



THE CROSSINGS AT — PENN RIDGE —

DESIGN MANUAL

ROOTED IN TRADITION
DESIGNED FOR TOMORROW





THE CROSSINGS AT PENN RIDGE

The Crossings at Penn Ridge is a Traditional Neighborhood Development (TND) designed in accordance with these defining design guidelines. The community will embody a village-like character that reflects the distinctive built environment found throughout Lancaster County.



PURPOSE OF THIS MANUAL

The principal objective of this Design Manual is to establish the guiding principles that will shape the development's design and character.

1

DIVERSE HOUSING MIX

Offer a variety of housing types and sizes to accommodate a broad range of social and economic demographics.

2

CONNECTED PEDESTRIAN NETWORK

Ensure safe and efficient pedestrian connectivity by linking existing and proposed streets, sidewalks, and trails to adjacent neighborhoods and nearby businesses.

3

OPEN SPACE AND RECREATION

Create inviting open spaces and recreational areas that encourage frequent and meaningful social interaction among residents.

4

EFFICIENT LAND USE

Promote the efficient use of local infrastructure and public services through a compact, sustainable development pattern and thoughtful building design.

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1

INTRODUCTION





A. THE GARMAN EDGE

B. TOWN VISION

C. DESIGN MANUAL RULES & GUIDELINES

D. SITE PLAN RENDERING

A | GET AN EDGE WITH GARMAN

At Garman Builders, we set the standard in home construction — combining over 50 years of expertise with innovative building science to deliver better-built, more efficient homes.



E

EFFICIENCY

Our homes are HERS tested and proven to be 37% more efficient than the average home built today.

Our continuous insulation outperforms traditional methods, resulting in increased efficiency and durability.



D

DESIGN & BUILDING SCIENCE

Garman's quality craftsmanship extends beyond the parts of the home you can see.

By leveraging advances in building science and using products that boost energy efficiency, we create higher-performing homes with lasting value.

The
Garman

EDGE

G

GUARANTEED SETTLEMENT

**We deliver on time, every time,
with a guaranteed closing date
that gives you confidence and
peace of mind.**

We stand behind our promise. If we
fall short, we will pay you for every
day your settlement date is delayed.

E

EXCELLENCE

**We live and breathe our core
value of Excellence.**

From foundation to finish, we
are committed to superior
craftsmanship, exceptional service,
and building a home you'll be proud
to own.

B | VISION

At the heart of this neighborhood is a simple vision: **creating a place that feels like home from the moment you arrive**. It's a community shaped by connection - where neighbors recognize each other, front porches invite conversation, and shared green spaces feel naturally welcoming. Inspired by the charm of classic American towns, every detail - from materials and landscaping to signage and gathering places - has been crafted with warmth and intention. Blending timeless design with modern livability, this is a place that feels as though it's always been here - rooted in nature, built for connection, and designed for the everyday joy of feeling truly at home.



PURPOSEFUL DESIGN

Seamlessly blending the character of timeless small-town architecture with the ease and comfort of modern layouts, ensuring every home feels rooted in tradition while supporting today's lifestyles.



COMMUNITY FEATURES

Designing every green space with intention, creating areas that feel personal and memorable rather than generic, so each corner of the neighborhood becomes a place residents naturally connect with and return to.



EMOTIONAL COHESION

From the architecture and materials to pathways and gathering spaces, reinforcing a sense of emotional cohesion, creating an environment that gently tells every resident, "You belong here, and life can feel grounded and simple."

Rooted in ***purposeful design***, enriched with thoughtful ***community features***, and tied together by a deep sense of ***emotional cohesion*** - this is a place created to feel like home in every way.



These guidelines shall be incorporated into the Declaration and other governing documents of the Homeowners Association (HOA) to ensure that any future modifications remain consistent with the community's original design intent.

C | DESIGN MANUAL RULES & GUIDELINES

1. The Millersville Borough Zoning Ordinance

The Millersville Borough Zoning Ordinance establishes the allowable uses, dimensional and bulk requirements for all building types permitted within the Traditional Neighborhood Development (TND) Zoning District. This Manual is not intended to recommend deviation from the Borough requirements. Any proposed deviations—such as modifications or variances—must be formally submitted to the Borough for review and approval prior to implementation.

2. Determine Architectural Styles

All structures within the community shall adhere to a coordinated range of architectural styles, color palettes, and design features approved by Garman’s Design and Architecture Team. Examples of approved color schemes and architectural elements are provided within this Manual to illustrate the desired aesthetic. A curated selection of pre-approved design options ensures visual harmony and architectural compatibility throughout the development. Each building elevation will be reviewed and finalized during the building permit application process.

3. Determine Hardscape Design Styles

All hardscape elements—including walls, patios, walkways, and community signage—shall be designed and coordinated consistently across all phases of the Development. Materials and colors should be compatible to maintain a cohesive visual identity. The primary objective of the hardscape and open space guidelines is to create inviting, functional outdoor spaces that promote community interaction while maintaining a uniform aesthetic throughout the neighborhood.

4. Regulatory Terminology

Within this Manual, the term “shall” denotes a requirement, while the terms “should” and “may” indicate recommendations or permissible variations. It is not the intent of this Manual to restrict evolving design trends or consumer preferences that may arise during the construction timeline. Given the multi-year duration of this development, reasonable design updates are permitted, provided they are detailed at the time of building permit application and deemed compatible with the community’s overall design vision by the Builder.



