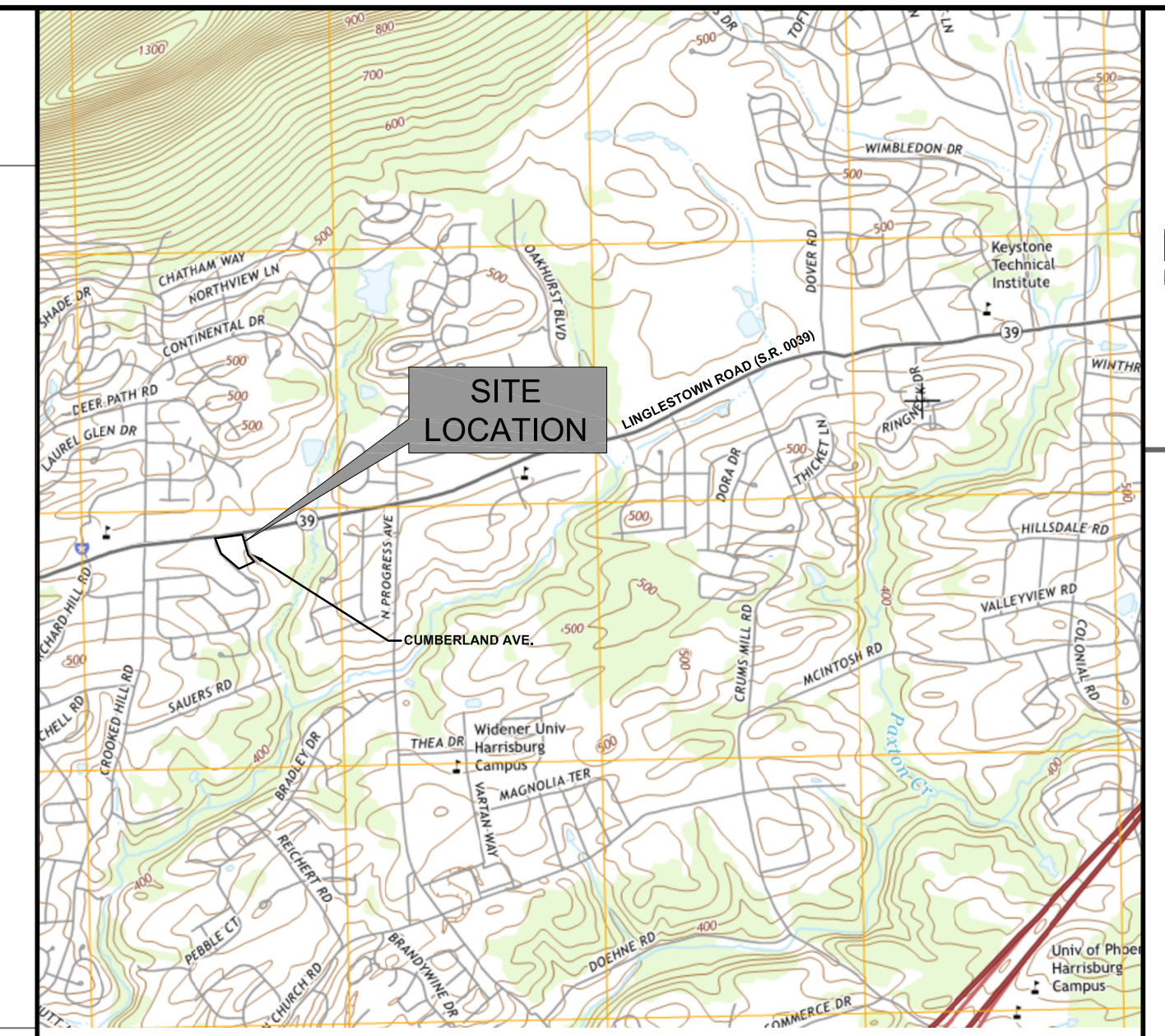


PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LINGLESTOWN ROAD SITE OFFICE BUILDING FOR 430 N. FRONT STREET ASSOCIATES, LLC SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP SCALE = 1"=800'



LOCATION MAP SCALE = 1"=2,000'



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LINGLESTOWN ROAD SITE OFFICE BUILDING 430 N. FRONT STREET ASSOCIATES, LLC SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA... UTILITIES: FRONTIER COMMUNICATIONS OF PA INC, SUEZ WATER PENNSYLVANIA INC, VERIZON PENNSYLVANIA LLC, PPL ELECTRIC UTILITIES CORPORATION 3

PLAN PREPARERS

INTEGRATED DEVELOPMENT PARTNERS, LLC 430 NORTH FRONT STREET WORMLEYSBURG | PA | 17043 CONTACT: TERRI DELO TELEPHONE: 717-497-3332 EMAIL ADDRESS: Terri@integrateddp.com



LANDOWNER AND DEVELOPER

INTEGRATED DEVELOPMENT PARTNERS, LLC 430 NORTH FRONT STREET WORMLEYSBURG | PA | 17043 CONTACT: JUSTIN KUHN TELEPHONE: 717-386-1362 EMAIL ADDRESS: JUSTIN@integrateddp.com

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH SUSQUEHANNA TOWNSHIP STANDARDS AND SPECIFICATIONS... 2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS... 3. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS... 4. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES... 5. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS...

AREA AND BULK REGULATIONS

Table with columns: #, ITEM, SECTION, REQUIREMENTS, PROPOSED. Rows include Minimum Lot Size, Front Building Setback, Minimum Side Yard, Minimum Rear Yard, Minimum Parking Setback, Minimum Lot Width, Building Coverage, Maximum Impervious, Building Height, and Parking Requirements.

COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION REVIEWED THIS ___ DAY OF ___, 20__ CHAIRMAN SECRETARY TOWNSHIP ENGINEER

TOWNSHIP PLANNING COMMISSION THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS DAY OF ___, 20__ CHAIRMAN SECRETARY

BOARD OF COMMISSIONERS 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

LAND SURVEYOR'S CERTIFICATION

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.

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

STORMWATER PLAN CERTIFICATION

I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SUSQUEHANNA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

WETLAND CERTIFICATION

THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

LIMESTONE CERTIFICATION

I, JUSTIN KUHN, CERTIFY THAT THE PROPOSED DETENTION BASIN (CIRCLE ONE) IS / IS NOT UNDERLAIN BY LIMESTONE.

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS FROM THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- SECTION 22-1107K - WAIVER OF SIDEWALKS APPROVAL DATE SECTION 22-617.G - WAIVER OF INFILTRATION FACILITY DEWATERING TIME SECTION 22-1009.3.A(3) - WAIVER OF STREET TREES ALONG CUMBERLAND AVENUE

SHEET INDEX

Table with columns: Sheet Number, Sheet Title. Rows include Cover Sheet, Existing Conditions Plan, Demolition Plan, Site Plan, Grading, Drainage and Utility Plan, Easement Plan, Landscape Plan, Profiles, Details, E&S Plan, E&S Details, and E&S Details.

SUPPLEMENTAL PLANS: APPROVED PADEP CHAPTER 105 GP-5 & GP-7 SITE SPECIFIC DRAWINGS

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA COUNTY OF ON THIS THE ___ DAY OF ___, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

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.

