

Meeder – Revised Phases 8-9

FINAL APPROVAL FOR REVISED MEEDER PHASES 8-9

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

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



LIST OF UTILITIES	
PENNSYLVANIA POWER COMPANY (ATTN: DAN STEWART) 701 WEST NEWKENT STREET ZELENOLE, PA 16063 PHONE: 724-463-4433 FAX: 724-463-3414 EMAIL: DANSTEWART@PSTENERGYCORP.COM	
PEOPLES NATURAL GAS (ATTN: SEAN COUGHLIN) 378 NORTH SHORE DRIVE PITTSBURGH, PA 15122 PHONE: 412-285-4548 EMAIL: SEAN.COUGHLIN@PEOPLES-GAS.COM	
COLUMBIA GAS OF PA (ATTN: MIKE BELVO) 300 KENTUCKY AVENUE ROCHESTER, PA 15047 PHONE: 724-770-1703 CELL: 724-286-3519 FAX: 724-770-1771 EMAIL: MIBELSKY@MBRESOURCE.COM	
CONSOLIDATED COMMUNICATIONS, INC. (ATTN: VICTOR ERICSONOFF) 408 OBESCHER ROAD OBESCHER, PA 16044 PHONE: 724-453-8475 FAX: 724-453-8788 EMAIL: VICTORERSONOFF@CONSOLIDATED.COM	
ARMITRONI CABLE (ATTN: MIKE CRATTY) 531 PERRY WAY ZELENOLE, PA 16063 PHONE: 724-620-9999 X 204 EMAIL: MCRATTY@AOC.COM	
CRANBERRY TOWNSHIP SEWER BYPASS COLLECTION AND CONVEYANCE WATER PROVIDER (ATTN: TRISH HAHM) 320 ROCHESTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066 PHONE: 724-776-4806 X 1163 FAX: 724-776-4400 EMAIL: TRISHHAHM@CRANBERRYTOWNSHIP.ORG	

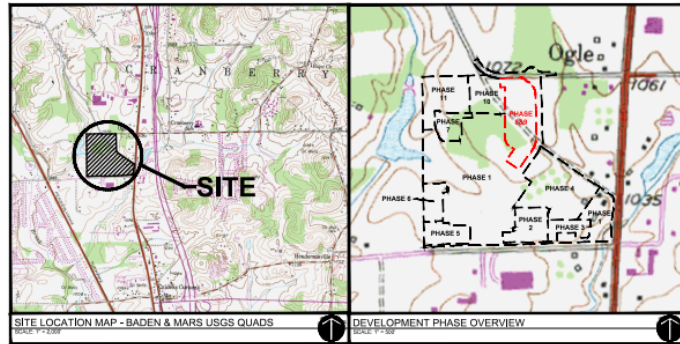
STREET TABLE PHASE 8	
STREET NAME	PUBLIC/PRIVATE
JACKSON WAY	PRIVATE
SNY WAY	PRIVATE
HULLY ALLEY	PRIVATE
GREEN ROAD	PRIVATE

STREET TABLE PHASE 9	
STREET NAME	PUBLIC/PRIVATE
ALEXANDER WAY	PRIVATE
VALERIE LANE	PRIVATE
OLLIAN LANE	PRIVATE
BACKYON LANE	PRIVATE
CARLTON LANE	PRIVATE
STILLER LANE	PRIVATE
LARKS LANE	PRIVATE
WHIMMING WAY	PRIVATE

OPEN SPACE BY PHASE (AC)	
PHASE 8&9	0.28

PARKING SUMMARY TABLE				
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
8	12	-	112	124
9	9	-	70	79

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE										
PHASE	RESIDENTIAL UNIT COUNT					NON-RESIDENTIAL AREA (SQ. FT.)				
	SINGLE FAMILY	TOWNHOMES	LOFTS	CROSSROADS	MAIN STREET	TOTAL	CROSSROADS	MAIN STREET	PROMENADE	TOTAL
8	1	12	-	-	-	13	-	-	-	13
9	1	12	-	-	-	13	-	-	-	13



ZONING REQUIREMENTS			
SITE ZONING USE: CCD-2 OVERLAY BUSINESS PARK, BASE ZONING			
TOWNSHIP STANDARD	REQ. REQ. - CCD-2	PROPOSED	MODIFICATION REQUESTED
USE	MIXED	MIXED	NO
DWELLING UNITS PER ACRE	10-15'	11'	NO
MAXIMUM BUILDING HEIGHT (FEET)	45-50'	10'	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4-6'	1-4	NO
MINIMUM TOWNSHIP COMMERCIAL AREA*	60%-70%	100%	NO
MAXIMUM NON-RESIDENTIAL BUILDING EQUIPMENT	75,000 SF	60,250 SF	NO
MINIMUM LOT OPEN SPACE	15% (41 AC)	10% (40 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	8%	6%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	2-20 FT 2 STORIES	NO
MINIMUM ACREAGE	20 AC	9.98 AC	NO
BUILDING SEPARATION (MIN.)	12 FT	2-12 FT	NO
BUILDING SEPARATION (MAX.)	12 FT	2-12 FT	NO
BUILDING SEPARATION (NON-RESIDENTIAL MIN.)	20 FT	2-20 FT	NO
BUILD TO FRONT YARD (RESIDENTIAL)	8-12 FT	2-6 FT	NO
BUILD TO FRONT YARD (NON-RESIDENTIAL)	12-20 FT	2-12 FT	NO