D | SITE PLAN RENDERING

DESCRIPTION	SINGLE-FAMILY DWELLING	TOWNHOMES	APARTMENTS
Signature (Village) Singles 62' x 115' Lots - Single-Family Floor Plans	73 Units		
28' Wide Rear Loaded Townhouse 28' x 75' Lots - 28'w x 38'd Floor Plan		36 Units	
24' Wide Rear Loaded Townhouse 24' x 75' Lots - 24'w x 40'd Floor Plan		23 Units	
22' Wide Front Loaded Townhouse 22' x 110' Lots - 22'w x 46.5'd Floor Plan		12 Units	
20' Wide Rear Loaded Townhouse 20' x 77' Lots - 20'w x 41.5'd Floor Plan		28 Units	
18' Wide Rear Loaded Townhouse 18' x 80' Lots - 18'w x 38'd Floor Plan		42 UNits	
Apartments			96 Units
Mixed Use Buildings (Commercial / Apartments)			40 Units
Total & Percentage of each Unit Type	73 Units 21%	141 Units 40%	136 Units 39%
Total Residential Units & Density *Gross Acreage Density Calculation	350 Units / 60.7 Acres = 5.77 Units/Acres		
Total Residential Units & Density *Building Acreage Density Calculation	350 Units / 59.8 Acres = 5.85 Units/Acres		
Commercial + Mixed Commercial	42,000 SF		

- OPEN SPACE
- 1 - Court 01
 - 2 - Court 02
 - 3 - Miller's Green 01
 - 4 - Miller's Green 02
 - 5 - Plaza 01
 - 6 - Plaza 02
 - 7 - Plaza 03
 - 8 - Plaza 04

THE CROSSING AT PENN RIDGE

2

HOME TYPES



A. SINGLE-FAMILY PRODUCT

B. TOWNHOME PRODUCT

C. APARTMENT BUILDING

D. COMMUNITY STANDARDS

A | SINGLE-FAMILY PRODUCT







ARCHITECTURAL SHINGLES

COMPOSITE BOARD AND BATTEN SIDING

MULTIPLE SIDING FINISHES

CARRIAGE-STYLE GARAGE

PROMINENT FRONT PORCH

THE CAYDEN

VILLAGE SERIES - SINGLE-FAMILY



3,050 Sq. Ft.



4 Bedrooms



2.5 Bathrooms

THE CAYDEN FLOOR PLAN

SINGLE-FAMILY



FIRST FLOOR



SECOND FLOOR



BRICK HERRINGBONE ACCENTS

BLACK WINDOWS

COMPOSITE SIDING

METAL FRONT PORCH

STAINED WINDOW LINTEL

STAINED BRISE SOLIEL ACCENT

THE ASHDALE

VILLAGE SERIES - SINGLE-FAMILY



2,636 Sq. Ft.



4 Bedrooms



2.5 Bathrooms

THE ASHDALE FLOOR PLAN
SINGLE-FAMILY



FIRST FLOOR



SECOND FLOOR



THE MADISON

VILLAGE SERIES - SINGLE-FAMILY



2,152 Sq. Ft.



3 Bedrooms



2 Bathrooms

THE MADISON FLOOR PLAN

SINGLE-FAMILY



FIRST FLOOR

B | TOWNHOME PRODUCT







THE JAXSON

SIGNATURE TOWNHOME



1,780 Sq. Ft.



3 Bedrooms



2.5 Bathrooms

THE JAXSON FLOOR PLAN

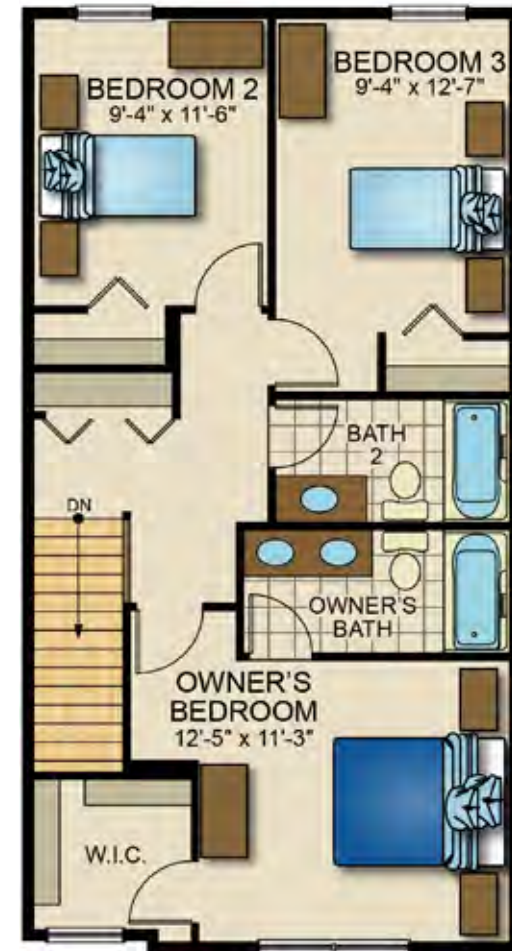
TOWNHOME



LOWER FLOOR



FIRST FLOOR



SECOND FLOOR



THE BLANTON

SIGNATURE TOWNHOME



2,406 Sq. Ft.