NOTARY PUBLIC MY COMMISSION EXPIRES

BMP ACKNOWLEDGEMENT

I, _____ ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SUSQUEHANNA TOWNSHIP

OPERATION AND MAINTENANCE (O&M)

I, _____ ACKNOWLEDGE THAT THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER SITE PLAN

PROFESSIONAL SEAL

Table with columns: DRAWN, REVIEWED, SCALE, DATE, PROJECT NO., CAD FILE. Values include G.S.D., T.L.D., AS NOTED, 11/04/2019, 19-0045, 01 - LD COVERSHEET

REVISIONS NO. DATE DESCRIPTION

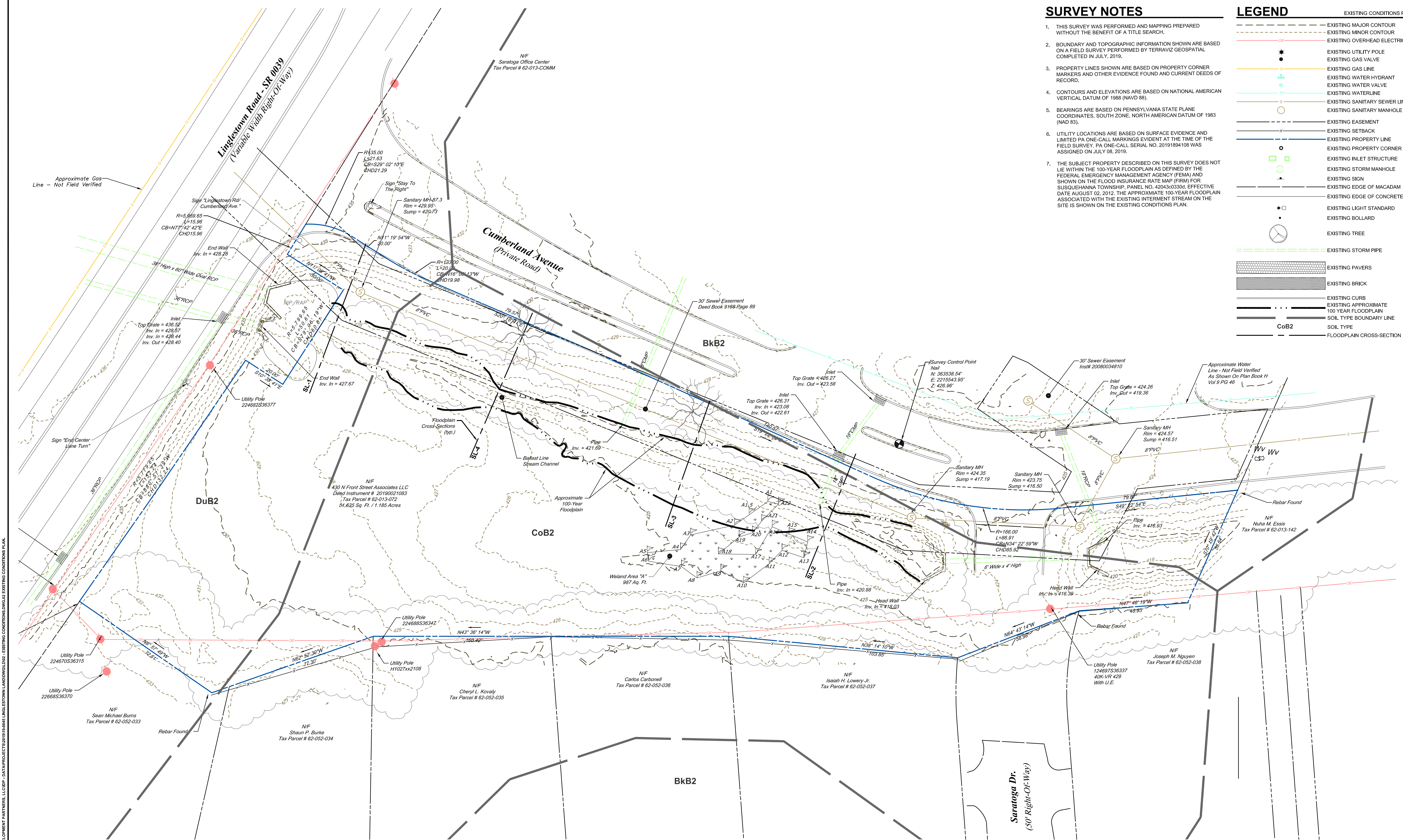
TITLE COVER SHEET SHEET NO. 01 of 14

SURVEY NOTES

- THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL COMPLETED IN JULY, 2019.
- PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND AND CURRENT DEEDS OF RECORD.
- CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20191894108 WAS ASSIGNED ON JULY 08, 2019.
- THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR SUSQUEHANNA TOWNSHIP, PANEL NO. 4204303300, EFFECTIVE DATE AUGUST 02, 2012. THE APPROXIMATE 100-YEAR FLOODPLAIN ASSOCIATED WITH THE EXISTING INTERMENT STREAM ON THE SITE IS SHOWN ON THE EXISTING CONDITIONS PLAN.

LEGEND

- EXISTING CONDITIONS PLAN
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UTILITY POLE
 - EXISTING GAS VALVE
 - EXISTING GAS LINE
 - EXISTING WATER HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY MANHOLE
 - EXISTING EASEMENT
 - EXISTING SETBACK
 - EXISTING PROPERTY LINE
 - EXISTING PROPERTY CORNER
 - EXISTING INLET STRUCTURE
 - EXISTING STORM MANHOLE
 - EXISTING SIGN
 - EXISTING EDGE OF MACADAM
 - EXISTING EDGE OF CONCRETE
 - EXISTING LIGHT STANDARD
 - EXISTING BOLLARD
 - EXISTING TREE
 - EXISTING STORM PIPE
 - EXISTING PAVERS
 - EXISTING BRICK
 - EXISTING CURB
 - EXISTING APPROXIMATE 100 YEAR FLOODPLAIN
 - SOIL TYPE BOUNDARY LINE
 - SOIL TYPE
 - FLOODPLAIN CROSS-SECTION



PROFESSIONAL SEAL

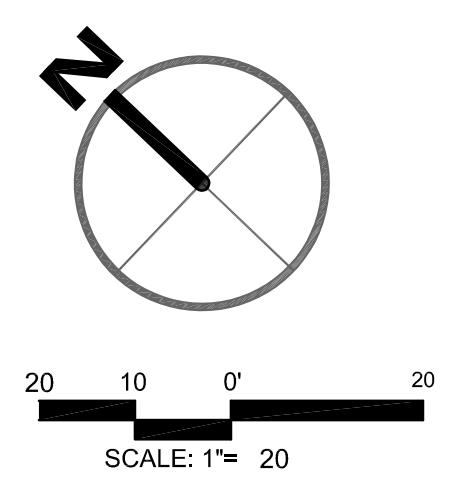
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REVIEWED	T.L.D.
SCALE	AS NOTED
DATE	11/04/2019
PROJECT NO.	19-0045
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN

SHEET NO.

02 of 14



ORDINANCE REQUIREMENTS - SALDO §22-1009

SECTION:	REQUIRED	PROPOSED	WAIVER
3.A(1)	STREET TREES ALONG LINGLESTOWN ROAD 150 FT OF FRONTAGE AT 30 FT = 5 SHADE TREES	4 SHADE TREES AT 30 FT O.C. PLUS EXISTING VEGETATION UTILIZE EXISTING VEGETATION WHERE POSSIBLE. SANITARY EASEMENT PREVENTS PLANTING OF ADDITIONAL TREES	NO
3.A(3)	STREET TREES ALONG CUMBERLAND AVE 440 FT OF FRONTAGE AT 40 FT = 11 SHADE TREES	UTILIZE EXISTING VEGETATION WHERE POSSIBLE. SANITARY EASEMENT PREVENTS PLANTING OF ADDITIONAL TREES	YES

