

WH CONDITIONAL USE PLAN FOR 1235 WALNUT BOTTOM ROAD

WALNUT BOTTOM ROAD, CARLISLE, PENNSYLVANIA 17013
SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY

NOTES:

- ALL PROPOSED DEVELOPMENT AND LAND USE ACTIVITIES WITHIN WHPA ZONES 1, 2, AND 3 SHALL UTILIZE INNOVATIVE STORM WATER MANAGEMENT TECHNIQUES THAT INCORPORATE BEST MANAGEMENT PRACTICES. SUCH PRACTICES SHALL BE USED TO FILTER POLLUTANTS FROM SURFACE RUNOFF.
- THE SITE IS LOCATED ALMOST ENTIRELY WITHIN ZONE 2 OF WELL 3 OF THE WELLHEAD PROTECTION AREA. A SMALL PORTION OF THE SOUTHERN MOST PORTION OF THE SITE IS LOCATED IN ZONE 3. THERE IS NO CONSTRUCTION PROPOSED IN THIS AREA
- TRIAD TO BE RETAINED TO PROVIDE ON-SITE CONSULTING AND OVERSIGHT SERVICES DURING REMEDIATION.
- DURING CONSTRUCTION ACTIVITY, ALL EXCAVATIONS SHALL EITHER BE PROTECTED AGAINST STORM WATER PONDING OR BACKFILLED DAILY.
- ALL BUILDINGS, STRUCTURES, IMPERVIOUS SURFACES AND UTILITIES SHALL BE SITUATED, DESIGNED AND CONSTRUCTED SO AS TO MINIMIZE THE RISK OF NEW SINKHOLE FORMATION AND OF THE ACCELERATED INTRODUCTION OF CONTAMINANTS AND POLLUTION INTO THE WELLHEAD PROTECTION AREA THROUGH EXISTING OR FUTURE SINKHOLES.
- SANITARY SEWERS CONSTRUCTED WITHIN ONE HUNDRED (100) FEET OF CLOSED DEPRESSIONS, OPEN SINKHOLES, SEASONAL HIGH WATER TABLE INDICATORS, SURFACE DRAINAGE INTO GROUND, "GHOST LAKES", LINEAMENTS, FAULTS AND FRACTURE TRACES SHALL BE EITHER ENCASED IN CONCRETE OR OF DUCTILE IRON.
- VEGETATIVE COVER SHALL BE PROVIDED ON ALL DISTURBED LAND AREAS, EXCLUDING FALLOW AGRICULTURAL FIELDS, NOT COVERED BY PAVING, STONE OR OTHER SOLID MATERIAL. THE MAINTENANCE OR USE OF NATIVE PLANT MATERIALS WITH LOWER WATER AND NUTRIENT REQUIREMENTS IS ENCOURAGED.
- ALL PROPOSED DEVELOPMENT AND LAND USE ACTIVITIES WHICH INVOLVE GRADING OR EXCAVATION SHALL REQUIRE THE PREPARATION OF AN EROSION AND SEDIMENTATION CONTROL PLAN, TO BE REVIEWED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT. SUCH PLAN SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 102, A AMENDED, OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- DURING CONSTRUCTION ACTIVITY, ALL EXCAVATIONS SHALL EITHER BE PROTECTED AGAINST STORM WATER PONDING OR BACKFILLED DAILY.
- SALT OR DE-ICING STORAGE AREAS, GASOLINE OR OTHER CHEMICAL STORAGE AREAS AND BLASTING SHALL NOT BE LOCATED WITHIN 100 FEET OF ANY STRUCTURES IDENTIFIED IN SECTION 8 PARAGRAPH 3(a)(1) UNLESS DETAILED GEOTECHNICAL WORK SHOWS THAT THERE WILL BE NO NEGATIVE IMPACT ON GROUNDWATER RECHARGE OR QUALITY.
- ALL SUBDIVISION AND STORMWATER MANAGEMENT PLANS SHALL INCLUDE A NOTE HOLDING THE SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY HARMLESS FOR ANY PROPERTY DAMAGES WHICH MAY ATTRIBUTE TO OPERATION OF PRODUCTION WELLS.

