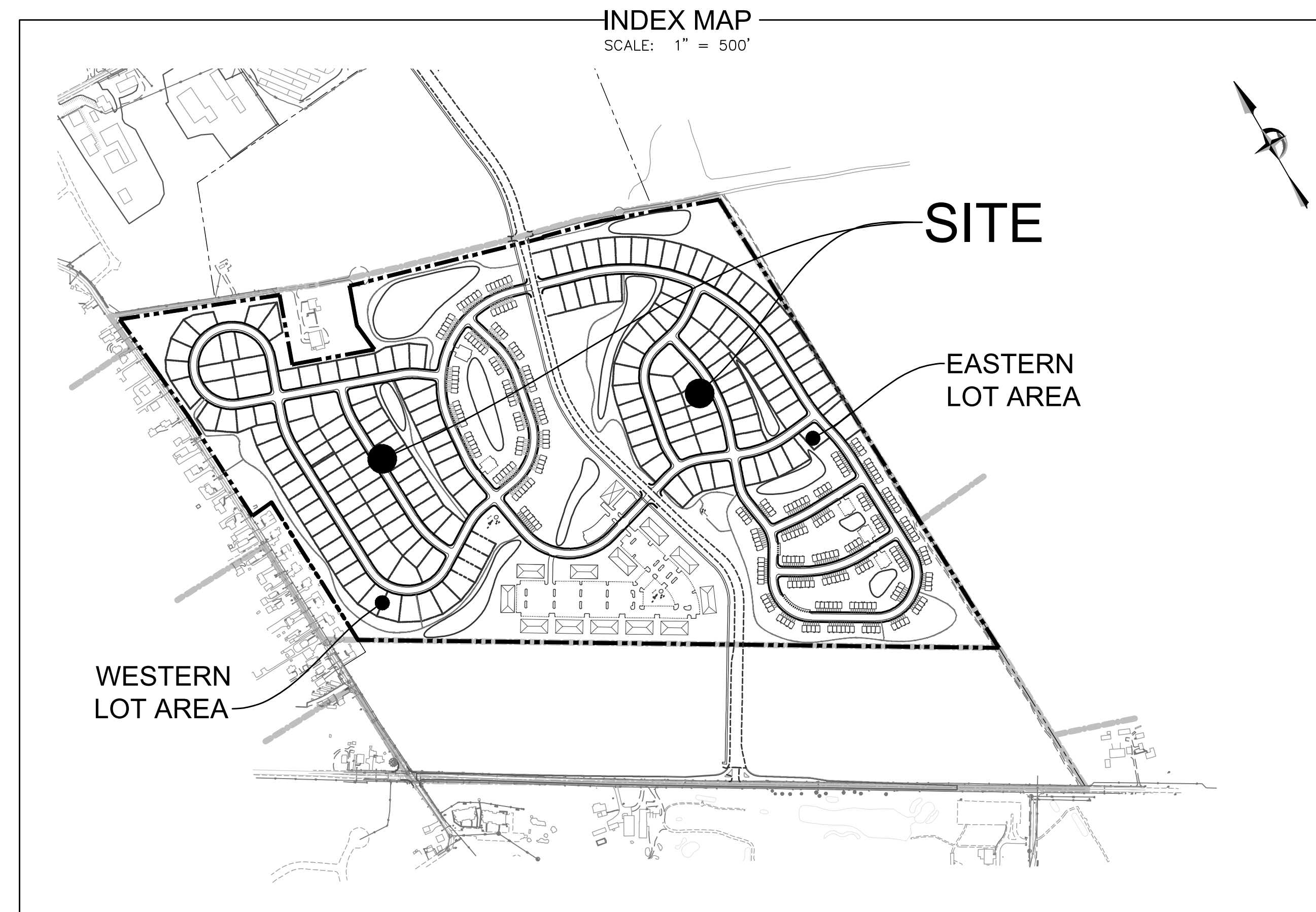


PROJECT
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY PENNSYLVANIA

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

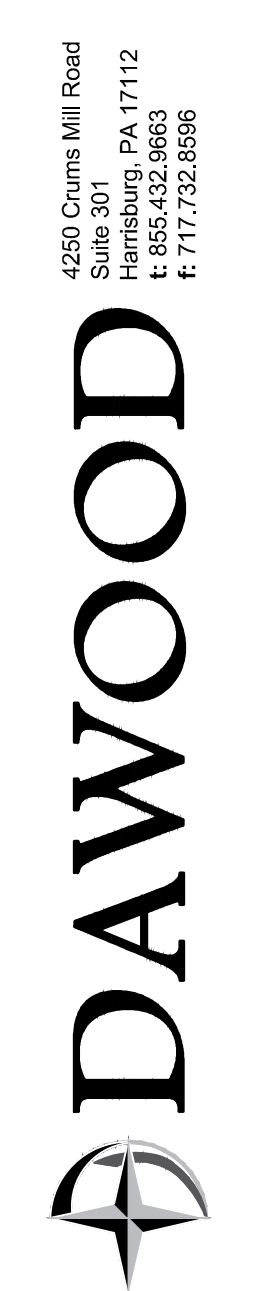
1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MASTER SITE PLAN
4. PHASING PLAN
5. PROPOSED ROADWAY AND INFRASTRUCTURE PLAN
6. SINGLE FAMILY LOT PLAN 1
7. SINGLE FAMILY LOT PLAN 2
8. SINGLE FAMILY LOT PLAN 3
9. SINGLE FAMILY LOT PLAN 4 AND TOWNHOUSE AREA
10. SINGLE FAMILY LOT PLAN 5 AND TOWNHOUSE AREA
11. APARMENT AREA PLAN
12. SINGLE FAMILY LOT PLAN 6
13. SINGLE FAMILY LOT PLAN 5 AND TOWNHOUSE AREA
14. TOWNHOUSE AREA

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



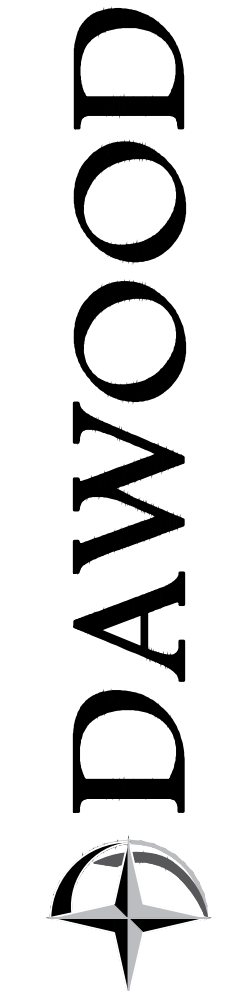
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					CZ	CZ	
1	5/6/2023						

CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY PENNSYLVANIA

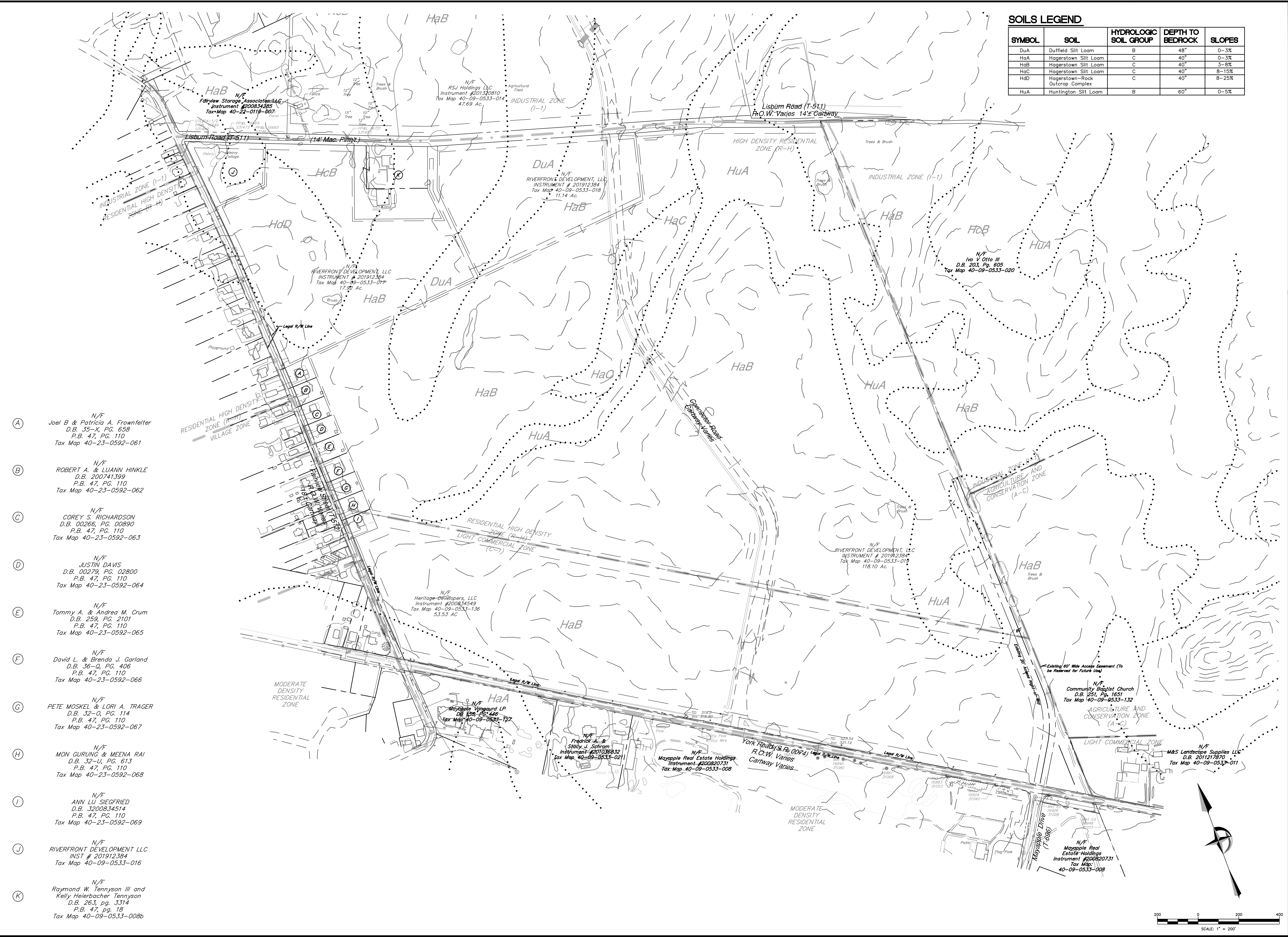
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COVER SHEET

