

Meeder Phases 8/9

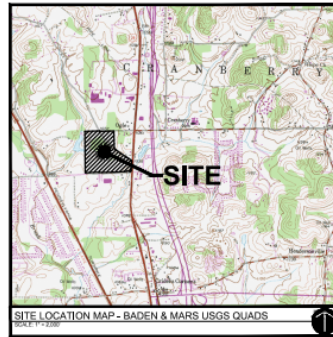


Know what's below.
Call before you dig.
Serial No. 20221220584

FINAL APPROVAL FOR MEEDER PHASES 8-9

ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 16066
BUSINESS PARK WITH CCD-2 OVERLAY

PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601



LIST OF UTILITIES	
PENNSYLVANIA POWER COMPANY (ATTN: DAN STODART) 701 WEST NEWCASTLE STREET PITTSBURGH, PA 15203 PHONE: 724-454-3435 FAX: 724-454-3418 EMAIL: DANSTODART@PSTENERGYCORP.COM	
PEOPLES NATURAL GAS (ATTN: BRIAN COUGHLIN) 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 PHONE: 412-268-4844 EMAIL: BRIAN.COUGHLIN@PEOPLES-GAS.COM	
COLUMBIA GAS OF PA (ATTN: MIKE BELBY) 301 KENTUCKY AVENUE ROCHESTER, PA 15847 PHONE: 724-747-0101 CELL: 724-894-3519 FAX: 724-747-0171 EMAIL: MIKE.BELBY@COLUMBIA.COM	
CONSOLIDATED COMMUNICATIONS INC. (ATTN: VICTOR STROGONOFF) 4008 BRIDGE ROAD OSBORN, PA 15064 PHONE: 724-440-0875 FAX: 724-440-0788 EMAIL: VLSTROGONOFF@CONSOLATED.COM	
APRICOTTING CABLE (ATTN: MIKE CRATTY) 521 PERRY WAY PITTSBURGH, PA 15203 PHONE: 724-454-5888 X 224 EMAIL: MICHAEL@AFCO.COM	
CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION AND CONVEYANCE WATER PROGRAM (ATTN: TIM ZIMMANN) 265 ROCHESTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066 PHONE: 724-776-4800 X 1100 FAX: 724-776-4422 EMAIL: TIM.ZIMMANN@CRANBERRYTOWNSHIP.ORG	

STREET TABLE	
STREET NAME	OWNER/PROVIDER
GRAND ROAD	PRIVATE
DELLA VON LANE	PRIVATE
NECA WAY	PRIVATE
LICKON WAY	PRIVATE
HALEY ALLEY	PRIVATE
ALEXANDER WAY	PRIVATE
VALCOUR LANE	PRIVATE
DELLA LANE	PRIVATE
CARLSON LANE	PRIVATE
DELLA LANE	PRIVATE
LARALI LANE	PRIVATE
THORNTON LANE	PRIVATE
WILSON LANE	PRIVATE

OPEN SPACE BY PHASE (AC)	
PHASE	AC
8&9	0.02

PARKING SUMMARY TABLE			
PHASE	ON STREET SPACES	OFF STREET SPACES (GARAGE SPACES)	TOTAL
8&9	23	40	127

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE									
PHASE	SINGLE FAMILY	RESIDENTIAL UNIT COUNT			NON-RESIDENTIAL AREA (SQ. FT.)			PROMENADE	TOTAL
		TOWNHOMES	LOFTS	CROSSBOARDS	TOTAL	CROSSBOARDS	MAIN STREET		
8&9	12	-	-	-	12	-	-	-	8