DEVELOPER:
G&G REALTY
1420 KING STREET, STE 411, ALEXANDIRA, VA 22314
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LOCATION MAP

SOURCE: USGS
DATE: 2019
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
WH-1	Cover Sheet
WH-2	STEEP SLOPES
WH-3	EXISTING CONDITIONS - WELLHEAD PROTECTION STUDY DATA
WH-4	WOODLAND AREAS
WH-5	OVERALL SITE PLAN

WELLHEAD PROTECTION DISTRICT OVERLAY ORDINANCE
MODIFICATIONS TO BE REQUESTED:

- SECTION 3 SUBSECTION D - LOT COVERAGE
- THE PERCENTAGE OF THE LOT WHICH MAY BE COVERED BY IMPERMEABLE SURFACES, INCLUDING BUILDINGS, SIDEWALKS, AND PARKING LOTS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH TABLE 3.
- THE TOWN CENTER ZONING DISTRICT IS NOT LISTED UNDER TABLE 3 OF SECTION 3 (d)

SITE DATA

*DENSITY :	T-3	T-4	T-5
	5-18 UNITS/ACRE 3 UNITS/ ACRE	12-36 UNITS/ACRE 12 UNITS/ACRE	15-50 UNITS/ACRE 4 UNITS/ACRE
IMPERVIOUS COVER:	T-3	T-4	T-5
	40% MAX <40%	70%, 80% CONDITIONAL <70%	90% MAX <90%
*LOT DEPTH:	T-3	T-4	T-5
	100' MIN - 150' MAX 112' MIN - 276' MAX	80' MIN - 150' MAX 80' MIN - 409' MAX	100' MIN - 180' MAX 313' MIN - 315' MAX
*LOT WIDTH:	T-3	T-4	T-5
	25' MIN - 60' MAX 55' MIN - 160' MAX	22' MIN - 80' MAX 22' MIN - 604' MAX	25' MIN - 250' MAX 551' MAX
BUILDING HEIGHT:	T-3	T-4	T-5
	1 - 2 STORIES 1 - 2 STORIES	2 - 4 STORIES 2 - 4 STORIES	3 - 6 STORIES < 6 STORES
SETBACKS:	T-3	T-4	T-5
	FRONT: 20' MIN - 30' MAX SIDE: 10' MIN REAR: 30' MIN	10' MIN - 20' MAX 0'- 5' IF DETACHED 20' MIN	0' MIN - 5' MAX 0'- 5' IF DETACHED 20' MIN
OPEN SPACE:			
	1,000 SF / ACRE (44.1 ACRES OF IMPERVIOUS = 44,000 SF OPEN SPACE) > 44,000 SF		

* RELIEF REQUESTED, SEE LIST ON THIS SHEET.

