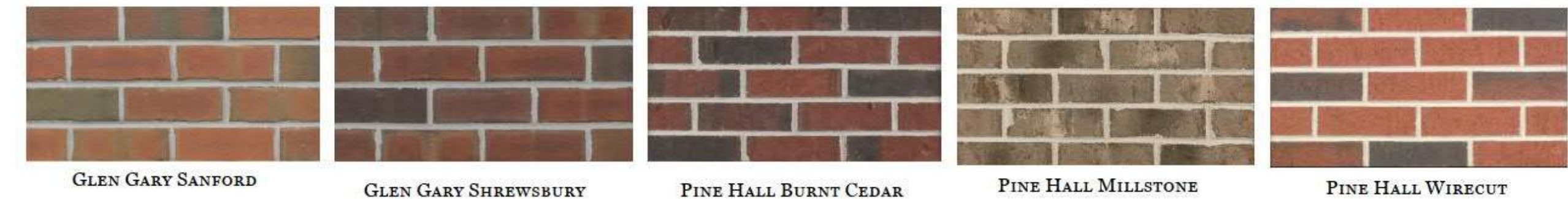
SIDING



STONE



BRICK





TYPICAL EXTERIOR COLORS & FINISHES



These exterior colors and finishes are examples only. Actual homes may vary in color selection and exterior detailing. Images are meant to show architectural design elements and are not a specific building or landscape plan.

TYPICAL EXTERIOR COLORS & FINISHES



These exterior colors and finishes are examples only. Actual homes may vary in color selection and exterior detailing. Images are meant to show architectural design elements and are not a specific building or landscape plan.

CRESCENT APARTMENT HOMES



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CROSSROADS AT CRESCENT



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HARDSCAPING AND LANDSCAPING | The materials and design of the public spaces should create interest and compliment the architecture.



SIDEWALKS | Outdoor spaces and how people approach the buildings must be taken into account.



STOREFRONTS | Signage and colors, along with engaging window designs are important to make the design timeless.



DEFINING PLACE | Use architecture to identify the place.

The following images represent typical Crossroads buildings and design elements. Building elevations for specific crossroads buildings at Crescent will be provided as final plans are developed.

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CROSSROADS
HOMES AND BUSINESSES

These buildings provide places for neighbors and the community to eat and shop in an inviting environment created by integrating architecture, planning and landscaping. They are designed with garages that load from a rear alley.

TYPICAL HOMESITE DIMENSIONS
Varies

TYPICAL FRONT SETBACK DISTANCE
5 Feet

STYLES
Traditional, Colonial, Classical, Manor Formal, Estate, Country, Farmhouse

EXTERIOR MATERIALS
Brick or Stone, Vertical Siding, Horizontal Siding

EXTERIOR COLOR STYLES
Monochromatic Light
Contrasting Light
Monochromatic Dark

GENERAL NOTES
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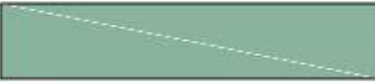