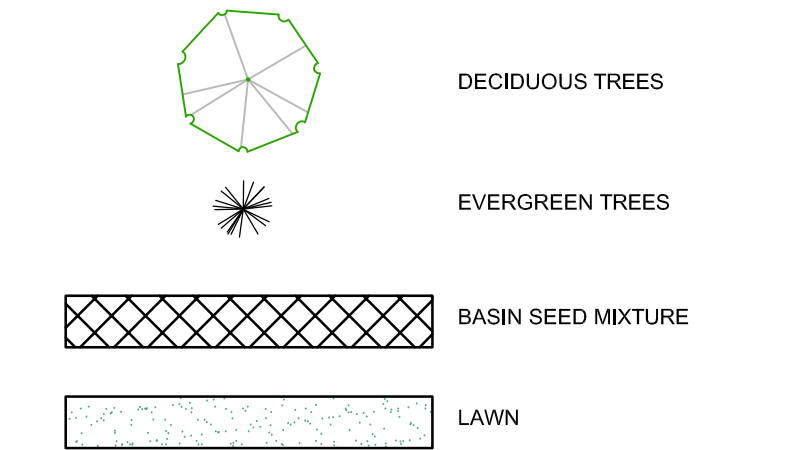
ORDINANCE REQUIREMENTS - ZONING §27

SECTION:	REQUIRED	PROPOSED	WAIVER
2306.3	INTERIOR LANDSCAPING FOR PARKING AREAS WITH 15 OR MORE SPACES SHADE TREES IN ISLANDS	3 SHADE TREES AROUND PERIMETER OF PARKING LOT	NO
2106.5.A	TYPE 1 BUFFER YARD BETWEEN BOR ZONE AND RESIDENTIAL ZONE ALONG WESTERN PROPERTY LINE 1 SHADE TREE PER 50 LF 1 EVERGREEN TREE PER 40 LF 520 FT LENGTH = 11 SHADE TREES AT 13 EVERGREEN TREES	5 SHADE TREES 6 EVERGREEN TREES PLUS EXISTING VEGETATION OUTSIDE LIMITS OF DISTURBANCE	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CAULIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
AR	4	Acer rubrum October Glory	October Glory Red Maple	2.5" cal	B/B	6" Br./Full heads
BH	2	Betula Nigra "Heritage"	Heritage River Birch	2.5" cal	B/B	Multi-stem(3)/ Full
PA	6	Platanus x acerifolia "Bloodgood"	London Planetree	2.5" cal	B/B	6" Br./Full heads
EVERGREEN TREES						
PO	3	Picea omorika	Serbian Spruce	6-7"	B/B	Full to ground
PS	3	Pinus strobus	Eastern White Pine	6-7"	B/B	Full to ground

LEGEND



INTEGRATED
DEVELOPMENT PARTNERS

430 NORTH FRONT STREET
WORLEYSBURG | PA | 17043
717.773.6084
www.integratedDP.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
LINGLESTOWN ROAD SITE OFFICE BUILDING
FOR
430 N. FRONT STREET ASSOCIATES, LLC
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY

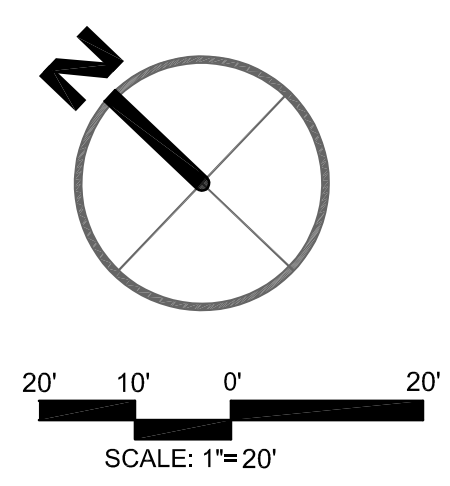
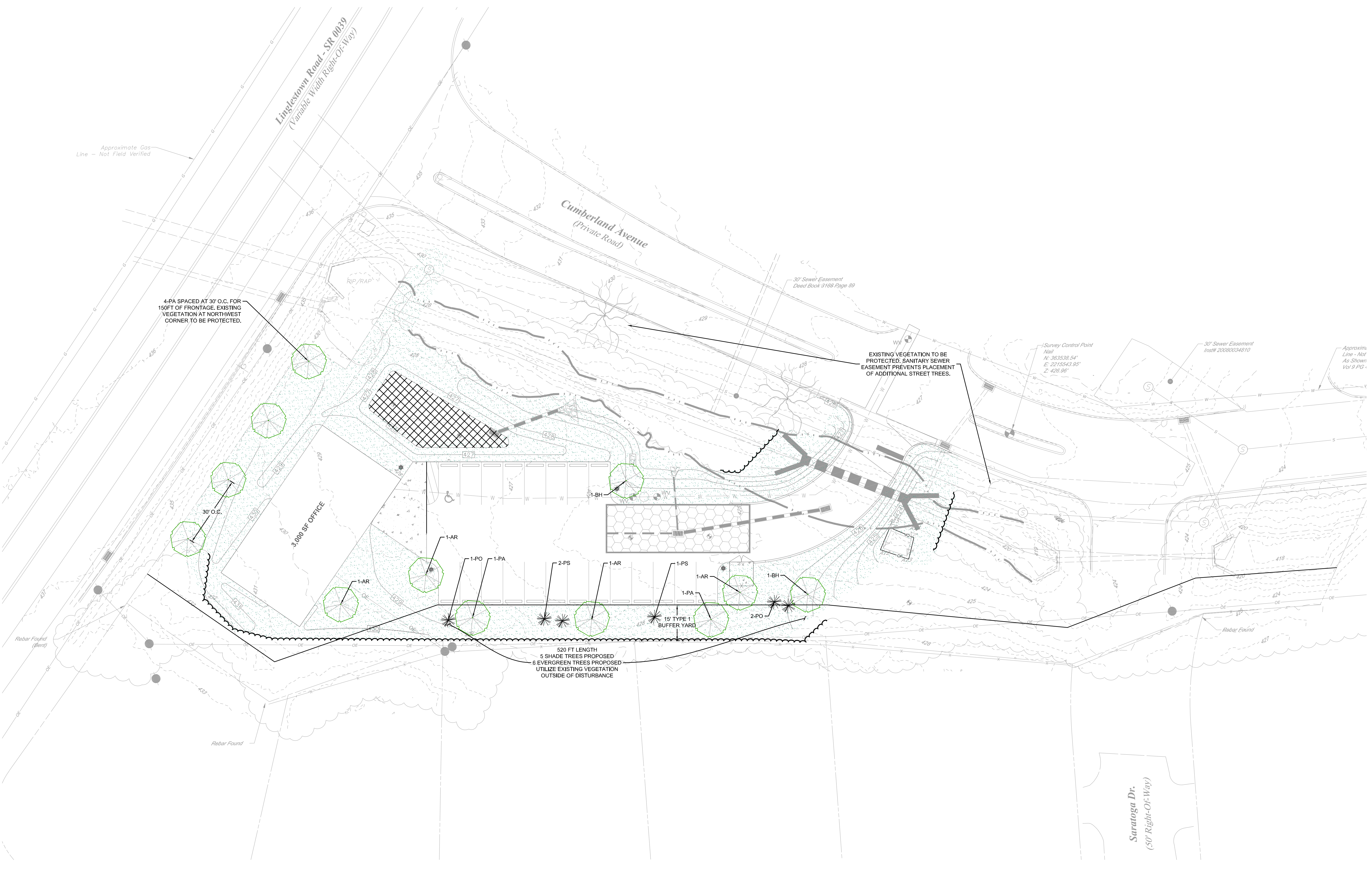
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DRAWN	G.S.D.
REVIEWED	T.L.D.
SCALE	AS NOTED
DATE	11/04/2019
PROJECT NO.	19-0045
CAD FILE:	07 - LANDSCAPE PLAN

