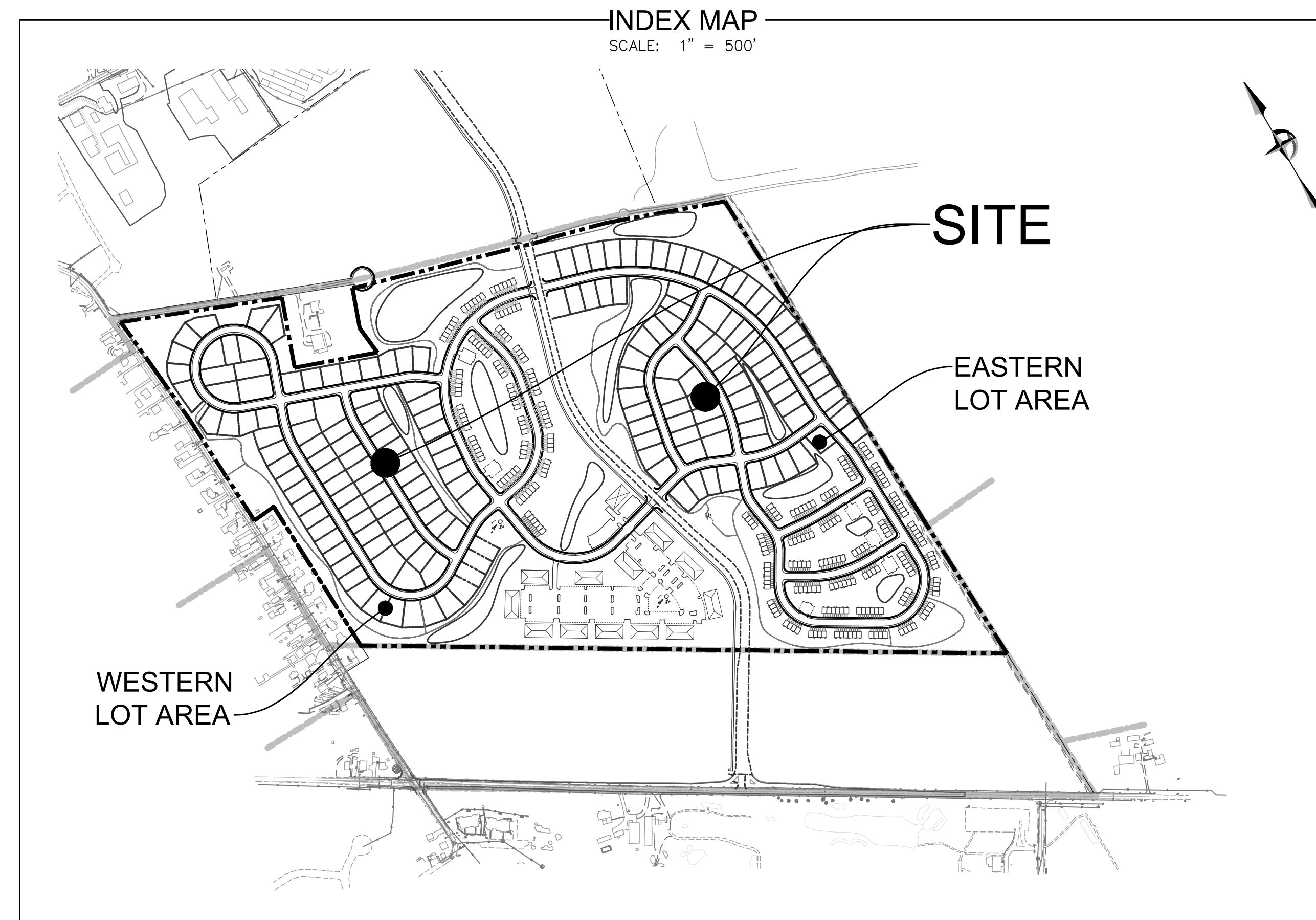


PROJECT
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY PENNSYLVANIA

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.
20. ALL OPEN SPACE, COMMON AREAS, AND COMMUNITY AMENITIES WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
21. IF THE APARTMENT BUILDINGS SEPARATION FROM THE PARKING LOT CURB EXCEEDS 10' THEN A SEPARATE FIRE LANE IS NEEDED WITHIN THE PARKING LOT OR TO THE REAR OF THE APARTMENT BUILDINGS.

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 AT LISBURN ROAD |
| SUBDIVISION ORDINANCE SECTION 708.a. | STANDARDS FOR CURBS AND GUTTERS |
| SUBDIVISION ORDINANCE SECTION 703.f.(3) | MAXIMUM CUL-DE-SAC LENGTH (LISBURN ROAD) |
| SUBDIVISION ORDINANCE SECTION 703.e.(4)(b) | STREET IMPROVEMENTS (LISBURN ROAD - PARTIAL) |

LOCATION MAP
 SCALE: 1" = 1000'



SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. LAYOUT PLAN
4. PHASING PLAN
5. SINGLE FAMILY LOT PLAN 1
6. SINGLE FAMILY LOT PLAN 2
7. SINGLE FAMILY LOT PLAN 3
8. SINGLE FAMILY LOT PLAN 4 AND TOWNHOUSE AREA
9. SINGLE FAMILY LOT PLAN 5 AND TOWNHOUSE AREA
10. APARTMENT AREA PLAN
11. SINGLE FAMILY LOT PLAN 6
12. SINGLE FAMILY LOT PLAN 5 AND TOWNHOUSE AREA
13. TOWNHOUSE AREA

OWNER/DEVELOPER

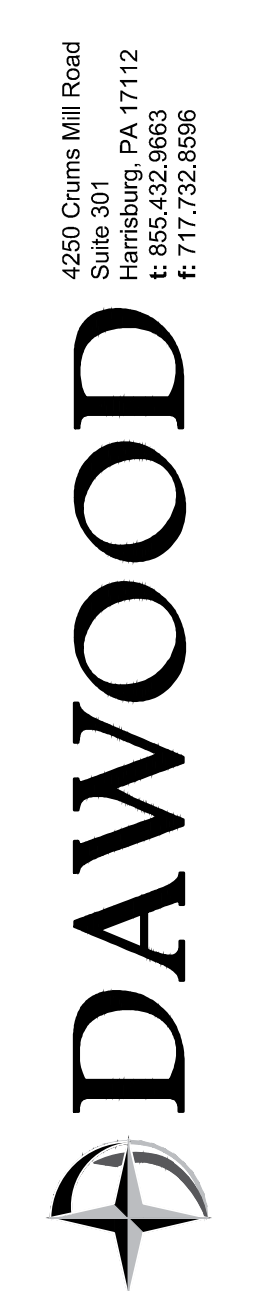
NB LAND LLC
 3335 Morgantown Road, PO Box 7
 Mohnton, PA 19540

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

CONDITIONAL USE NOTES

1. THE REPRESENTATIONS MADE BY APPLICANT IN THE APPLICATION, THE SUPPORTING DOCUMENTATION, AND THE TESTIMONY AT THE HEARING BY APPLICANT AND ITS EXPERTS AND AGENTS, SHALL BE CONSIDERED CONDITIONS OF THIS CONDITIONAL USE APPROVAL. CHANGES FROM SAID REPRESENTATIONS, DOCUMENTATION AND TESTIMONY, OTHER THAN MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED ELSEWHERE IN THIS CONDITIONAL USE APPROVAL, OR FAILURE TO COMPLY WITH THE CONDITIONS OF CONDITIONAL USE APPROVAL SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONAL USE, AND MAY RESULT IN REVOCATION OF THE CONDITIONAL USE APPROVAL IF NOT BROUGHT INTO FULL COMPLIANCE WITHIN SIXTY (60) DAYS OF WRITTEN NOTICE OF NON-COMPLIANCE FROM THE TOWNSHIP, OR WITHIN SUCH OTHER PERIOD IF EXTENDED BY THE BOARD.
2. CONDITIONS OF APPROVAL:
 (1) THE APPLICANT SHALL DESIGN THE LANDSCAPE SCREENING TO MEET THE REQUIREMENT OF THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AT THE LAND DEVELOPMENT PHASE OF THE APPLICATION.
 (2) FIRE HYDRANTS SHALL BE PROVIDED AND LOCATED DURING THE LAND DEVELOPMENT PHASE IN CONSULTATION WITH THE FIRE MARSHALL.
 (3) BUILDING IDENTIFICATION WILL BE SUBMITTED TO THE TOWNSHIP FIRE MARSHAL DURING THE LAND DEVELOPMENT PHASE FOR APPROVAL.



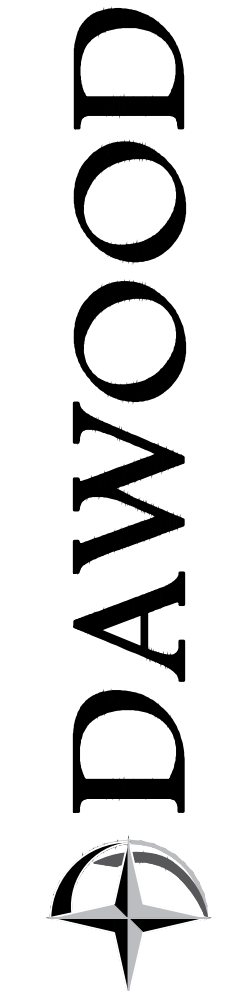
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2	6/6/2023	REVISED PER TOWNSHIP COMMENTS				
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS				

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	CJZ
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
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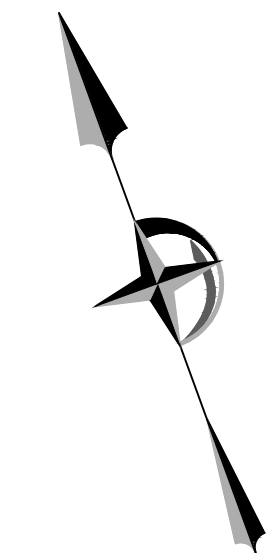
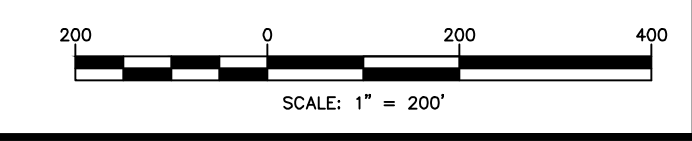
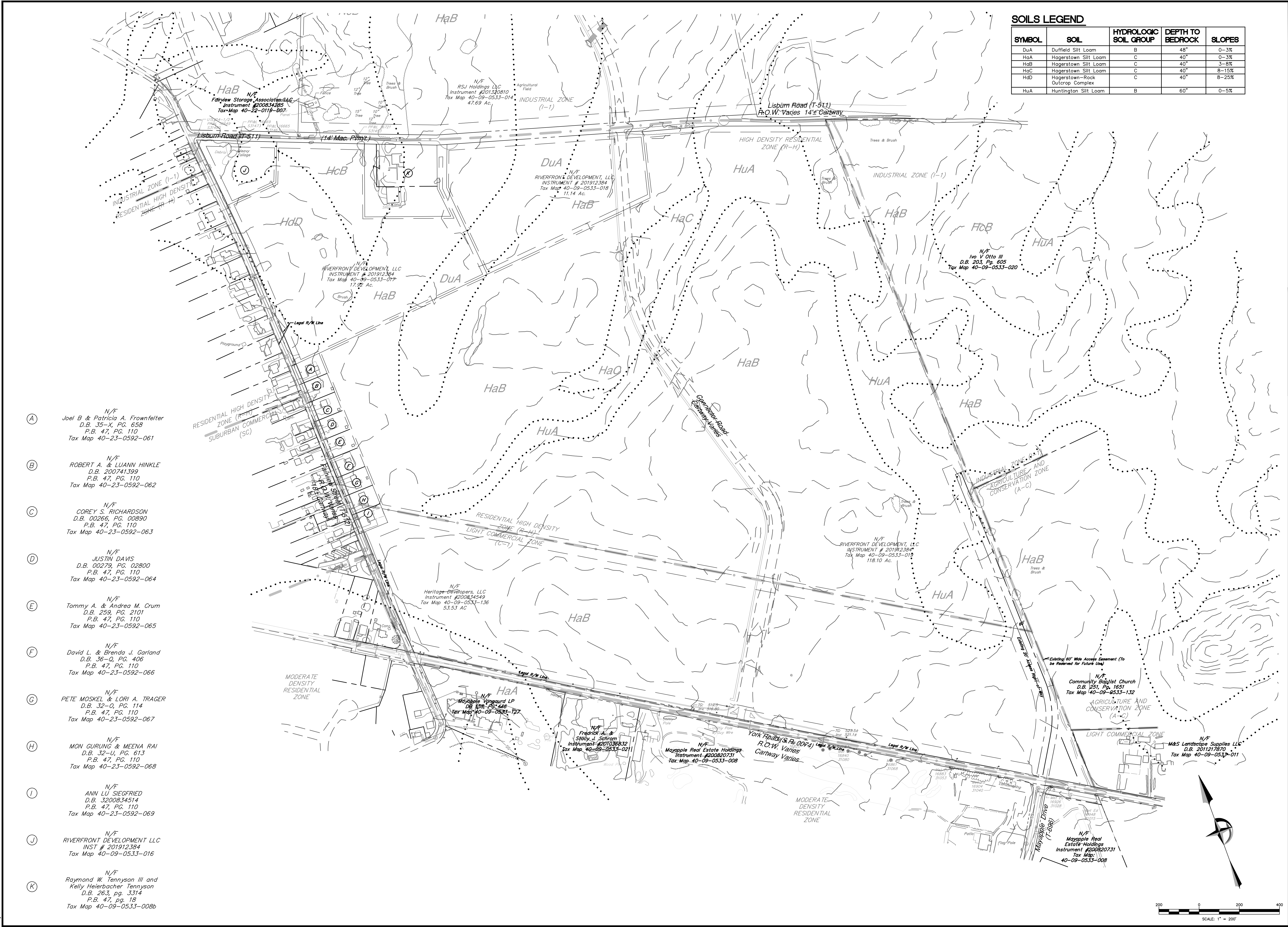
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		2	6/6/2023
		3	7/26/2023

