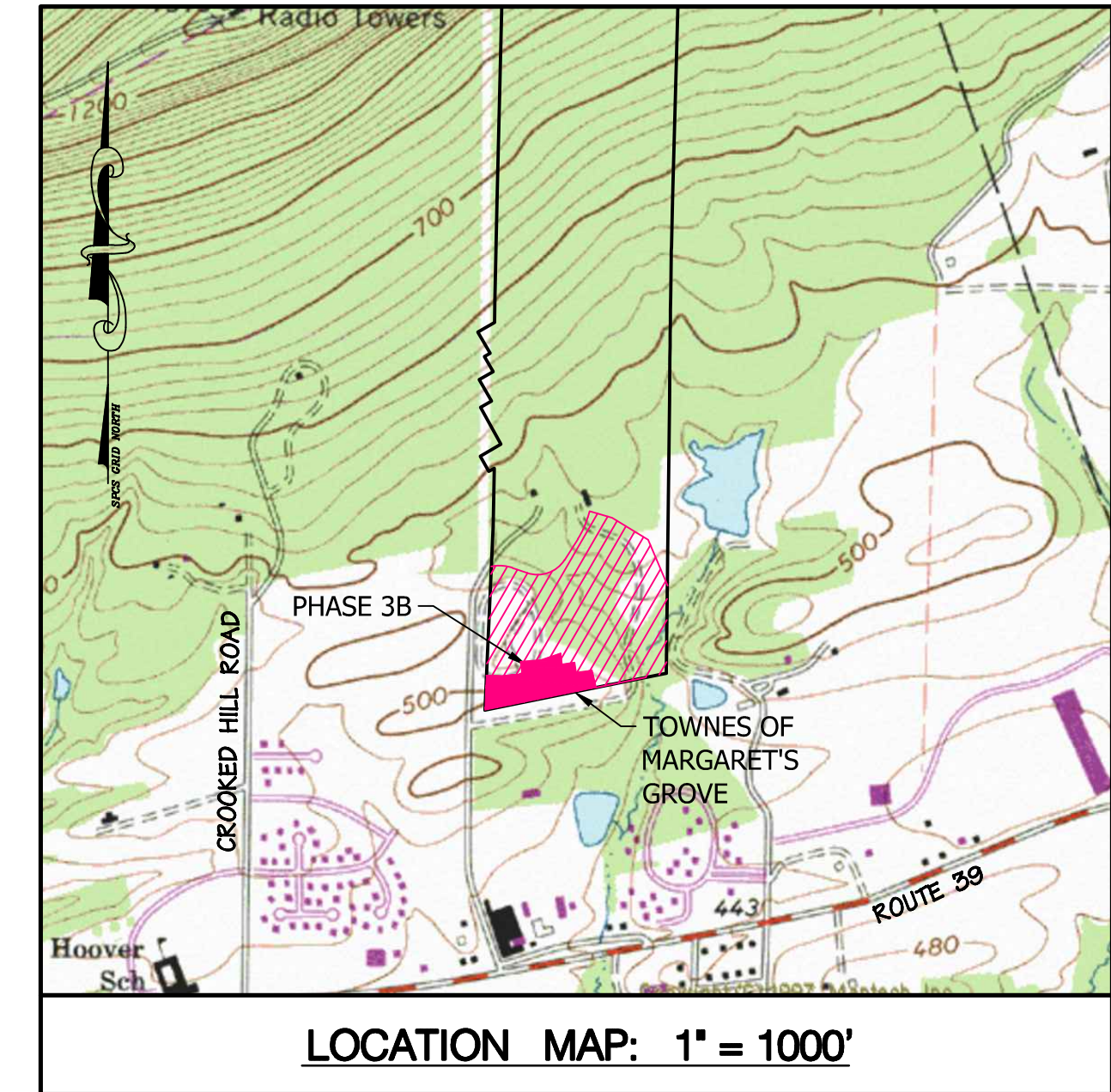


# FINAL LAND DEVELOPMENT PLAN FOR THE TOWNES AT MARGARET'S GROVE, PH 3B LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA



### PLAN PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO BUILD 28 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:

- A WETLAND DELINEATION WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. ON OCTOBER 6, 2008.
- NO FLOODPLAIN EXISTS ON THIS SITE, AS SHOWN BY FEMA'S NATIONAL FLOOD HAZARD LAYER FIRMETTE, AREA 42043C03300, EFFECTIVE 8/2/2012.
- SANITARY SEWER MAINS ARE PROPOSED TO BE DEDICATED TO SUSQUEHANNA TOWNSHIP AUTHORITY.
- NO EXISTING COVENANTS RUN WITH THIS LAND, EXCEPT FOR THE EXISTING EASEMENTS OF RECORD. PROPOSED RESTRICTIONS ARE NOTED ON THESE PLANS.
- 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.
- 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'.
- EACH LOT SHALL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES, IN THE GARAGE AND/OR DRIVEWAY.
- THE WATER LINE ON THIS PLAN IS SCHEMATIC ONLY AND FINAL DESIGN WILL BE SUPPLIED FOR BY SUEZ WATER.
- CONCRETE MONUMENTS TO BE SET AS SHOWN, ALL OTHER CORNERS SHALL BE MARKED WITH 5/8" REBAR.
- A SEWAGE FACILITIES PLANNING MODULE WAS APPROVED BY DEP WITH THE PRELIMINARY PLAN; DEP CODE NO. A3-22931-229-3.
- ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND THE SUSQUEHANNA TOWNSHIP ORDINANCES.
- THIS FINAL PHASE 3B 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.
- 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.
- TOWNSHIP STAFF SHALL HAVE PERMISSION TO ACCESS DRAINAGE EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
- INLET BOX CORNERS SHALL NOT BE KNOCKED OUT FOR PIPE CONNECTION.
- IMPLEMENTATION OF THE EROSION CONTROL PLAN IS THE RESPONSIBILITY OF THE LOT OWNER, AND/OR THE PERSON(S) AUTHORIZED BY COVERGE UNDER THE NPDES PERMIT FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- 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.
- 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.
- 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.
- THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.
- PREVIOUSLY CONSTRUCTED CULVERTS AND ASSOCIATED FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPER WILL PAY A FEE OF \$2,750 PER DWELLING UNIT FOR RECREATION FACILITIES IN LIEU OF DEDICATION OF LAND.
- ALL UNITS MUST HAVE A STREET ADDRESS NUMBER DISPLAYED PER THE REQUIREMENTS OF SUSQUEHANNA TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 22-1112.
- ALL STORMWATER CONVEYANCE PIPING SHALL HAVE WATERTIGHT JOINTS.
- 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.
- 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  
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: 96 (PHASES 3B)  
PROPOSED NUMBER OF DWELLING UNITS IN PHASE 3A: 28  
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  
MAXIMUM PRINCIPAL BUILDING HEIGHT: 30 FEET/3 STORIES  
MINIMUM PARKING: 56 SPACES  
PROPOSED PARKING: 68 SPACES

### DRAWING INDEX:

DRAWING INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAND DEVELOPMENT PLAN
4	GRADING & PCSM PLAN
5	LANDSCAPING PLAN
6	EROSION & SEDIMENT CONTROL PLAN
7	STREET PROFILES
8	STREET & STORM SEWER 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 267 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. 20210352360 COMPLETED ON FEBRUARY 4, 2021

#### LIST OF UTILITIES

COMPANY: SUEZ WATER PENNSYLVANIA INC  
ADDRESS: 8189 ADAMS DR HARMLESTOWN, PA 17036  
CONTACT: LOUISE DOLAN  
EMAIL: LOUISE.DOLAN@SUEZ.COM

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 1026 HAY ST PITTSBURGH, PA 15211  
CONTACT: DEBORAH BARUM  
EMAIL: DEBORAH.D.DELAIB@VERIZON.COM

COMPANY: PPL ELECTRIC UTILITIES CORPORATION  
ADDRESS: 503 NEW MARKET ST WILKES BARRE, PA 18702  
CONTACT: MARK SANTAVANA  
EMAIL: MCSANTAVANA@PPLWEB.COM

COMPANY: COMCAST  
ADDRESS: 4601 SMITH STREET HARRISBURG, PA 17109  
CONTACT: MICHAEL SWEIGARD  
EMAIL: MIKE\_SWEIGARD@CABLE.COMCAST.COM

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY  
ADDRESS: 1900 LINGLESTOWN RD HARRISBURG, PA 17110  
CONTACT: NATHAN SPRIGGS  
EMAIL: NSPRIGGS@SUSQUEHANNA.TWP.PA.GOV

COMPANY: UKI UTILITIES INC  
ADDRESS: 1301 AFB DRIVE MIDDLETOWN, PA 17057  
CONTACT: STEPHEN BATESMAN  
EMAIL: SBATESMAN@UKI.COM

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY  
ADDRESS: 1900 LINGLESTOWN RD HARRISBURG, PA 17110  
CONTACT: NATHAN SPRIGGS  
EMAIL: NSPRIGGS@SUSQUEHANNA.TWP.PA.GOV

### 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.
22-1106.B	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.  
C/O JOEL MCNAUGHTON  
4400 DEER PATH ROAD, SUITE 201  
HARRISBURG, PA 17110  
PHONE: (717)-234-4000  
JMCNAUGHTON@MCNAUGHTONCO.COM

### DESIGN ENGINEER:

R.J. FISHER & ASSOCIATES, INC.  
C/O BENJAMIN HEISEY  
1546 BRIDGE STREET  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 774-7534  
BSH@RJFISHERENGINEERING.COM

### SURVEYOR / ENGINEER CERTIFICATIONS:

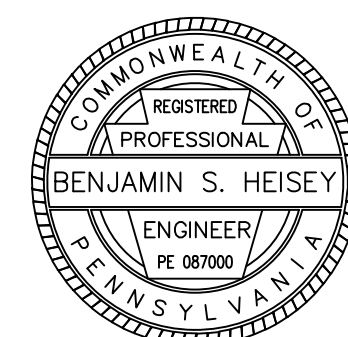
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

