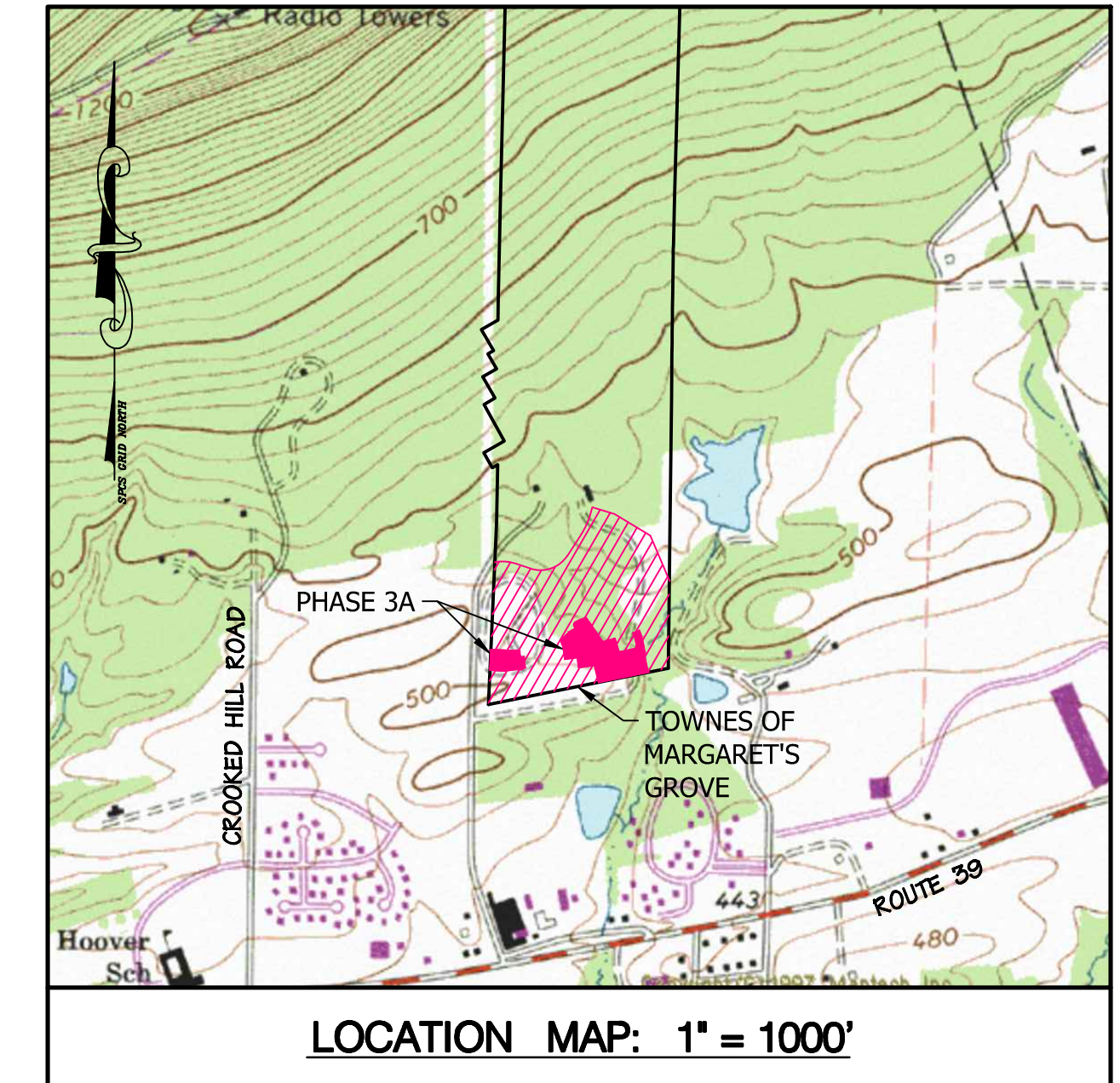


# FINAL LAND DEVELOPMENT PLAN FOR THE TOWNES AT MARGARET'S GROVE, PH 3A LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA



### PLAN PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO BUILD 26 TOWNHOMES AS PART OF THE PREVIOUSLY APPROVED FINAL LAND DEVELOPMENT PLAN FOR PHASES 2 AND 3 OF THE TOWNES AT MARGARET'S GROVE. THE PHASING LAYOUT HAS BEEN UPDATED IN ORDER TO REFLECT CURRENT HOUSING MARKET DEMANDS.

### GENERAL NOTES:

1. A WETLAND DELINEATION WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. ON OCTOBER 6, 2008.
2. NO FLOODPLAIN EXISTS ON THIS SITE, AS SHOWN BY FEMA'S NATIONAL FLOOD HAZARD LAYER FIRMETTE, AREA 42043C03300, EFFECTIVE 8/2/2012.
3. SANITARY SEWER MAINS ARE PROPOSED TO BE DEDICATED TO SUSQUEHANNA TOWNSHIP AUTHORITY.
4. NO EXISTING COVENANTS RUN WITH THIS LAND, EXCEPT FOR THE EXISTING EASEMENTS OF RECORD. PROPOSED RESTRICTIONS ARE NOTED ON THESE PLANS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION CONTROL PLAN. THE NPDES PERMIT, PAC220101 ALREADY EXISTS FOR THIS SITE FOR DISCHARGE OF STORMWATER.
6. TOPOGRAPHIC BENCHMARK IS A MAGNETIC NAIL IN THE CURB ON THE EASTERN SIDE OF CONTENTENTAL DRIVE NEAR THE INTERSECTION OF NORTHVIEW LANE (NORTHING 366977.9307/EASTING 2216261.6075), HORIZONTAL DATUM NAD83 (OPUS), VERTICAL DATUM NAVD88 (OPUS), ELEVATION 479.77'.
7. EACH LOT SHALL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES, IN THE GARAGE AND/OR DRIVEWAY.
8. THE WATER LINE ON THIS PLAN IS SCHEMATIC ONLY AND FINAL DESIGN WILL BE SUPPLIED FOR BY SUEZ WATER.
9. CONCRETE MONUMENTS TO BE SET AS SHOWN, ALL OTHER CORNERS SHALL BE MARKED WITH 5/8" REBAR.
10. A SEWAGE FACILITIES PLANNING MODULE WAS APPROVED BY DEP WITH THE PRELIMINARY PLAN; DEP CODE NO. A3-22931-229-3.
11. ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND THE SUSQUEHANNA TOWNSHIP ORDINANCES.
12. THIS FINAL PHASE 3A PLAN IS BASED ON THE APPROVED PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE TOWNES AT MARGARET'S GROVE AND THE APPROVED FINAL LAND DEVELOPMENT PLAN FOR PHASES 2 AND 3 OF THE TOWNES AT MARGARET'S GROVE, AS APPROVED BY SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS.
13. PRIOR TO THE CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE PLANS, THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
14. TOWNSHIP STAFF SHALL HAVE PERMISSION TO ACCESS DRAINAGE EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
15. INLET BOX CORNERS SHALL NOT BE KNOCKED OUT FOR PIPE CONNECTION.
16. IMPLEMENTATION OF THE EROSION CONTROL PLAN IS THE RESPONSIBILITY OF THE LOT OWNER, AND/OR THE PERSON(S) AUTHORIZED BY COVERAGE UNDER THE NPDES PERMIT FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
17. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP AND THE TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
18. NOTHING SHALL BE PLANTED OR PLACED WITHIN AN EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
19. STORMWATER MANAGEMENT FACILITIES LOCATED ON AN INDIVIDUAL LOT SHALL BE OWNED BY THE LOT OWNER, BUT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL BE REQUIRED TO ENSURE THAT THEY ARE PERMANENT AND CONTINUOUSLY FUNCTIONING AS ORIGINALLY DESIGNED.
20. THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.
21. PREVIOUSLY CONSTRUCTED CULVERTS AND ASSOCIATED FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22. THE DEVELOPER WILL PAY A FEE OF \$500.00 PER DWELLING UNIT FOR RECREATION FACILITIES IN LIEU OF DEDICATION OF LAND.
23. ALL UNITS MUST HAVE A STREET ADDRESS NUMBER DISPLAYED PER THE REQUIREMENTS OF SUSQUEHANNA TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 22-112.
24. ALL STORMWATER CONVEYANCE PIPING SHALL HAVE WATERTIGHT JOINTS
25. SIDEWALKS SHALL BE INSPECTED BY THE MUNICIPAL ENGINEER OR HIS DESIGNATED AGENT AFTER THE FORMS HAVE BEEN PLACED, JUST PRIOR TO THE POURING OF CONCRETE AND AFTER THE COMPLETION OF ALL WORK.
26. ALL STREETS ARE PROPOSED TO BE PRIVATE AND NOT PROPOSED FOR DEDICATION.

### SITE DATA:

RECORD OWNER:  
THE MCNAUGHTON COMPANY  
4400 DEER PATH ROAD, SUITE 201  
HARRISBURG, PA 17110  
PHONE: (717) 234-4000  
E-MAIL: JMCNAUGHTON@MCNAUGHTONCO.COM  
JROMBERGER@MCNAUGHTONHOMES.COM  
SITE IS TAX PARCEL NUMBER: 62-090-190  
TOTAL LOT AREA: 19.01 ACRES  
TOTAL LAND DEVELOPMENT AREA: 12.82 ACS. (PHASES 2 & 3)  
EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS  
EXISTING NUMBER OF LOTS: 1  
PROPOSED NUMBER OF LOTS: 1  
EXISTING WATER SUPPLY: NONE  
EXISTING SEWAGE DISPOSAL: NONE  
PROPOSED WATER SUPPLY: PUBLIC  
PROPOSED SEWAGE DISPOSAL: PUBLIC

### ZONING DATA:

ZONE: RESIDENTIAL URBAN ZONING DISTRICT (R-4)  
(FOR SINGLE FAMILY ATTACHED DWELLINGS ONLY)  
MINIMUM DEVELOPMENT AREA: 40,000 SQUARE FEET  
MINIMUM LOT AREA PER DWELLING UNIT: 2,200 SQUARE FEET  
MINIMUM INDIVIDUAL LOT & STRUCTURE WIDTH: 22 FEET INTERIOR  
32 FEET EXTERIOR  
  
MAXIMUM BUILDING COVERAGE: 35%  
PROPOSED BUILDING COVERAGE: 18%  
PROPOSED NUMBER OF DWELLING UNITS: 92 (PHASES 2 & 3)  
PROPOSED NUMBER OF DWELLING UNITS IN PHASE 3A: 26  
MAXIMUM DWELLING UNITS PER ACRE: 10  
PROPOSED DENSITY: 7.18 UNITS PER ACRE  
MINIMUM FRONT YARD: 25 FEET  
MINIMUM SIDE YARD: 10 FEET ONE SIDE, 10 FEET TOTAL SIDES  
MINIMUM REAR YARD: 25 FEET  
MINIMUM PRINCIPAL BUILDING HEIGHT: 30 FEET/3 STORIES  
MINIMUM PARKING: 52 SPACES  
PROPOSED PARKING: 61 SPACES

### DRAWING INDEX:

DRAWING INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAND DEVELOPMENT PLAN
4	GRADING & PCSM PLAN
5	LANDSCAPE PLAN
6	EROSION & SEDIMENT CONTROL PLAN
7	STREET PROFILES
8	STREET PROFILES
9	MISCELLANEOUS DETAILS
10	MISCELLANEOUS DETAILS
11	EROSION & SEDIMENT CONTROL DETAILS

### PLAN APPROVAL BLOCKS:

#### DAUPHIN COUNTY PLANNING COMMISSION REVIEW

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

#### TOWNSHIP ENGINEER REVIEW

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

TOWNSHIP ENGINEER \_\_\_\_\_

#### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION REVIEW

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

#### FINAL PLAN APPROVAL

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

#### RECORDING:

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_.

### ACKNOWLEDGMENT OF PLAN, STATEMENT OF OWNERSHIP AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) \_\_\_\_\_ OWNER(S) \_\_\_\_\_

OWNER(S) \_\_\_\_\_ OWNER(S) \_\_\_\_\_

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S) \_\_\_\_\_ OWNER(S) \_\_\_\_\_

OWNER(S) \_\_\_\_\_ OWNER(S) \_\_\_\_\_

#### TAX PARCEL NUMBER:

62-090-190

### PA UTILITY ONE - CALL:



PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. SERIAL NO. 2021032360 COMPLETED ON FEBRUARY 4, 2021

#### LIST OF UTILITIES

- |  |   |
|--|---|
| <p>COMPANY: SUEZ WATER PENNSYLVANIA INC<br/>ADDRESS: 818 ADAMS DR<br/>HARRISBURG, PA 17136<br/>CONTACT: LOUISE DOOLAN<br/>EMAIL: LOUISE.DOOLAN@SUEZ.COM</p> <p>COMPANY: VERIZON PENNSYLVANIA LLC<br/>ADDRESS: 1028 HAY ST<br/>PITTSBURGH, PA 15221<br/>CONTACT: DEBORAH BARBA<br/>EMAIL: DEBORAH.D.DELLA@VERIZON.COM</p> <p>COMPANY: PPL ELECTRIC UTILITIES CORPORATION<br/>ADDRESS: 501 NEW MARKET ST<br/>WILKES BARRE, PA 18702<br/>CONTACT: MARK SANTAYANA<br/>EMAIL: MCSANTAYANA@PPLWEB.COM</p> <p>COMPANY: COMCAST<br/>ADDRESS: 4601 SMITH STREET<br/>HARRISBURG, PA 17109<br/>CONTACT: MICHAEL SVEIGARD<br/>EMAIL: MIKE_SVEIGARD@CARLE.COMCAST.COM</p> | <p>COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY<br/>ADDRESS: 1900 LINGLESTOWN RD<br/>HARRISBURG, PA 17110<br/>CONTACT: NATHAN SPRIGGS<br/>EMAIL: NSPRIGGS@SUSQUEHANNA.TWP.PA.GOV</p> <p>COMPANY: UGI UTILITIES INC<br/>ADDRESS: 1301 4TH DRIVE<br/>MIDDLETOWN, PA 17057<br/>CONTACT: STEPHEN BATEMAN<br/>EMAIL: SBATEMAN@UGI.COM</p> <p>COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY<br/>ADDRESS: 1900 LINGLESTOWN RD<br/>HARRISBURG, PA 17110<br/>CONTACT: NATHAN SPRIGGS<br/>EMAIL: NSPRIGGS@SUSQUEHANNA.TWP.PA.GOV</p> |
|--|---|

### WAIVERS:

THE FOLLOWING WAIVERS WERE PREVIOUSLY APPROVED WITH THE FINAL LAND DEVELOPMENT PLAN FOR THE TOWNES AT MARGARET'S GROVE, PHASES 2 & 3

WAIVER SECTION	REQUIREMENT
22-407.A.(17)	PERTAINING TO A BUFFER YARDS.
22-407.A.(20)(j)	PERTAINING TO EXISTING RESOURCES AND SITE ANALYSIS PLANS.
22-407.A.(20)(k)	PERTAINING TO RESOURCE IMPACT AND CONSERVATION REPORTS.
22-606.2	PERTAINING TO VERTICAL CURBS ALONG STREETS.
22-502.5.A	PERTAINING TO LOCATION OF DRIVEWAYS.
22-502.6	PERTAINING TO VERTICAL SAG CURVE 'K' VALUE ON MARGARET'S LANE.

### OWNER / APPLICANT:

MCNAUGHTON PROPERTIES, L.P.  
4400 DEER PATH ROAD, SUITE 201  
HARRISBURG, PA 17110  
PHONE: (717)-234-4000

### SURVEYOR / ENGINEER CERTIFICATIONS:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

\_\_\_\_\_  
MATTHEW R. FISHER, P.L.S., P.E. DATE \_\_\_\_\_

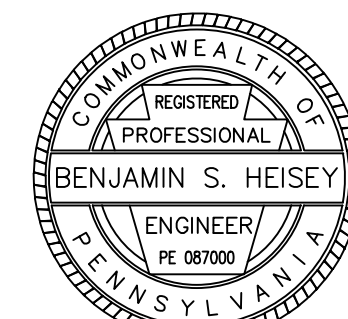


### DESIGN ENGINEER:

R.J. FISHER & ASSOCIATES, INC.  
1546 BRIDGE STREET  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 774-7534  
E-MAIL: RJF@RJFISHERENGINEERING.COM

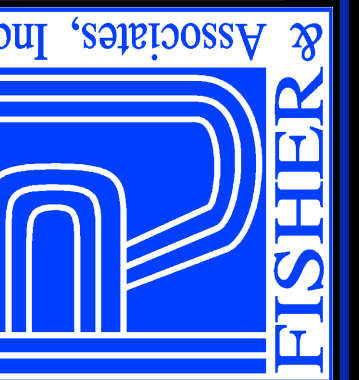
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

\_\_\_\_\_  
BENJAMIN S. HEISEY, P.E. DATE \_\_\_\_\_



NO.	REVISION	DATE
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**R. J. FISHER & ASSOCIATES, INC.**  
SITE PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYS  
1546 BRIDGE STREET, NEW CUMBERLAND, PA 17070  
PHONE: (717) 774-7534 ■ FAX: (717) 774-7190  
**RJFISHERENGINEERING.COM**



COVER SHEET FOR THE TOWNES AT MARGARET'S GROVE, PH 3A LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220108-COV  
PROJECT: 220108  
DATE: 02/05/21  
SHEET: 1 of 11

N/F  
Mark &  
Jodie Kathe  
Inst. # 0321600130

N/F  
Allen Chan  
Inst. # 2015001276

N/F  
Frederick R. Chadwick  
Inst. # 0319800238

N/F  
Andrew Burnett  
Inst. # 0092900115

N/F  
Raymond E. &  
Patri Landis  
Inst. # 0348700230

N/F  
Dung Van  
Nguyen  
Inst. # 20060023485

N/F  
Giant Flex, L.P.  
Inst. # 20140025653

N/F  
McNaughton Properties, L.P.  
Instrument # 20160028957  
19.01 Acres, 828,252 Sq. Ft.

