

GENERAL NOTES:

- OWNER/DEVELOPER INFORMATION: HARRISBURG MOUNTAIN INVESTORS, LLC; SITE ADDRESS: 2300 LINGLESTOWN ROAD, HARRISBURG, PA 17110
 - SITE FEATURES PER LUDGATE ENGINEERING CORP. FIELD SURVEY ON 6-24-20.
 - REFERENCES: * DAUPHIN COUNTY TAX MAPS; * DEEDS AS LISTED
 - USE: CURRENT USE- SHOPPING CENTER
 - FLOOD STATEMENT: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS DETERMINED TO BE OUTSIDE 0.2 ANNUAL CHANCE FLOODPLAIN, FLOOD INSURANCE RATE MAP NO. 4204303300 WITH A DATE OF IDENTIFICATION OF AUGUST 2, 2012 IN THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - ZONING INFORMATION: CH DISTRICT
- | | REQUIRED | LOT 1 | LOT 2 |
|--------------------------|--|-----------------------------|-------------------------|
| MIN. LOT AREA | BASED ON THE SIZE OF THE BLDG., YARD & PARKING REQUIREMENTS | 23.19 ACS. (1,010,123 S.F.) | 0.74 ACS. (32,178 S.F.) |
| MIN. FRONT YARD | 35 FT. | 144 FT.+ | 59 FT.+ |
| MIN. SIDE YARD | 10 FT. EACH SIDE OF PRICIPAL BLDG., PROVIDED THAT WHEN A WRITTEN AGREEMENT IS PROVIDED BY ADJOINING PROPERTY OWNERS, NO SIDE YARD SHALL BE REQUIRED WHERE 2 OR MORE COMMERCIAL PROPERTIES ADJUT SIDE TO SIDE. IN THE CASE OF A SERIES OF ADJUTING STRUCTURES ABUTTING AND PARALLELING A PUBLIC R/W, AN OPEN AND UN-OBSTRUCTED PASSAGE FOR VEHICLES AND PEDESTRIANS, OF AT LEAST 20' IN WIDTH, SHALL BE PROVIDED AT GRADE LEVEL AT INTERVALS OF NOT MORE THAN 400'. | 45.1 FT.+ | 47 FT.+ |
| MIN. REAR YARD | 15 FT. | 83.5 FT.+ | 36 FT.+ |
| MAX. BLDG. COVERAGE | 50% | 12% | 12% |
| MAX. IMPERVIOUS COVERAGE | 80% | 55% | 70% |
| MIN. VEGETATIVE COVER | 20% | 45% | 30% |
- ALL BUILDINGS USE PUBLIC WATER AND PUBLIC SEWER.
 - LOT 2 PARKING: BANKS AND FINANCIAL INSTITUTIONS - 1 SPACE/EACH 250 SQ. FT. OF GROSS FLOOR AREA; 3723 SQ. FT. = 15 SPACES
 - LOT #1 & #2 TO HAVE ACCESS, UTILITY AND OTHER REQUIRED EASEMENTS, AS NEEDED. EASEMENTS TO BE OUTLINED IN SEPARATE EASEMENT DOCUMENTS.

LINGLESTOWN ROAD S.R.0039
(ASPHALT PAVING, PUBLIC ROAD)
VARIOUS R/W WIDTHS

REVISION	DATE	DESCRIPTION

<p>DAUPHIN COUNTY PLANNING COMMISSION</p> <p>THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS ____ DAY OF ____ 20__.</p> <p>CHAIRMAN _____</p> <p>SECRETARY _____</p>	<p>RECORDER OF DEEDS</p> <p>THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS ____ DAY OF ____ 20__.</p> <p>PLAN BOOK _____</p> <p>VOLUME _____</p> <p>PAGE _____</p>	<p>SUSQUEHANNA TOWNSHIP PLANNING COMMISSION</p> <p>THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF ____ 20__.</p> <p>CHAIRMAN _____</p> <p>SECRETARY _____</p>	<p>SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS</p> <p>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__.</p>	<p>CERTIFICATION OF ACCURACY (PLAN)</p> <p>I hereby certify that to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Susquehanna Township Subdivision and Land Development Ordinance.</p> <p>Professional Engineer or Surveyor _____ Date _____</p>	<p>CERTIFICATION OF OWNERSHIP</p> <p>COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN</p> <p>On this, the ____ day of _____, 20__, before me, the undersigned officer, personally appeared, _____ OWNER _____</p> <p>who being duly sworn according to law, deposes and says that he is the owner of the property shown on this plan, that he acknowledges the same to be his act and deed and desire the same to be recorded as such according to law.</p> <p>Witness my hand and notarial seal the day and the date above written</p> <p>Notary Public Name/Seal _____</p> <p>Commission Expires _____, 20__</p>
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SITUATE IN:
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY,
PENNSYLVANIA

PENNSYLVANIA OWN CALL SYSTEM, INC.



