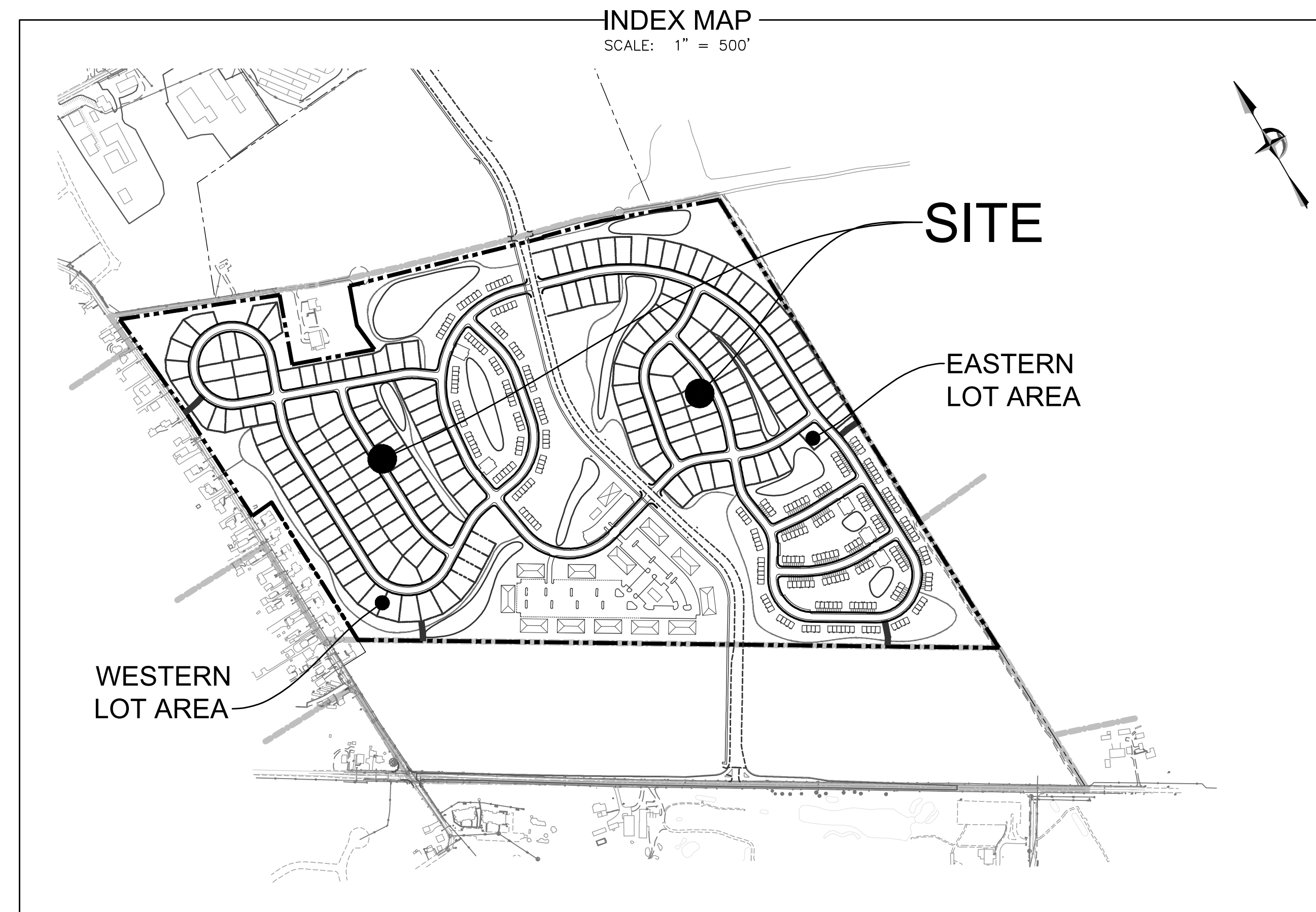


PROJECT
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY PENNSYLVANIA

SUBDIVISION AND LAND DEVELOPMENT NOTES
 ORDINANCE 1 OF 2001, AS AMENDED

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE A CONDITIONAL USE PLAN FOR THE SUBJECT PROPERTY AS SHOWN ON SHEET 3.
2. PUBLIC WATER AND PUBLIC SEWER TO BE PROVIDED IS TO BE PROVIDED BY THE SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY UPON THE DEVELOPMENT OF THESE PROPOSED LOTS.
3. TOPOGRAPHY OBTAINED FROM AERIAL PHOTOGRAMMETRY.
4. BENCHMARK: IRON PIN ON THE NORTHEAST CORNER OF THE SITE. ELEVATION: 497.29
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, A FLOOD INSURANCE RATE MAP (FIRM) FOR SOUTH MIDDLETON TOWNSHIP, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AREA.
6. PENNSYLVANIA LAW REQUIRES A THREE (3) DAY NOTICE BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. CALL PAONE CALL AT (800) 242-1776.
7. THIS SITE IS UNDERLAIN WITH CARBONATE ROCKS (LIMESTONE OR DOLOMITES) WHERE THERE IS A POTENTIAL FOR SINKHOLES. THEREFORE, SPECIAL CONSTRUCTION PROCEDURES SHOULD BE USED.
8. ROADWAY HIERARCHY:
 YORK ROAD (S.R. 0074) IS CLASSIFIED AS AN ARTERIAL ROAD.
 FAIRVIEW STREET (T-512) AND LISBURN ROAD (T-511) ARE CLASSIFIED AS URBAN COLLECTOR ROADS.
9. NO BUILDING PERMITS AND/OR EARTHMOVING WILL BE PERMITTED, UNLESS AND UNTIL, SUBDIVISION AND/OR LAND DEVELOPMENT PLANS ARE SUBMITTED AND APPROVED BY SOUTH MIDDLETON TOWNSHIP.
10. THIS PROJECT IS WITHIN THE HIGH QUALITY WATERSHED FOR THE LETORT SPRING RUN.
11. THIS PROJECT WILL BE CONSTRUCTED IN THREE (3) PHASES. THE PHASING LINES ARE SHOWN ON SHEET NO. 4.
12. THE PROPERTY IS NOT LOCATED WITHIN:
 THE FLOOD HAZARD DISTRICT