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

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SOILS LEGEND				
SYMBOL	SOIL	HYDROLOGIC SOIL GROUP	DEPTH TO BEDROCK	SLOPES
DuA	Duffield Silt Loom	B	48"	0-3%
HsA	Hagerstown Silt Loom	C	40"	0-3%
HsB	Hagerstown Silt Loom	C	40"	3-8%
HsC	Hagerstown Silt Loom	C	40"	8-15%
HsD	Hagerstown-Rock Outcrop Complex	C	40"	8-25%
HuA	Huntington Silt Loom	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

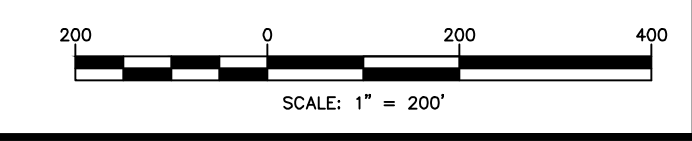
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		DESCRIPTION	COMMENTS
1	5/6/2023	REVISED PER TOWNSHIP	CZ

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.	

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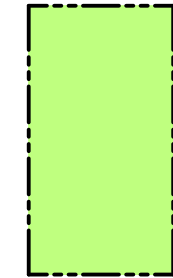
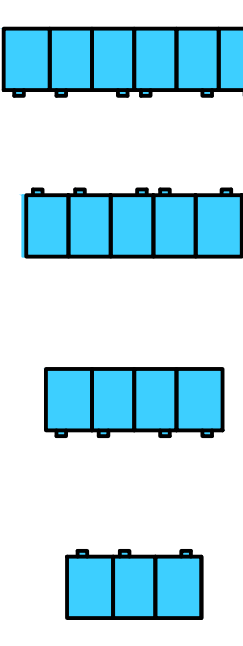
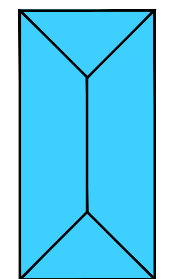


NOTE:
LISBURN ROAD TO BE
ABANDONED FROM
FAIRVIEW STREET TO
THE CONNECTOR ROAD

NOTE:
WITHIN THE ROAD
FRONTAGE OF FAIRVIEW
STREET THE FOLLOWING IS
PROPOSED:
1. ADDITIONAL
RIGHT-OF-WAY TO BE
OFFERED FOR DEDICATED
2. PUBLIC SIDEWALK TO
BE CONSTRUCTED WITHIN
THE RIGHT-OF-WAY
CONNECTION BETWEEN
SIDEWALK AND PATH

NOTE:
SEE SHEET 7 FOR
DETAILS

KEY MAP

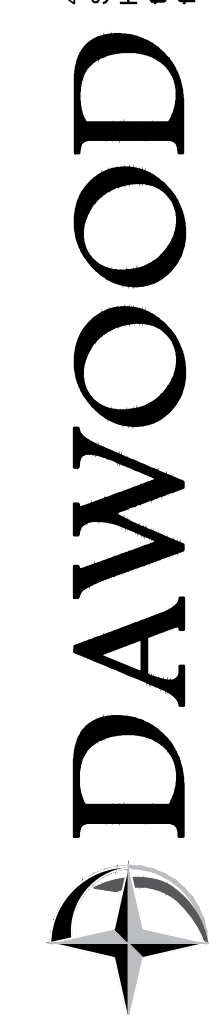
	SINGLE FAMILY LOTS	179
	TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS	279
	24 UNIT APARTMENT COMPLEX	288
ANTICIPATED TOTAL UNITS		746

ANTICIPATED UNIT DENSITY

WESTERN LOT: (TOTAL 82.4 ACRES)
APARTMENTS: (10 DWELLING UNITS PER ACRE)
PROPOSED 288 UNITS
288 UNITS/10 units per acre = 28.8 acres required
TOWNHOUSE UNIT: (4 DWELLING UNITS PER ACRE)
PROPOSED 112 UNITS
112 UNITS/4 units per acre = 28.00 acres required
SINGLE FAMILY DETACHED LOTS: (4 LOTS PER ACRE)
PROPOSED 97 UNITS
97 UNITS/4 units per acre = 24.25 acres required
TOTAL AREA REQUIRED = 81.05 ACRES

EASTERN LOT: (TOTAL 62.5 ACRES)
TOWNHOUSE UNIT: (4 DWELLING UNITS PER ACRE)
PROPOSED 167 UNITS
167 UNITS/4 units per acre = 41.75 acres required
SINGLE FAMILY DETACHED LOTS: (4 LOTS PER ACRE)
82 UNITS/4 units per acre = 20.5 acres required
TOTAL AREA REQUIRED = 62.25 ACRES

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Suite 301 PA 17112
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F: 717.732.8598



NO.	DATE	DESCRIPTION	CHECKED/DRAWN	
			CJZ	TKM
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS		

CONDITIONAL USE FOR
HERITAGE VILLAGE
SOUTH MIDDLETON TOWNSHIP
PENNSYLVANIA
CUMBERLAND COUNTY

DRAWING TITLE
LAYOUT PLAN

DATE	MARCH 31, 2023
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FILE NAME	LD-CU-LY01
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	3 OF 14

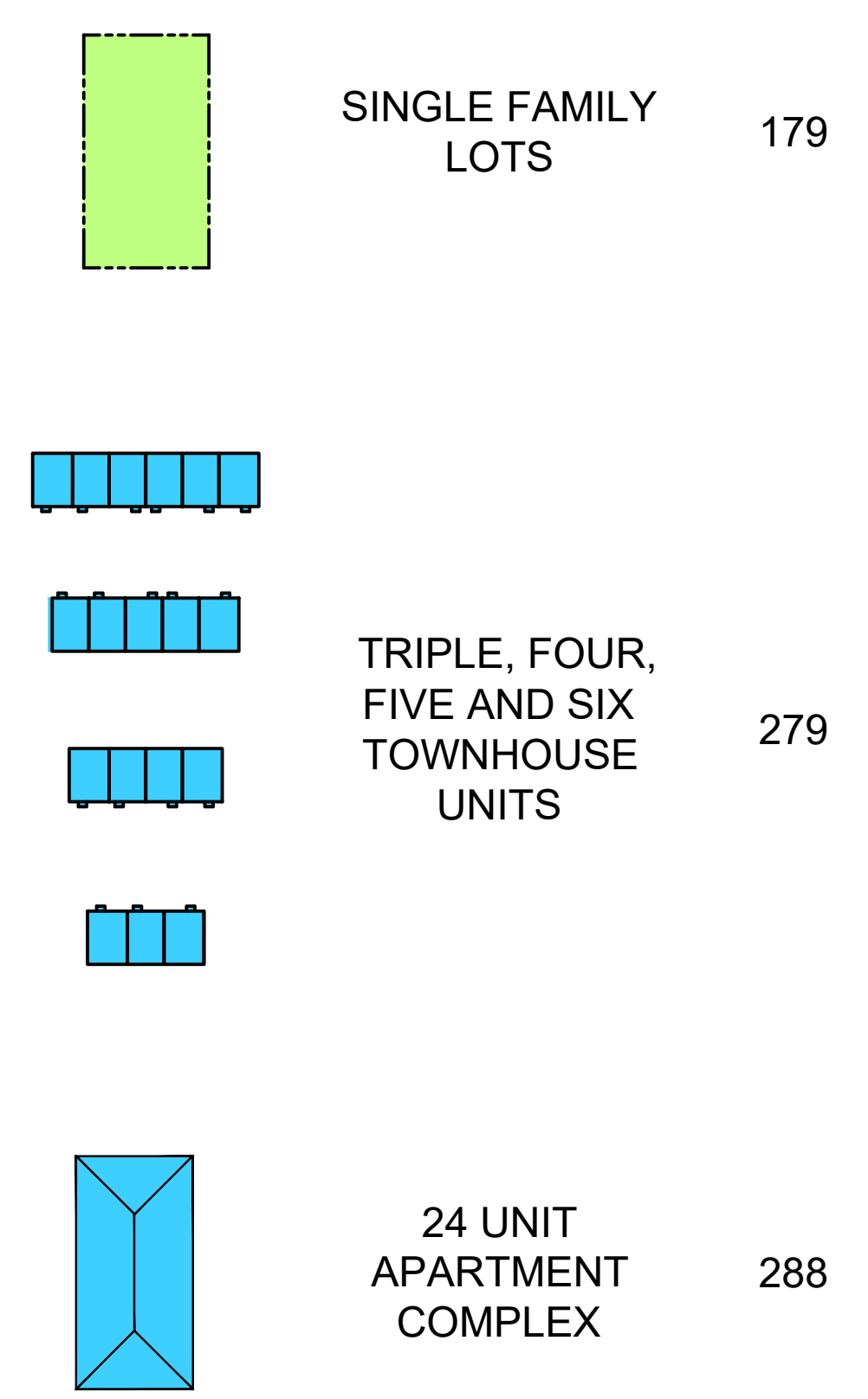
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1	5/6/2023		REVISED PER TOWNSHIP COMMENTS	CZ		

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

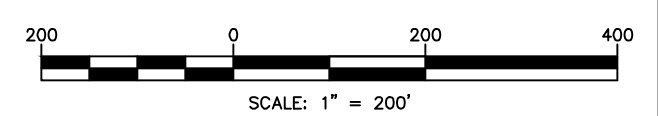
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PHASING PLAN

DATE	MARCH 31, 2023
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SHEET NO.	