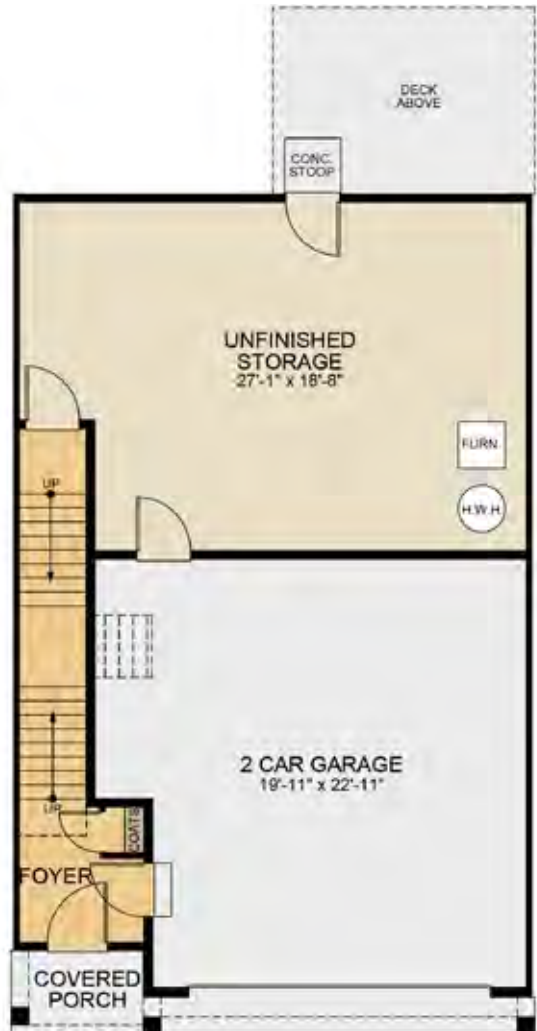
3 Bedrooms



2.5 Bathrooms

THE BLANTON FLOOR PLAN

TOWNHOME



LOWER FLOOR



FIRST FLOOR

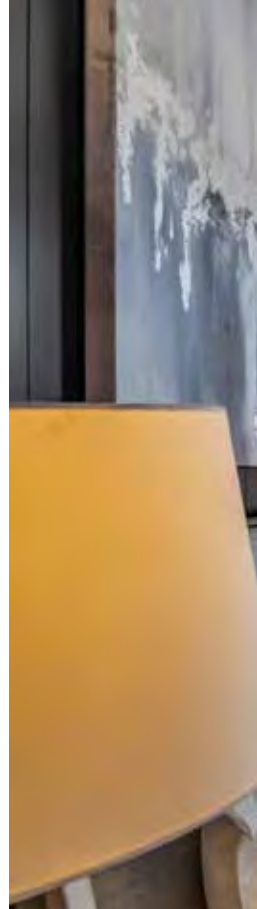


SECOND FLOOR

C | APARTMENT BUILDINGS









D | COMMUNITY STANDARDS





DEFINING NEIGHBORHOOD CHARACTER

- ✓ **STREET NAMES**
- ✓ **SCULPTURES**
- ✓ **STREETLIGHTS**
- ✓ **HOUSE NUMBERS**
- ✓ **MAILBOX AND SIGNAGE DESIGN**
- ✓ **WAYFINDING AND COMMUNITY SIGNS**
- ✓ **CHARMING POCKET PARKS**
- ✓ **INVITING WALKING TRAILS**





Enhanced community living
with a vibrant neighborhood
that prioritizes functionality
and aesthetic appeal.

D1. RESIDENTIAL DESIGN GUIDELINES

These features are intended to promote a cohesive architectural vocabulary while allowing for variety and individual expression within the community's overall design framework.

1. Building Setbacks, Coverage, and Orientation

All residential building setbacks, lot coverage, and street orientations shall comply with the Millersville Borough Zoning Ordinance, applicable conditional use approvals, and land development plans.

2. Front Porch Access

A minimum of 60% of principal residential buildings shall include a front door that provides direct access onto an unenclosed front porch, designed in accordance with the requirements of the Borough Zoning Ordinance.

3. Garage Door Proportions

Garage doors that front onto a public street shall occupy no more than 50% of the street-level primary façade of the dwelling, as defined by the Borough Zoning Ordinance.

4. Facade Materials and Finishes

Use of multiple façade finishes is encouraged to create a distinctive architectural character throughout the development. Acceptable materials may include, but are not limited to, vinyl or composite siding, stone, and brick. Variation in textures and finishes contributes to visual interest and diversity within the neighborhood streetscape.

5. Architectural Accent Features

All residential buildings shall incorporate a minimum of three (3) architectural accent features to enhance the aesthetic appeal and individuality of each home. The following are examples of acceptable accent elements:

- Metal roof finishes on front porches
- Decorative gable roof projections
- Dormer windows
- Multiple siding types (e.g., Board and Batten, Cedar Shake, or traditional Clapboard styles)
- Multiple, complementary siding colors
- Stone or brick finishes in combination with siding
- Painted or masonry finished front or side-exposed foundation walls
- Stained wood accents (such as porch posts, beams, or window lintels)
- Black or contrasting window framing
- Coordinated exterior lighting packages (such as porch or garage sconces)
- Carriage-style garage doors