 THE VILLAGE HAZARD DISTRICT
 THE STEEP SLOPE CONSERVATION DISTRICT
16. THE PROPERTY IS LOCATED WITHIN:
 THE SPECIAL STORMWATER MANAGEMENT AREA AS SECTION 7.4 (SPECIAL MANAGEMENT AREAS - KARST AREAS) OF THE MOST CURRENT VERSION "THE PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL"
 THE AIRPORT HAZARD DISTRICT
17. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ARTICLE XVII OF THE ZONING ORDINANCE.
18. ALL DWELLING UNITS SHALL HAVE INDIVIDUAL POLE LIGHTS.
19. SECTION 703.N.(3.) CLEAR SIGHT TRIANGLE, NO OBSTRUCTION HIGHER THAN THIRTY INCHES ABOVE THE GRADE OF THE CENTERLINE OF THE STREET SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.

INDEX MAP
 SCALE: 1" = 500'



ZONING DATA

ORDINANCE NO. 2023-02, AS AMENDED

WESTERN LOT AREA = 82.4 ACRES
 EASTERN LOT AREA = 62.5 ACRES
 AREA OF CONNECTION ROAD AREA = 3.3 ACRES
 TOTAL AREA 148.2 ACRES

RESIDENTIAL HIGH DENSITY
 MINIMUM LOT AREA REQUIREMENTS FOR SPECIFIC USES
 (SEE ZONING ORDINANCE NO. 2023-02, AS AMENDED FOR ADDITIONAL INFORMATION)

PERMITTED USES:
 SINGLE-FAMILY DETACHED DWELLINGS (WITHOUT TDR CREDITS)
 LOT SIZE: 10,500 SQ.FT.
 LOT WIDTH: 75'
 SETBACKS: FRONT YARD: 30'
 REAR YARD: 20'
 SIDE YARD: 10'

CONDITIONAL USES:
 LARGE SCALE DEVELOPMENTS - 25 OR MORE D.U. SEE SPECIFIC USES
 SINGLE-FAMILY ATTACHED DWELLING (WITHOUT TDR CREDITS)
 MINIMUM LOT AREA: 1 ACRE
 MAXIMUM GROSS DENSITY: (4 DU. PER ACRE)
 INTERIOR LOT WIDTH: 20'
 SETBACKS: FRONT YARD: 20'
 SIDE YARD (END UNITS): 20'
 REAR YARD: 20'

ALONG THE PERIMETER BOUNDARY LINE OF THE PROJECT, SCREENING SHALL BE PROVIDED WHERE NO PUBLIC ROAD IS LOCATED.
 NO LESS THAN THREE (3) AND NO MORE THAN SIX (6) DWELLING UNITS SHALL BE PERMITTED IN A GROUP OF SINGLE FAMILY ATTACHED DWELLINGS.