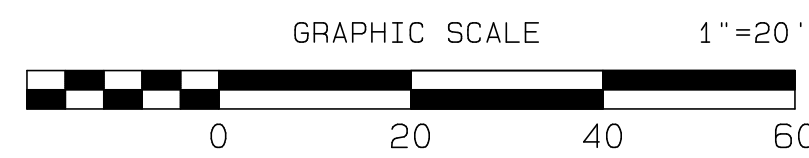
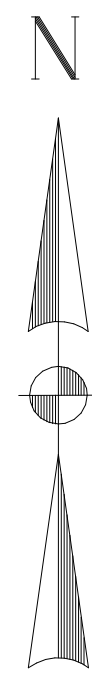
**PRELIMINARY/FINAL
SUBDIVISION PLAN**

BLUE MOUNTAIN COMMONS

Ludgate Engineering Corporation
ENGINEERS SURVEYORS PLANNERS
ENVIRONMENTAL SCIENTISTS
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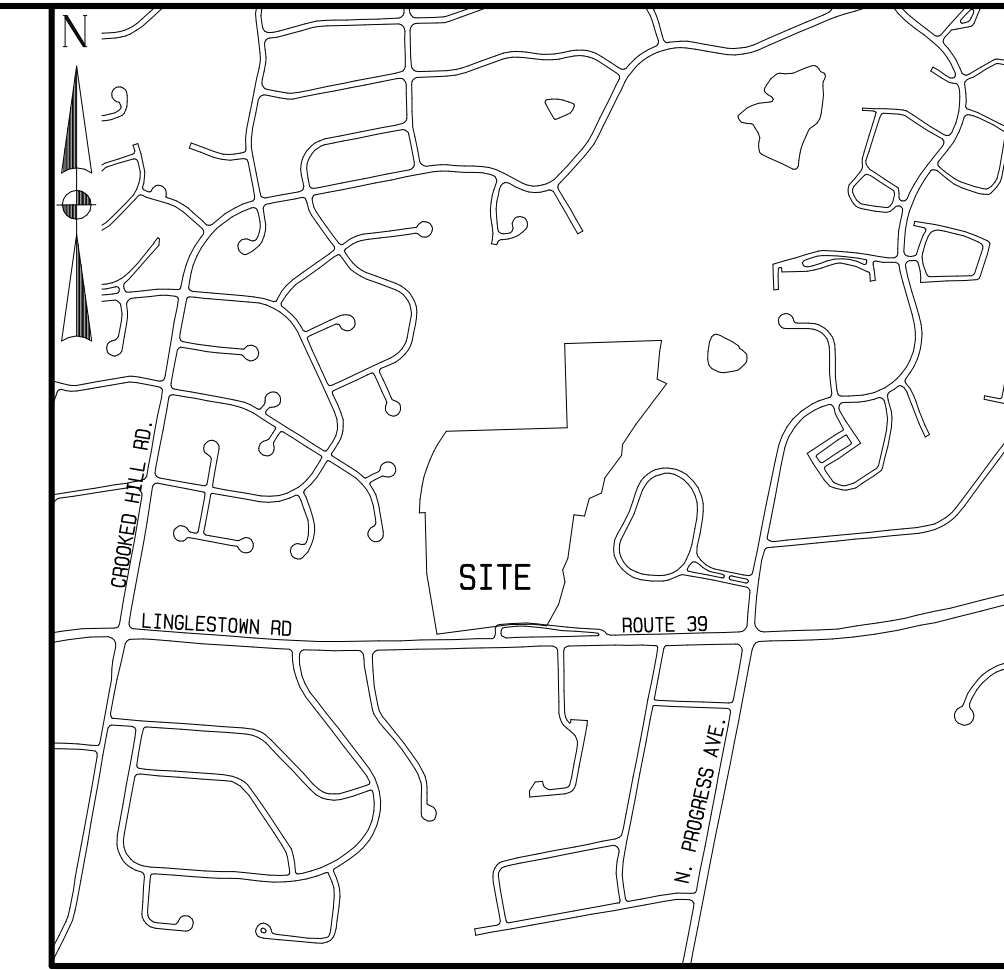
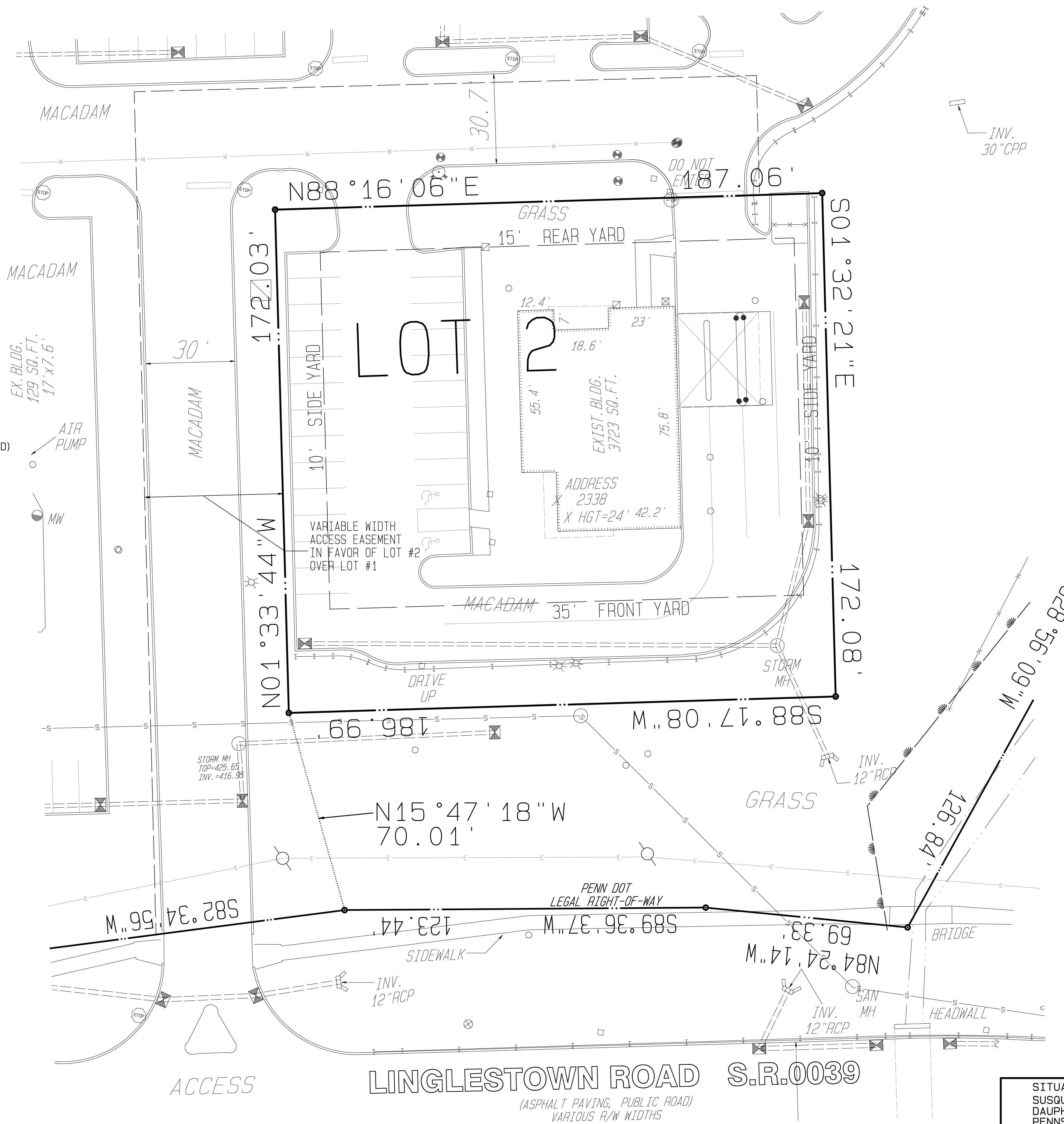
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 100
READING, PA 19606
PHONE 610/404-7330
FAX 610/404-7371