CARRIAGE GARAGE DOOR



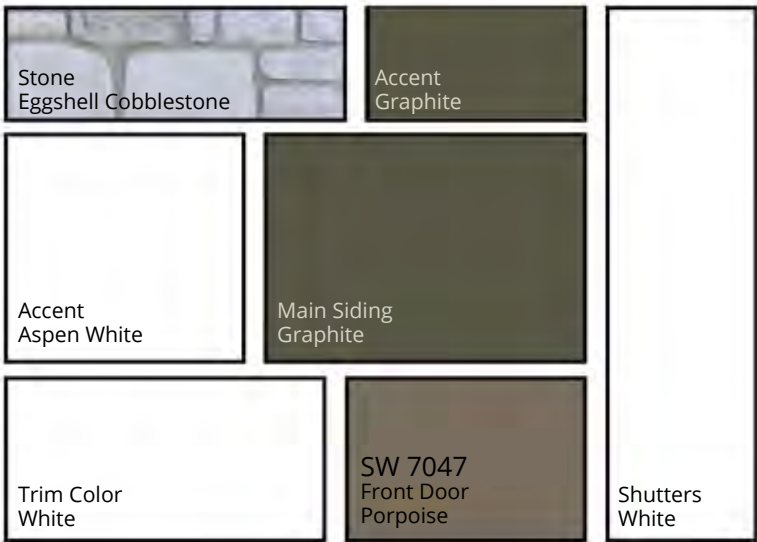
METAL ROOF FINISHES



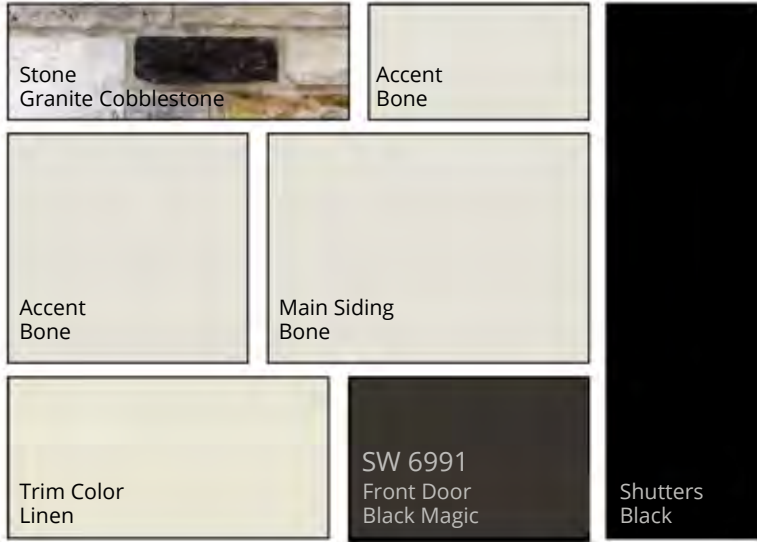
STAINED WOOD ACCENT

D1. CUSTOM TOUCHES

1



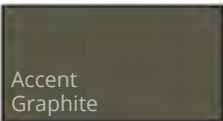
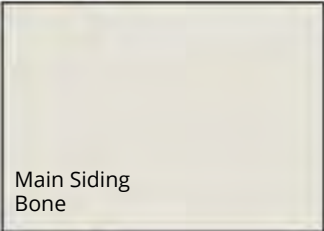
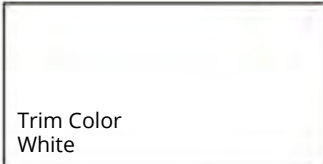
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MORE OPTIONS AVAILABLE

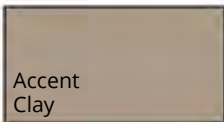
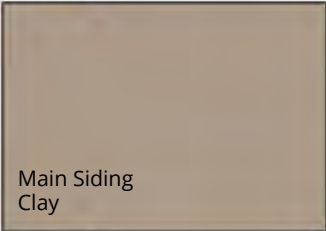
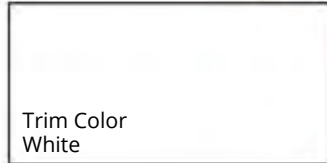
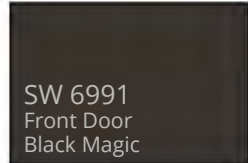
3



 Stone Granite Cobblestone	 Accent Graphite	
 Accent Bone	 Main Siding Bone	
 Trim Color White	 SW 7048 Front Door Urbane Bronze	

4



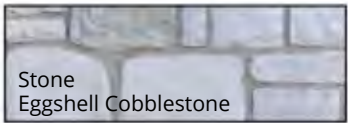
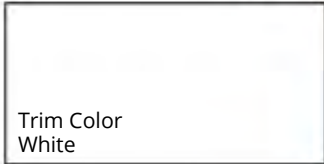
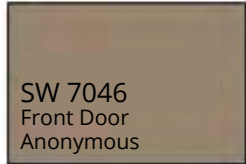
 Stone Beaumont Cobblestone	 Accent Clay	
 Accent Aspen White	 Main Siding Clay	
 Trim Color White	 SW 6991 Front Door Black Magic	

MORE OPTIONS AVAILABLE

EXTERIOR COLOR COLLECTIONS

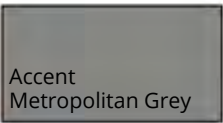
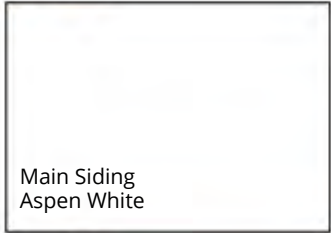
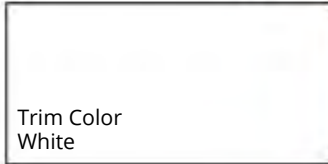
5



 Stone Eggshell Cobblestone	 Accent Smoky Ash	
 Accent Aspen White	 Main Siding Aspen White	
 Trim Color White	 SW 7046 Front Door Anonymous	

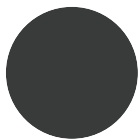
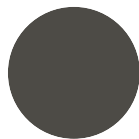
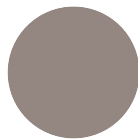
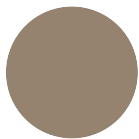
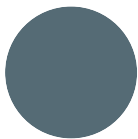
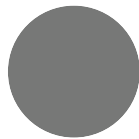
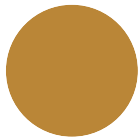
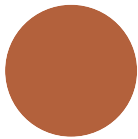
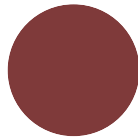
6



 Stone Granite Cobblestone	 Accent Metropolitan Grey	
 Accent Aspen White	 Main Siding Aspen White	
 Trim Color White	 SW 7019 Front Door Gauntlet Gray	

MORE OPTIONS AVAILABLE

FRONT DOOR OPTIONS

	PORPOISE SW 7047		IRON ORE SW 7069		BLACK MAGIC SW 6991		URBANE BRONZE SW 7048
	GAUNTLET GRAY SW 7019		ANONYMOUS SW 7046		WATERLOO SW 9141		GALE FORCE SW 7605
	PEPPERCORN SW 7674		RAINSTORM SW 6230		PEWTER GREEN SW 6208		WEB GRAY SW 7075
	ROOKWOOD SHUTTER GREEN SW 2809		GALLANT GOLD SW 6391		ROOKWOOD TERRA COTTA SW 2803		STOLEN KISS SW 7586
	ROOKWOOD RED SW 2802		QUIETUDE SW 6212		PEARLY WHITE SW 7009		PURE WHITE SW 7005