KEY MAP

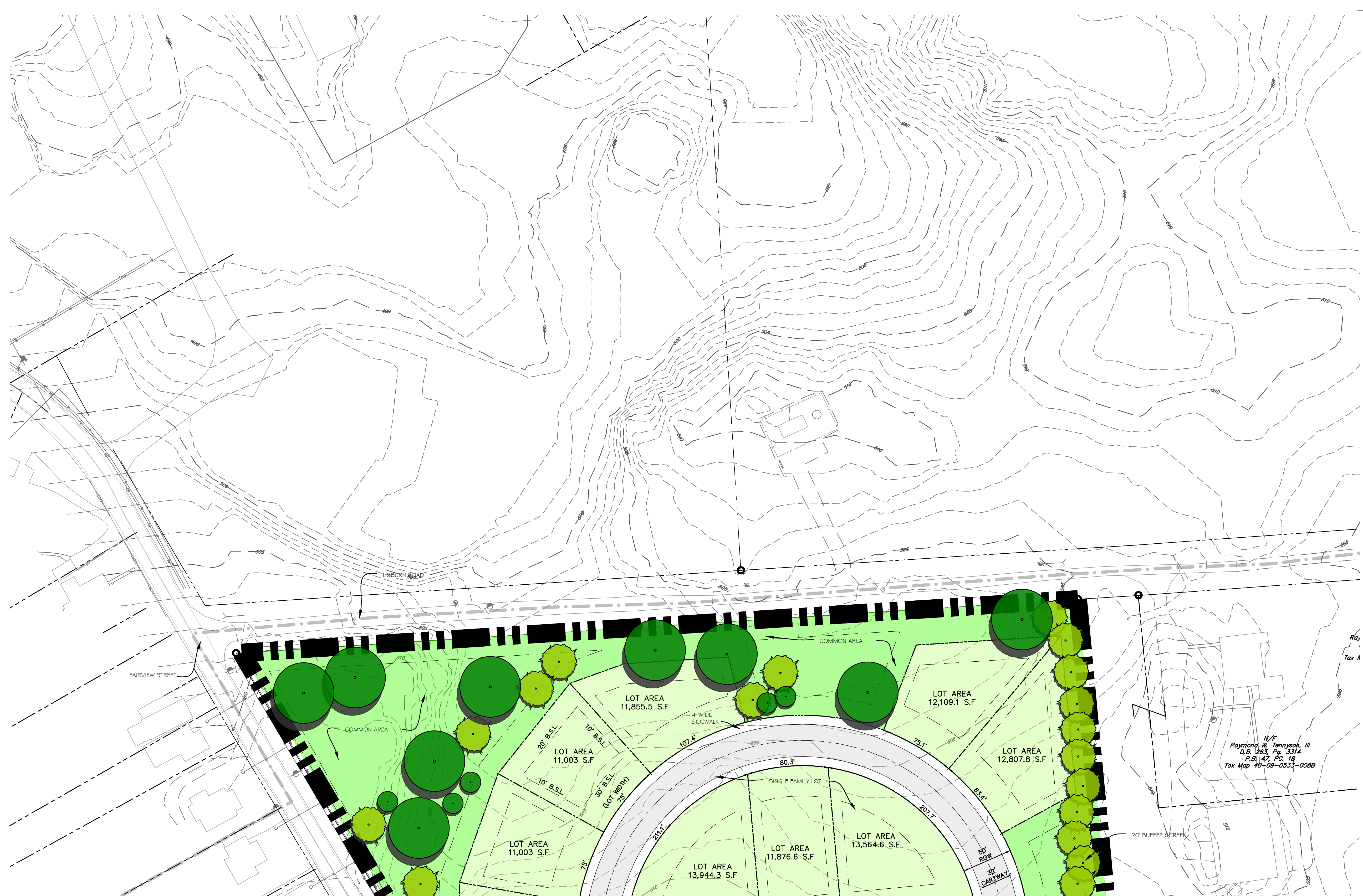


ANTICIPATED TOTAL UNITS 746

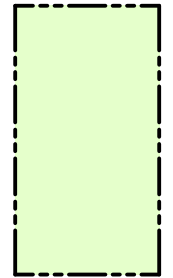
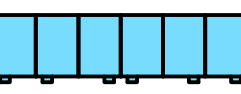
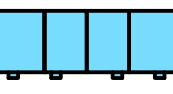


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KEY MAP

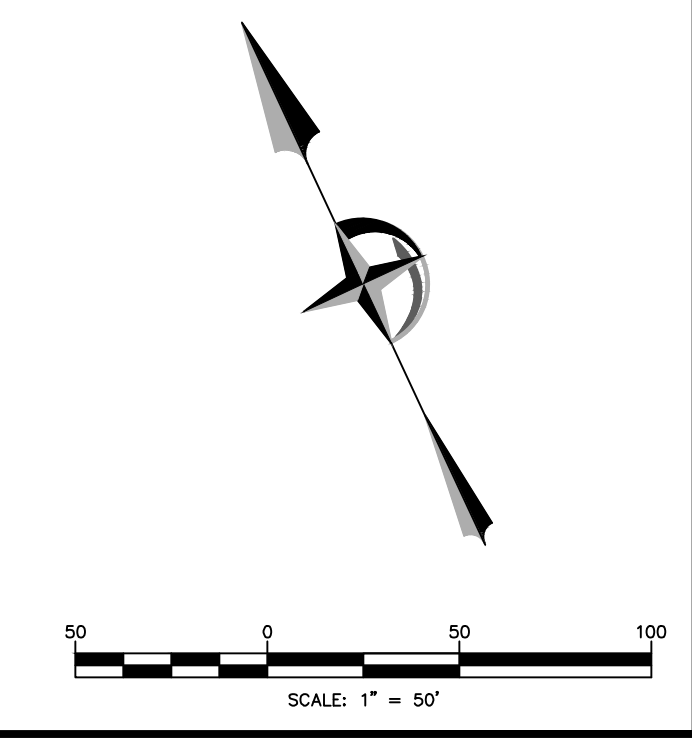
-  SINGLE FAMILY LOTS 179
-  TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS 279
-  24 UNIT APARTMENT COMPLEX 288
- ANTICIPATED TOTAL UNITS 746**

**SINGLE FAMILY DETACHED :
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 BASED ON A MINIMUM 10,500 LOT)
4,200 S.F. (40% MAXIMUM BUILDING AREA BASED ON A MINIMUM 10,500 LOT)

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 IMPERVIOUS AREA)
(ASSUMES 2,400 SF HOUSE PLUS 2,000 SF FOR DRIVEWAY, PATIO, SIDEWALK, ETC)
5,250 S.F. (50% MAXIMUM IMPERVIOUS AREA BASED ON A MINIMUM 10,500 LOT)

NOTE:
THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.

PARKING REQUIREMENTS
REQUIRED = 2 SPACES PER UNIT
PROVIDED = 2 SPACES PROVIDED
(1 IN GARAGE AND 1 IN DRIVEWAY)
NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE



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DAWOOD

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1	5/6/2023	REVISED PER TOWNSHIP COMMENTS	CZ	TKM

CONDITIONAL USE
FOR
HERITAGE VILLAGE
SOUTH MIDDLETON TOWNSHIP
PENNSYLVANIA
CUMBERLAND COUNTY

DRAWING TITLE
SINGLE FAMILY
LOT PLAN-1

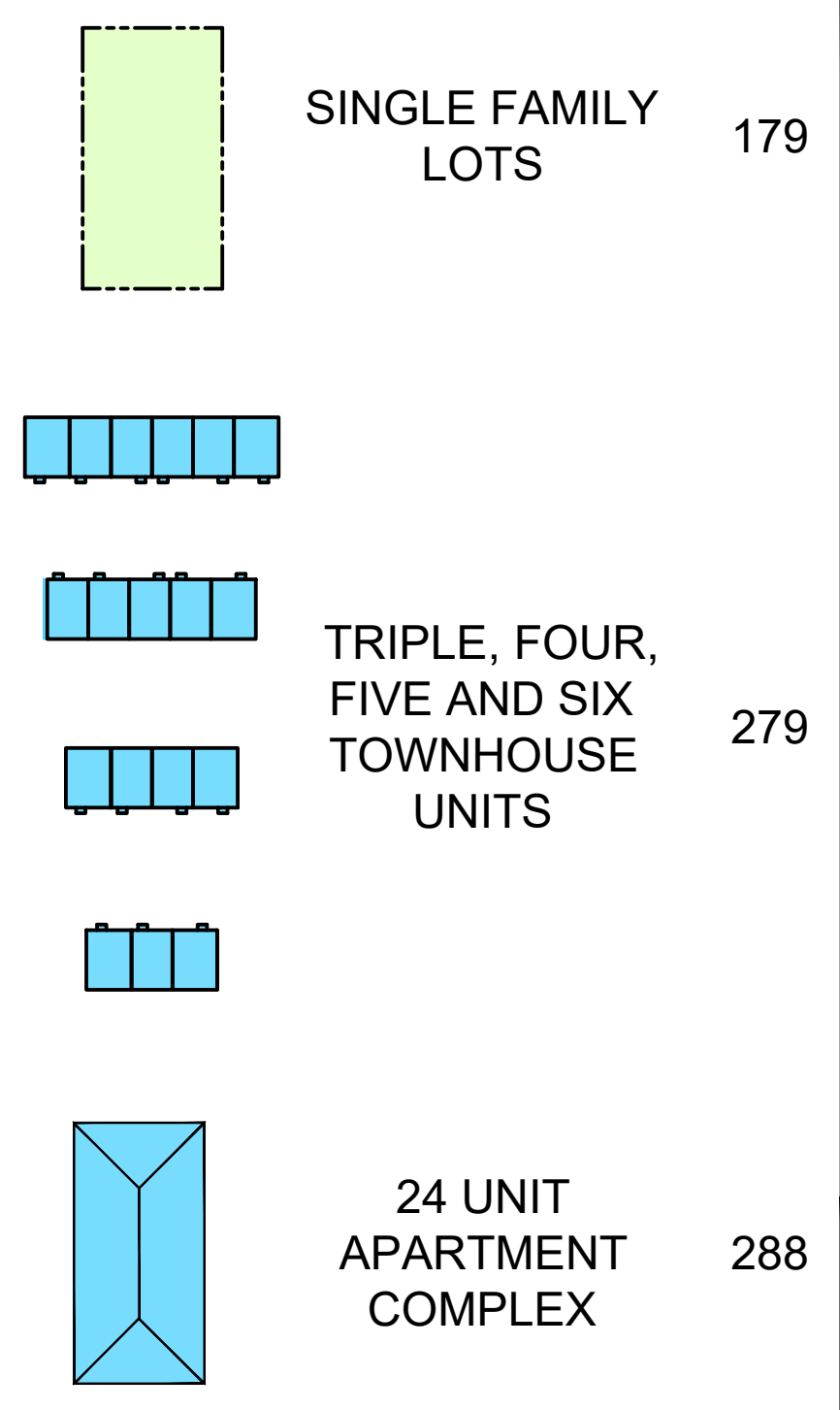
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SHEET NO.	