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drawing set

WH CONDITIONAL USE
PLAN

date	2026.4.6
project no.	2021.0058.00
project mgr.	JJS
drawn by	DJB

#	date	description
1	05/06/2026	PER TWP COMMENTS
2	05/29/2026	PER TWP COMMENTS

1235 WALNUT BOTTOM ROAD

WALNUT BOTTOM ROAD, CARLISLE, PENNSYLVANIA 17013
SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY

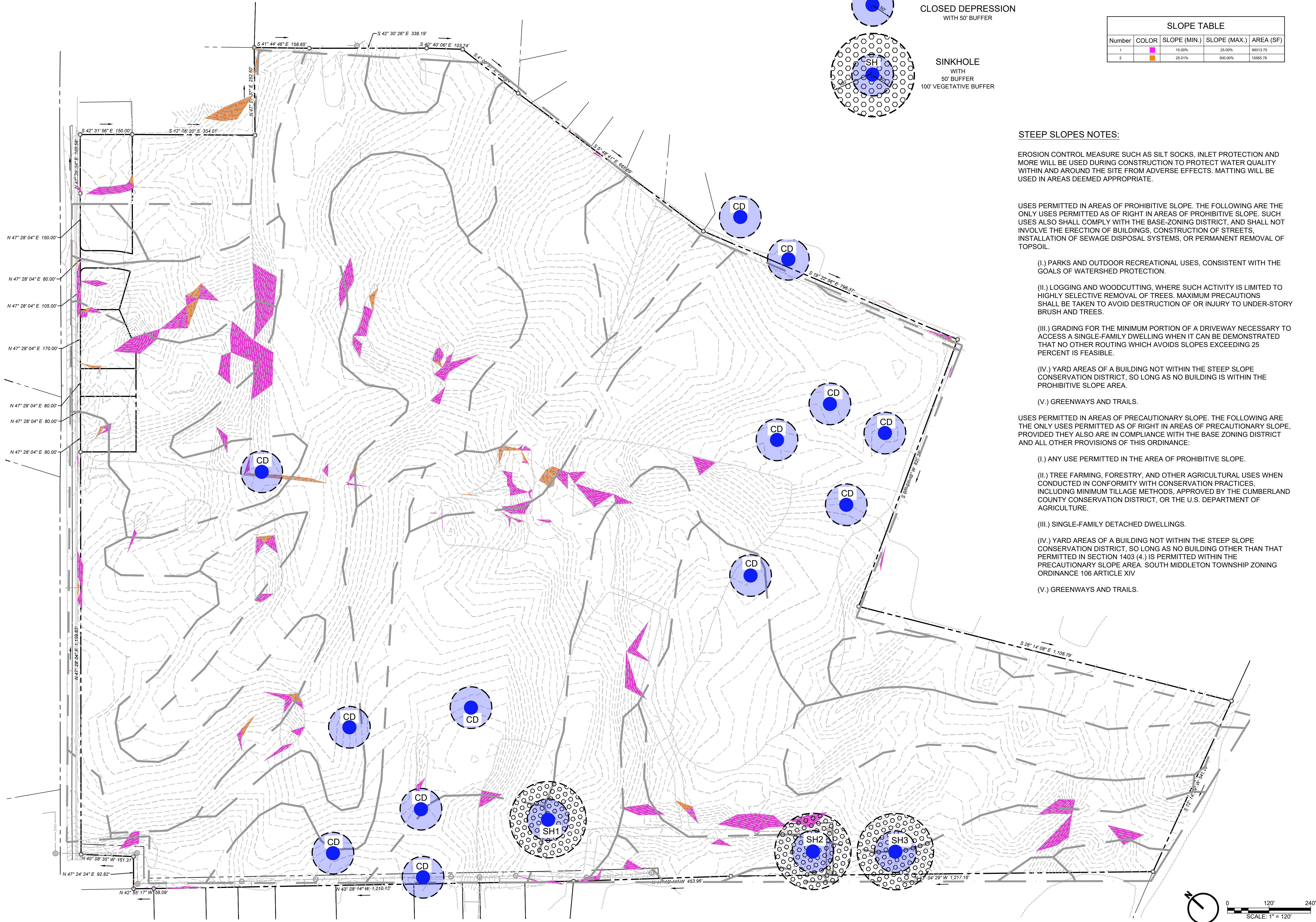
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Cover Sheet

sheet no.