APARTMENTS (WITHOUT TDR CREDITS)
 MINIMUM LOT AREA: 2 ACRES
 MAXIMUM GROSS DENSITY: (10 DU. PER ACRE)
 SETBACKS: FRONT YARD: 20'
 SIDE YARD: 15'
 REAR YARD: 20'

ALONG THE PERIMETER BOUNDARY LINE OF THE PROJECT, SCREENING SHALL BE PROVIDED WHERE NO PUBLIC ROAD IS LOCATED.

GENERAL REQUIREMENTS FOR ALL USES:

USES SHALL BE SERVED WITH PUBLIC WATER AND SEWER
 BUILDING HEIGHT (MAXIMUM) 40'
 BUILDING COVERAGE (MAXIMUM) 40%
 IMPERIOUS COVERAGE, INCLUDING BUILDINGS 50%
 CORNER LOT RESTRICTIONS (SECTION 1602):
 FRONT YARDS ARE REQUIRED ON ALL STREET FRONTAGES
 ALL OTHER YARDS TO BE REAR YARDS
 NO MORE THAN ONE PRINCIPLE USE MAY BE ERCTED ON A SINGLE LOT
 1607 - SCREENING REQ. (PER SALDO 711)
 PARKING UNDER ARTICLE VI

POTENTIAL MODIFICATION OF SALDO REQUIREMENTS (WAIVERS)

SUBDIVISION ORDINANCE SECTION 703.n.(4)	APPROACHES TO AN INTERSECTION
SUBDIVISION ORDINANCE SECTION 704(B)	BLOCK LENGTH
SUBDIVISION ORDINANCE SECTION 716.b.(4)(b)	MIN. INTERSECTION SEPARATION
SUBDIVISION ORDINANCE SECTION 708.a.	STANDARDS FOR CURBS AND GUTTERS

LOCATION MAP

SCALE: 1" = 1000'



SHEET INDEX

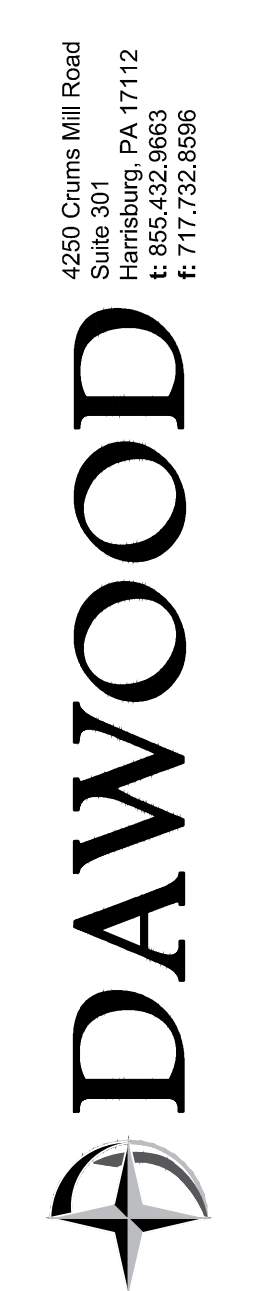
1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MASTER SITE PLAN
4. PHASING PLAN
5. PROPOSED ROADWAY AND INFRASTRUCTURE PLAN
6. DETAIL SHEET
7. DETAIL SHEET

OWNER/DEVELOPER

NB LAND LLC
 3335 Morgantown Road, PO Box 7
 Mohnton, PA 19540

SOURCE OF TITLE

INSTRUMENT # 201912384
 Tax Map 40-09-0533-016
 INSTRUMENT # 201912384
 Tax Map 40-09-0533-017
 INSTRUMENT # 201912384
 Tax Map 40-09-0533-018
 INSTRUMENT # 201912384
 Tax Map 40-09-0533-019