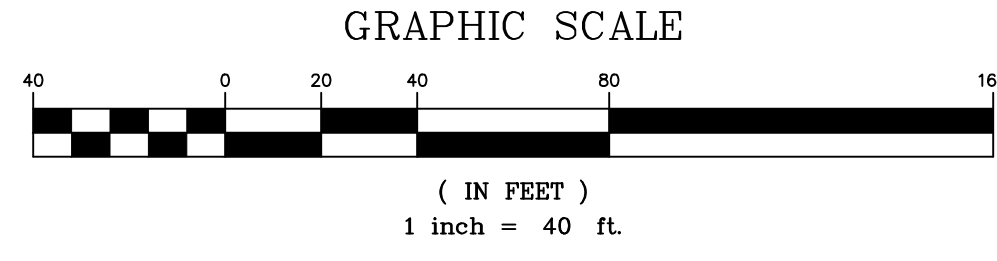
N/F  
Norman Levantthal C/O  
Beacon Residential Management  
Db-564 Pg-715

N/F  
Harrisburg Mountain Investors, LLC  
Inst. # 20170000716

THE EXISTING TOPOGRAPHY AND ELEVATIONS SHOWN  
HEREON ARE A COMBINATION OF DRONE DATA COLLECTED  
DECEMBER OF 2019, SURVEY DATA COLLECTED JANUARY  
OF 2021 AND DESIGN DATA FROM THE PREVIOUS PHASES.

Existing Conditions Legend

	Existing 100 Year Floodplain		Existing Stream
	Existing Adjacent Property Line		Existing Sidewalk
	Existing Boundary Line		Existing Sanitary Sewer Line, MH
	Existing Right-Of-Way Line		Existing Sanitary Sewer Easement
	Existing Building Setback Line		Existing Sanitary Lateral
	Existing Street Centerline		Existing Storm Sewer Line, Inlet, MH
	Existing Edge Of Pavement		Existing Storm Sewer Easement
	Existing Curb		Existing Water Main, MH, Hydrant, Valve
	Existing Paint Line		Existing Water Lateral, Meter, Service Shut-off
	Existing Minor Contour		Existing Water Easement
	Existing Major Contour		Existing Wetlands
	Existing Fence		
	Existing Property Line Marker		
	Existing Concrete Monument		
	Existing Sign		
	Existing Soils Boundary		



NO.	REVISION	DATE
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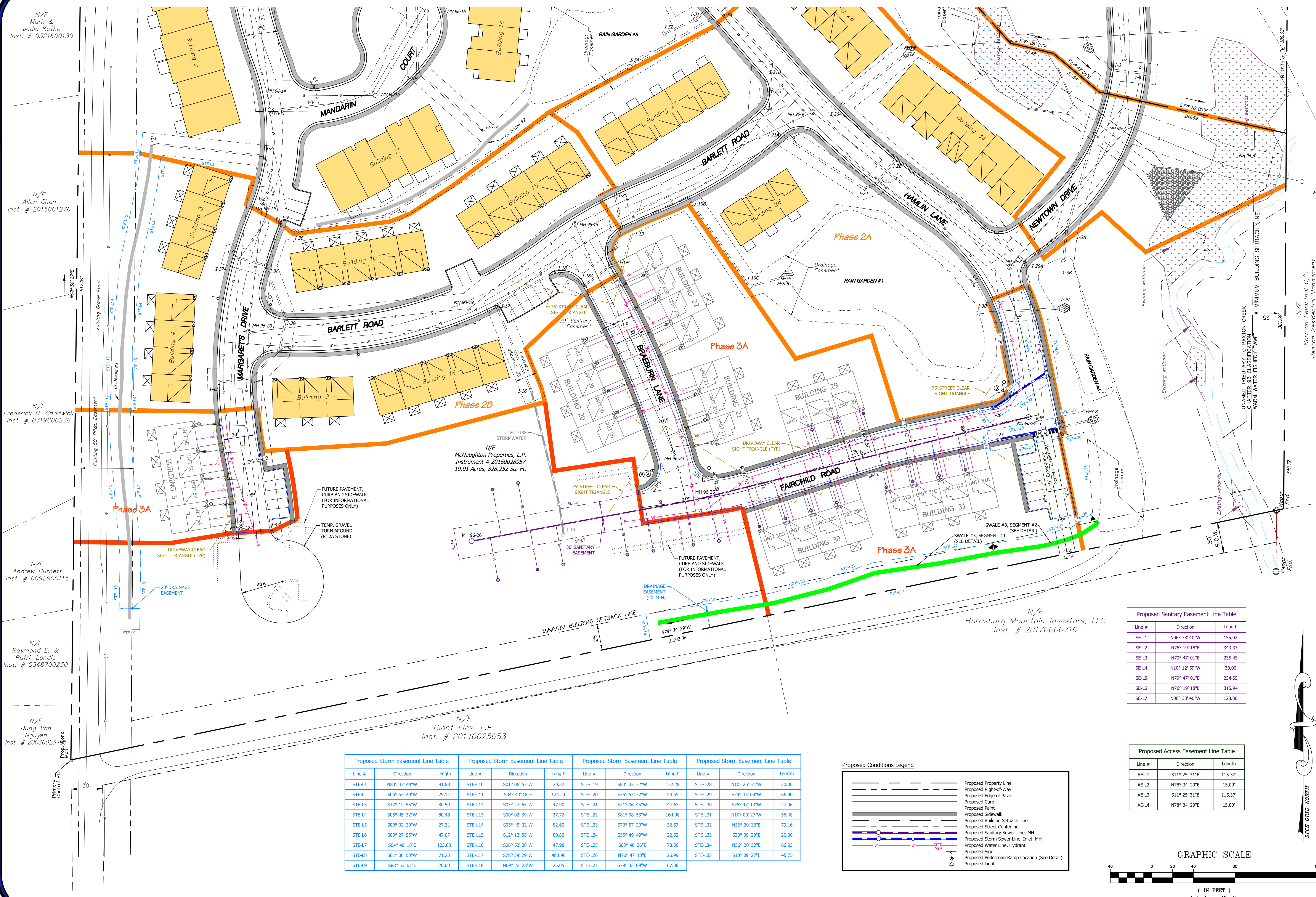
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYS  
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 PHONE: (717) 774-7534 ■ FAX: (717) 774-7190  
 R.J.FISHERENGINEERING.COM



**EXISTING CONDITIONS PLAN**  
 FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:  
220108-EXC  
 PROJECT: 220108  
 DATE: 02/05/21  
 SHEET:  
2 OF 11

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N/F Mark & Jodie Kathe  
Inst. # 0321600130

N/F Allen Chan  
Inst. # 2015001276

N/F Frederick R. Chadwick  
Inst. # 0319800238

N/F Andrew Burnett  
Inst. # 0092900115

N/F Raymond E. & Patri Landis  
Inst. # 0348700230

N/F Dung Van Nguyen  
Inst. # 2006002348

N/F Norman Leventhal C/O Beacon Residential Management  
Db-564 Pg-715

N/F Harrisburg Mountain Investors, LLC  
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N/F Giant Flex, L.P.  
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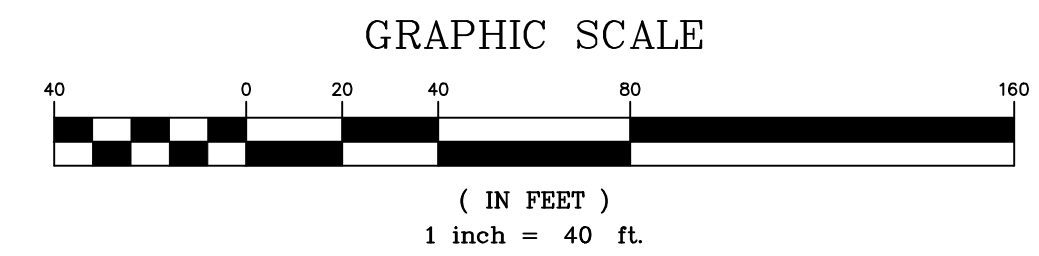
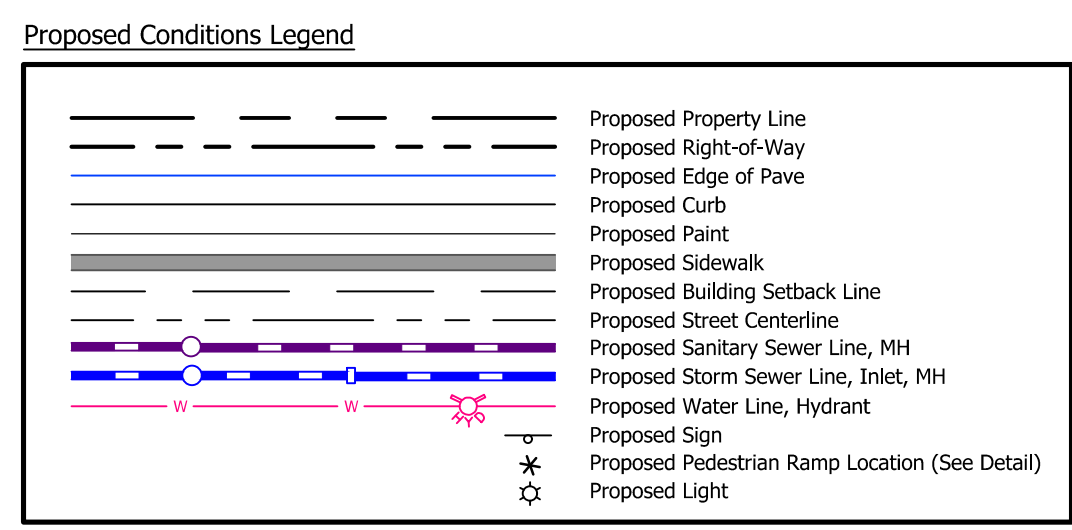
Proposed Storm Easement Line Table			Proposed Storm Easement Line Table			Proposed Storm Easement Line Table			Proposed Storm Easement Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
STE-L1	N83° 37' 44"W	91.83	STE-L10	S01° 06' 53"W	70.22	STE-L19	S80° 37' 32"W	122.28	STE-L28	N10° 26' 51"W	20.00
STE-L2	S06° 53' 49"W	29.12	STE-L11	S04° 40' 18"E	124.24	STE-L20	S79° 57' 32"W	54.55	STE-L29	S79° 33' 09"W	66.90
STE-L3	S12° 12' 55"W	80.59	STE-L12	S03° 27' 55"W	47.90	STE-L21	S71° 06' 45"W	47.63	STE-L30	S76° 47' 13"W	27.96
STE-L4	S05° 45' 32"W	80.48	STE-L13	S00° 02' 39"W	27.72	STE-L22	S81° 08' 53"W	164.08	STE-L31	N10° 09' 27"W	56.48
STE-L5	S00° 02' 39"W	27.31	STE-L14	S05° 45' 32"W	82.60	STE-L23	S73° 57' 29"W	32.57	STE-L32	N56° 20' 32"E	79.16
STE-L6	S03° 27' 55"W	47.07	STE-L15	S12° 12' 55"W	80.82	STE-L24	S55° 49' 49"W	22.52	STE-L33	S33° 39' 28"E	20.00
STE-L7	S04° 40' 18"E	123.83	STE-L16	S06° 53' 28"W	47.98	STE-L25	S03° 46' 36"E	78.56	STE-L34	N56° 20' 32"E	66.05
STE-L8	S01° 06' 53"W	71.23	STE-L17	S78° 34' 29"W	483.90	STE-L26	N76° 47' 13"E	26.99	STE-L35	S10° 09' 27"E	45.75
STE-L9	S88° 53' 07"E	20.00	STE-L18	N09° 22' 28"W	25.05	STE-L27	S79° 33' 09"W	67.38			

Proposed Sanitary Easement Line Table

Line #	Direction	Length
SE-L1	N06° 38' 40"W	155.02
SE-L2	N76° 19' 18"E	343.37
SE-L3	N79° 47' 01"E	235.45
SE-L4	N10° 12' 59"W	30.00
SE-L5	N79° 47' 01"E	234.55
SE-L6	N76° 19' 18"E	315.94
SE-L7	N06° 38' 40"W	128.80

Proposed Access Easement Line Table

Line #	Direction	Length
AE-L1	S11° 25' 31"E	115.37
AE-L2	N78° 34' 29"E	15.00
AE-L3	S11° 25' 31"E	115.37
AE-L4	N78° 34' 29"E	15.00



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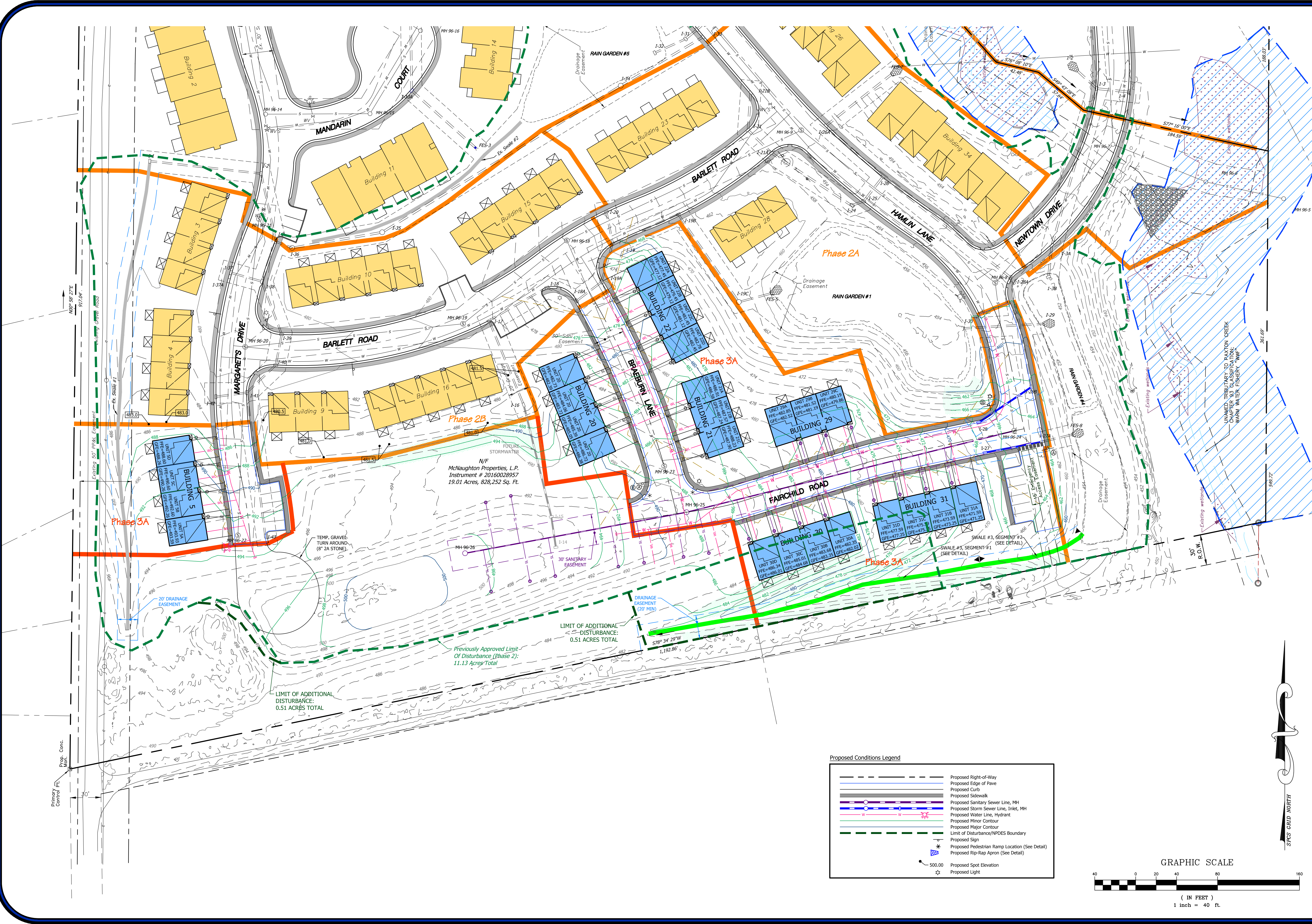
**FISHER & ASSOCIATES, Inc.**

**LAND DEVELOPMENT PLAN FOR THE TOWNES AT MARGARET'S GROVE, PH 3A**  
 LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

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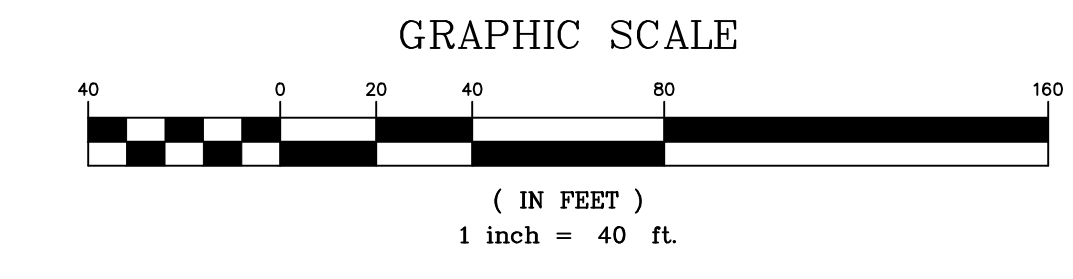
DRAWING ID: 220108-LDP  
 PROJECT: 220108  
 DATE: 02/05/21  
 SHEET: 3 OF 11

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**Proposed Conditions Legend**

	Proposed Right-of-Way
	Proposed Edge of Pavement
	Proposed Curb
	Proposed Sidewalk
	Proposed Sanitary Sewer Line, MH
	Proposed Storm Sewer Line, Inlet, MH
	Proposed Water Line, Hydrant
	Proposed Minor Contour
	Proposed Major Contour
	Limit of Disturbance/NPDES Boundary
	Proposed Sign
	Proposed Pedestrian Ramp Location (See Detail)
	Proposed Rip-Rap Apron (See Detail)
	Proposed Spot Elevation
	Proposed Light



