

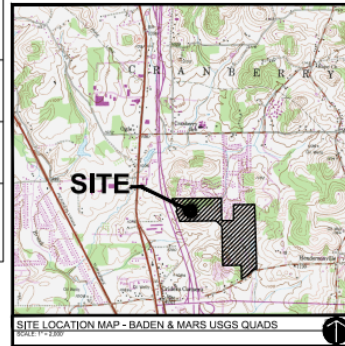
Crescent, Phase 1B



FINAL APPROVAL FOR CRESCENT FINAL PHASE 1B PLANS

MARS ROAD
CRANBERRY TOWNSHIP, PA 16066

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



LIST OF UTILITIES	
PENNSYLVANIA POWER COMPANY (ATTN: DAN STEWART) 701 WEST NEW CASTLE STREET JULIAVILLE, PA 15083 PHONE: 724-453-2433 FAX: 724-453-3418 EMAIL: DANSTEWART@PSCOMPA.COM	PEOPLES NATURAL GAS (ATTN: KEAN COUGHLIN) 375 NORTH SHORE DRIVE PITTSBURGH, PA 15211 PHONE: 412-255-4548 FAX: 412-255-4548 EMAIL: KEANCOUGHLIN@PEOPLES-GAS.COM
COLUMBIA GAS OF PA (ATTN: J.C. DANIELS) 300 KENTUCKY AVENUE ROCHESTER, PA 15047 PHONE: 724-410-0378 FAX: 724-410-0378 EMAIL: JCDANIELS@COLUMBIAGAS.COM	CONSOLIDATED COMMUNICATIONS, INC. (ATTN: BIONDA MINO) 400 BIRCHMOUNT ROAD BIRCHMOUNT, PA 15014 PHONE: 724-444-2222 CELL: 415-663-7293 FAX: 724-444-2222 EMAIL: BIONDA@CONSOLIDATED.COM
ARMSTRONG CABLE (ATTN: ERIC SPRINGER) 551 PERRY ROAD JULIAVILLE, PA 15083 PHONE: 724-455-8899 X 243 CELL: 724-321-8313 FAX: 724-455-8808 EMAIL: ESPRINGER@ASC.COM	CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION AND CONVEYANCE WATER PROVIDER (ATTN: JOSH ANDREE) 250 ROCHSTER ROAD, SUITE 400 CRANBERRY TOWNSHIP, PA 16066 PHONE: 724-754-6818 X 1317 FAX: 724-754-6119 EMAIL: JANDREE@CRANBERRY TOWNSHIP.ORG

Street Name	Roadway Type
Clayton Way	Private Street

OPEN SPACE BY PHASE (AC)					
PHASE	PARKING	URBAN PARKS	CORRENT CENTER	WETLANDS	TOTAL
PHASE 1B	1.00	0.00	0.00	0.00	1.00
TOTAL	1.00	0.00	0.00	0.00	1.00

RESIDENTIAL UNIT COUNTS & NON-RESIDENTIAL SQUARE FOOTAGE BY PHASE					
PHASE	RESIDENTIAL UNIT COUNT				NON-RESIDENTIAL SQUARE FOOTAGE (SQ. FT.)
	SINGLE FAMILY	TOWNHOMES	CROSSCOUNTRY	APARTMENT	
PHASE 1B	0	0	0	200	0
TOTAL	0	0	0	200	0

PARKING SUMMARY TABLE				
PHASE 1B	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL REQUIRED
RESIDENTIAL	0	0	0	0
COMMERCIAL	0	0	0	0
TOTAL	0	0	0	0

ZONING REQUIREMENTS			
SITE ZONING: CC-COMM (COMMERCIAL CENTER) PARKING BAY ZONING			
TOURNEER ST ZONING	REQUIRED - CC-COMM	PROVIDED	MODIFICATION GRANTED
USE	MIXED	MIXED	
DEVELOPMENT PER ACRE	10.00	10.00	NO
MAXIMUM BUILDING HEIGHT (FEET)	45.00	45.00	NO
MAXIMUM BUILDING HEIGHT (STORIES)	6.00	6.00	NO
MINIMUM TOWNHOMES CONDOMINIUM AREA	10% to 15%	0.00%	YES
MINIMUM NON-RESIDENTIAL BUILDING FOOTPRINT	75,000 SF	0.00 SF	NO
MINIMUM LOT COVER	15% (1.5 AC)	20.00% (2.0 AC)	NO
MINIMUM BUILDING HEIGHT	30 FEET OR 3 STORIES	2.00 FT OR 2 STORIES	NO
MINIMUM ACREAGE	300.00 AC	800.00 AC	NO
BUILDING SEPARATION (MIN.)	0.00 FT	0.00 FT	NO
BUILDING SEPARATION (MAX.)	0.00 FT	0.00 FT	NO
BUILDING SEPARATION (RESIDENTIAL MIN.)	0.00 FT	0.00 FT	NO
BUILD TO FRONT YARD (NON-RESIDENTIAL)	6-12 FT	0.00 FT	NO
BUILD TO FRONT YARD (RESIDENTIAL)	12-20 FT	0.00 FT	NO

SHEET INDEX	
NO.	TITLE
C000	COVER SHEET
C001	EXISTING CONDITIONS & DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	PHASE 1B SITE PLAN
C102	PHASE 1B SITE PLAN
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