3

COMMERCIAL
CENTER &
COMMUNITY SIGNAGE



- A.** MIXED-USE BUILDING
- B.** COMMERCIAL BUILDING & BUILDING STANDARDS
- C.** GUIDING COMMERCIAL DEVELOPMENT STANDARDS
- D.** FREESTANDING BUSINESS IDENTIFICATION SIGNAGE
- E.** FREESTANDING COMMUNITY IDENTIFICATION SIGNAGE

A | MIXED USE BUILDING





B | COMMERCIAL BUILDING & BUILDING SIGNAGE

**Each tenant space may have a maximum of 3 signs.
This rendering provides one example.**





WALL SIGN WITH EXTERIOR ILLUMINATION

PROJECTING SIGN

WINDOW SIGN

C | GUIDING COMMERCIAL DEVELOPMENT STANDARDS

C1. BUILDING DESIGN AND ORIENTATION

1. Street Orientation

Buildings shall be positioned close to the sidewalk in accordance with the **Millersville Borough Zoning Ordinance**. This placement reinforces the traditional “*Main Street*” character and enhances the pedestrian scale of the streetscape.

2. Active Frontages

Ground-floor façades shall feature **transparent storefronts, display windows, and primary entrances** oriented toward the public street. Blank or inactive walls along pedestrian areas are strongly discouraged.

3. Parking Location

Parking areas shall be located **behind or beside buildings** and screened from public view using **landscaping, low masonry walls, or fencing** that complements adjacent architecture. Where feasible, secondary vehicular and pedestrian access shall be provided from rear parking areas..

4. Pedestrian Connectivity

Developments shall include **direct and continuous pedestrian connections**, such as sidewalks, crosswalks, and pathways, linking commercial uses to nearby residential areas, civic spaces, and recreational amenities

C2. ARCHITECTURAL CHARACTER AND MATERIALS

1. Compatible Architecture

Buildings shall maintain **architectural compatibility** with surrounding residential structures through shared **materials, color palettes, proportions, and detailing**, while retaining a distinct identity appropriate to their use and location.

2. Materials

Buildings shall employ **high-quality, durable exterior materials** such as **brick, stone, composite siding, or painted wood trim**. Finishes should reflect traditional craftsmanship and contribute to a cohesive streetscape appearance..

3. Awnings and Canopies

The use of **fabric or metal awnings and canopies** is encouraged to provide shade, visual interest, and pedestrian comfort. These features should be designed as integral architectural elements rather than applied afterthoughts.

4. Street Furniture

Elements such as **benches, planters, waste receptacles, and bicycle racks** shall be incorporated to enhance the pedestrian experience and should be designed in keeping with the neighborhood's traditional character.

5. Outdoor Dining and Displays

Outdoor café seating, planters, and seasonal displays are encouraged to foster social interaction, provided they maintain clear pedestrian access along sidewalks.

C3. SIGNAGE AND LIGHTING

1. Signage

All signage shall conform to the **Millersville Borough Zoning Ordinance**. Signs should be **pedestrian-scaled** and integrated with the building's architectural design. Materials, colors, and mounting methods shall be consistent across the development to reinforce a cohesive identity.

2. Lighting

Exterior lighting shall be **shielded** to prevent glare and light spillover. **Decorative fixtures** that complement the traditional architectural character are encouraged and should be applied consistently across the entire building façade, not limited to individual tenants.

Internally illuminated signage is **prohibited**; instead, lighting shall be provided through **external downlighting, uplighting, or halo-lighting fixtures** that enhance the building's architectural features without creating excessive brightness.



D | FREESTANDING BUSINESS IDENTIFICATION SIGNAGE



MILLERSVILLE

TENANT 1

TENANT 2

TENANT 3

TENANT 4

TENANT 5

TENANT 6

TENANT 7

TENANT 8

**E | FREESTANDING
COMMUNITY
IDENTIFICATION SIGNAGE**





MILLERSVILLE

5

PUBLIC REALM



A. PLACE-CENTERED DESIGN

B. OPEN SPACE SITE PLAN

C. RENDERINGS

D. TYPICAL STREETScape

A | PLACE-CENTERED DESIGN

PUTTING PEOPLE FIRST

Our design philosophy creates spaces where residents naturally want to gather, interact, and build community connections that turn a development into a destination.



WALKABILITY & CONNECTIVITY

Pedestrian-friendly design with intuitive pathways connecting homes, amenities, and green spaces to reduce car dependency and encourage spontaneous interaction.



GREEN SPACE ACCESS

Strategic incorporation of parks, trails, and natural areas that provide recreational opportunities and promote physical and mental wellbeing.