PARKS & OPEN SPACES



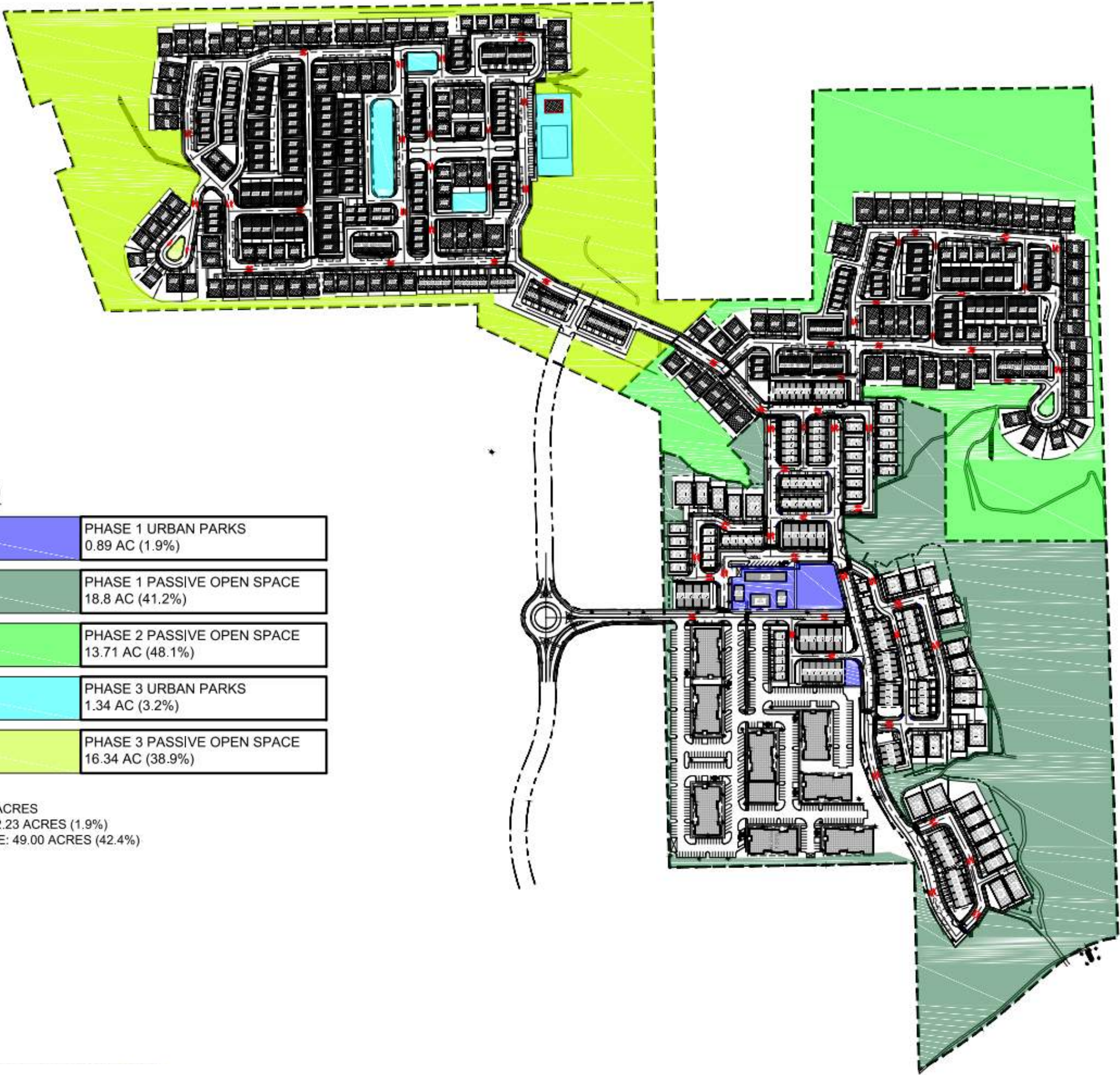
CHARTER

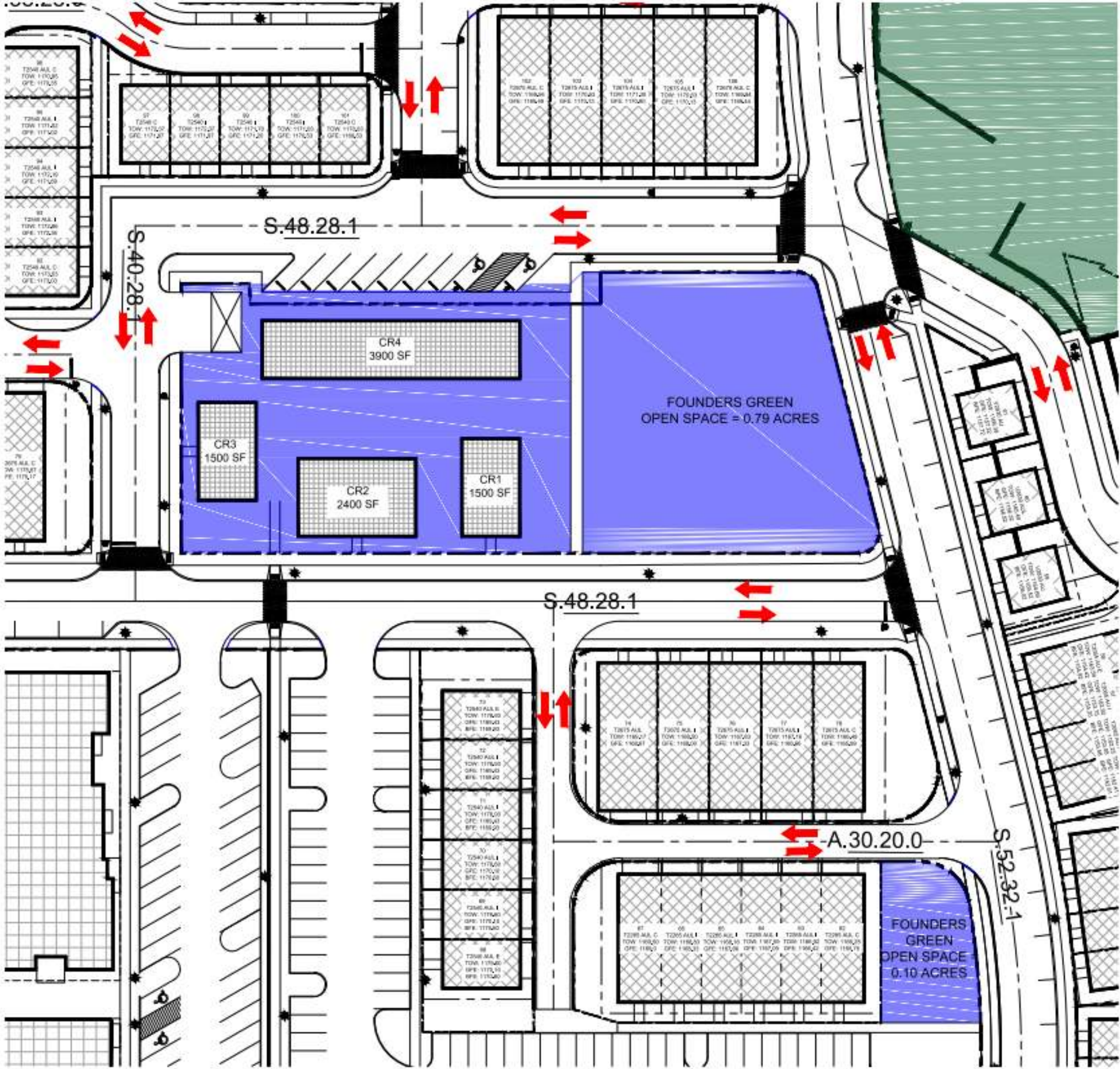
Homes & Neighborhoods

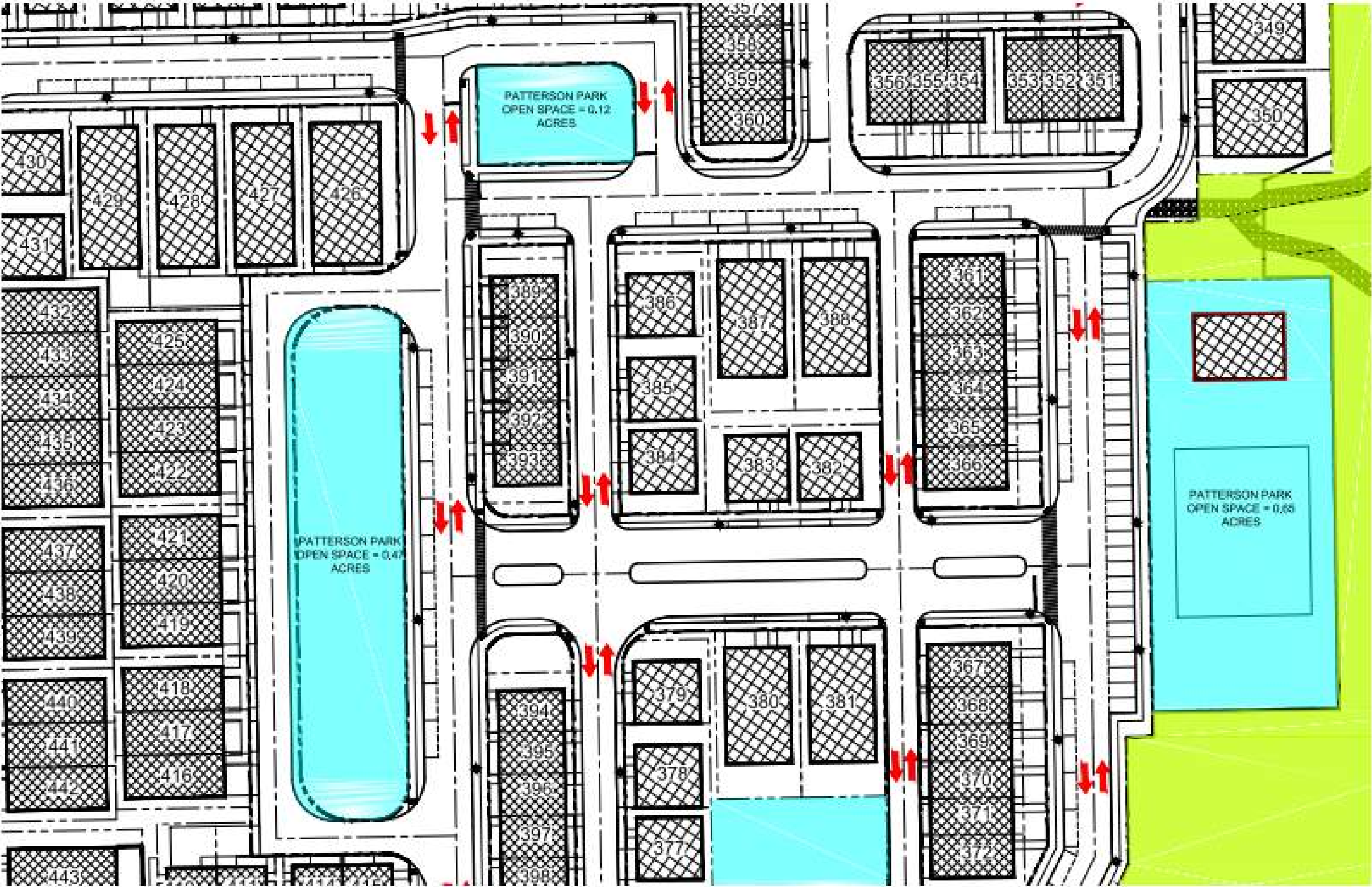
SITE LEGEND

| | |
|---|--|
|  | PHASE 1 URBAN PARKS 0.89 AC (1.9%) |
|  | PHASE 1 PASSIVE OPEN SPACE 18.8 AC (41.2%) |
|  | PHASE 2 PASSIVE OPEN SPACE 13.71 AC (48.1%) |
|  | PHASE 3 URBAN PARKS 1.34 AC (3.2%) |
|  | PHASE 3 PASSIVE OPEN SPACE 16.34 AC (38.9%) |

TOTAL AREA: 115.55 ACRES
GATHERING AREAS: 2.23 ACRES (1.9%)
PASSIVE OPEN SPACE: 49.00 ACRES (42.4%)