© COPYRIGHT 2021 BY LUDGATE ENGINEERING CORPORATION	<p>DRAWN _____</p> <p>COMP (BNDY) _____</p> <p>COMP (LOTS) _____</p> <p>PA ONE CALL DATE _____</p> <p>6-23-20</p> <p>2-15-21</p> <p>SCALE TAX MAP PARCEL</p> <p>1"=60'</p>	<p>COMPUTER FILE</p> <p>8300B20.PRO</p> <p>DRAWING NUMBER</p> <p>D-8300B20 SHEET 1</p>
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LEGEND

- = BOLLARD
- = CATCH BASIN (C.B.)
- = SANITARY OR STORM MANHOLES (AS INDICATED)
- = WATER VALVE CAP
- = LIGHT POLE
- = FIRE HYDRANT
- = CLEAN OUT/VENT (C.O.)
- = UTILITY POLE W/GUY WIRE
- = ELECTRIC BOX
- = GAS VALVE
- = GAS METER
- = STREET SIGN (AS NOTED)
- = GUIDE RAIL
- = EXIST. SANITARY SEWER LINE
- = EXIST. STORM SEWER LINE
- ▭ = EXISTING BUILDINGS
- = I_PIN (TO BE SET)
(TBS)



LOCATION MAP
SCALE: 1"=1,000'

PRELIMINARY/FINAL SUBDIVISION PLAN

SITUATE IN:
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY,
PENNSYLVANIA

PENNSYLVANIA ORN CALL SYSTEM, INC.



SERIAL NO. #20201751201
6-23-20

BLUE MOUNTAIN COMMONS

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REVISION	DATE	DESCRIPTION

Project Desc.: Path: C:\Users\ludg\OneDrive\Documents\8300B20\8300B20.dwg Plot Date/Time: Fri Oct 1, 2021 / 2:45:56