

THE RESERVE AT CRANBERRY SPRINGS PRD PATTERN BOOK

Date Issued: February 7, 2023

Revised: March 10th, 2023

Revised: June 6th, 2023



VISION & COMMUNITY INFORMATION

The Reserve at Cranberry Springs PRD is an apartment community development located along I-79, and is a portion of a larger masterplaning effort known as Cranberry Springs. The proposed neighborhood will include 308 apartment dwellings, as well as a pedestrian-oriented network of sidewalks provided for enhanced connectivity and circulation across the site. The development will also feature a centrally located clubhouse, tree-lined entry boulevard, an on-site dog park, sports courts, and other passive amenity spaces provided throughout the project area. The provisions as a part of the Reserve at Cranberry Springs development will contribute to the overall sense of place for the surrounding community and Cranberry Springs masterplanning effort.

TOTAL SITE AREA

±605,720 SF

±13.9 Acres

DENSITY

Apartments = 308 Units

PRINCIPAL STRUCTURE STANDARDS

Front Setback = 5'

Side Setback = 5'

Rear Setback = 5'

PROVIDED OPEN SPACE

±4.22 Acres





PARKLET

PARKLET

CLUBHOUSE, POOL, SPORTS COURT, & PLAYGROUND

PARKLET

PEDESTRIAN POCKET

PARKLET

BUILDING "O"
APARTMENT
BUILDING PARK
36 UNIT

BUILDING "I"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "E"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "D"
APARTMENT
BUILDING PARK
24 UNIT

BUILDING "C"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "B"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "A"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "N"
APARTMENT
BUILDING PARK
36 UNIT

BUILDING "M"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "J"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "K"
APARTMENT
BUILDING PARK
24 UNIT

BUILDING "L"
APARTMENT
BUILDING PARK
24 UNIT

BUILDING "M"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "N"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "I"
APARTMENT
BUILDING PARK
36 UNIT

BUILDING "J"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "K"
APARTMENT
BUILDING PARK
24 UNIT