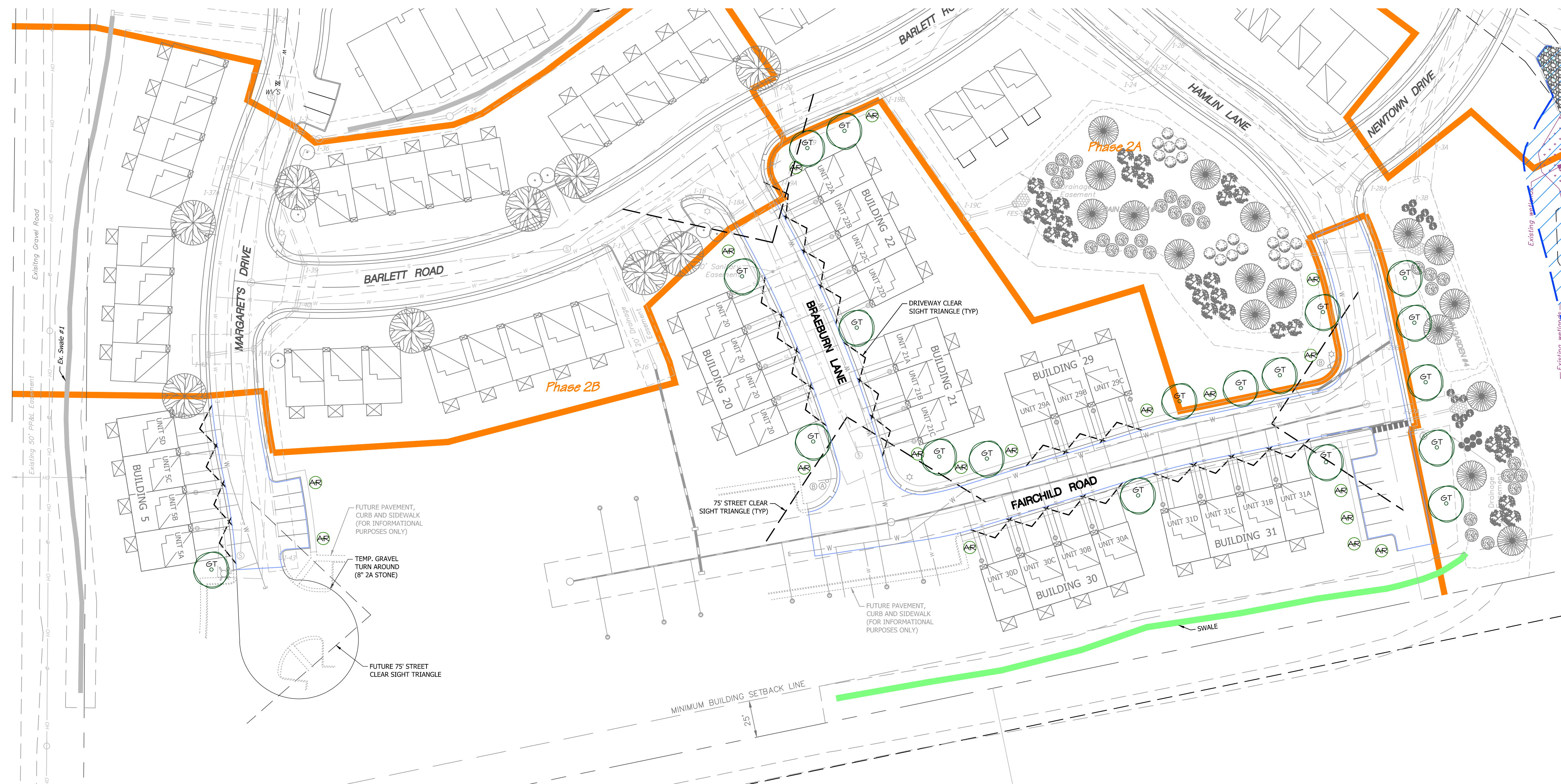
**GRADING & PCSM PLAN**  
FOR  
**THE TOWNES AT MARGARET'S GROVE, PH 3A**  
LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

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DRAWING ID: 220108-GRD  
PROJECT: 220108  
DATE: 02/05/21  
SHEET: 4 OF 11

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**GENERAL LANDSCAPE NOTES:**

- All disturbed soil areas not indicated to be covered with buildings, paving or planting beds shall be permanently seeded and maintained with turfgrass.
- If there is a planting conflict with adjacent improvements (buildings, pavements, lights, etc.) utilities, bedrock, existing tree roots, poor drainage area, or other obstacle to planting, the contractor shall adjust the tree spacing and/or arrangement to complete the planting in accordance with the landscape design intent.
- All planting areas, including turfgrass areas, shall receive a minimum of 4" topsoil before planting.
- No trees shall be planted within 10 feet of any sanitary sewer main.
- During construction, no clearing should be permitted on a site beyond the minimal necessary for the specific construction activity to be undertaken.
- No construction activity, grading or disturbance shall be permitted beyond the limit of disturbance line.
- Limit of disturbance lines shall be clearly noted in the field prior to the start of construction activities. The lines may be indicated by use of snow fencing, flagged stakes or other means acceptable to the Township for the specific condition or feature to be protected. The lines shall be maintained throughout the period of construction activity.

**CONSTRUCTION NOTES:**

- During construction, no clearing shall be permitted beyond that minimally necessary for the specific construction activity to be undertaken.
- No construction activity, grading or disturbance shall be permitted beyond the limit of the disturbance line. The limit of disturbance lines shall be clearly marked in the field prior to the start of construction activities, by use of snow fencing, silt fence, or plastic orange construction fence. The limit of disturbance fence lines shall be maintained throughout the period of construction activity.
- All new plants shall be healthy, free of disease and pest infestation, sized and rooted in accordance with the American Standard for Nursery Stock, ANSI Z60.1, latest edition.
- If quantities of trees or shrubs shown on the plan differ from those listed in planting schedule, quantities shown on the plan shall govern.

**SHORT TERM LANDSCAPE MAINTENANCE PLAN:**

- (FOR 18 MONTHS FOLLOWING INSTALLATION or MAINTENANCE BOND ISSUANCE WHICHEVER IS LONGER)
- The landscape contractor and/or lot owner shall be responsible for watering plant material and lawn areas before, during and after installation for the duration of the warranty period.
  - Lawn areas shall be watered once weekly during dry periods of the first growing season to establish a healthy turfgrass. Watering should occur during the early part of the day and shall provide to an even saturation depth of one inch per week by rain event or irrigation.
  - Newly planted trees and shrubs shall be watered regularly during the dry periods to completely dampen the root ball during the first growing season.
  - Disease, insect and weed control and prevention should be performed in accordance with manufacturers recommendations for newly planted landscapes during the first season.
  - Newly installed plantings shall be selectively pruned if necessary to provide a neat, uniform appearance. Any dead or broken branches shall be removed. All noticeably diseased or damaged plant material shall be removed and replaced prior to final acceptance.
  - All guying and staking shall be maintained regularly to assure plant stabilization and straight, uniform growth for at least the first 18 months following the date of planting.
  - All plant material shall be true to species and variety and shall conform to measurements and minimum standards as set forth in the plant schedule.
  - All plant materials and lawn areas are to be warranted by the contractor for a period of 18 months from date when Maintenance Bond is issued/ effective. Any plants found dead, dying, or diseased during said period should be replaced in-kind during that period.
  - Tree branches overhanging vehicular and pedestrian routes (drives, walks, etc.) shall be maintained at a height 8 ft. min. from adjacent grade.

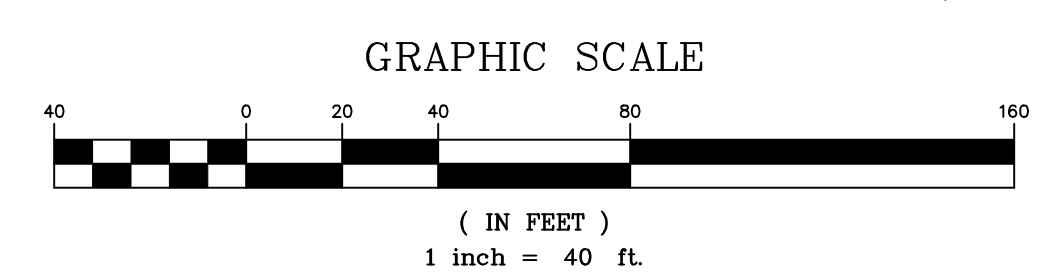
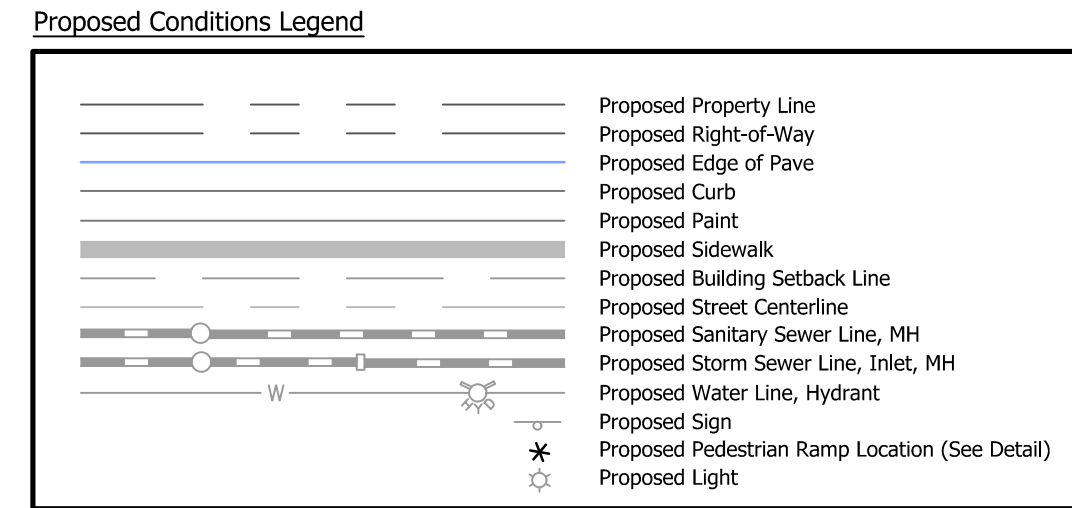
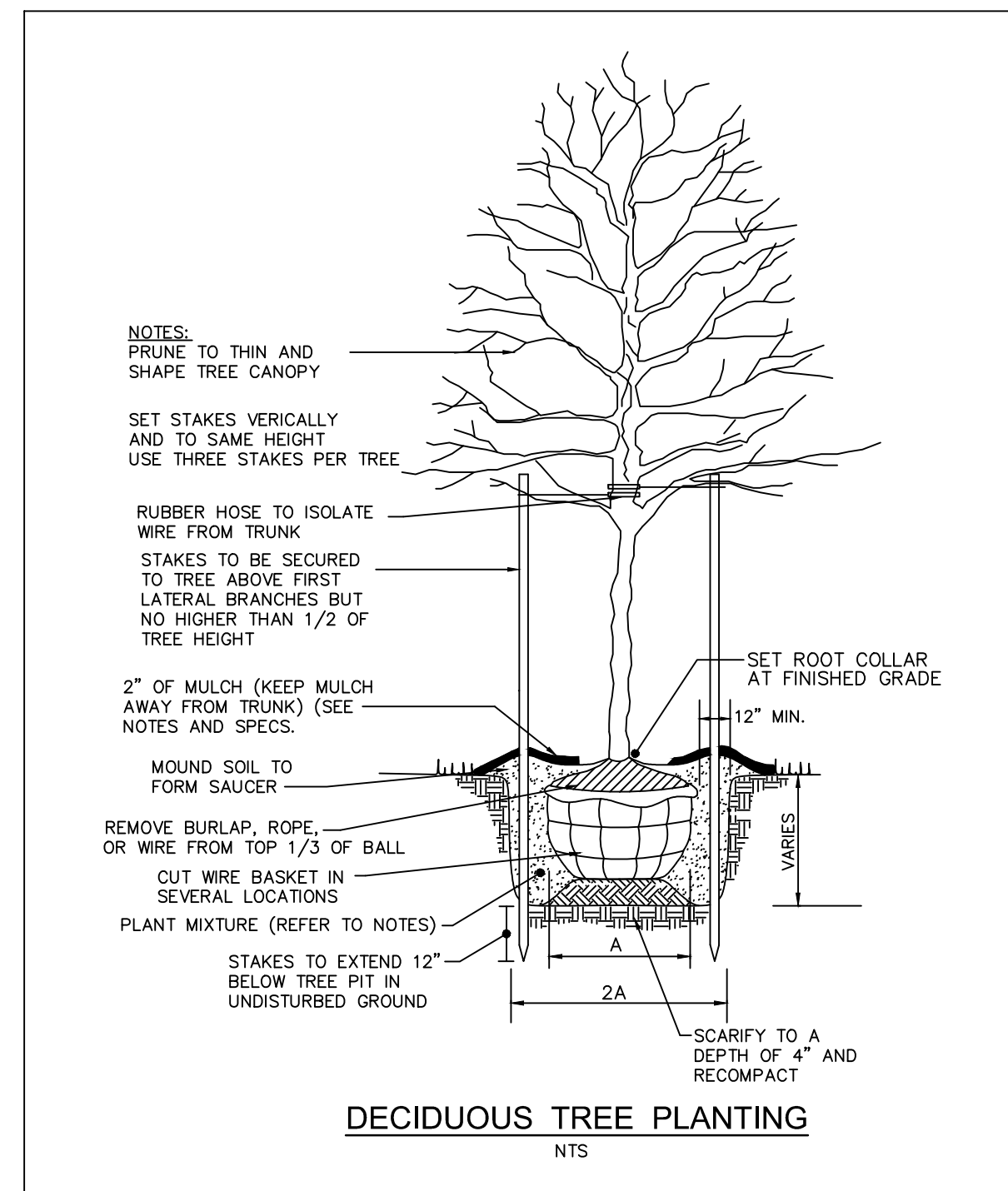
**LONG TERM MAINTENANCE PLAN FOR LANDSCAPING:**

- Maintenance of trees, shrubs and turfgrass shall be the responsibility of the homeowners association.
- The lot owner shall be responsible for regular mowing, clean-up, and grooming of all lawn and planted areas.
- Any specific plant material shown on this approved landscape plan which does not survive or is damaged shall be replaced in kind by the lot owner within a six month period, in perpetuity.
- Trash and tree debris shall be removed and disposed of properly.
- Patrol natural areas and remove man-made debris and dispose of property.

**PHASE 3A SITE - SCHEDULE FOR REQUIRED PLANTINGS**

SYMBOL	QTY	ID	COMMON NAME	BOTANICAL NAME	NATIVE (IF X)	MIN. PLANTING SIZE & CONDITIONS (see plan for location)	MATURE SIZE & GENERAL TYPE	APPLICABLE LANDSCAPE REQUIREMENTS WITH PERMISSION FROM THE TOWNSHIP
GT	14	GT	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS VAR. INERMIS 'Impcole'	X	2.5" CALIFER, 20" B4B	30'w. x 35'h DECIDUOUS TREE	STREET TREES PER S4LDO SEC. 22-1004.3, 22-1104 & Z0 SEC. 21-2106.5.E
AR	16	AR	SUPSZAM RED MAPLE	ACER RUBRUM 'SUPSZAM' OR SIMILAR NARROW PYRAMIDAL FORM	X	2.5" CALIFER, 20" B4B	10'w. x 40'h DECIDUOUS TREE	STREET TREES PER S4LDO SEC. 22-1004.3, 22-1104 & Z0 SEC. 21-2106.5.E

CAL. - CALIFER 6" ABOVE ROOT FLARE  
 B4B - BALLED & BURLAPPED  
 CONT. - CONTAINER



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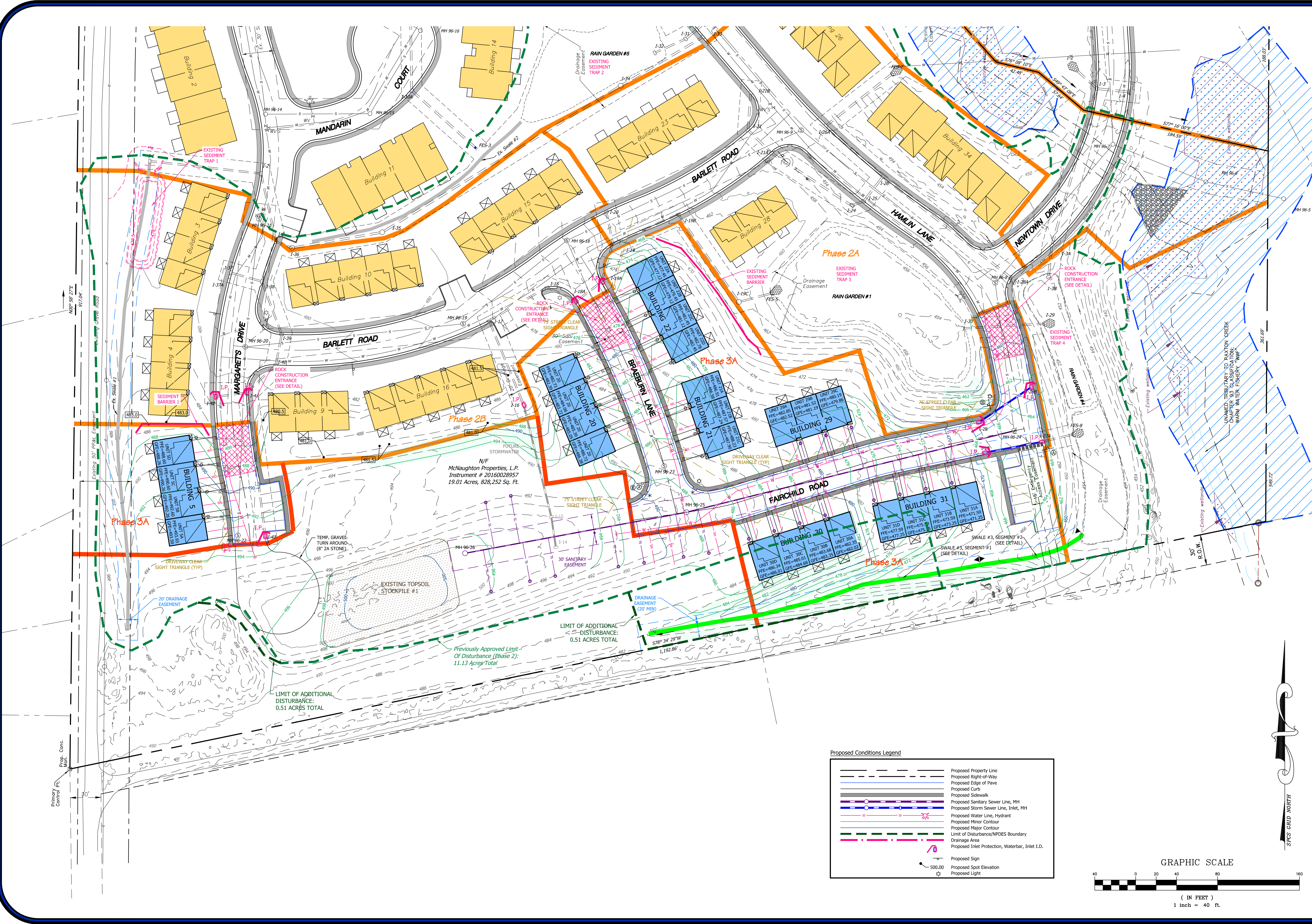
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS  
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
 PHONE: (717) 774-7534 & FAX: (717) 774-7190  
 R.J.FISHERENGINEERING.COM



