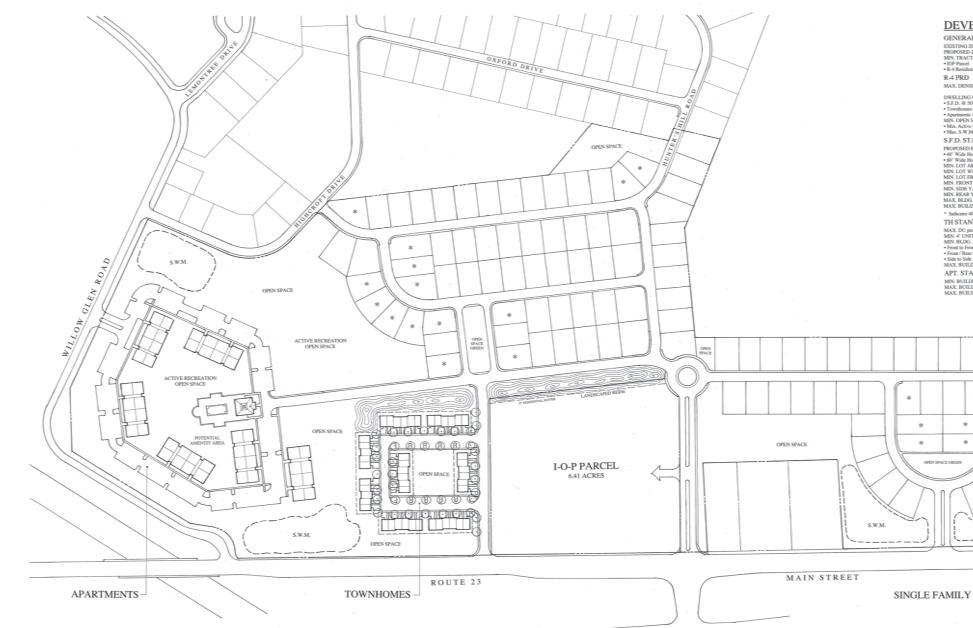
2019 A WILLOW GLEN ROAD

Morgantown, PA | 19543

PRELIMINARY CONCEPT PLAN



PROPOSED R-4 PLANNED RESIDENTIAL DEVELOPMENT : Conceptual Site Plan

PROPERTY OVERVIEW

6 to 8 acres available for sale across from the Walmart Supercenter and Lowe's in Morgantown, PA. Parcel has extensive frontage on Route 23/Main Street (13,000 VPD). Minutes from the Morgantown interchange of the PA Turnpike. Other nearby retail includes Dunkin', Auto Zone, Pet Valu, and many more.

ACTIVE MEMBER OF BROKERS York Office: 3528 Concord Rd. York, PA 17402 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601 JEFF HERR | JEFFREY HERR 717-843-5555 www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other con