BUILDING "L"
APARTMENT
BUILDING PARK
24 UNIT

BUILDING "M"
APARTMENT
BUILDING PARK
16 UNIT

BUILDING "N"
APARTMENT
BUILDING PARK
16 UNIT





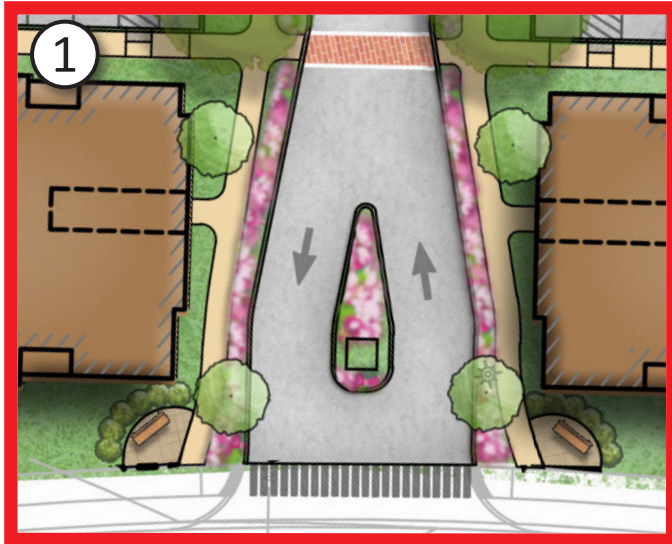
PROVIDED OPEN SPACE
±4.22 Acres

AMENITY EXHIBIT

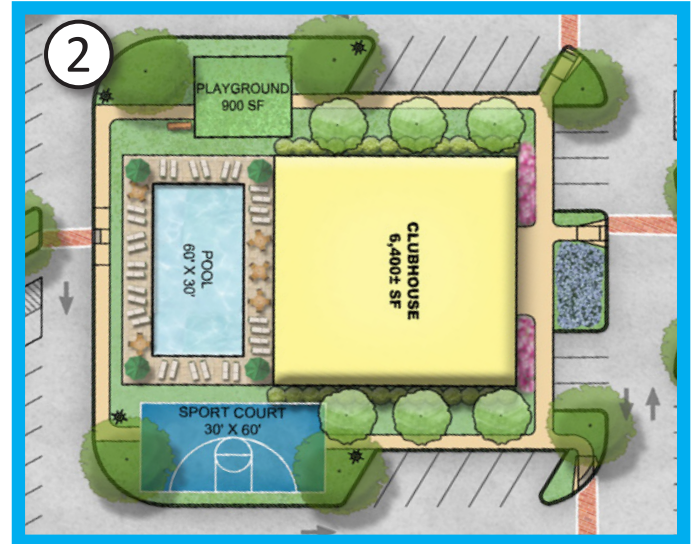


OPEN SPACE & AMENITIES

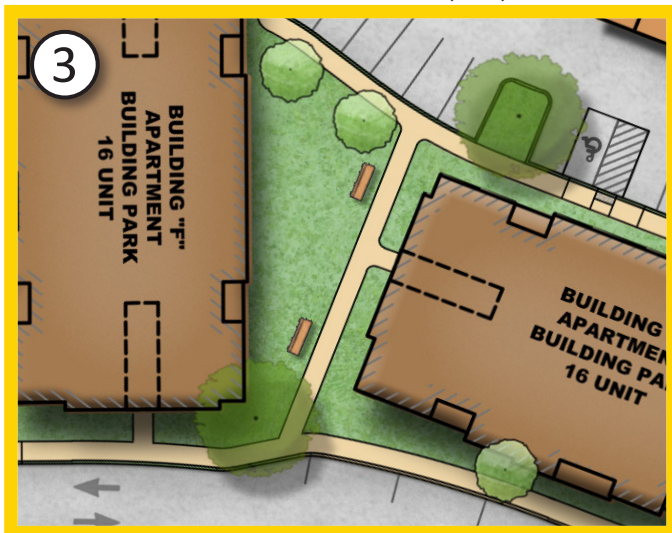
As per section 27-903.3.B.1.E of Cranberry Township municipal code, each Planned Residential Development shall construct a minimum of 1 parklet per every 50 units, plus 1 additional parklet for every additional 50 units. Parklets typically include amenities such as dog parks, children's play areas, nature viewing, and other such passive amenities. The Reserve at Cranberry Springs development is required to provide six parklets. Please see below for applicable enlargements:



PEDESTRIAN POCKET (2x)