ZONING REQUIREMENTS

NOT ZONING: THE CCD-2 OVERLAY BUSINESS PARK BASE ZONING

	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
TOWNSHIP STANDARD	MIXED	MIXED	
USE	15'	15'	N/A
MINIMUM BUILDING HEIGHT (FEET)	6' - 12'	12'	N/A
MAXIMUM BUILDING HEIGHT (FEET)	4' - 12'	12'	N/A
MINIMUM TO MAXIMUM COVERED AREA	30% - 75%	100%	N/A
MINIMUM COVERED AREA	75,000 SF	60,250 SF	N/A
MINIMUM OPEN SPACE	15% OF 1 AC	15% OF 1 AC	N/A
MINIMUM IMPROVED SURFACE	30%	40%	N/A
MINIMUM BUILDING HEIGHT	20 FEET OR 2.5 STORIES	2.28' OR 2.5 STORIES	N/A
MINIMUM ACREAGE	50 AC	29.58 AC	N/A
BUILDING SEPARATION (MIN.)	6 FT	2.4 FT	N/A
BUILDING SEPARATION (MAX.)	12 FT	12 FT	N/A
BUILDING SEPARATION (NON-RESIDENTIAL MIN.)	20 FT	2.20 FT	N/A
BUILDING FRONT YARD (MINIMUM)	6 - 12 FT	2.4 FT	N/A
BUILDING FRONT YARD (NON-RESIDENTIAL)	12 - 30 FT	12 FT	N/A

NOTES:
1. HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDING, ON-STREET PARKING AREA, AND TRACT AREA WITH MAXIMUM TRACT AREA AFTER DEDUCTING THE MINIMUM REQUIRED COMMON OPEN SPACE.
3. THE TEN PERCENT INCREASE IN IMPROVED SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 10% FOR A LOT.
4. AT LEAST 80% OF THE SINGLE FAMILY TRACTED SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	EXISTING CONDITIONS AND DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C110	OVERALL FIRETRUCK TURNING TEMPLATE
C111	FIRE TRUCK TURNING TEMPLATE
C120	OVERALL GARBAGE TRUCK TURNING TEMPLATE
C121	GARBAGE TRUCK TURNING TEMPLATE
C122	OVERALL REVERSE GARBAGE TRUCK TURNING TEMPLATE
C123	REVERSE GARBAGE TRUCK TURNING TEMPLATE
C200	GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	OVERALL UTILITY PLAN
C204	UTILITY PLAN
C205	UTILITY PLAN
C206	STORM PLAN AND PROFILES
C207	STORM PLAN AND PROFILES
C208	STORM PLAN AND PROFILES
C209	SANITARY PLAN AND PROFILES
C210	SANITARY LATERAL TABLE AND DETAILS
C211	WATERLINE PLAN AND PROFILES
C212	WATERLINE SERVICE TABLE AND DETAILS
C213	ROAD PROFILES
C214	ROAD PROFILES
C215	ROAD PROFILES
C216	SITE DETAILS
C217	SITE DETAILS
C218	SITE DETAILS
C219	SITE DETAILS
C220	STREET SECTION
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE DETAILS
L104	OVERALL LIGHTING PLAN
L105	LIGHTING PLAN
L106	LIGHTING PLAN

RESIDENTIAL UNIT COUNT & NON-RESIDENTIAL SQUARE FOOTAGE BY BUILDING			
BUILDING	RESIDENTIAL UNIT COUNT	NON-RESIDENTIAL SQUARE FOOTAGE	
CROSSBOARDS	-	-	-
LOFTS	-	-	-
CROSSBOARDS (CONCRETE)	-	-	-
MAIN STREET	-	-	-
PROMENADE	-	-	-
TOTAL	12	0	0