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY
 PENNSYLVANIA

DRAWING TITLE
 EXISTING
 CONDITIONS PLAN

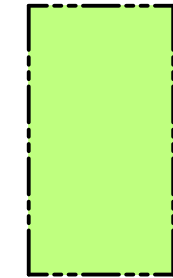
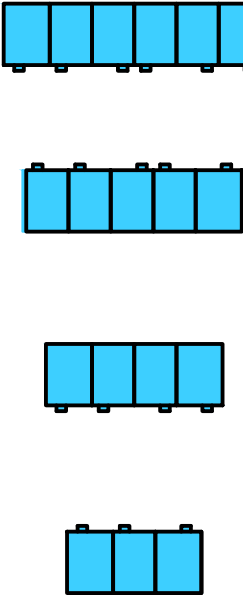
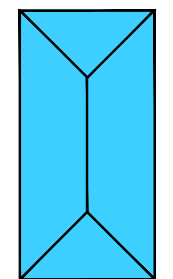
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JOB NO.	2200587
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KEY MAP

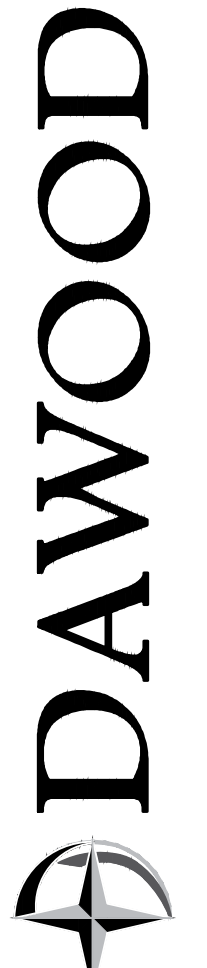
	SINGLE FAMILY LOTS	179
	TRIPLE, FOUR, FIVE AND SIX TOWNHOUSE UNITS	279
	24 UNIT APARTMENT COMPLEX	288
ANTICIPATED TOTAL UNITS		746

ANTICIPATED UNIT DENSITY

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

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

4250 Crums Mill Road
 Suite 301 PA 17112
 T: 855.432.8658
 F: 717.732.8598

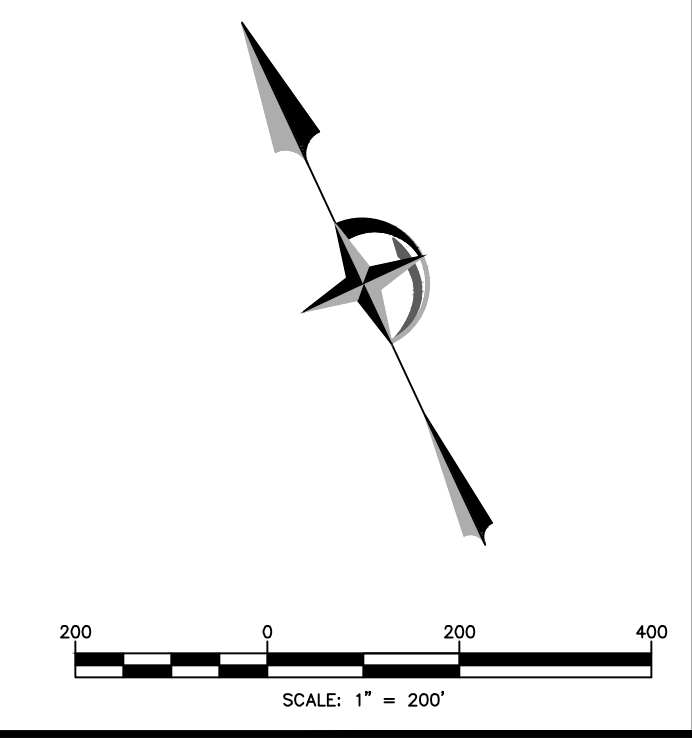


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3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CZ TKM

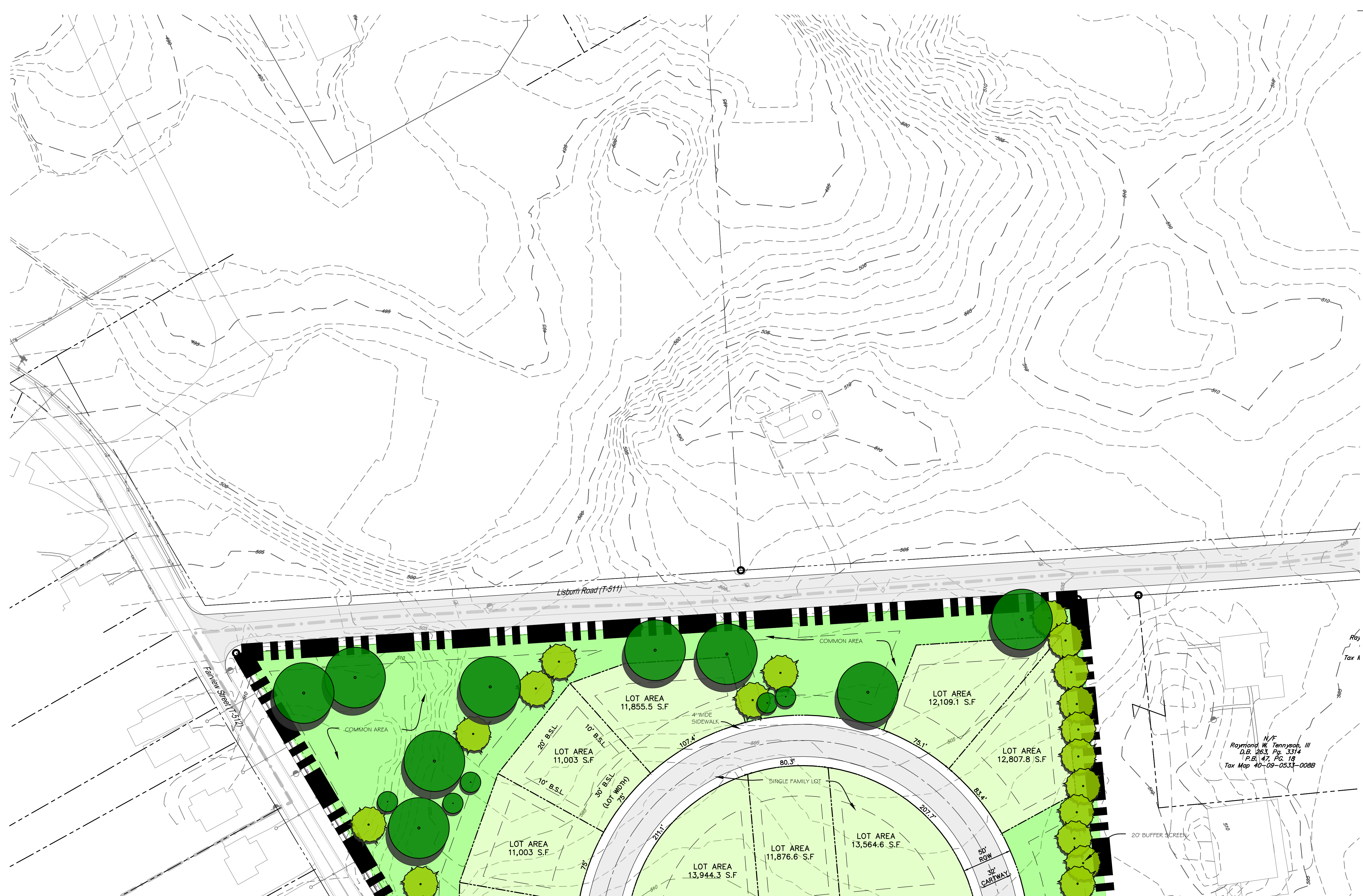
CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY
 PENNSYLVANIA

