PHASE 1 & 2 PLAN REVISIONS - (APPROVED 2020)

PARCEL A – 52 – PATIO HOME UNITS (8 UNITS REMOVED FROM ORIGINAL PLAN)
20 – QUAD PLEX UNITS
4 – DUPLEX UNITS
76 UNITS – PARCEL A

PARCEL 1 – 60 – APARTMENT UNITS – (12 UNIT APT BLDG)
136 TOTAL UNITS

COMMON (UNDEVELOPED) OPEN SPACE - LIBERTY TOWNSHIP

REQUIRED: 2,000 SQ. FT. PER DWELLING UNIT (D/U)
136 D/U x 2,000 SQ. FT. = 272,000 SQ. FT. REQUIRED

PROPOSED: 1,267,405 SQ. FT.
136 D/U / 1,267,405 SQ. FT. = 9,319 SQ. FT. PER D/U

IMPERVIOUS AREA FOR REVISED MASTER PLAN - OVERALL PLAN:

PHASE 1 – REDUCTION OF 8 HOUSE SITES
APPROX. 31,500 SQ. FT. OF IMPERVIOUS SURFACE REMOVED

PHASE 2 – APPROVED PLAN 2004 – 319,315 SQ. FT. IMPERVIOUS SURFACE (SEE SHT-2)
REVISED MASTER PLAN: 246,000 SQ. FT. IMPERVIOUS SURFACE
REDUCTION IN IMPERVIOUS AREA: 73,315 SQ. FT. (23% REDUCTION)

MINIMUM LOT AREA FOR MULTI-FAMILY DWELLINGS:

REQUIRED: – 40,000 SQ. FT. FOR FIRST DWELLING & 5,000 SQ. FT. FOR EACH ADDITIONAL DWELLING UNIT
60 – APARTMENT UNITS PROPOSED:
40,000 + (59 X 5,000 SQ. FT.) = 335,000 SQ. FT. OR 7.7 ACRES

PROPOSED: – PARCEL 1 – 372,261 SQ. FT. OR 8.54 ACRES

LIST OF REMOVED UNIT NUMBERS:

115, 117, 134, 140, 151, 153, 157, 160

NOTE:

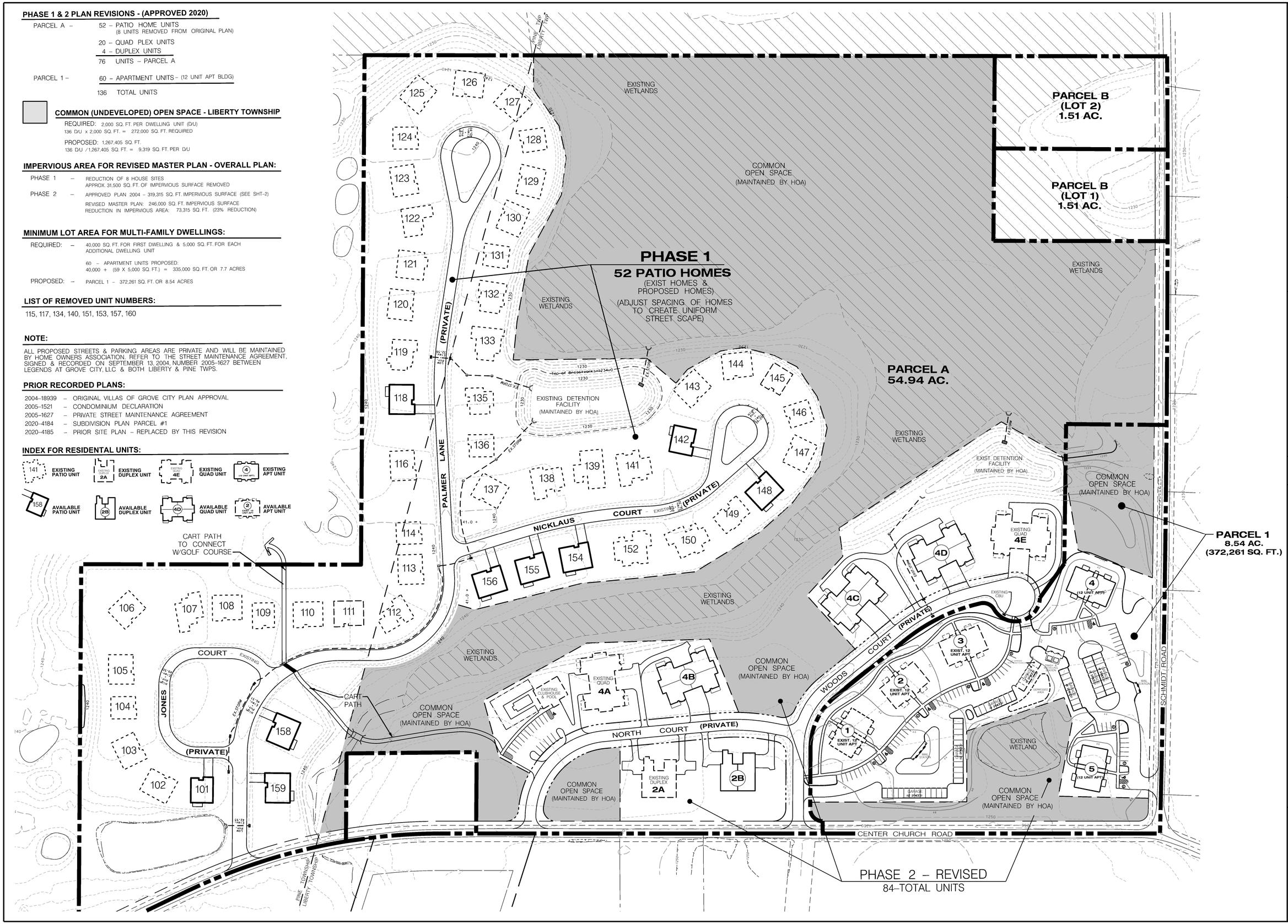
ALL PROPOSED STREETS & PARKING AREAS ARE PRIVATE AND WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION. REFER TO THE STREET MAINTENANCE AGREEMENT, SIGNED & RECORDED ON SEPTEMBER 13, 2004, NUMBER 2005-1627 BETWEEN LEGENDS AT GROVE CITY, LLC & BOTH LIBERTY & PINE TWPS.

PRIOR RECORDED PLANS:

2004-18939 – ORIGINAL VILLAS OF GROVE CITY PLAN APPROVAL
2005-1521 – CONDOMINIUM DECLARATION
2005-1627 – PRIVATE STREET MAINTENANCE AGREEMENT
2020-4184 – SUBDIVISION PLAN PARCEL #1
2020-4185 – PRIOR SITE PLAN – REPLACED BY THIS REVISION

INDEX FOR RESIDENTAL UNITS:

141 EXISTING PATIO UNIT
EXISTING DUPLEX 2A EXISTING DUPLEX UNIT
EXISTING QUAD 4E EXISTING QUAD UNIT
4 (12 UNIT APT) EXISTING APT UNIT
158 AVAILABLE PATIO UNIT
2B AVAILABLE DUPLEX UNIT
4D AVAILABLE QUAD UNIT
2 EXIST. 12 UNIT APT AVAILABLE APT UNIT



REVISIONS:
3-23-20 – UPDATE PLANS PER MCRPL REQUEST & SUBDIVISION PLANS
7-27-23 – SPACING OF SINGLE FAMILY UNITS

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT

Victor–Wetzel Associates Landscape Architects
533 Locust Place
2nd Floor
Sewickley, PA 15143
|Office| 412-741-2290
|Fax| 412-741-0506
|E-mail| vwa@vwla.net

P.M. MLW
D.B. CS
C.B.

PHASE TWO – SITE PLAN REVISION
LEGENDS AT GROVE CITY

LIBERTY TOWNSHIP & PINE TOWNSHIP
MERCER COUNTY, PA

PREPARED FOR:
LEGEND CAPTIAL HOLDINGS, LLC
687 COVERED BRIDGE ROAD
VOLANT, PA 16156

SITE PLAN

NORTH
SCALE: 1" = 80'

SHEET – 2

ISSUE DATE: JULY 24, 2023
JOB NO. 2022-022