NO.	DATE	REVISIONS	DESCRIPTION	CHECKED	DRAWN

CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY PENNSYLVANIA

DRAWING TITLE
COVER SHEET

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-FL-CV01
DRAWN BY	TKM / ZM
CHECKED BY	CZ
SHEET NO.	1 OF 7

NO.	DATE	REVISIONS DESCRIPTION

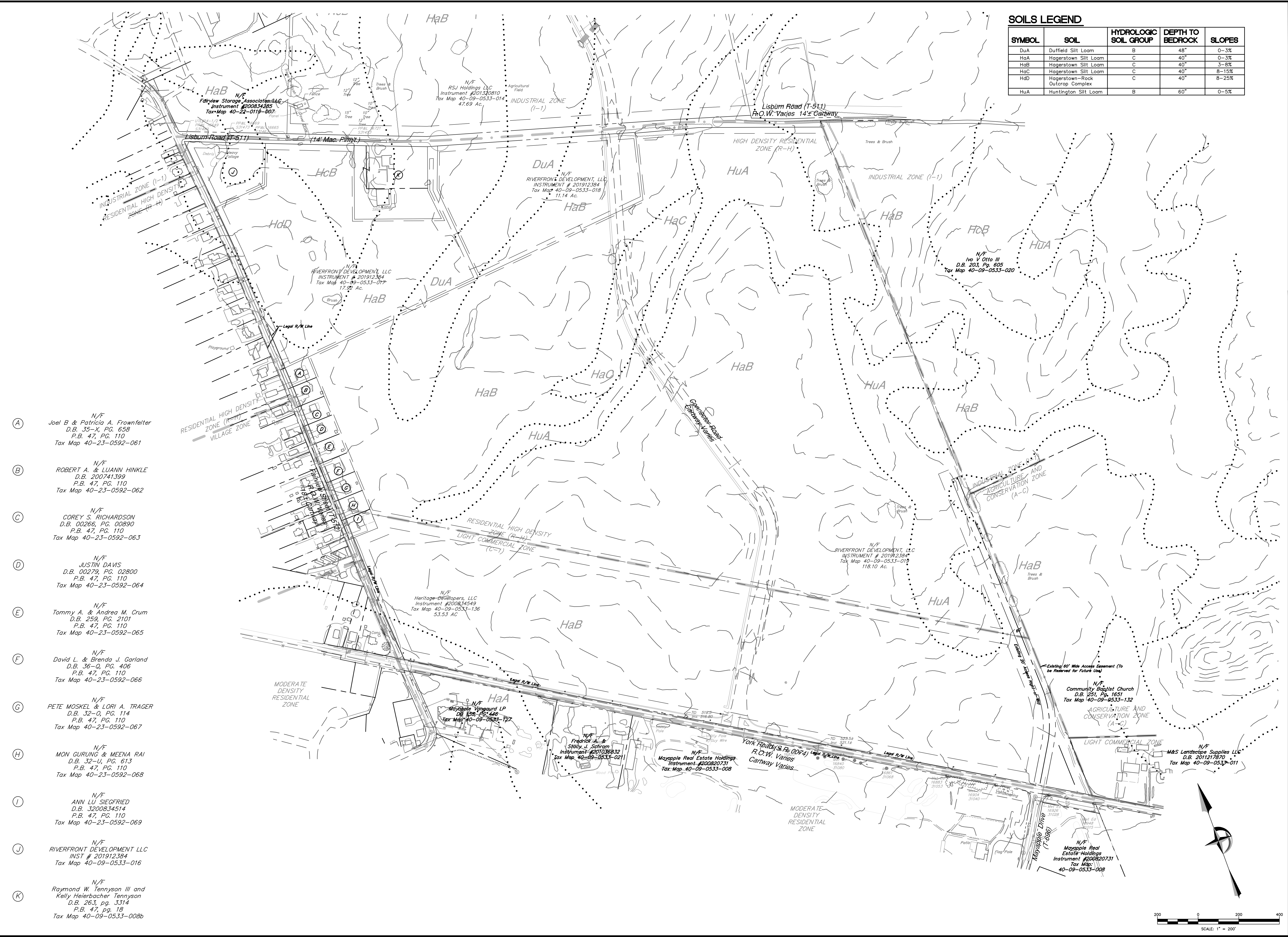
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY
 PENNSYLVANIA

DRAWING TITLE
 EXISTING
 CONDITIONS PLAN

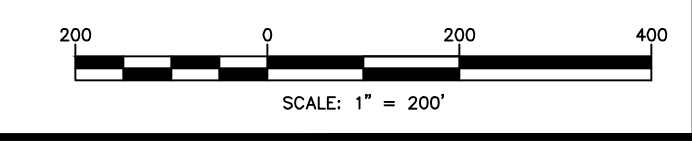
DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-FL-BM01
DRAWN BY	TKM / ZM
CHECKED BY	CZ
SHEET NO.	

