



BUILDING TYPES LEGEND

	SFD	TOWNS	APTS.	
SIGNATURE (VILLAGE) SINGLES 58'X115' LOTS - ASHDALE/CAYDEN FLOOR PLANS	54 UN.			ASHDALE (28 UNITS) CAYDEN (26 UNITS)
"COTTAGE" (VILLAGE) SINGLES 40'X120' LOTS - 30'WX60'D FOOTPRINTS, TBD	21 UN.			
24' WIDE REAR LOADED TOWNHOUSE 22'X95' LOTS	63 UN.			
22' WIDE FRONT LOADED TOWNHOUSE 22'X110' LOTS - FLYNN FLOOR PLAN	12 UN.			
20' WIDE REAR LOADED TOWNHOUSE 20'X95' LOTS - CARSON FLOOR PLAN	67 UN.			
MIXED USE BUILDING (COMMERCIAL/APARTMENTS)			140 UN.	
TOTAL & PERCENTAGE OF EACH UNIT TYPE	75 UN. (21%)	142 UN. (40%)	140 UN. (39%)	
TOTAL RESIDENTIAL UNITS & DENSITY *GROSS ACREAGE DENSITY CALCULATION				357 UN./60.7 AC. = 5.9 UN./AC.
TOTAL RESIDENTIAL UNITS & DENSITY *BUILDABLE ACREAGE DENSITY CALCULATION				357 UN./60.2 AC. = 5.9 UN./AC.
MIXED COMMERCIAL			54,000 SF	
MIXED COMMUNITY SPACE			7,500 SF	

SITE / ZONING DATA

	CURRENT REQUIREMENTS	PROPOSED:
TOTAL SITE ACREAGE	60.7 AC. - 0.5 AC. (SLOPE) =	60.7 AC.
BUILDABLE AREA		60.2 AC.
PROPOSED LAND USE:		TRADITIONAL NEIGHBORHOOD DISTRICT (SINGLE FAMILY, TOWNHOUSES, APARTMENTS WITH 1ST FLOOR COMMERCIAL, COMMERCIAL)
PROPOSED NUMBER OF UNITS:		357 UNITS
PROPOSED APARTMENTS:		140 UNITS
PROPOSED TOWNHOUSES:		142 UNITS
PROPOSED SINGLE FAMILY DETACHED:		75 UNITS
DENSITY:	4 UNITS/AC. 6 UNITS/AC. W/ BONUSES	6 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) MIN. 4,800 SF. W/ DENSITY BONUS	MIN 4,800 SF.
	MIN. 2,000 SF. (TOWNHOUSE) MIN. 1,800 SF. W/ DENSITY BONUS	MIN 1,900 SF.
	MIN. 12,000 SF. (NON-RESIDENTIAL)	MIN 12,000 SF.
LOT WIDTH:	MIN. 40 FT. (SINGLE FAMILY) MIN. 20 FT. (TOWNHOUSE) MIN. 70 FT. (NON-RESIDENTIAL)	MIN. 40 FT. (SINGLE FAMILY) MIN 20 FT. MIN 70 FT.
FRONT YARD:	MIN. 10 FT., MAX 25 FT (LOCAL STREET) MIN. 10 FT., MAX 30 FT (COLLECTOR STREET) MIN. 50 FT. (ARTERIAL)	MIN. 10 FT., MAX 25 FT.
REAR YARD:	MIN. 35 FT. MIN. 5 FT. (ATTACHED AND DETACHED GARAGES ALONG ALLEY)	MIN. 35 FT.
SIDE YARD:	MIN. 5 FT. MIN. 10 FT., MAX. 25 FT (LOCAL STREET)	MIN. 5 FT. 10 FT., MAX. 25 FT (LOCAL STREET)
PARKING SETBACK:	MIN. 30 FT.	MIN. 30 FT.
BUILDING HEIGHT:	MAX. 40 FT. OR 3 STORIES	MAX 40 FEET OR 3 STORIES
BUILDING COVERAGE:	MAX. 55% MAX. 80% TOWNHOUSE	MAX. 55% MAX. 80% TOWNHOUSE
IMPERVIOUS COVERAGE:	MAX. 70% ALL USES EXCEPT TOWNHOMES MAX. 90% TOWNHOUSE LOT	MAX. 70% ALL USES EXCEPT TOWNHOMES MAX. 90% TOWNHOUSE LOT
OPEN SPACE / PARKLAND:	MIN. 25% OF TOTAL LAND AREA	MIN. 25% OF TOTAL LAND AREA
BUILDING TYPES:	MIN. 60% OF PRINCIPAL RESIDENTIAL BLDGS. HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 6FT. X 9FT.	MIN. 60% OF PRINCIPAL RESIDENTIAL BLDGS. HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 6FT. X 9FT.
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 SINGLE FAMILY - 2 * 79 = 158 SPACES TOWNHOUSES - 2 * 180 = 366 SPACES ADA STALLS REQUIRED - 1	158 SPACES 375 SPACES 1 ADA SPACE
MIXED USE BUILDINGS		
	MIXED USE APARTMENTS - 2 * 140 = 280 SPACES	280 SPACES
	1 SPACE PER 200 SF OF COMMERCIAL FLOOR AREA FOR CUSTOMERS	310 SPACES
	1 SPACE PER 250 SF OF AREA ACCESSIBLE TO PATRONS	30 SPACES
	TOTAL MIXED USE SPACES REQUIRED = 580	620 SPACES
	ADA SPACES REQUIRED - 4+6+6+6 = 22	22 ADA SPACES (4 VAN MIN.)
	TOTAL SPACES REQUIRED = 41,098	TOTAL SPACES PROVIDED = 41,153
	TOTAL ADA SPACES REQUIRED = 23	TOTAL ADA SPACES PROVIDED = 23

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

PLOTTED: Wednesday, August 14, 2024 @ 06:27PM
 FILENAME: P:\2023\20232323-021\CAD\DD\Concept\Plan2\Layout - Alternate 1.dwg
 XREFS: Layout\Exhibit-GIS-EG-Lidar

NO.	DATE	REVISION

SEAL

SEAL

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

74 1/999 MILLERSVILLE SITE
 CONCEPT SITE PLAN
 LAYOUT PLAN - BY-RIGHT OPTION

Land Planning
 Landscape Architecture
 Civil Engineering

RGS ASSOCIATES

63 West James Street, PA 17613
 State 101, Lancaster, PA 17603
 231 W. Philadelphia Street, PA 17602
 State 101E, York, PA 17403
 1075 Old Forge Road, PA 17314
 Camp Hill, PA 17011
 E-mail: info@rgsassociates.com
 www.rgsassociates.com

DATE: AUGUST 14, 2024
 PROJECT NO.: 2023232-021
 MANAGER: ALEX PIEHL
 SHEET NO.: 1 OF 2

NOT FOR BID / NOT FOR CONSTRUCTION