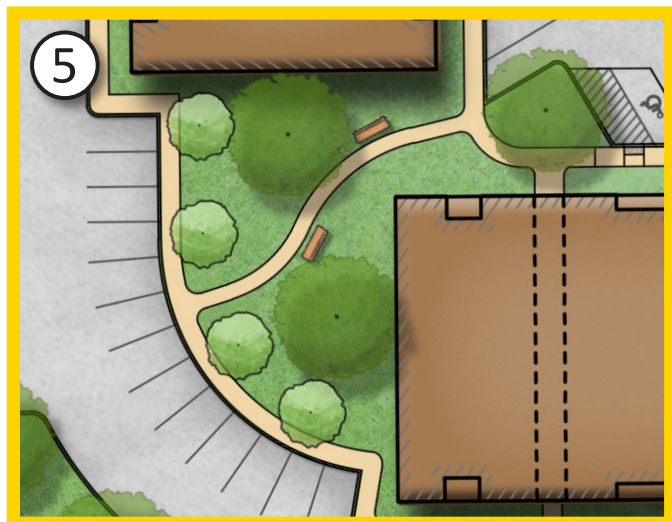
CLUB, POOL, SPORTS CT, PLAYGROUND



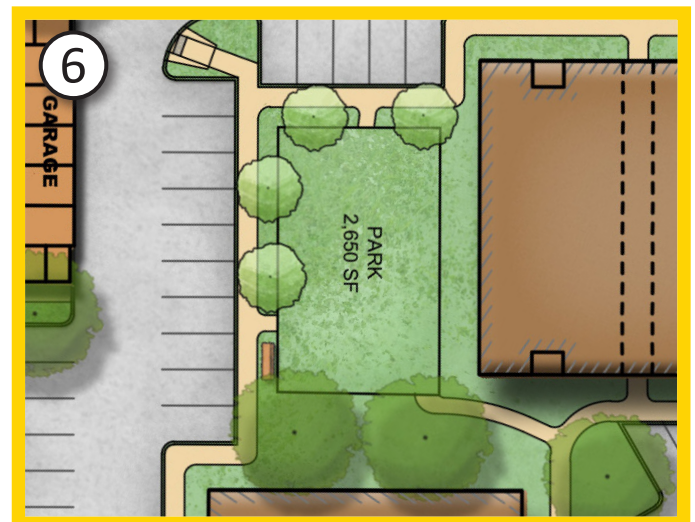
PARKLET ONE



PARKLET TWO



PARKLET THREE



PARKLET FOUR

CIRCULATION & PARKING

Parking for The Reserve at Cranberry Springs PRD shall be provided through on-street parallel parking, off-street surface parking, and detached parking garages dedicated to each building. In addition, surface parking has also been provided for the clubhouse and it's other associated amenities.

PARKING SUMMARY

PROPOSED PRINCIPAL USE:

Multiple-family dwelling (Apartment-style complex)

- Three, 36-unit apartment buildings
- Three, 24-unit apartment buildings
- Eight, 16-unit apartment buildings

TOTAL UNITS = 308

DWELLING UNIT BREAKDOWN PER BUILDING TYPE:

- | | | |
|--|-------------------|--------------------|
| • 36 unit building = 24 one-bed units, | 9 two-bed units, | 3 three-bed units |
| • 24 unit building = 6 one-bed units, | 18 two-bed units, | no three-bed units |
| • 16 unit building = 6 one-bed units, | 10 two-bed units, | no three-bed units |

TOTAL BED COUNTS:

- One-bed & Two-bed units = 299
 - Three-bed units = 9
-

CODE REQUIREMENT PER §27-312:

- 1.75 spaces per dwelling unit having 2 beds or less
- 2.0 spaces per dwelling unit having + 2 beds

REQUIRED PARKING PER §27-312:

- Off-Street Parking = 541 required spaces

(1.75 x 299 two-bed units = 523 spaces)

(2.0 x 9 three-bed units = 18 spaces)