**LANDSCAPE PLAN**  
 FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220108-LSCP  
 PROJECT: 220108  
 DATE: 02/05/21  
 SHEET: 5 OF 11

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 XREF: \_XREF\_220108.dwg  
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 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
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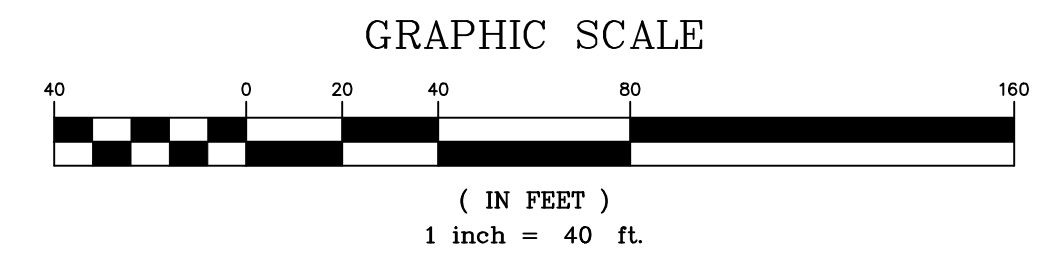


**EROSION & SEDIMENT CONTROL PLAN**  
 FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

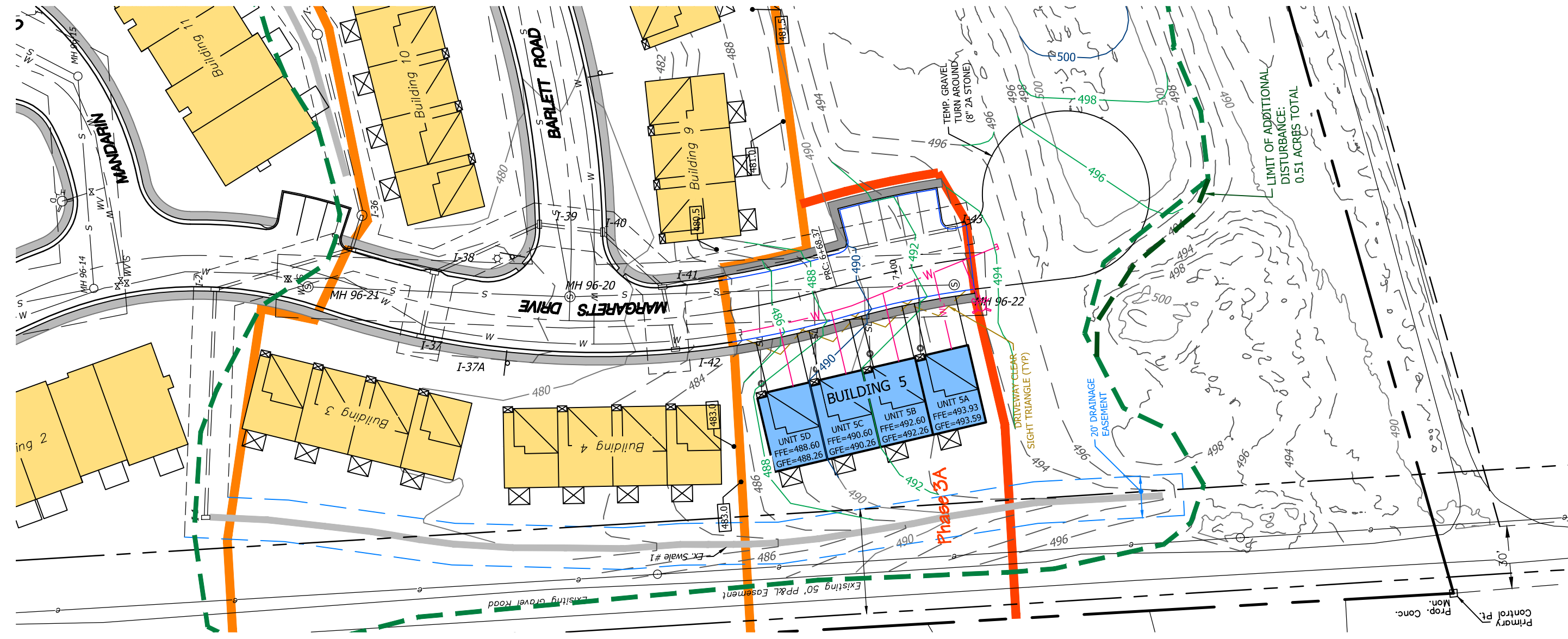
DRAWING ID: 220108-En5  
 PROJECT: 220108  
 DATE: 02/05/21  
 SHEET: 6 OF 11

**Proposed Conditions Legend**

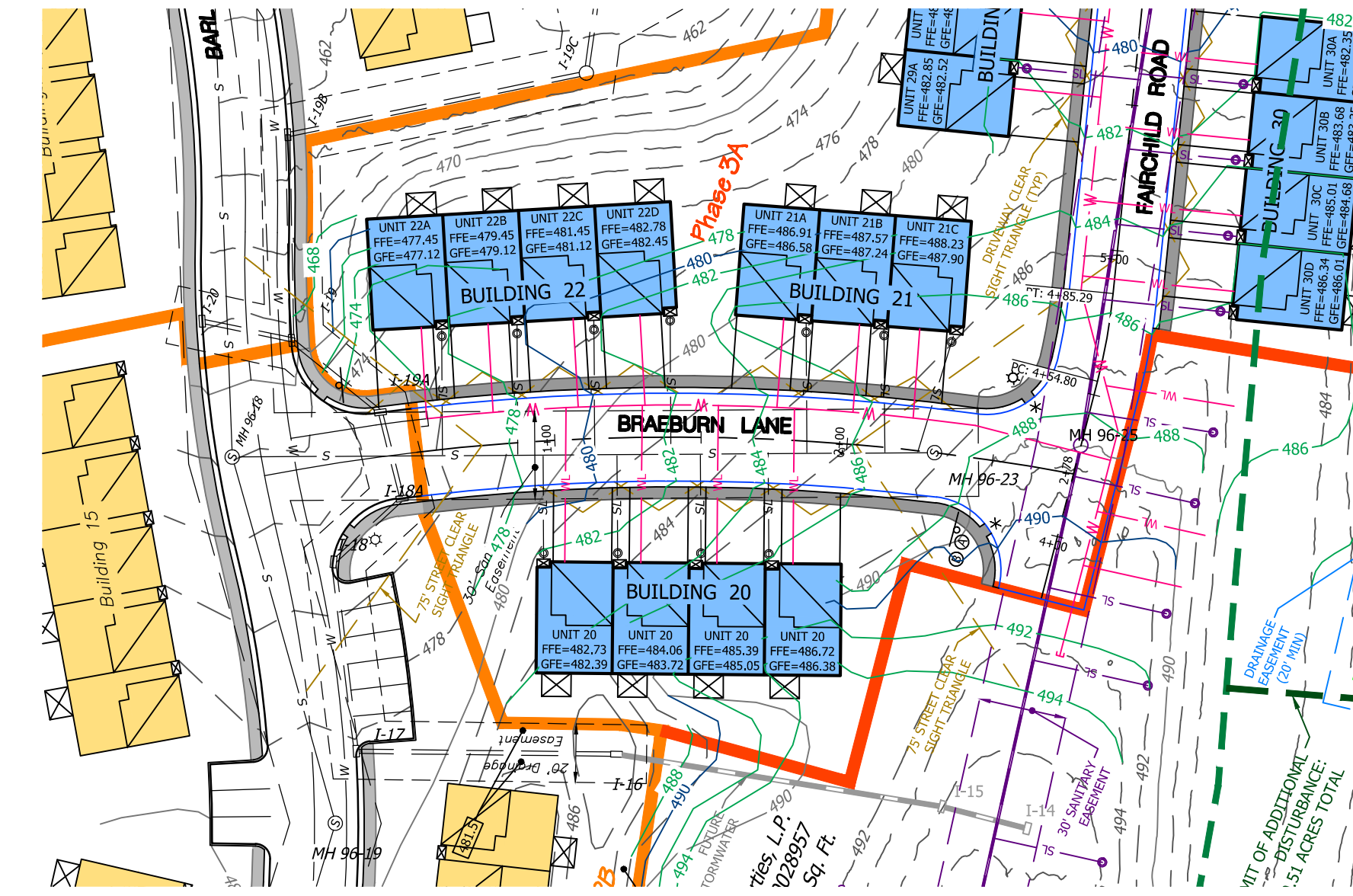
	Proposed Property Line
	Proposed Right-of-Way
	Proposed Edge of Pavement
	Proposed Curb
	Proposed Sidewalk
	Proposed Sanitary Sewer Line, MH
	Proposed Storm Sewer Line, Inlet, MH
	Proposed Water Line, Hydrant
	Proposed Minor Contour
	Proposed Major Contour
	Limit of Disturbance/NPDES Boundary
	Drainage Area
	Proposed Inlet Protection, Waterbar, Inlet I.D.
	Proposed Sign
	Proposed Spot Elevation
	Proposed Light



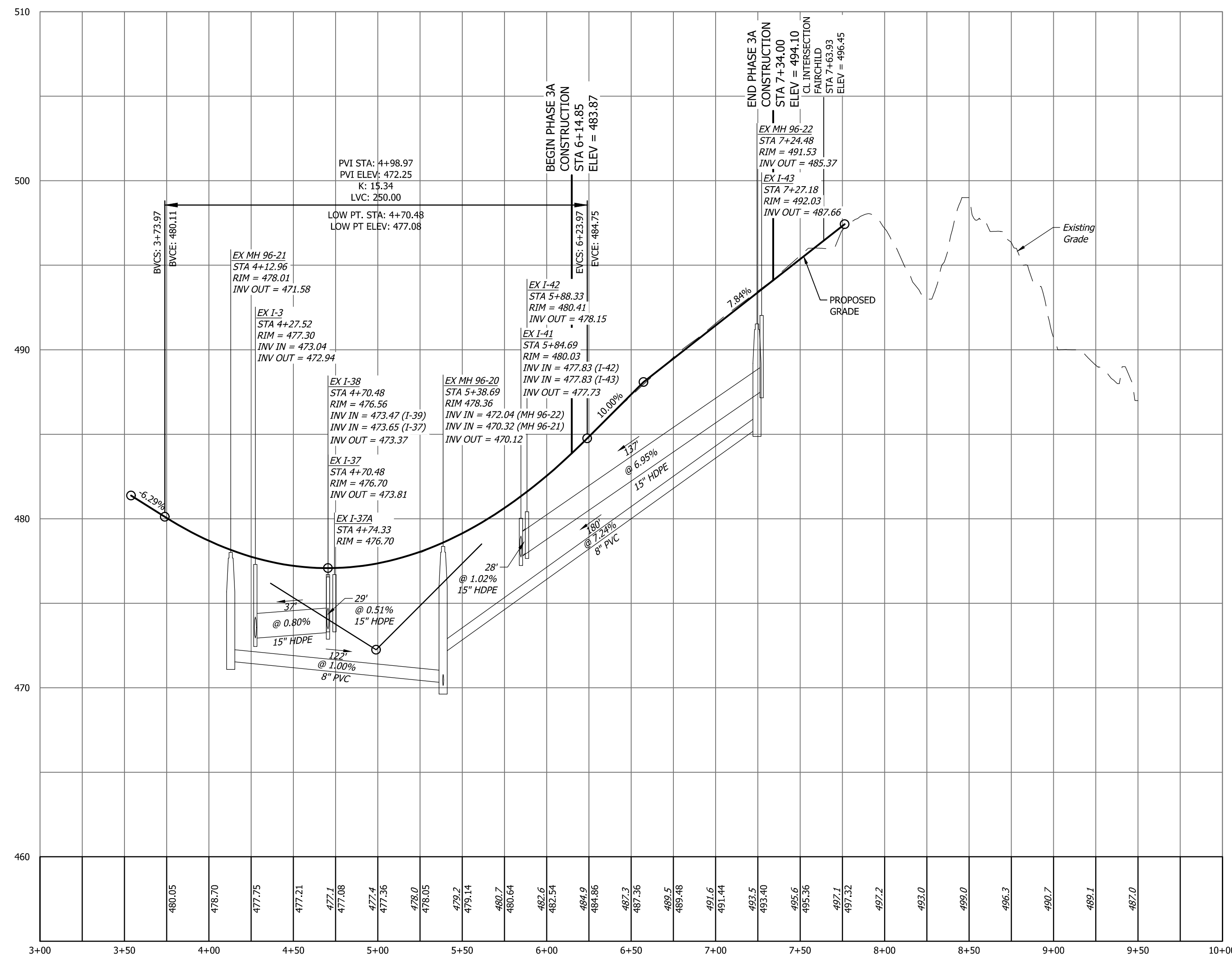
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 R. J. FISHER  
 02/05/21



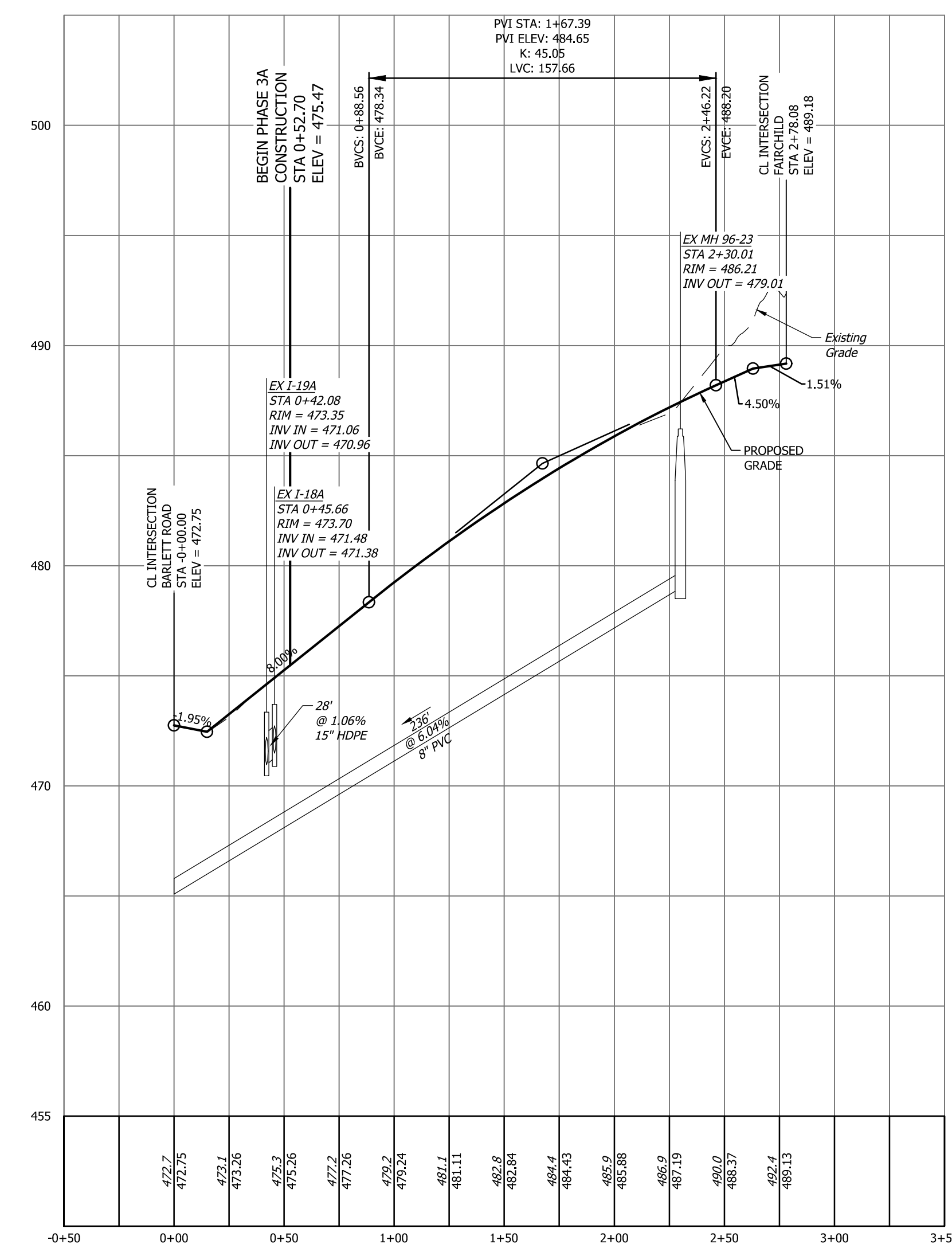
Plan View Of Margaret's Drive Sta: 3+00.00 - 10+00.00  
Scale: 1"=50'



Plan View Of Braeburn Lane Sta: -0+50.00 - 3+50.00  
Scale: 1"=50'

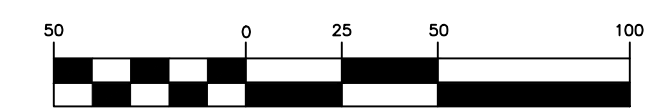


Profile View Of Margaret's Drive Sta: 3+00.00 - 10+00.00  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'



Profile View Of Braeburn Lane Sta: -0+50.00 - 3+50.00  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'

GRAPHIC SCALES



( IN FEET )  
1 inch = 50 ft.