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NOTE:
 THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.

KEY MAP



ANTICIPATED TOTAL UNITS 746

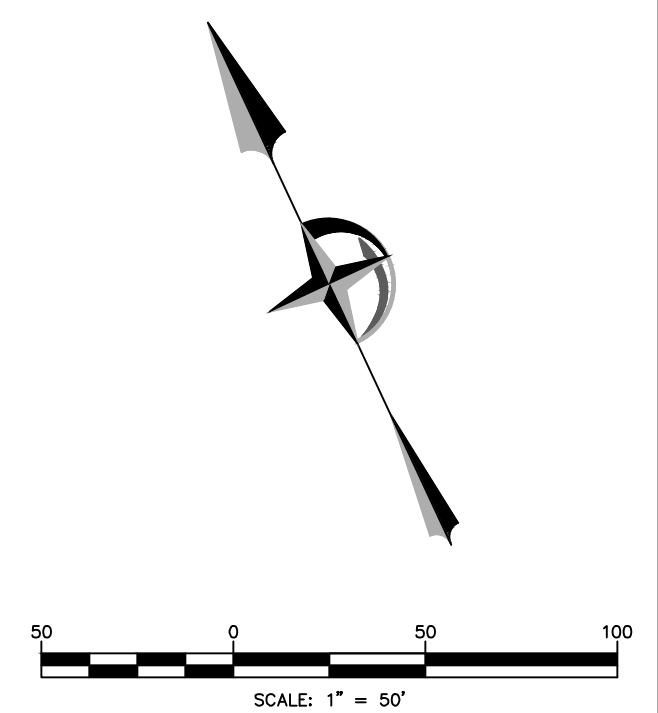
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 Suite 301 PA 17112
 P: 856.432.8665
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DAWOOD

NO.	DATE	DESCRIPTION	CHECKED/DRAWN	
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CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
 SINGLE FAMILY
 LOT PLAN-2

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ



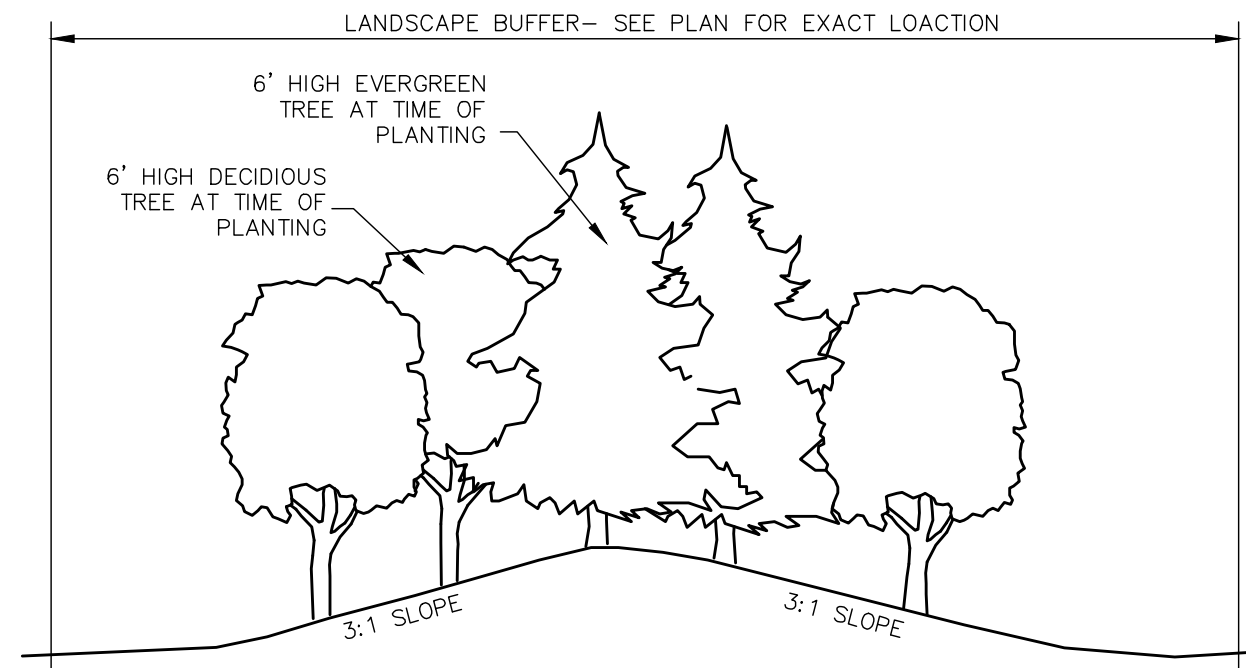
KEY MAP

SINGLE FAMILY LOTS 179

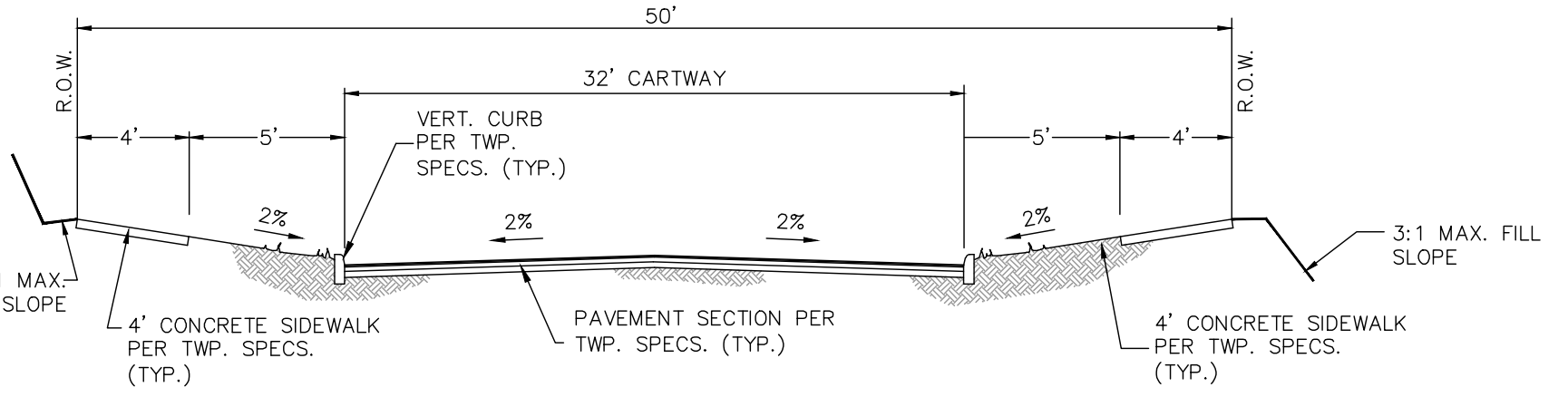
TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS 279

24 UNIT APARTMENT COMPLEX 288

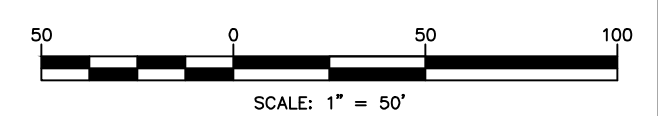
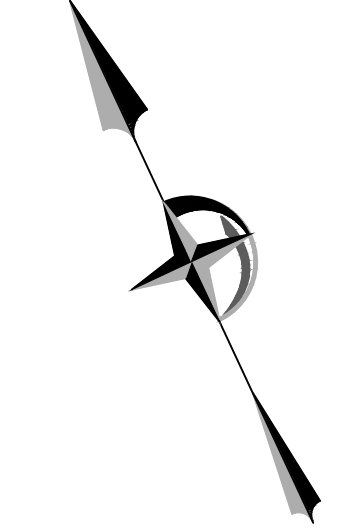
ANTICIPATED TOTAL UNITS 746



- GENERAL NOTES:**
- TREES AND SHRUBS SHALL BE USED FOR SCREENING AND CONSIST OF AT LEAST 50% EVERGREEN TREES AND SHRUBS, AND SHALL BE ARRANGED AS TO PROVIDE AN IMMEDIATE VISUAL SCREEN OF 50% PLANT MATERIAL USED IN THE SCREEN PLANTING SHALL BE AT LEAST SIX (6') FEET IN HEIGHT WHEN PLANTED AND BE OF A SPECIES WHICH WILL PRODUCE A COMPLETE VISUAL SCREEN OR AT LEAST EIGHT (8') FEET IN HEIGHT AT MATURITY.
 - WHEN ADDITIONAL HEIGHT IS DEEMED NECESSARY, A ROW OF TREES SHALL BE PLANTED AT INTERVALS OF NOT MORE THAN FORTY (40') FEET ON CENTER.
 - NO PLANTINGS SHALL BE PLACED WITH THEIR CENTER CLOSER THAN FIVE (5') FEET FROM THE PROPERTY LINE OF THE TRACT.