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 LAYOUT PLAN

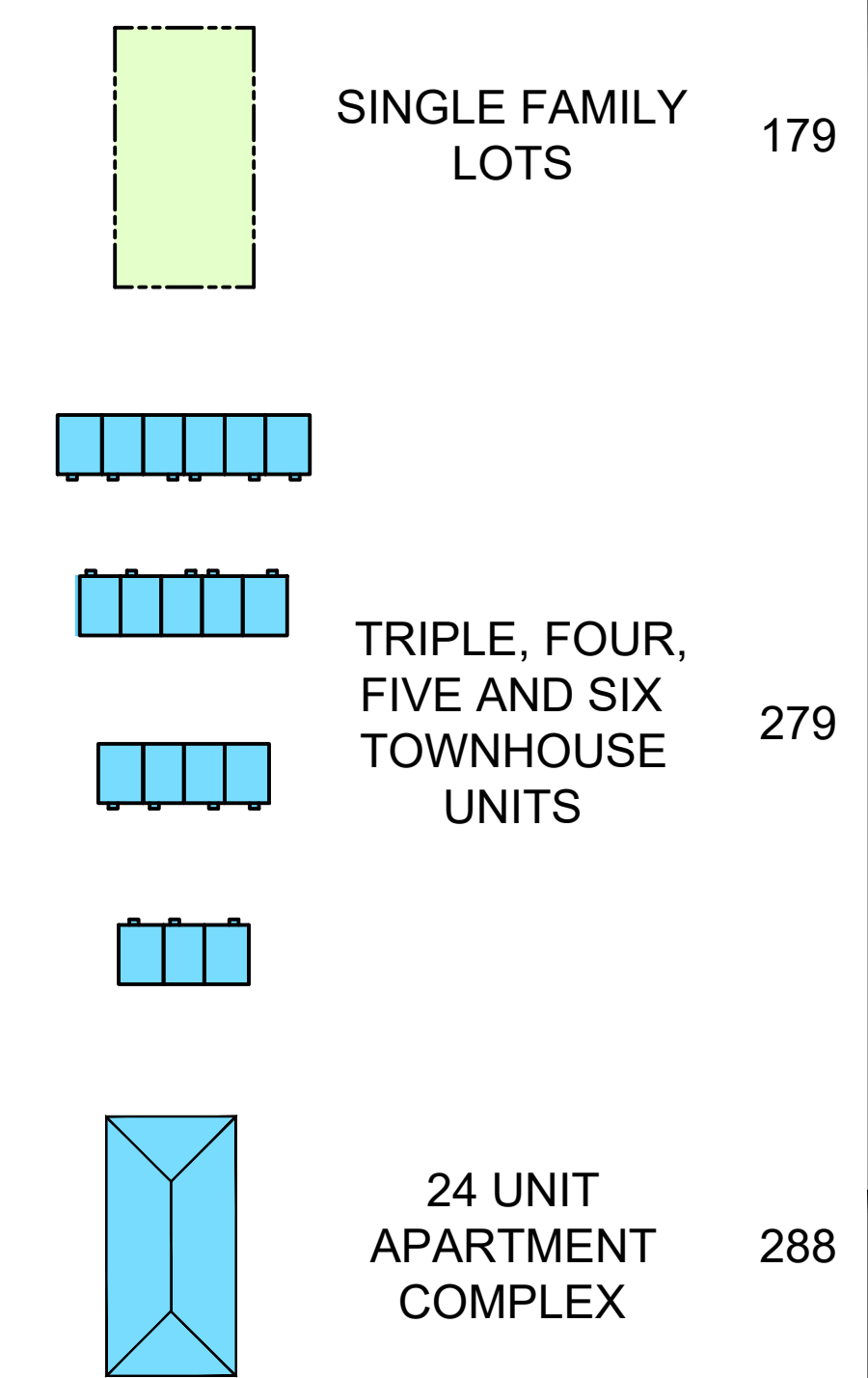
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KEY MAP



ANTICIPATED TOTAL UNITS 746

BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

MAX IMPERVIOUS AREA REQUIREMENTS

MINIMUM SINGLE FAMILY LOT AREA
 AS SHOWN 0.24 AC (10,500 S.F.)
 0.10 AC (4,500 S.F.) = 43% IMPERVIOUS AREA (<50% MAX) FOR PROPOSED SINGLE FAMILY LOT AREA
 (ASSUMES 2,400 SF HOUSE PLUS 2,000 SF FOR DRIVEWAY, PATIO, SIDEWALK, ETC)

**SINGLE FAMILY DETACHED :
 MAX BUILDING REQUIREMENTS**

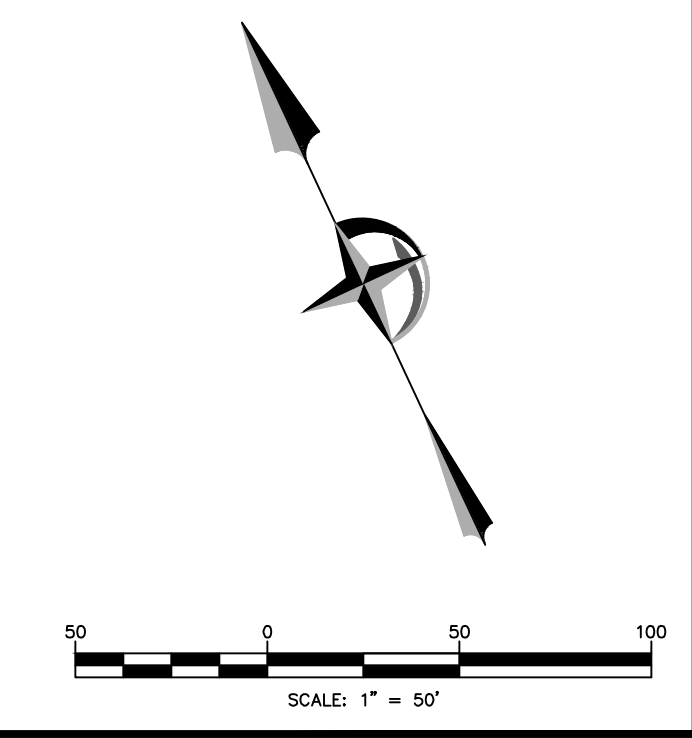
MINIMUM SINGLE FAMILY LOT AREA:
 AS SHOWN 0.24 AC (10,500 S.F.)
 0.05 AC (2,500 S.F.) = 24% BUILDING AREA (<40% MAX) FOR PROPOSED SINGLE FAMILY LOT AREA

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

NOTE:

1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS



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CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
**SINGLE FAMILY
 LOT PLAN-1**

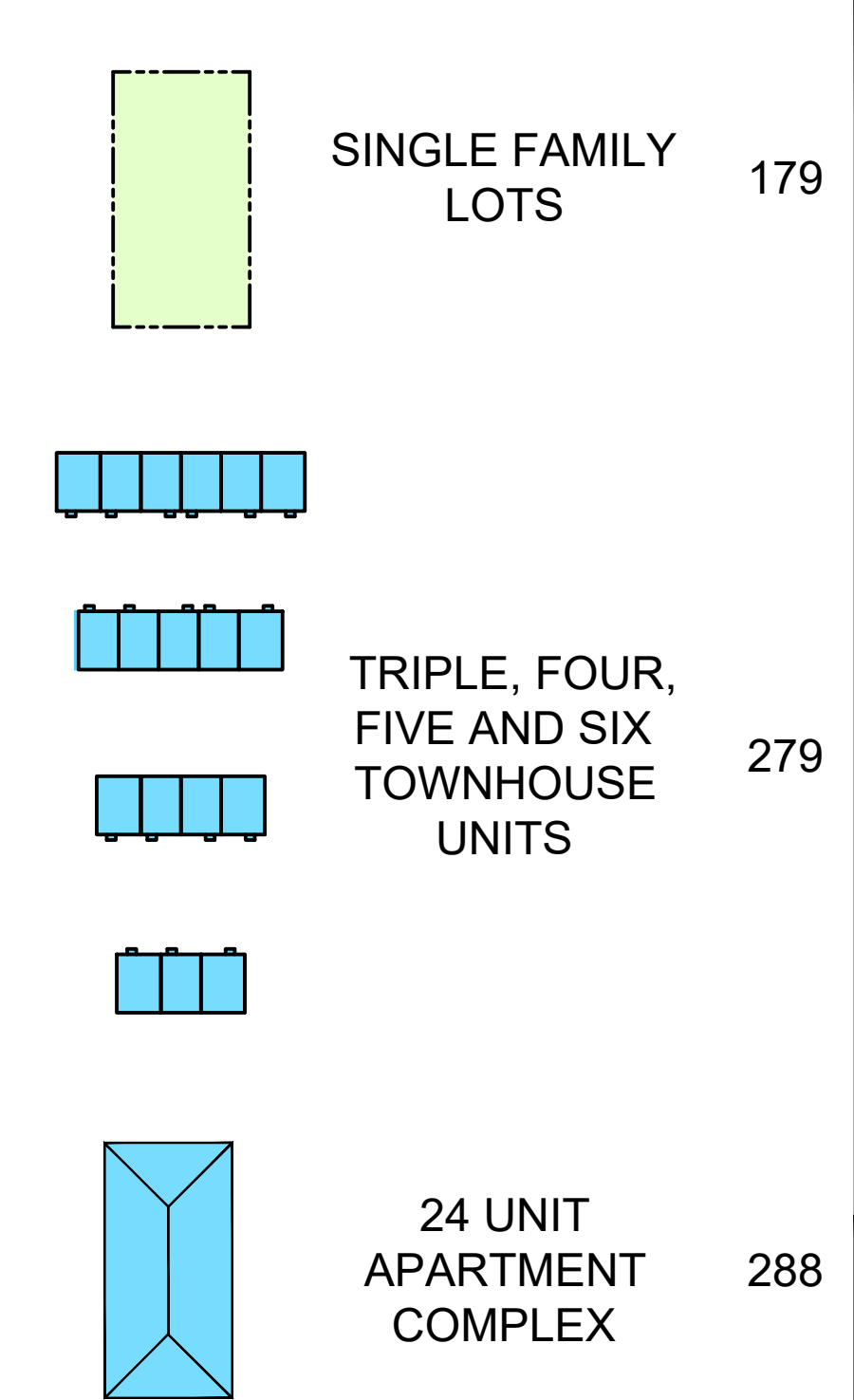
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NOTE:
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KEY MAP



ANTICIPATED TOTAL UNITS 746

BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

4250 Crums Mill Road
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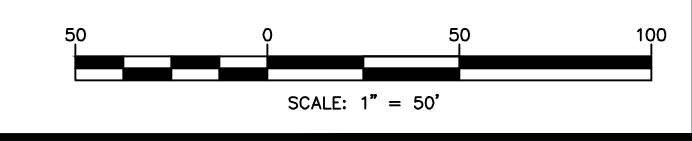
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CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