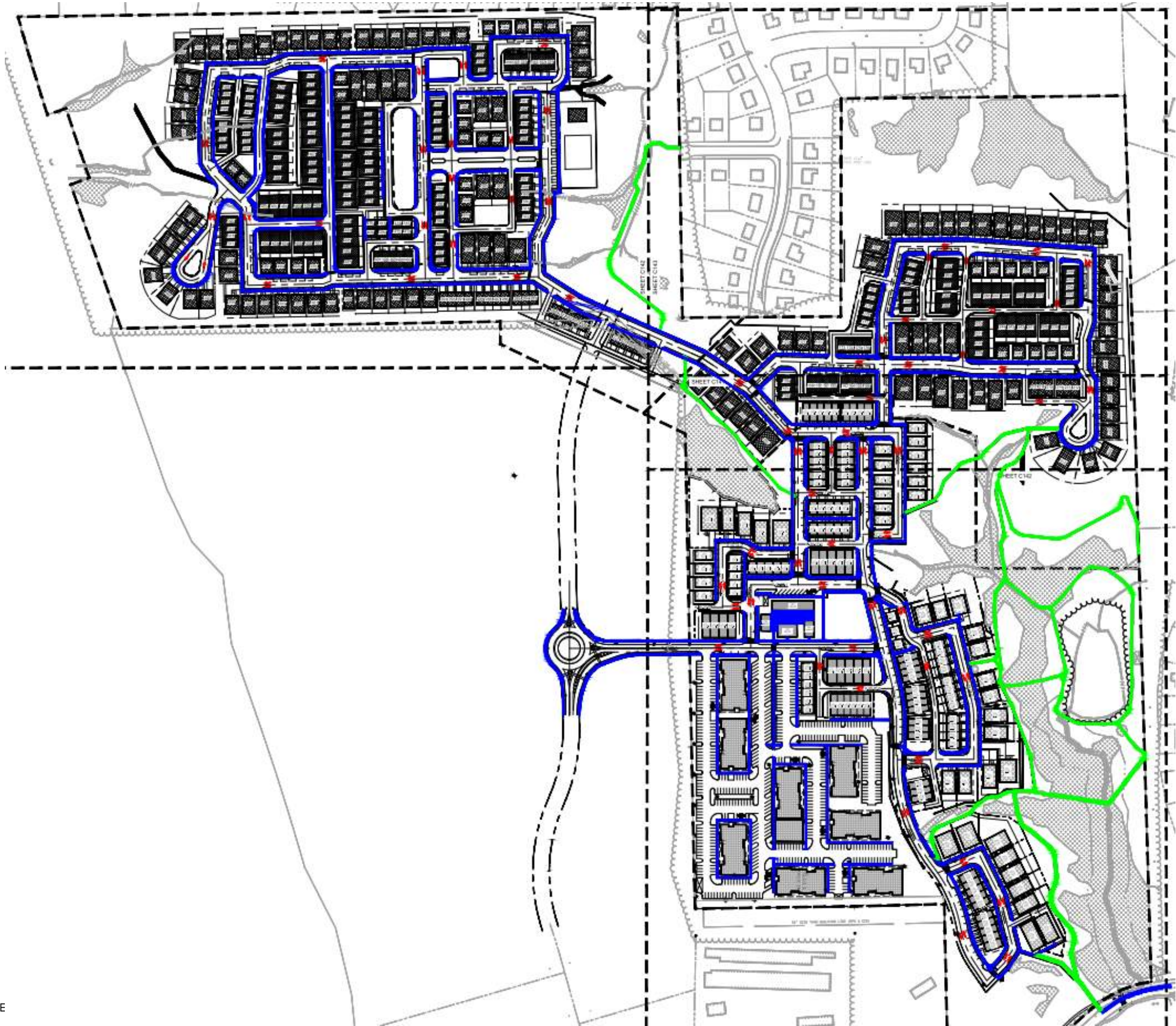


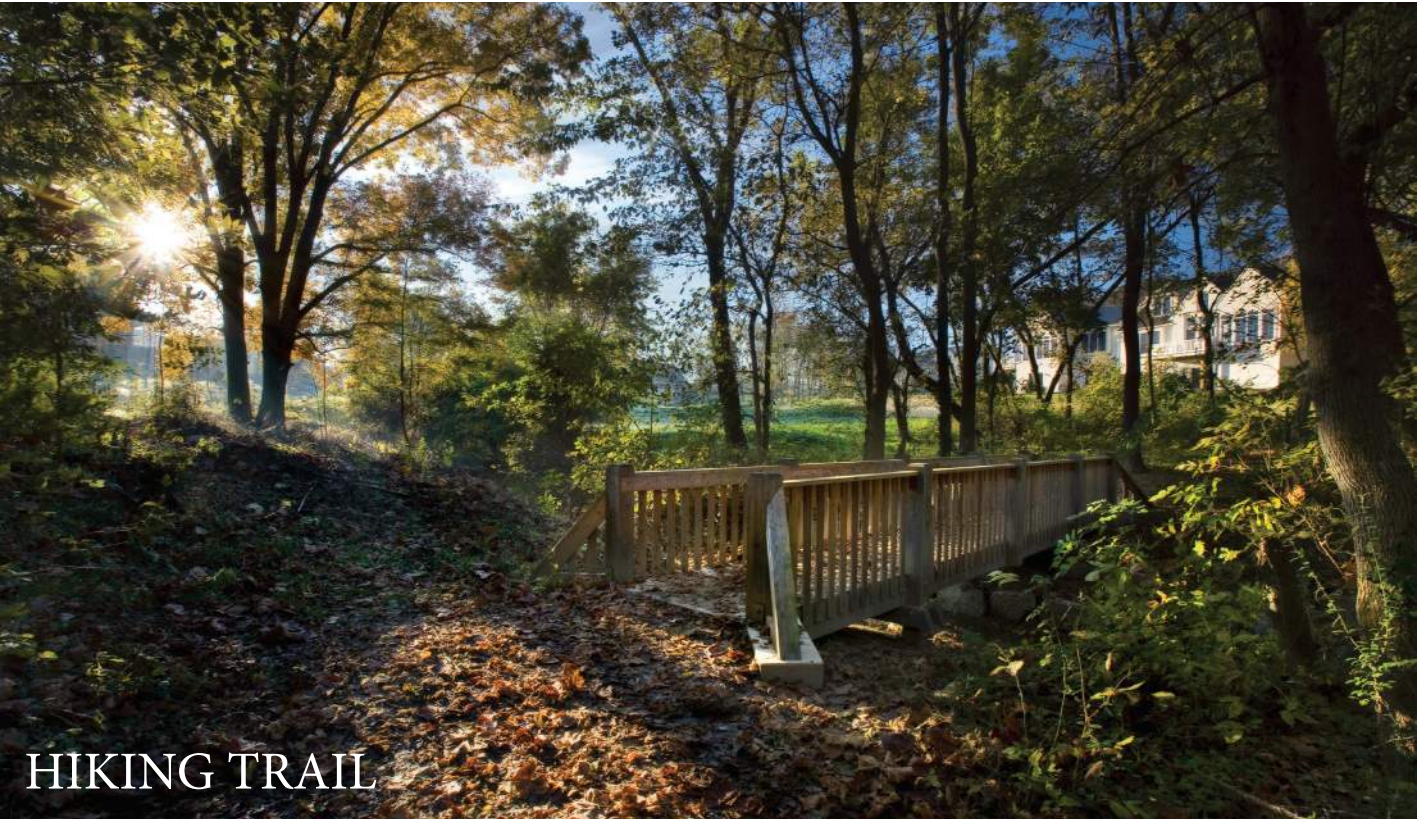


PARKS & OPEN SPACES | HIKING & WALKING TRAILS

SITE LEGEND

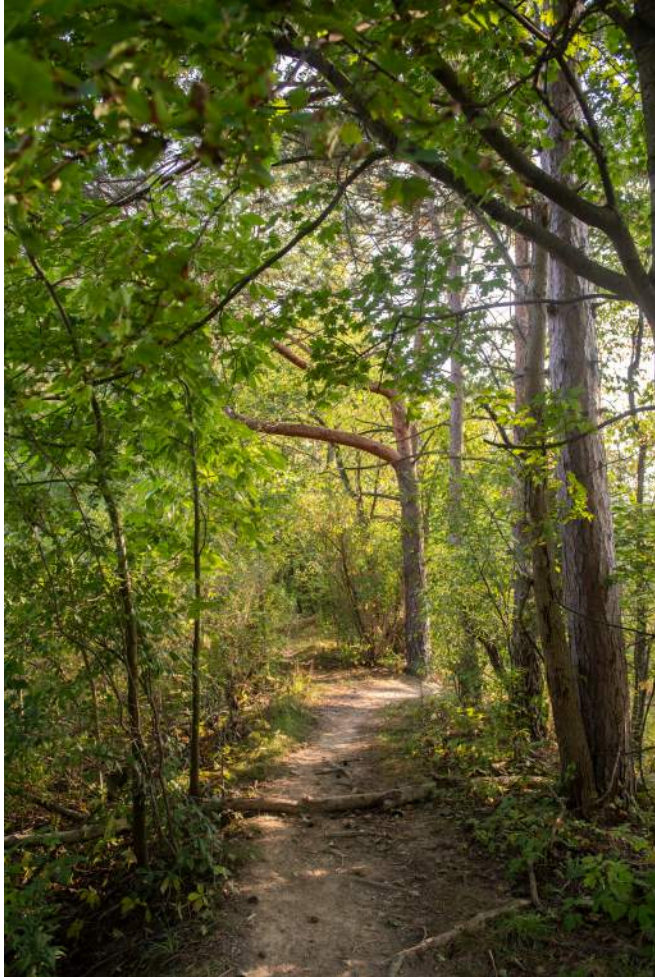
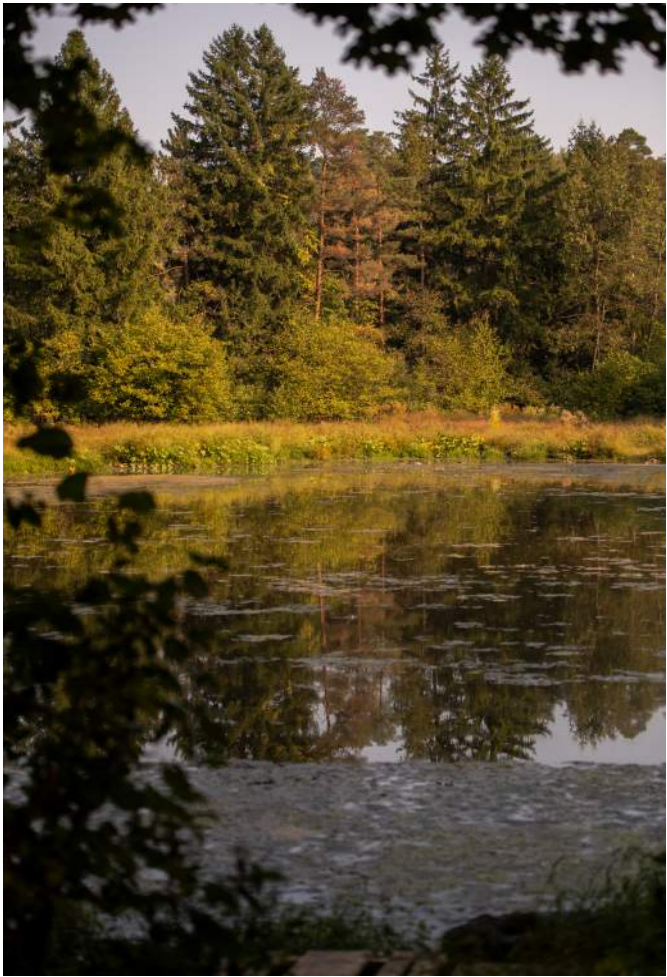
| | |
|---|-----------|
|  | Trails |
|  | Sidewalks |





Pictures are for illustration purposes only. Actual trails may vary and are subject to change.