NOTE:
 THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.



NO.	DATE	REVISIONS	DESCRIPTION	CHECKED	DRAWN	TRM
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CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

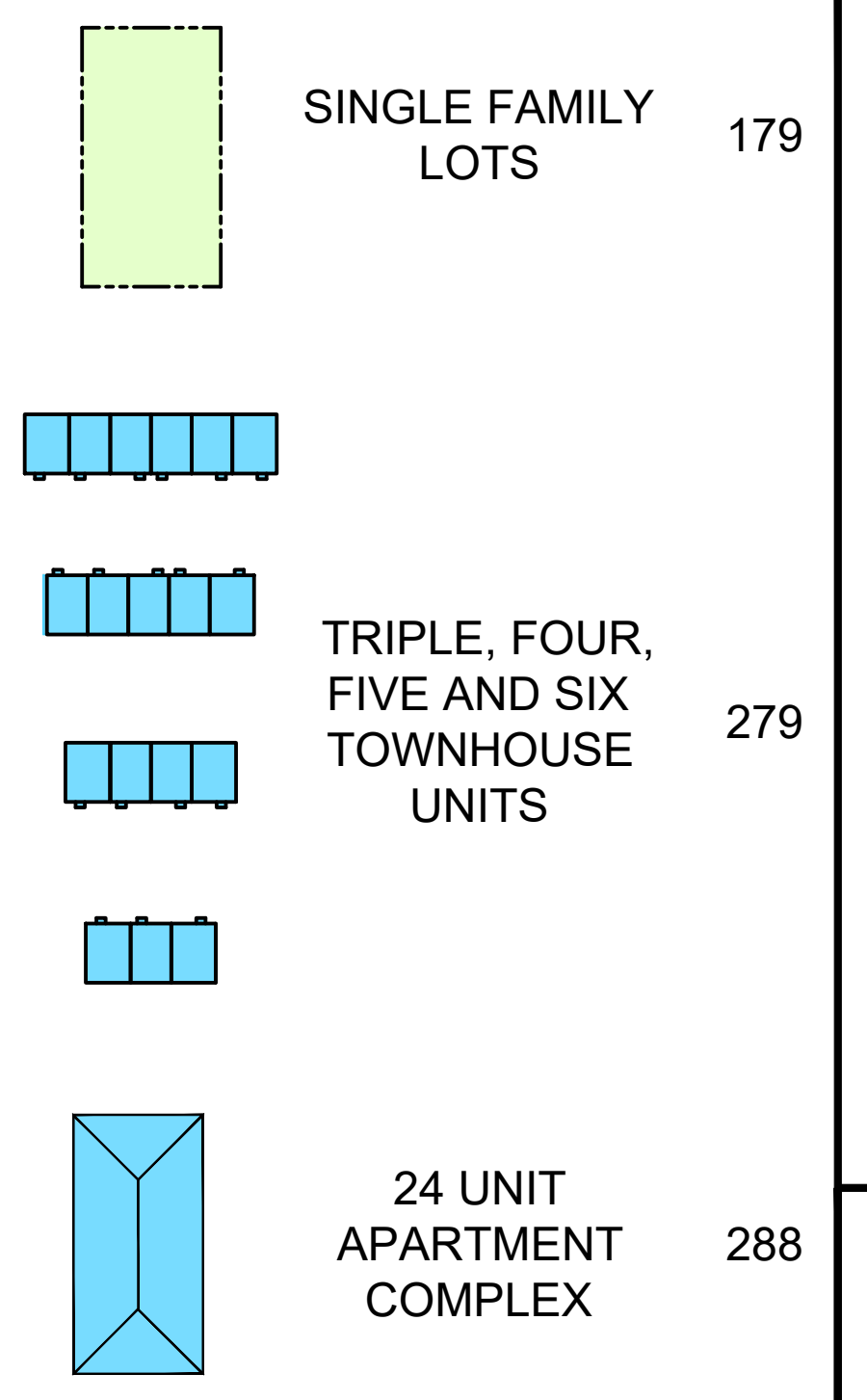
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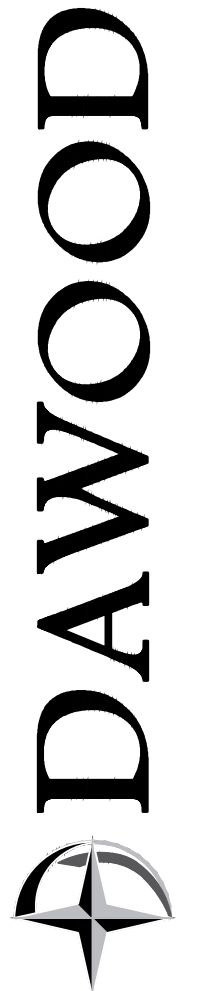


KEY MAP



ANTICIPATED TOTAL UNITS 746

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Suite 301 PA 17112
T: 855.432.8652
F: 717.732.8596



NO.	DATE	REVISIONS	DESCRIPTION	CHECKED	DRAWN
1	5/6/2023		REVISED PER TOWNSHIP COMMENTS	CZ	TKM

CONDITIONAL USE
FOR
HERITAGE VILLAGE
SOUTH MIDDLETON TOWNSHIP
PENNSYLVANIA
CUMBERLAND COUNTY

DRAWING TITLE
SINGLE FAMILY
LOT PLAN-4 AND
TOWNSHIP AREA

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CZ
SHEET NO.	

SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 5
TOTAL TOWNHOUSE AREA 5 = 10.0 AC (435,600 S.F.)
1.57 AC (68,400 S.F.) 15.7% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 10.0 AC TOWNHOUSE AREA)
(ASSUMES 34,800 SF TOWNHOUSE BUILDING AREA PLUS 33,600 SF FOR DRIVEWAY AREA, SIDEWALKS)
5.0 AC (217,800 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 10.0 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
TOTAL TOWNHOUSE AREA 5 = 10.0 AC (435,600 S.F.)
34,800 S.F. (18.0% PROPOSED BUILDING AREA BASED ON THE 10.0 AC TOWNHOUSE AREA)
174,240 S.F. (40% MAX BUILDING AREA BASED ON THE 10.0 AC TOWNHOUSE AREA)

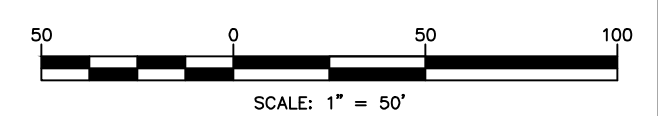
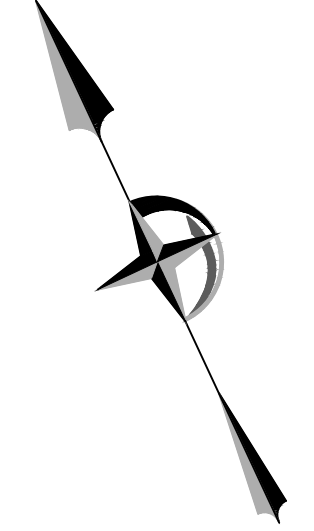
PARKING REQUIREMENTS
2 SPACES PER UNIT
1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE

SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 7
TOTAL TOWNHOUSE AREA 7 = 13.0 AC (566,280 S.F.)
0.59 AC (25,650 S.F.) (4.5% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 13.0 AC TOWNHOUSE AREA)
(ASSUMES 13,050 SF TOWNHOUSE BUILDING AREA PLUS 12,600 SF FOR DRIVEWAY AREA, SIDEWALKS)
7.5 AC (326,700 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 13.0 AC TOWNHOUSE AREA)

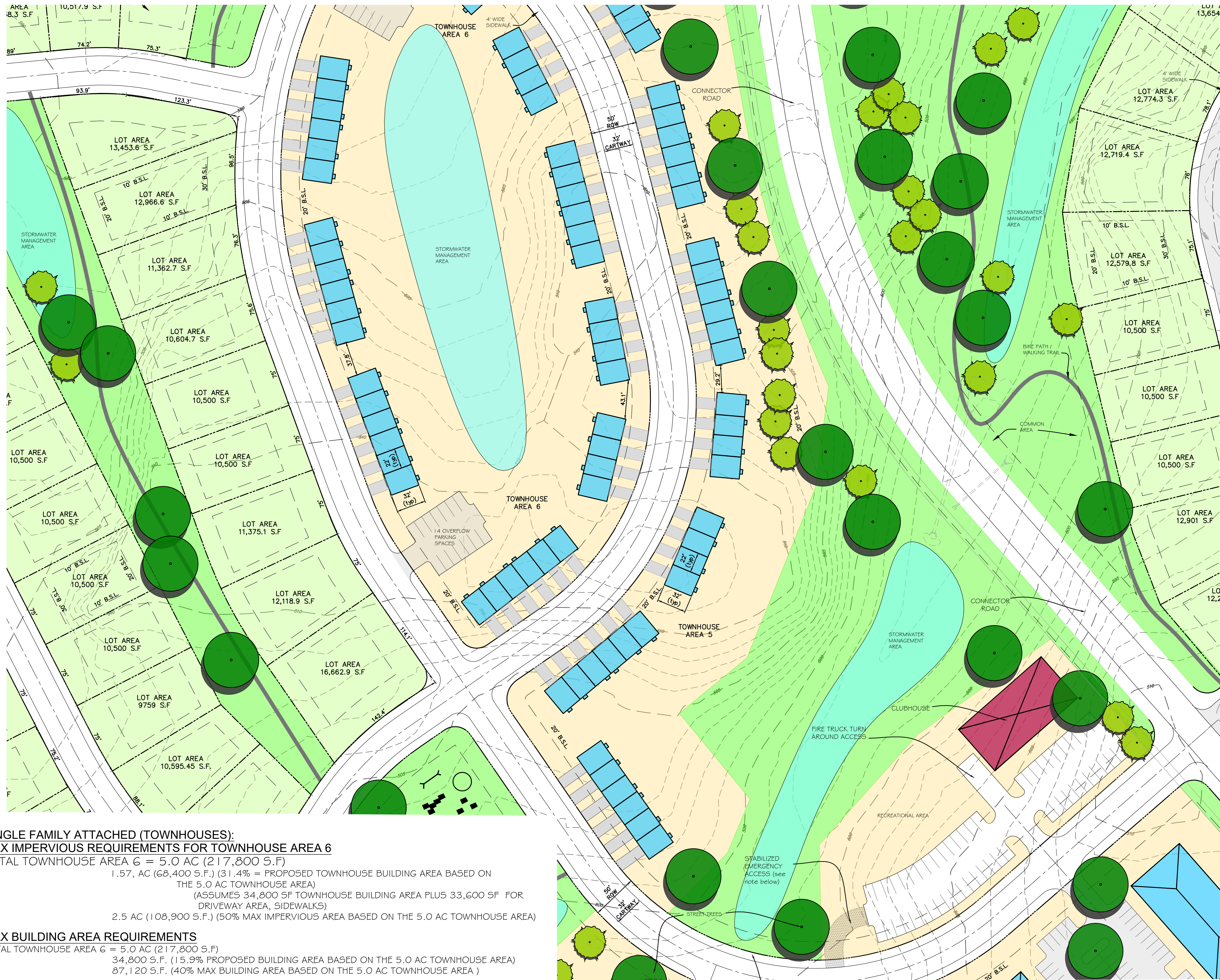
MAX BUILDING AREA REQUIREMENTS
TOTAL TOWNHOUSE AREA 7 = 13.0 AC (566,280 S.F.)
13,050 S.F. (2.3% PROPOSED BUILDING AREA BASED ON THE 13.0 AC TOWNHOUSE AREA)
226,512 S.F. (40% MAX BUILDING AREA BASED ON THE 13.0 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
2 SPACES PER UNIT
1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
NOTE: 2 CAR GARAGE ANTICIPATE WITH EACH TOWNHOUSE

