

# THE PRESERVE

*at Cornwall Village*



**APPROVED – NOVEMBER 14, 2011**

ZONING:	Coordinated Mixed Use Overlay
ACREAGE:	568 acres
RESIDENTIAL UNITS:	590 units
COMMERCIAL:	150,000 square feet
HOTEL:	300 rooms
WATER PARK:	60,000 square feet

WINTER 2011

# THE PRESERVE

*at Cornwall Village*

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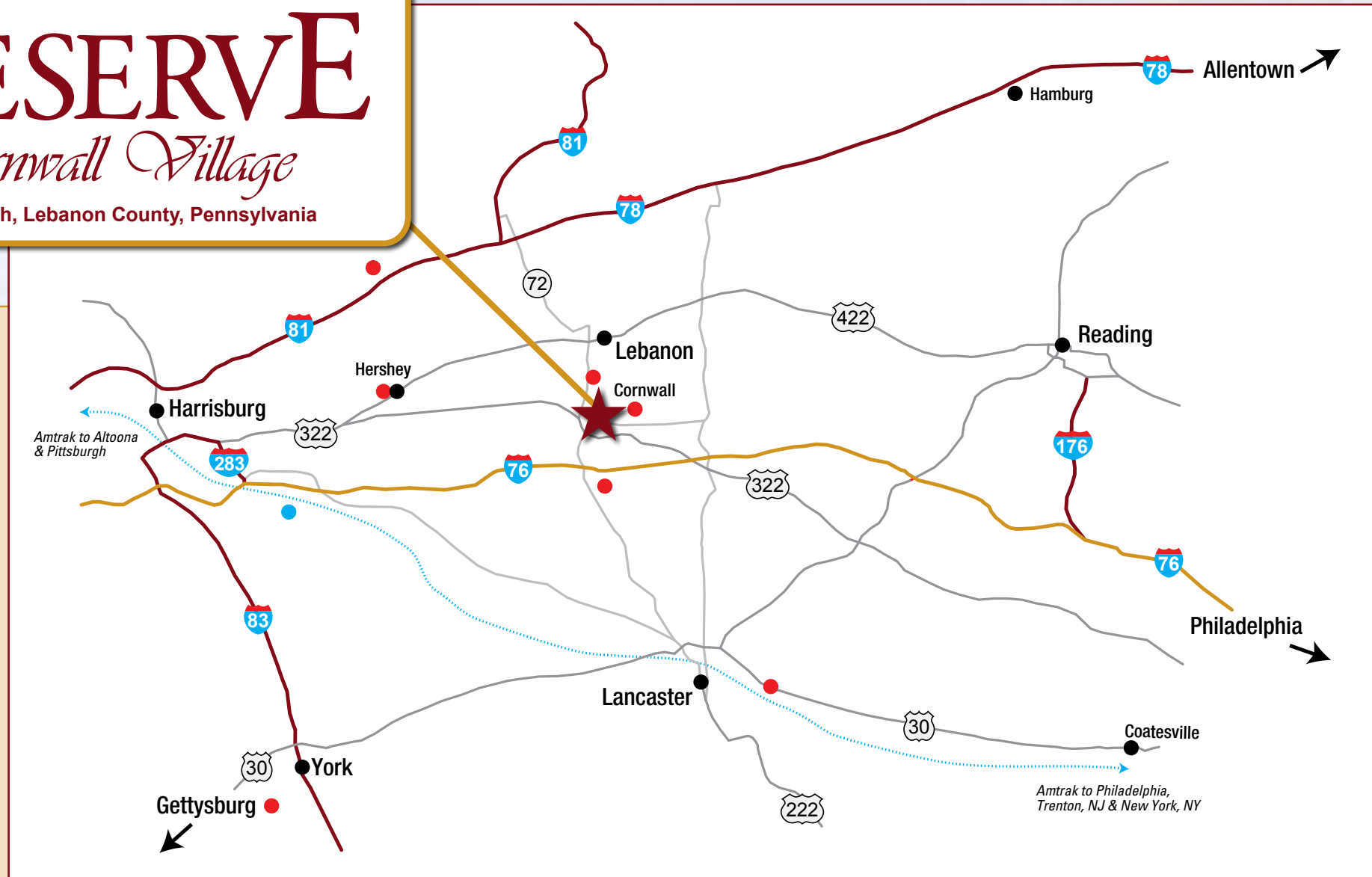
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# THE PRESERVE at Cornwall Village

Cornwall Borough, Lebanon County, Pennsylvania



#### NEARBY MAJOR METROPOLITAN AREAS:

Harrisburg, PA: Population - 49,528  
 Lancaster, PA: Population - 59,322  
 Lebanon, PA: Population - 25,477  
 Reading, PA: Population - 88,082  
 York, PA: Population - 43,718

#### ● NEARBY TOURIST ATTRACTIONS:

Battlefields of Gettysburg  
 Cornwall Iron Furnace  
 Hershey Park & ZooAmerica  
 Hollywood Casino  
 Pennsylvania Dutch Country  
 Pennsylvania Renaissance Faire  
 Quentin Riding Academy