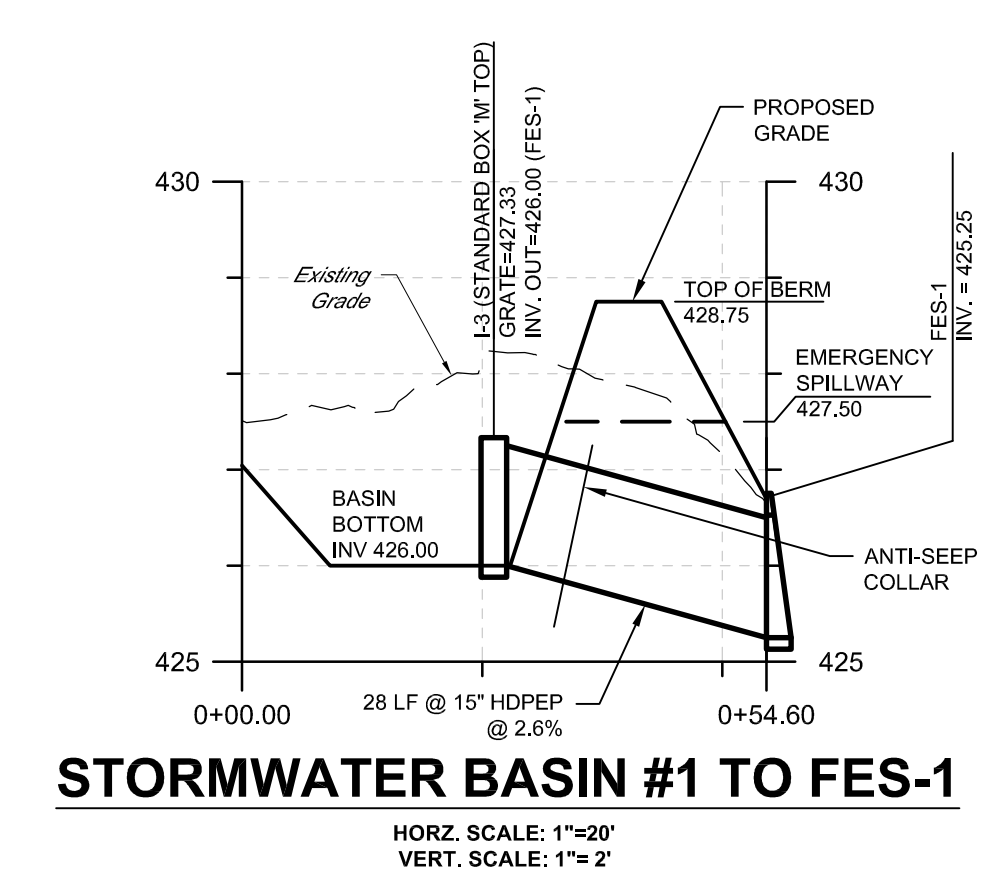
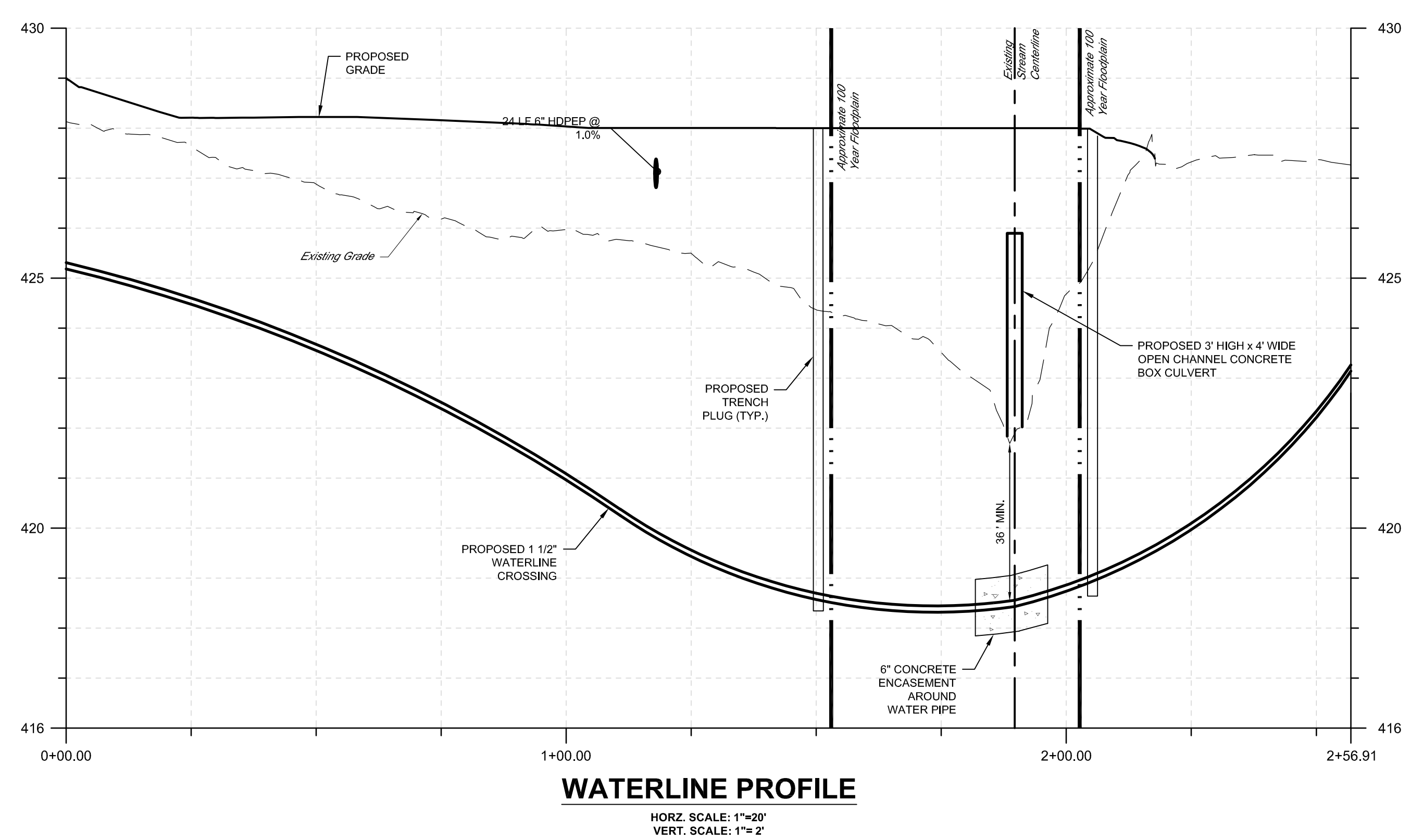
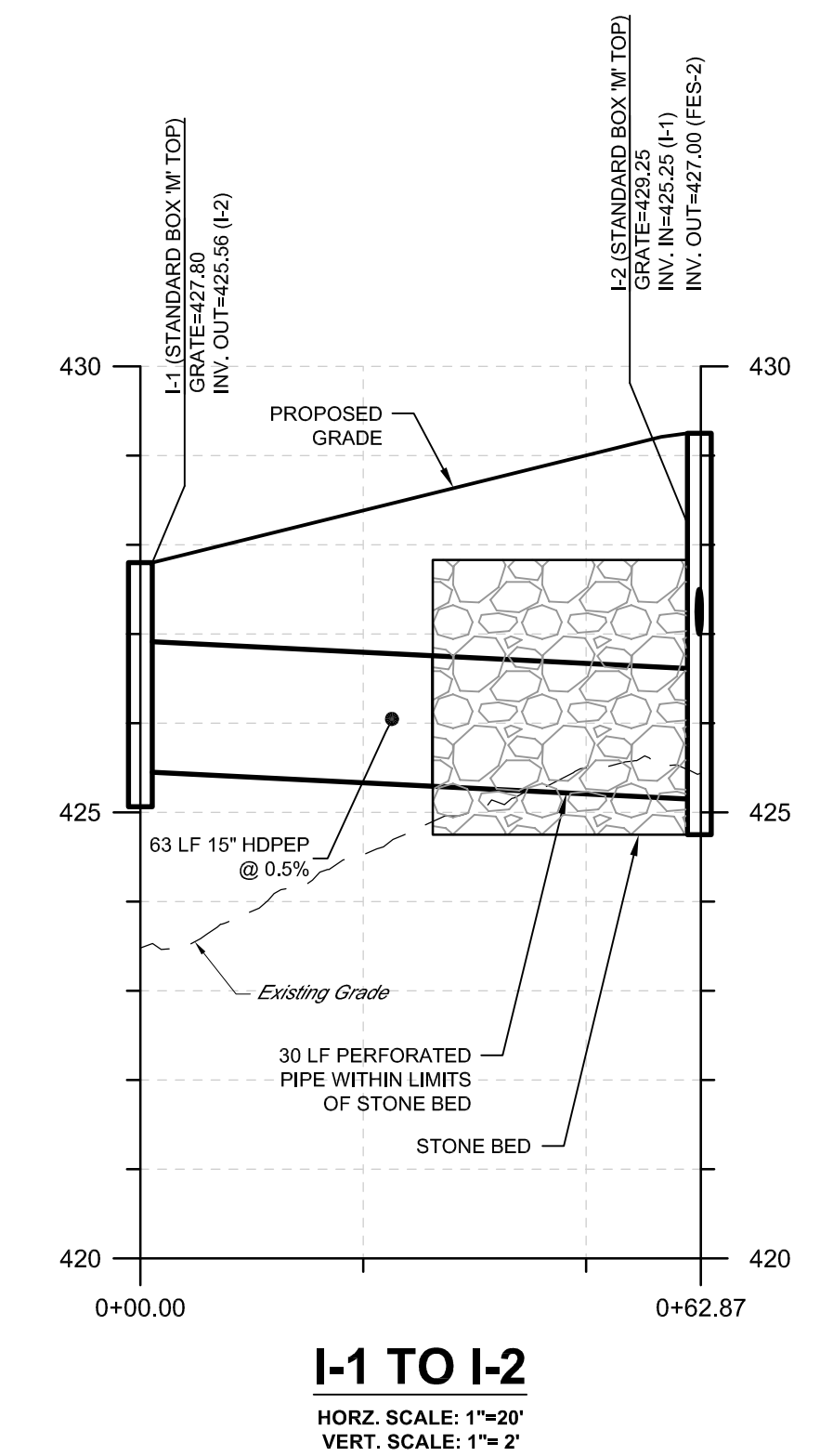