*Matthew R. Fisher*  
MATTHEW R. FISHER, P.L.S., P.E. 5/6/22  
DATE



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

*Benjamin S. Heisey*  
BENJAMIN S. HEISEY, P.E. 5/6/22  
DATE



**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

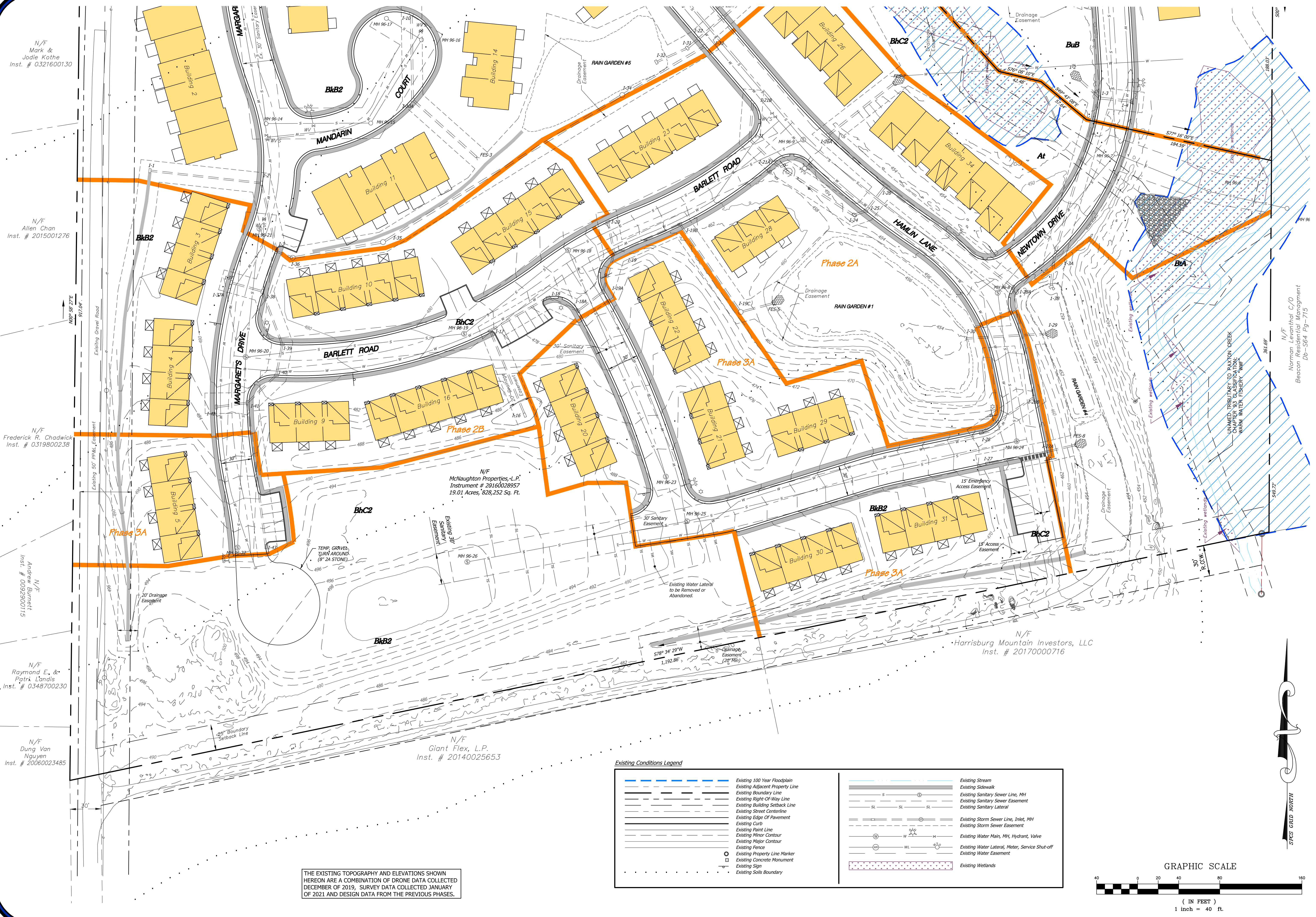


**COVER SHEET** FOR  
**THE TOWNES AT MARGARET'S GROVE, PH 3B**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 222013-COV  
PROJECT: 222013  
DATE: 5/6/2022  
SHEET: 1 OF 11

NO.	REVISION	DATE
1		
2		
3		
4		
5		

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.



N/F  
Mark &  
Jodie Kothe  
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. &  
Patric Landis  
Inst. # 0348700230

N/F  
Dung Van  
Nguyen  
Inst. # 20060023485

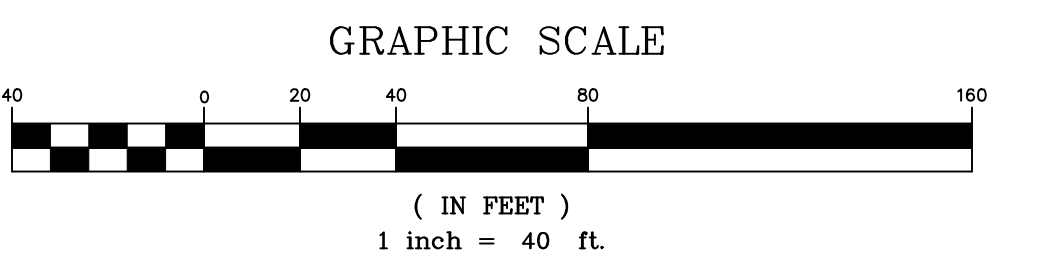
N/F  
McNaughton Properties, L.P.  
Instrument # 20160028957  
19.01 Acres, 828,252 Sq. Ft.

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

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
1		
2		
3		
4		
5		

**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



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

DRAWING ID: 222013-EXC  
PROJECT: ?  
DATE: 5/6/2022  
SHEET: 2 OF 11

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.

N/F  
Mark &  
Jodie Kothe  
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. # 2006002349

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

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

N/F  
Norman Levanthal C/O  
Beacon Residential Management  
Db-S64 Pg-715

**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

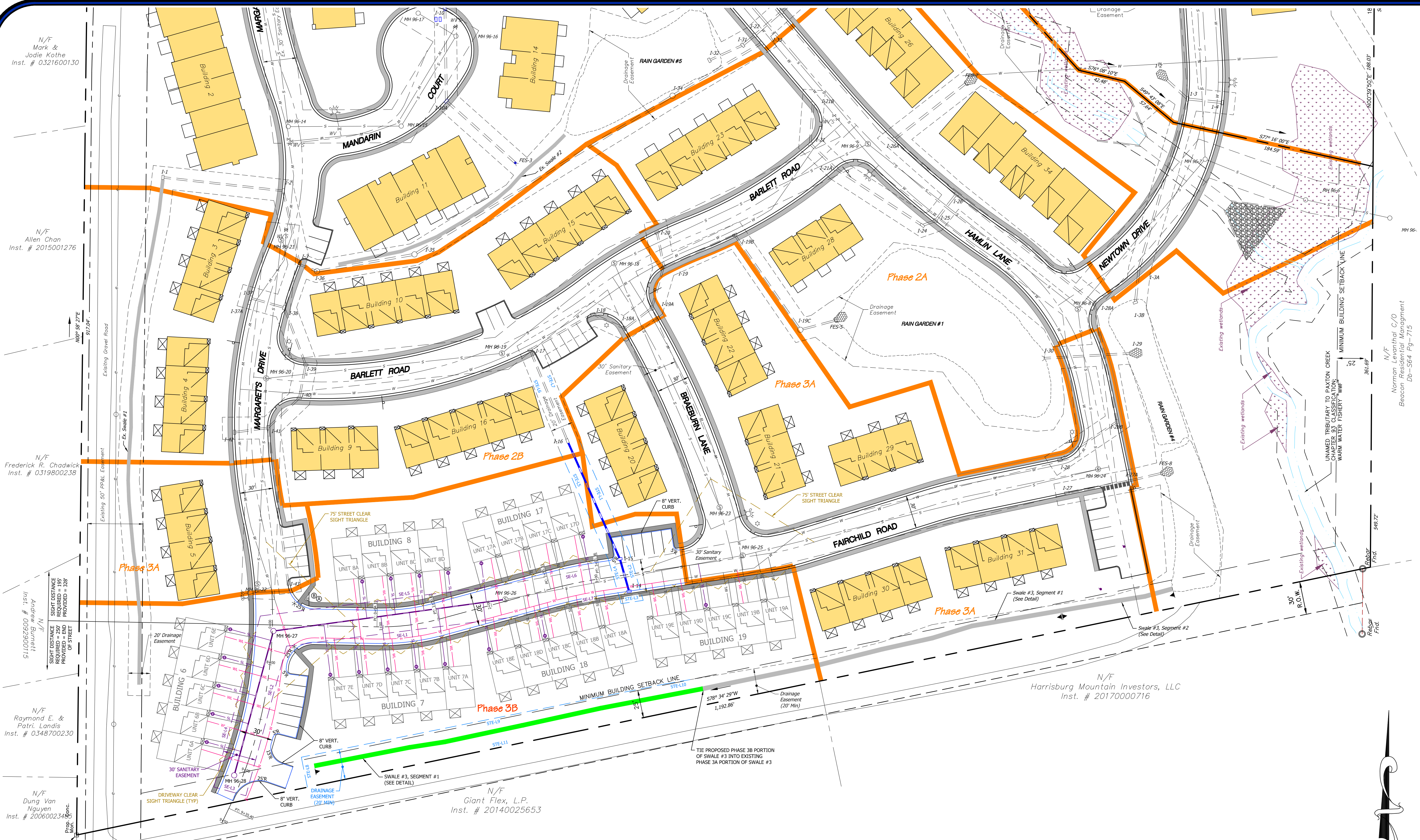


**LAND DEVELOPMENT PLAN**  
FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3B**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:  
222013-LDP  
PROJECT: ?  
DATE: 5/6/2022  
SHEET: 3 OF 11

NO.	REVISION	DATE
1		
2		
3		
4		
5		

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.