#### ● NEARBY MASS TRANSIT:

Harrisburg International Airport (MDT)  
 Amtrak Railways - Keystone and  
 Pennsylvanian Routes

#### NOTABLE AREA EMPLOYERS:

Commonwealth of Pennsylvania - Harrisburg, PA  
 U.S. Federal Government - Harrisburg, PA  
 Penn State Milton S. Hershey Medical Center - Hershey, PA  
 The Hershey Company (Formerly Hershey Foods) - Hershey, PA  
 Lebanon VA Medical Center - Lebanon, PA  
 Wellspan Health - York, PA  
 Lancaster General Health - Lancaster, PA  
 Highmark Blue Shield - Camp Hill, PA  
 The Reading Hospital and Medical Center - Reading, PA  
 Giant Food Stores - Carlisle, PA  
 Pinnacle Health System - Harrisburg, PA  
 Hershey Entertainment and Resorts Company - Hershey, PA

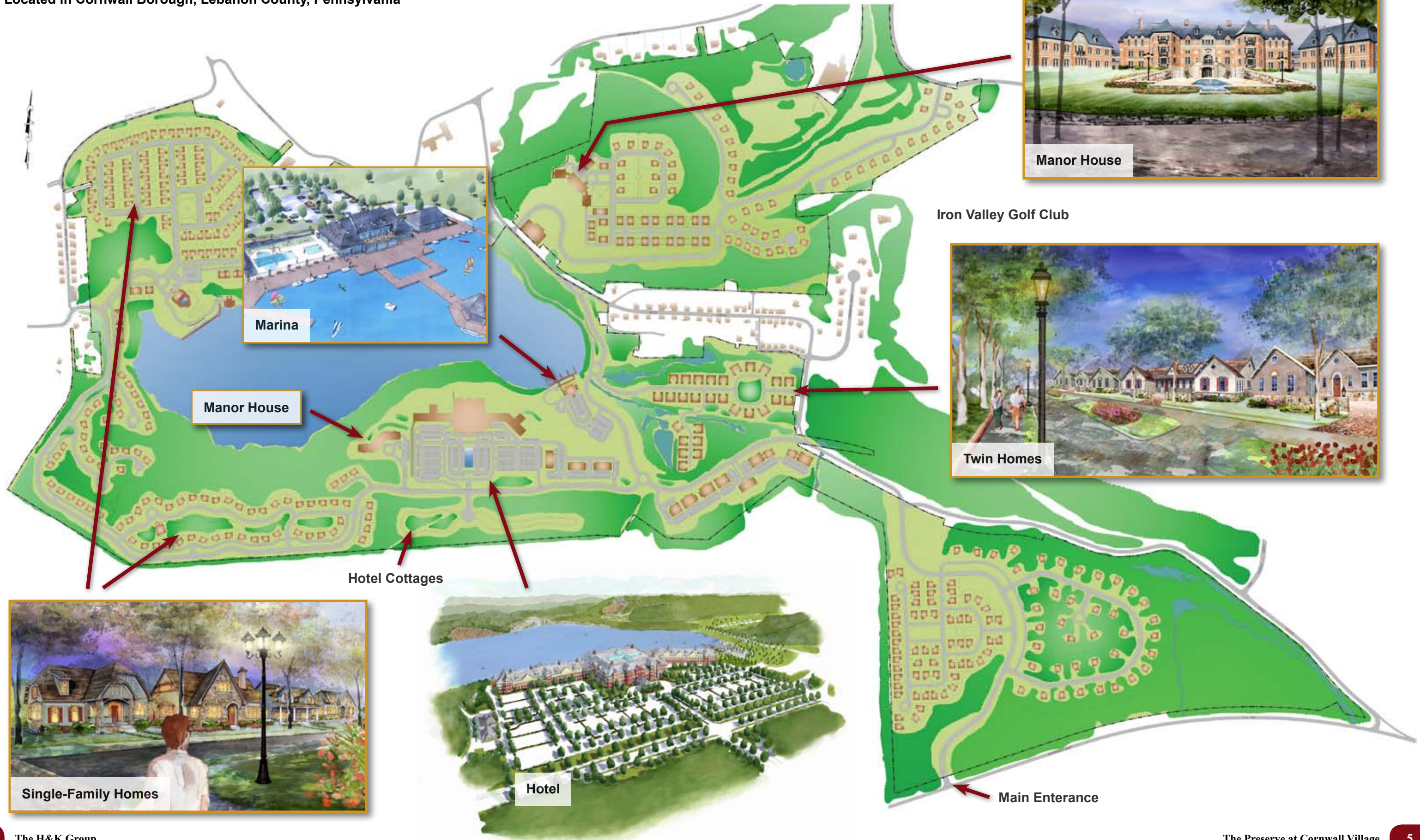
**Historic Cornwall Village**  
 Lakeside country living, in the heart  
 of Pennsylvania



Master Rendering for

# The Preserve at Cornwall Village

Located in Cornwall Borough, Lebanon County, Pennsylvania





### Lebanon Daily News

Updated: November 16, 2011

#### Borough Council approves tentative Cornwall development plan

By ANDREA GILLHOLLEY Staff Writer, Lebanon Daily News

The proposed Preserve at Historic Cornwall development took a leap forward Monday when Borough Council unanimously approved the tentative plan of the residential development, hotel and indoor water park.