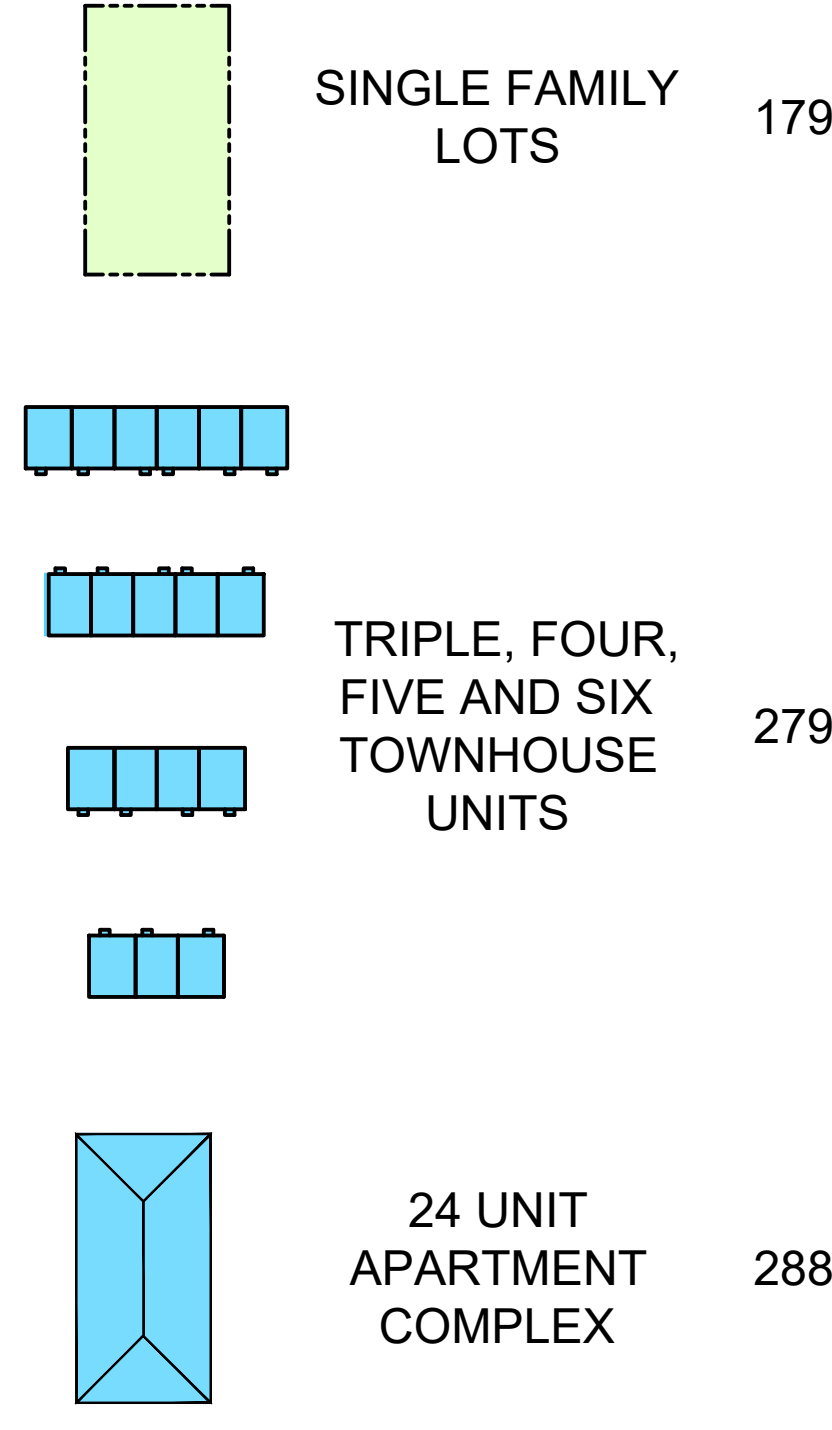
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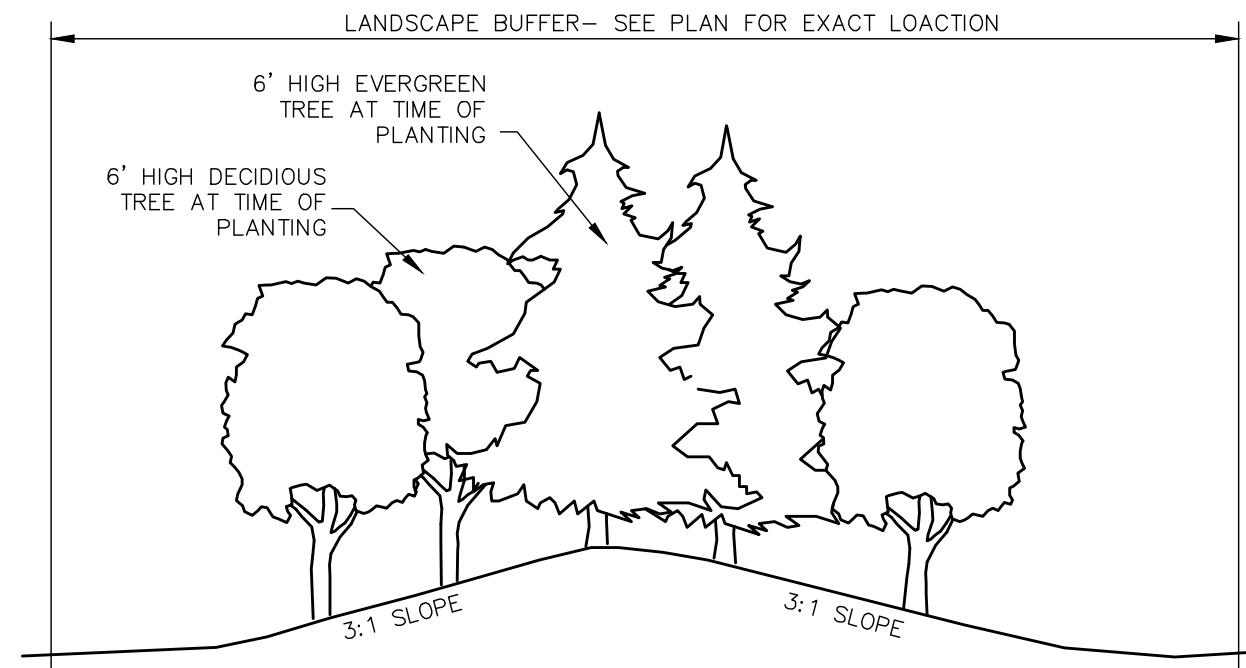


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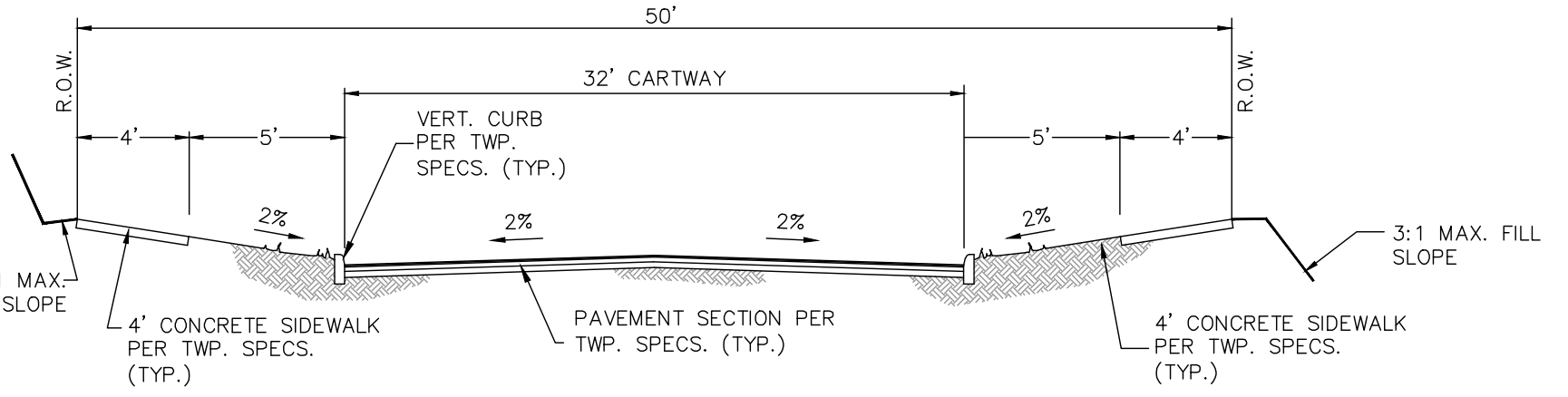


ANTICIPATED TOTAL UNITS 746

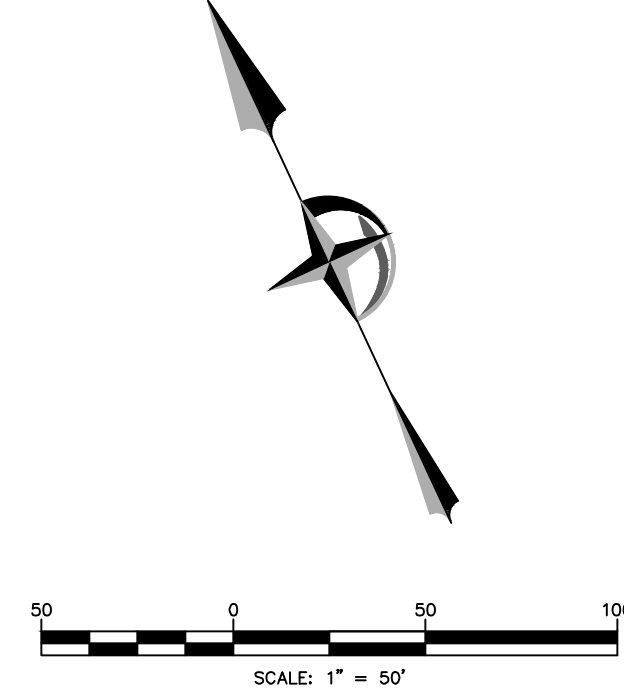
BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES



GENERAL NOTES:
 1. 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.
 2. WHEN ADDITIONAL HEIGHT IS DEEMED NECESSARY, A ROW OF TREES SHALL BE PLANTED AT INTERVALS OF NOT MORE THAN FORTY (40') FEET ON CENTER.
 3. NO PLANTINGS SHALL BE PLACED WITH THEIR CENTER CLOSER THAN FIVE (5') FEET FROM THE PROPERTY LINE OF THE TRACT.



NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION, THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS



NO.	DATE	CHECKED	DRAWN	REVISIONS	
				DESCRIPTION	DATE
1	5/6/2023	CJZ	TKM	REVISED PER TOWNSHIP COMMENTS	
2	6/6/2023	CJZ	TKM	REVISED PER TOWNSHIP COMMENTS	
3	7/26/2023	CJZ	TKM	REVISED PER TOWNSHIP COMMENTS	

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

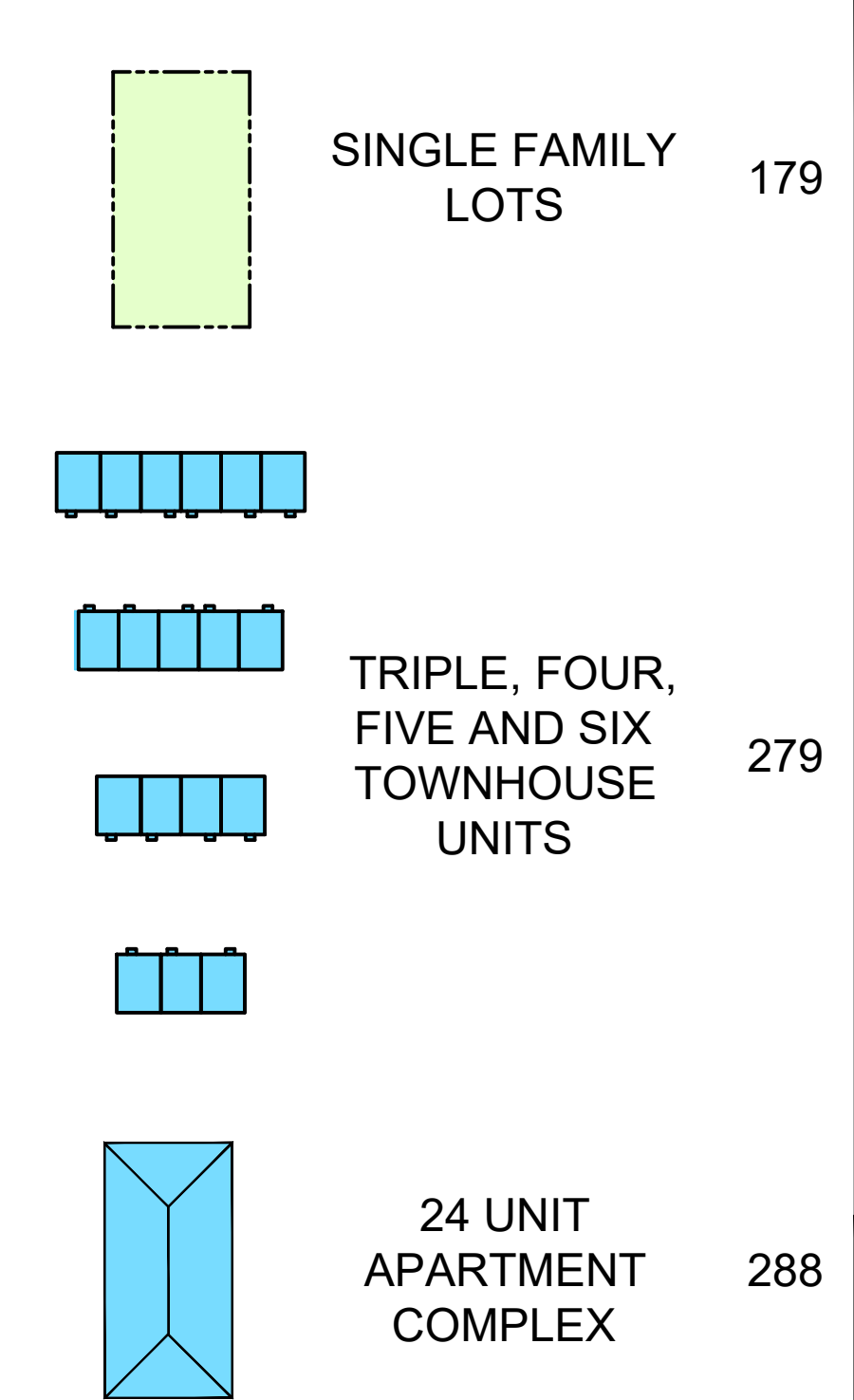
DRAWING TITLE
SINGLE FAMILY LOT PLAN-3

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

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KEY MAP



BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY ATTACHED (TOWNHOUSE) BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 AND 3 STORIES = PROPOSED STORIES