WH-1

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revisions		
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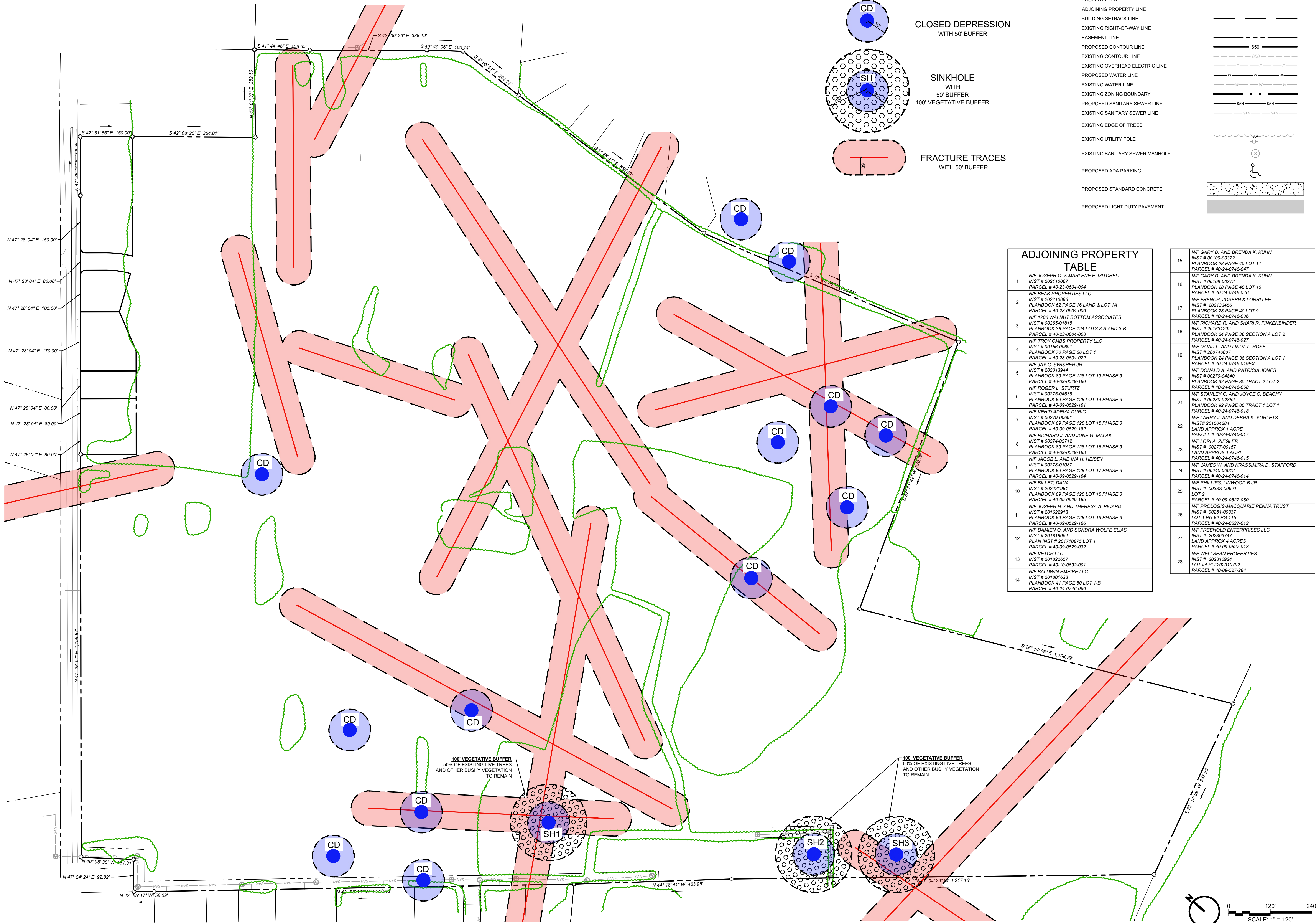
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sheet no.