PARKS & OPEN SPACES | THE CRESCENT POND

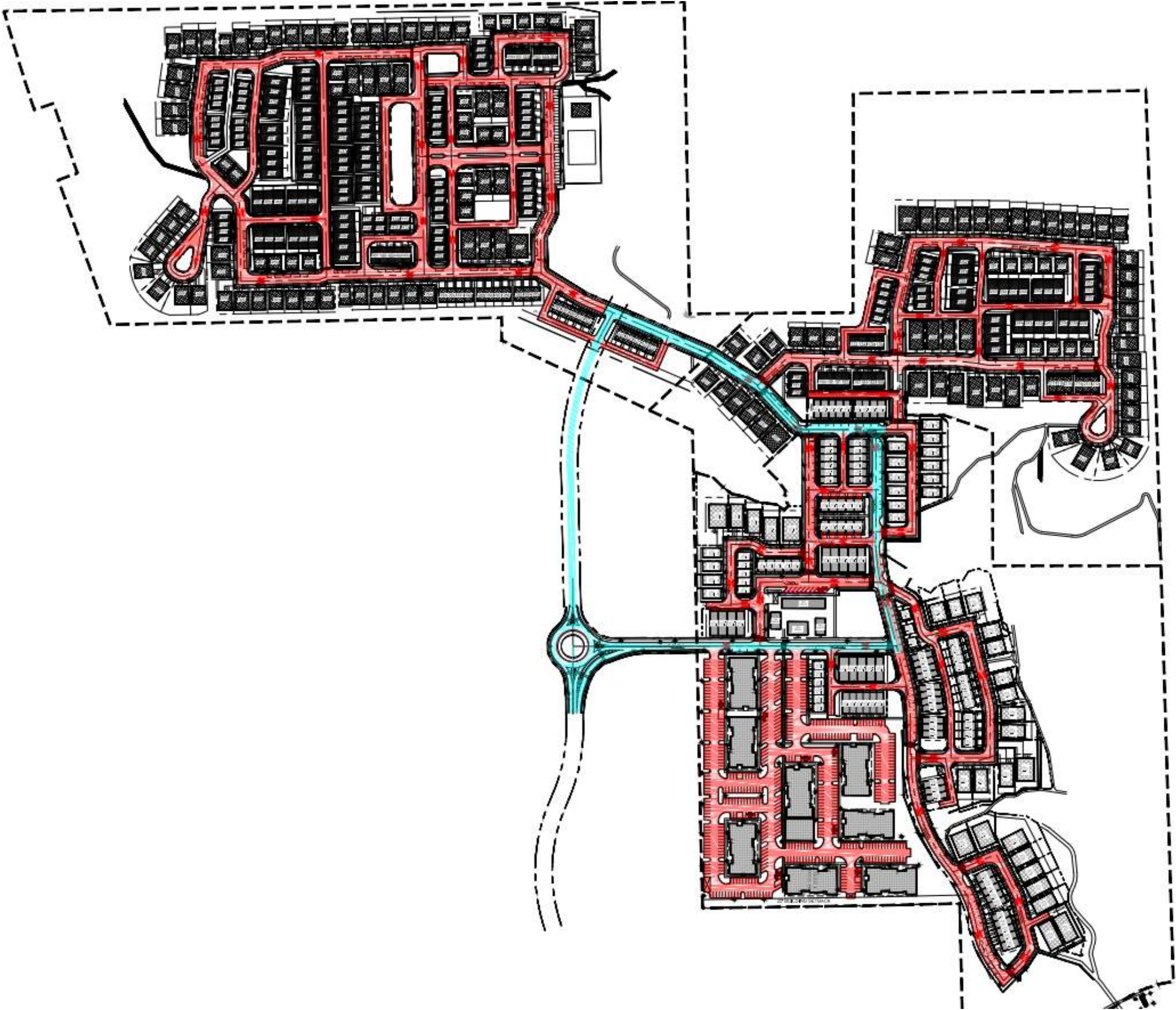


IN THE DETAILS





CHARTER

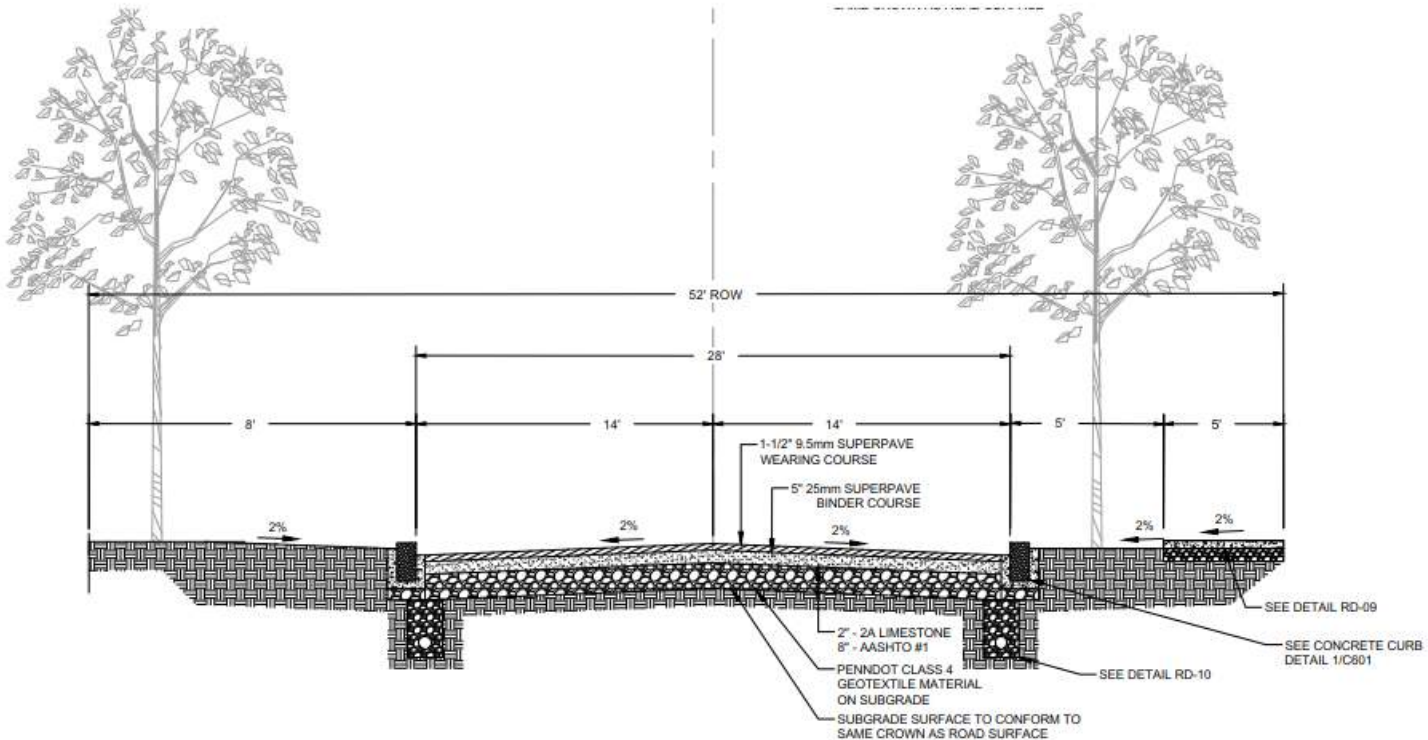
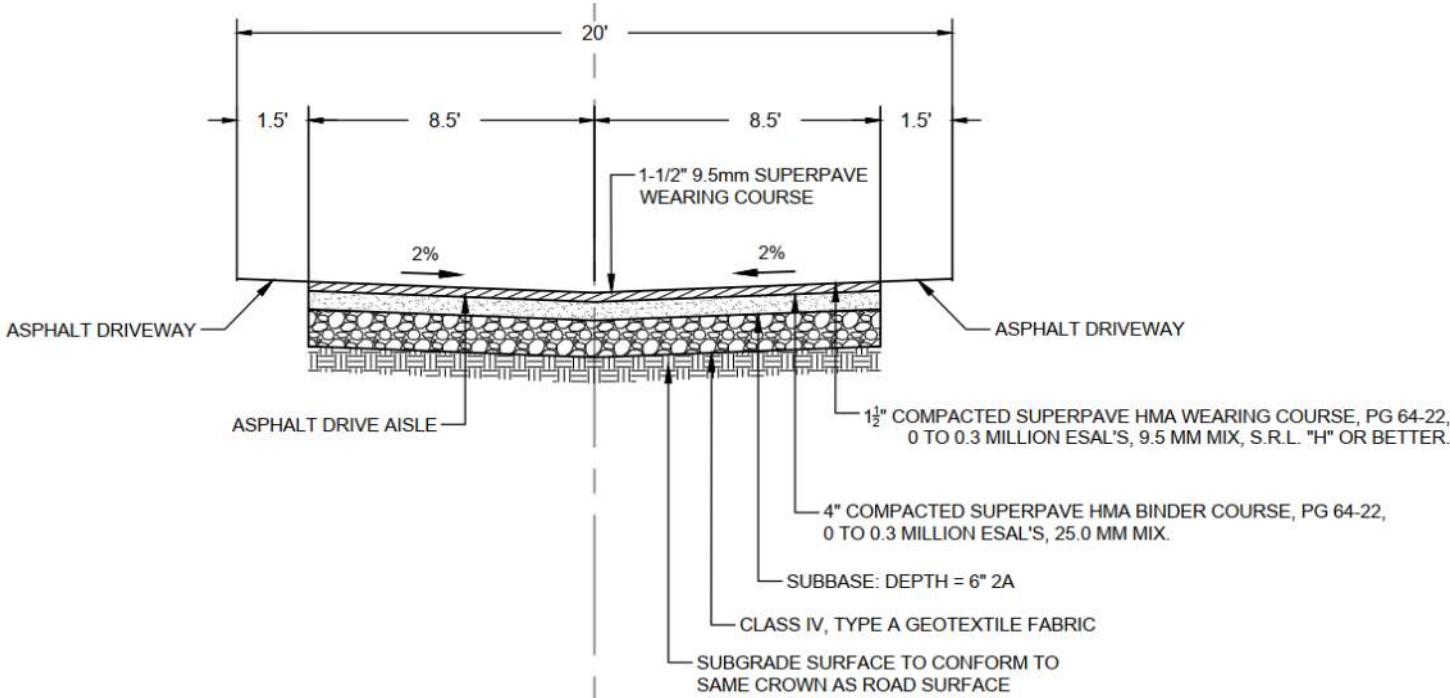
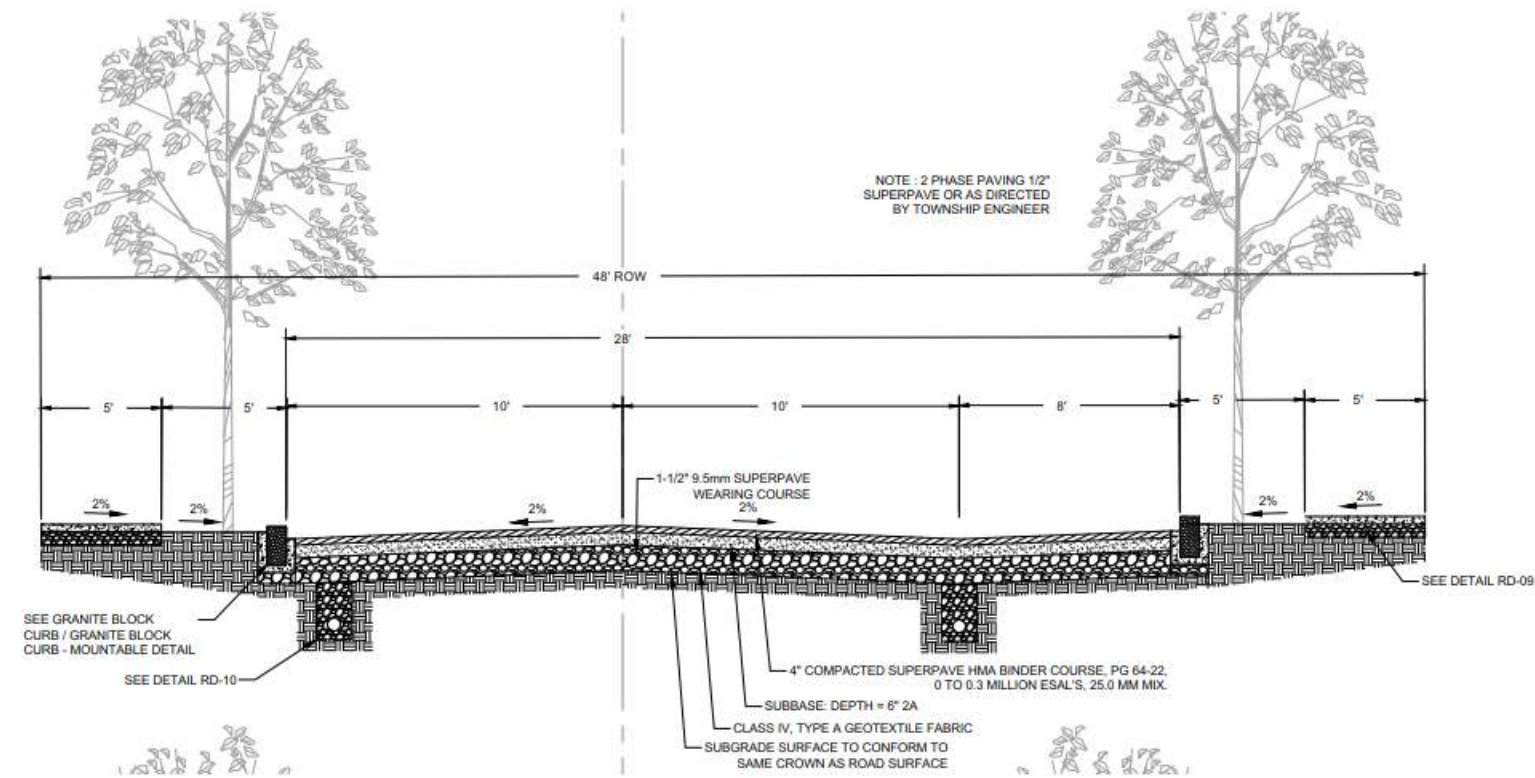
Homes & Neighborhoods