The application for the mixed-use development that will now move on to the final planning process was filed by Haines & Kibblehouse, Cornwall Recreation and Wyndcliff Associates. It includes a resort hotel with an indoor water park and hundreds of homes to be built on the grounds of the former Cornwall iron ore mine.

The application also proposes neighborhood commercial uses and recreational uses including lake access, marina, clubhouse and open space lots.

“This is a great testament to the hard work of the Ad Hoc Committee I created to review the project and is a win for Cornwall’s future,” said council President Paul Vranesic via email. “The development now moves into the final planning process, and I am hopeful once the economy turns around it will be able to bring over 1,000 new jobs to our area.”

Paul Callahan, special projects engineer for Haines & Kibblehouse, who was on hand at the meeting Monday night, said the project had been in the review and approval stage for nearly three years. Callahan said H&K appreciates the work of the Ad Hoc Committee, borough officials and the residents for their input, which “enabled us to look at the plan in a different light and to

make changes based on a lot of that input we received from people.”

“I think to the borough’s credit, they formulated that Ad Hoc Committee since it involved a zoning change to a mixed-use development,” Callahan said. “And during that period, they really vetted the project from every aspect - from transportation to fiscal impact - and basically came up with a finished product that they felt - and we agreed - would be beneficial to the community and leave the borough with a one-of-a-kind development combining commercial and five different types of residential (development).”

Work will begin on final engineering plans and gathering the necessary permits to move forward.

“We expect that to take somewhere between nine and 12 months,” Callahan said.

Once construction begins, the project will be broken down into four phases. The first phase of the project will be construction of the main entrance off of Route 322 at Boyd Street in the southeasternmost corner of the site.

The tentative plan and supporting documents are available for public inspection at the Cornwall municipal building, 36 Burd Coleman Road, from 7 a.m. to 3:30 p.m. weekdays.

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## Aerial Site Photography



[http://www.ldnews.com/latestnews/ci\\_19342095](http://www.ldnews.com/latestnews/ci_19342095)

