

# Approved Land Development Plans

## Non-Residential



### 2025 Projects

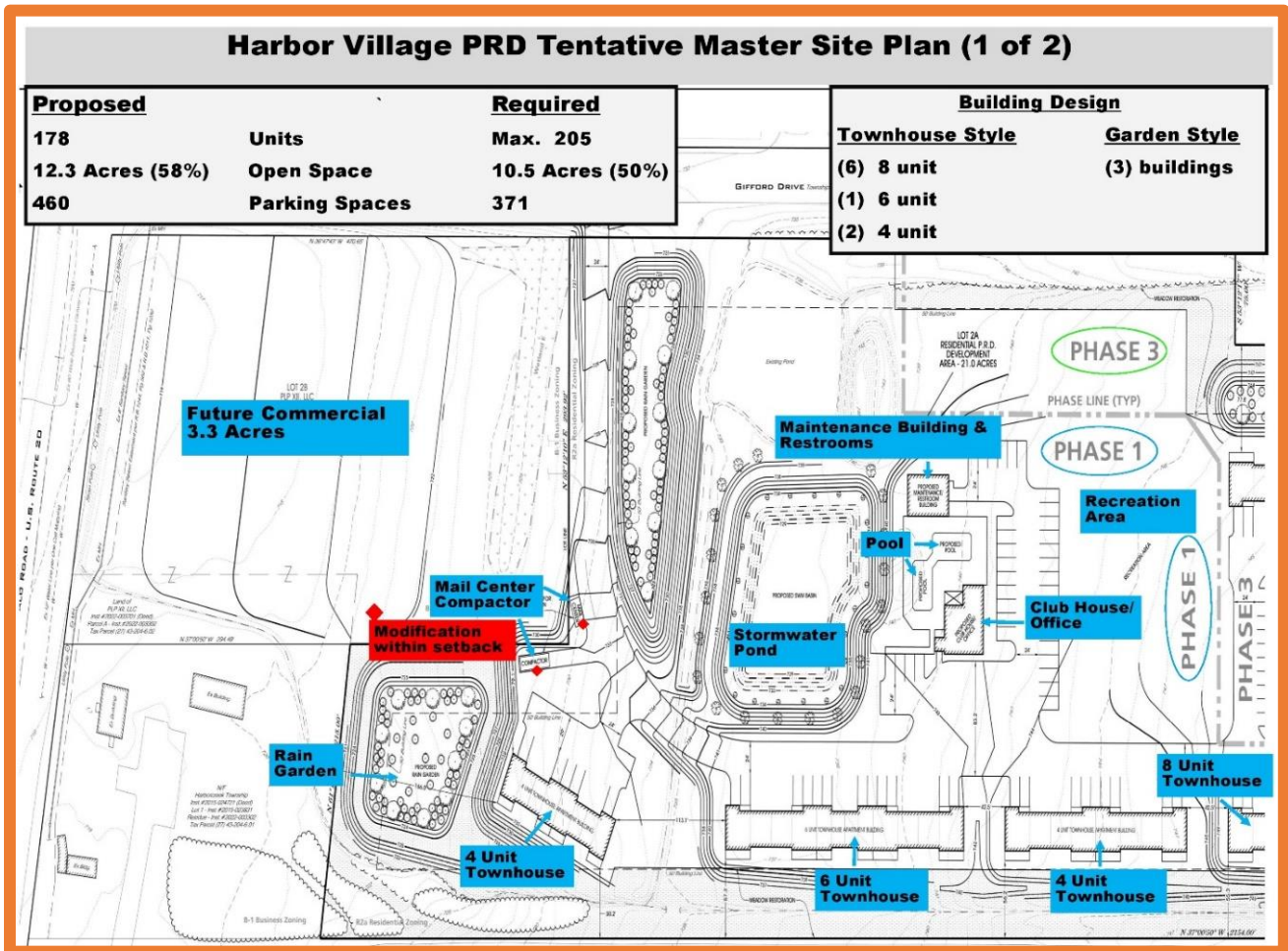
Updated 1/14/2025

The following developments have received approval from the Board of Supervisors and construction is either underway or construction will soon begin.