<40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

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

NO.	DATE	DESCRIPTION	CHECKED	DRAWN
1	5/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM
2	6/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
SINGLE FAMILY LOT PLAN-4 AND TOWNHOUSE AREA

DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	8 OF 13

SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 5
 TOTAL TOWNHOUSE AREA 5 = 9.26 AC (403,365 S.F.)
 1.90 AC (82,263 S.F.) 20.5% = IMPERVIOUS AREA (<50% MAX) FOR PROPOSED TOWNHOUSE AREA 5
 (ASSUMES 33,550 SF TOWNHOUSE BUILDING AREA PLUS 48,963 SF FOR DRIVEWAY AREA, SIDEWALKS, ETC)

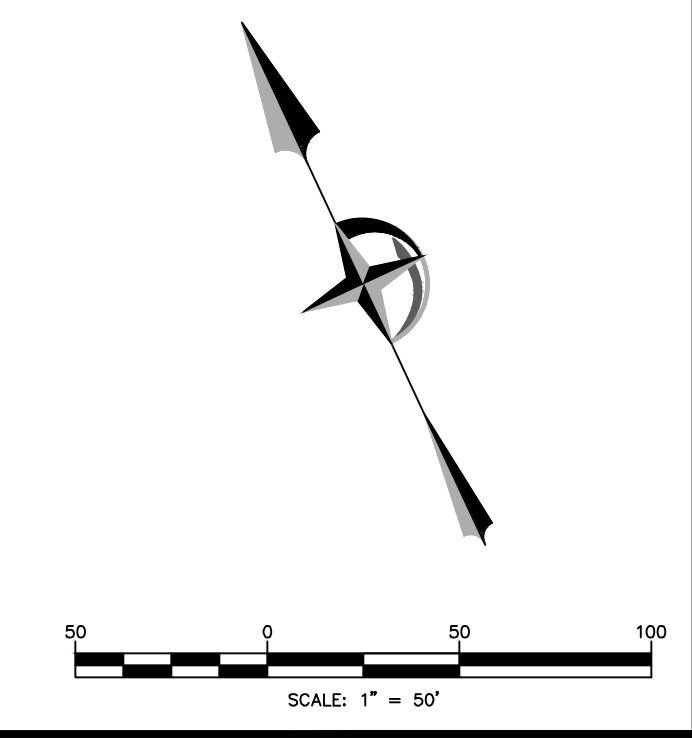
MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 5 = 9.26 AC (403,365 S.F.)
 0.77 AC (33,550 S.F.) = 8.3% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 5

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

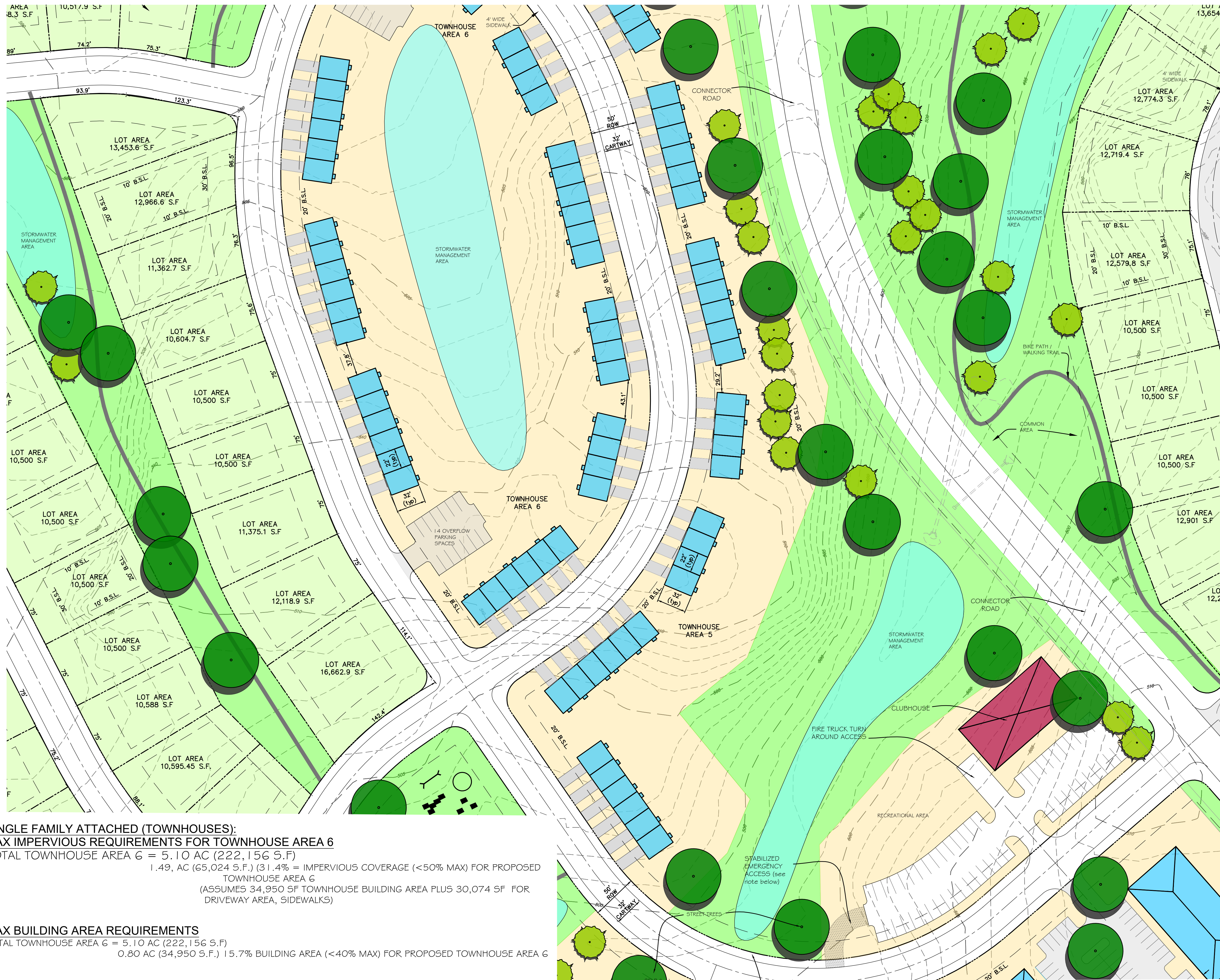
SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 7
 TOTAL TOWNHOUSE AREA 7 = 14.10 AC (614,196 S.F.)
 0.32 AC (20,304 S.F.) = 0.20% IMPERVIOUS AREA (<50% MAX) FOR PROPOSED TOWNHOUSE AREA 7
 (ASSUMES 13,050 SF TOWNHOUSE BUILDING AREA PLUS 7,254 SF FOR DRIVEWAY AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 7 = 14.10 AC (614,196 S.F.)
 0.29 AC (13,050 S.F.) = 0.2% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 7

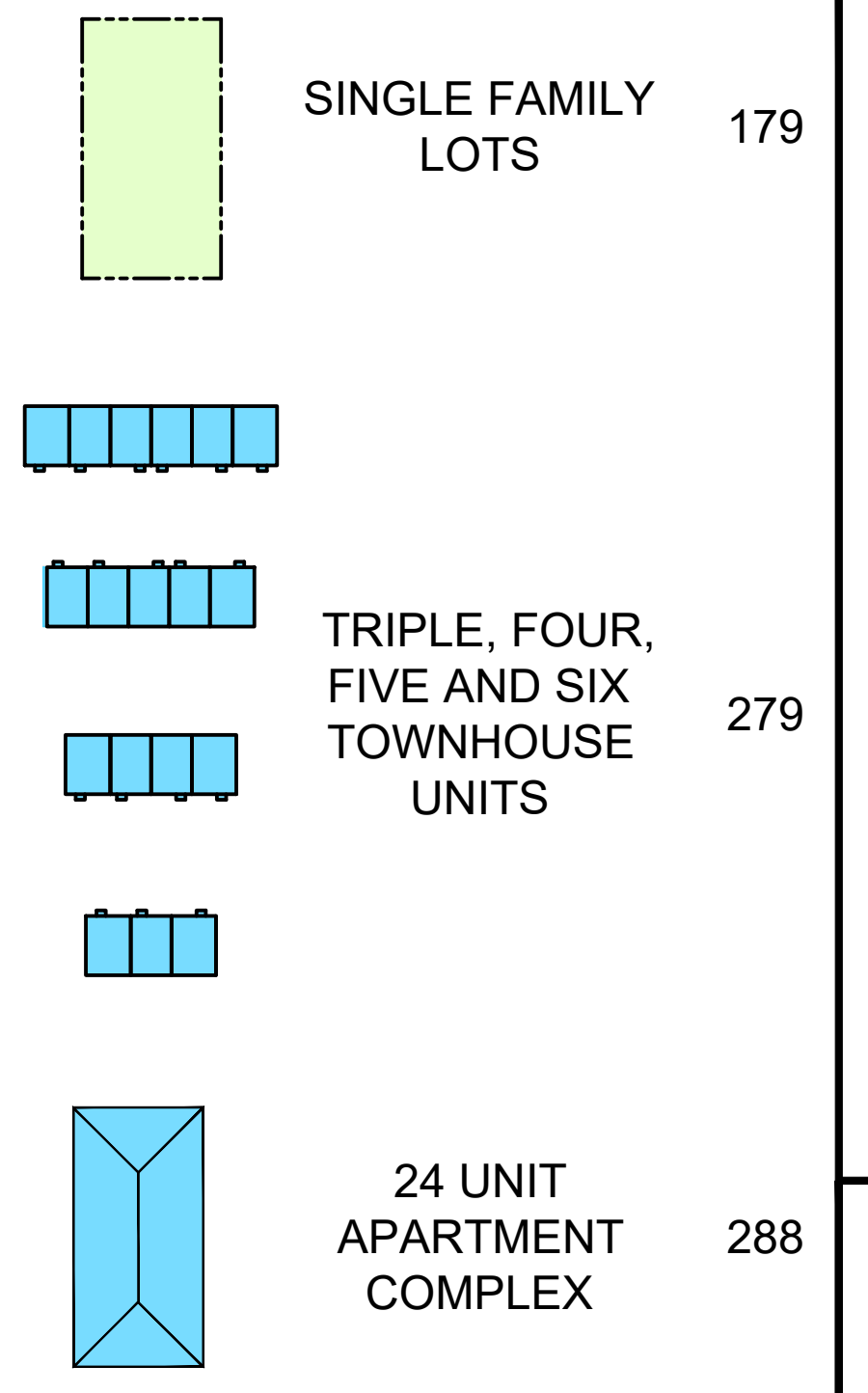
PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATE WITH EACH TOWNHOUSE



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KEY MAP



ANTICIPATED TOTAL UNITS 746

BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY ATTACHED (TOWNHOUSE) BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 AND 3 STORIES = PROPOSED STORIES
 <40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

NOTE:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS
 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 = 5.10 AC (222,156 S.F.)
 1.49, AC (65,024 S.F.) (31.4% = IMPERVIOUS COVERAGE (<50% MAX) FOR PROPOSED TOWNHOUSE AREA 6
 (ASSUMES 34,950 SF TOWNHOUSE BUILDING AREA PLUS 30,074 SF FOR DRIVEWAY AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 6 = 5.10 AC (222,156 S.F.)
 0.80 AC (34,950 S.F.) 15.7% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 6

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

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

4550 Crumms Mill Road
 Suite 301 PA 17112
 T: 856.432.8665
 F: 717.732.8596

DAWOOD

CHECKED/DRAWN		REVISIONS	
CJZ	TKM	NO.	DESCRIPTION
		1	5/6/2023 REVISED PER TOWNSHIP COMMENTS
		2	6/6/2023 REVISED PER TOWNSHIP COMMENTS
		3	7/26/2023 REVISED PER TOWNSHIP COMMENTS