WH-2

STEEL SLOPES

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WOODLAND AREA VARIABLE	WOODLAND AREA #1	WOODLAND AREA #2	WOODLAND AREA #3	WOODLAND AREA #4
ACREAGE	7.65 AC.	18.53 AC.	1.65 AC.	2.51 AC.
AVERAGE NUMBER OF TREES/ACRE ≥ 6" DBH	241	353	283	185
AVERAGE BASAL AREA/ACRE (sq.ft.)	143	225	195	120
DOMINANT SIZE CLASS OF OVERSTORY TREES (INCHES)	6" – 11.9"	6" – 11.9"	6" – 11.9"	6" – 11.9"
% DOWNED WOODY MATERIAL	<20%	<20%	<20%	<20%
AVERAGE PERCENT CANOPY CLOSURE – OVERSTORY	83%	95%	100%	80%
AVERAGE PERCENT COVER – UNDERSTORY	73%	85%	70%	100%
AVERAGE PERCENT – HERBACEOUS COVER	87%	80%	40%	100%
AVERAGE NUMBER OF DEAD TREES/ACRE	27	15	4	0
PRIMARY TREE SPECIES (OVERSTORY AND UNDERSTORY LISTED IN ORDER OF DOMINANCE)	BLACK LOCUST, NORWAY MAPLE, & BLACK CHERRY	NORWAY MAPLE, WHITE PINE, BLACK LOCUST, PIGNUT HICKORY, WHITE OAK, & TREE OF HEAVEN	NORWAY MAPLE, WHITE OAK, TREE OF HEAVEN, BLACK OAK, PIGNUT HICKORY, & BLACK CHERRY	BLACK WALNUT, BLACK CHERRY, HACKBERRY, & RED OAK
INVASIVE SPECIES (PERCENT COVERAGE, ALL LAYERS)	87%	85%	80%	90%
PRIMARY INVASIVE SPECIES (LISTED IN ORDER OF DOMINANCE)	NORWAY MAPLE, BUSH HONEYSUCKLE, GARLIC MUSTARD, & JAPANESE HONEYSUCKLE	NORWAY MAPLE, BUSH HONEYSUCKLE, GARLIC MUSTARD, JAPANESE HONEYSUCKLE, & BARBERRY	NORWAY MAPLE, TREE OF HEAVEN, GARLIC MUSTARD, JAPANESE HONEYSUCKLE	TREE OF HEAVEN, BRADFORD PEAR, BUSH HONEYSUCKLE, & GARLIC MUSTARD
TOTAL No. OF COUNTABLE TREE SPECIES	9	10	7	8
STOCKING DENSITY OF TREES ≥ 6" DBH	OVERSTOCKED	OVERSTOCKED	OVERSTOCKED	FULLY STOCKED

WELLHEAD PROTECTION OVERLAY DISTRICT - WOODLAND REPLACEMENT:

REQUIREMENT: 75% OF EXISTING TREES MUST REMAIN
1062 TREES (.75) = **797 TREES**

TREES TO BE REMOVED: 709 TREES

TREES TO REMAIN: 353 TREES (33.2%)

PROPOSED TREES: 444 TREES OR MORE

TOTAL: 353 EXISTING TREES
444 PROPOSED TREES
797 TREES (75%)

NOTE:
GREENSPACE AREAS AROUND TOWNHOMES WILL HAVE SEVERAL TREES PLANTED THROUGHOUT, AS WELL AS STREET TREES, PARKING LOT TREES, AND A MINIMUM OF ONE TREE PER EACH SINGLE FAMILY HOME LOT. THIS WILL AMOUNT TO >444 ADDITIONAL TREES PLANTED.

TREES SHALL BE OF A NATIVE SPECIES AND HAVE A MINIMUM TRUNK CALIPER OF TWO (2) INCHES AT A HEIGHT OF SIX (6) INCHES ABOVE FINISHED GRADE

SEE WH-5 FOR LIMITED PROPOSED TREE INFORMATION.