## Harbor Village Planned Residential Development Developer Palermo Realty & Development

This project received extensions from the Board of Supervisors to begin Phase I of the residential complex was granted approval in July 2022. Phase I will consist of two (2) 4 Unit Townhouses, one (1) 5 Unit Townhouse, one (1) 8 Unit Townhouse, Club House/Office Building, Swimming Pool, Maintenance Building and associated stormwater. The located of the PRD is between Walmart and Harborcreek Municipal Building. The Site Plan below is the project in its entirety.

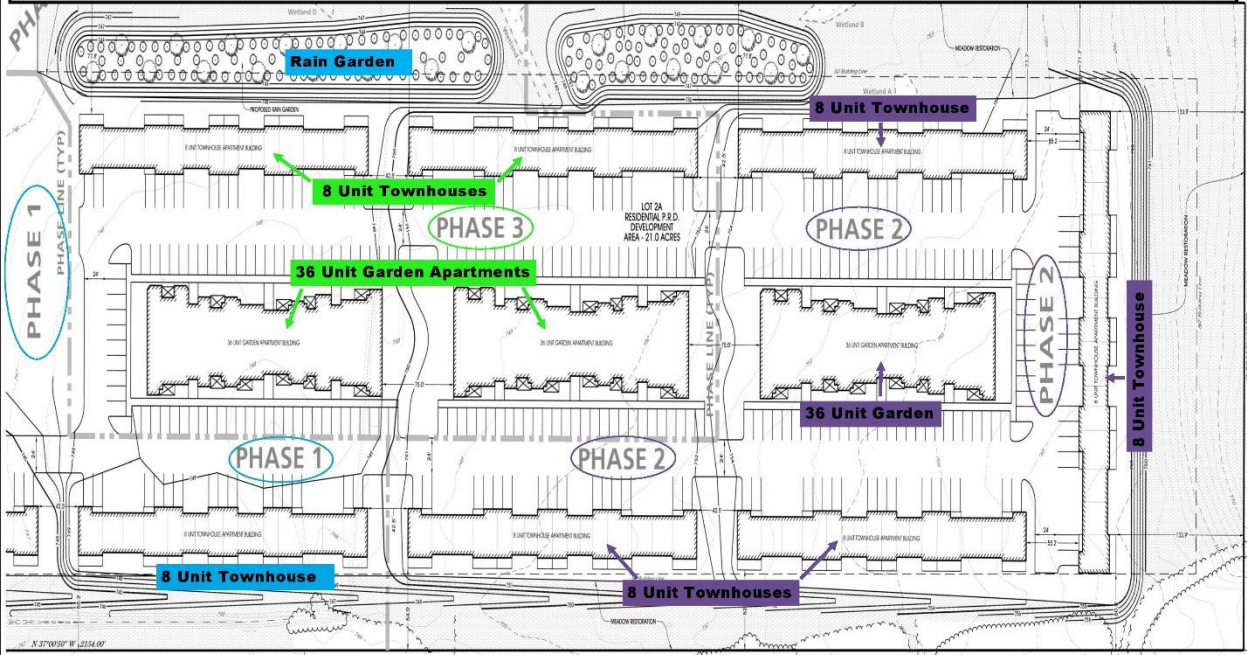
**CONSTRUCTION IS EXPECTED TO BEGIN THIS SPRING 2025**



