

NO.	DATE	REVISION

SEAL

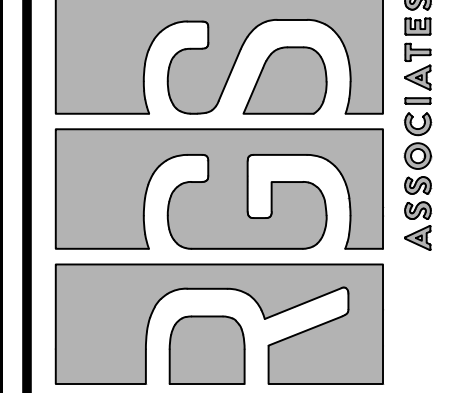
SEAL

CLIENT
 GARMAN BUILDERS, INC.
 529 E MAIN STREET
 LITITZ, PA 17543
 717-297-7289

SCALE: 1" = 100'
 0' 100' 200'

74 1/999 MILLERSVILLE SITE CONCEPT SITE PLAN LAYOUT PLAN

LAND PLANNING
 Landscape Architecture
 Civil Engineering



DATE: MAY 17, 2024
 PROJECT NO: 2023323-021
 MANAGER: ALEX PIEHL
 SHEET NO: 3 OF 4

SITE / ZONING DATA

	CURRENT REQUIREMENTS	PROPOSED (TEXT AMENDMENT NOTED IN RED)
TOTAL SITE ACREAGE	60.7 AC.	60.7 AC.
BUILDABLE AREA	4.5 AC. (COMMERCIAL) - 0.5 AC. (SLOPE) =	55.7 AC.
PROPOSED LAND USE:		TRADITIONAL NEIGHBORHOOD DISTRICT (SINGLE FAMILY, TOWNHOUSES, APARTMENTS (1ST FLOOR COMMERCIAL NOT REQUIRED), COMMERCIAL)
PROPOSED NUMBER OF UNITS:		376 UNITS
PROPOSED APARTMENTS:		112 UNITS (MAX 30% OF DWELLING UNITS)
PROPOSED TOWNHOUSES:		184 UNITS (>5% THAN APT. UNITS)
PROPOSED SINGLE FAMILY DETACHED:		80 UNITS (>5% THAN APT. UNITS)
DENSITY:	4 UNITS/AC. W/ BONUSES	7 UNITS/ACRE W/ DENSITY BONUSES
ZONING:	TN - TRADITIONAL NEIGHBORHOOD DISTRICT	TN - TRADITIONAL NEIGHBORHOOD DISTRICT
PERIMETER SETBACKS:		
NON DETACHED SINGLE FAMILY UNITS	150 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	150 FT.
NEW COMMERCIAL BUILDINGS + PARKING	250 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	250 FT.
LOT AREA:		
MIN. 6,000 SF. (SINGLE FAMILY)		3,400 SF. (IF ALLEY ACCESS)
MIN. 4,800 SF. W/ DENSITY BONUS		1,400 SF. (IF ALLEY ACCESS)
MIN. 2,000 SF. (TOWNHOUSE)		12,000 SF.
MIN. 1,800 SF. W/ DENSITY BONUS		2,000 SF/UNIT
MIN. 12,000 SF. (NON-RESIDENTIAL)		
N/A APARTMENTS		
LOT WIDTH:		
MIN. 40 FT. (SINGLE FAMILY)		MIN. 40 FT. (SINGLE FAMILY)
MIN. 20 FT. (TOWNHOUSE)		16 FT. (IF ALLEY ACCESS)
MIN. 70 FT. (NON-RESIDENTIAL)		70 FT.
FRONT YARD:		
MIN. 10 FT. (LOCAL STREET)		MIN. 10 FT., MAX 25 FT. (CENTRAL GREEN LOT LINE)
MIN. 10 FT., MAX 30 FT. (COLLECTOR STREET)		
MIN. 50 FT. (ARTERIAL)		
REAR YARD:		
MIN. 35 FT.		MIN. 35 FT.; MIN. 20 FT. IF ALLEY LOADED
MIN. 5 FT. (ATTACHED AND DETACHED GARAGES ALONG ALLEY)		
SIDE YARD:		
MIN. 5 FT.		MIN. 5 FT.
PARKING SETBACK:		
MIN. 30 FT.		
BUILDING HEIGHT:		
MAX. 40 FT. OR 3 STORIES		MAX 45 FEET OR 3 STORIES (APTS.) MAX 40 FEET OR 3 STORIES (ALL OTHER UNITS)
BUILDING LENGTH:		
MAX. 45 FEET		MAX. 250 FT. (APTS.)
BUILDING COVERAGE:		
MAX. 55%		MAX. 55%
MAX. 80% TOWNHOUSE		MAX. 80% TOWNHOUSE
IMPERVIOUS COVERAGE:		
MAX. 70% ALL USES EXCEPT TOWNHOMES		MAX. 70% ALL USES EXCEPT TOWNHOMES
MAX. 90% TOWNHOUSE LOT		MAX. 90% TOWNHOUSE LOT
OPEN SPACE / PARKLAND:		
MIN. 25% OF TOTAL LAND AREA		MIN. 25% OF TOTAL LAND AREA
32.9% OF TOTAL LAND AREA (20 AC. APP.)		32.9% OF TOTAL LAND AREA (20 AC. APP.)
BUILDING TYPES:		
MIN. 60% OF PRINCIPAL RESIDENTIAL BLDGS. HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 6FT. X 9FT.		MIN. 60% OF SINGLES, TWINS, TOWNHOUSES HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 40 SF
LAND USE %:		
MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING		MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING
RETAIL SF:		
MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT		MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT
RESTAURANT SF:		
MAX. 6,000 SF FLOOR AREA		MAX. 6,000 SF FLOOR AREA
PARKING:		
DWELLING UNIT		
2 SPACES PER DWELLING UNIT		160 SPACES
SINGLE FAMILY - 2 * 80 = 160 SPACES		437 SPACES
TOWNHOUSES - 2 * 184 = 368 SPACES		6 ADA SPACES
ADA STALLS REQUIRED - 4		242 SPACES
APARTMENTS - 2 * 120 = 240 SPACES		10 ADA SPACES
ADA STALLS REQUIRED - 7		
RESTAURANT		
1 SPACE PER 4 SEATS + 1 SPACE PER 1.2 EMPLOYEES		200 SPACES
1 SPACE PER 200 SF OF FLOOR AREA FOR CUSTOMERS		8 ADA SPACES
40,000 SF/200 SF = 200 SPACES		
ADA STALLS REQUIRED - 8		
TOTAL SPACES REQUIRED = 4986		TOTAL SPACES PROVIDED = 4039
TOTAL ADA SPACES REQUIRED = 19		TOTAL ADA SPACES PROVIDED = 24