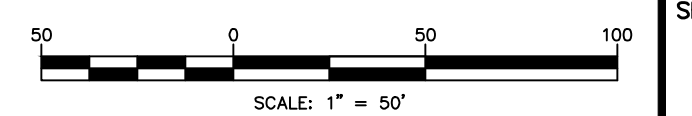
CONDITIONAL USE FOR HERITAGE VILLAGE

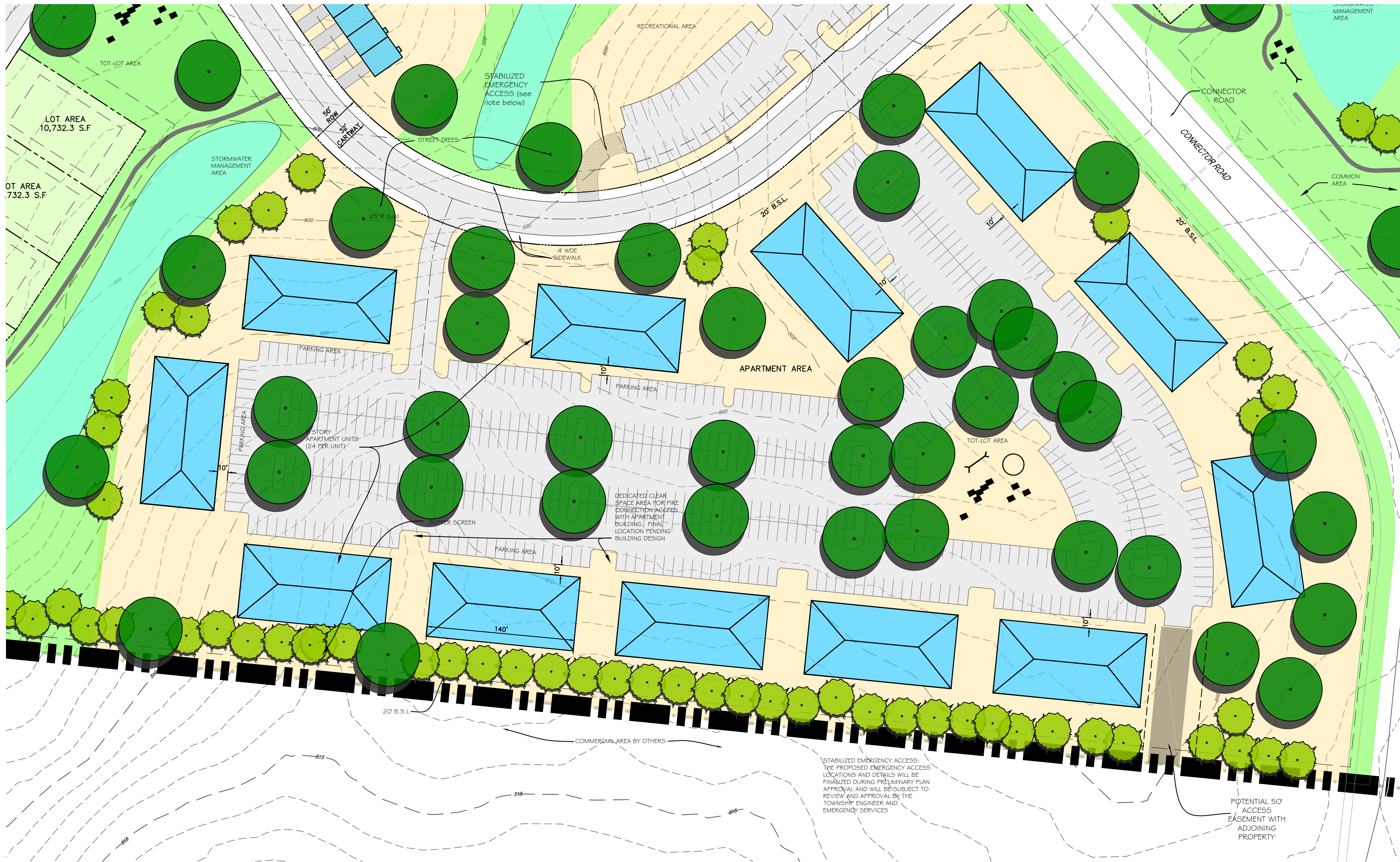
SOUTH MIDDLETON TOWNSHIP PENNSYLVANIA
 CUMBERLAND COUNTY

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	CZ
SHEET NO.	9 OF 13

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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 MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS
 2. PLANS DEPICTING THE TOWNHOUSE AREAS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY

APARTMENTS:
MAX IMPERVIOUS REQUIREMENTS
 TOTAL APARTMENT AREA = 16.80 AC (731,808 S.F.)
 7.70 AC (337,092 S.F.) = 45.2% IMPERVIOUS COVERAGE (<50% MAX) FOR PROPOSED APARTMENT AREA (ASSUMES 117,600 SF APARTMENT BUILDING AREA PLUS 219,492 SF FOR PARKING LOT AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL APARTMENT AREA AS SHOWN 16.80 AC (731,808 S.F.)
 2.69 (117,600 S.F.) = 16.6% BUILDING AREA (<40% MAX) FOR PROPOSED 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)

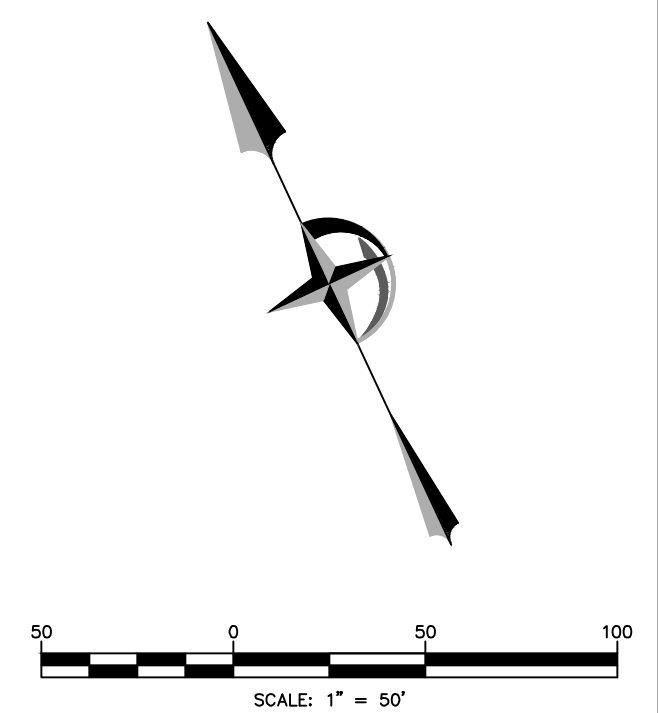
BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED APARTMENT BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 3 STORIES = PROPOSED STORIES

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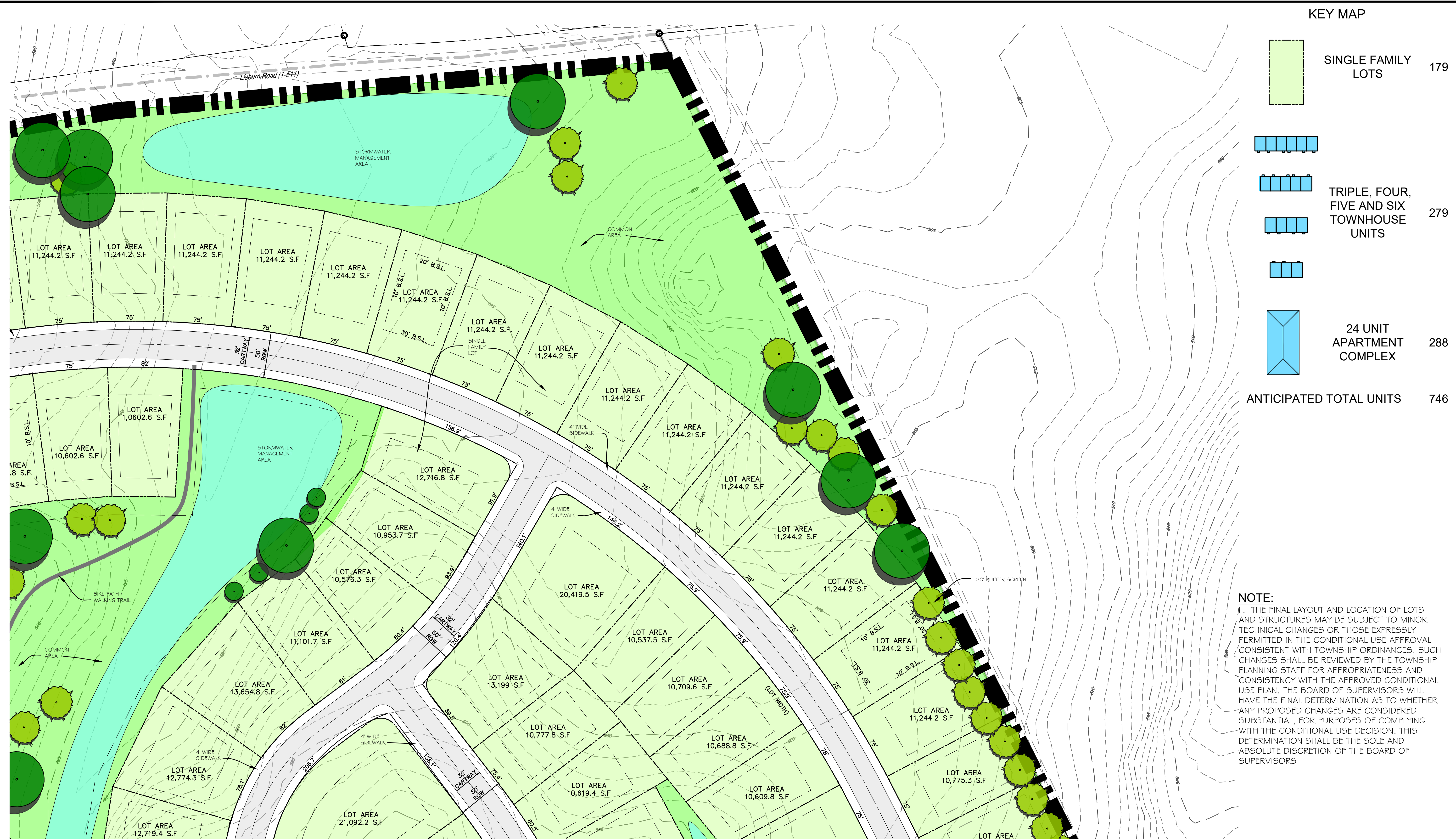
CONDITIONAL USE FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
 SINGLE FAMILY LOT PLAN-6