NOTE:
1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.
2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY



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KEY MAP

	SINGLE FAMILY LOTS	179
	TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS	279
	24 UNIT APARTMENT COMPLEX	288
ANTICIPATED TOTAL UNITS		746

NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.
 2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

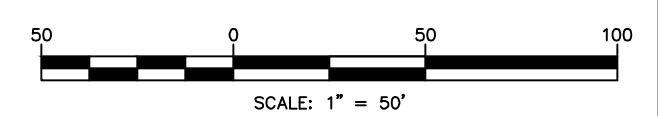
SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 6
 TOTAL TOWNHOUSE AREA 6 = 5.0 AC (217,800 S.F.)
 1.57, AC (68,400 S.F.) (31.4% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 5.0 AC TOWNHOUSE AREA)
 (ASSUMES 34,800 SF TOWNHOUSE BUILDING AREA PLUS 33,600 SF FOR DRIVEWAY AREA, SIDEWALKS)
 2.5 AC (108,900 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 5.0 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 6 = 5.0 AC (217,800 S.F.)
 34,800 S.F. (15.9% PROPOSED BUILDING AREA BASED ON THE 5.0 AC TOWNHOUSE AREA)
 87,120 S.F. (40% MAX BUILDING AREA BASED ON THE 5.0 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATE WITH EACH TOWNHOUSE

NOTE:
 PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

STABILIZED EMERGENCY ACCESS:
 THE PROPOSED EMERGENCY ACCESS LOCATIONS AND DETAILS WILL BE FINALIZED DURING PRELIMINARY PLAN APPROVAL AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER AND EMERGENCY SERVICES



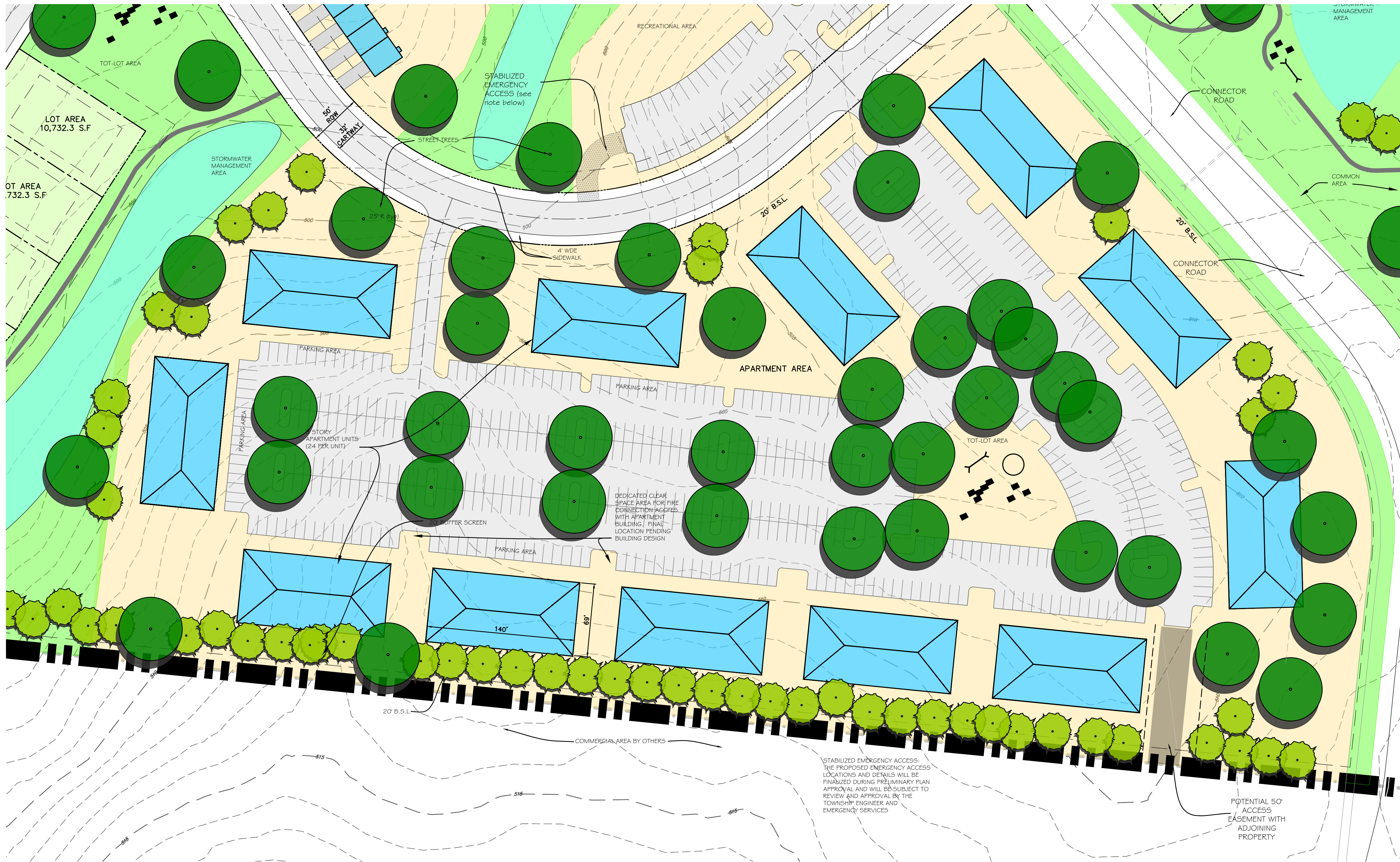
NO.	DATE	REVISIONS	CHECKED/DRAWN	
			DESCRIPTION	COMMENTS
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM

CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
 SINGLE FAMILY LOT PLAN-5 AND TOWNHOUSE AREA

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	10 OF 14

DATE: 2023.05.09 9:58 AM
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KEY MAP

	SINGLE FAMILY LOTS	179
	TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS	279
	24 UNIT APARTMENT COMPLEX	288
ANTICIPATED TOTAL UNITS		746

NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.
 2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

APARTMENTS:

MAX IMPERVIOUS REQUIREMENTS

TOTAL APARTMENT AREA = 28.8 AC (1,254,528 S.F.)
 7.7 AC (335,412 S.F.) (26.7% = PROPOSED APARTMENT BUILDING AREA BASED ON THE 28.8 AC APARTMENT AREA)
 (ASSUMES 115,920 SF APARTMENT BUILDING AREA PLUS 219,492 SF FOR PARKING LOT AREA, SIDEWALKS)
 14.4 (627,264 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 28.8 AC APARTMENT AREA)

MAX BUILDING AREA REQUIREMENTS

TOTAL APARTMENT AREA AS SHOWN 16.5 AC (1,254,528 S.F.)
 115,920 S.F. (9.2% PROPOSED BUILDING AREA BASED ON THE 28.8 AC APARTMENT AREA)
 501,811 S.F. (40% MAX BUILDING AREA BASED ON THE 28.8 AC APARTMENT AREA)

PARKING REQUIREMENTS

2 SPACES PER UNIT = 576 PARKING SPACES REQUIRED
 591 PARKING SPACES PROVIDED WITHIN SURFACE PARKING
 (NO GARAGES ARE PROPOSED WITH THE APARTMENT UNITS)

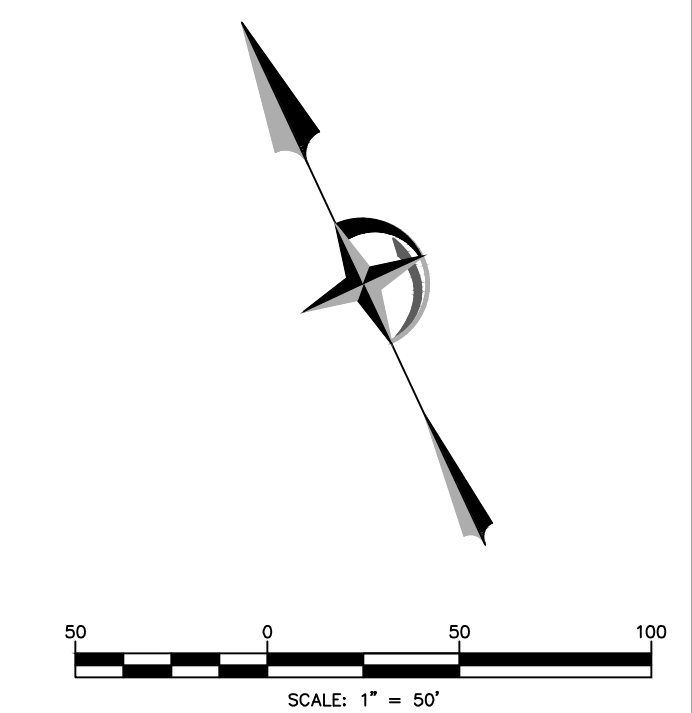
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			CJZ	TKM
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS		