SOILS LEGEND

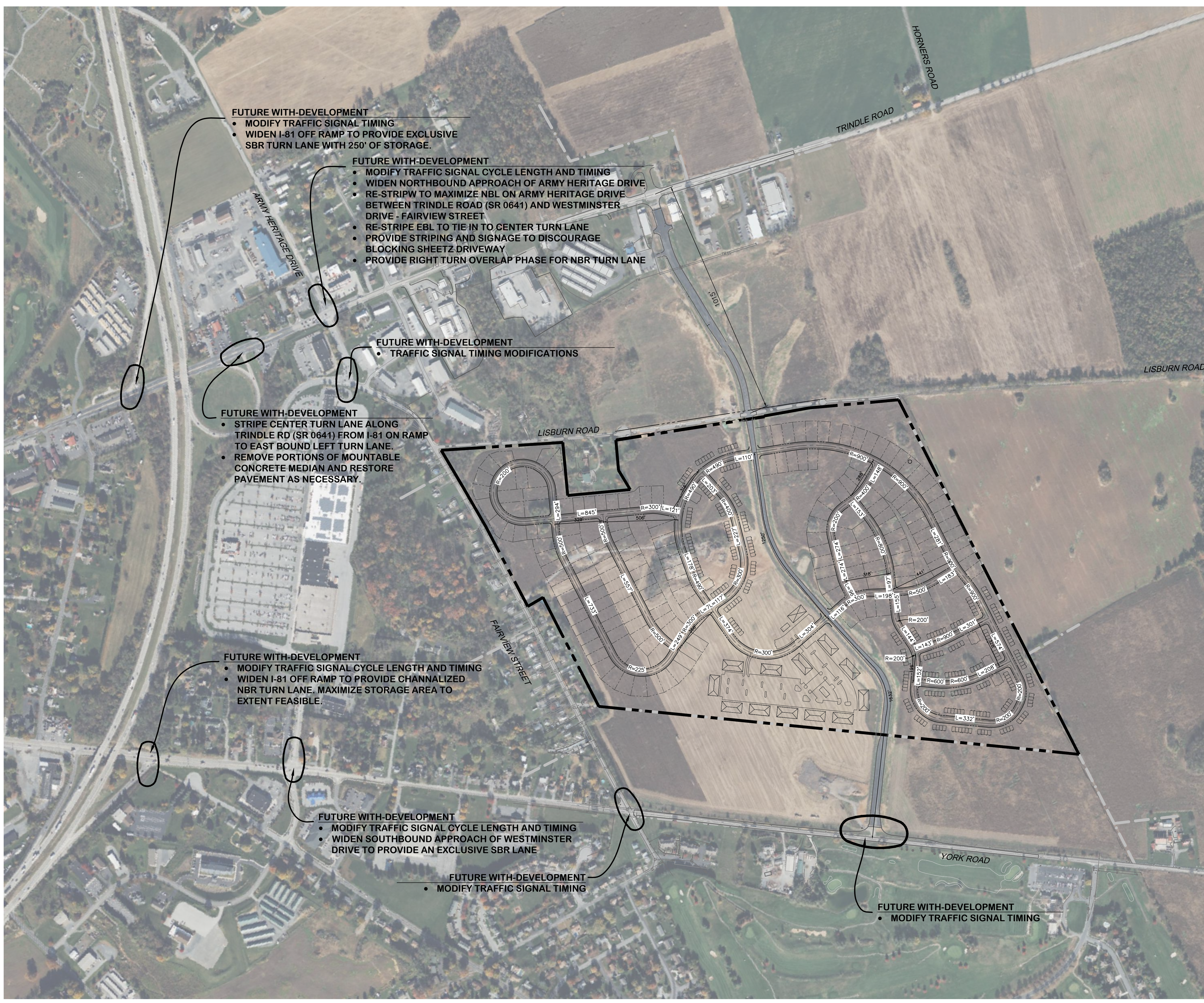
SYMBOL	SOIL	HYDROLOGIC SOIL GROUP	DEPTH TO BEDROCK	SLOPES
DuA	Duffield Silt Loam	B	48"	0-3%
HaA	Hagerstown Silt Loam	C	40"	0-3%
HaB	Hagerstown Silt Loam	C	40"	3-8%
HaC	Hagerstown Silt Loam	C	40"	8-15%
HaD	Hagerstown-Rock Outcrop Complex	C	40"	8-25%
HuA	Huntington Silt Loam	B	60"	0-5%