( IN FEET )  
1 inch = 5 ft.



**STREET PROFILES**  
FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

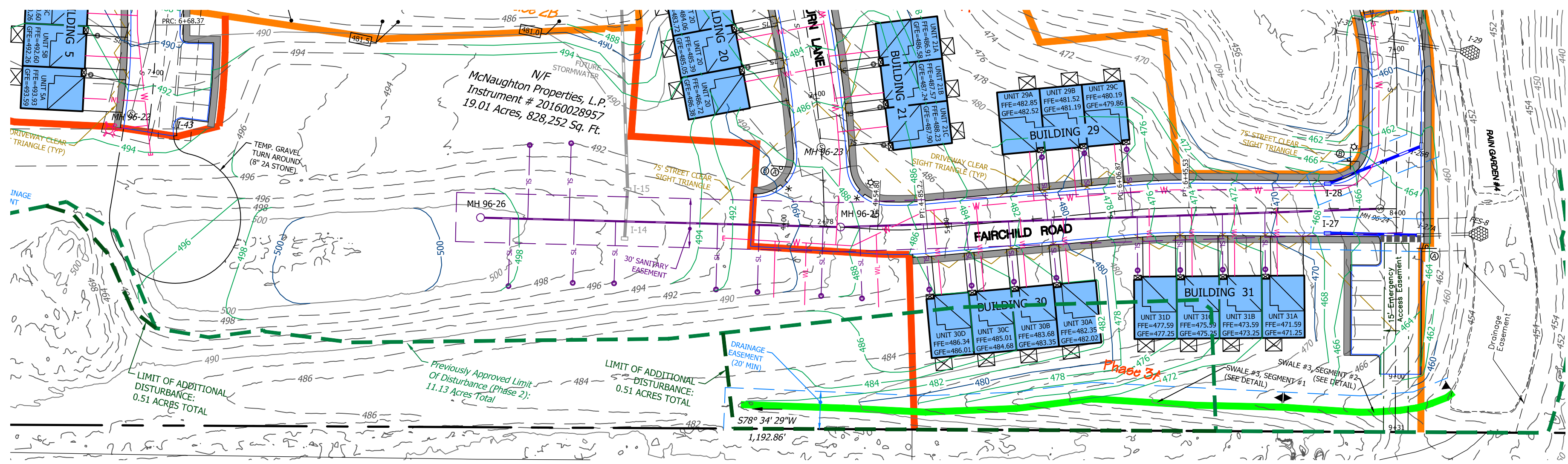
DRAWING ID:  
220108-PRO  
PROJECT: 220108  
DATE: 02/05/21  
SHEET:

7 OF 11

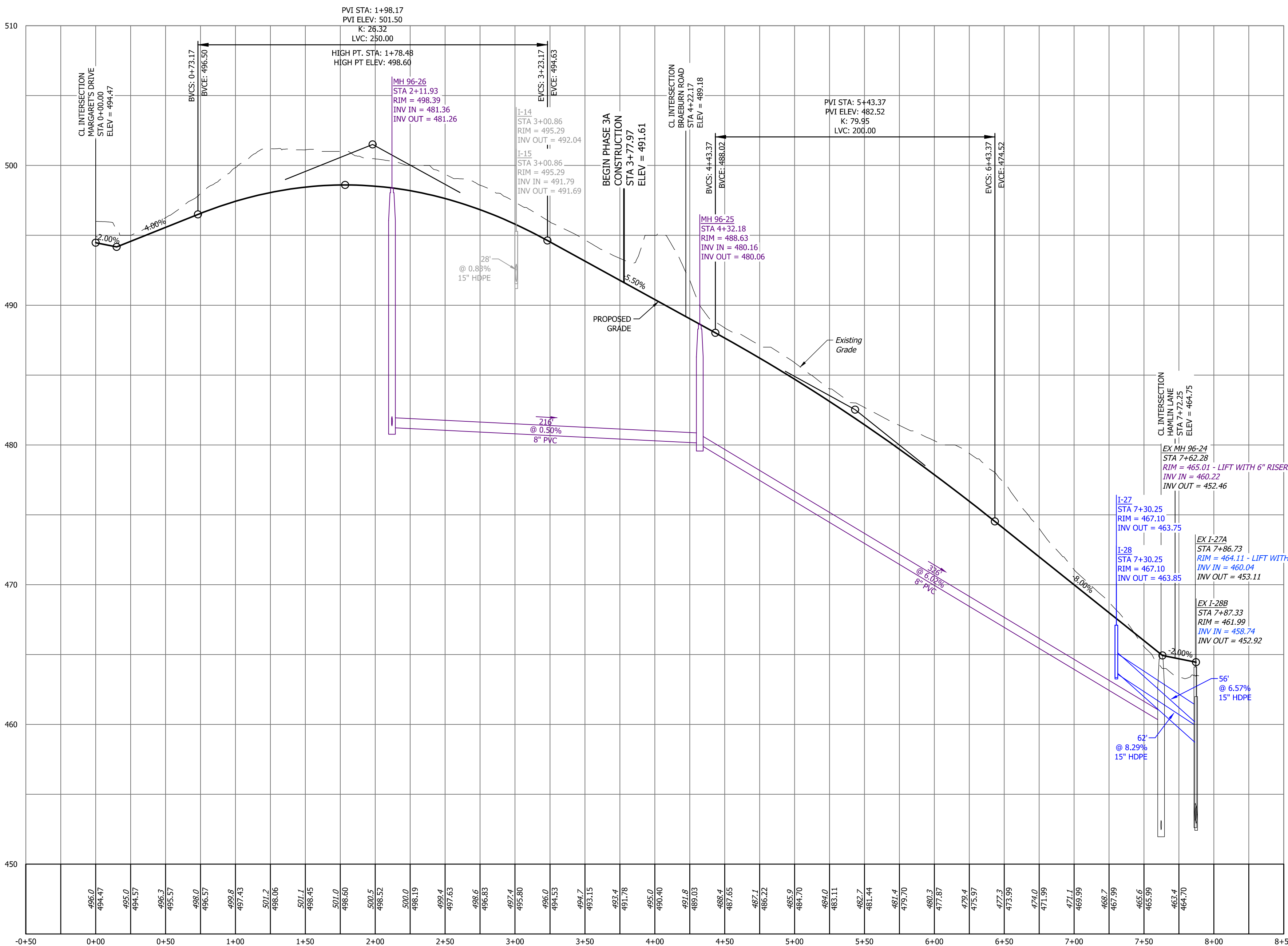
**R. J. FISHER & ASSOCIATES, INC.**  
SITE PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYS  
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
PHONE: (717) 774-7534 ■ FAX: (717) 774-7190  
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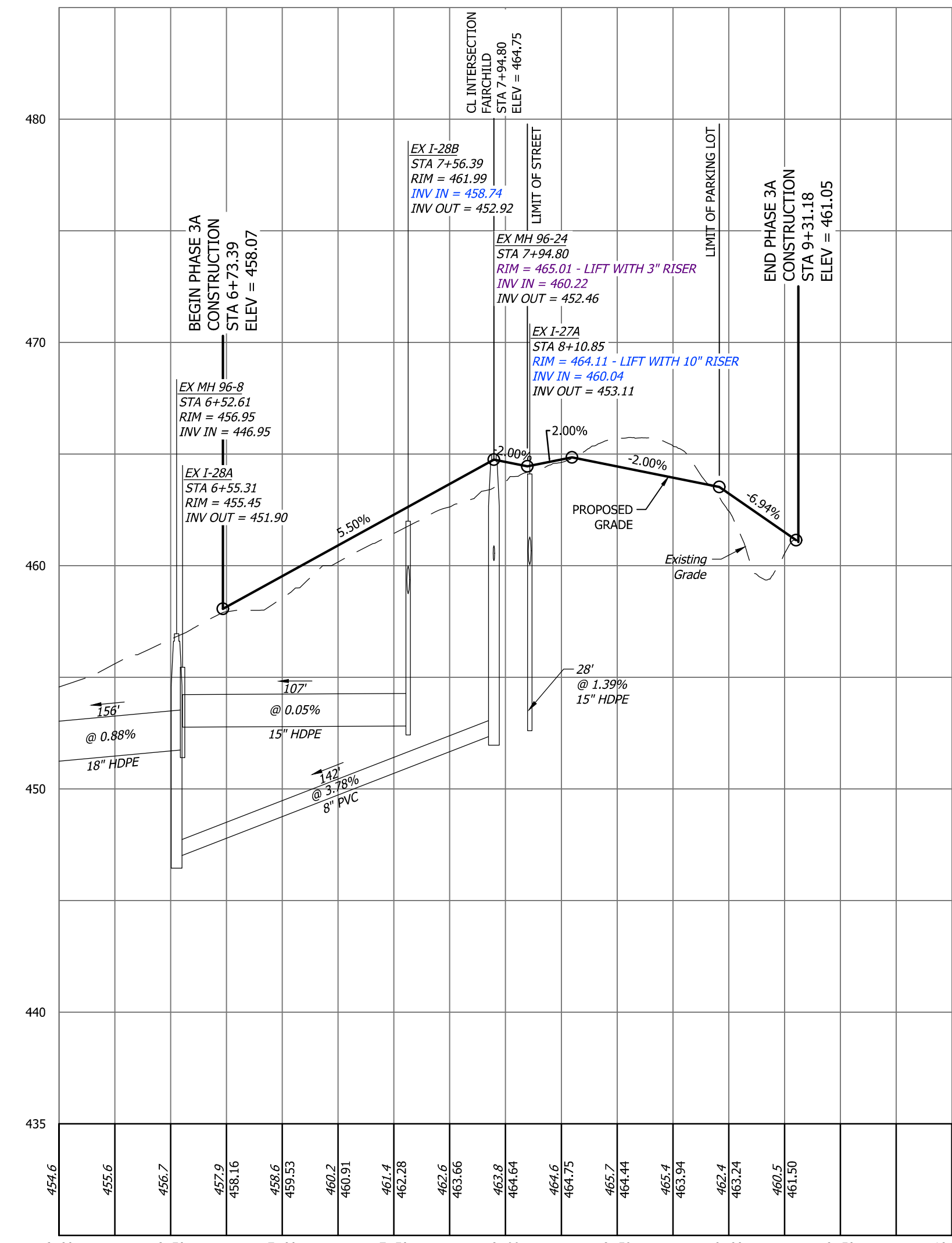
Plan View Of Fairchild Road Sta: -0+50.00 - 8+50.00  
Scale: 1"=50'



Profile View Of Fairchild Road Sta: -0+50.00 - 8+50.00  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'



Plan View Of Hamlin Lane Sta: 6+00.00 - 10+00.00  
Scale: 1"=50'



Profile View Of Hamlin Lane Sta: 6+00.00 - 10+00.00  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'

GRAPHIC SCALES



NO.	REVISION	DATE
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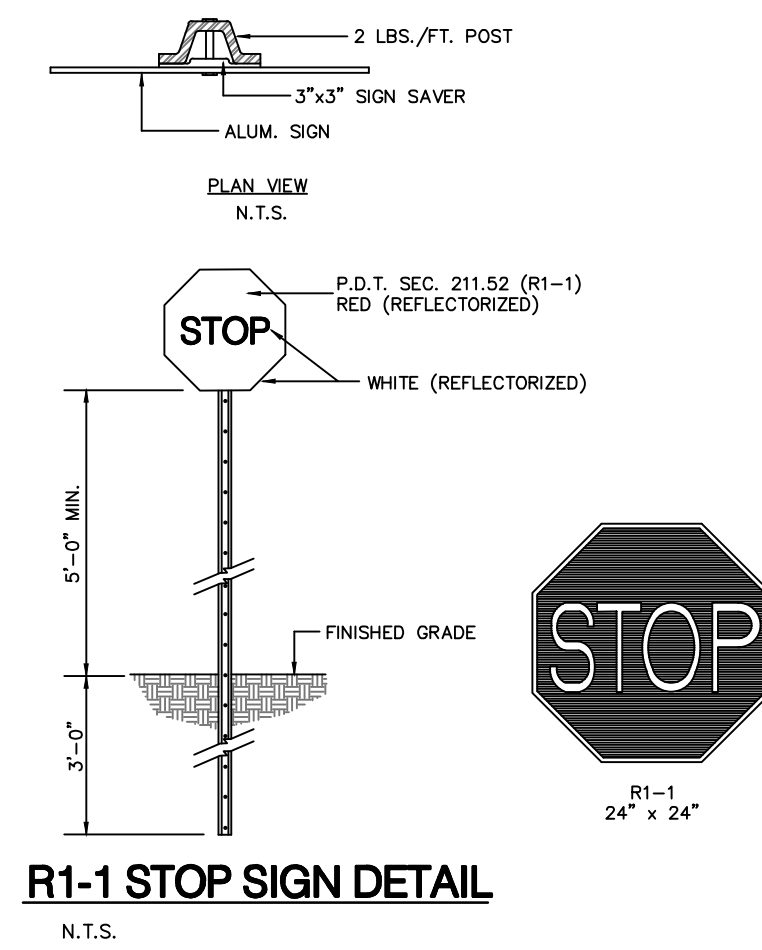
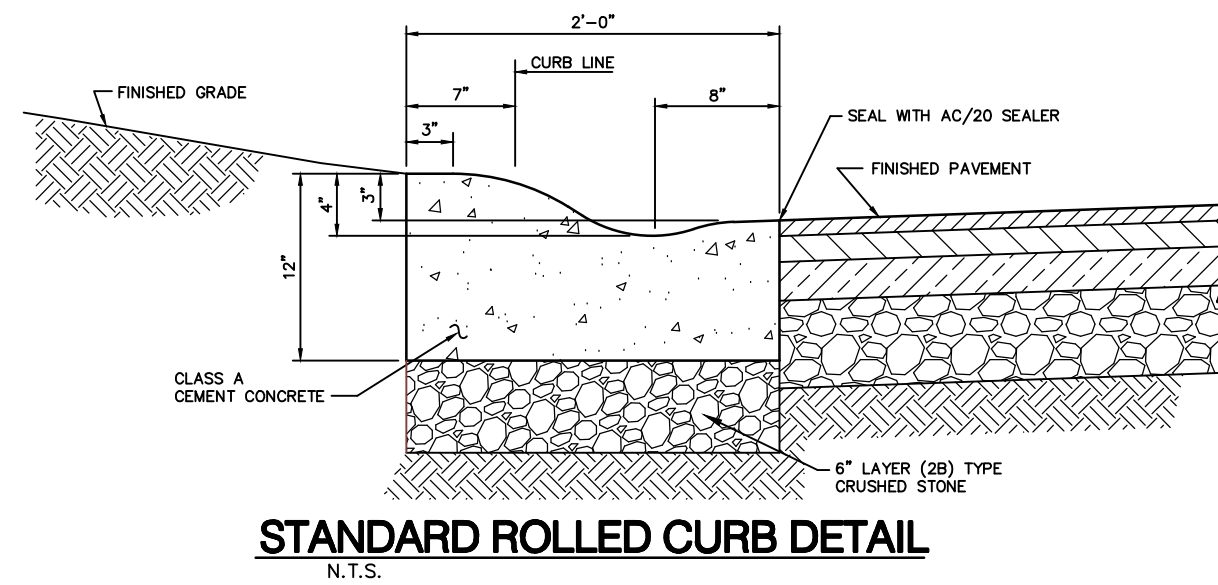
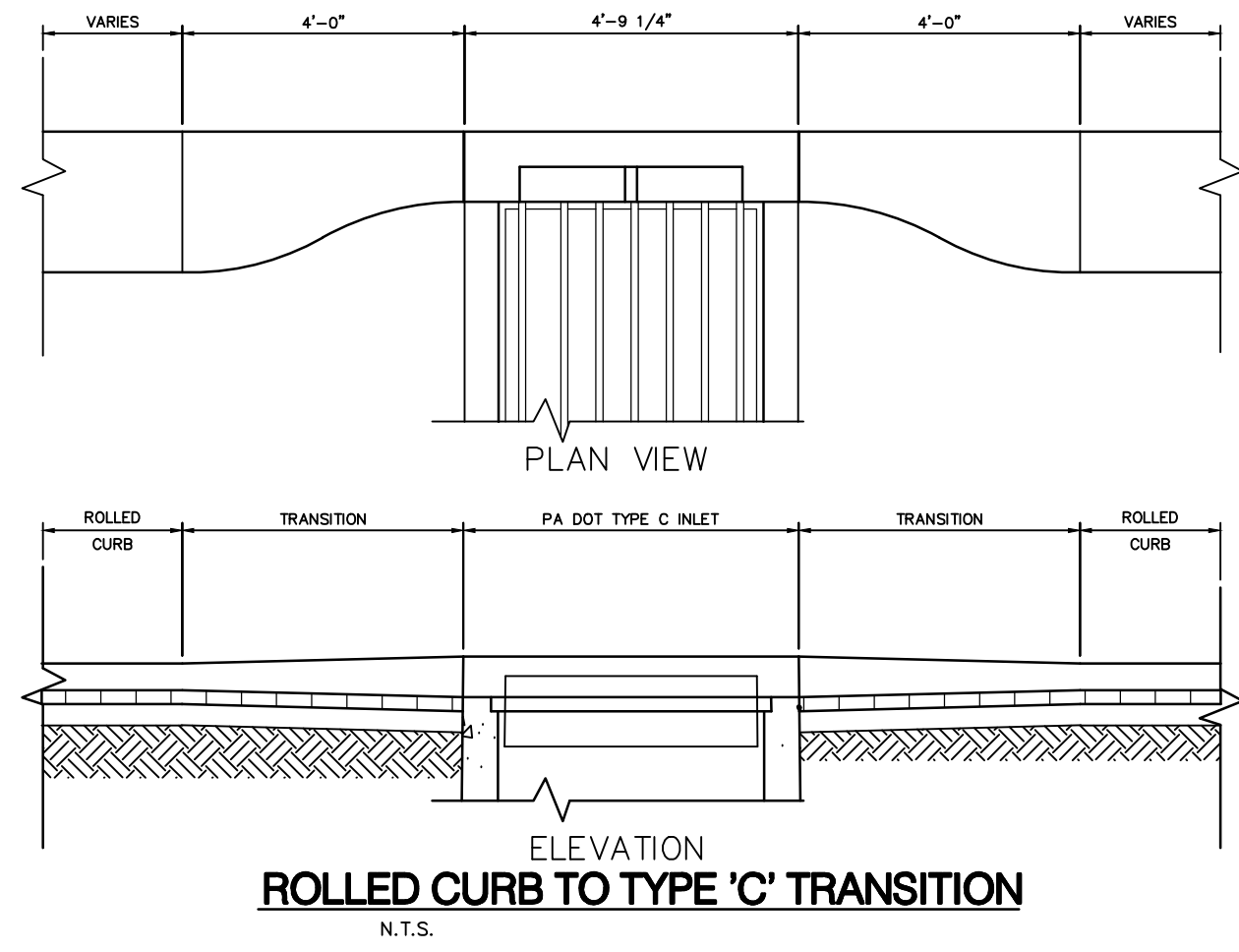


**STREET PROFILES**  
FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:  
220108-PRO  
PROJECT: 220108  
DATE: 02/05/21  
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**D3-1 STREET NAME SIGN**

The Street Name Sign (D3-1) shall be authorized for use as a post-mounted sign to identify names of streets for motorists and pedestrians. The D3-1 sign, or other official type of street name sign, should be placed at all street intersections regardless of other road marking that may be present.