- ADA Parking = 9 total spaces
-

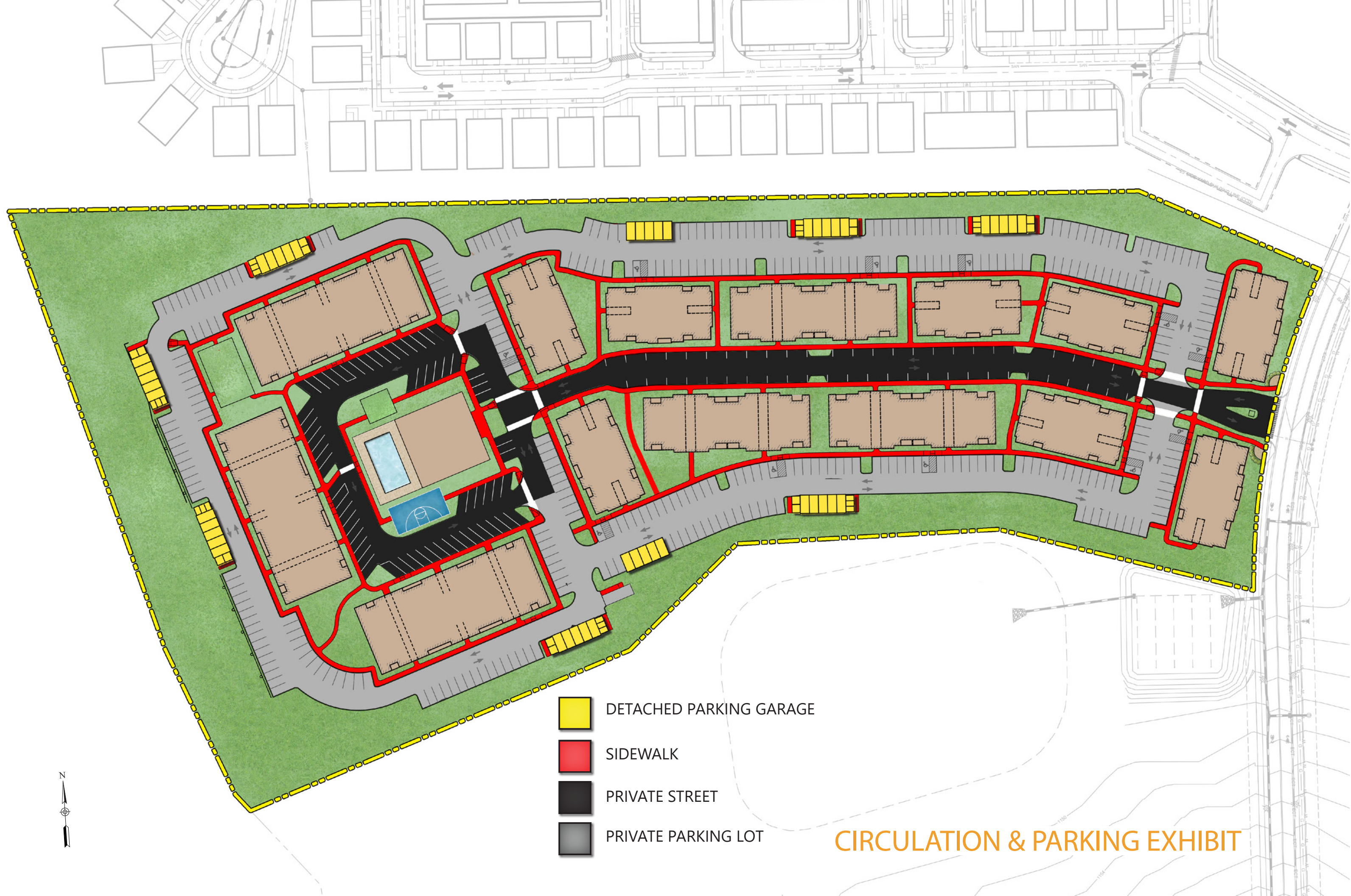
PROVIDED PARKING FOR PRD*

- | | |
|------------------------------|-----------|
| • Off-Street Surface Parking | = 395 Sp. |
| • ADA Parking | = 14 Sp. |
| • Parallel Parking | = 47 Sp. |
| • Detached Parking Garage | = 45 Sp. |
| • Clubhouse Parking | = 19 Sp. |

TOTAL = 520 Spaces*

*NOTE:

Please see attached narrative for modification request regarding required parking.



