

Date	REVISION RECORD
03/14/2024	01 RESPONSE TO TWP COMMENTS
03/29/2024	02 REVISED PLAN SET
04/08/2024	03 REVISED PLAN SET
05/14/2024	04 REVISED PLAN SET
05/21/2024	05 REVISED PLAN SET
	06
	07
	08

HASTINGS
South Fayette Township/Pittsburgh, PA
CHARTER HOMES & NEIGHBORHOODS

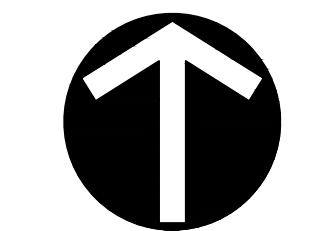
HASTINGS PHASE 5
MAYVIEW ROAD
PITTSBURGH, 15102
PREPARED FOR:
CHARTER HOMES AT HASTINGS, INC
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

REVISED PRELIMINARY MASTER PLAN
Project Number: 18927-0096
Drawing Scale: 1" = 100'
Date Issued: FEB 2026
Index Number:
Drawn By: CRS
Checked By: DMH
Project Manager: DMH

C100A

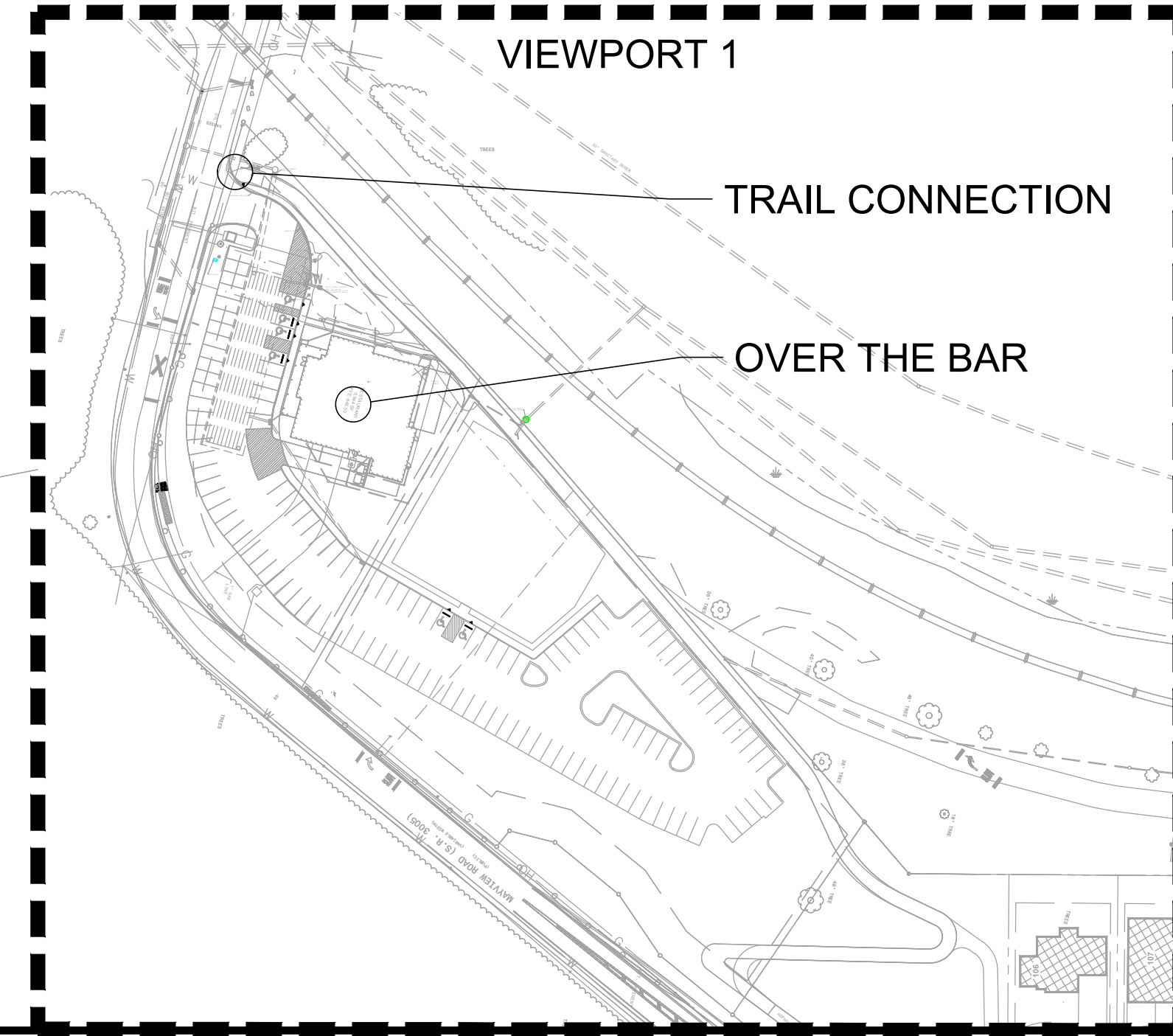
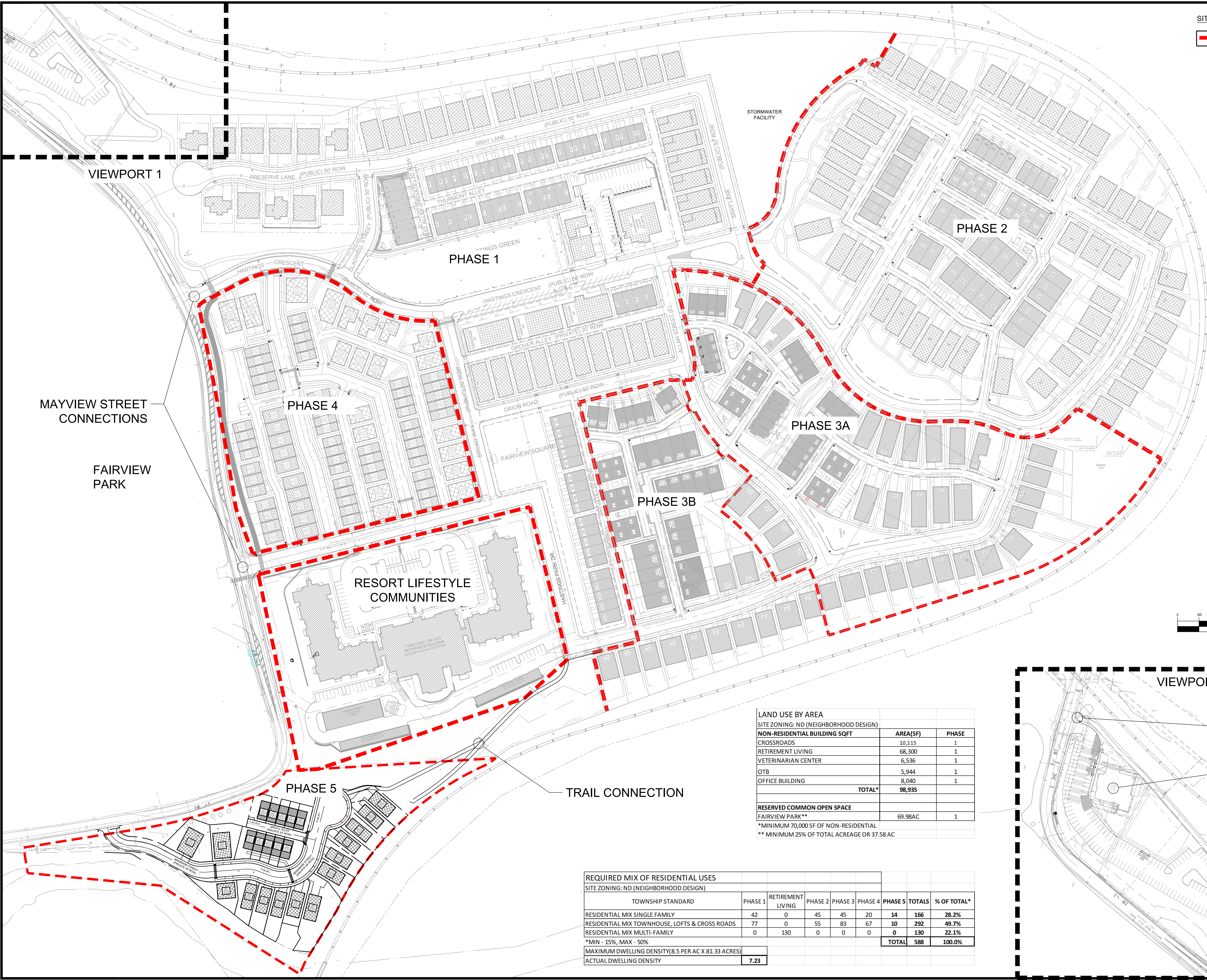
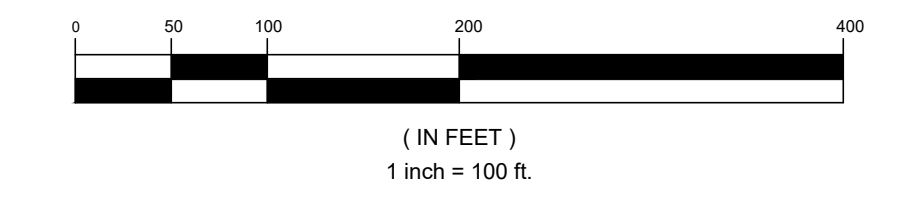