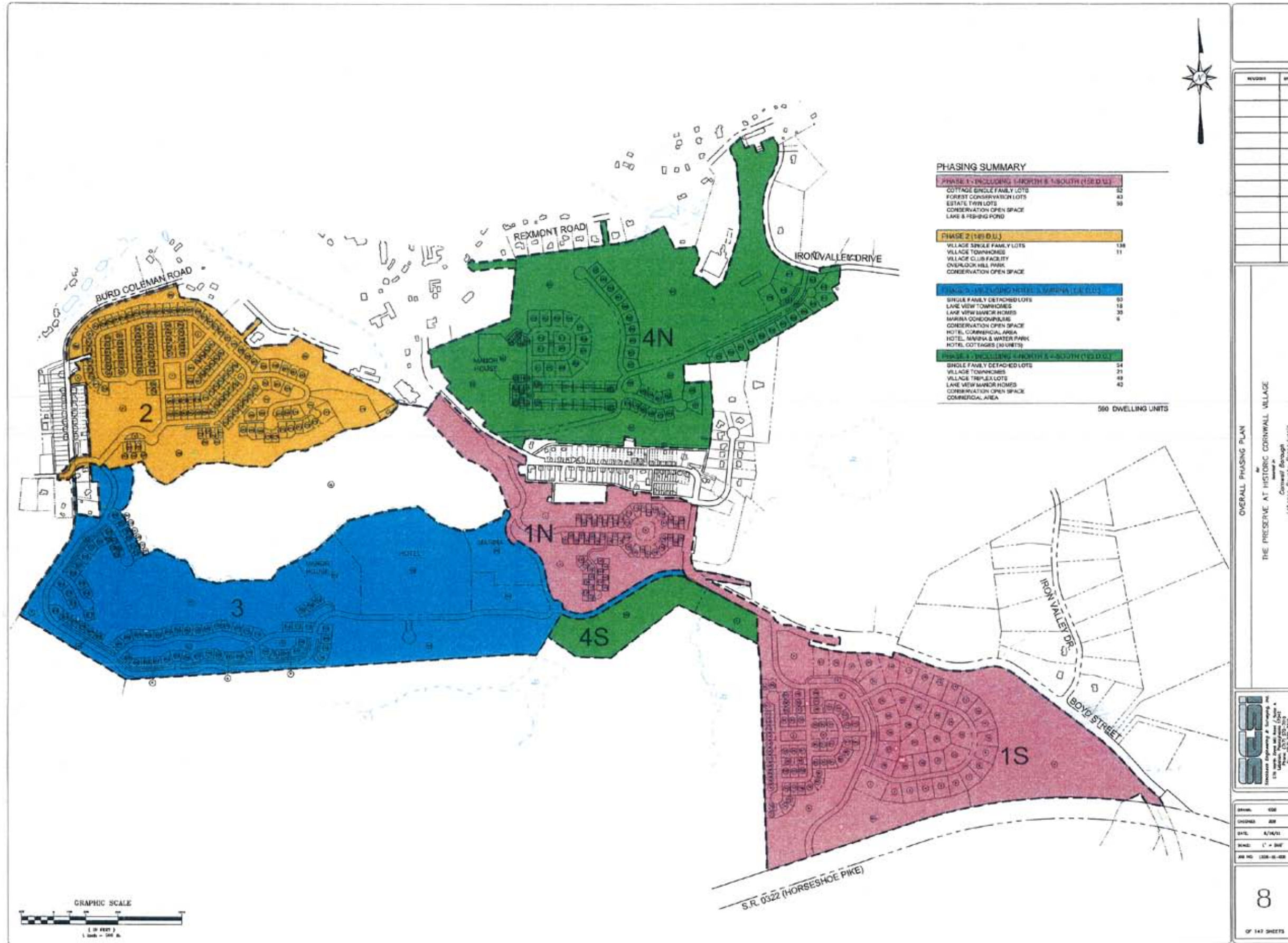


## Site Photos and Artistic Renderings





# Overall Phasing Plan



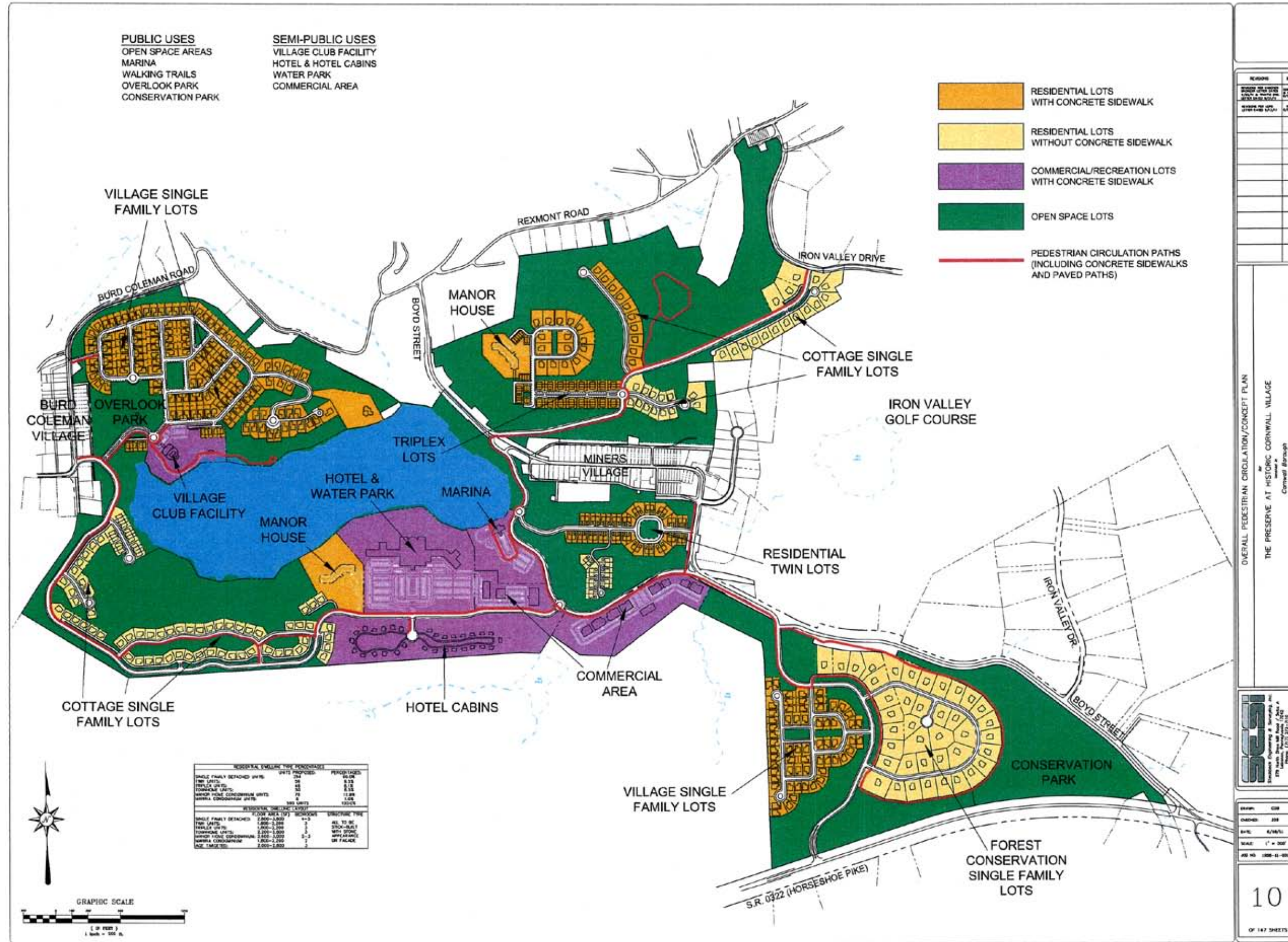


# Retail Village — Commercial Rendering





# Overall Pedestrian Circulation/Concept Plan





# Unit Mix and Phasing Summary

## Phasing Summary 1 through 4

### Phase 1 — 158 Dwelling Units:

	Market Values
Cottage Single Family Lots (age targeted) .....	62
Forest Conservation Lots .....	40
Estate Twin Lots .....	56