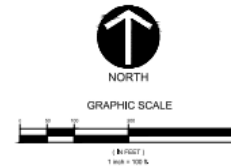
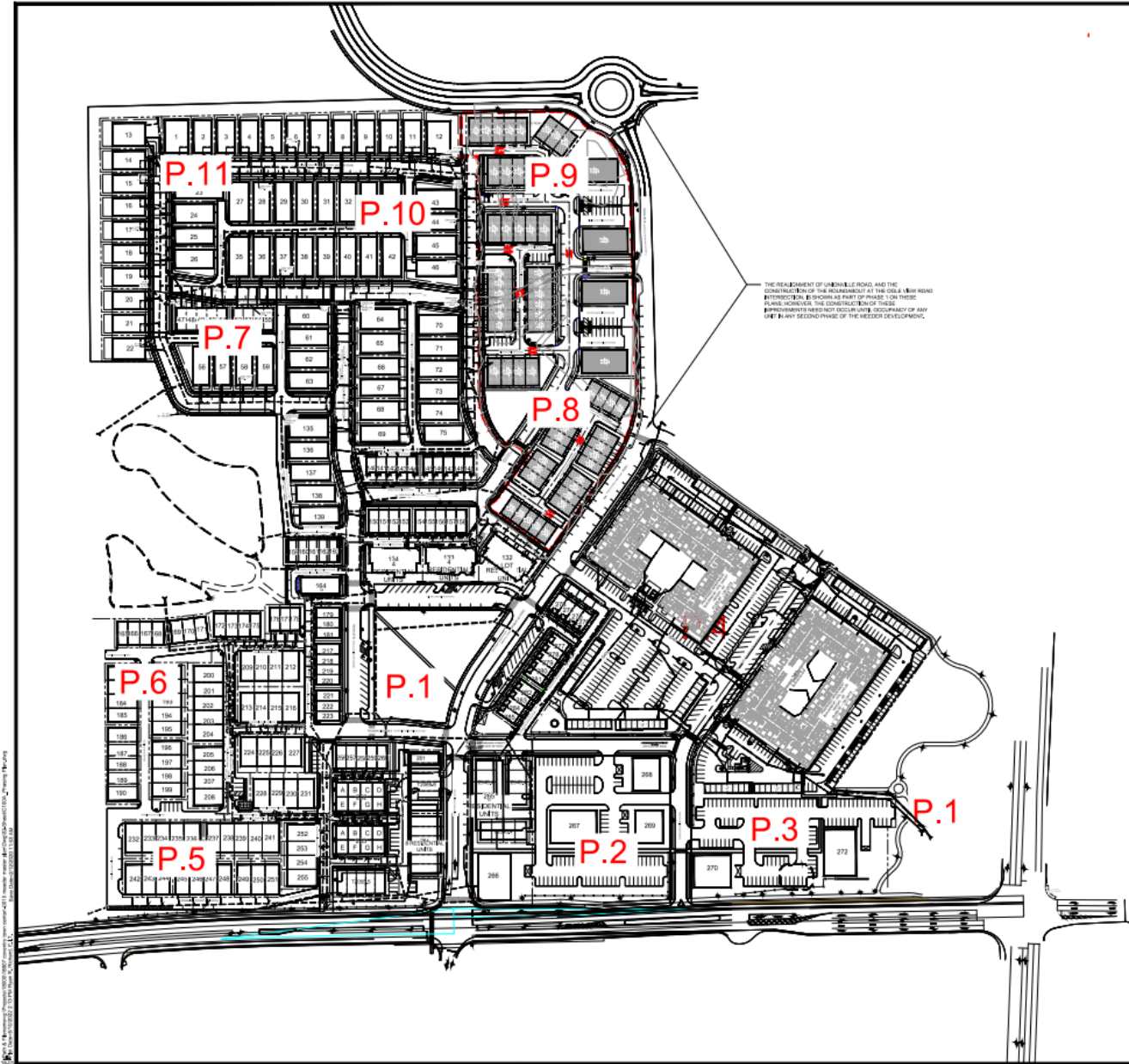


REVISION RECORD	
NO.	DATE
1	01/11/2023
2	01/11/2023
3	01/11/2023
4	01/11/2023
5	01/11/2023
6	01/11/2023
7	01/11/2023
8	01/11/2023
9	01/11/2023
10	01/11/2023

MEEDER
Cranberry Township/Pittsburgh, PA
Cranberry Township/Pittsburgh, PA

MEEDER PHASES 8-9
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

COVER SHEET
Project Number: C-0001-0001
Drawing Scale: 1"=40'
Date Issued: 01/11/2023
By: [Signature]
Checked By: [Signature]
Project Manager: [Signature]



MEEDER
Cranberry Township/Pittsburgh, PA

MEEDER MASTERPLAN
ROCHESTER ROAD
CRANBERRY TOWNSHIP, PA 15666
PREPARED FOR:
ROCHESTER ROAD INVESTMENT CO.
1180 DILLERVILLE RD.
LANCASTER, PA 17601

GATEWAY
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
HCC-00000000

REVISION RECORD

DATE	NO.	DESCRIPTION
2010-01-15	1	ISSUED FOR COMMENT
2010-01-15	2	ISSUED FOR COMMENT
2010-01-15	3	ISSUED FOR COMMENT
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