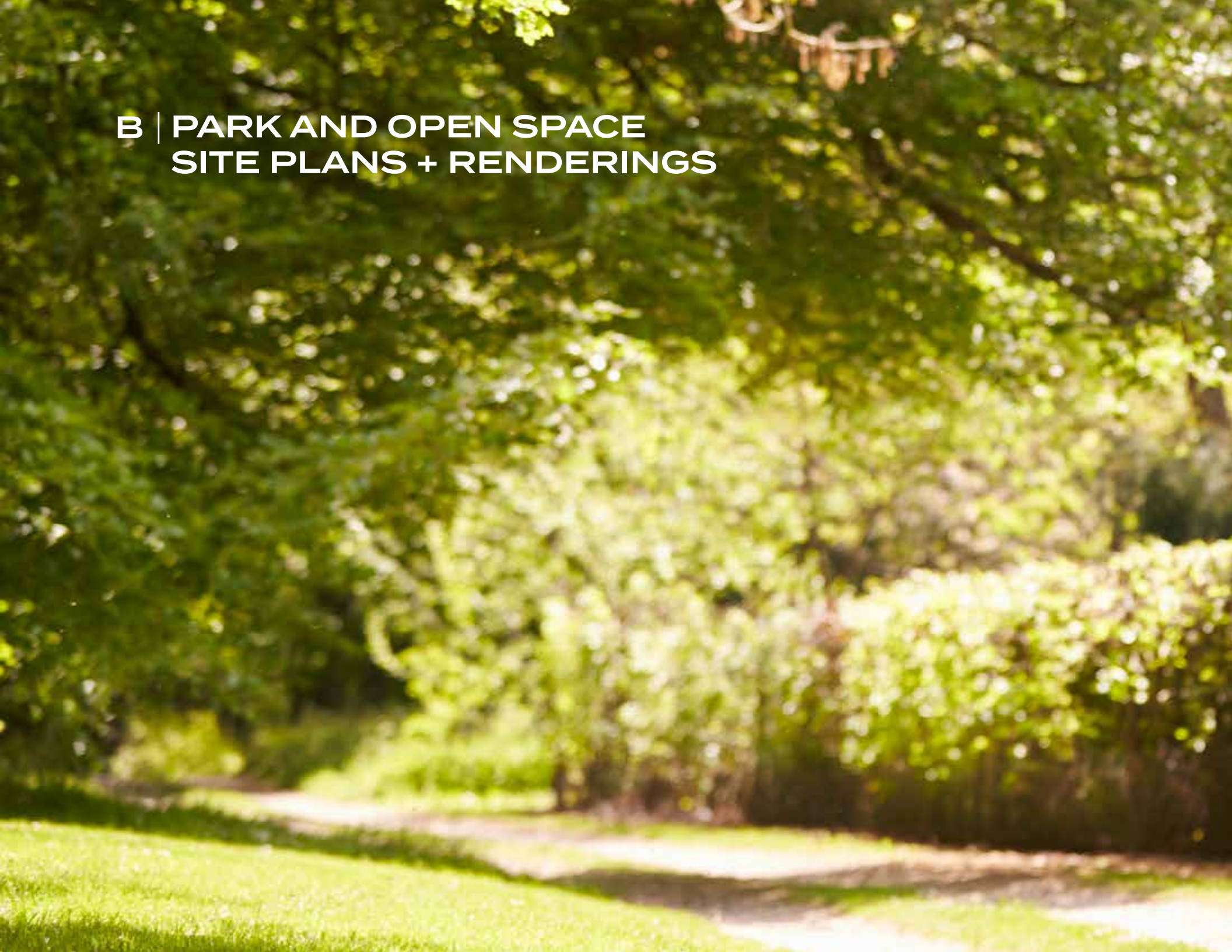


MULTI-GENERATIONAL APPEAL

Integrated shared-use amenities designed to serve diverse age groups, from playgrounds for children to fitness areas for adults and quiet spaces for seniors.





A photograph of a park with a dirt path winding through dense green trees and bushes. The foreground shows a grassy slope. The text is overlaid in the upper left corner.

B | PARK AND OPEN SPACE SITE PLANS + RENDERINGS





STREET B

ALLEY E

STREET A

ALLEY H

COMMERCIAL
BLDG. A

MIXED BUILDING:
20 APT. UNITS
12,000 SF COMM.

MIXED BUILDING:
20 APT. UNITS
12,000 SF COMM.