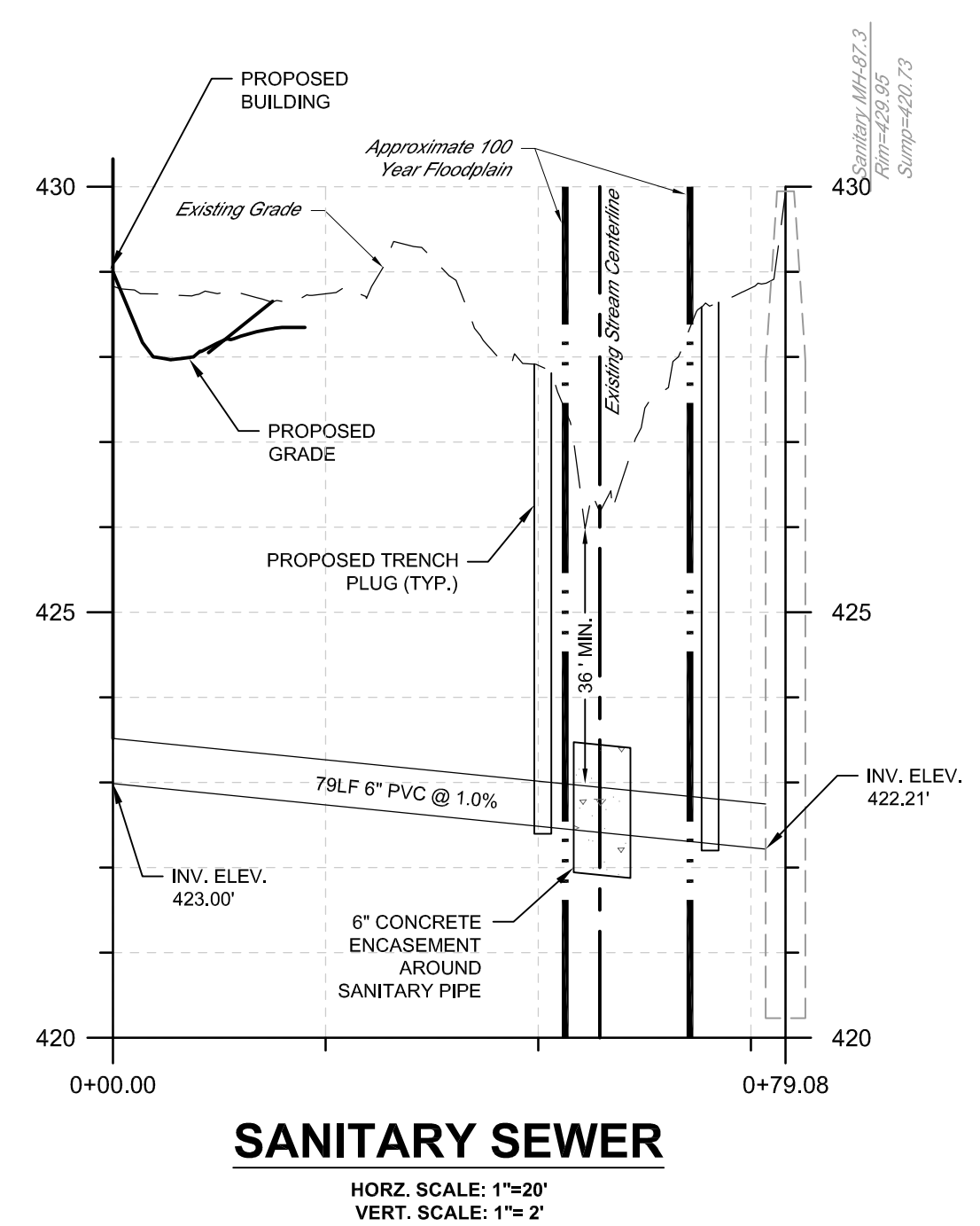
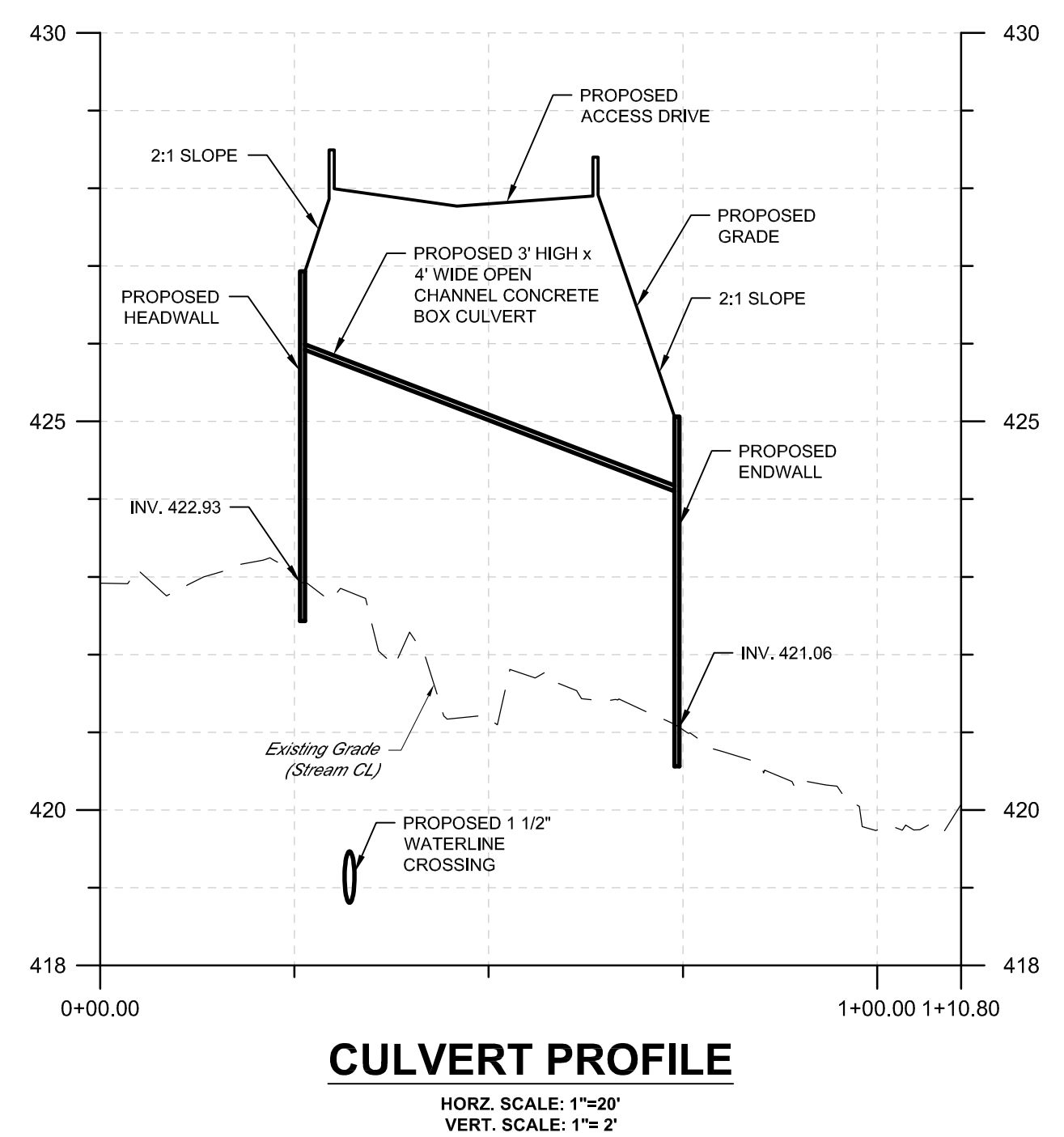
REVISIONS	NO.	DATE	DESCRIPTION