### Phase 2 — 149 Dwelling Units:

	Market Values
Cottage Single Family Lots (age targeted) .....	126
Lakeview Single Family Lots .....	12
Village Townhomes .....	11

### Phase 3 — 120 Dwelling Units:

	Market Values
Cottage Single Family Lots (age targeted) .....	60
Lakeview Townhomes (age targeted) .....	12
Lakeview Townhomes .....	6
Lakeview Manor Homes (age targeted) .....	36
Marina Condominiums .....	6

### Phase 4 — 163 Dwelling Units:

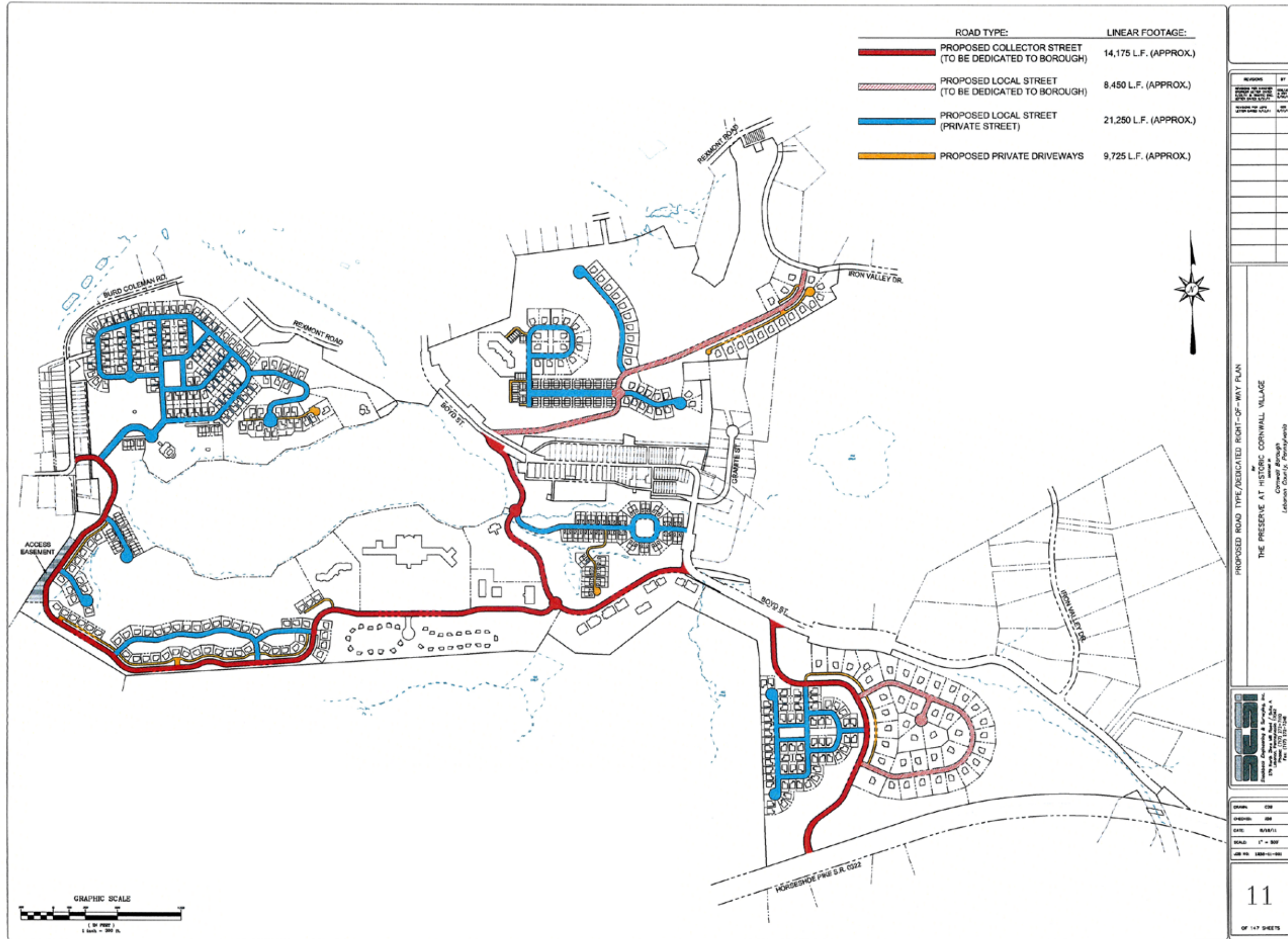
	Market Values
Single Family Detached Lots (age targeted) .....	54
Golf Course Lots .....	12
None Golf Course Lots .....	42
Village Townhomes .....	21
Village Triplex Lots (age targeted) .....	48
Lakeview Manor Homes (age targeted) .....	40