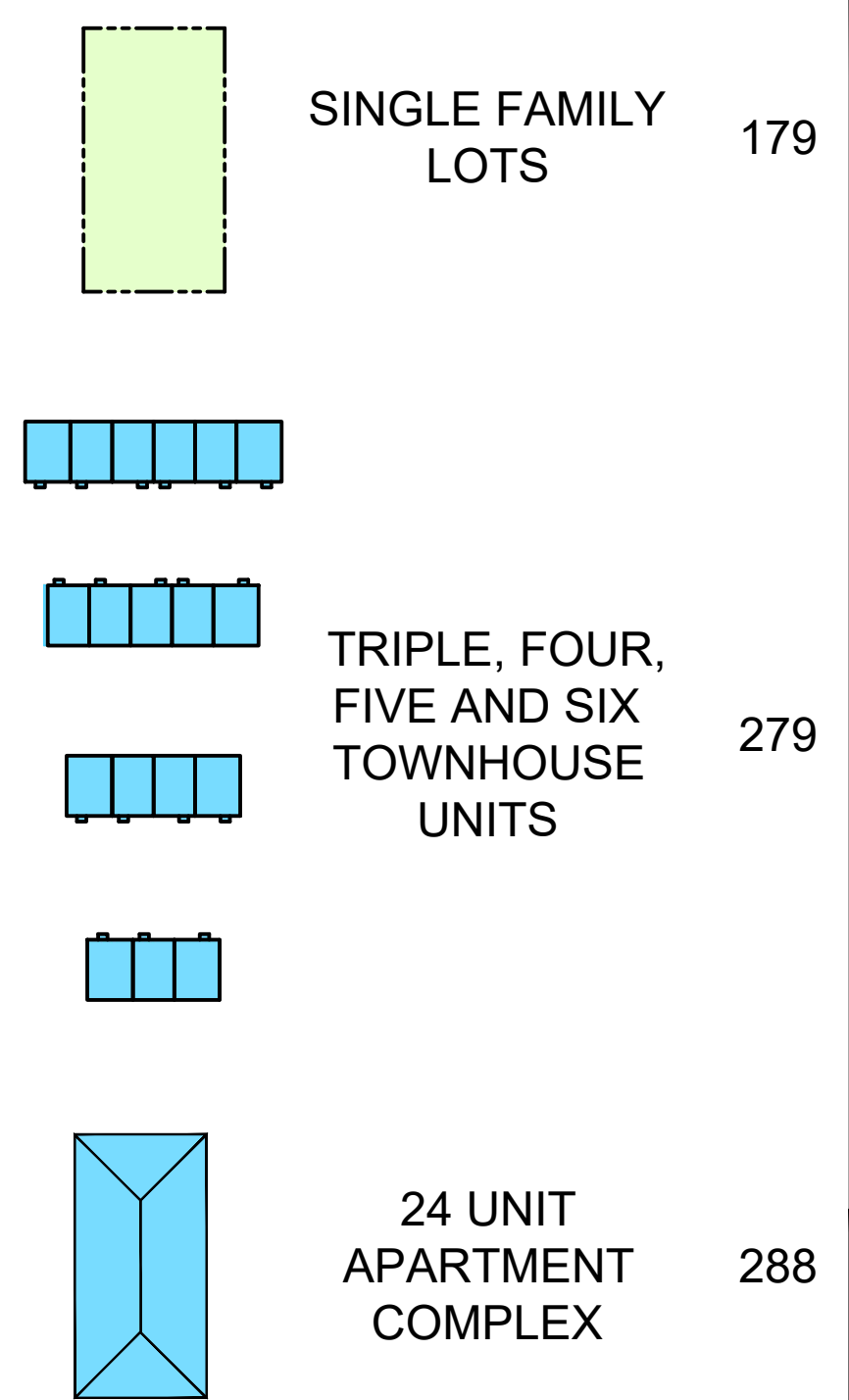
DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ



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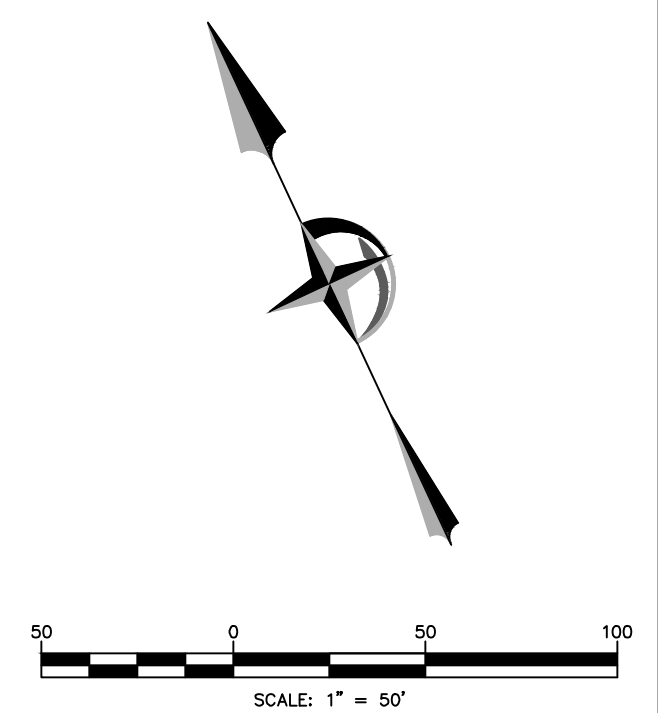
KEY MAP



ANTICIPATED TOTAL UNITS 746

NOTE:
 THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS

BUILDING HEIGHT REQUIREMENTS
 40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

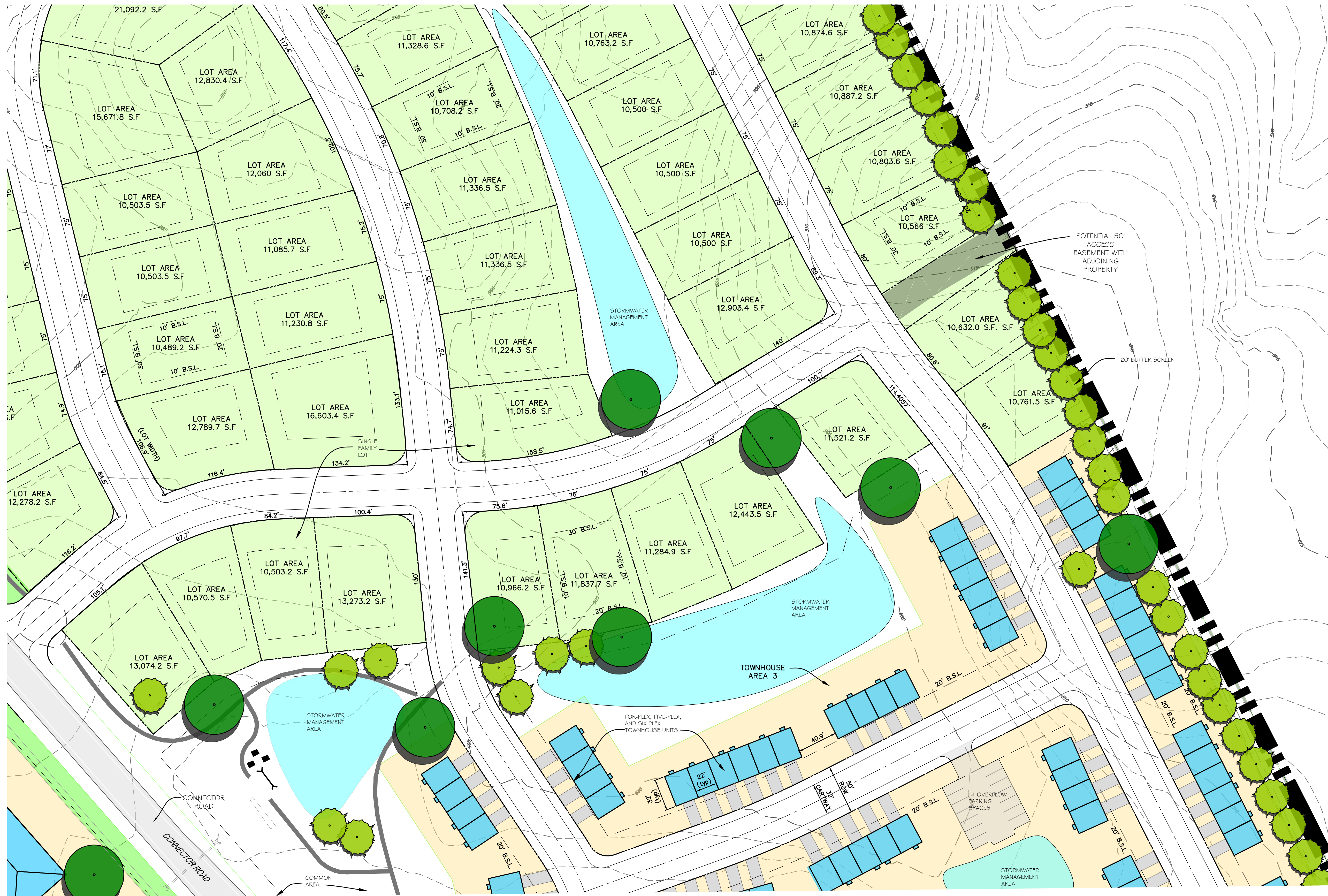


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2	6/6/2023	REVISED PER TOWNSHIP COMMENTS	CZ	TKM
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CZ	TKM

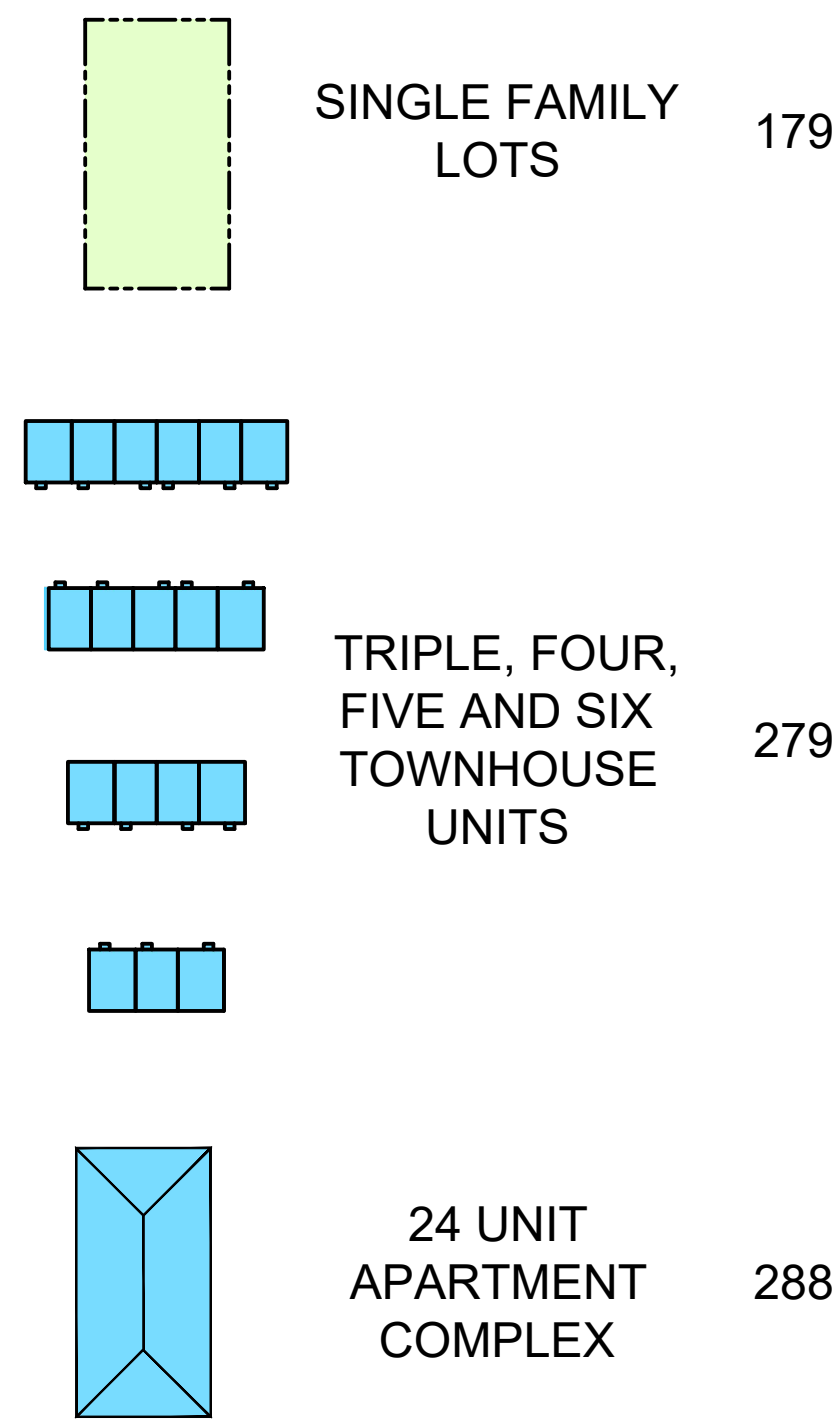
CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