- (A) N/F
Joel B & Patricia A. Frownfelter
D.B. 35-X, PG. 658
P.B. 47, PG. 110
Tax Map 40-23-0592-061
- (B) N/F
ROBERT A. & LUANN HINKLE
D.B. 200741399
P.B. 47, PG. 110
Tax Map 40-23-0592-062
- (C) N/F
COREY S. RICHARDSON
D.B. 00266, PG. 00890
P.B. 47, PG. 110
Tax Map 40-23-0592-063
- (D) N/F
JUSTIN DAVIS
D.B. 00279, PG. 02800
P.B. 47, PG. 110
Tax Map 40-23-0592-064
- (E) N/F
Tommy A. & Andrea M. Crum
D.B. 259, PG. 2101
P.B. 47, PG. 110
Tax Map 40-23-0592-065
- (F) N/F
David L. & Brenda J. Garland
D.B. 36-0, PG. 406
P.B. 47, PG. 110
Tax Map 40-23-0592-066
- (G) N/F
PETE MOSKEL & LORI A. TRAGER
D.B. 32-0, PG. 114
P.B. 47, PG. 110
Tax Map 40-23-0592-067
- (H) N/F
MON GURUNG & MEENA RAI
D.B. 32-U, PG. 613
P.B. 47, PG. 110
Tax Map 40-23-0592-068
- (I) N/F
ANN LU SIEGFRIED
D.B. 3200834514
P.B. 47, PG. 110
Tax Map 40-23-0592-069
- (J) N/F
RIVERFRONT DEVELOPMENT LLC
INST # 201912384
Tax Map 40-09-0533-016
- (K) N/F
Raymond W. Tennyson III and
Kelly Heterbacher Tennyson
D.B. 263, pg. 3314
P.B. 47, pg. 18
Tax Map 40-09-0533-008b



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FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL TIMING
- WIDEN I-81 OFF RAMP TO PROVIDE EXCLUSIVE SBR TURN LANE WITH 250' OF STORAGE.

FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL CYCLE LENGTH AND TIMING
- WIDEN NORTHBOUND APPROACH OF ARMY HERITAGE DRIVE
- RE-STRIPW TO MAXIMIZE NBL ON ARMY HERITAGE DRIVE BETWEEN TRINDLE ROAD (SR 0641) AND WESTMINSTER DRIVE - FAIRVIEW STREET
- RE-STRIPE EBL TO TIE-IN TO CENTER TURN LANE
- PROVIDE STRIPING AND SIGNAGE TO DISCOURAGE BLOCKING SHEETZ DRIVEWAY
- PROVIDE RIGHT TURN OVERLAP PHASE FOR NBR TURN LANE

FUTURE WITH-DEVELOPMENT

- TRAFFIC SIGNAL TIMING MODIFICATIONS

FUTURE WITH-DEVELOPMENT

- STRIPE CENTER TURN LANE ALONG TRINDLE RD (SR 0641) FROM I-81 ON RAMP TO EAST BOUND LEFT TURN LANE.
- REMOVE PORTIONS OF MOUNTABLE CONCRETE MEDIAN AND RESTORE PAVEMENT AS NECESSARY.

FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL CYCLE LENGTH AND TIMING
- WIDEN I-81 OFF RAMP TO PROVIDE CHANNELIZED NBR TURN LANE. MAXIMIZE STORAGE AREA TO EXTENT FEASIBLE.

FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL CYCLE LENGTH AND TIMING
- WIDEN SOUTHBOUND APPROACH OF WESTMINSTER DRIVE TO PROVIDE AN EXCLUSIVE SBR LANE

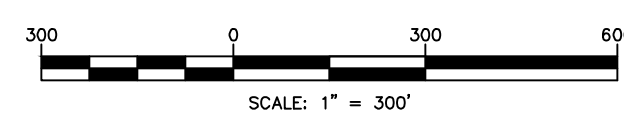
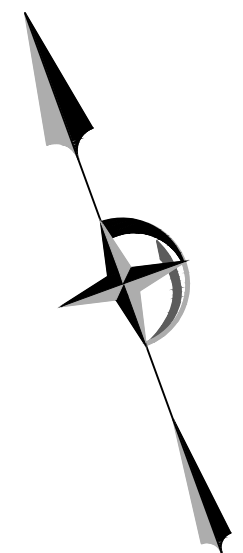
FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL TIMING

FUTURE WITH-DEVELOPMENT

- MODIFY TRAFFIC SIGNAL TIMING

GENERAL NOTE:
THE POTENTIAL IMPROVEMENTS INDICATED ON THIS PLAN ARE BASED ON THE RECOMMENDATIONS INDICATED ON THE APPROVED TRAFFIC IMPACT STUDY ASSOCIATED WITH THE CONNECTOR ROAD CONSTRUCTION, YORK ROAD IMPROVEMENTS, AND TRINDLE ROAD IMPROVEMENTS PLAN.



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SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

DRAWING TITLE
ROADWAY &
INFRASTRUCTURE
PLAN

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY01
DRAWN BY	TKM / ZM
CHECKED BY	CZ

SHEET NO.
5 OF 7

MAX IMPERVIOUS REQUIREMENTS

TYPICAL SINGLE FAMILY LOT AREA AS SHOWN 0.24 AC (10,500 S.F.)
 2,500 S.F. (24% ANTICIPATED PROPOSED BUILDING AREA)
 4,200 S.F. (40% MAX BUILDING AREA)

MAX BUILDING AREA REQUIREMENTS

TYPICAL SINGLE FAMILY LOT AREA AS SHOWN 0.24 AC (10,500 S.F.)
 4,500 S.F. (43% ANTICIPATED PROPOSED AREA IMPERVIOUS AREA)
 5,250 S.F. (50% MAX IMPERVIOUS AREA)

PARKING REQUIREMENTS

REQUIRED = 2 SPACES PER UNIT
 PROVIDED = 2 SPACES PROVIDED (1 IN GARAGE AND 1 IN DRIVEWAY)



INDEX MAP
 SCALE: 1" = 400'