## Unit Mix and Phasing - September 2011 Development Program

Unit Type	# of BR's	Total Units	Market Value	I	II	III	IV	Total
<b>MARKET RATE UNITS:</b>								
Forest Conservation	3	20	\$400,000	20				
	4	20	\$475,000	20				40
Estate Twins	3	56	\$240,000 - 275,000	56				56
Lakeview Single Family	4	6	\$600,000		6			
	5	6	\$900,000		6			12
Village Townhomes	3	32	\$350,000-\$400,000 \$400,000-\$450,000		11		12	32
Lakeview Townhomes	3	3	\$400,000			3		
	4	3	\$450,000			3		6
Marina Condos	2	3	\$225,000			3		
	3	3	\$275,000			3		6
SF Golf Course Lots	4	6	\$650,000				6	
	5	6	\$750,000				6	12
SF Non Golf Course Lots	4	21	\$450,000				21	
	5	21	\$650,000				21	42
<b>TOTAL MARKET RATE</b>		<b>206</b>		<b>96</b>	<b>23</b>	<b>12</b>	<b>75</b>	<b>206</b>
<b>AGE TARGETED UNITS:</b>								
Cottage SF Lots	2	31	\$275,000	31				
	3	31	\$315,000	31				62
Cottage SF Lots	2	63	\$315,000		63			
	3	63	\$350,000		63			126
Cottage SF Lots	2	30	\$315,000			30		
	3	30	\$350,000			30		60
Lakeview Townhomes	3	12	\$375,000			12		12
Lakeview Triplex	2	48	\$375,000-425,000				48	48
Lakeview Manor Homes	3	36	\$400,000-\$475,000			36		
	40	40	\$650,000-\$750,000				40	76
<b>TOTAL AGE TARGETED</b>		<b>384</b>		<b>62</b>	<b>126</b>	<b>108</b>	<b>88</b>	<b>384</b>
<b>TOTAL ALL PARCELS</b>		<b>590</b>		<b>158</b>	<b>149</b>	<b>120</b>	<b>163</b>	<b>590</b>