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

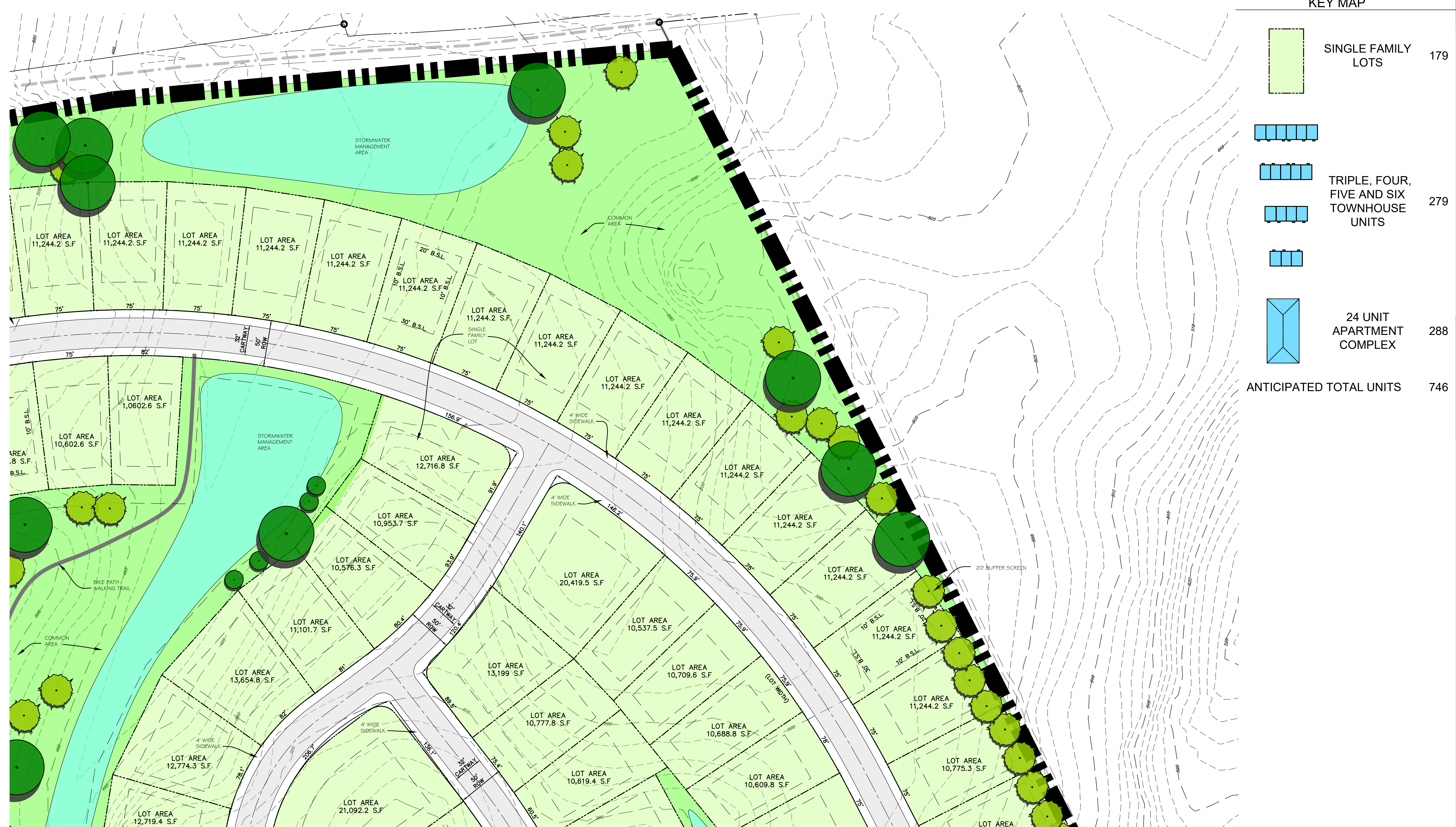
DRAWING TITLE
 SINGLE FAMILY
 LOT PLAN-6

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	

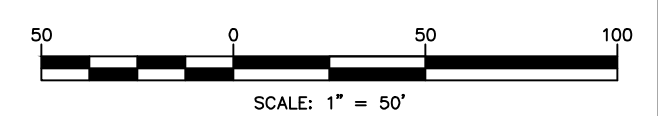
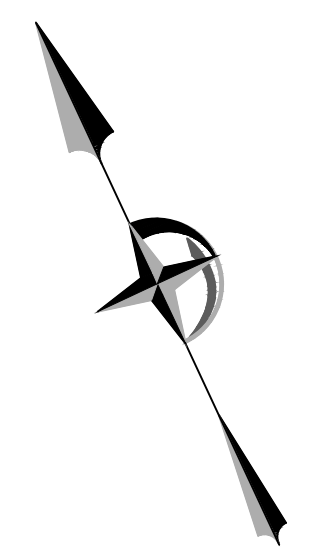
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NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.

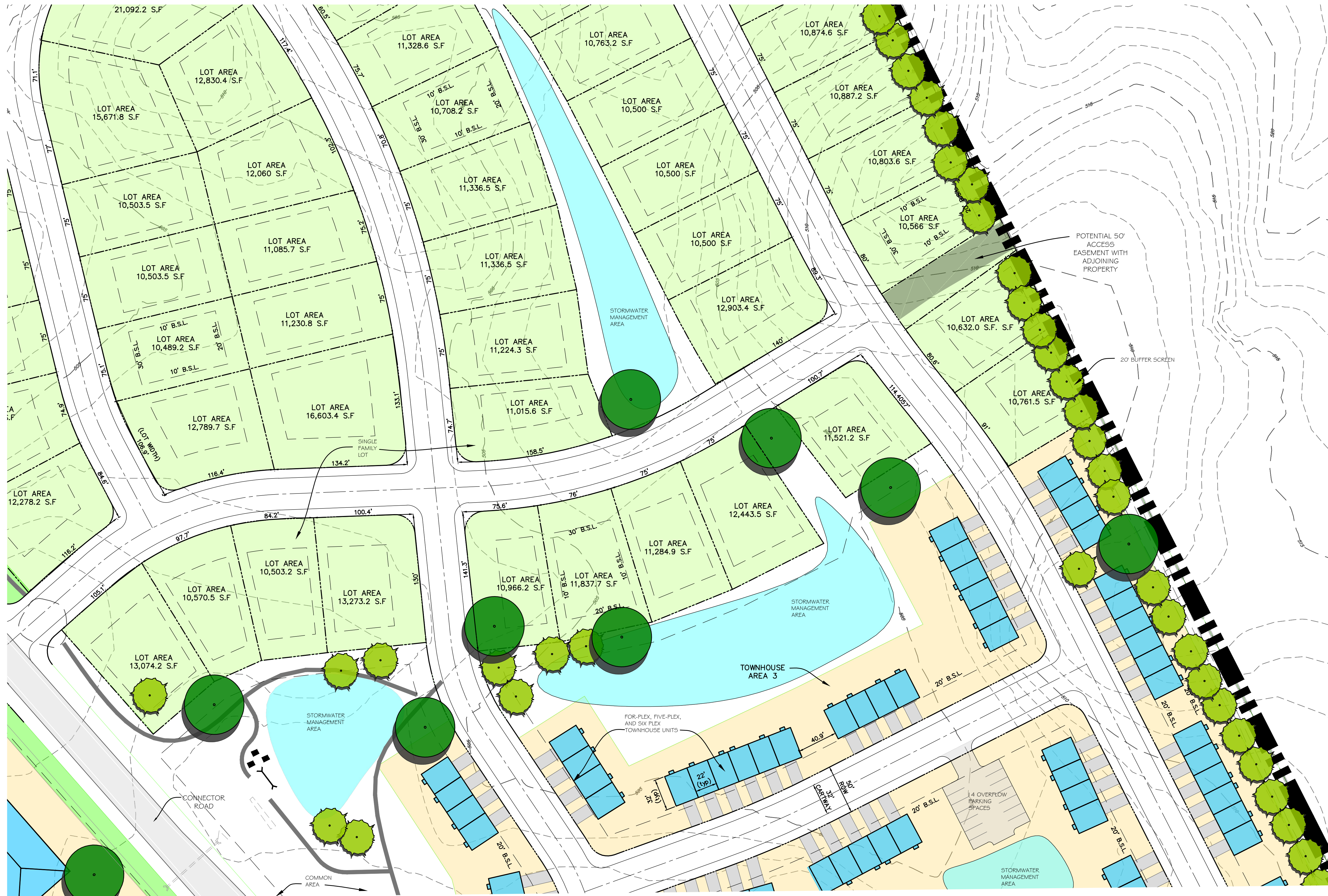


NO.	DATE	DESCRIPTION	CHECKED	DRAWN
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS	CZ	TKM