Know what's below.
Call before you dig.
Serial No. 20260352495



NORTH

GRAPHIC SCALE



LAND USE BY AREA
SITE ZONING: ND (NEIGHBORHOOD DESIGN)

NON-RESIDENTIAL BUILDING SQFT	AREA(SF)	PHASE
CROSSROADS	10,115	1
RETIREMENT LIVING	68,300	1
VETERINARIAN CENTER	6,536	1
OTB	5,944	1
OFFICE BUILDING	8,040	1
TOTAL*	98,935	

RESERVED COMMON OPEN SPACE
FAIRVIEW PARK** 69.98AC 1

*MINIMUM 70,000 SF OF NON-RESIDENTIAL
** MINIMUM 25% OF TOTAL ACREAGE OR 37.58 AC

REQUIRED MIX OF RESIDENTIAL USES
SITE ZONING: ND (NEIGHBORHOOD DESIGN)

TOWNSHIP STANDARD	PHASE 1	RETIREMENT LIVING	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTALS	% OF TOTAL*
RESIDENTIAL MIX SINGLE FAMILY	42	0	45	45	20	14	166	28.2%
RESIDENTIAL MIX TOWNHOUSE, LOFTS & CROSS ROADS	77	0	55	83	67	10	292	49.7%
RESIDENTIAL MIX MULTI-FAMILY	0	130	0	0	0	0	130	22.1%
*MIN - 15%, MAX - 50%							TOTAL	100.0%
MAXIMUM DWELLING DENSITY(8.5 PER AC X 81.33 ACRES)								
ACTUAL DWELLING DENSITY	7.23							

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 Plot Date: 2/26/2026 12:38 PM Calvin R. Steeman Save Date: 2/26/2026 12:02 PM