When the D3-1 signs are used in business districts, they should be placed at least on the diagonally opposite corner so that they will be on the far right-hand side of the intersection for traffic on the more important street. Signs carrying both streets should be erected at each location. They should be mounted with their face parallel to the streets, their name, as close to the corner as practical with the nearest part of the sign not less than 12 in. (30 cm) and preferably 6 in. (15 cm) back from both curb lines.

In residential districts, D3-1 signs should be mounted as in business districts, but a single location at each intersection shall ordinarily suffice on all but the most important thoroughfares.

The standard for street name lettering shall be 150 mm (6 in) high upper case sans-serif letters. The cost of the sign shall be the responsibility of the contractor. Acceptable lettering includes "11", "20", and "10", or multiples of the size with "100" should not be used. When used, the lettering shall be in a smaller lettering at least 100 mm (4 in) high. For roads functionally classified as local with speed limits of 40 km/h (25 mph) or less, the lettering may be 100 mm (4 in) high upper and lower case letters.

The street name sign should be reflectorized or illuminated and should have a white legend on a green background or other contrasting colors as approved by the Department.

**D3-1 STREET NAME SIGN DETAIL**  
N.T.S.

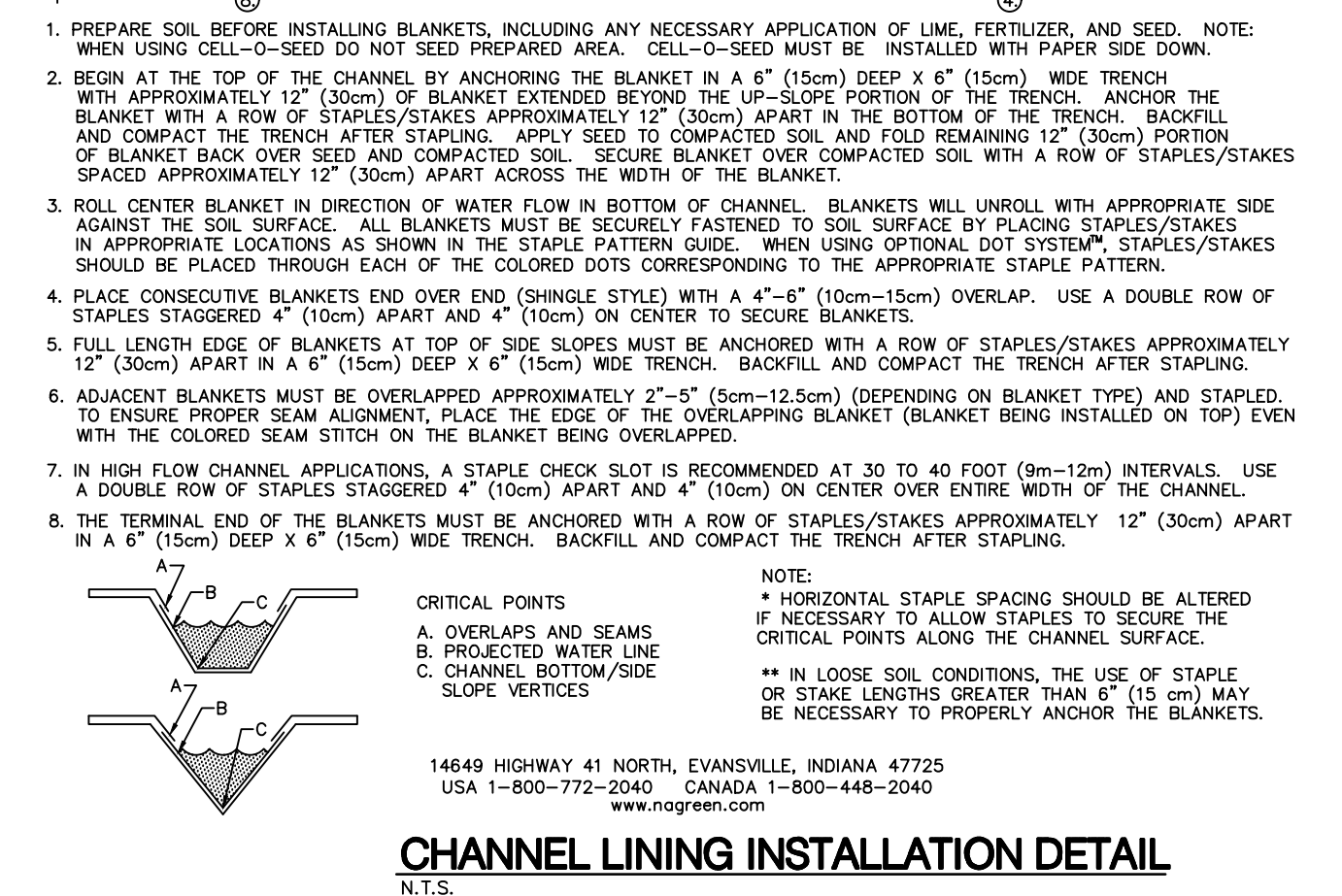
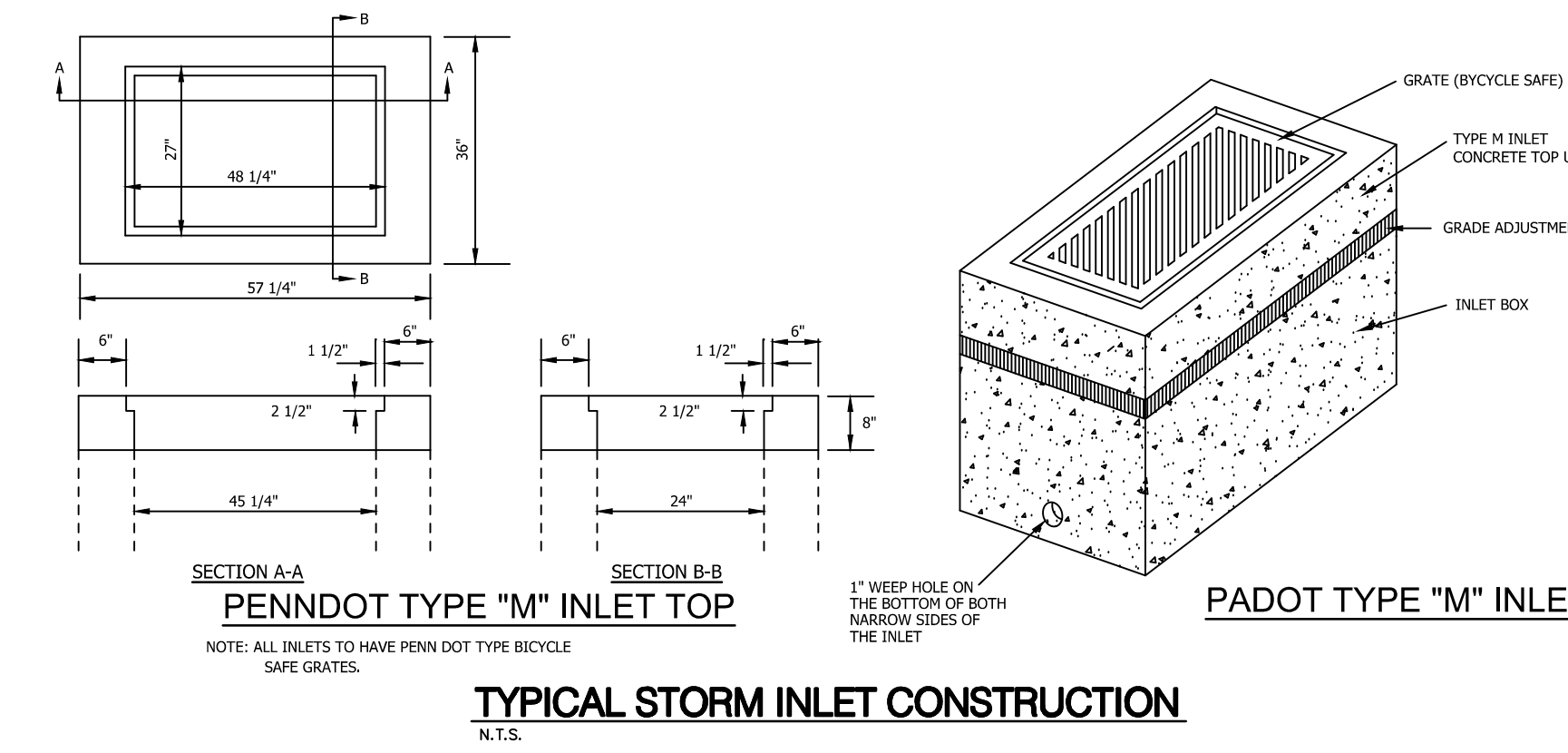
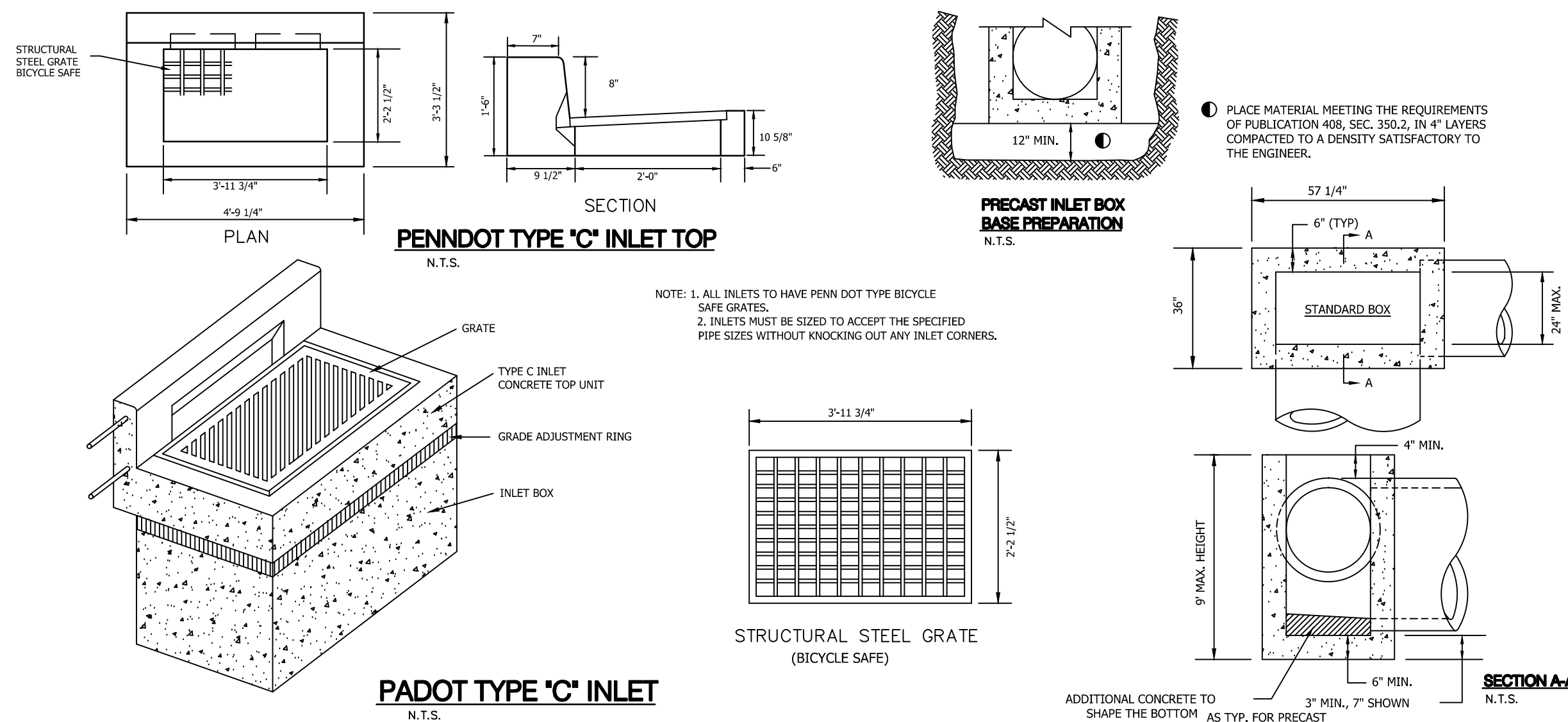
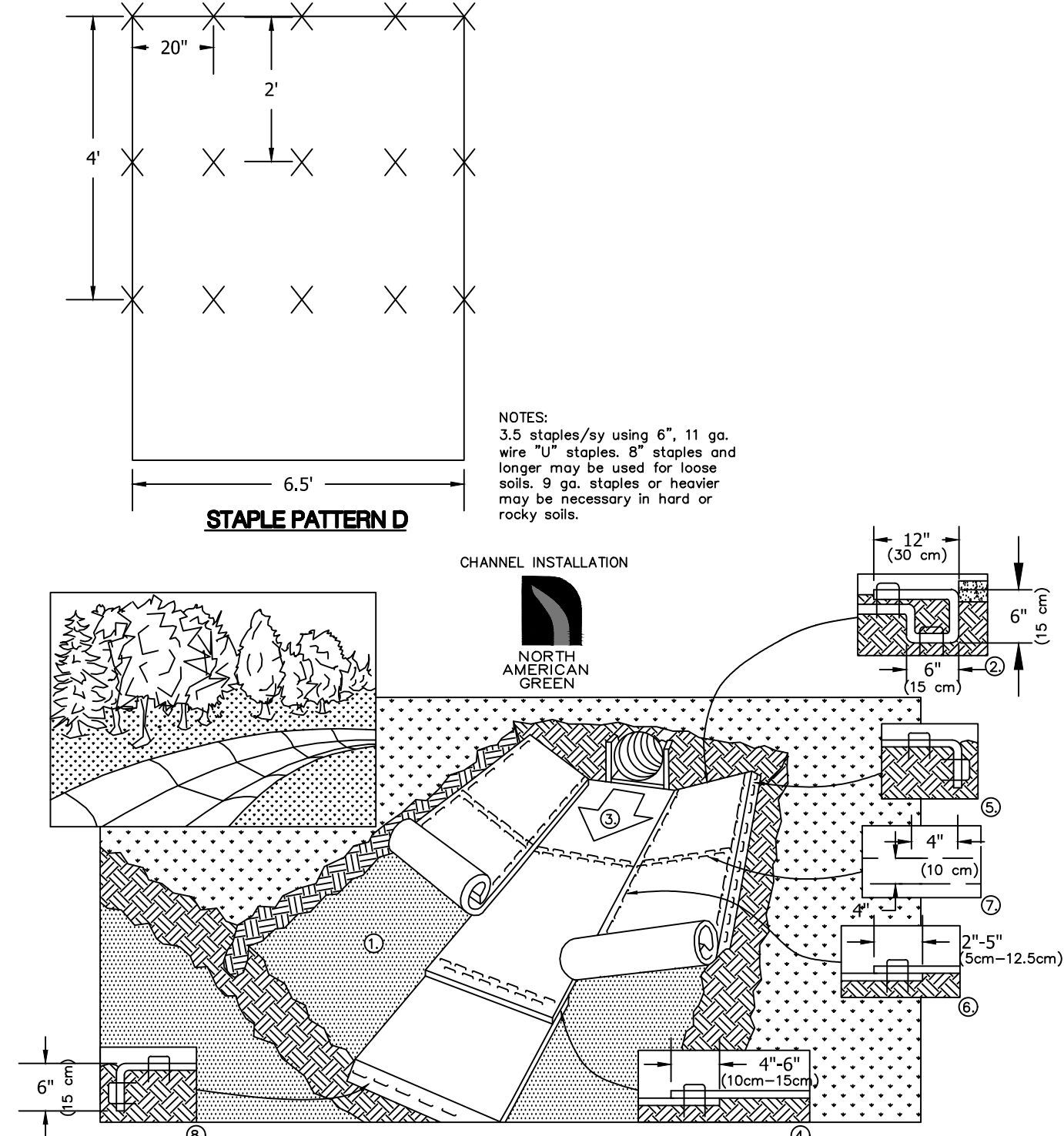
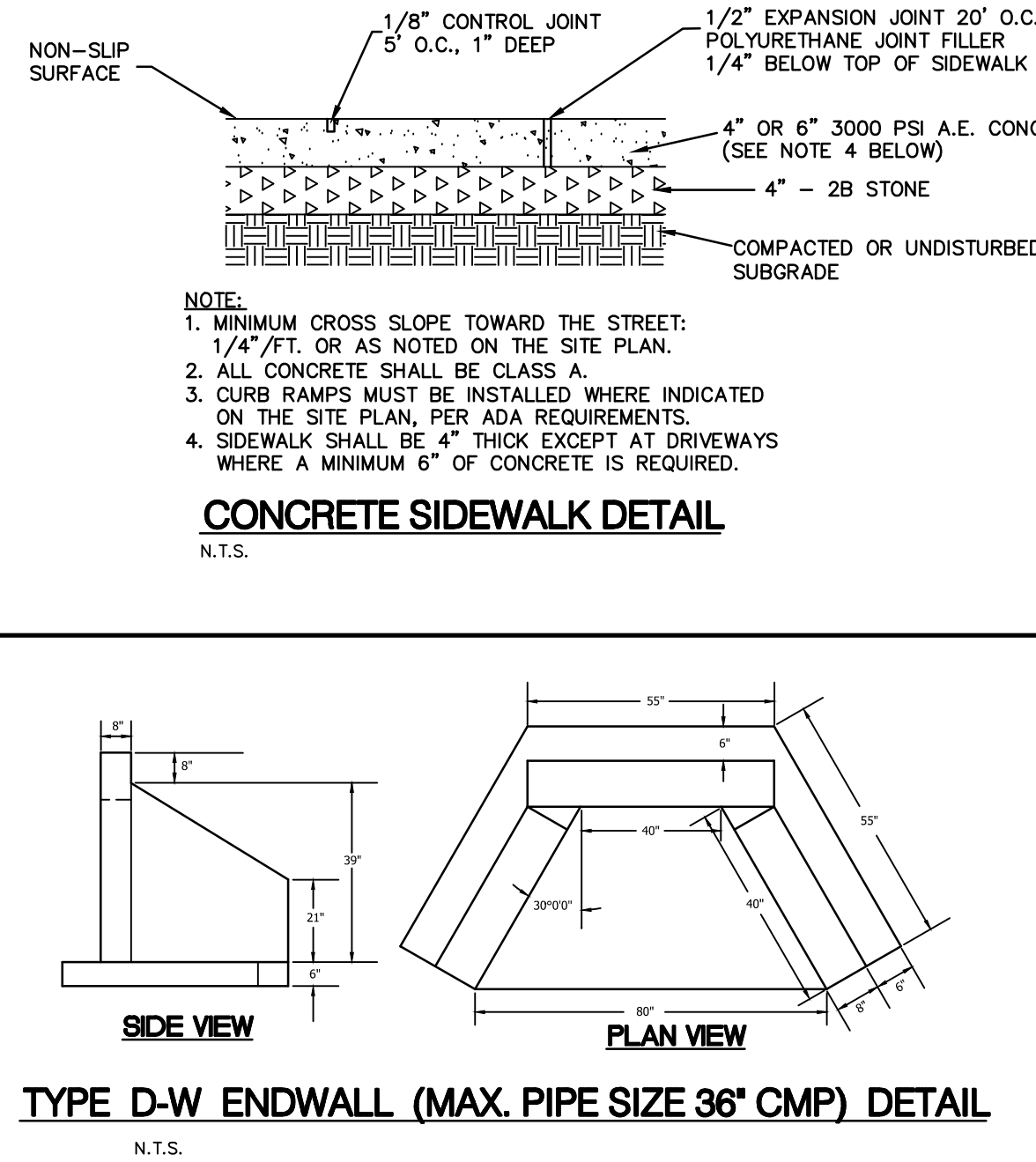
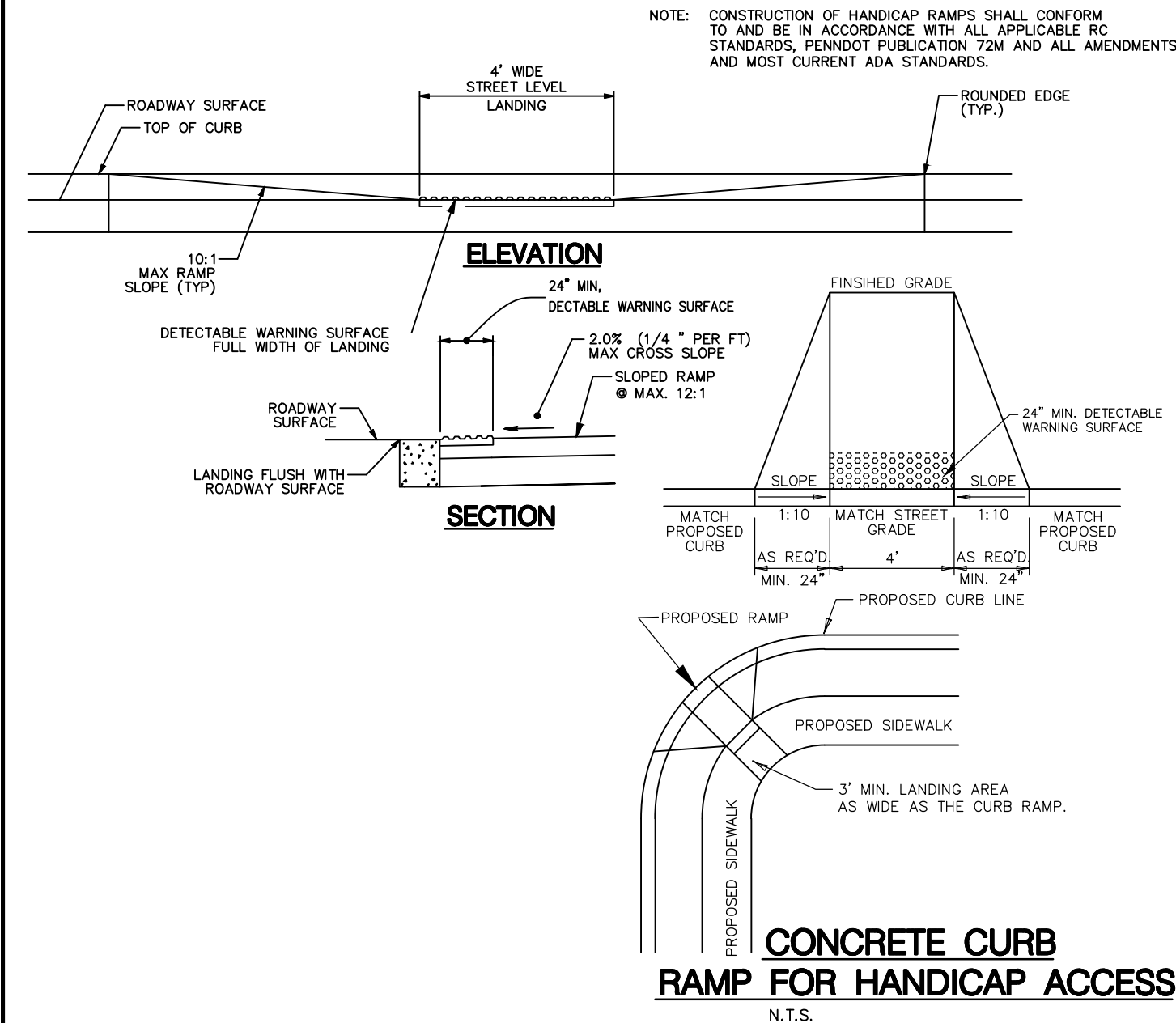
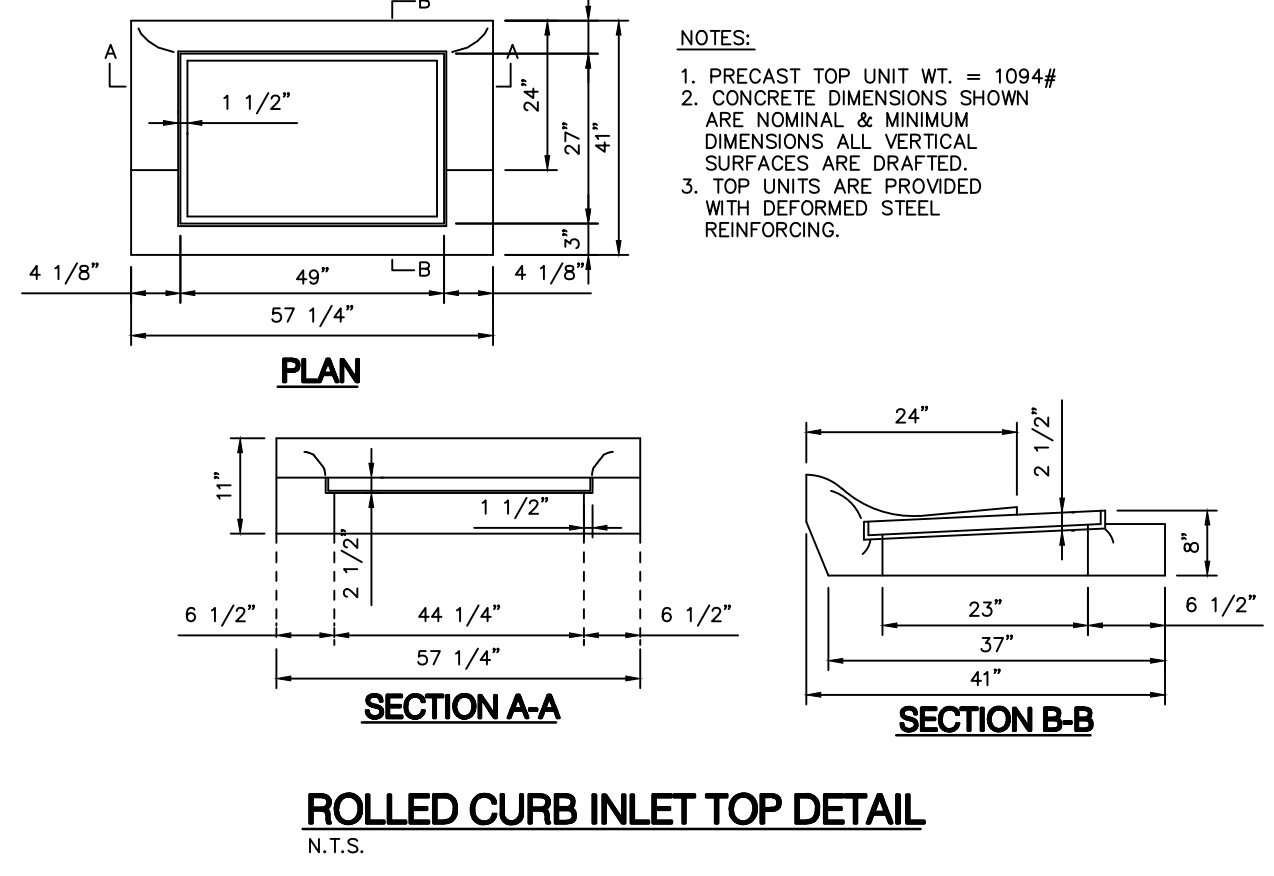
NOTE: Two single sided per street name, 8" green with 6" white letters, constructed of high intensity grade material.