SITE LEGEND

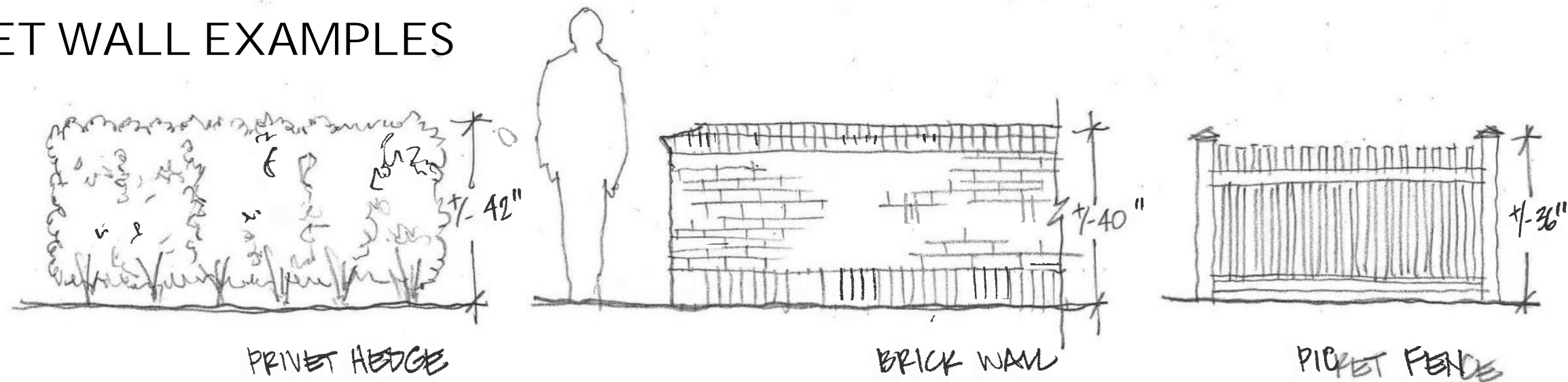
| | |
|---|--------------|
|  | PRIVATE ROAD |
|  | PUBLIC ROAD |

Typical street sections throughout the neighborhood will include a mix of on-street parking and sidewalks, together with a beauty strip and street trees.



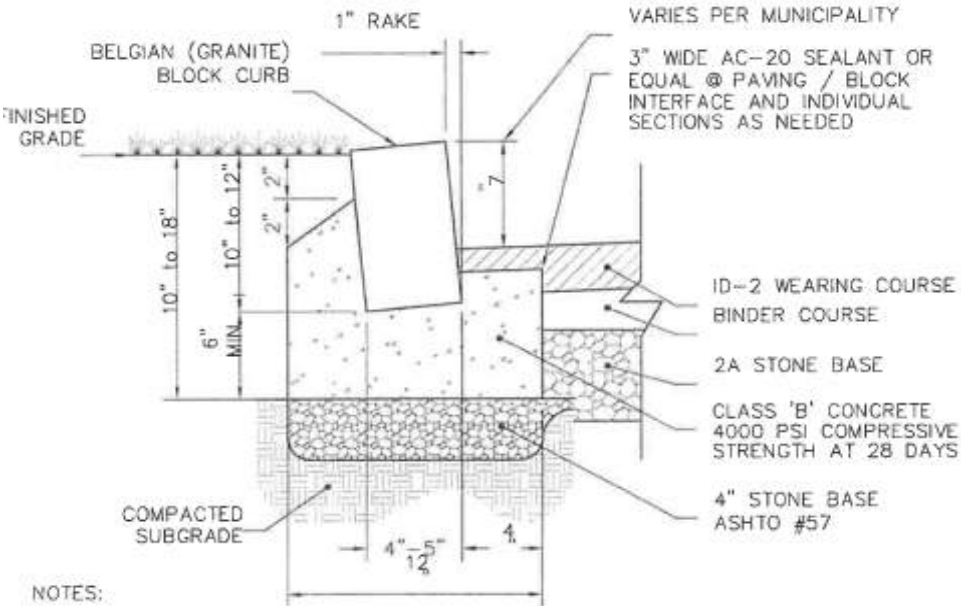
Typical streetscape features include landscaping hedging, fencing, together with light posts and street trees as shown in thee examples on this page.

STREET WALL EXAMPLES



IN THE DETAILS | CURBS

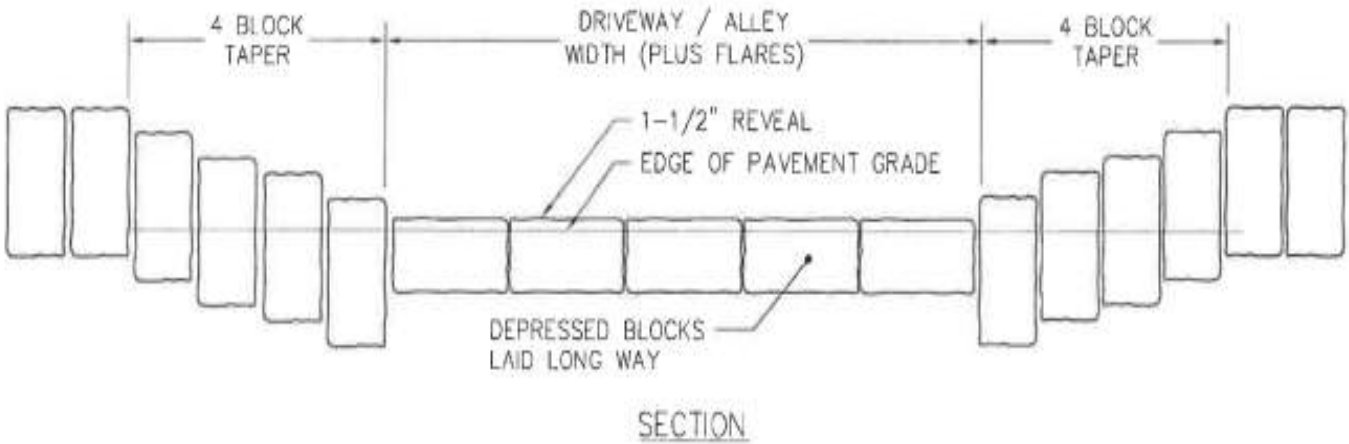
Granite curbing will be utilized on private streets.