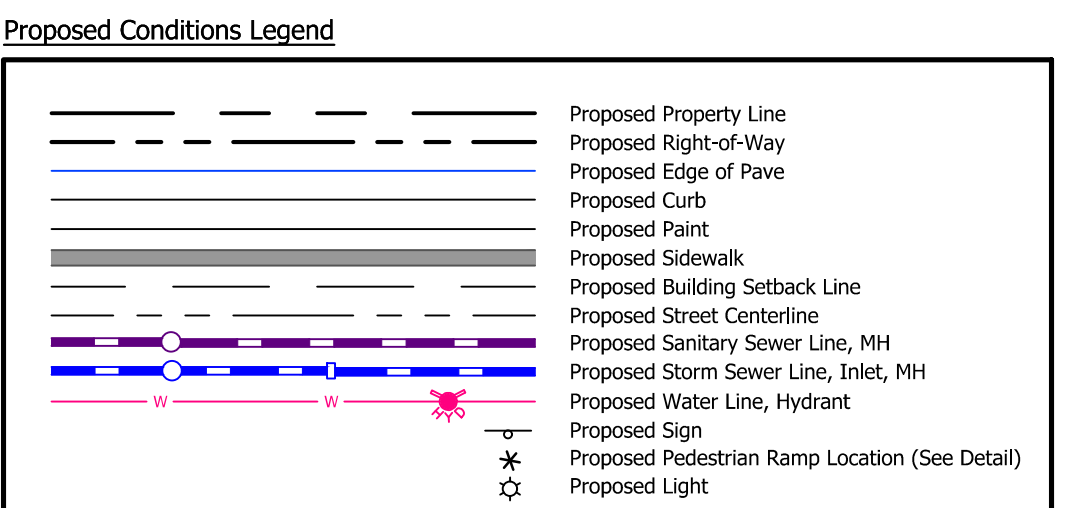


**Proposed Sanitary Easement Line Table**

Line #	Direction	Length
SE-L1	S82° 43' 40"W	200.40
SE-L2	S15° 12' 50"W	139.97
SE-L3	N74° 47' 10"W	30.00
SE-L4	N15° 12' 50"E	160.03
SE-L5	N82° 43' 40"E	219.60
SE-L6	N79° 30' 37"E	219.13
SE-L7	S79° 30' 37"W	220.87

**Proposed Storm Easement Line Table**

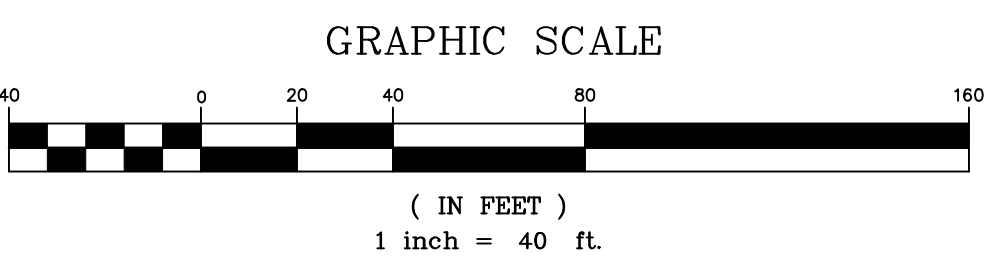
Line #	Direction	Length
STE-L1	S24° 07' 39"E	107.78
STE-L2	S16° 03' 45"E	45.28
STE-L3	S81° 25' 44"W	20.17
STE-L4	N16° 03' 45"W	41.24
STE-L5	N24° 07' 39"W	106.72
STE-L6	N22° 09' 02"W	103.23
STE-L7	S22° 09' 02"E	85.52
STE-L8	N11° 23' 10"W	27.66
STE-L9	N78° 36' 50"E	335.37
STE-L10	N80° 21' 09"E	22.45
STE-L11	S78° 18' 03"W	356.93



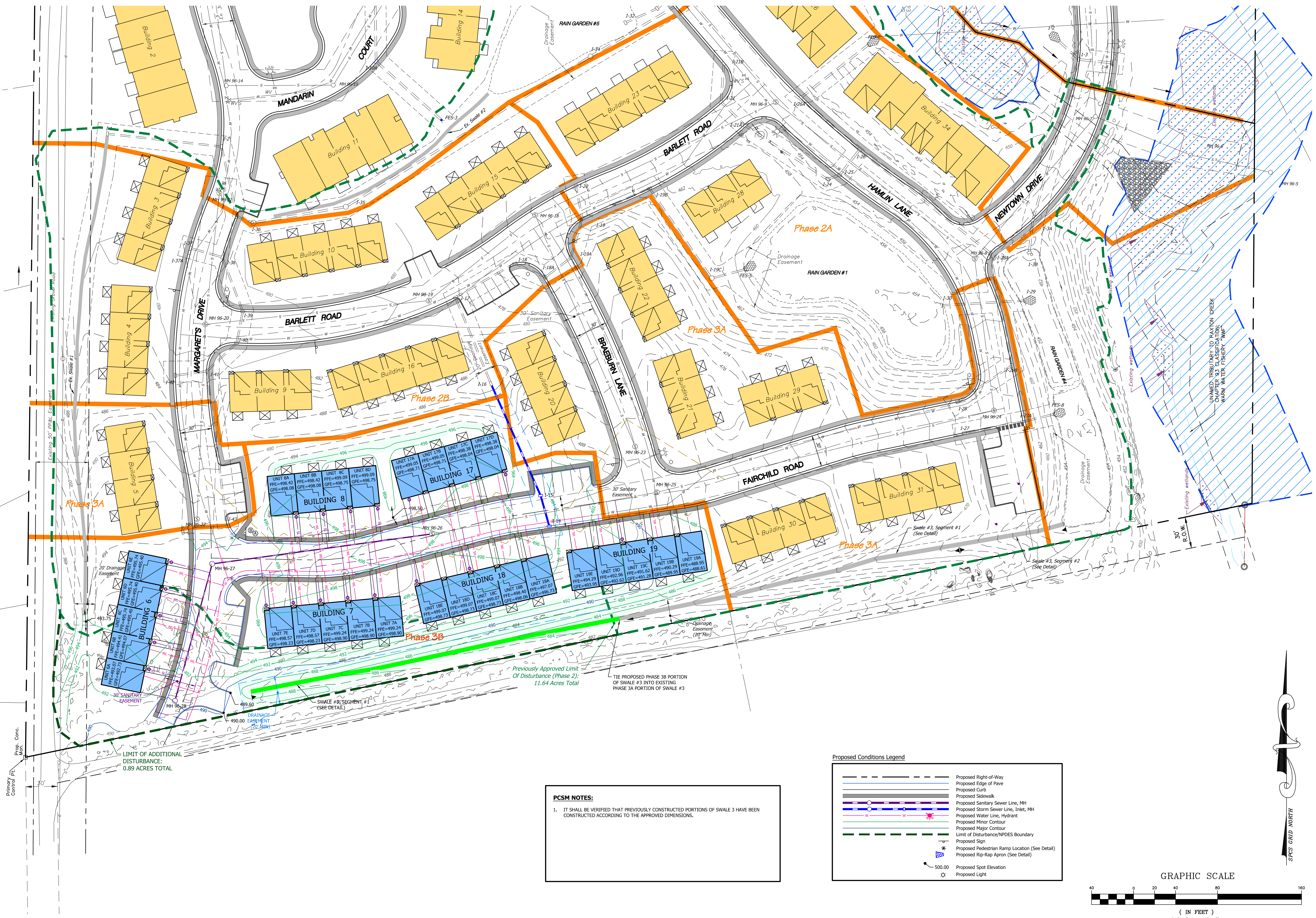
**TRAFFIC SIGN CHART**

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
+	R1-1	STOP	24" X 24"
+	D3-1	STREET NAME	(VARIES)

NOTE: SIGN MATERIALS, COLORS, LETTERING, HEIGHT, CLEARANCE, POST AND MOUNTING SHALL CONFORM TO PENNDOT PUBLICATION TITLE 67, CHAPTER 212: "OFFICIAL TRAFFIC-CONTROL DEVICES".

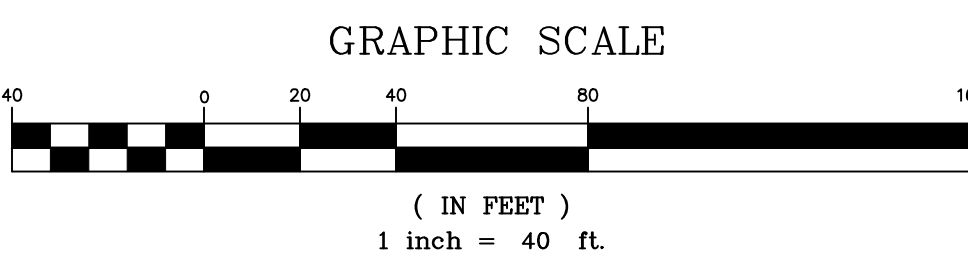
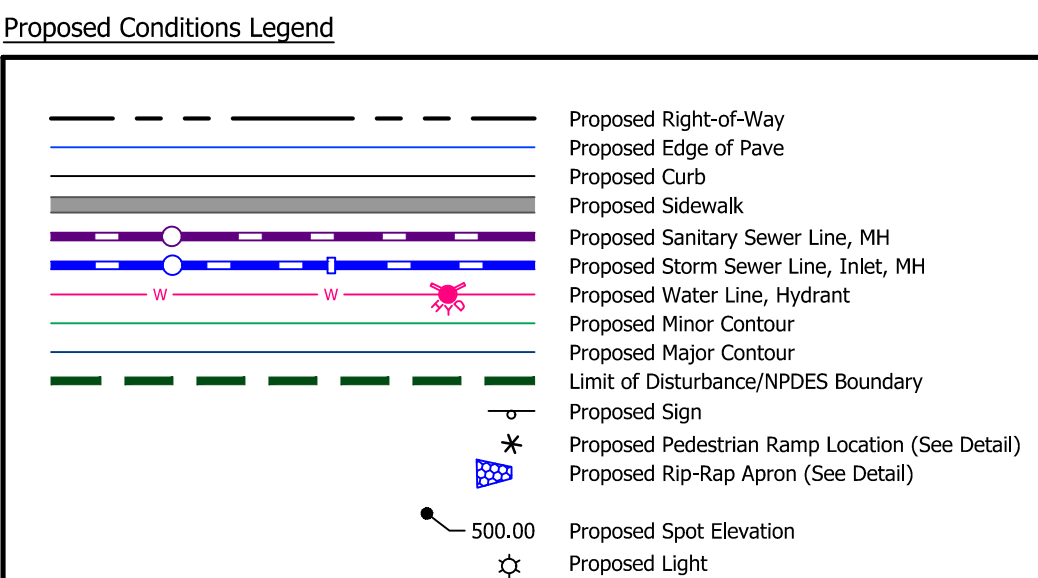


P:\Projects\2022\222013-LDP\222013-LDP.dwg  
 DATE: 5/6/2022 10:52:34 AM  
 USER: rjfisher



**PCSM NOTES:**

- IT SHALL BE VERIFIED THAT PREVIOUSLY CONSTRUCTED PORTIONS OF SWALE #3 HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED DIMENSIONS.



