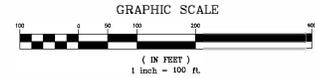


# Second Amended Appendix A-22-a



Phase 1 Area 13.067 Acres  
 Phase 2 Area 8.576 Acres  
 Phase 3 Area 17.647 Acres  
 Phase 4 Area 9.473 Acres  
 Total Plan Area 48.763 Acres

		Density
Phase 1	Single Family Units 22 units Duplex Units 8 units Total Units 30 units	2.3 units / acre
Phase 2	Single Family Units 10 units Duplex Units 10 units Total Units 20 units	2.3 units / acre
Phase 3	Single Family Units 24 units Duplex Units 16 units Total Units 40 units	2.3 units / acre
Phase 4	Single Family Units 21 units Duplex Units 0 units Total Units 21 units	2.2 units / acre
<b>Total Plan Units 111 units</b>		

Center Township

Zoning Requirements

Current R-2 Multi-Family Residential District

Proposed Use Planned Residential Development (PRD)

	Required	Proposed
Density	8 du/acre	2.3 du/acre
Max. Dwelling Height	35' feet	35' feet
Front Setback from R/W	30' feet	30' feet
PRD Perimeter Setback	50' feet	50' feet
Vegetated Cover	40%	86.6% (42.233 acres)

Interior Yard Spacing

S.F. Dwelling Unit	
Front-Front	70 feet
Front-Side	50 feet
Front-Rear	70 feet
Side-Rear	30 feet
Side-Side	30 feet
Rear-Rear	50 feet
Corner-Corner	20 feet
Duplex Unit	
Front-Front	70 feet
Front-Side	50 feet
Front-Rear	70 feet
Side-Rear	30 feet
Side-Side	20 feet
Rear-Rear	50 feet
Corner-Corner	20 feet

ISSUES & REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Address BSA Comments	12-12-2017	MW
2	Address Municipal Comments	12-20-2017	MW
3	Adjust Sanitary & add Min. Basement Elev.	1-08-2018	MW



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DRAWN BY: M.W.  
 CHECKED BY: M.W.  
 APPROVED BY: M.W.  
 JOB FILE: 1918 Const.dwg

TITLE: Duffy Highlands, a Planned Community  
 Overall PRD Plan  
 Center & Butler Townships  
 Butler County, Pennsylvania

CLIENT: Duffy Highlands, LP  
 800 S Washington Street  
 Evans City, Pennsylvania

DATE ISSUED: November 29, 2017  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: --  
 SHEET: 0V.1  
 WTA PROJECT #: 11918