APT. BUILDING A
3 STORIES; 24 UNITS

STORM
FACILITY 4

STORM
FACILITY 5

STORM
FACILITY 6

STORM FACILITY 8

BITUMINOUS
TRAIL

BRIDGE TO
CREEKSIDE
HOLLOW

WETLANDS AND
FLOODWAY

STORM FACILITY 9

1



PARK AND OPEN SPACES

CREEK HOLLOW

MILLER'S GREEN

THE COVE

THE PLAZA

CREEK HOLLOW





CREEK HOLLOW







STREET C

2

PARK ENTRY

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

ALLEY E

STREET B

PARK ENTRY

LOT 194

LOT 195

LOT 196

LOT 197

1

STREET A

OUTDOOR RESTAURANT SEATING

SHADE SAIL RETAIL SEATING

WETLANDS AND FLOODWAY

BRIDGE TO PARK

OPEN LAWN

PICKLEBALL COURTS

HALF COURT BASKETBALL

STORM FACILITY 1

PAVILION

PLAYGROUND

PLAYGROUND

STAGE

OPEN AIR GATHERING SPACE

FARMERS MARKET, FOOD TRUCK, FLEXIBLE EVENT SPACE / OVERFLOW PARKING

COMMERCIAL BLDG. A

COMMERCIAL BLDG. B

RT. 741



PARK AND OPEN SPACES

CREEK HOLLOW

MILLER'S GREEN

THE COVE

THE PLAZA

MILLERS' GREEN

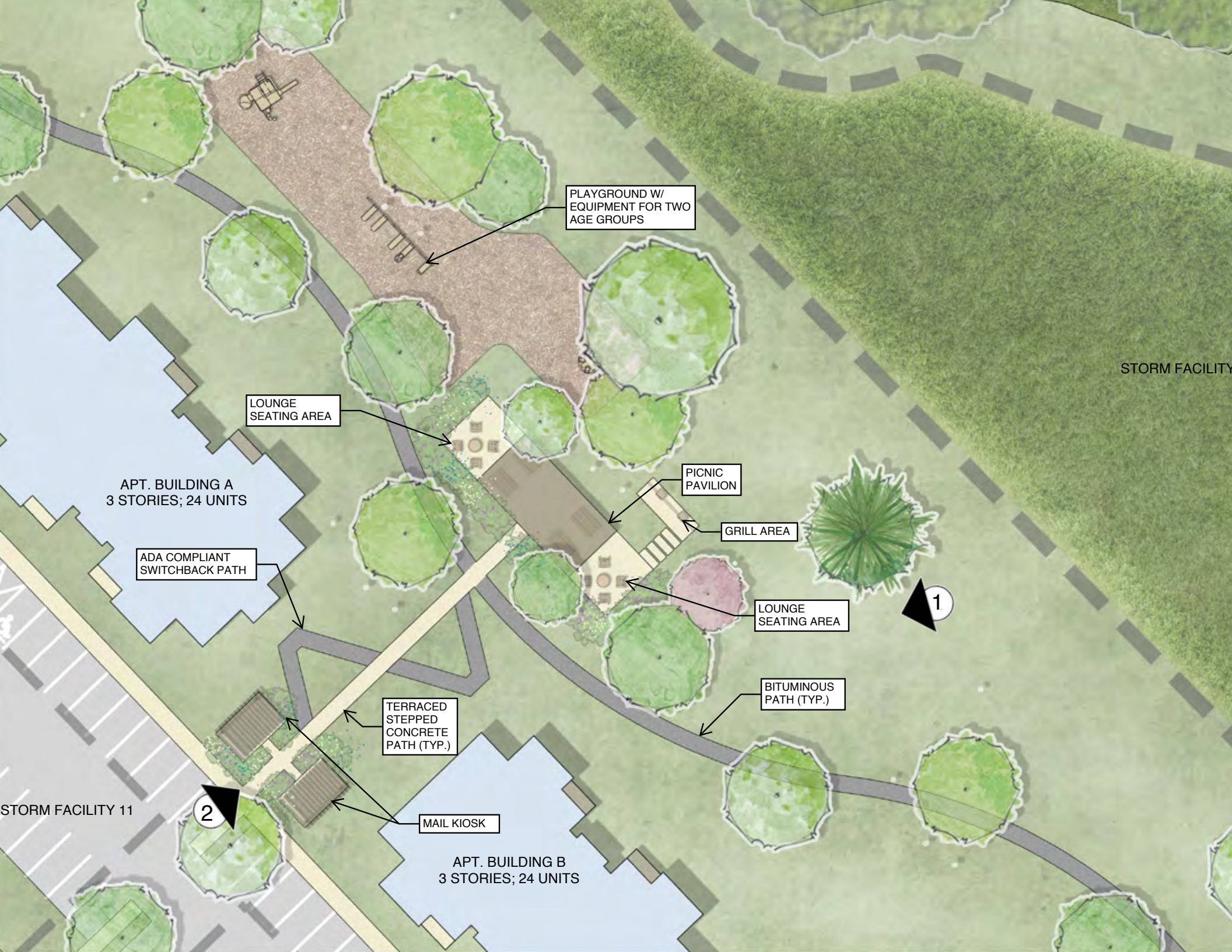




MILLERS' GREEN







PLAYGROUND W/
EQUIPMENT FOR TWO
AGE GROUPS

LOUNGE
SEATING AREA

APT. BUILDING A
3 STORIES; 24 UNITS

ADA COMPLIANT
SWITCHBACK PATH

PICNIC
PAVILION

GRILL AREA

LOUNGE
SEATING AREA

BITUMINOUS
PATH (TYP.)

TERRACED
STEPPED
CONCRETE
PATH (TYP.)