NO.	REVISION	DATE
1		
2		
3		
4		
5		

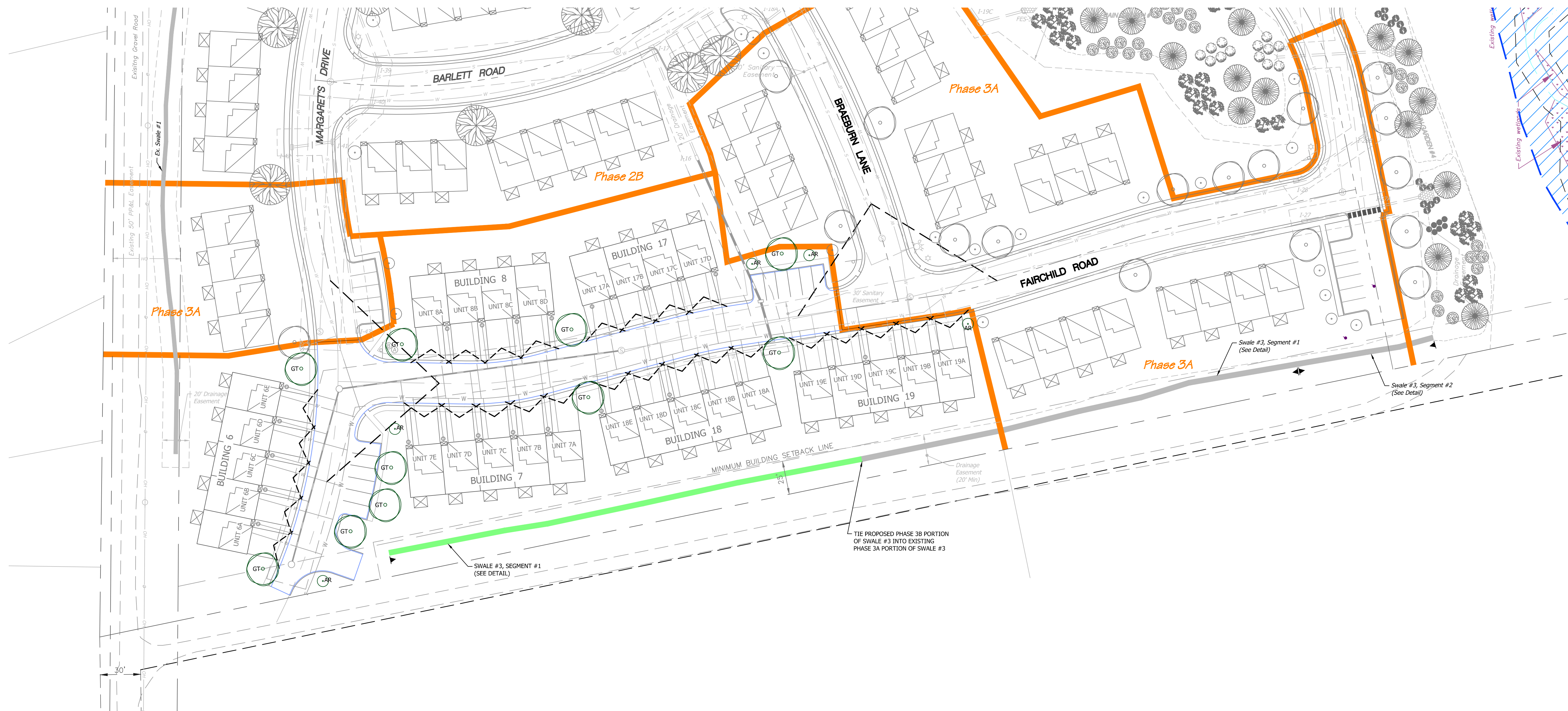
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS  
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
 PHONE: (717) 774-7534 & FAX: (717) 774-7190  
 R.JFISHERENGINEERING.COM



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

DRAWING ID: 222013-GRD  
 PROJECT: 222013  
 DATE: 5/6/2022  
 SHEET: 4 OF 11

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.



**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 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 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.
- Disase, 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.

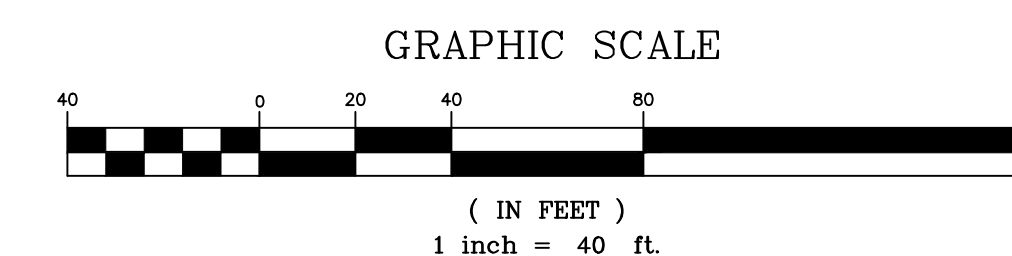
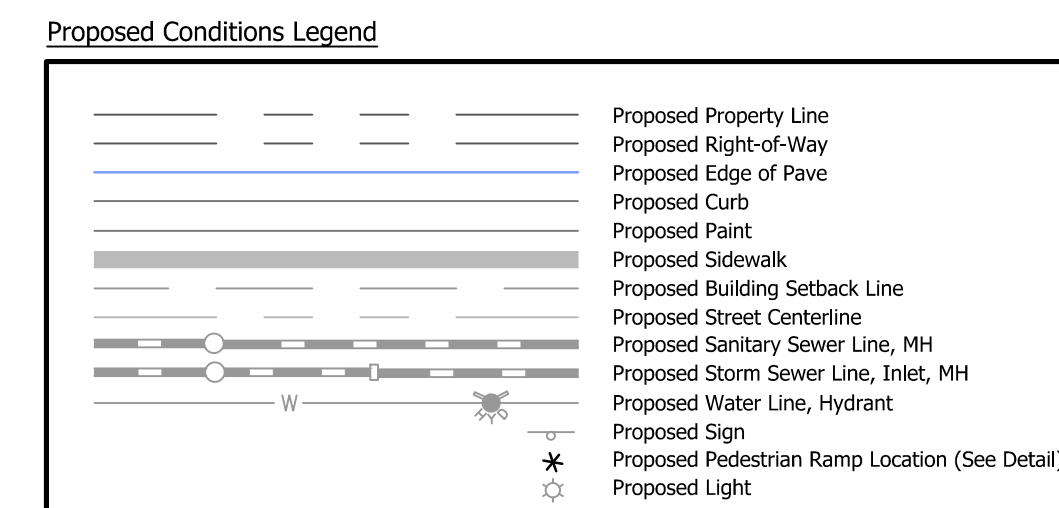
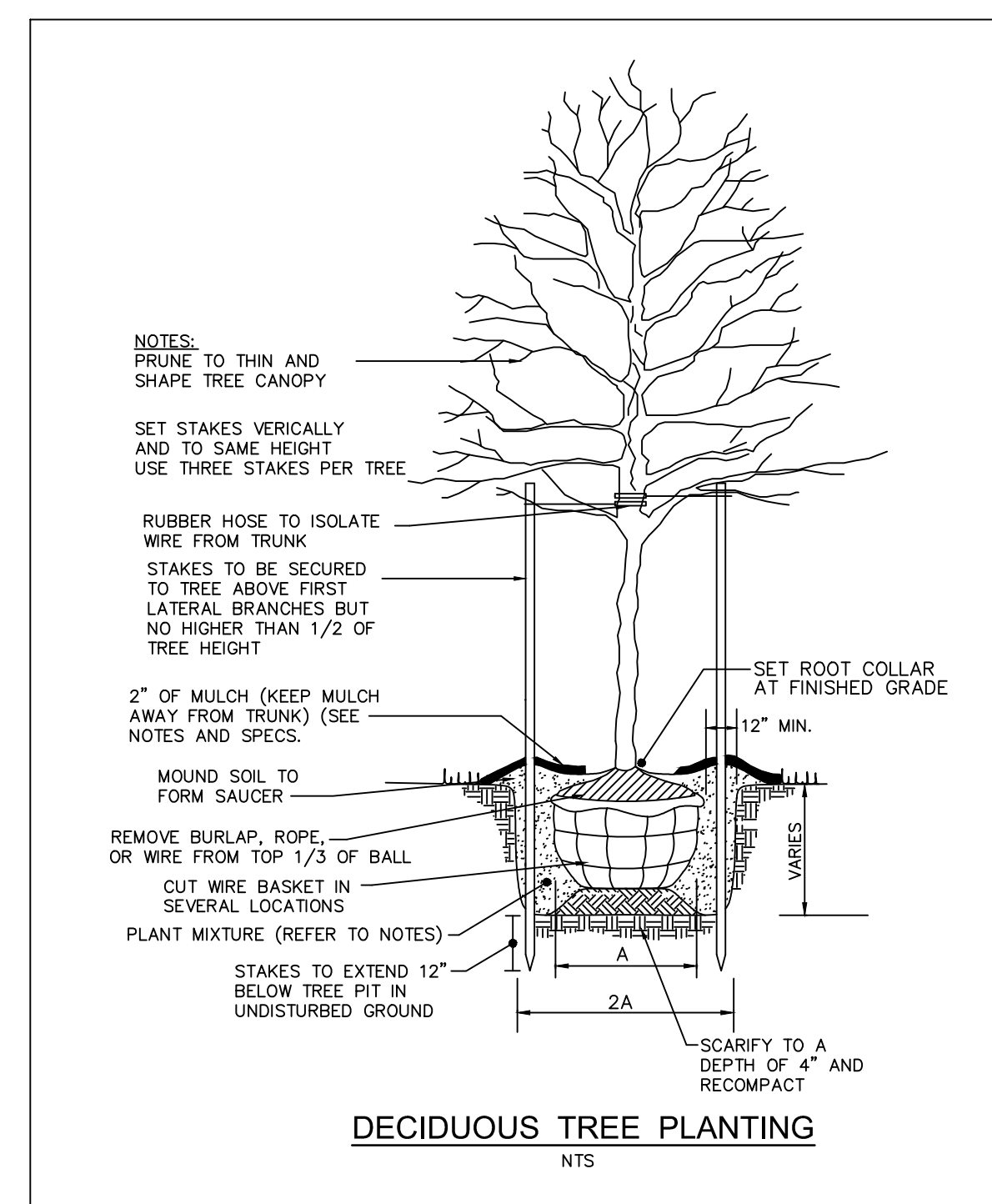
**LONG TERM MAINTENANCE PLAN FOR LANDSCAPING:**