SIGN SIZE		DIMENSIONS - mm (IN)							
A	B	C	D	E	F	G	H	I	J
VAR. X 100	100	127	127	127	127	127	127	127	127
VAR. X 60	60	127	127	127	127	127	127	127	127
VAR. X 30	30	127	127	127	127	127	127	127	127
VAR. X 15	15	127	127	127	127	127	127	127	127

NOTE: CLEARVIEW FONT FOR BEST FIT

COLOR:  
LEGEND:  
BACKGROUND:  
WHITE (REFLECTORIZED)  
GREEN (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION  
By: *[Signature]* Date: 01-03-06  
Chief Traffic Engineering and Operations Division  
Division of Highway Safety and Traffic Engineering



NO.	REVISION	DATE
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**R. J. FISHER & ASSOCIATES, INC.**  
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1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
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**MISCELLANEOUS DETAILS**  
FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3A**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220108-DET  
PROJECT: 220108  
DATE: 02/05/21  
SHEET: 9 OF 11

## OUTDOOR LIGHTING

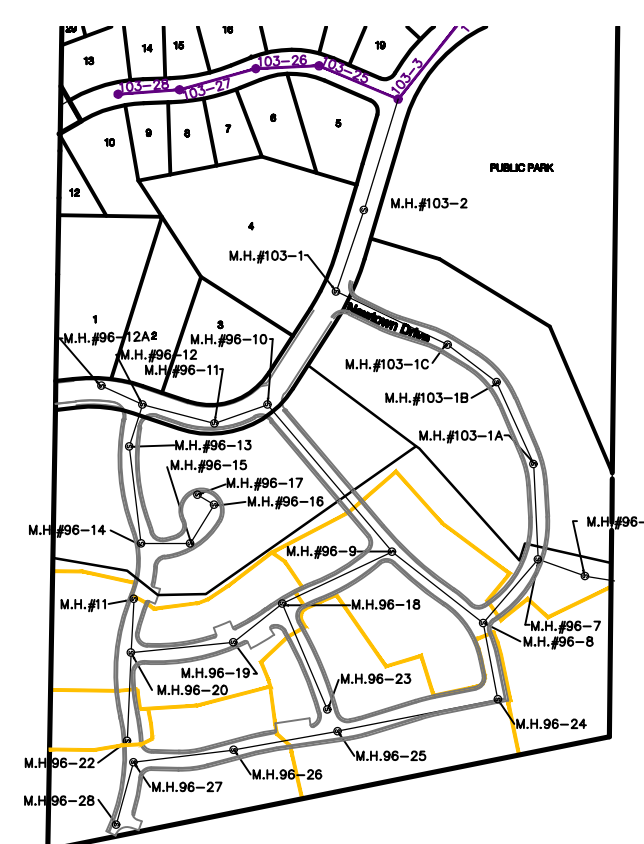


### ACORN

- LUMINAIRE: Acorn, black or green
- LAMP SIZE: 5,800 lumen (70 watt) or 9,500 lumen (100 watt)
- LAMP TYPE: High-pressure sodium
- POLE: 11 or 13 foot black or green fiberglass, boulevard style, mounted on a concrete foundation
- ALTERNATE POLE: 14 foot round black steel or spun aluminum
- ELECTRIC SUPPLY: Underground
- RATE: Low-mount underground, high-pressure sodium (SHS)

Want to know more about the PPL Electric Utilities Outdoor Lighting Program? Call your PPL Electric Utilities representative or PPL Electric Utilities Customer Service Answer Line at 800-342-5775 (DIALPPL) during business hours 8 a.m. to 5 p.m.

### ACORN



SEWER SANITARY INDEX MAP  
SCALE: 1" = 40'

## POST-CONSTRUCTION STORMWATER MANAGEMENT (PSCM) PLAN

The storm water volume and quality control Best Management Practices (BMP) constructed for Margaret's Grove Phases 2, 3 and 4 will be maintained to function as designed, and shall implement the procedures described below; this shall be in the homeowners association documents. The owner of the lot on which facilities are located shall own the facility, but the homeowners association for the development will be responsible for the maintenance of facilities as shown on the drawings. The facilities are to be permanent, and can only be removed or altered after approval by PA D.E.P. The tasks outlined herein shall be accomplished by the homeowners association, possibly via a contractor, once the homeowners association is in effect. Until such time, the developer shall be responsible for all maintenance.

The following physical facilities outside of the dedicated and accepted street right-of-way shall be maintained to the original design and dimensions shown on the design plans until such time as an amended plan is approved by the Township and/or PA D.E.P.

- stormwater pipes.
- drain aprons.
- drain inlets, manholes and open pipe ends.
- creech gardens.
- the natural stream (an unnamed tributary to Paxton Creek).
- designated numbered permanent swales shown on the grading plan.
- drainage easements associated with the above.

For any structural facility (pipe, inlet, manhole), it must be repaired or replaced if damaged more than superficially, in a way that is a safety hazard, if structurally unsound, or if not substantially performing as it is intended per the original design. The homeowners association shall keep a record of any repaired or replaced facility, including costs, dates, materials removed, materials placed, and the contractor(s) information.

**Rain Garden Inspection and maintenance tasks**

- inspect annually at a minimum.
- open, sunny areas can be maintained as mowed grass, maintained meadow, or natural brush succession, per the aesthetic and budget desires of the homeowners association.
- Remove grit if it accumulates to a depth of 3" or more, so that storage volume is maintained. Removal of sediment/debris shall take place when the area has dried, if possible, and shall be done without the use of heavy equipment that would compact the soil (unless the soil is dried hard or frozen hard). Man-made trash shall be disposed of properly in containers collected by a licensed commercial trash hauler. Grit and gravel can be stockpiled and re-used for winter traction, or for other uses such as walks. Organic debris can be spread discreetly into the woods and brush that remain in common areas on the site. Soil sediments can be placed in flower, garden or landscape beds.
- trim planted shrubs for visual, aesthetic appeal.
- Undesirable weeds and growth can be removed to the homeowners association's aesthetic and budget needs. These areas shall not be fertilized other than the initial planting.
- Per the landscape plan, specified trees or shrubs that die shall be replaced, in kind or with something similar in character and function in the landscape.