DETACHED PARKING GARAGE



SIDEWALK



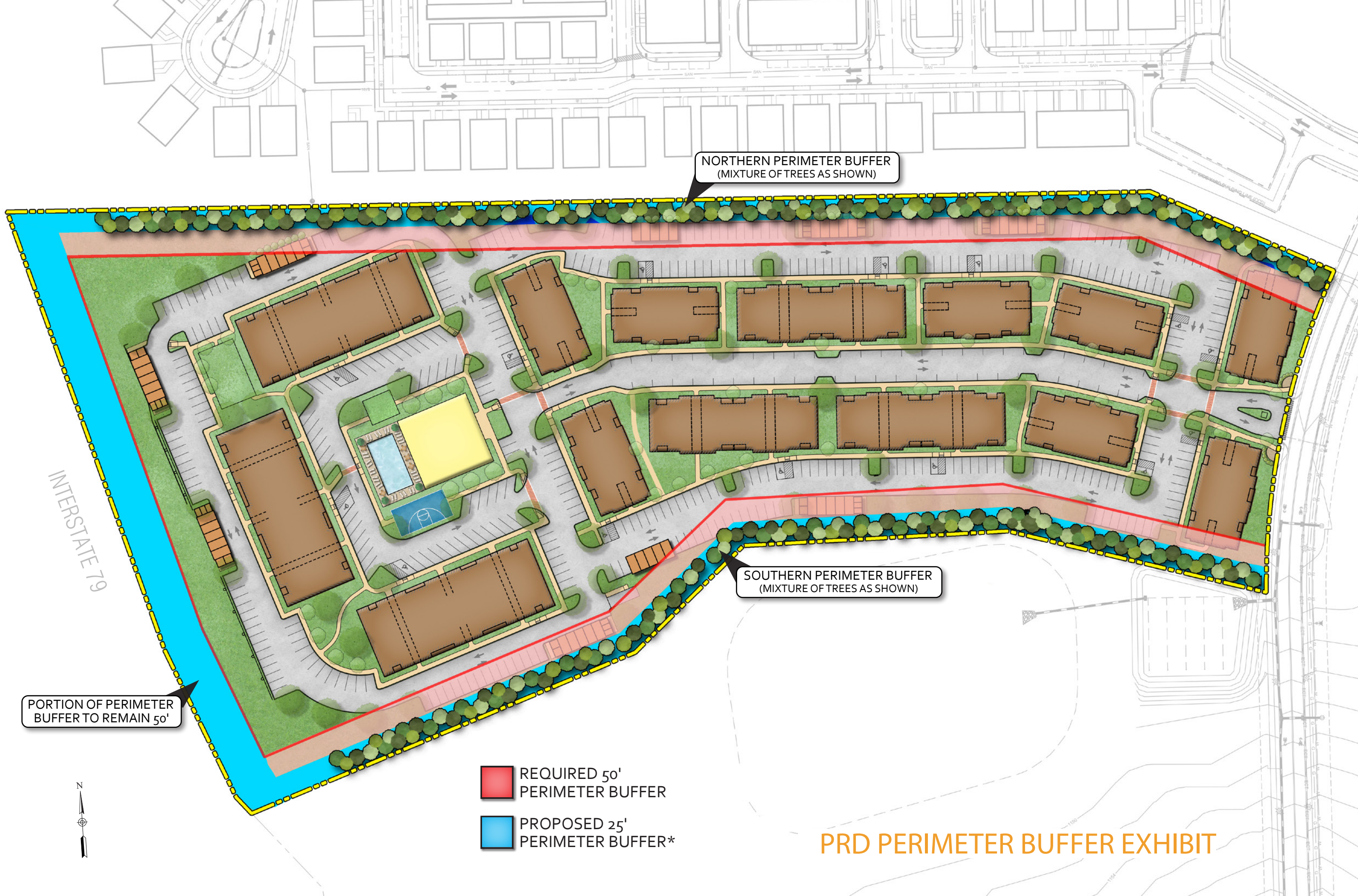
PRIVATE STREET



PRIVATE PARKING LOT

CIRCULATION & PARKING EXHIBIT





PRD PERIMETER BUFFER

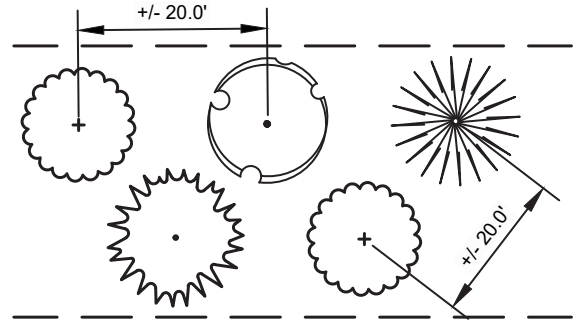
PROPOSED PRD PERIMETER BUFFER

Northern boundary length = 1,340 LF

- $(1,340 / 50 = 26.8)$ $(26.8 \times 3 = 80.4)$ 80 Deciduous
- $(1,340 / 50 = 26.8)$ $(26.8 \times 2 = 53.6)$ 54 Evergreen

Southern boundary length = 1,136 LF

- $(1,136 / 50 = 22.72)$ $(22.7 \times 3 = 68.1)$ 68 Deciduous
- $(1,136 / 50 = 22.72)$ $(22.7 \times 2 = 45.5)$ 46 Evergreen