- 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 properly.

**PHASE 3B 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	10	GT	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS VAR. INERMIS 'impcole'	X	25" CALIPER, 20" B4B	30'w. x 35'h DECIDUOUS TREE	STREET TREES PER S4LDO SEC. 22-1004.3, 22-1109 & ZO SEC. 21-2106.5E
AR	5	AR	SUPSZAM RED MAPLE	ACER RUBRUM 'SUPSZAM' OR SIMILAR NARROW PYRAMIDAL FORM	X	25" CALIPER, 20" B4B	10'w. x 40'h DECIDUOUS TREE	STREET TREES PER S4LDO SEC. 22-1004.3, 22-1109 & ZO SEC. 21-2106.5E

GAL - CALIPER 6" ABOVE ROOT FLARE  
 B4B - BALLED & BURLAPPED  
 CONT. - CONTAINER



NO.	REVISION	DATE
1		
2		
3		
4		
5		

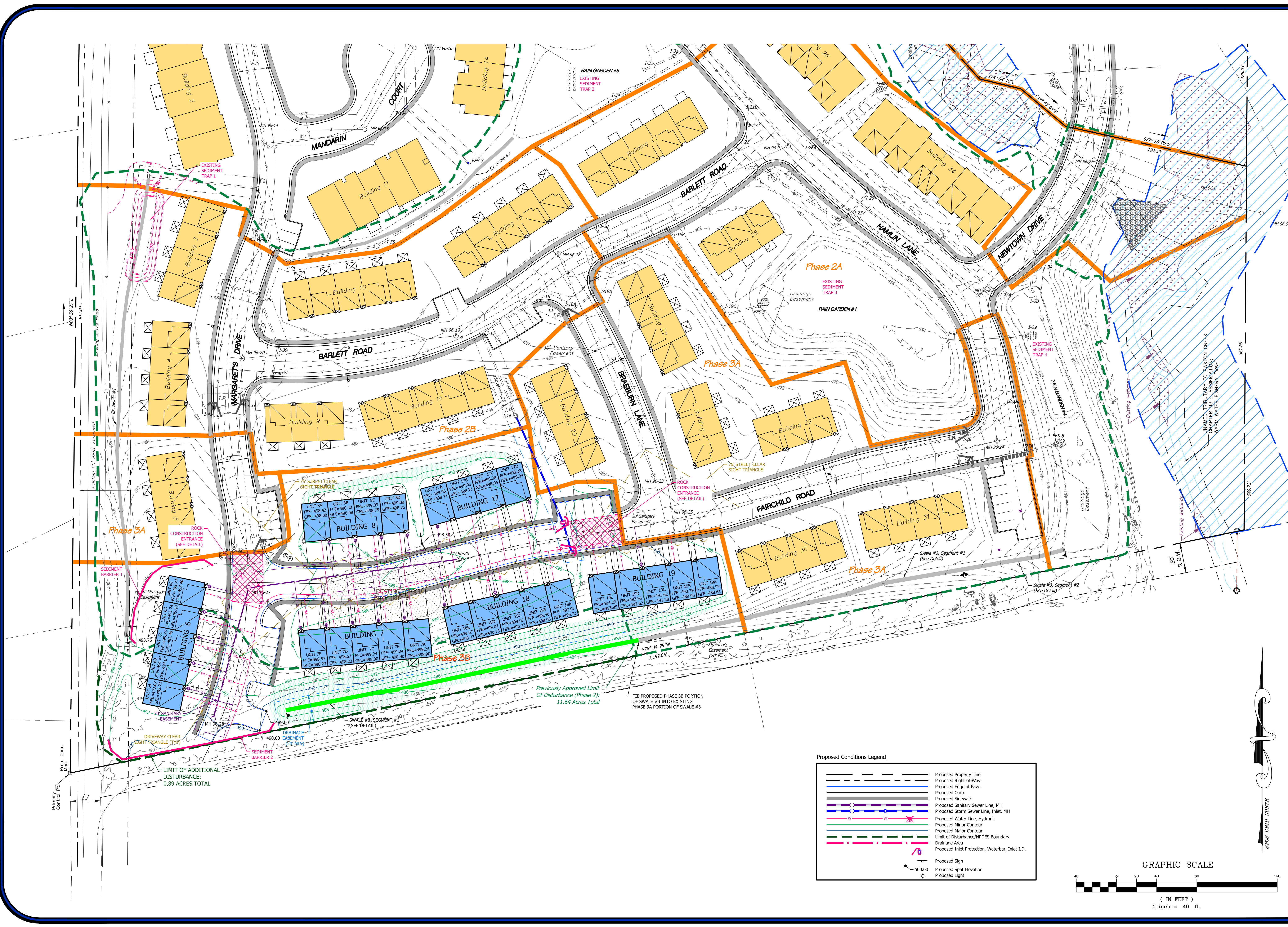
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS  
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
 PHONE: (717) 774-7534 & FAX: (717) 774-7190  
 R.JFISHERENGINEERING.COM



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

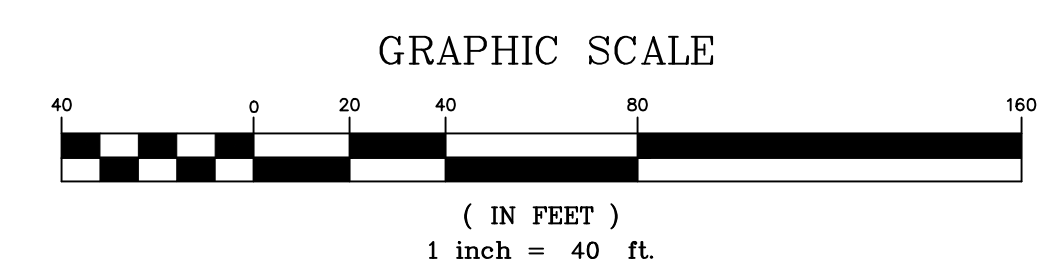
DRAWING ID: 222013-LSCP  
 PROJECT: 222013  
 DATE: 5/6/2022  
 SHEET: 5 OF 11