# Proposed Road Type/Dedicated Right-Of-Way Plan





# Non-Residential Phase Construction Costs

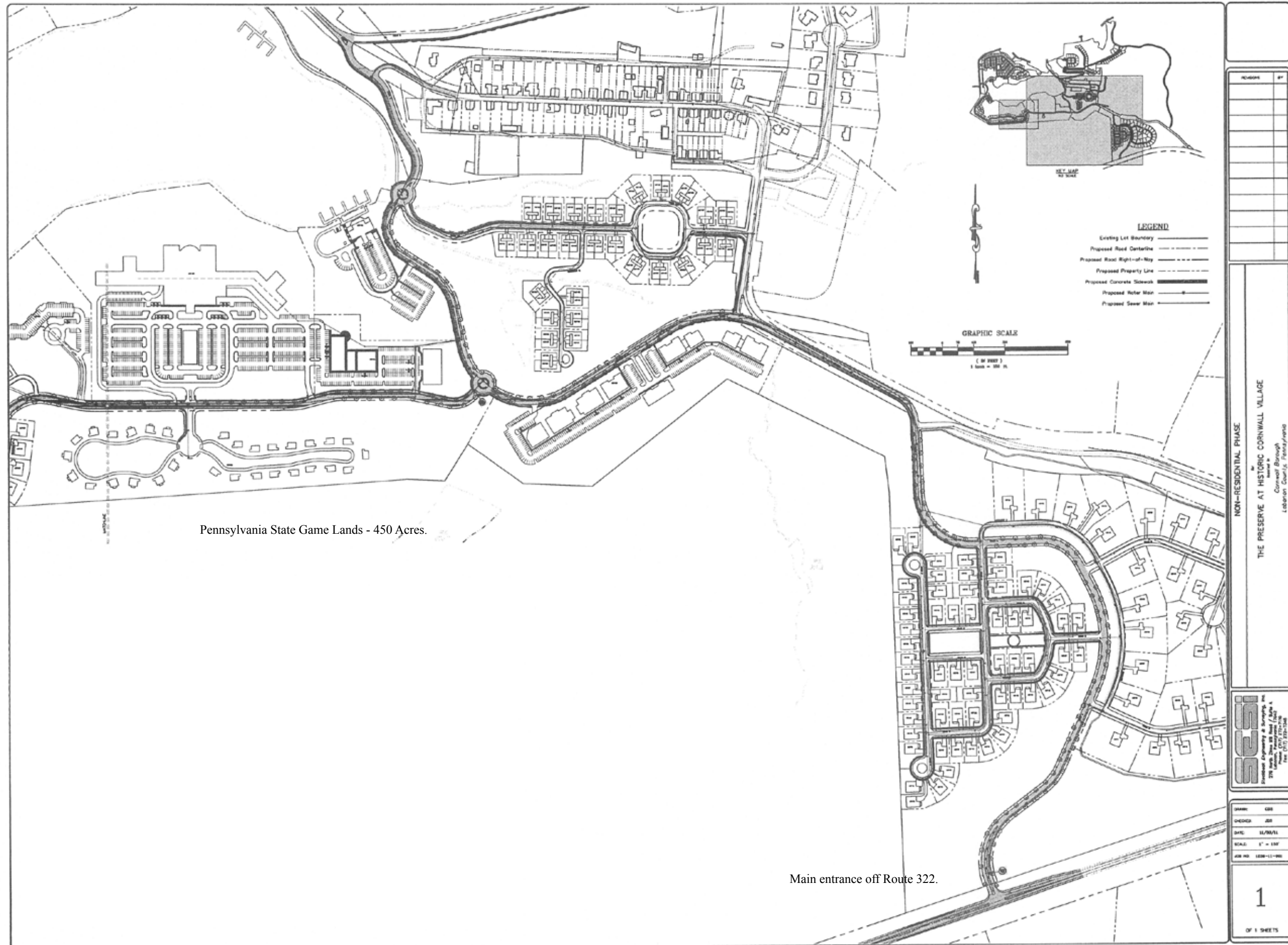
Item	Description	Quantity	Units	Unit Price	Total
<b>A EXCAVATION</b>					
1	Strip Topsoil (6"-8" depth)	28,000	CY	\$2.00	\$56,000
2	Respread Topsoil (6"-8" depth)	28,000	CY	\$3.00	\$84,000
3	Bulk Excavation - Cut/Fill	85,000	CY	\$2.50	\$212,500
4	Bulk Rock Removal (allowance estimate)	16,000	CY	\$30.00	\$480,000
<b>Subtotal</b>					<b>\$832,500</b>
<b>B EROSION &amp; SEDIMENT POLLUTION CONTROL</b>					
1	Erosion Control Measure	1	LS	\$50,000.00	\$50,000
<b>Subtotal</b>					<b>\$50,000</b>
<b>C S.R. 0322 IMPROVEMENTS</b>					
1	Total as Provided by Traffic Planning & Design, Inc.	1	LS	\$881,398.00	\$881,398
<b>Subtotal</b>					<b>\$881,398</b>
<b>D BOYD STREET IMPROVEMENTS (WIDENING &amp; OVERLAY ONLY)</b>					
1	Fine Grade Road	2,098	SY	\$1.25	\$2,623
2	1.5" 9.5mm Wearing Course	3,809	SY	\$7.00	\$26,663
3	2" 19mm Binder Course	2,098	SY	\$8.00	\$16,784
4	3" 25mm Base Course	2,098	SY	\$10.00	\$20,980
5	6" 2A or 3A Crushed Aggregates Base Course	2,098	SY	\$8.00	\$16,784
6	Concrete Curbing	3,200	LF	\$12.00	\$38,400
7	Concrete Sidewalk	4,165	SF	\$7.00	\$29,155
<b>Subtotal</b>					<b>\$151,389</b>
<b>E ROAD A</b>					
1	Fine Grade Road	10,176	SY	\$1.25	\$12,720
2	1.5" 9.5mm Wearing Course	10,176	SY	\$7.00	\$71,232
3	2" 19mm Binder Course	10,176	SY	\$8.00	\$81,408
4	3" 25mm Base Course	10,176	SY	\$10.00	\$101,760
5	6" 2A or 3A Crushed Aggregates Base Course	10,176	SY	\$8.00	\$81,408
6	Concrete Curbing	7,182	LF	\$12.00	\$86,184
7	Concrete Sidewalk	4,510	SF	\$7.00	\$31,570
<b>Subtotal</b>					<b>\$466,282</b>
<b>F ROAD J</b>					
1	Fine Grade Road	7,300	SY	\$1.25	\$9,125
2	1.5" 9.5mm Wearing Course	7,300	SY	\$7.00	\$51,100
3	2" 19mm Binder Course	7,300	SY	\$8.00	\$58,400
4	3" 25mm Base Course	7,300	SY	\$10.00	\$73,000
5	6" 2A or 3A Crushed Aggregates Base Course	7,300	SY	\$8.00	\$58,400
6	Concrete Curbing	5,230	LF	\$12.00	\$62,760
7	Concrete Sidewalk	11,775	SF	\$7.00	\$82,425
<b>Subtotal</b>					<b>\$395,210</b>
<b>G ROAD K</b>					
1	Fine Grade Road	2,697	SY	\$1.25	\$3,371
2	1.5" 9.5mm Wearing Course	2,697	SY	\$7.00	\$18,879
3	2" 19mm Binder Course	2,697	SY	\$8.00	\$21,576
4	3" 25mm Base Course	2,697	SY	\$10.00	\$26,970
5	6" 2A or 3A Crushed Aggregates Base Course	2,697	SY	\$8.00	\$21,576
6	Concrete Curbing	1,734	LF	\$12.00	\$20,808
7	Concrete Sidewalk	4,280	SF	\$7.00	\$29,960
<b>Subtotal</b>					<b>\$143,140</b>