AMERICAN BEECH



CONCOLOR FIR



RED SUNSET MAPLE



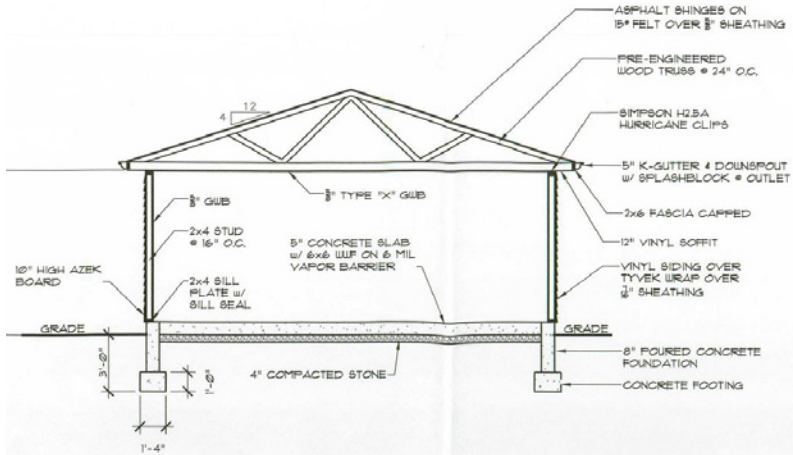
NORWAY SPRUCE



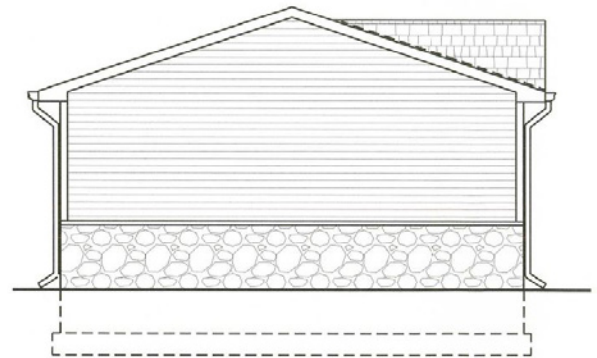
ARCHITECTURAL CHARACTER - APARTMENTS



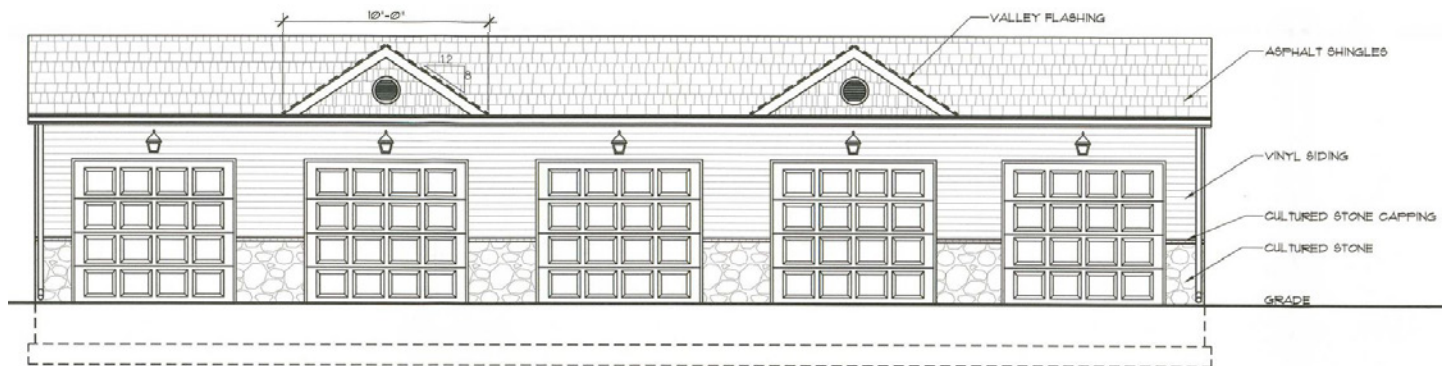
ARCHITECTURAL CHARACTER - GARAGES