NOTES:
1. DENSITY PERMITTED UNDER DENSITY PROVISIONS.
2. THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDING, OFF-STREET PARKING AREAS, AND TOWNSHIP WASTE MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON LOT OPEN SPACE.
3. THE TREATMENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 9% 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.

SHEET INDEX	
NO.	TITLE
C000	COVER SHEET
C005	EXISTING CONDITIONS AND DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C110	OVERALL FIRE TRUCK TURNING TEMPLATE
C111	FIRE TRUCK TURNING TEMPLATE
C120	OVERALL GARbage TRUCK TURNING TEMPLATE
C121	GARbage TRUCK TURNING TEMPLATE
C122	REVERSE GARbage TRUCK TURNING TEMPLATE
C140	PEDESTRIAN FACILITIES
C150	PARKING EXHIBIT
C200	GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	OVERALL UTILITY PLAN
C204	UTILITY PLAN
C300	STORM PLAN AND PROFILES
C401	STORM PLAN AND PROFILES
C410	SANITARY PLAN AND PROFILES
C411	SANITARY PLAN AND PROFILES
C420	SANITARY LATERAL TABLES AND DETAILS
C430	WATERLINE PLAN AND PROFILES
C431	WATERLINE PLAN AND PROFILES
C438	WATERLINE SERVICE TABLE AND DETAILS
C500	ROAD PROFILES
C501	ROAD PROFILES
C502	ROAD PROFILES
C503	ROAD PROFILES
C600	SITE DETAILS
C601	SITE DETAILS
C602	SITE DETAILS
C603	SITE DETAILS
C604	SITE DETAILS
C605	STREET SECTIONS
C606	OVERALL SEWAGE PLAN
C607	SEWAGE PLAN
C608	SEWAGE PLAN
E400	EROSION AND SEDIMENT CONTROL PLAN
E401	EROSION AND SEDIMENT CONTROL DETAILS
E402	EROSION AND SEDIMENT CONTROL NOTES
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE DETAILS
L110	OVERALL LIGHTING PLAN
L111	LIGHTING PLAN
L112	LIGHTING PLAN



REVISION RECORD	
No.	Date
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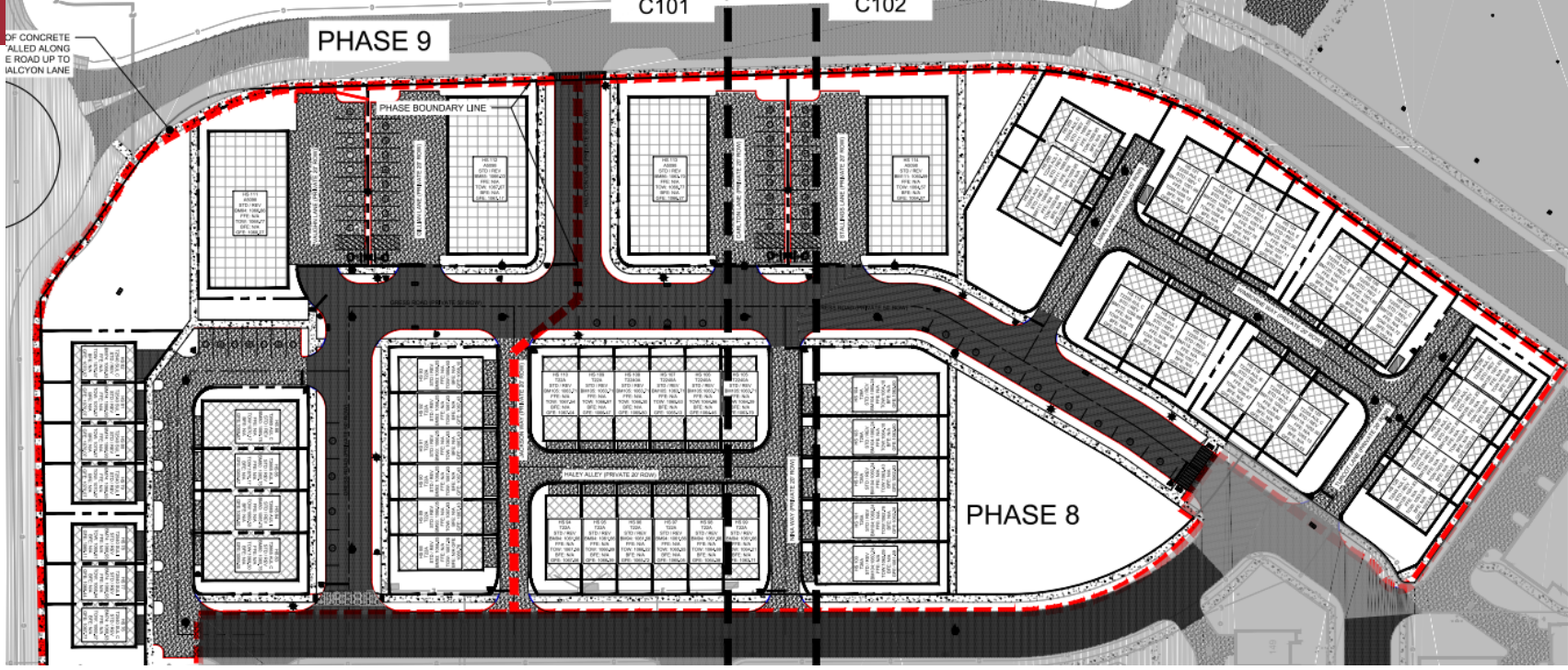
REV MEEDER PHASES 8-9
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Date Issued:	05/20/2023
Index Number:	-
Drawn By:	CS
Checked By:	CS/STP
Project Manager:	CS