- NOTES:
1. ALL BELGIAN BLOCK JOINTS (5/8" MIN.) ARE TO BE GROUTED COMPLETELY FULL AND FINISHED WITH TOOLED CONCAVE JOINTS AT TOP, FACE AND BACK.
 2. WOOD FLOAT ALL EXPOSED CONCRETE SURFACES.
 3. REMOVE WOOD FORMS AFTER CONSTRUCTIONS.

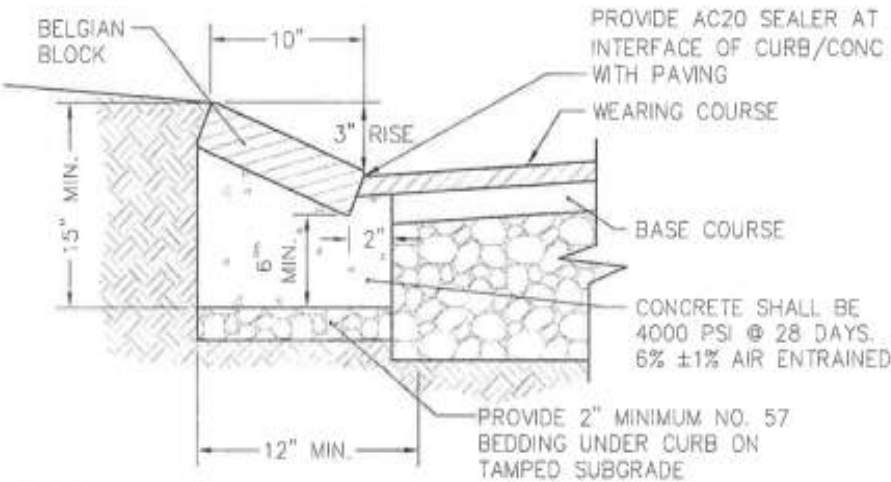
BELGIAN BLOCK CURB

A
AA-## NOT TO SCALE



BELGIAN BLOCK CURB - ALLEY & DRIVEWAY CONNECTIONS

A
AA-## NOT TO SCALE



- NOTES:
1. ALL BELGIAN BLOCK JOINTS (5/8" MIN.) ARE TO BE GROUTED COMPLETELY FULL AND FINISHED WITH TOOLED CONCAVE JOINTS AT TOP, FACE AND BACK.
 2. WOOD FLOAT ALL EXPOSED CONCRETE SURFACES.
 3. REMOVE WOOD FORMS AFTER CONSTRUCTIONS.

BELGIAN BLOCK CURB - MOUNTABLE

A
AA-## NOT TO SCALE

Within the Mews areas, the Developer will install cedar fencing to frame courtyard spaces located off the rear of each homesite. This fencing will be maintained by the Neighborhood Association, as well as the landscaping features within the courtyard. By placing buildings within the Mews area "back-to-back" and along alleys, only limited areas along the sides of the fences will be visible from the street.

The Mews design hearkens to historic carriage house architecture and streetscape, as seen throughout old Europe where homes are oriented along interior streets, adding charm and character to the streetwall created by the front building elevations. Incorporating private courtyards into these homesites in an important component of the Mews design.



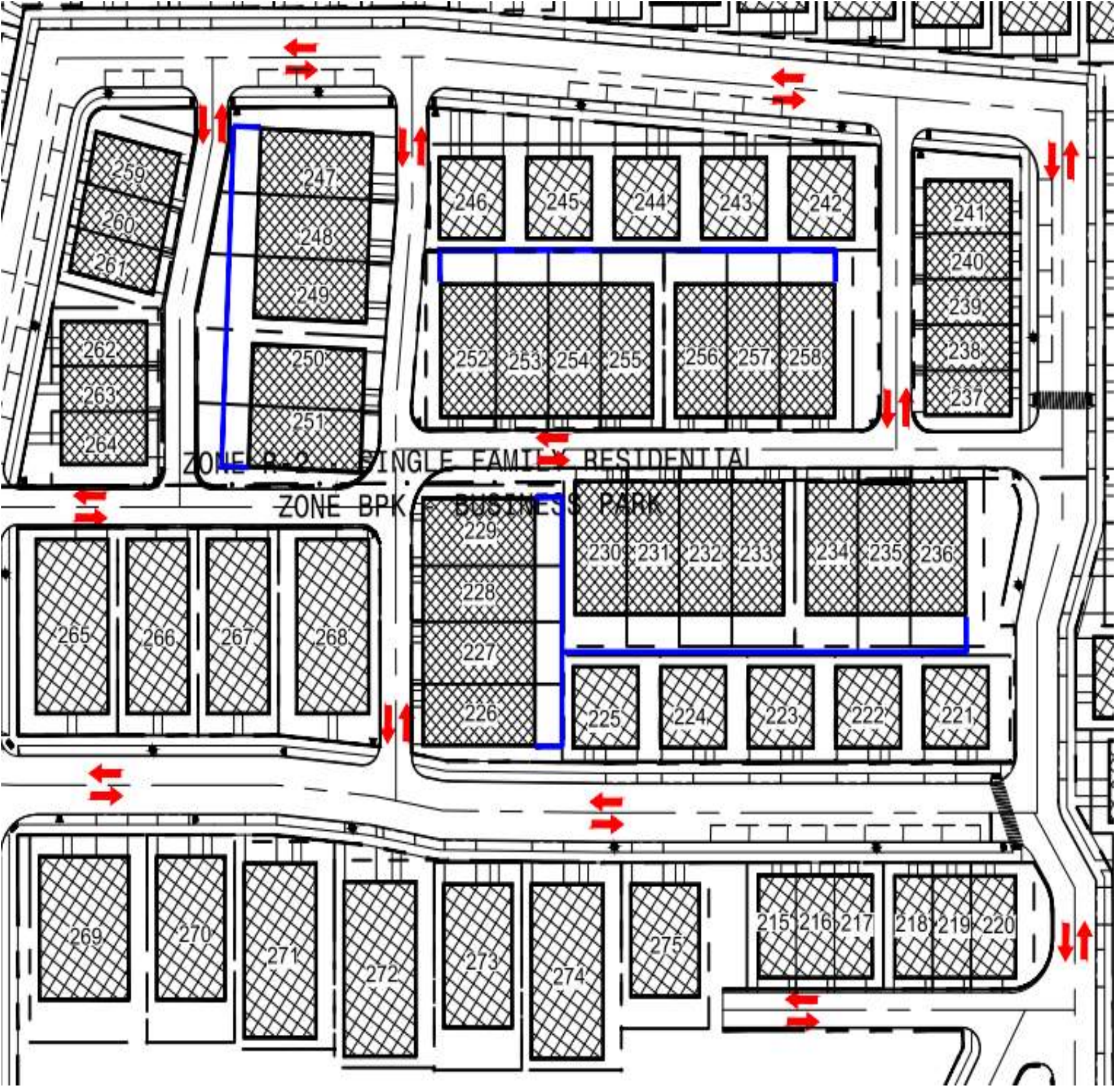
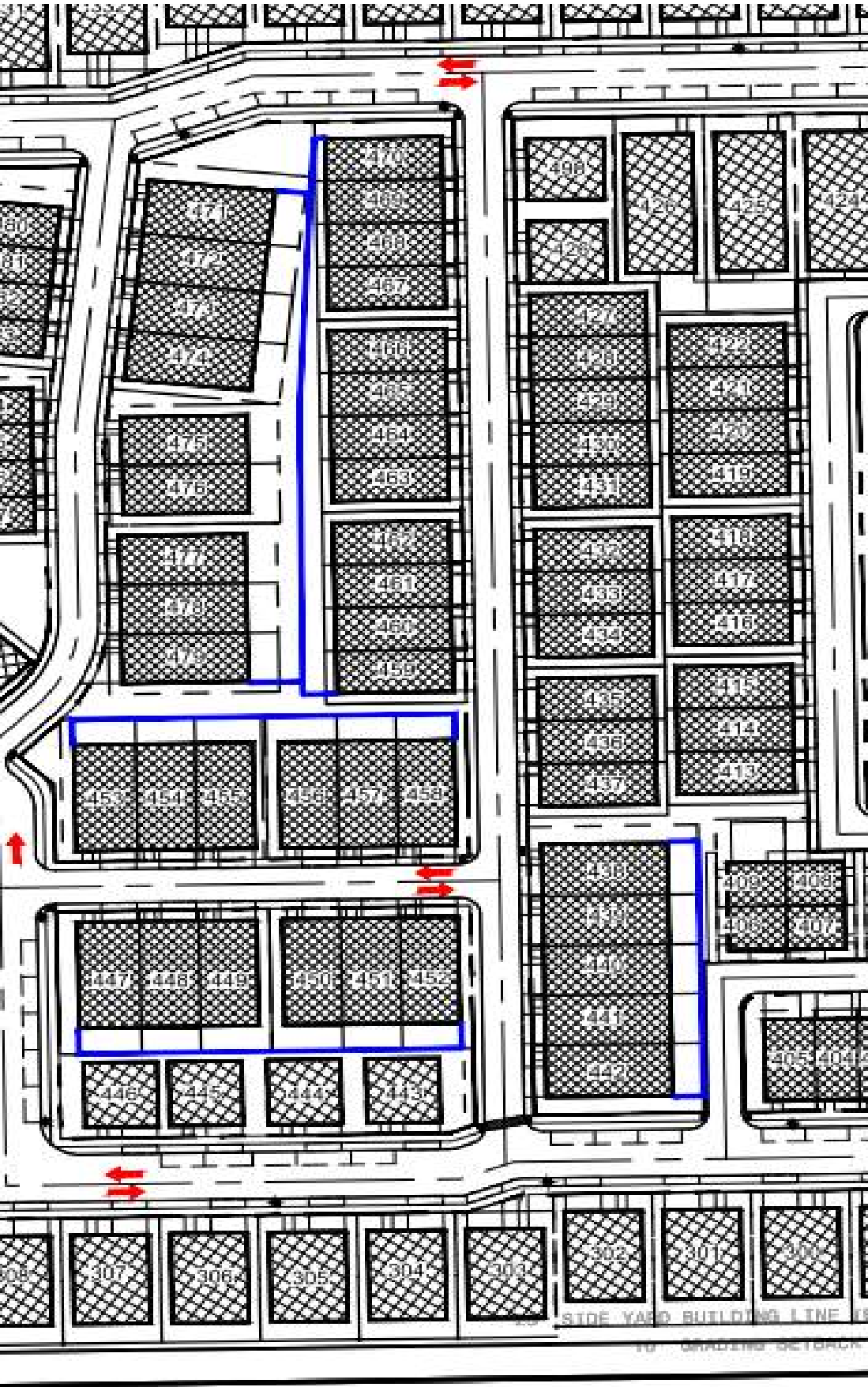
CEDAR FENCE WITH PRIVIT

Sections of fence visible from the street should be screened with privet landscaping to preserve the desired street wall effect.