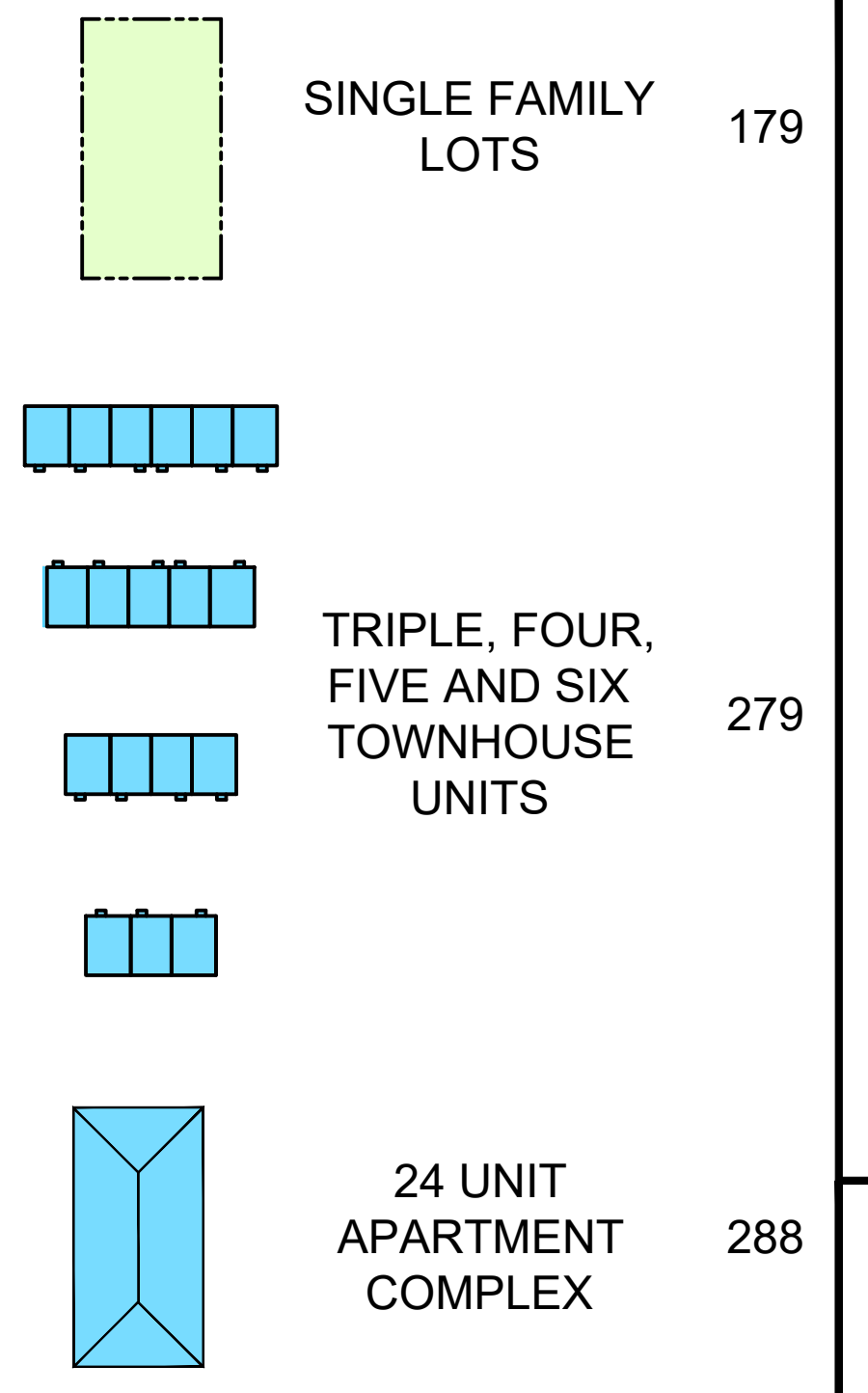
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
 SINGLE FAMILY
 LOT PLAN-7

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CZ
SHEET NO.	



KEY MAP



ANTICIPATED TOTAL UNITS 746

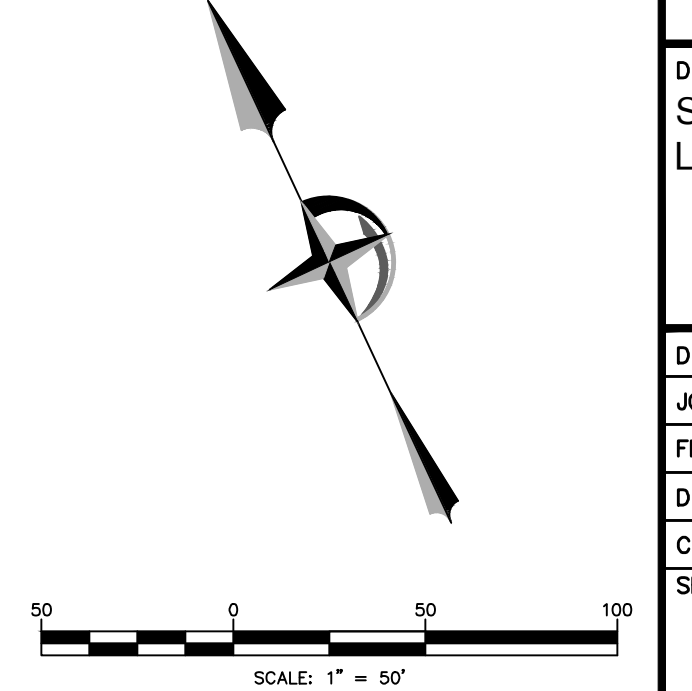
NOTE:
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 2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

SINGLE FAMILY ATTACHED (TOWNHOUSES):

MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 3
 TOTAL TOWNHOUSE AREA 3 = 3.0 AC (130,680 S.F.)
 0.65 AC (28,500 S.F.) (21.8% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 3.0 AC TOWNHOUSE AREA)
 (ASSUMES 14,500 SF TOWNHOUSE BUILDING AREA PLUS 14,000 SF FOR DRIVEWAY AREA SIDEWALKS)
 1.5 AC (65,340 S.F.) (50.0% MAX IMPERVIOUS AREA BASED ON THE 3.0 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 3 = 3.0 AC (130,680 S.F.)
 14,500 S.F. (11.1% PROPOSED BUILDING AREA BASED ON THE 3.0 AC TOWNHOUSE AREA)
 52,272 S.F. (40% MAX BUILDING AREA BASED ON THE 3.0 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE



NO.	DATE	REVISIONS	CHECKED/DRAWN	
			DESCRIPTION	COMMENTS
1	5/6/2023		CJZ	TKM

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

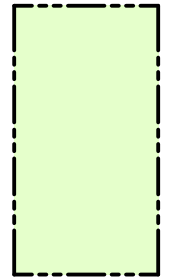
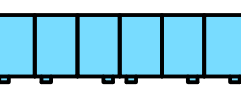
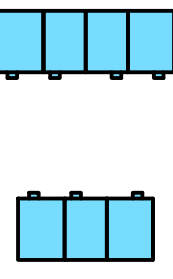
DRAWING TITLE
SINGLE FAMILY LOT PLAN-8

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	13 OF 14

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KEY MAP

-  SINGLE FAMILY LOTS 179
-  TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS 279
-  24 UNIT APARTMENT COMPLEX 288

ANTICIPATED TOTAL UNITS 746

NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES IS SUBJECT TO MINOR REVISION DURING THE PRELIMINARY PLAN PROCESS AS NECESSARY TO ADDRESS FINAL ENGINEERING AND GRADING. ANY REVISION WILL BE IN COMPLIANCE WITH ALL TOWNSHIP ORDINANCES.
 2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

**SINGLE FAMILY ATTACHED (TOWNHOUSES):
 MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 1**
 TOTAL TOWNHOUSE AREA 1 = 3.5 AC (152,460 S.F.)
 1.24 AC (54,150 S.F.) (35.5% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 3.5 AC TOWNHOUSE AREA)
 (ASSUMES 27,550 SF TOWNHOUSE BUILDING AREA PLUS 26,600 SF FOR DRIVEWAY AREA, SIDEWALKS)
 1.75 AC (76,230 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 3.5 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 1 = 3.5 AC (152,460 S.F.)
 27,550 S.F. (18.0% PROPOSED BUILDING AREA BASED ON THE 3.5 AC TOWNHOUSE AREA)
 60,984 S.F. (40% MAX BUILDING AREA BASED ON THE 3.5 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE

**SINGLE FAMILY ATTACHED (TOWNHOUSES):
 MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 2**
 TOTAL TOWNHOUSE AREA 2 = 3.2 AC (139,392 S.F.)
 1.1 AC (48,450 S.F.) (34.8% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 3.2 AC TOWNHOUSE AREA)
 (ASSUMES 24,650 SF TOWNHOUSE BUILDING AREA PLUS 23,800 SF FOR DRIVEWAY AREA, SIDEWALKS)
 1.6 AC (69,696 S.F.) (50% MAX IMPERVIOUS AREA BASED ON THE 3.2 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 2 = 3.2 AC (139,392 S.F.)
 24,650 S.F. (17.7% PROPOSED BUILDING AREA BASED ON THE 3.2 AC TOWNHOUSE AREA)
 55,756 S.F. (40% MAX BUILDING AREA BASED ON THE 3.2 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE

**SINGLE FAMILY ATTACHED (TOWNHOUSES):
 MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 4**
 TOTAL TOWNHOUSE AREA 4 = 32.0 AC (1,393,920 S.F.)
 2.45 AC (106,875 S.F.) (7.7% = PROPOSED TOWNHOUSE BUILDING AREA BASED ON THE 32.0 AC TOWNHOUSE AREA)
 (ASSUMES 54,375 SF TOWNHOUSE BUILDING AREA PLUS 52,500 SF FOR DRIVEWAY AREA, SIDEWALKS)
 16.0 AC (696,696 S.F.) (50.0% MAX IMPERVIOUS AREA BASED ON THE 32.0 AC TOWNHOUSE AREA)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 4 A= 32.0 AC (431,244 S.F.)
 54,375 S.F. (12.6% PROPOSED BUILDING AREA BASED ON THE 32.0 AC TOWNHOUSE AREA)
 557,568 S.F. (40% MAX BUILDING AREA BASED ON THE 32.0 AC TOWNHOUSE AREA)

PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE

NO.	DATE	REVISIONS	CHECKED/DRAWN	
			CJZ	TKM
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS		

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
SINGLE FAMILY LOT PLAN-9

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	

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