L:\Projects\222013\222013-LSCP.dwg  
 DATE: 5/6/2022 10:43:49 AM  
 LSCP



**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



NO.	REVISION	DATE
1		
2		
3		
4		
5		

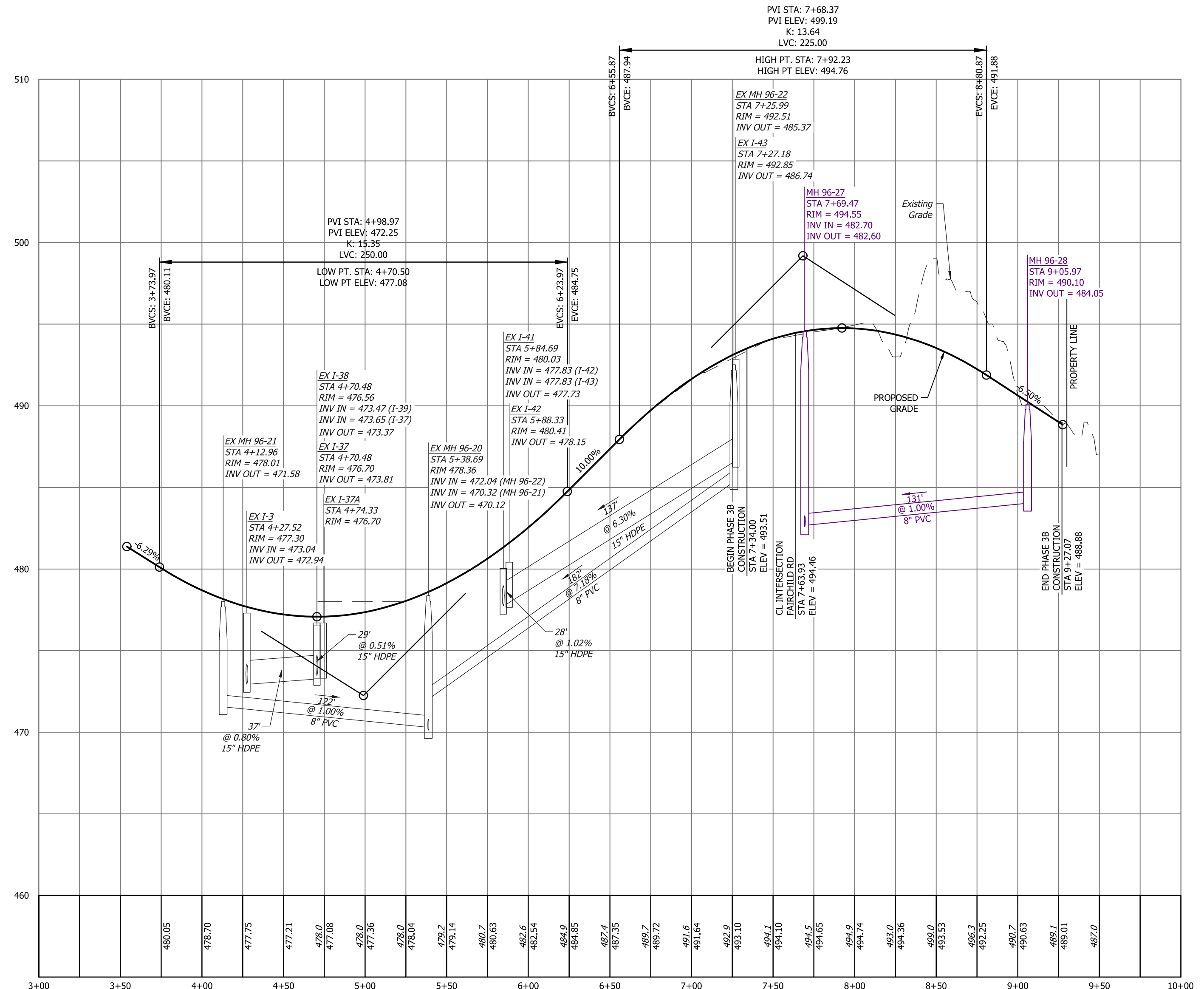
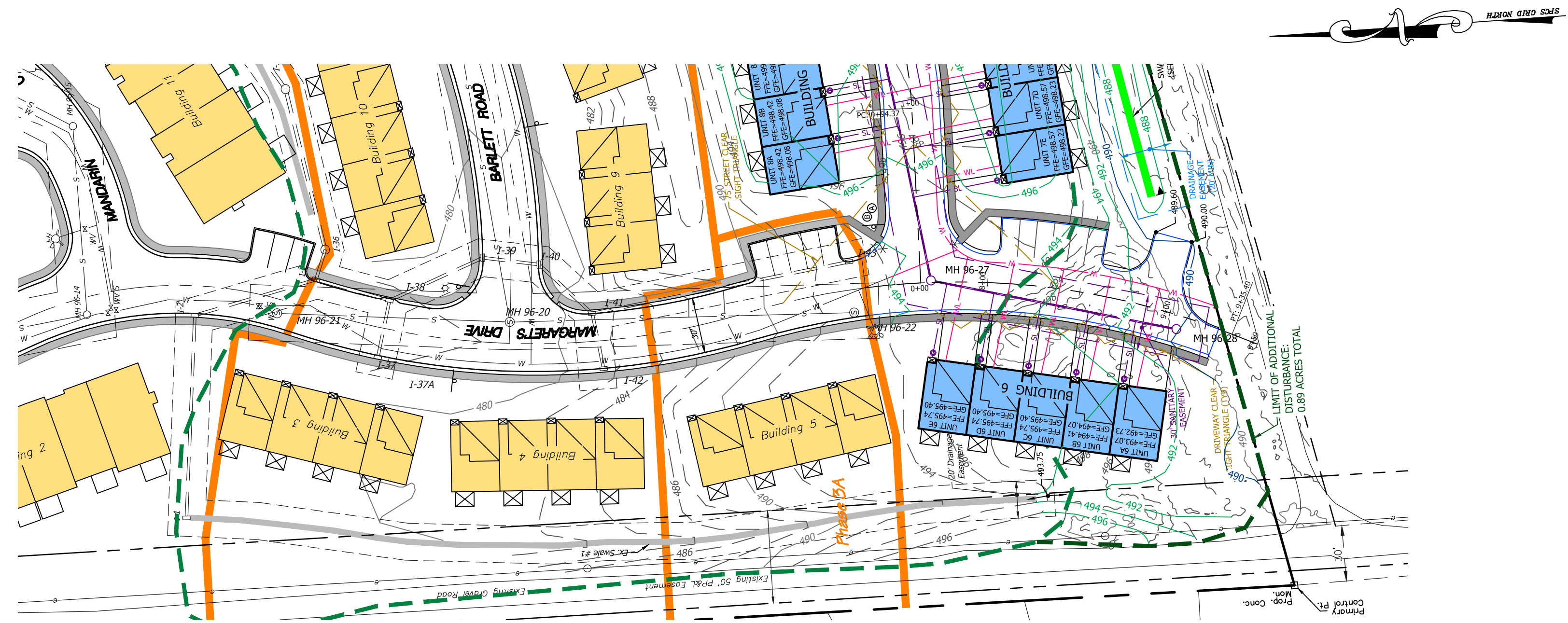
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS  
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
 PHONE: (717) 774-7534 & FAX: (717) 774-7190  
 RJFISHERENGINEERING.COM



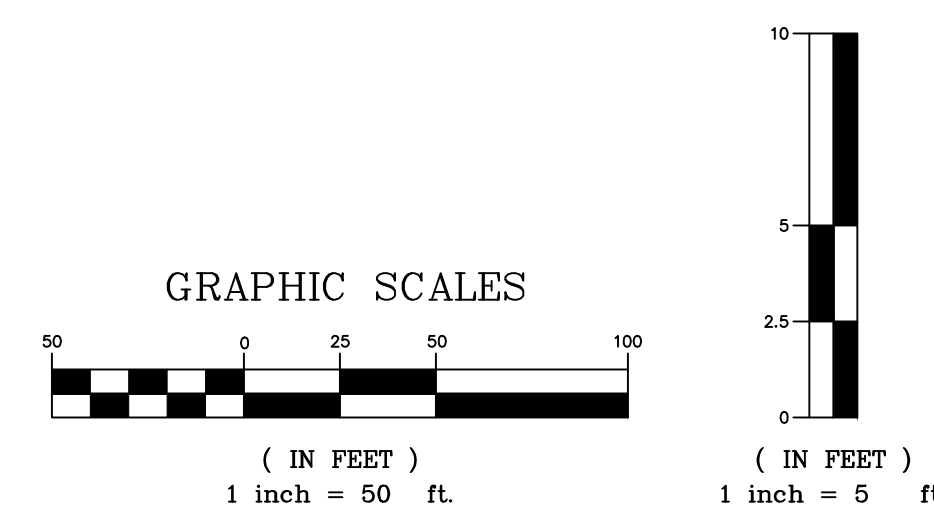
**EROSION & SEDIMENT CONTROL PLAN**  
 FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3B**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 222013-EnS  
 PROJECT: 222013  
 DATE: 5/6/2022  
 SHEET: 6 OF 11

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.