CEDAR FENCE WEATHERED

Breaking the fence line with posts at gates and at intervals along sections of the fence add visual interest.





Outside of any Mews areas where the Developer will pre-install fencing as part of the initial construction of the homes, it is anticipated that some homeowners of single family homes will desire to install fencing, either decorative or for privacy, on their respective homesites. These fences, which the homeowner may elect to install after construction of the home is completed, will be subject to review and approval by the Crescent Neighborhood Association and Cranberry Township for conformity with the standards and examples set forth in this book.

The following are examples of acceptable fence styles:



MANCHESTER SCALLOPED



PRIVACY CHESTERFIELD



CLASSIC MANCHESTER

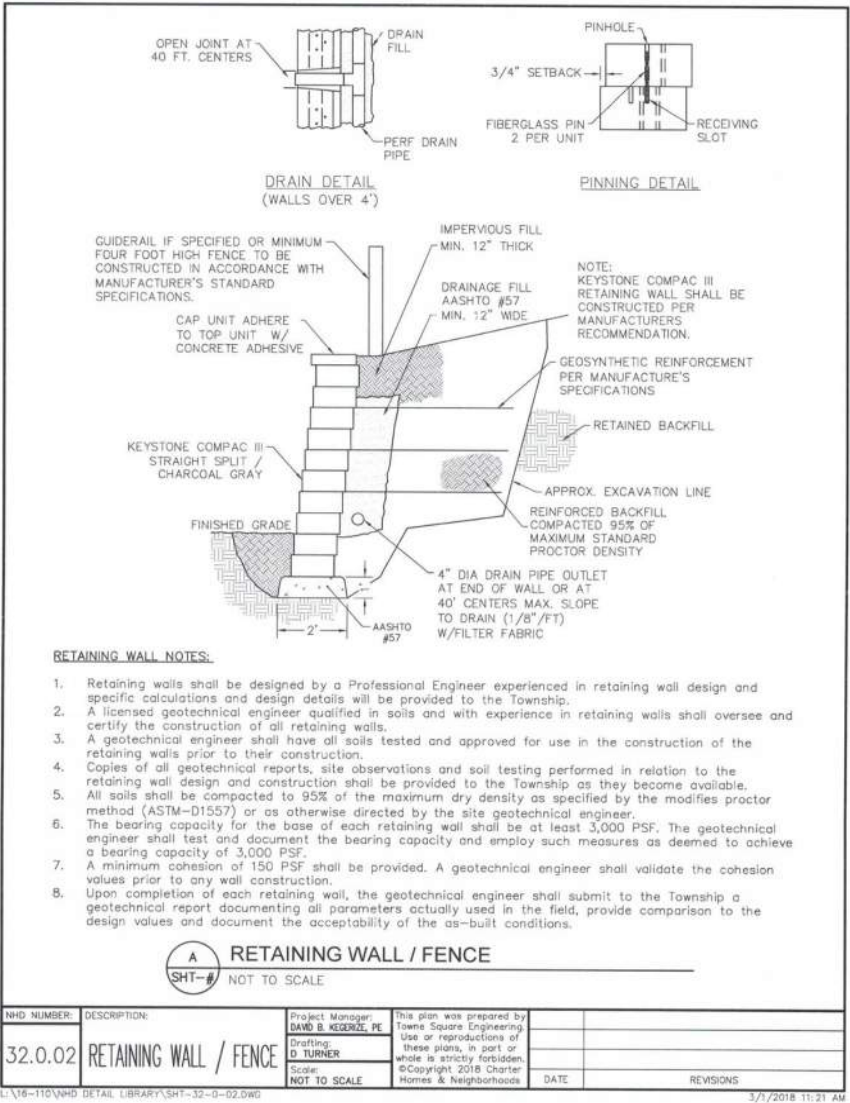


PRINCETON MID-RAIL

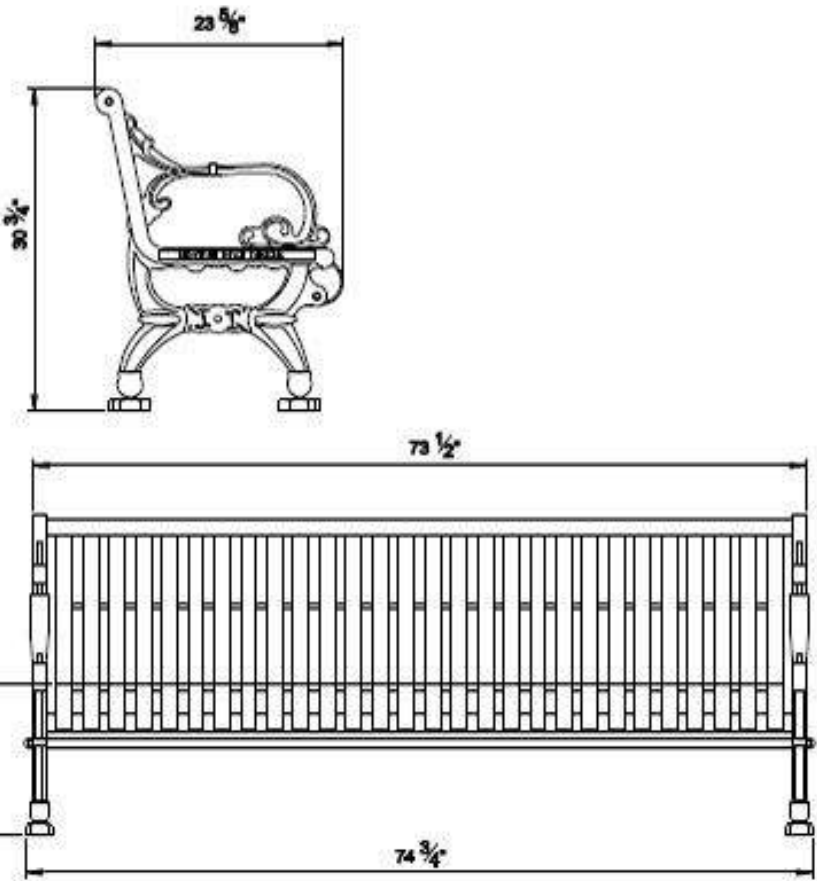


STANDARD POST AND CAP

RETAINING WALL DETAILS AND EXAMPLES



STREET FURNITURE EXAMPLES



NEIGHBORHOOD SIGNAGE



Neighborhood specific signage will follow the styling of the neighborhood mark

STREET LIGHT EXAMPLE



LIGHT FIXTURES

Typical light fixtures for the front facades of homes that do not have post lamps will be decorative in nature, part of the architectural design of the home, include lighting that does not exceed 75 watts, and be on a "dusk to dawn" timer such that they are not separately controlled by the homeowner. Recessed porches may have recessed or ceiling fixtures in lieu of a wall mounted fixture. Fixtures may vary from home to home to create interest. Sample fixtures are shown to the left.



Typical lamp posts may be tapered or turned, will be 6 to 10 feet in height with the fixture, and located within 10 feet of the front property line of single and town homes. Lighting fixtures will vary. A typical lamp post is shown to the left.