## Harbor Village PRD Tentative Master Site Plan (2 of 2)

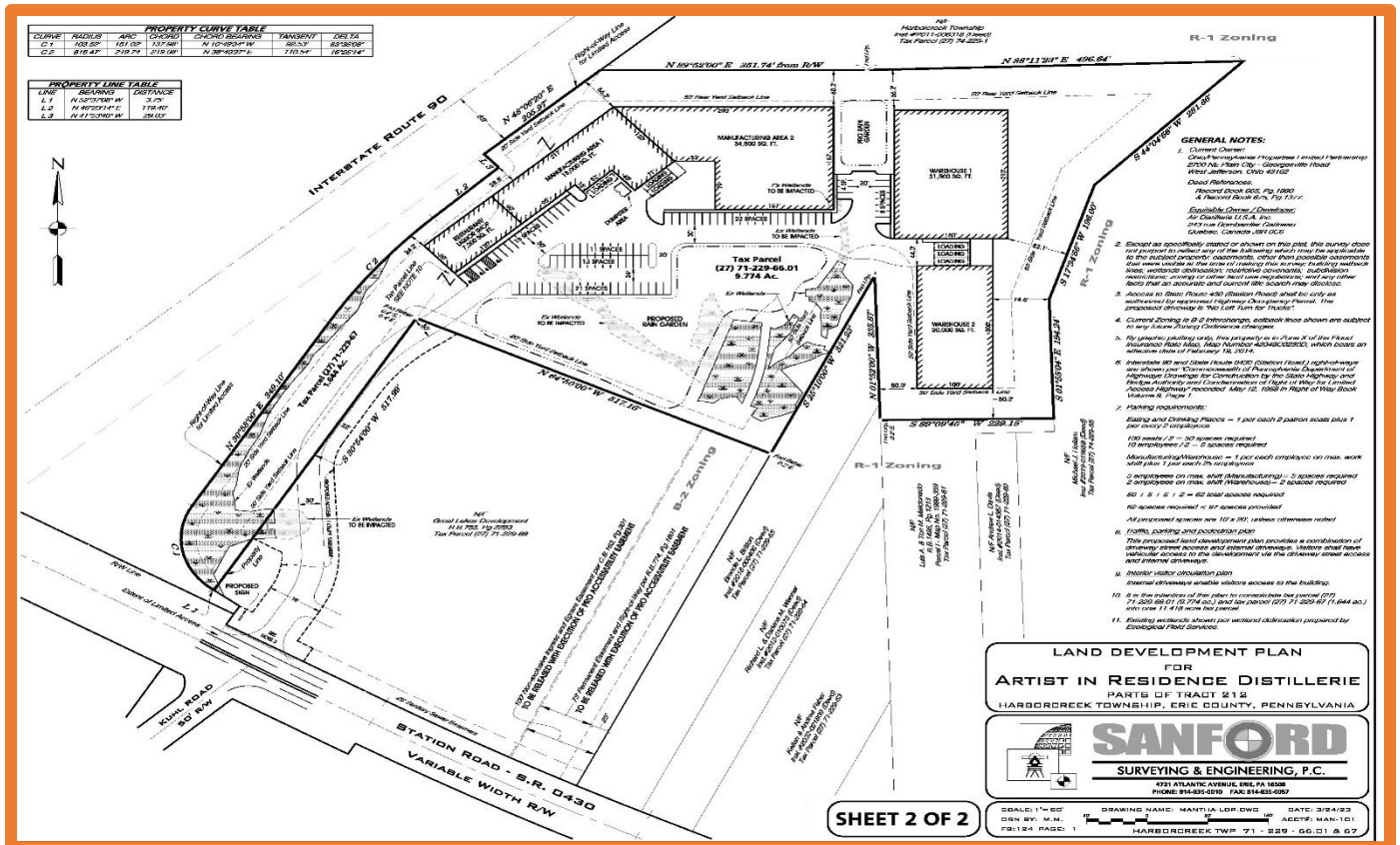
### Phase Development Schedule

	Submittal Date	Completion Date	Units	Area	Impervious sq. ft.	Project Completion Percentages
<b>Phase 1</b>	<b>2022</b>	<b>2023</b>	<b>22</b>	<b>9.0 ac.</b>	<b>106,680</b>	<b>43%</b>
<b>Phase 2</b>	<b>2023</b>	<b>2024</b>	<b>68</b>	<b>6.8 ac.</b>	<b>120,590</b>	<b>32%</b>
<b>Phase 3</b>	<b>2024</b>	<b>2025</b>	<b>88</b>	<b>5.2 ac.</b>	<b>107,495</b>	<b>25%</b>