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:
 1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS
 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 = 2.69 AC (117,176 S.F.)
 0.51 AC (22,460 S.F.) = 19.1% IMPERVIOUS COVERAGE (<50% MAX) FOR PROPOSED TOWNHOUSE AREA 3
 (ASSUMES 14,400 SF TOWNHOUSE BUILDING AREA PLUS 8,060 SF FOR DRIVEWAY AREA SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 3 = 2.69 AC (117,176 S.F.)
 0.33 AC (14,400 S.F.) = 12.2% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 3

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

BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED SINGLE FAMILY ATTACHED (TOWNHOUSE) BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 AND 3 STORIES = PROPOSED STORIES

<40' = PROPOSED SINGLE FAMILY DETACHED BUILDING HEIGHT
 40' = MAXIMUM PERMITTED BUILDING HEIGHT
 2 STORIES = PROPOSED STORIES

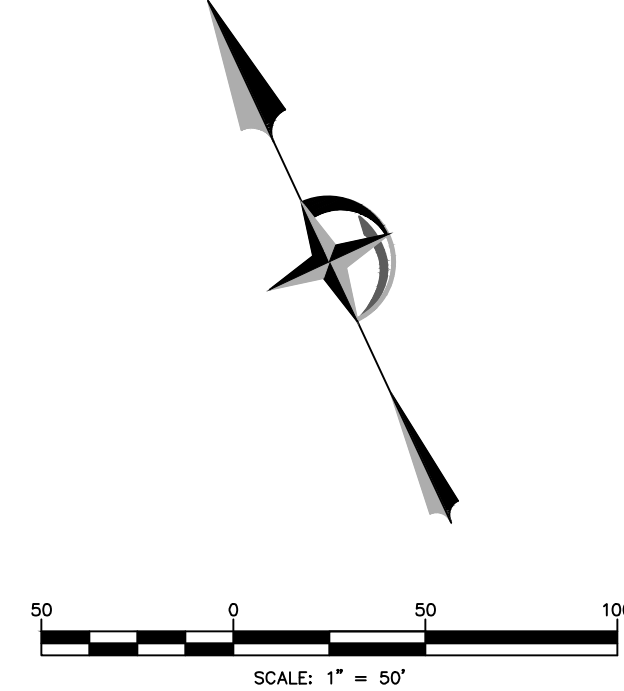
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2	6/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM

CONDITIONAL USE
 FOR
HERITAGE VILLAGE
 SOUTH MIDDLETON TOWNSHIP
 PENNSYLVANIA
 CUMBERLAND COUNTY

DRAWING TITLE
 SINGLE FAMILY
 LOT PLAN-8

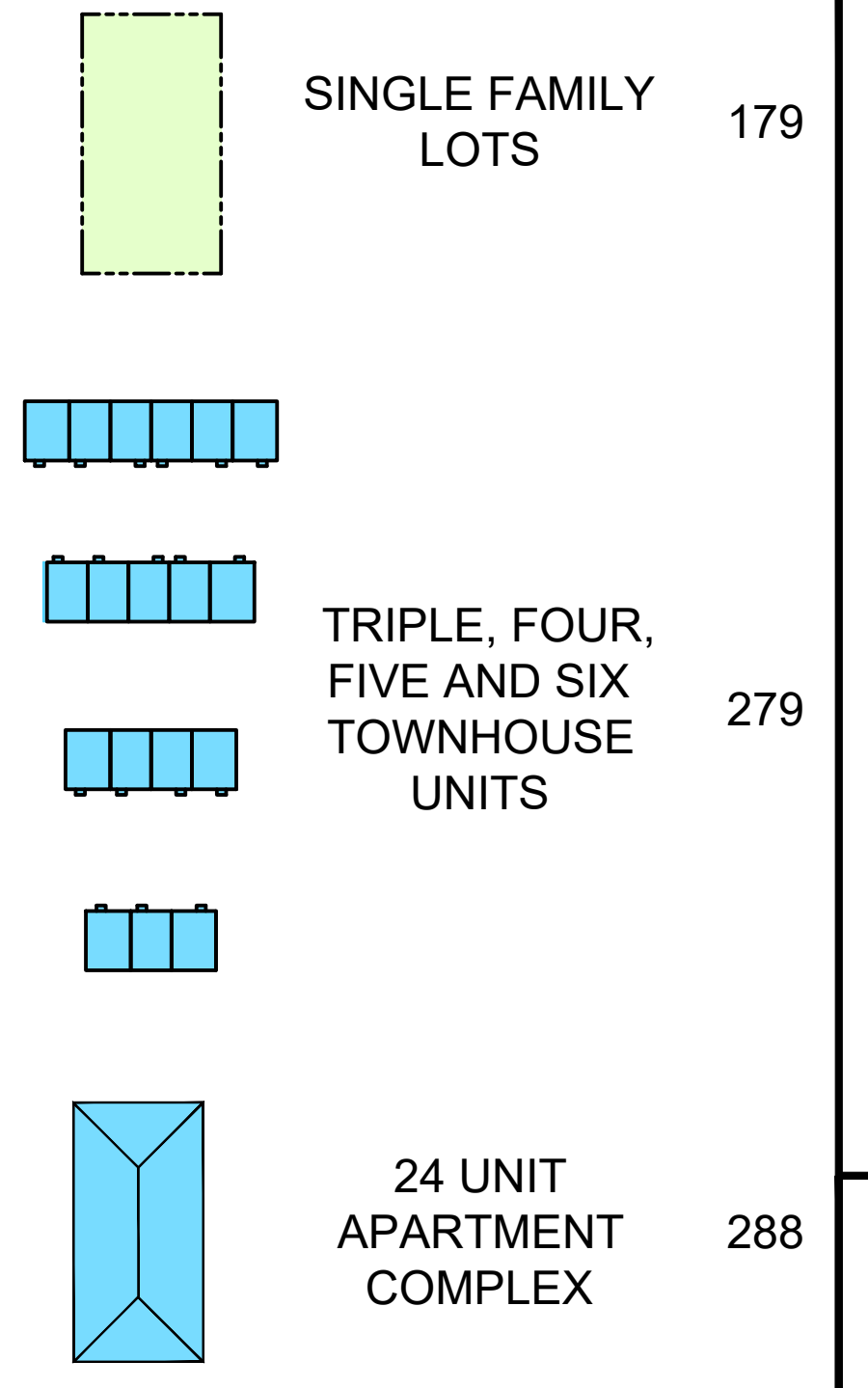
DATE	MARCH 31, 2023
JOB NO.	2200587
FILE NAME	LD-CU-LY02
DRAWN BY	TKM / ZM
CHECKED BY	CJZ
SHEET NO.	

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KEY MAP



ANTICIPATED TOTAL UNITS 746

NOTE:

1. THE FINAL LAYOUT AND LOCATION OF LOTS AND STRUCTURES MAY BE SUBJECT TO MINOR TECHNICAL CHANGES OR THOSE EXPRESSLY PERMITTED IN THE CONDITIONAL USE APPROVAL CONSISTENT WITH TOWNSHIP ORDINANCES. SUCH CHANGES SHALL BE REVIEWED BY THE TOWNSHIP PLANNING STAFF FOR APPROPRIATENESS AND CONSISTENCY WITH THE APPROVED CONDITIONAL USE PLAN. THE BOARD OF SUPERVISORS WILL HAVE THE FINAL DETERMINATION AS TO WHETHER ANY PROPOSED CHANGES ARE CONSIDERED SUBSTANTIAL, FOR PURPOSES OF COMPLYING WITH THE CONDITIONAL USE DECISION. THIS DETERMINATION SHALL BE THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF SUPERVISORS

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 = 3.57 AC (155,509 S.F.)
 1.29 AC (56,554 S.F.) = 35.5% IMPERVIOUS COVERAGE (<50% MAX)
 FOR PROPOSED TOWNHOUSE AREA 1
 (ASSUMES 33,550 SF TOWNHOUSE BUILDING AREA PLUS 23,004 SF FOR DRIVEWAY AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 1 = 3.57 AC (155,509 S.F.)
 0.77 (33,550 S.F.) = 21.5% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 1

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 = 3.20 AC (139,392 S.F.)
 1.20 AC (52,493 S.F.) = 37.5% IMPERVIOUS COVERAGE (<50% MAX)
 FOR PROPOSED TOWNHOUSE AREA 2
 (ASSUMES 28,500 SF TOWNHOUSE BUILDING AREA PLUS 23,993 SF FOR DRIVEWAY AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 2 = 3.20 AC (139,392 S.F.)
 0.65 AC (28,500 S.F.) = 20.4% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 2

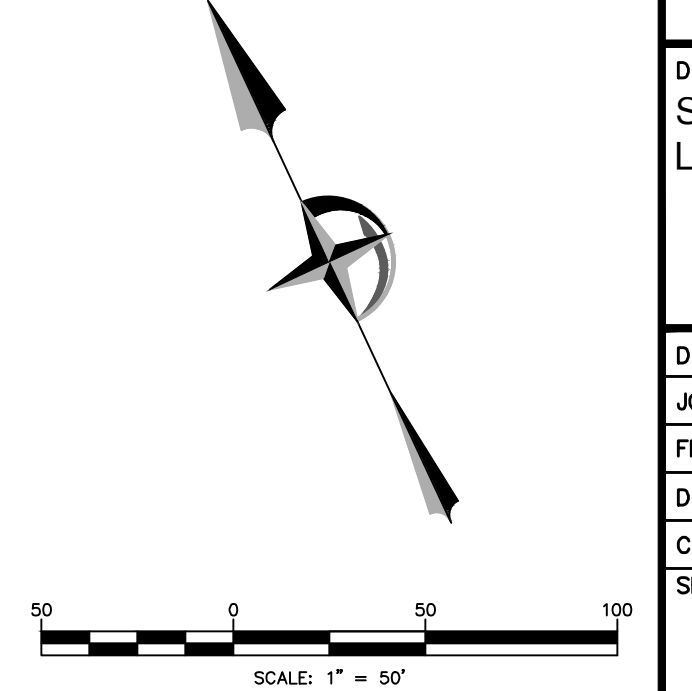
PARKING REQUIREMENTS
 2 SPACES PER UNIT
 1 SPACE WITHIN THE GARAGE AND 1 SPACE IN THE DRIVEWAY
 NOTE: 2 CAR GARAGE ANTICIPATED WITH EACH TOWNHOUSE

SINGLE FAMILY ATTACHED (TOWNHOUSES):
MAX IMPERVIOUS REQUIREMENTS FOR TOWNHOUSE AREA 4
 TOTAL TOWNHOUSE AREA 4 = 11.00 AC (479,160 S.F.)
 2.45 AC (87,331 S.F.) = 7.7% IMPERVIOUS COVERAGE (<50% MAX)
 FOR PROPOSED TOWNHOUSE AREA 4
 (ASSUMES 56,300 SF TOWNHOUSE BUILDING AREA PLUS 31,031 SF FOR DRIVEWAY AREA, SIDEWALKS)

MAX BUILDING AREA REQUIREMENTS
 TOTAL TOWNHOUSE AREA 4 A= 11.00 AC (479,160 S.F.)
 1.29 AC (56,300 S.F.) = 11.7% BUILDING AREA (<40% MAX) FOR PROPOSED TOWNHOUSE AREA 4

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

BUILDING HEIGHT REQUIREMENTS
 <40' = PROPOSED TOWNHOUSE BUILDING HEIGHT
 40' = PERMITTED MAXIMUM BUILDING HEIGHT
 2 AND 3 STORIES = PROPOSED STORIES



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1	5/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM
2	6/6/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CJZ	TKM

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

13 OF 13