MAX IMPERVIOUS REQUIREMENTS

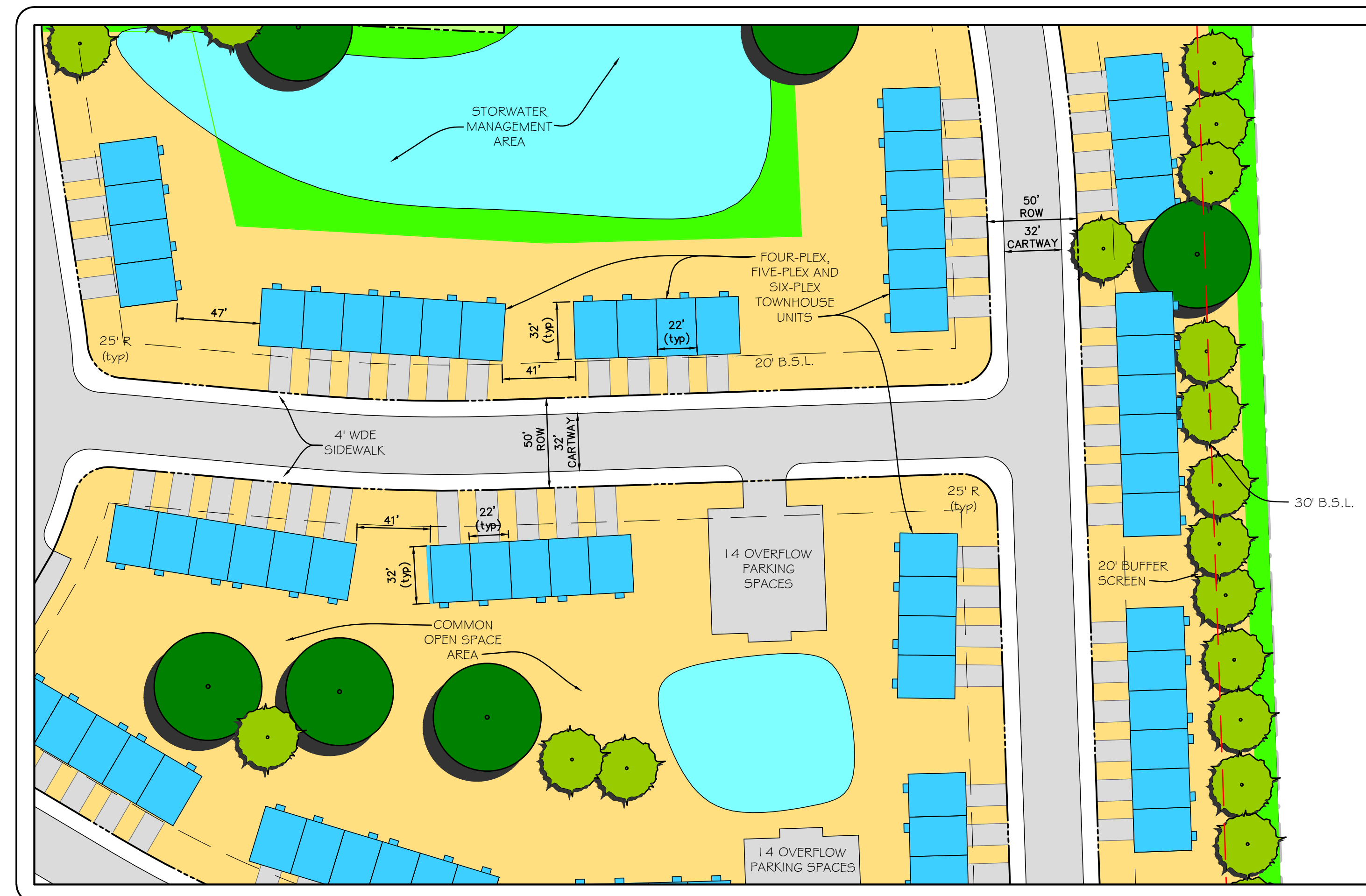
TOWNHOUSE AREA AS SHOWN 30.1 AC (1,311,156 S.F.)
 9.2 AC (400,752 S.F.) (30.5% ANTICIPATED PROPOSED AREA IMPERVIOUS AREA)
 15.0 AC (653,400 SF) (50% MAX IMPERVIOUS AREA)

PARKING REQUIREMENTS

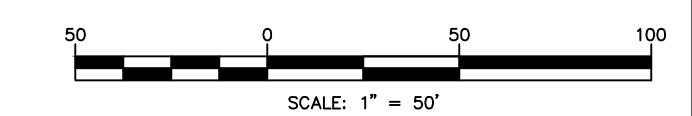
REQUIRED = 2 SPACES PER UNIT
 PROVIDED = 2 SPACES PROVIDED (1 IN GARAGE AND 1 IN DRIVEWAY)
 50 ADDITIONAL PARKING PROVIDED WITHIN MULTIPLE OVERFLOW PARKING AREAS WITHIN THE TOWNHOUSE AREA



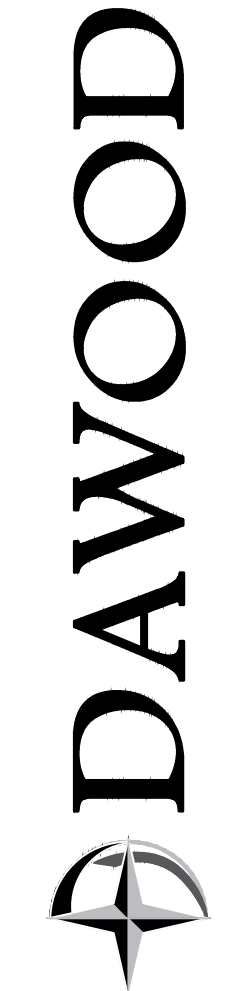
TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT
 SCALE: 1" = 50'



TYPICAL FOUR-PLEX AND SIX-PLEX TOWNHOUSE LAYOUT
 SCALE: 1" = 50'



4250 Crums Mill Road
 Suite 301 PA 17112
 T: 855.432.8655
 F: 717.732.8596



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CONDITIONAL USE
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DRAWING TITLE
 DETAILS

DATE: MARCH 31, 2023
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 FILE NAME: ##-##-###
 DRAWN BY: TKM / ZM
 CHECKED BY: CZ

6 OF 7

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