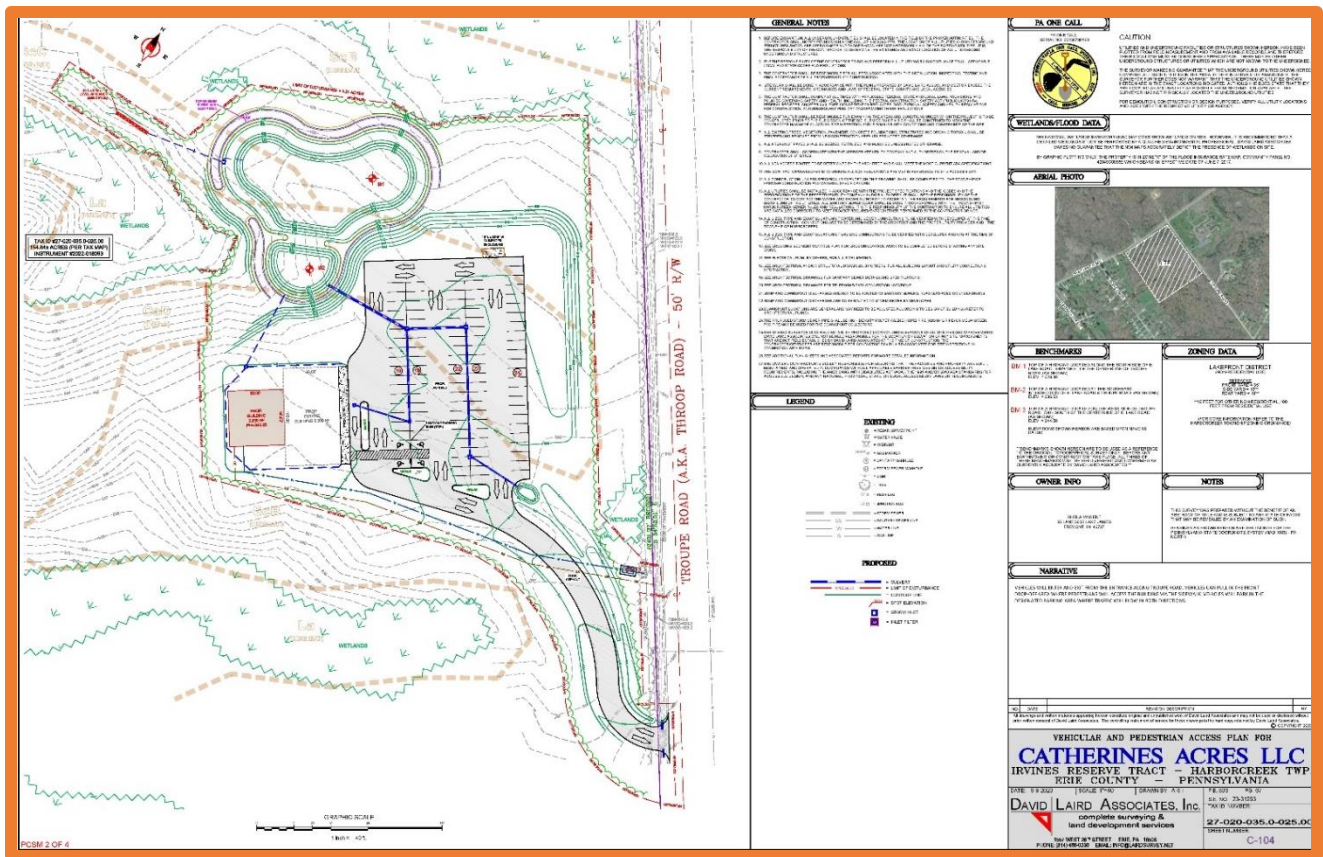
# Artist in Residence Distillerie

The final land development plan has been approved by the Board of Supervisors on May 17, 2023. The plan consists of (2) manufacture facilities, (2) warehouse buildings and a restaurant/tasting room which will be completed in phases up to 10 years. The project is waiting on outside agencies permits before construction can begin. Anticipated start of construction is Spring 2025.