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project mgr.JJS

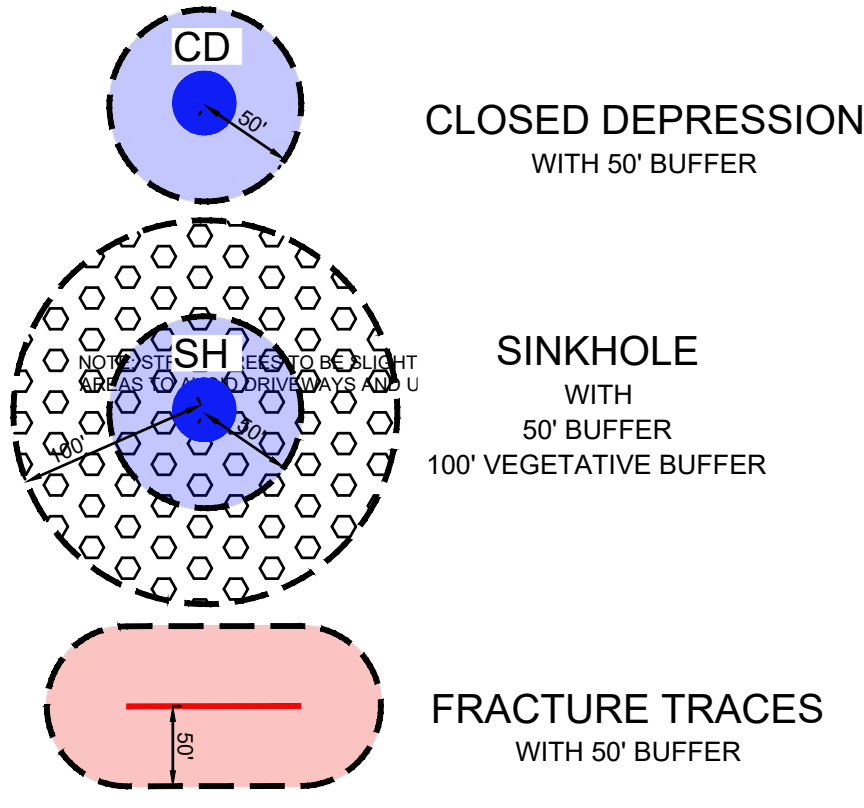
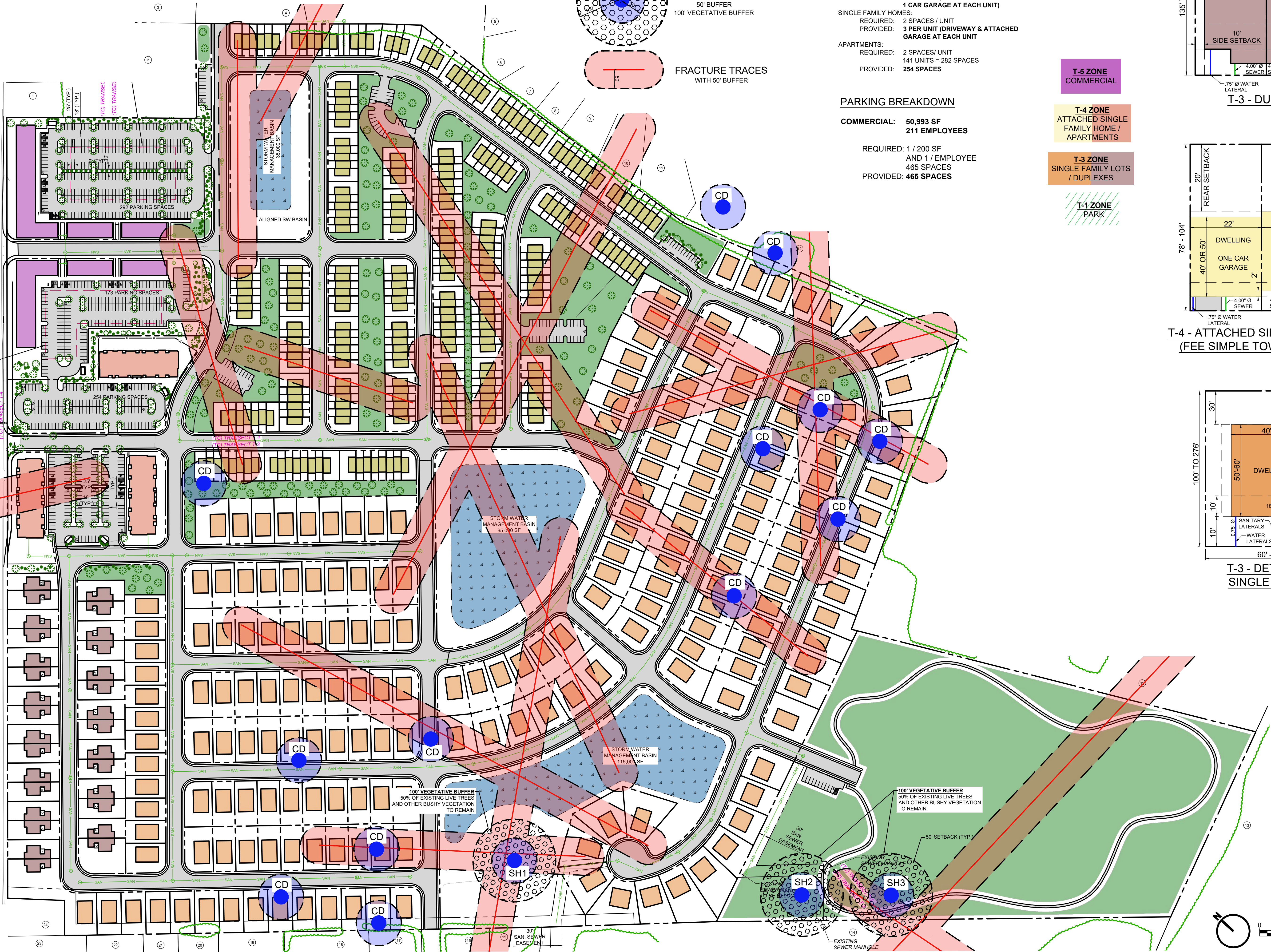
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WALNUT BOTTOM ROAD (S.R. 3023)
VARIABLE CARRYWAY WIDTH, 50' LEGAL RIGHT-OF-WAY
TIE INTO EXISTING WATER LINE
UNDERGROUND STORM WATER BASIN 35,000 SF
TIE INTO EXISTING WATER LINE
WALNUT BOTTOM ROAD (S.R. 3023)
VARIABLE CARRYWAY WIDTH, 50' LEGAL RIGHT-OF-WAY
TIE INTO EXISTING WATER LINE



