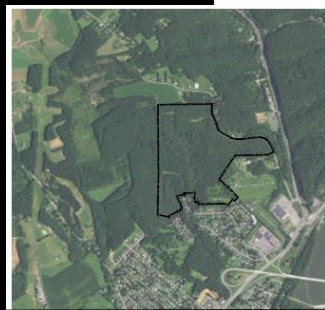


- **Owner:**
Private Residential Developer
- **Services:**
Site Engineering
- **Completed:**
In Progress (Planning Phase)

Orchard Hills Planned Residential Development

Private Residential Developer, Shamokin Dam Borough,
Snyder County, PA

Stahl Sheaffer provided site engineering services for the layout of a Planned Residential Development (PRD) of a 126.8-acre tract of land located in Shamokin Dam Borough, Snyder County. Previous subdivision plans for this site were followed since the public water lines were already constructed within the roadways designed as part of that project. A master plan was created to maximize the total number of new residential units. The overall plan consisted of 246 new units made up of single-family dwellings, townhomes, and duplexes. Stahl Sheaffer also attended the conditional use hearings to testify on the behalf of the developer.



LOCATION MAP SCALE: 1"=1000'

PRD REQUIREMENTS:

SINGLE FAMILY DWELLINGS:
MIN LOT AREA: 4,000 SQ FT
MIN LOT WIDTH: 70 FEET (AT FRONT SETBACK LINE)
MIN FRONT YARD: 20 FEET
MIN REAR YARD: 10 FEET
MIN SIDE YARD: 10 FEET EACH SIDE
MAX BUILDING COVERAGE: 20%
MAX BUILDING HEIGHT: 35 FEET OR 2.5 STORIES

TWO-FAMILY DWELLINGS:
MIN LOT AREA: 4,000 SQ FT PER UNIT
MIN LOT WIDTH: 40 FEET PER DWELLING UNIT
MIN FRONT YARD: 20 FEET
MIN REAR YARD: 10 FEET
MIN SIDE YARD: 10 FEET EACH SIDE
MAX IMPERVIOUS SURFACE RATIO: 0.30
MAX BUILDING HEIGHT: 35 FEET OR 2.5 STORIES

TOWNHOUSES:
MIN LOT AREA: 10,000 SQ FT
MIN LOT AREA PER DWELLING UNIT: 1,800 SQ FT
MIN LOT WIDTH: 70 FEET AT THE BUILDING SETBACK LINE, 35 FEET PER UNIT
MIN FRONT YARD: 20 FEET
MIN REAR YARD: 10 FEET
MIN SIDE YARD: 10 FEET EACH SIDE OF BUILDING
MAX IMPERVIOUS SURFACE RATIO: 0.30
MAX BUILDING HEIGHT: 35 FEET

OVERALL DEVELOPMENT REQUIREMENTS:
MINIMUM TRAIL AREA: 15 ACRES
MINIMUM OPEN SPACE: 15 ACRES
MINIMUM OPEN SPACE: 15 ACRES
MINIMUM OPEN SPACE: 15 ACRES

SITE DATA:

SINGLE FAMILY: 2,452,331 S.F. (56.30 AC)
TOWNHOUSES: 76 UNITS TOTAL, 8 UNIT BUILDINGS, 1 4 UNIT BUILDING
294,415 S.F. (6.73 AC)
TWO-FAMILY DWELLINGS: 62 UNITS TOTAL, 7 8 UNIT BUILDINGS, 1 6 UNIT BUILDING
294,415 S.F. (6.73 AC)
DESIGNATED RIGHT OF WAY: 425,076 S.F. (9.75 AC)
OPEN SPACE: 2,142,662 S.F. (49.19 AC)
TOTAL AREA: 5,524,714 S.F. (126.83 AC)