TITLE
LANDSCAPE PLAN

SHEET NO.
07 of 14



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PROFESSIONAL SEAL

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REVIEWED	T.L.D.
SCALE	AS NOTED
DATE	11/04/2019
PROJECT NO.	19-0045
CAD FILE:	08 - PROFILES

REVISIONS	NO.	DATE	DESCRIPTION

TITLE
PROFILES

SHEET NO.
08 of 14

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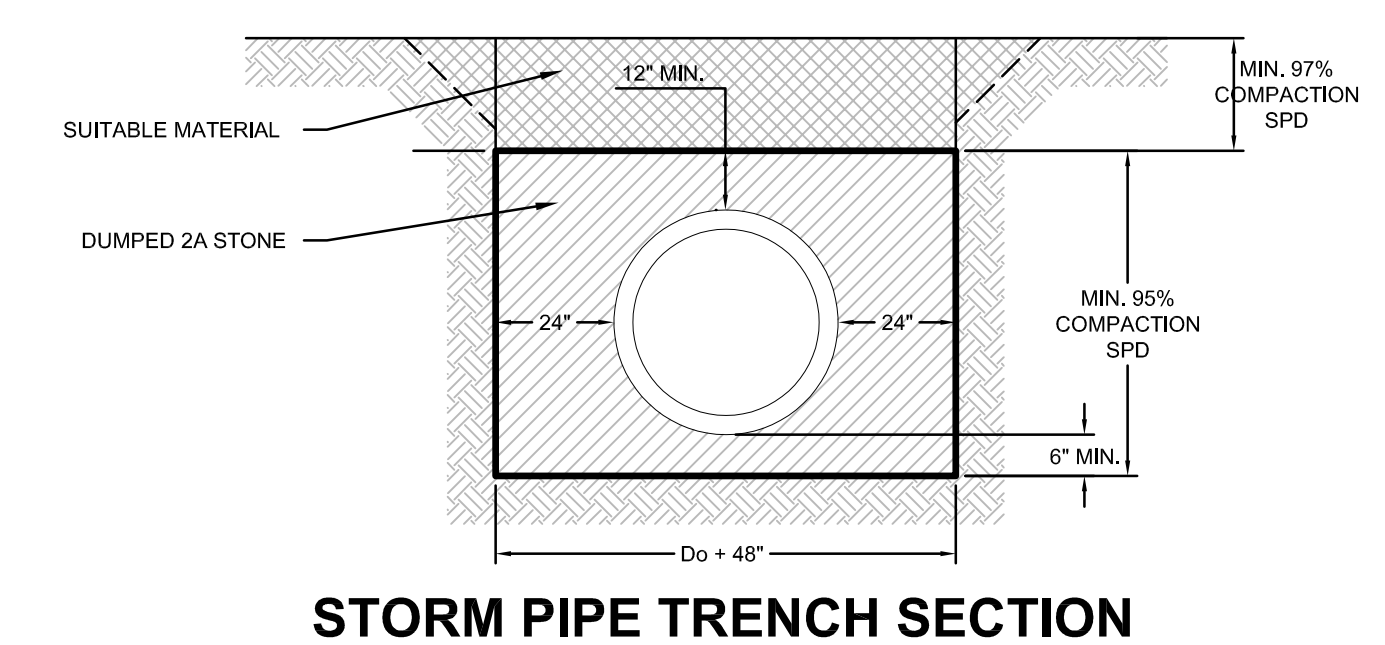
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PROJECT NO.	19-0045
CAD FILE:	09 - DETAILS

REVISIONS	NO.	DATE	DESCRIPTION

TITLE
DETAILS

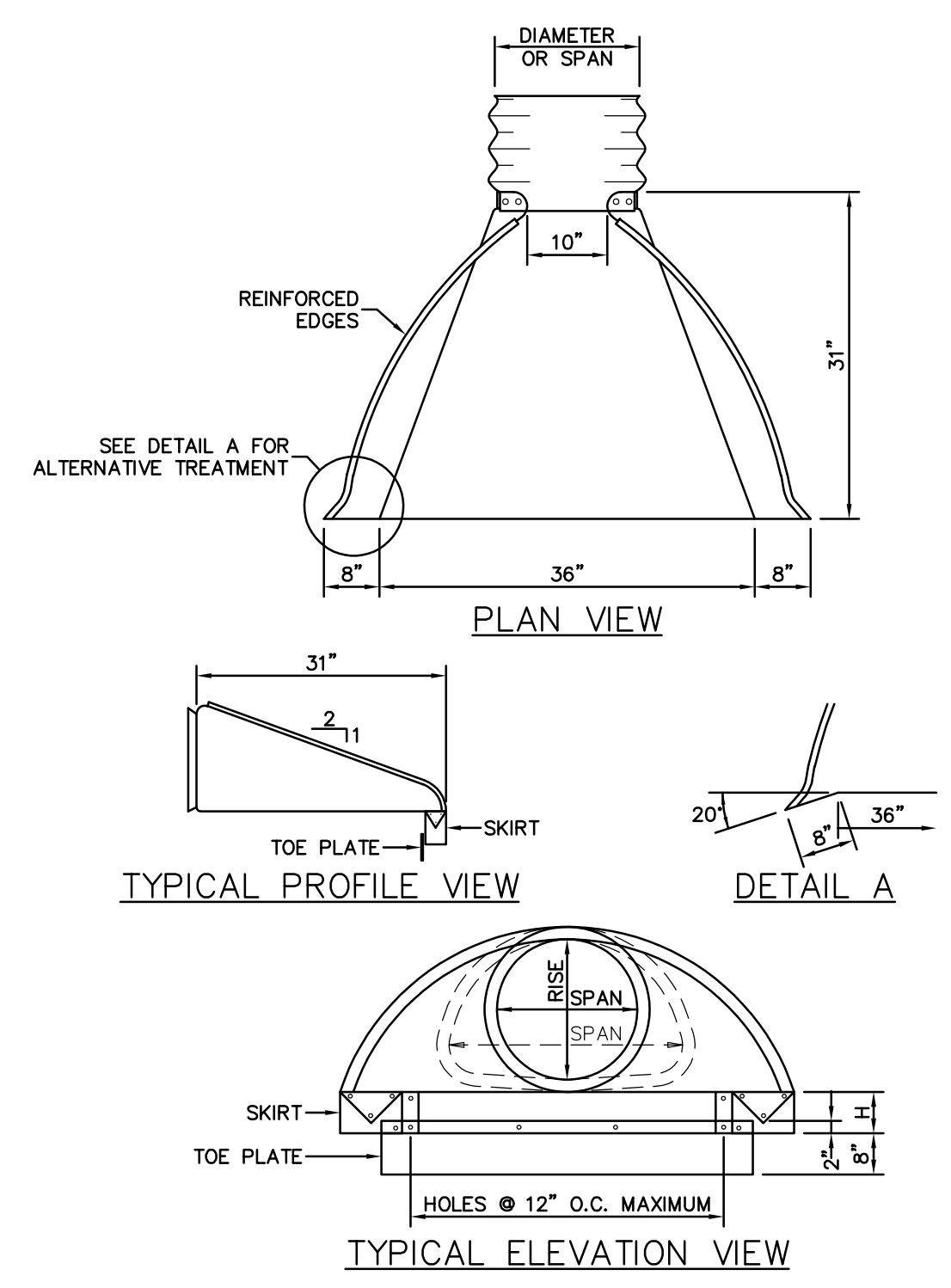
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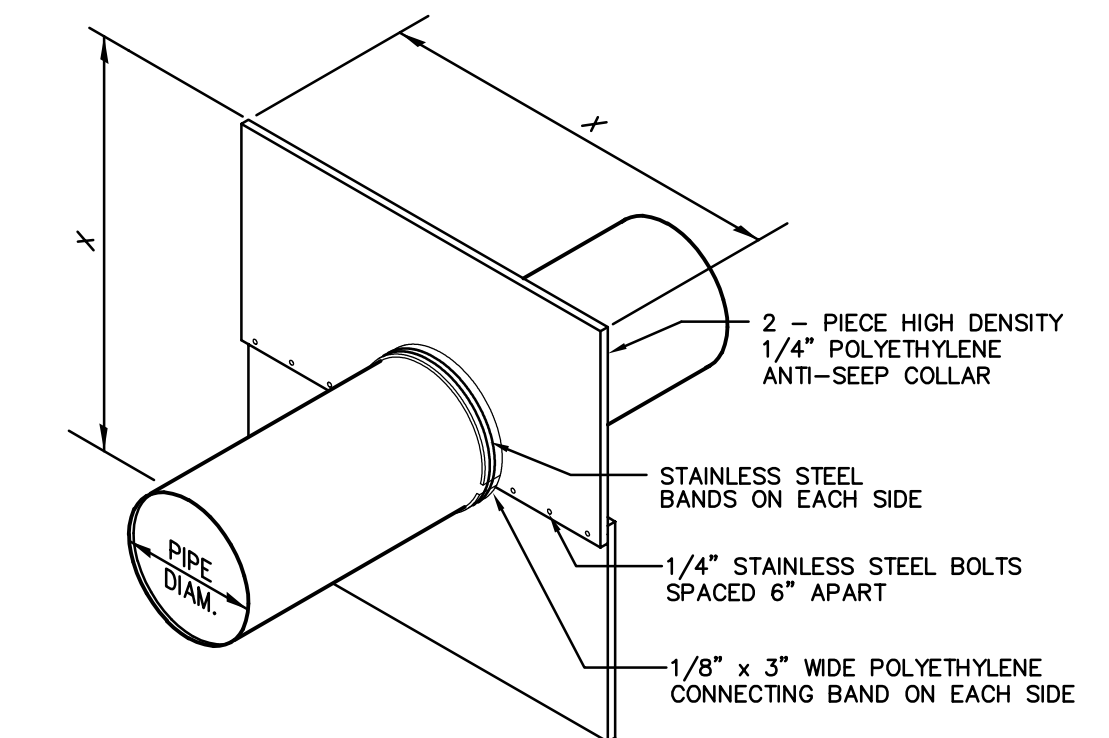
STORM PIPE TRENCH SECTION