MAIL KIOSK

APT. BUILDING B
3 STORIES; 24 UNITS

STORM FACILITY

STORM FACILITY 11

2

1



PARK AND OPEN SPACES

CREEK HOLLOW

MILLER'S GREEN

THE COVE

THE PLAZA

THE COVE

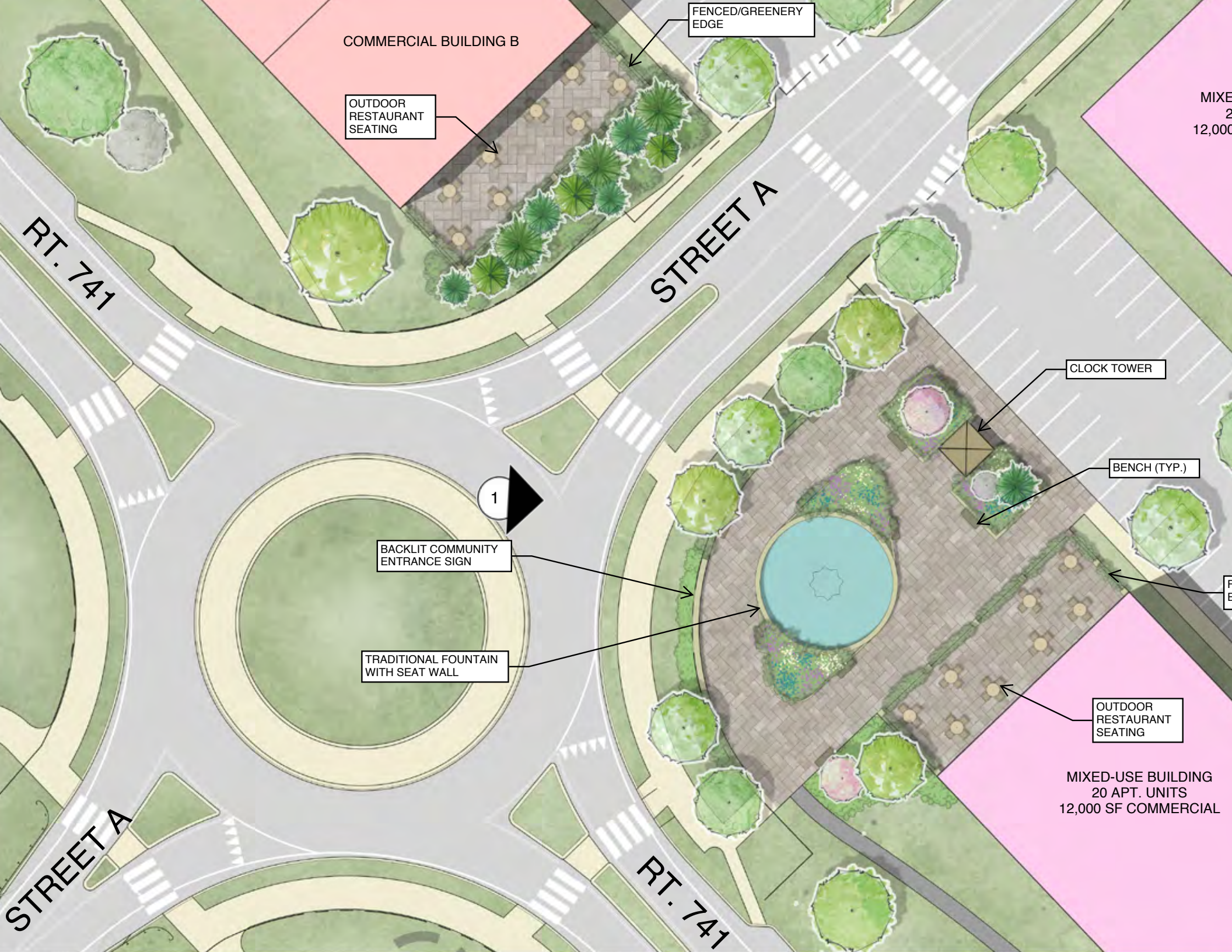




THE COVE







COMMERCIAL BUILDING B

OUTDOOR
RESTAURANT
SEATING

FENCED/GREENERY
EDGE

STREET A

RT. 741

MIXE
2
12,000

CLOCK TOWER

BENCH (TYP.)

BACKLIT COMMUNITY
ENTRANCE SIGN

TRADITIONAL FOUNTAIN
WITH SEAT WALL

OUTDOOR
RESTAURANT
SEATING

MIXED-USE BUILDING
20 APT. UNITS
12,000 SF COMMERCIAL

RT. 741

STREET A



PARK AND OPEN SPACES

CREEK HOLLOW

MILLER'S GREEN

THE COVE

THE PLAZA

THE PLAZA



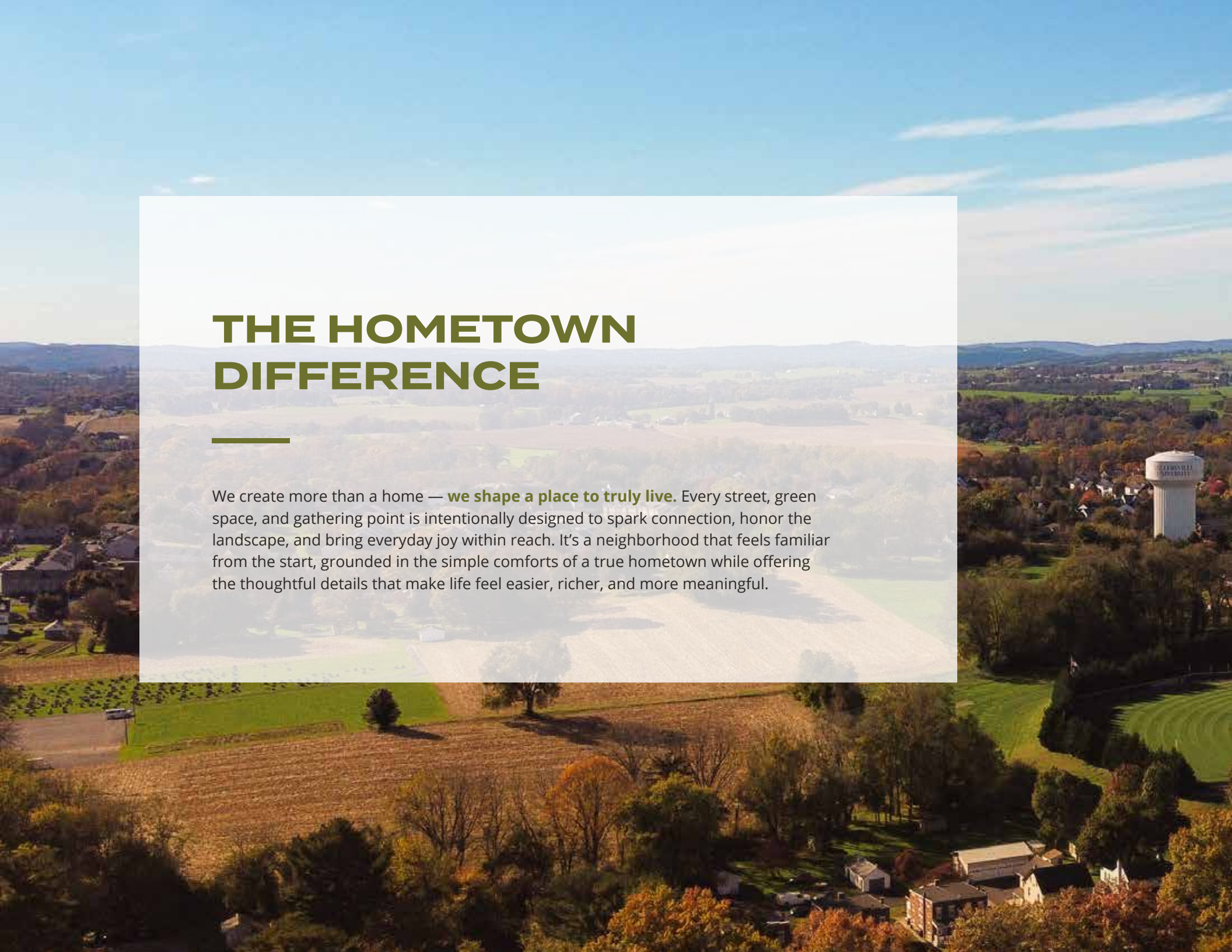


6

CLOSING
DOCUMENTS



A. DESTINATION DIFFERENCE

An aerial photograph of a suburban neighborhood. In the foreground, there are rolling hills with patches of green grass and brown, harvested fields. A cluster of houses with dark roofs is visible in the lower right. A prominent white water tower with the name 'CLERMONT' on it stands out among the trees. The background shows more distant hills under a clear blue sky with a few wispy clouds.

THE HOMETOWN DIFFERENCE

We create more than a home — **we shape a place to truly live.** Every street, green space, and gathering point is intentionally designed to spark connection, honor the landscape, and bring everyday joy within reach. It's a neighborhood that feels familiar from the start, grounded in the simple comforts of a true hometown while offering the thoughtful details that make life feel easier, richer, and more meaningful.



Garman

BUILDERS



Built for the way you live.