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



NO.	REVISION	DATE
1		
2		
3		
4		
5		

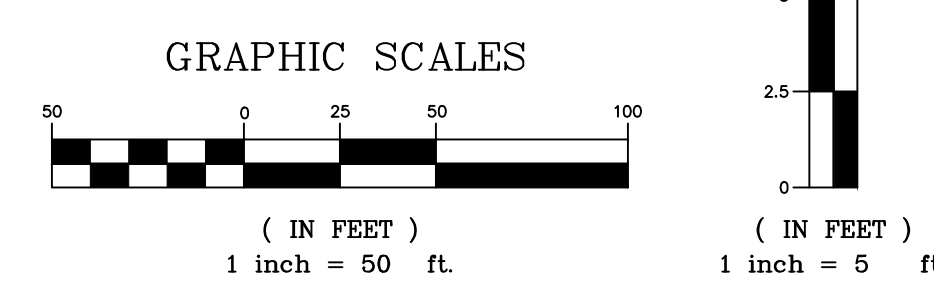
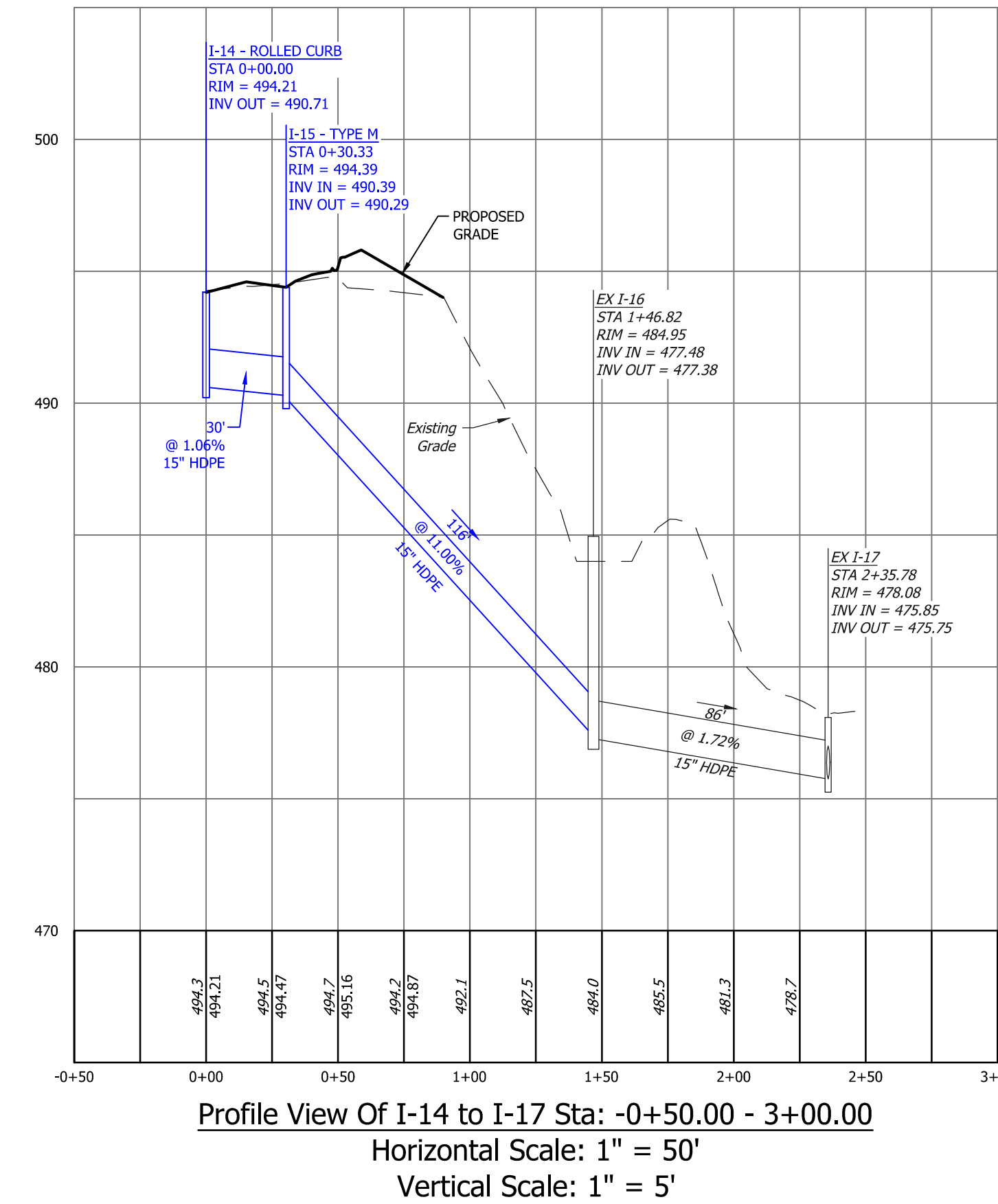
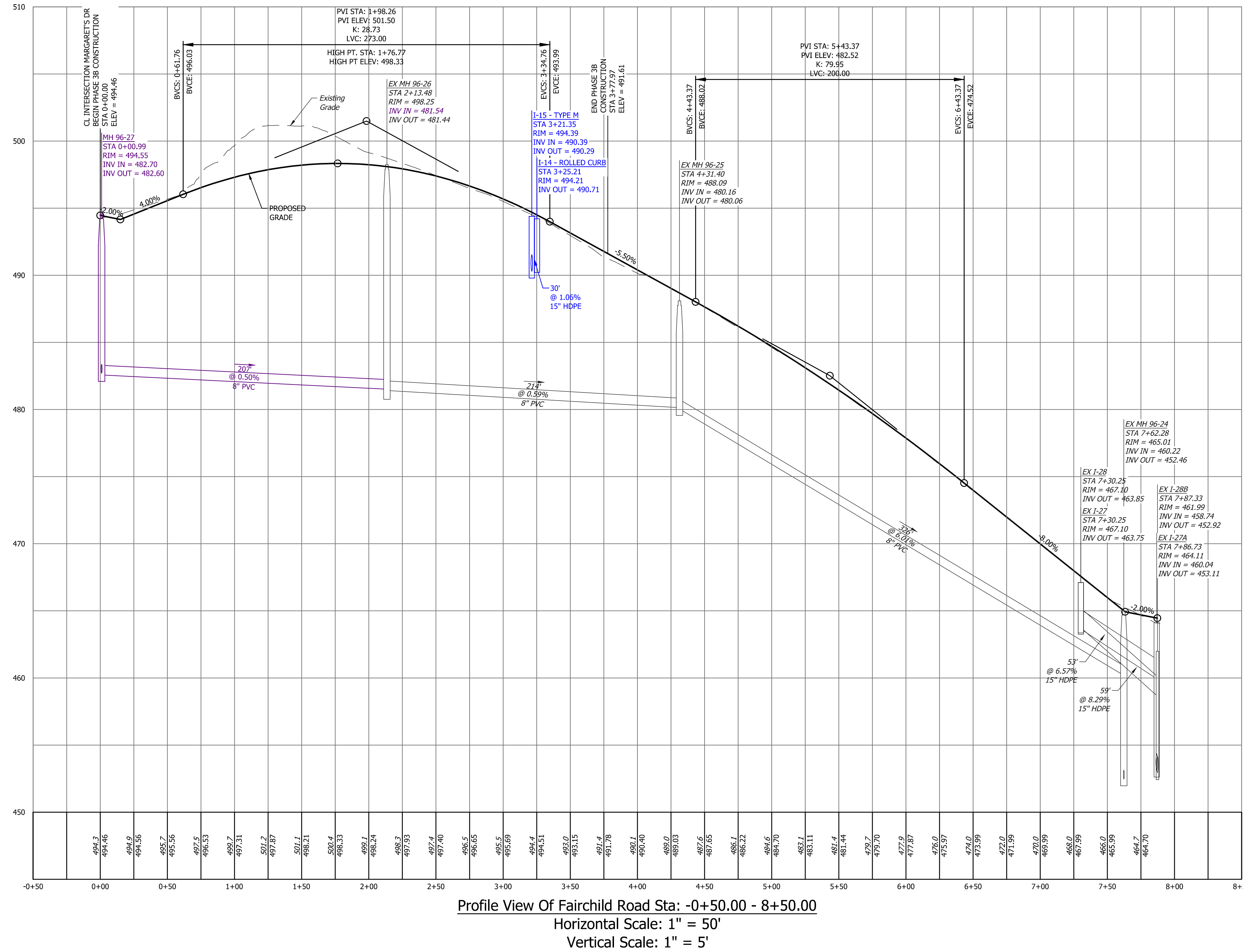
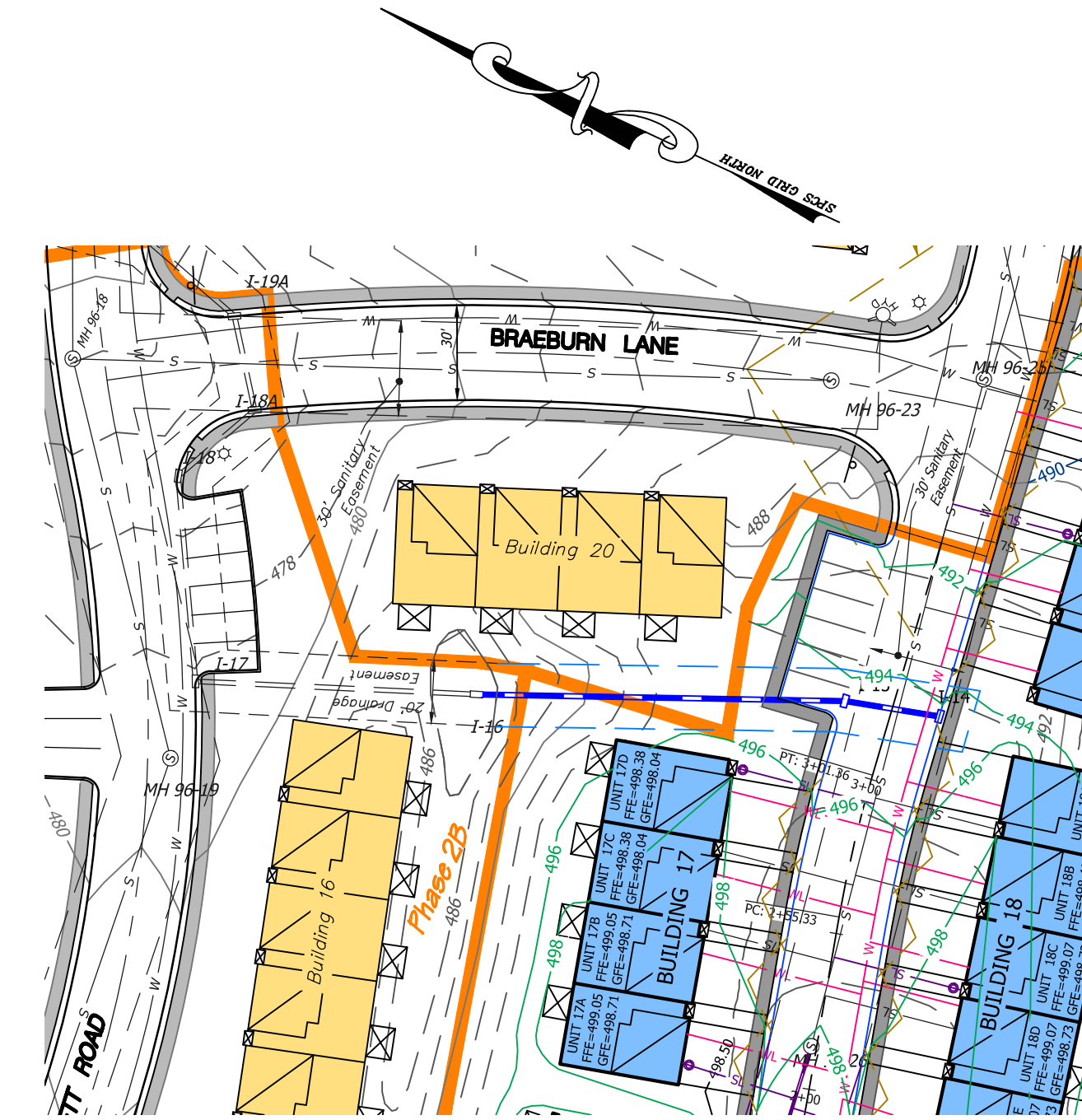
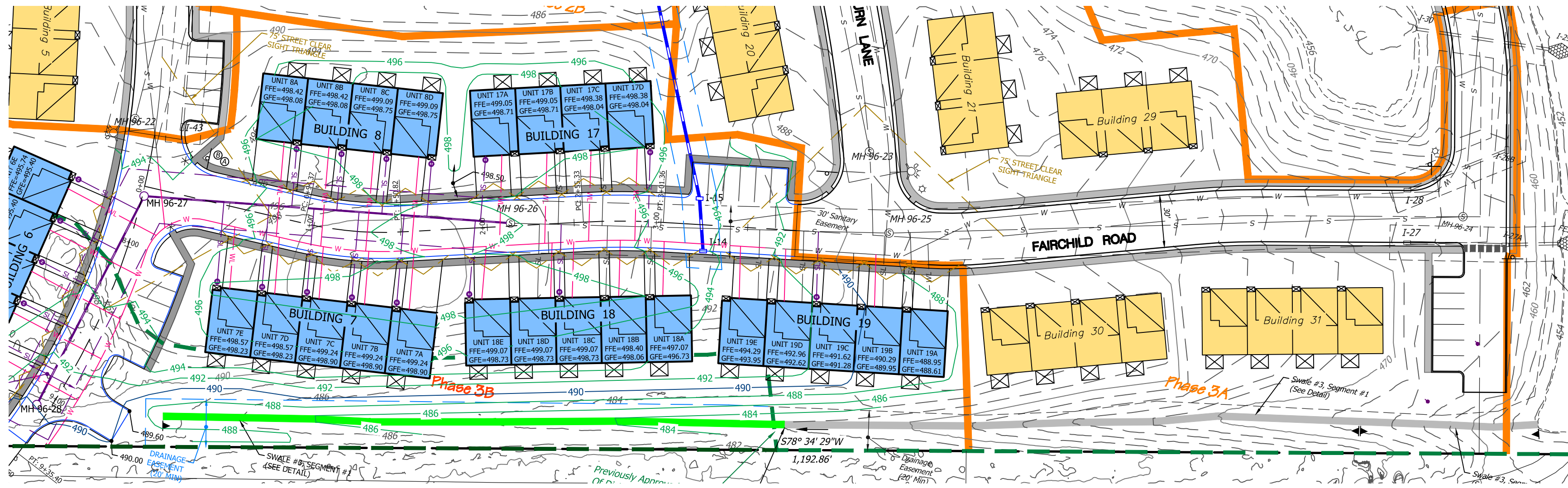
**R. J. FISHER & ASSOCIATES, INC.**  
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS  
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
 PHONE: (717) 774-7534 • FAX: (717) 774-7190  
 RJFISHERENGINEERING.COM