PARKING BREAKDOWN

RESIDENTIAL:

TOWNHOMES:
REQUIRED: 2 SPACES / UNIT
PROVIDED: 2 CAR GARAGE UNITS;
3 PER UNIT (DRIVEWAY &
2 CAR GARAGE AT EACH UNIT)
1 CAR GARAGE UNITS;
1 CAR UNIT (DRIVEWAY &
1 CAR GARAGE AT EACH UNIT)

SINGLE FAMILY HOMES:
REQUIRED: 2 SPACES / UNIT
PROVIDED: 3 PER UNIT (DRIVEWAY & ATTACHED
GARAGE AT EACH UNIT)

APARTMENTS:
REQUIRED: 2 SPACES/ UNIT
141 UNITS = 282 SPACES
PROVIDED: 254 SPACES

PARKING BREAKDOWN

COMMERCIAL: 50,993 SF
211 EMPLOYEES

REQUIRED: 1 / 200 SF
AND 1 / EMPLOYEE
465 SPACES
PROVIDED: 465 SPACES

BUILDING BREAKDOWN

DWELLING # UNITS

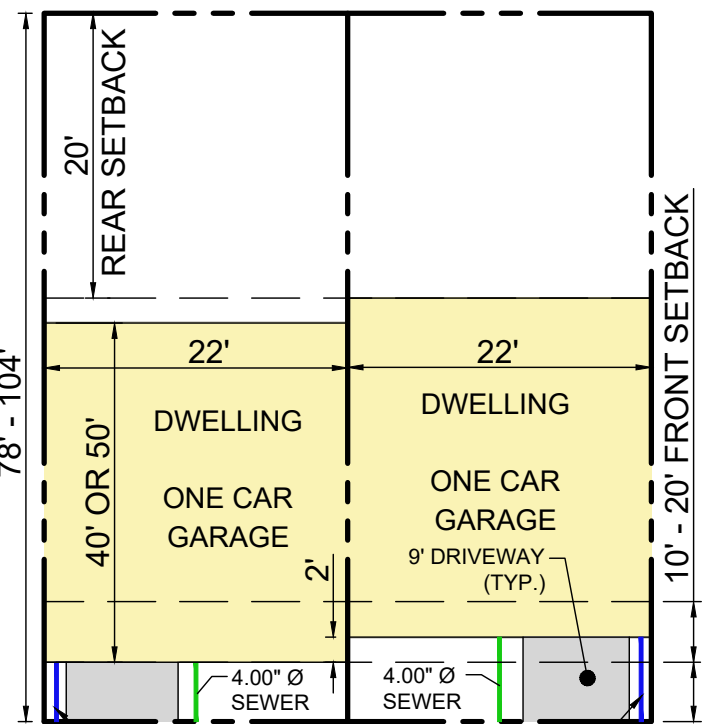
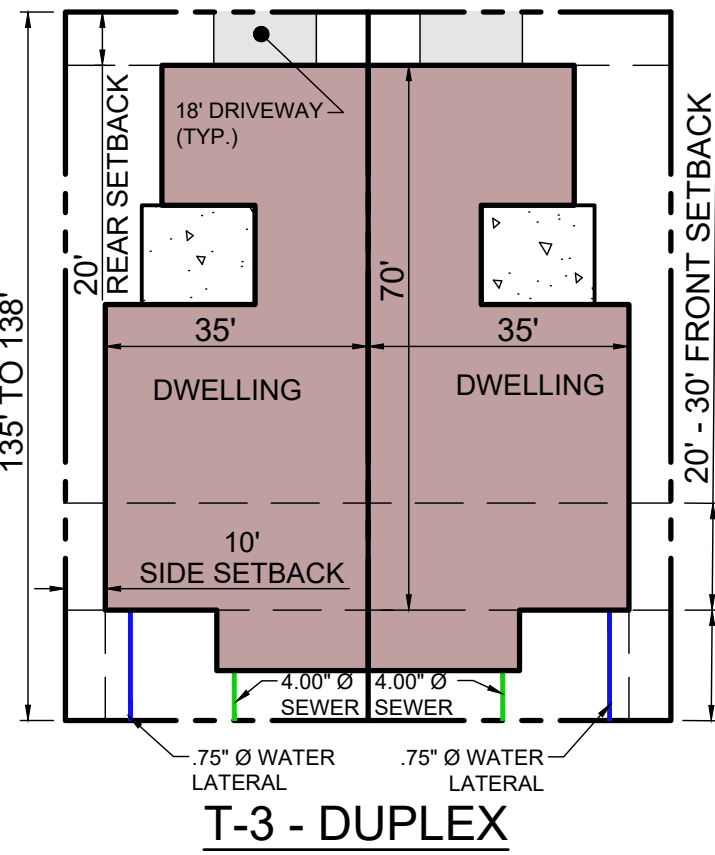
TOWNHOMES - 301
DUPLEXES - 30
SINGLE FAMILY - 206
APARTMENTS - 141