*UP TO 50% OF PARKING REQUIREMENT MAY BE FULFILLED WITH ON-STREET PARKING.
 IF A PARKING AREA IS SHARED BY 3 OR MORE PRINCIPAL USES, THEN THE MIN# OF PARKING MAY BE REDUCED BY 10%. FURTHER REDUCTIONS MAY BE ALLOWED IF PROVED THAT THERE WILL BE DIFFERENT PEAK PERIODS FOR USES.

NOT FOR BID / NOT FOR CONSTRUCTION

BUILDING TYPES LEGEND

	SFD	TOWNS	APTS.
SIGNATURE (VILLAGE) SINGLES 58'X115' LOTS - ASHDALE/CAYDEN FLOOR PLANS	54 UN.		
"COTTAGE" (VILLAGE) SINGLES 40'X105' LOTS - 30'WX60'D FOOTPRINTS, TBD	26 UN.		
22' WIDE FRONT LOADED TOWNHOUSE 22'X110' LOTS - FLYNN FLOOR PLAN	12 UN.		
20' WIDE REAR LOADED TOWNHOUSE 20'X80' LOTS - CARSON FLOOR PLAN	82 UN.		
18' WIDE REAR LOADED TOWNHOUSE 18'X80' LOTS - 18'WX38'D FLOOR PLAN	90 UN.		
APARTMENTS			112 UN.
TOTAL & PERCENTAGE OF EACH UNIT TYPE	80 UN. (21%)	184 UN. (49%)	112 UN. (30%)
TOTAL RESIDENTIAL UNITS & DENSITY	376 UN. / 60.7 AC. = 6.2 UN./AC.		
COMMERCIAL	40,000 SF		

SCRIPT: LAYOUT
 PLOTTED: Thursday, May 16, 2024 @ 09:38PM
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