N.T.S.



FLARED END SECTION

N.T.S.

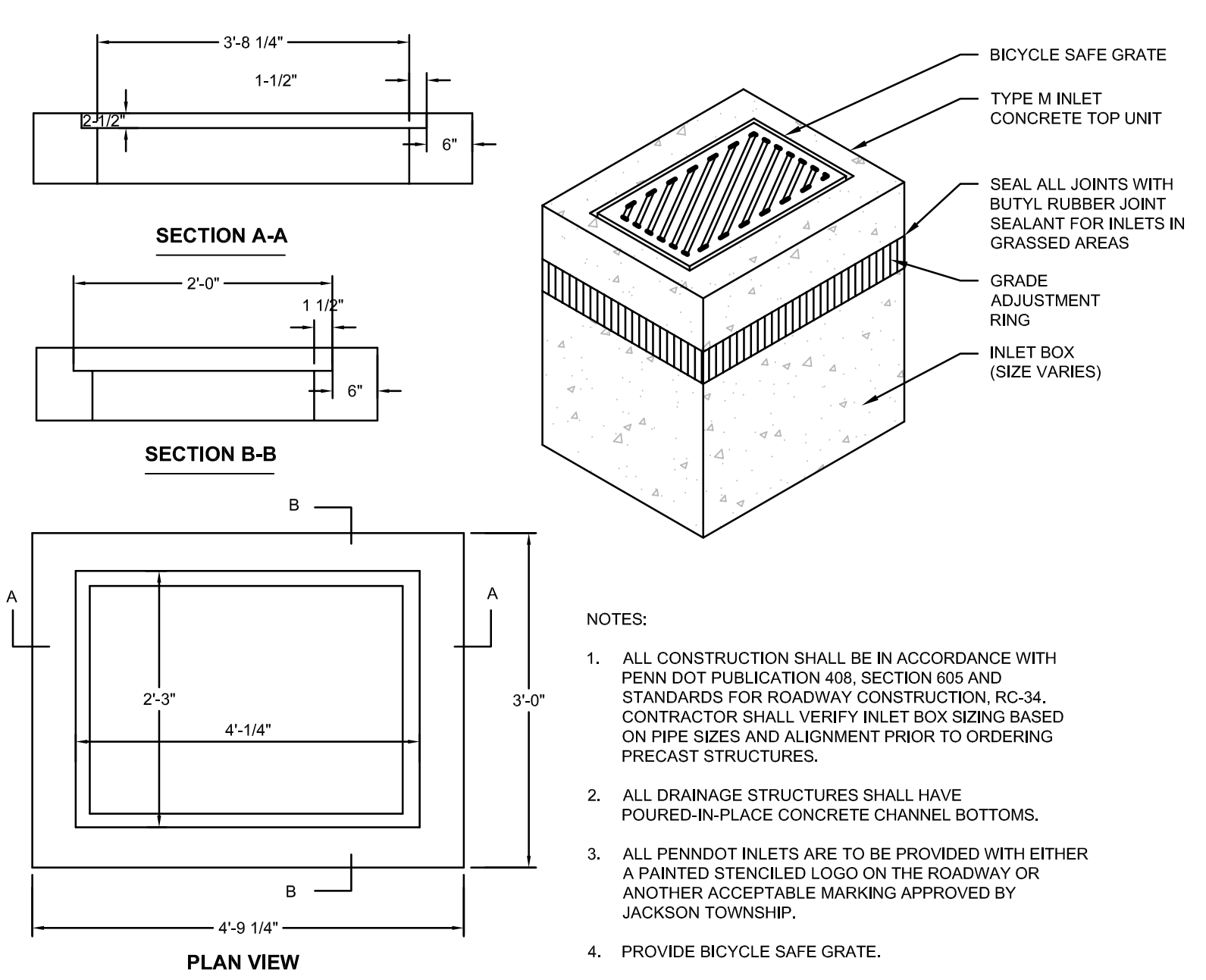


OUTLET PIPE DESIGNATION	NUMBER OF COLLARS	COLLAR SPACING (FT)	X (INCHES)	DISTANCE FROM OUTLET STRUCTURE (FT)
1	1	N/A	34	8

- NOTES:
- SEE BASIN EMBANKMENT DETAIL FOR LOCATION WITHIN BERM.
 - APPLY MASTIC TO CONNECTING BANDS AND SET IN PLACE. BOLT HALVES TOGETHER & INSTALL METAL BANDS ON SPLIT HALVES OF COLLAR. TIGHTEN BOLTS AND BANDS. APPLY MASTIC AS NEEDED TO INSURE GOOD SEAL. BACKFILL AND HAND TAMP.
 - DO NOT LOCATED AN ANTI-SEEP COLLAR CLOSER THAN 2 FEET TO A PIPE JOINT.