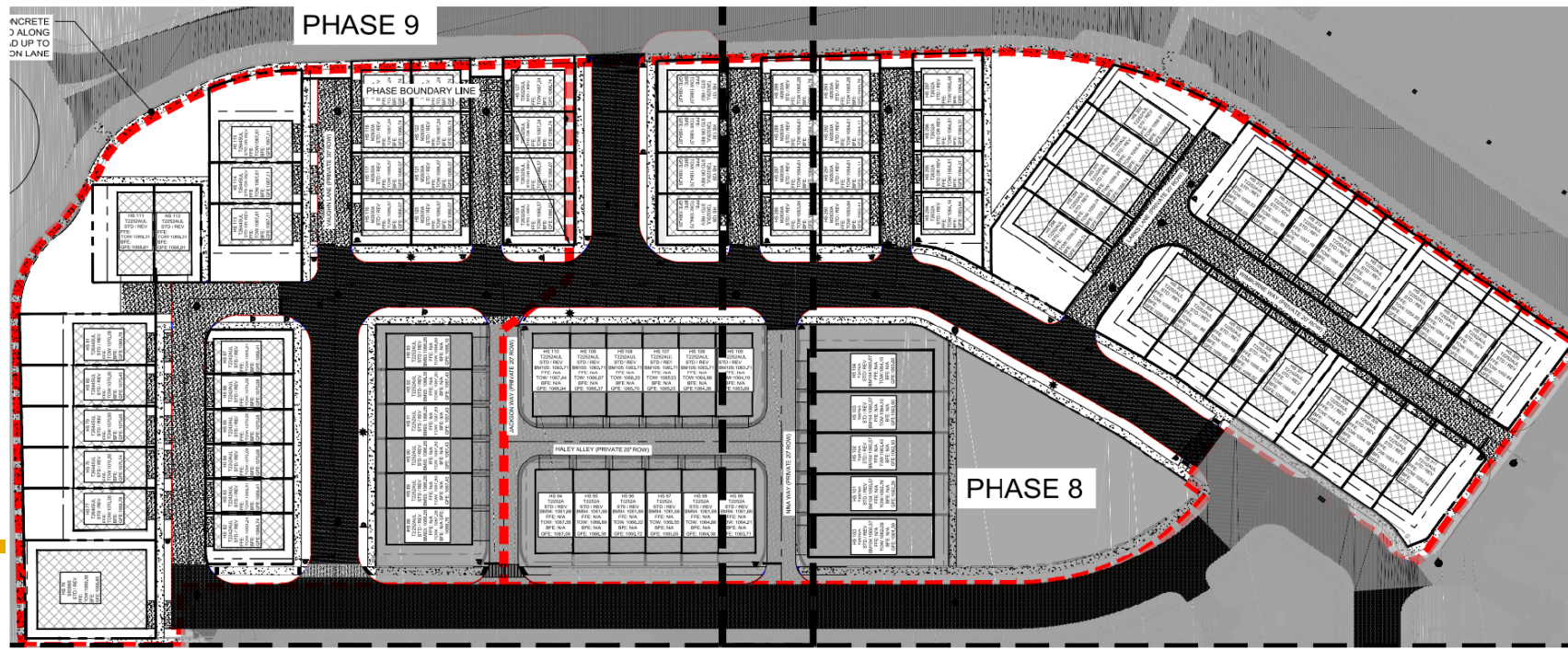
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Previously approved
June 30, 2022



Proposed Revisions
2023





LEGEND

- FRONT DOOR LOCATION
- TRASH PICKUP LOCATION

MEEDER NEIGHBORHOOD - PHASES 8 & 9
 CRANBERRY TOWNSHIP, PA MARCH 24, 2023