Item	Description	Quantity	Units	Unit Price	Total
<b>H ROAD L</b>					
1	Fine Grade Road	11,449	SY	\$1.25	\$14,311
2	1.5" 9.5mm Wearing Course	11,449	SY	\$7.00	\$80,143
3	2" 19mm Binder Course	11,449	SY	\$8.00	\$91,592
4	3" 25mm Base Course	11,449	SY	\$10.00	\$114,490
5	6" 2A or 3A Crushed Aggregates Base Course	11,449	SY	\$8.00	\$91,592
6	Concrete Curbing	7,360	LF	\$12.00	\$88,320
7	Concrete Sidewalk	8,750	SF	\$7.00	\$61,250
<b>Subtotal</b>					<b>\$541,698</b>
<b>I ROAD M</b>					
1	Rough Grade Road	128	SY	\$4.00	\$512
2	6" 2A or 3A Crushed Aggregates Base Course	128	SY	\$7.00	\$896
<b>Subtotal</b>					<b>\$1,408</b>
<b>J DRIVEWAY E</b>					
1	Rough Grade Road	2,036	SY	\$4.00	\$8,144
2	6" 2A or 3A Crushed Aggregates Base Course	2,036	SY	\$7.00	\$14,252
<b>Subtotal</b>					<b>\$22,396</b>
<b>K SIGNS</b>					
1	Stop Sign & Pole	5	EA	\$150.00	\$750
2	Street Sign & Pole	60	EA	\$150.00	\$9,000
<b>Subtotal</b>					<b>\$9,750</b>
<b>L PUBLIC SANITARY SEWER MAIN</b>					
1	8" Water Main	8,441	LF	\$50.00	\$422,050
2	Sewer Manholes	35	EA	\$2,000.00	\$70,000
<b>Subtotal</b>					<b>\$492,050</b>
<b>M PUBLIC WATER MAIN</b>					
1	8" Water Main	1,990	LF	\$45.00	\$89,550
2	12" Water Main	3,162	LF	\$55.00	\$173,910
3	Fire Hydrants	10	EA	\$1,500.00	\$15,000
4	Gate Valves	53	EA	\$250.00	\$13,250
5	Pumping Station	1	EA	\$200,000.00	\$200,000
6	Water Tanks	2	EA	\$400,000.00	\$800,000
<b>Subtotal</b>					<b>\$1,291,710</b>
<b>N STORMWATER MANAGEMENT</b>					
1	Stormwater Piping	8,171	LF	\$30.00	\$245,130
2	Stormwater "Type C" Inlets	100	EA	\$1,500.00	\$150,000
3	Stormwater Endwalls/Headwalls	22	EA	\$1,200.00	\$26,400
4	Stormwater Manholes	8	EA	\$1,800.00	\$14,400
<b>Subtotal</b>					<b>\$435,930</b>
<b>O LANDSCAPING &amp; STREET LIGHTING</b>					
1	General Seeding/Stabilization	12	AC	\$4,800.00	\$57,600
2	Street/Shade Trees	228	EA	\$1,50.00	\$34,200
3	Street Light Post	55	EA	\$2,000.00	\$110,000
<b>Subtotal</b>					<b>\$201,800</b>

**TOTAL CONSTRUCTION COSTS \$5,916,661**



# Main Entrance Off Route 322 and Miners Village Bypass





# Non-Residential Phasing Summary

## PHASE 1S:

Public Streets: 5,975 LF  
    22' (Curbed) - 2,890 LF  
    28' (Curbed) - 3,085 LF  
Private Streets: 3,640 LF  
    22' (Curbed) - All  
Private Driveways: 1,430 LF  
    16' (Curbed) - All  
Walking Paths (not including concrete sidewalks): 4,455 LF  
    6' wide  
Other Amenities:  
    Conservation Park

## PHASE 1N:

Public Streets: 3,250 LF  
    28' (Curbed) - All  
Private Streets: 2,305 LF  
    22' (Curbed) - All  
Private Driveways: 800 LF  
    16' (Curbed) - All  
Walking Paths (not including concrete sidewalks): 0 LF  
Other Amenities:  
    Floating Marina Docks  
    Public Green Space

## PHASE 2:

Public Streets: 280 LF  
    28' (Curbed) - All  
Private Streets: 9,175 LF  
    22' (Curbed) - All  
    30' with parallel parking on one side  
Private Driveways: 1,130 LF  
    16' (Curbed) - All  
Walking Paths (not including concrete sidewalks): 1,040 LF  
    6' wide  
Other Amenities:  
    Club House with Floating Docks  
    Overlook Park with Gazebo  
    Public Green Space

## PHASE 3:

Public Streets: 6,985 LF  
    28' (Curbed) - All  
Private Streets: 3,215 LF  
    22' (Curbed) - All  
Private Driveways: 3,865 LF  
    16' (Curbed) - All  
Walking Paths (not including concrete sidewalks): 4,990 LF  
    6' wide  
Other Amenities:  
    Marina with Permanent Docks  
    Hotels  
    Hotel Cabins  
    Water Park  
    Commercial Area  
    Manor House

## PHASE 4N & S:

Public Streets: 3,720 LF  
    28' (Curbed) - All  
Private Streets: 4,425 LF  
    22' (Curbed) - 2,050 LF  
    28' (Curbed) - 1,670 LF  
Private Driveways: 2,205 LF  
    16' (Curbed) - All  
Walking Paths (not including concrete sidewalks): 1,775 LF  
    6' wide  
Other Amenities:  
    Manor House  
    Commercial Area  
    Public Green Space  
    Golf Course Access





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