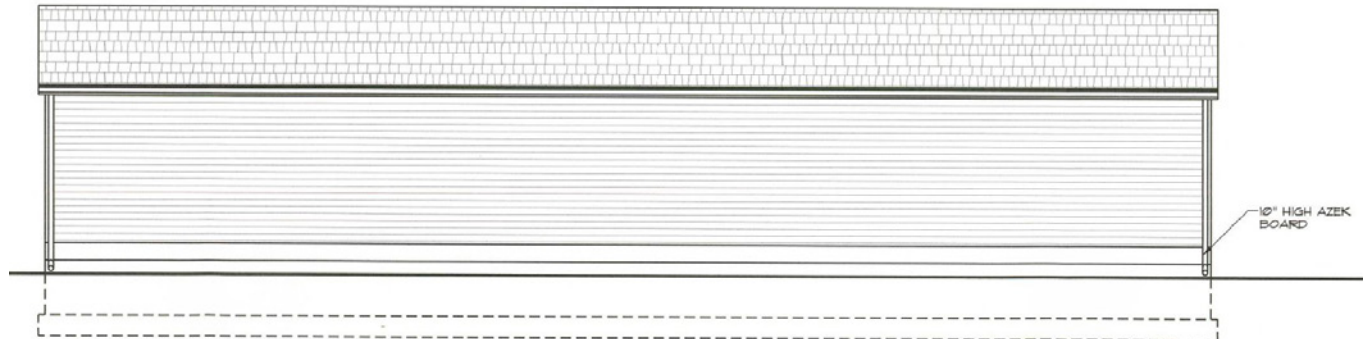
TYPICAL CROSS SECTION



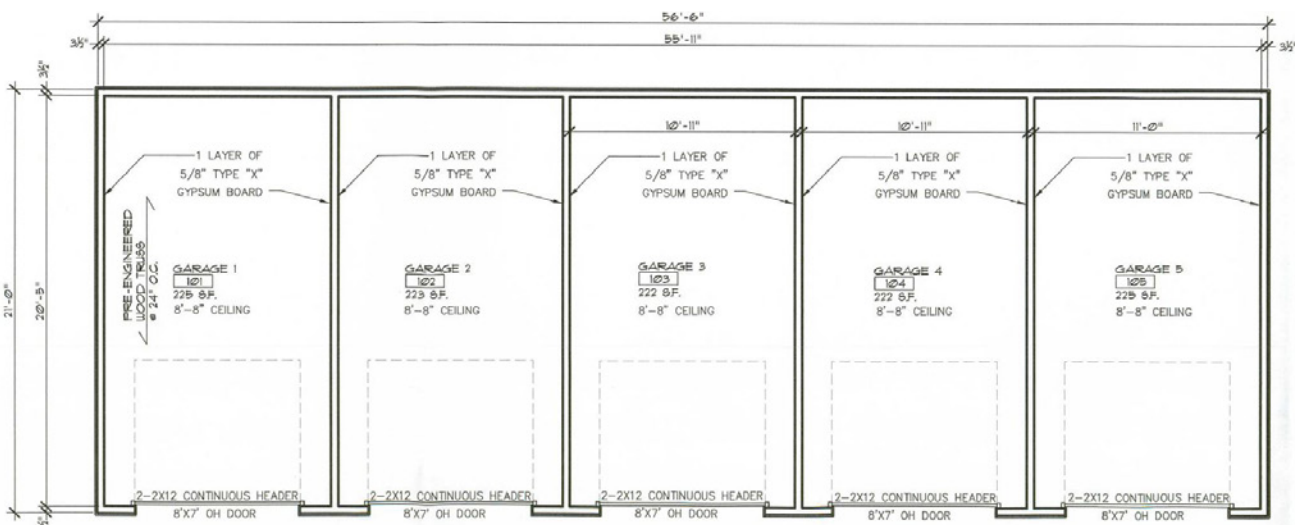
TYPICAL SIDE ELEVATION



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL GARAGE FLOOR PLAN

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