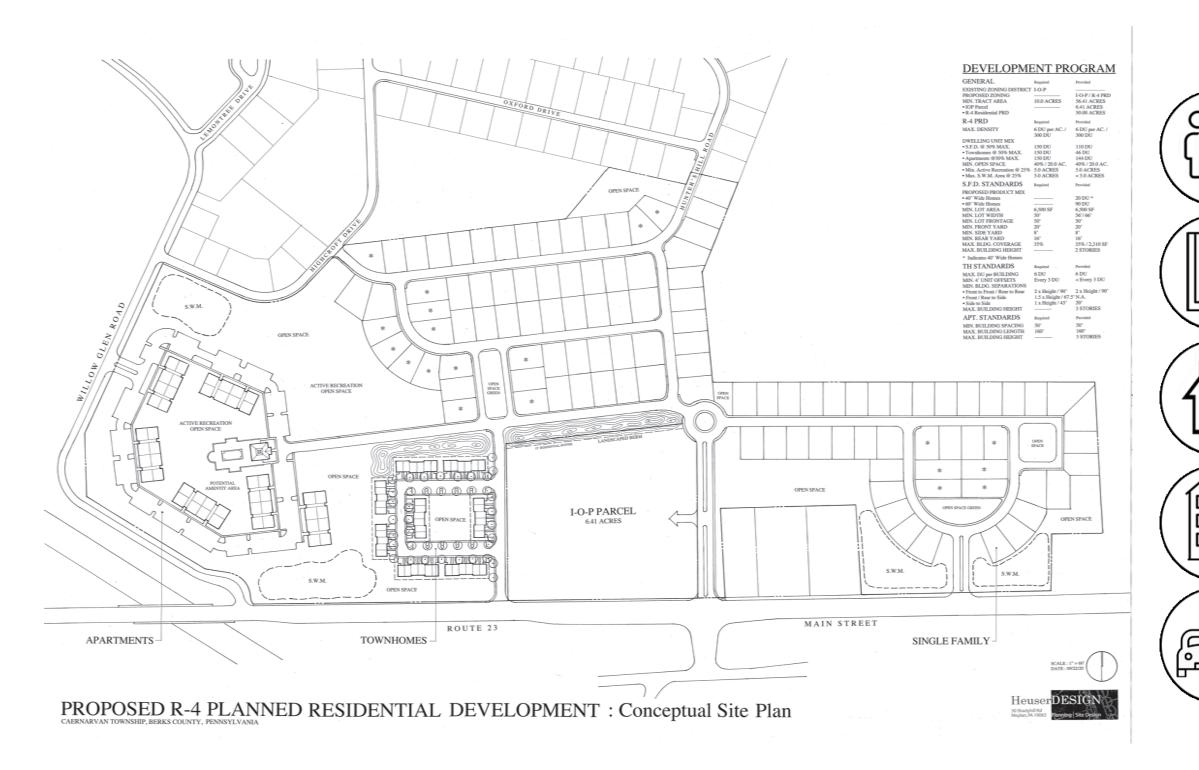
EVELOPMENT PROGRAM		
NERAL	Required	Provided
TING 20NING DISTRICT POSED 20NING TRACT AREA Parcel Residential PRD	1-0-P 10.0 ACRES	I-0-P/R-4 PRD 56.41 ACRES 6.41 ACRES 50.00 ACRES
PRD	Required	Provided
L DENSITY	6 DU per AC. / 300 DU	6 DU per AC. / 300 DU
ELLING UNIT MEX D. @ 50% MAX. rahomes @ 50% MAX. rahomes @ 50% MAX. . OPEN SPACE I. Active Recreation @ 25% I. S.W.M. Area @ 25%	150 DU 150 DU 150 DU 40% / 20.0 AC. 5.0 ACRES 5.0 ACRES	110 DU 46 DU 144 DU 40% / 20.0 AC. 50 ACRES < 5.0 ACRES
D. STANDARDS	Required	Provided
POSED PRODUCT MIX Wide Bones Wide Bones LOT AREA LOT WIDTH LOT FRONTAGE	6,500 SF 50' 50'	20 DU * 90 DU 6,500 SF 567 66' 50'
FRONT YARD SIDE YARD REAR YARD BILDG. COVERAGE BUILDING HEIGHT	20° 8° 16° 35%	20° 8° 16° 35% / 2,310 SF 2 STORIES
ficates 40° Wide Homes		
STANDARDS L DU per BUILDING A' UNIT OFFSETS BLDG, SEPARATIONS	Required 6 DU Every 3 DU	6 DU < Every 3 DU
et to Front / Rear to Rear et / Rear to Side e to Side L BUILDING HEIGHT	2 x Height / 90' 1.5 x Height / 67.5 1 x Height / 45'	2 x Height / 90" "N.A. 20" 3 STORIES
L STANDARDS	Repired	Provided
BUILDING SPACING L BUILDING LENGTH L BUILDING HEIGHT	50° 160'	50' 160' 3 STORIES
		7

OPEN S.W.M

> DESIGN Heuse

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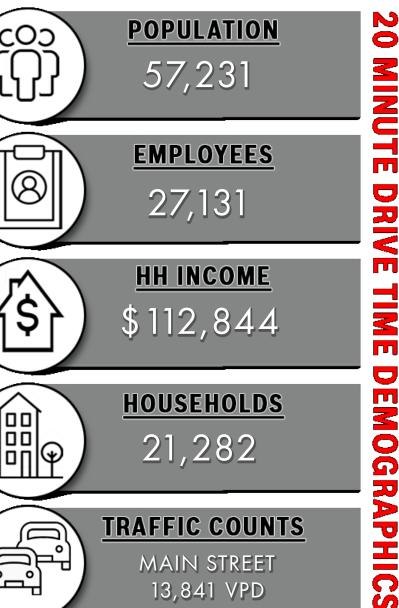
ACTIVE MEMBER OF:

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RETAILBROKERS

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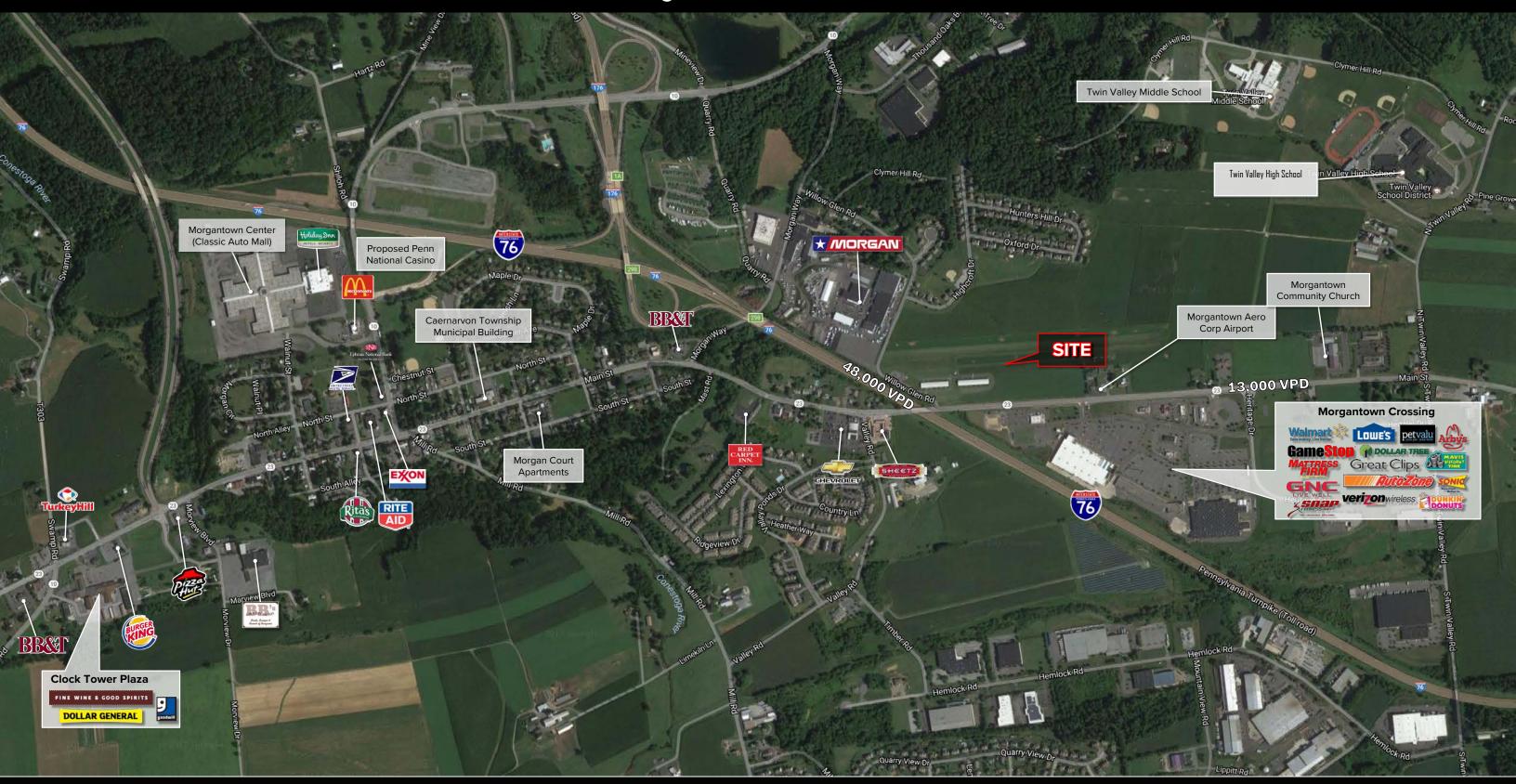
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