LAMP POSTS




Developer will construct a pavilion in the location shown on the Master Plan. Architectural features of the pavilion may include the following elements:

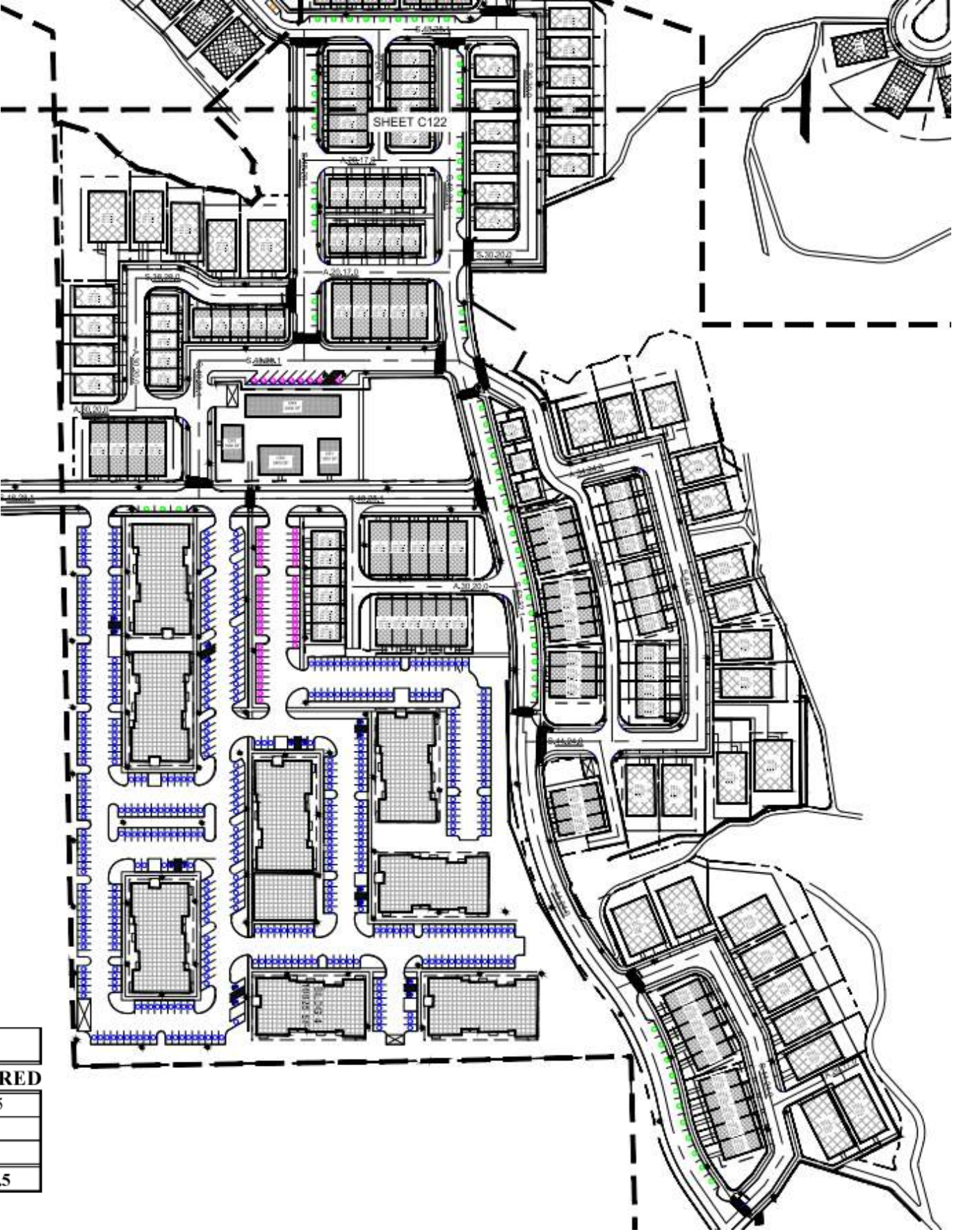
- Gable roofing with potential for intersecting hip roofing
- Arcades supported by columns or piers
- Context sensitive landscaping
- Mix of materials such as brick and stone
- Open feel
- Ample opportunity to gather with room for seating

The final plans for the pavilion will not include a fireplace. Final plans will be submitted for review and approval by the Township prior to construction.

SITE LEGEND

| | |
|---|-----------------------|
| 63 | PHASE ONE |
| 48 | PHASE TWO |
| 116 | PHASE THREE |
| 451 | APARTMENT PARKING |
| 50 | CROSSROADS PARKING |
|  | FIRE HYDRANT LOCATION |


| PARKING SUMMARY TABLE | | | | | |
|-----------------------|------------------|-------------------|---------------|-------|----------|
| PHASE | ON STREET SPACES | OFF STREET SPACES | GARAGE SPACES | TOTAL | REQUIRED |
| 1 | 72 | 492 | 310 | 874 | 803.5 |
| 2 | 48 | - | 246 | 294 | 246 |
| 3 | 116 | - | 460 | 576 | 460 |
| TOTAL | 236 | 492 | 1016 | 1744 | 1509.5 |



Homeowners are required to park their vehicles in the garages of their homes, to the extent that those garage spaces have been provided as part of the house construction. Parking for guests is provided by on-street parking spaces as shown on the map. Homeowners are prohibited from parking cars in their driveways if the car would encroach onto the sidewalk. These provisions will be part of the planned community documents for the neighborhood, and will be enforced by the Neighborhood Association

NEIGHBORHOOD PARKING | PHASE 1

SITE LEGEND

| | |
|---|-----------------------|
| 63 | PHASE ONE |
| 48 | PHASE TWO |
| 116 | PHASE THREE |
| 451 | APARTMENT PARKING |
| 50 | CROSSROADS PARKING |
|  | FIRE HYDRANT LOCATION |


SHEET C123

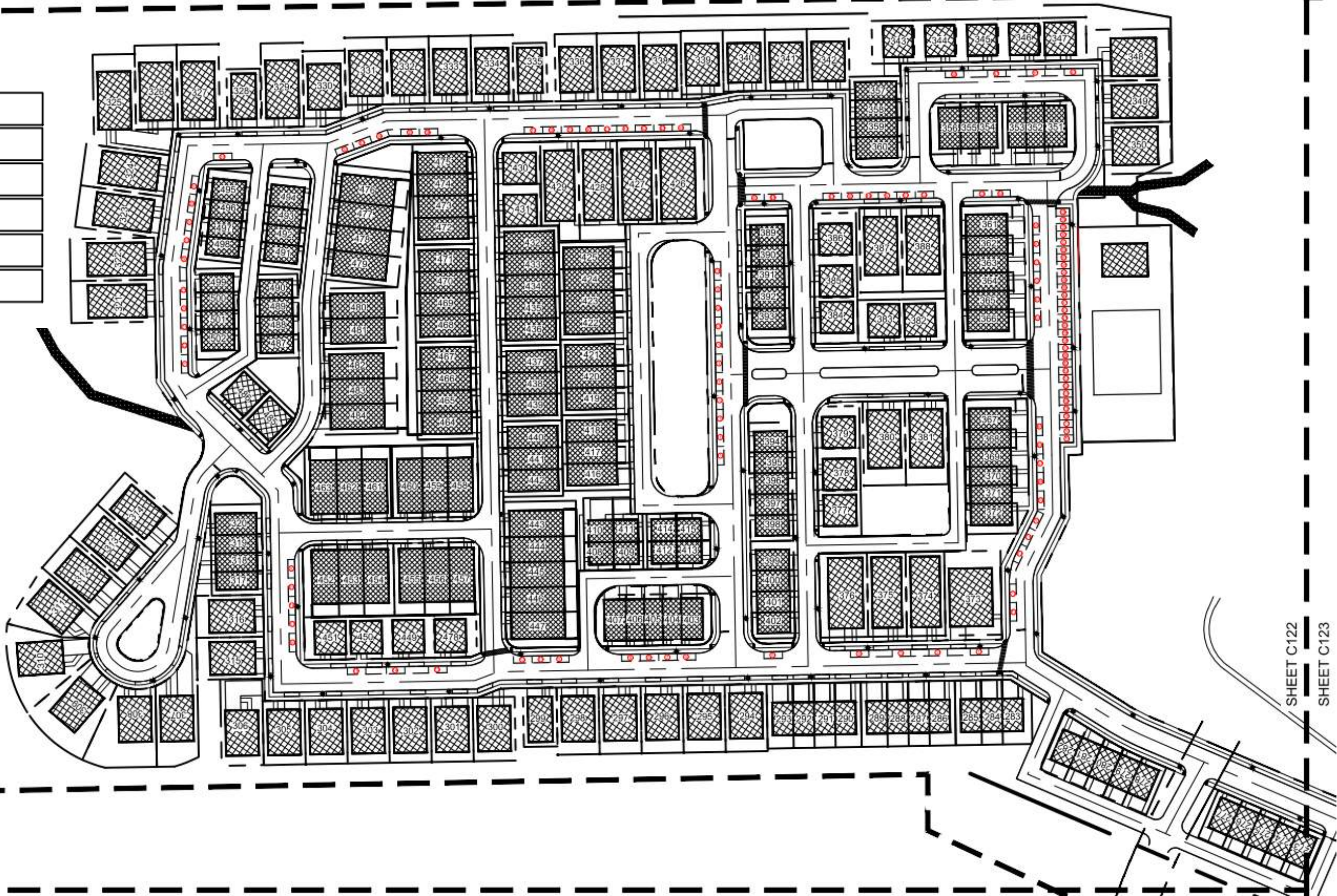


Homeowners are required to park their vehicles in the garages of their homes, to the extent that those garage spaces have been provided as part of the house construction. Parking for guests is provided by on-street parking spaces as shown on the map. Homeowners are prohibited from parking cars in their driveways if the car would encroach onto the sidewalk. These provisions will be part of the planned community documents for the neighborhood, and will be enforced by the Neighborhood Association

NEIGHBORHOOD PARKING | PHASE 2

SITE LEGEND

| | |
|---|-----------------------|
| 63 | PHASE ONE |
| 48 | PHASE TWO |
| 116 | PHASE THREE |
| 451 | APARTMENT PARKING |
| 50 | CROSSROADS PARKING |
|  | FIRE HYDRANT LOCATION |



Homeowners are required to park their vehicles in the garages of their homes, to the extent that those garage spaces have been provided as part of the house construction. Parking for guests is provided by on-street parking spaces as shown on the map. Homeowners are prohibited from parking cars in their driveways if the car would encroach onto the sidewalk. These provisions will be part of the planned community documents for the neighborhood, and will be enforced by the Neighborhood Association

NEIGHBORHOOD PARKING | PHASE 3



CHARTER
Homes & Neighborhoods