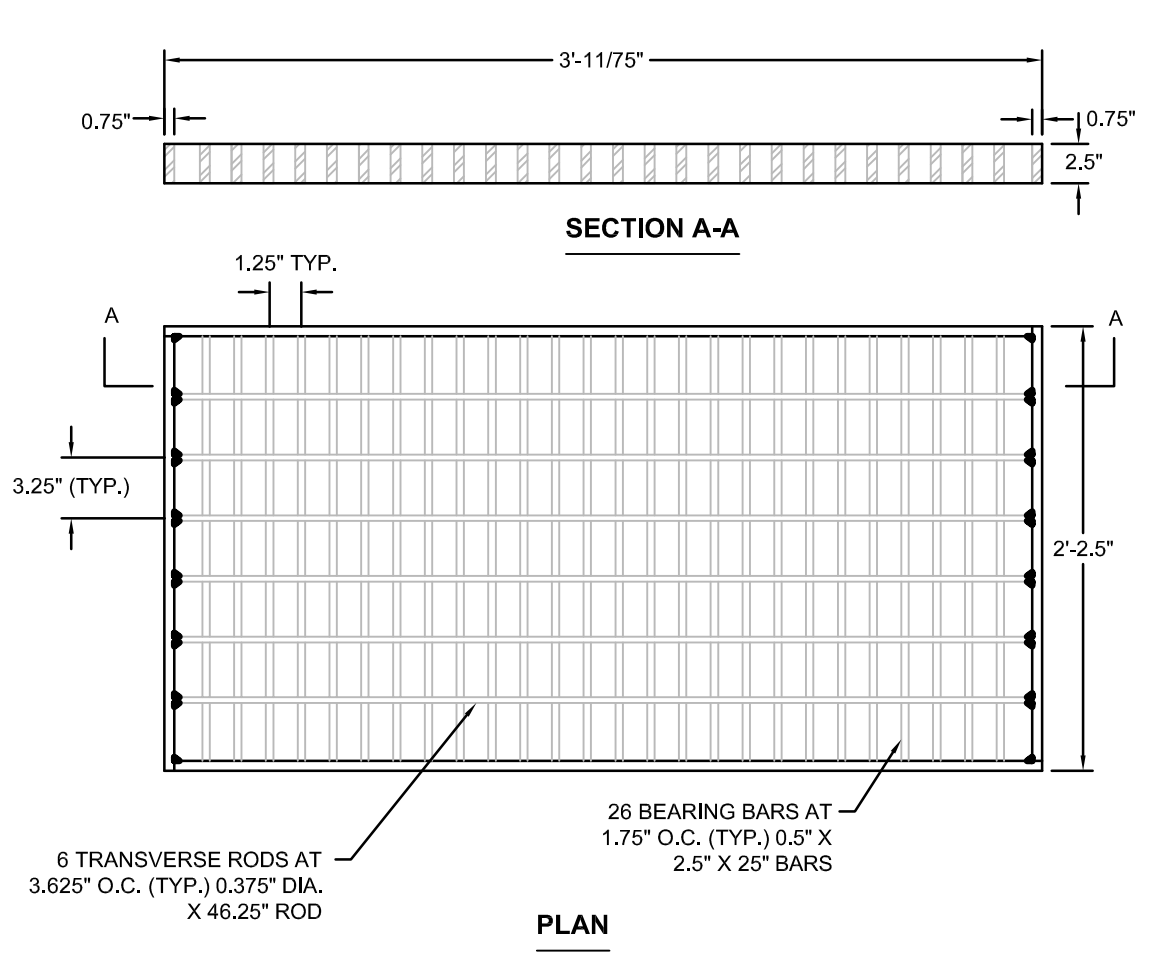
HDPE ANTI-SEEP COLLAR DETAIL

N.T.S.



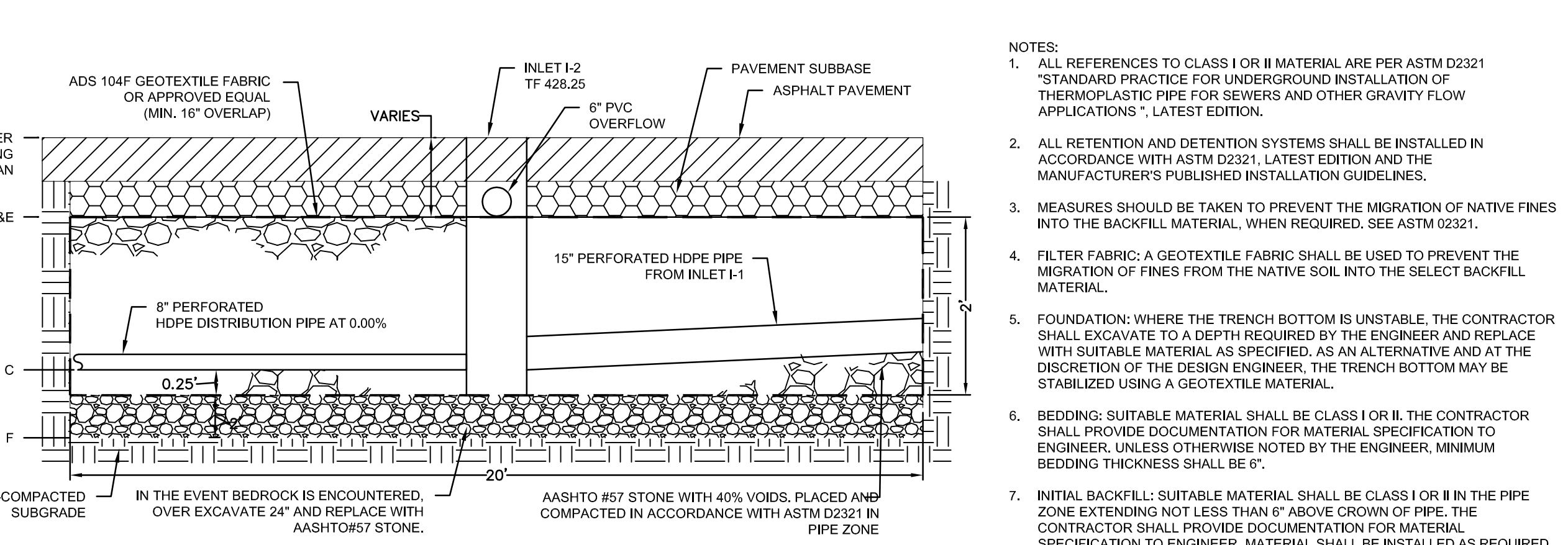
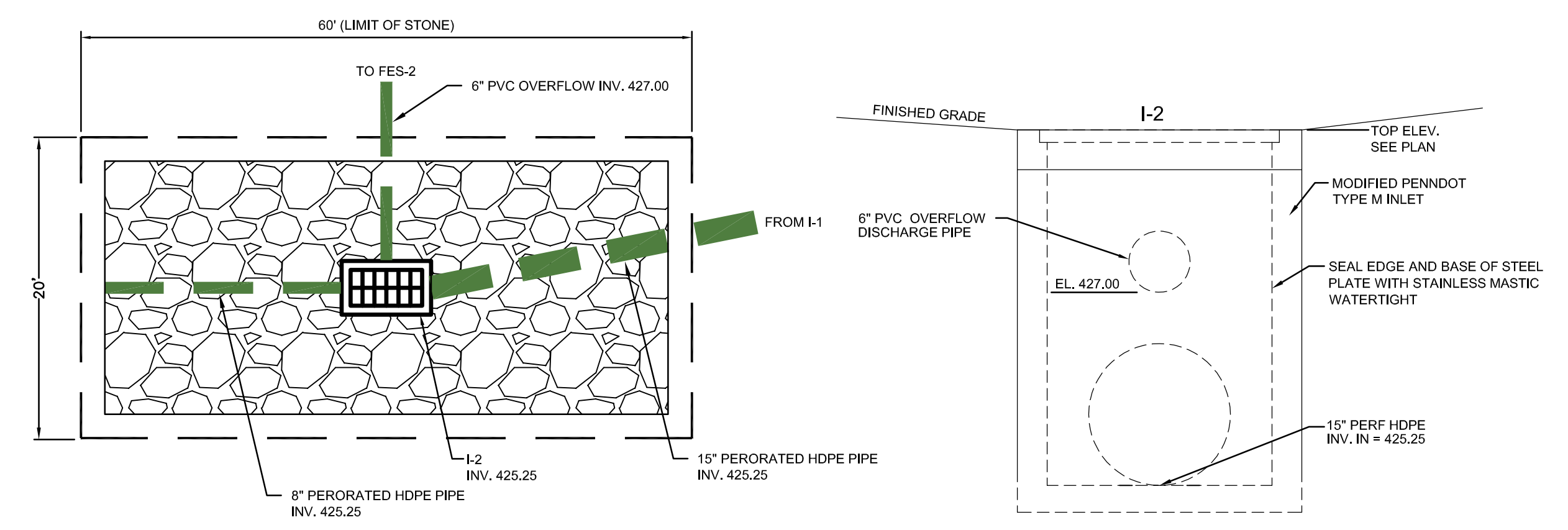
TYPE "M" INLET

N.T.S.



STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S.



SUBSURFACE INFILTRATION BASIN DESIGN DATA

BASIN ID	STRUCTURE ID	INVERT OUT (B)	INVERT IN (C)	GRIFICE INVERT (D)	TOP OF STONE (E)	BOTTOM OF STONE (F)
SUBSURFACE	I-2	427.00	425.25	427.00	427.00	425.00

- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM 02321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC SHALL BE USED TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 6".
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

SUBSURFACE INFILTRATION FACILITY

N.T.S.