T-5 ZONE
COMMERCIAL

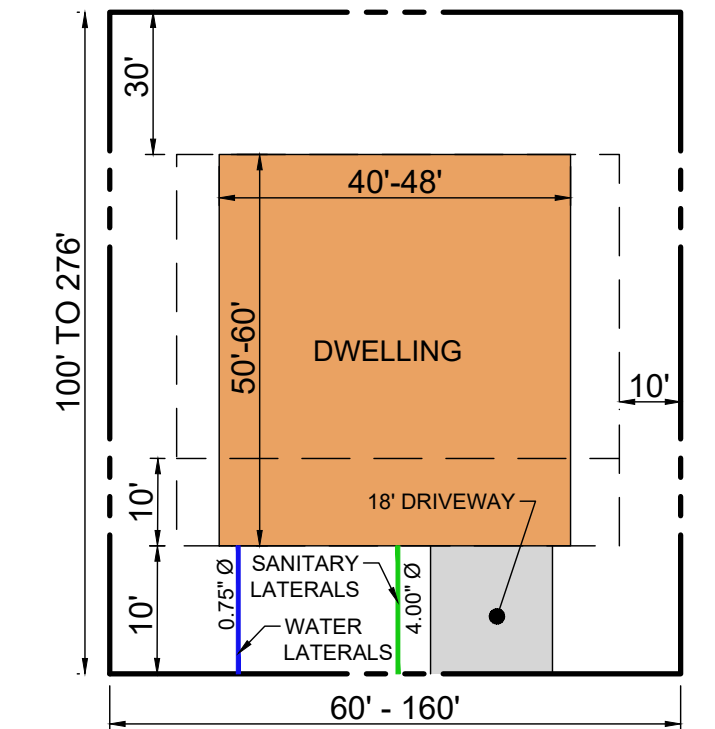
T-4 ZONE
ATTACHED SINGLE
FAMILY HOME /
APARTMENTS

T-3 ZONE
SINGLE FAMILY LOTS
/ DUPLEXES

T-1 ZONE
PARK



T-4 - ATTACHED SINGLE FAMILY
(FEE SIMPLE TOWNHOMES)



T-3 - DETACHED
SINGLE FAMILY

WAREHAUS

architects/engineers/designers

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OVERALL SITE PLAN

sheet no.

WH-5