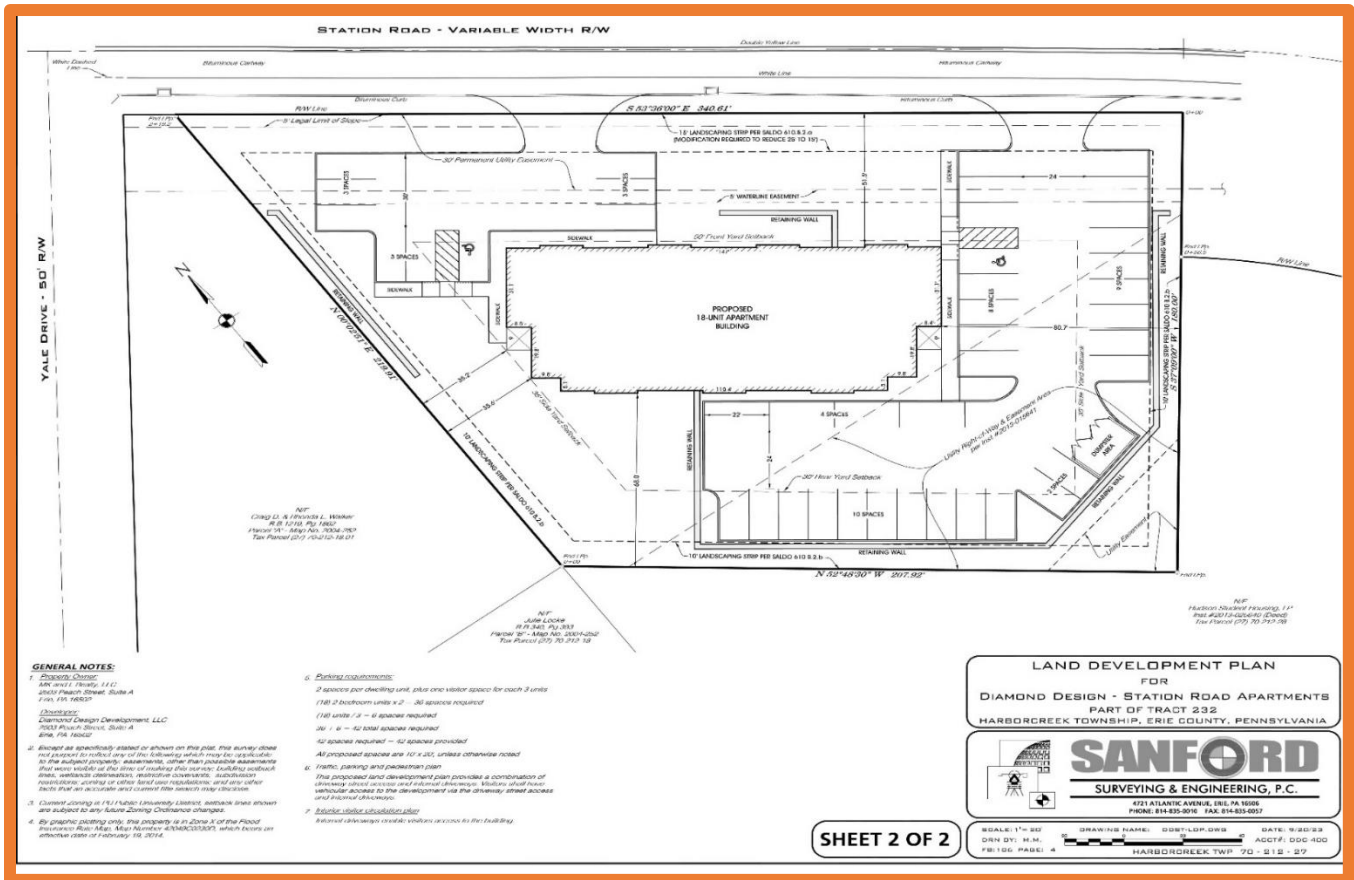
# Catherine's Acres

Board of Supervisors conditionally approved the Final Plan for Catherine's Acres at their October 18, 2023 meeting. The plan consists of a pavilion with restrooms, parking area, and associated stormwater. The plan is to be completed in 2 phases. The first phases will be construction of a pavilion with restrooms and phase two will be the construction of a building. The pavilion will be available for use such as graduation or birthday parties. In phase two it will be a wedding venue! The address is 500 Troupe Road. Clearing the land began in the Spring of 2024.



# Diamond Design Station Road Apartments

The project consists of 18 two bedroom apartments, parking, and associated stormwater. The project is located on Station Road just past Yale Drive. Township Supervisors conditionally approved the plan on October 18, 2023. Anticipated construction will begin Spring 2024.



# Harbor Village Commercial Land Development

## Developer Palermo Realty & Development

Two (2) commercial buildings and associated parking will be Palermo's 2<sup>nd</sup> project in Harborcreek! The commercial buildings will be constructed between Harborcreek Historical Society and Erie Bank along Buffalo Road. It will have a marginal access at the rear of the property to connect with the residential complex and access to the traffic light on Gifford Drive. Once a tenant is selected, construction will begin as it's build to suit. Board of Supervisors have approved the project on May 15, 2024.