**The natural stream (an unnamed tributary to Paxton Creek) inspection and maintenance tasks**

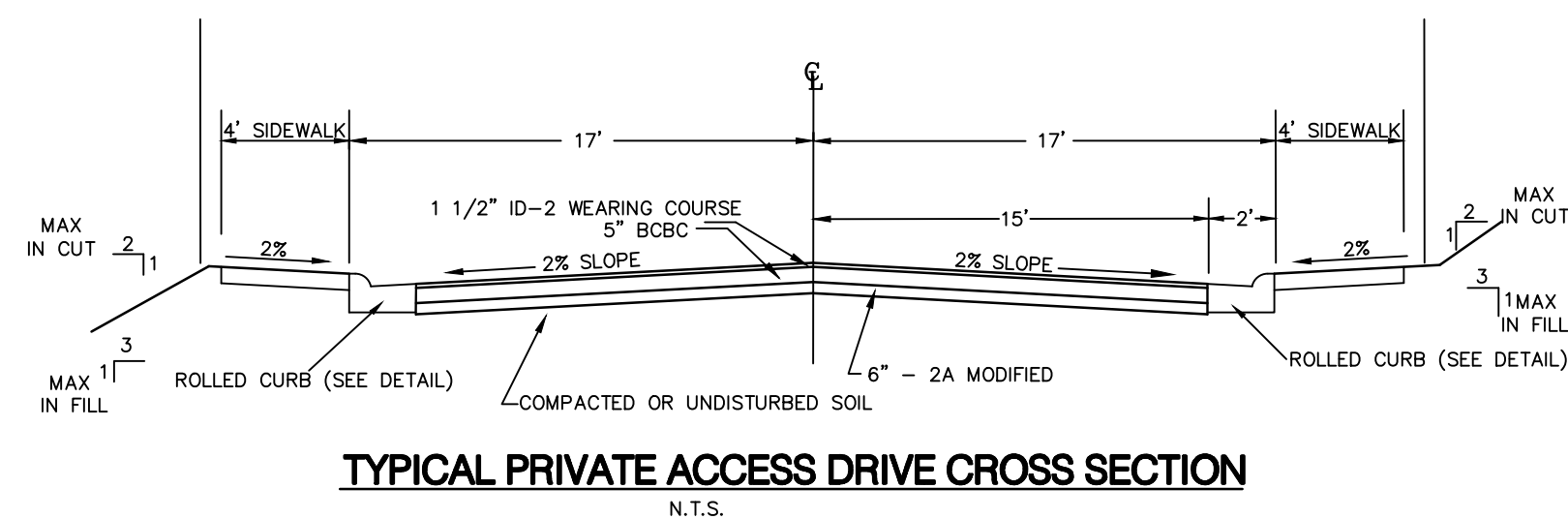
- inspect annually at a minimum.
- Remove man-made trash and dispose of properly.
- Remove logs or other significant obstructions to free flow of the stream.

**Drain Aprons inspection and maintenance tasks**

- Remove any accumulated debris and trash, and dispose of properly. Dislodged rock should be reset in place. Any scouring of earth at or below the apron should be re-stabilized with rock, or seeding (seed, mulch and matting), or sod that is watered until established; rock should be placed in non-growing seasons, even if temporary.

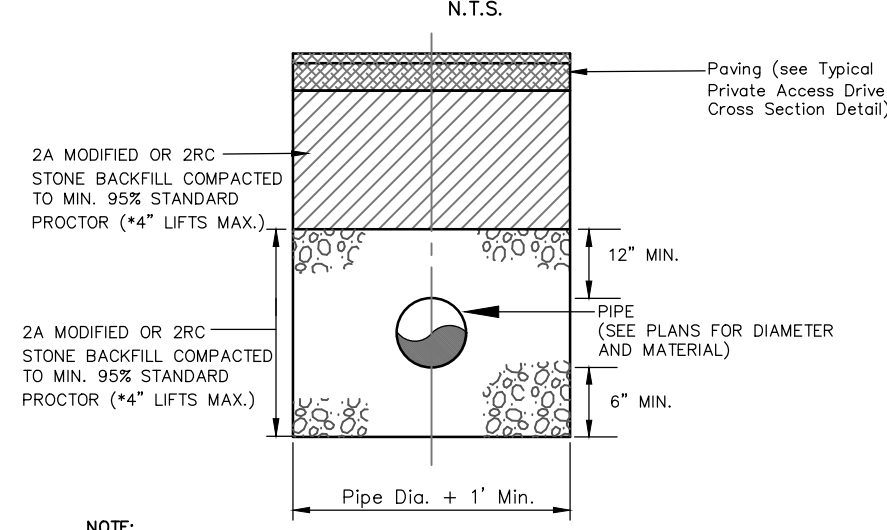
**Stormwater pipes and inlets, and designated swales inspection and maintenance tasks**

- Remove man-made trash and dispose of properly.
- Examine inlet bottoms via grates, for accumulated debris. Remove accumulated grit and other debris that would cause disruption of water flow in a manner not designed for the facility, such as sediment, vegetation, wood, sand, and debris. Such facilities shall also be kept cleansed of agent liquids such as oils, fuels, petroleum products, antifreeze, and grease. Man-made trash shall be disposed of properly in containers collected by a licensed commercial trash hauler.
- Examine swales for obstructions and erosion. Any scouring of earth should be re-stabilized with rock, or seeding (seed, mulch and matting), or sod that is watered until established; rock should be placed in non-growing seasons, even if temporary. Any erosion shall be corrected with an appropriate groundcover material to prevent such in the future.



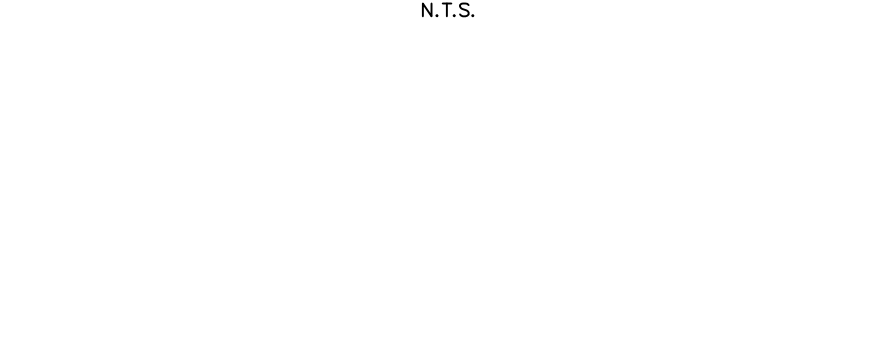
TYPICAL PRIVATE ACCESS DRIVE CROSS SECTION  
N.T.S.

## DETAIL FOR TRENCHES OUTSIDE OF PAVEMENT

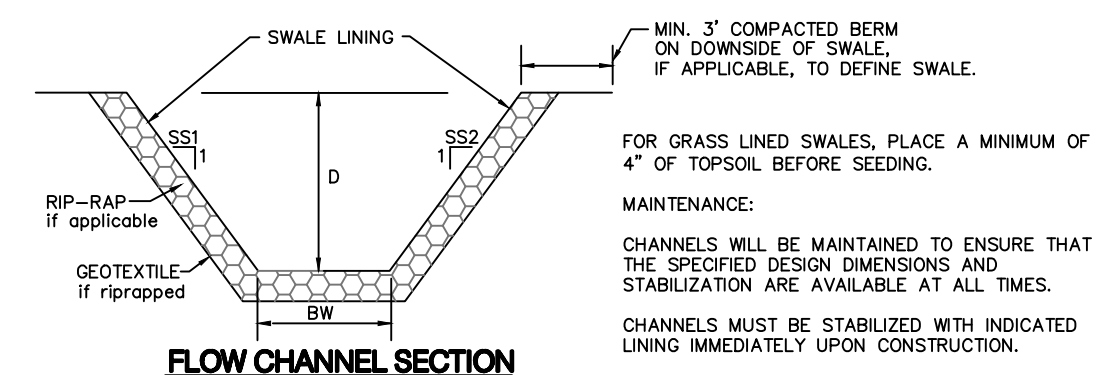


NOTE:  
1. USE THIS DETAIL FOR TRENCH RESTORATION OUTSIDE THE SHOULDER OR PAVEMENT OF A PENN DOT STATE RIGHT-OF-WAY.  
2. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENN DOT PUBLICATION 408, MOST RECENT AMENDMENT.  
3. BACKFILL MAY BE COMPACTED IN 8" LIFTS IF VIBRATORY EQUIPMENT IS USED.

## DETAIL FOR TRENCHES IN PAVEMENT



NOTE:  
1. USE THIS DETAIL FOR TRENCH RESTORATION WITHIN THE SHOULDER OR PAVEMENT OF A PENN DOT STATE RIGHT-OF-WAY.  
2. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENN DOT PUBLICATION 408, MOST RECENT AMENDMENT.  
3. BACKFILL MAY BE COMPACTED IN 8" LIFTS IF VIBRATORY EQUIPMENT IS USED.



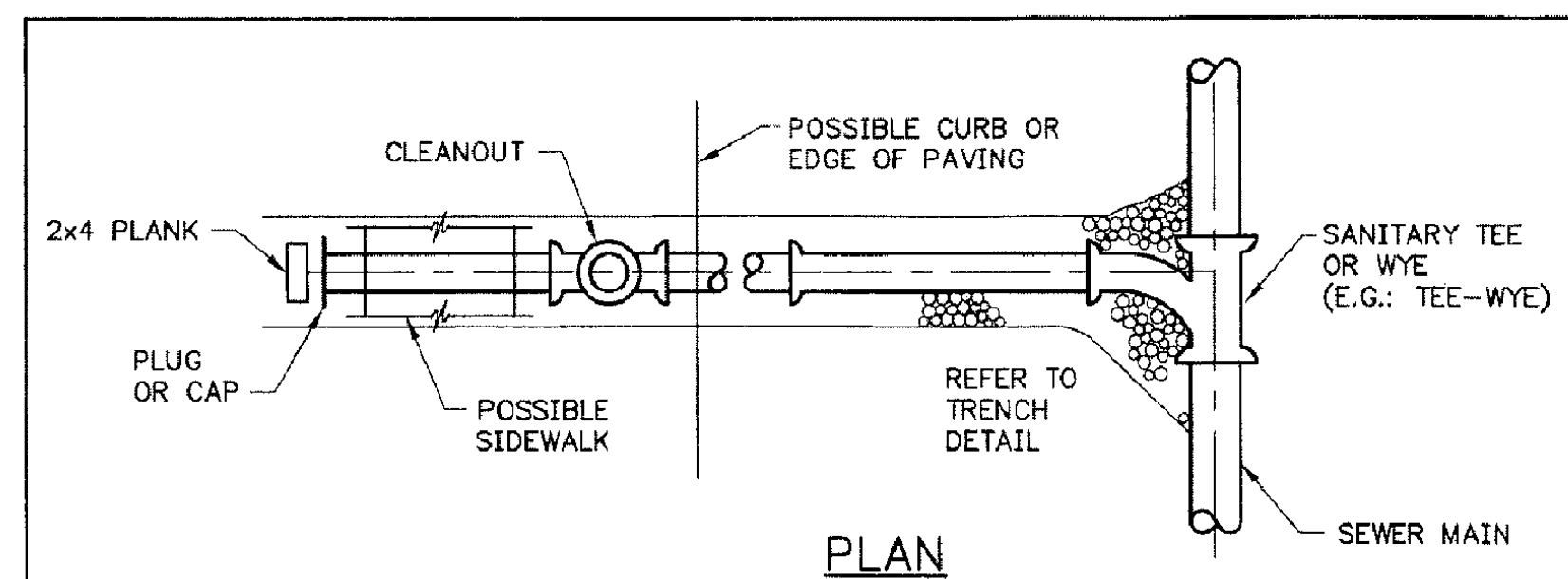
SWALE DESCRIPTION	CHANNEL SLOPE (S)	SS1	SS2	BW (FT.)	D (MIN.) (FT.)	ROCK SIZE	MIN ROCK SIZE DEPTH OR LINING TEMPORARY	MIN ROCK SIZE DEPTH OR LINING PERMANENT
SWALE #3, SEC. 1	10.27	3	3	4.0	0.9	R-5	2"	2"
SWALE #3, SEC. 2	0.50	3	3	4.0	1.1	--	N.A.G. S75	RET. C GRASS

NOTE:  
S75 = NORTH AMERICAN GREEN S75 MAT.  
BW OF 0.0 MEANS A TRIANGULAR SHAPE SWALE.  
N.A.G. INDICATES NORTH AMERICAN GREEN PRODUCT, WITH PRODUCT A SEWER SWALES SHALL RECEIVE MINIMUM OF TOPSOIL BEFORE SEEDING.

SWALE DETAIL  
N.T.S.

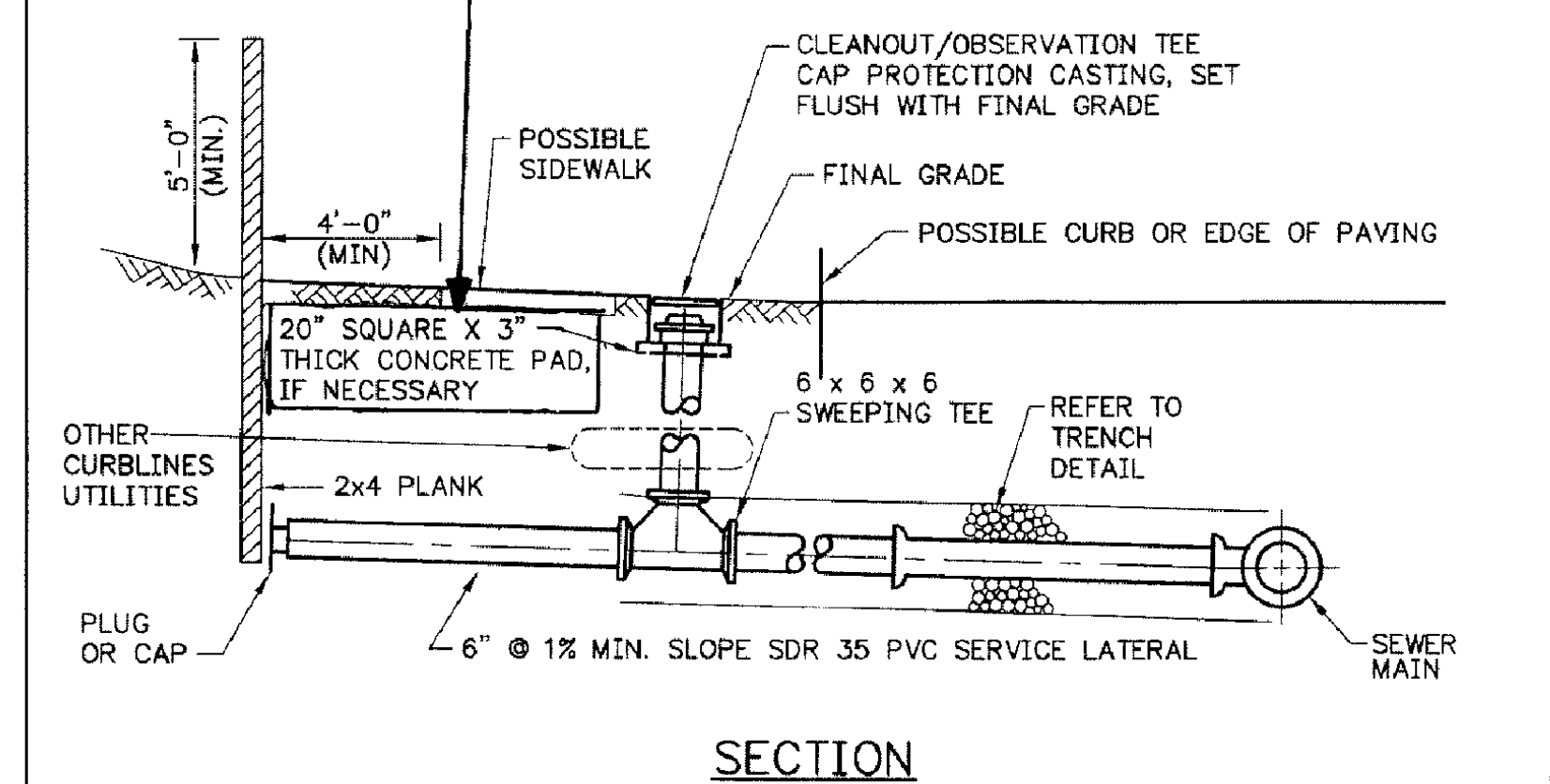
## SANITARY SEWER LATERAL NOTES

1. THE EXISTING LATERALS (TO BE ABANDONED) SHOULD BE EXCAVATED AND CAPPED AT THE MAIN LINE TEE.
2. THE NEW LATERALS SHALL BE INSTALLED USING SOLID SLEEVES AND 8x6x8 TEES AT THE MAIN LINE.
3. ALL LATERALS SHALL BE 6-INCH SDR-35 PIPE.
4. THE EXISTING SANITARY SEWER BETWEEN MH96-8 AND MH96-9 SHALL BE AIR TESTED AFTER THE LATERALS HAVE BEEN ABANDONED AND THE NEW LATERAL INSTALLED.



PLAN

THIS ITEM IS REQUIRED FOR CLEANOUTS IN PAVED AREAS.



SECTION

### NOTES:

1. CURB CLEANOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURBLINE UTILITIES.

## SERVICE LATERAL - NORMAL DEPTH

DATE	REVISIONS

SCALE	FILE
NO SCALE	SHALLOWSEWERLTR

SANITARY SEWER LATERAL DETAIL  
N.T.S.



**R. J. FISHER & ASSOCIATES, INC.**  
SITE PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYS  
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
PHONE: (717) 774-7534 ■ FAX: (717) 774-7190  
RJFISHERENGINEERING.COM

MISCELLANEOUS DETAILS FOR THE TOWNES AT MARGARET'S GROVE, PH 3A  
LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220108-DET  
PROJECT: 220108  
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SHEET: 10 OF 11

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