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

DRAWING ID:	222013-PRO
PROJECT:	222013
DATE:	5/6/2022
SHEET:	7 OF 11

COPYRIGHT © 2021 BY R.J. FISHER & ASSOCIATES, INC.



NO.	REVISION	DATE
1		
2		
3		
4		
5		

**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.JFISHERENGINEERING.COM



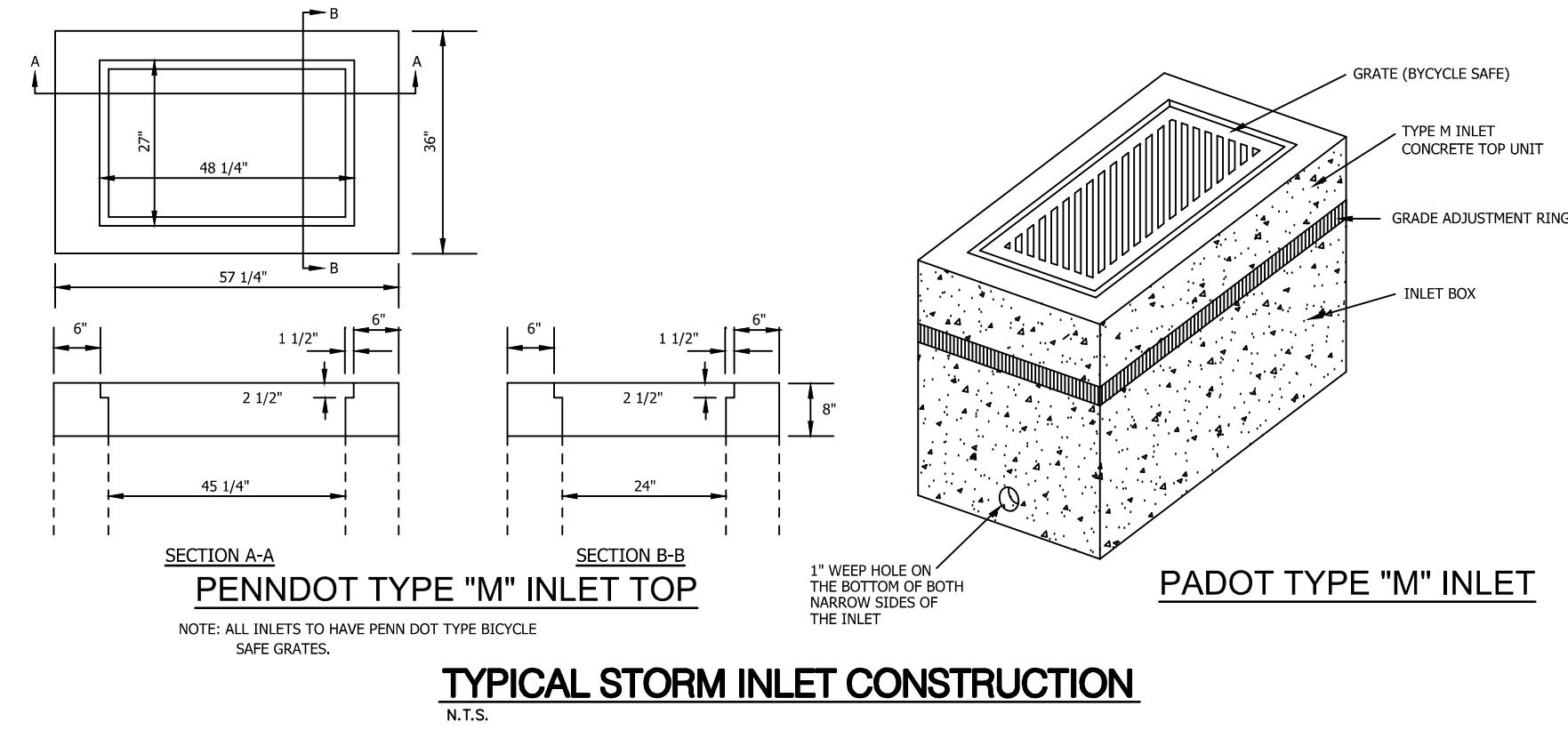
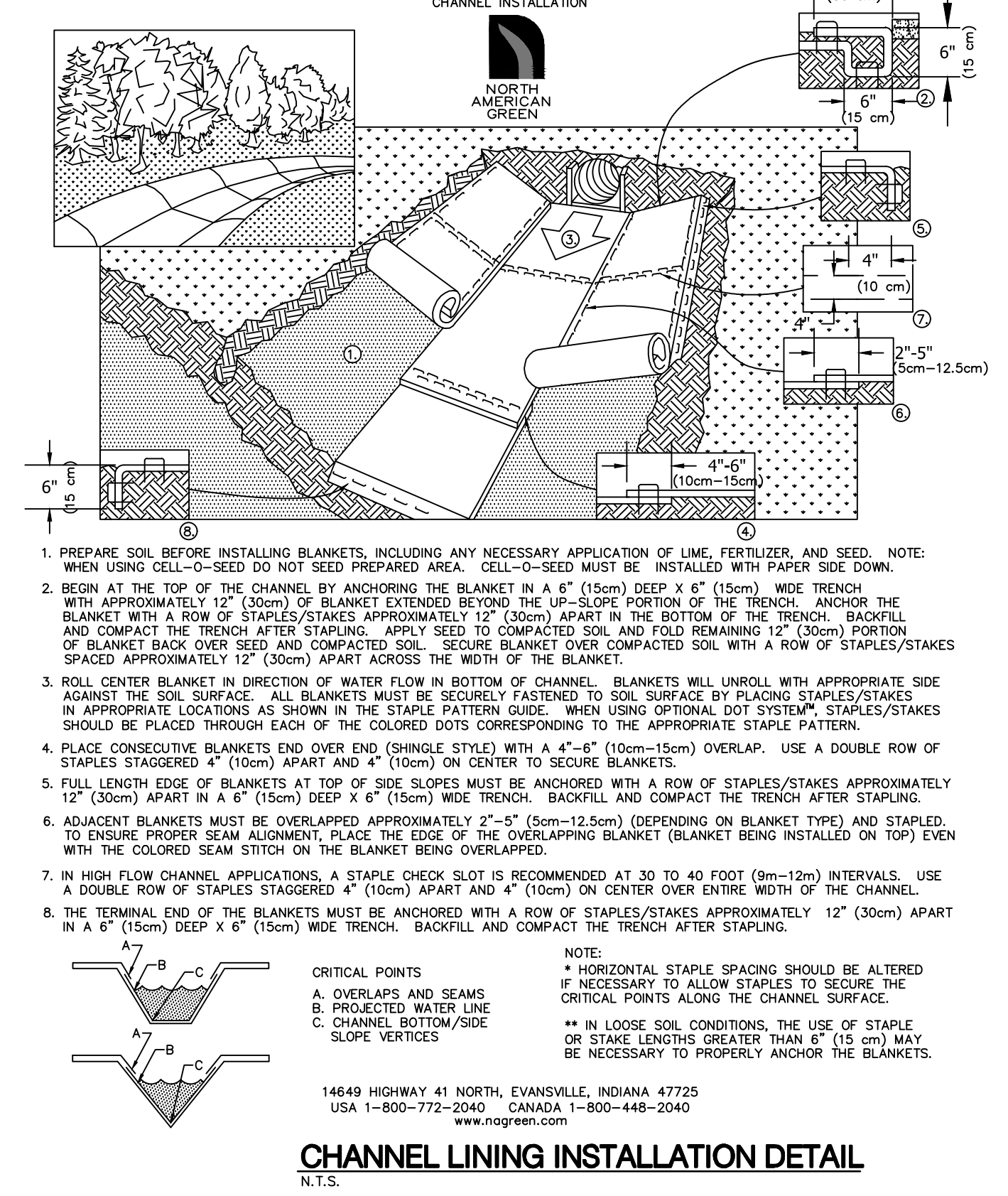
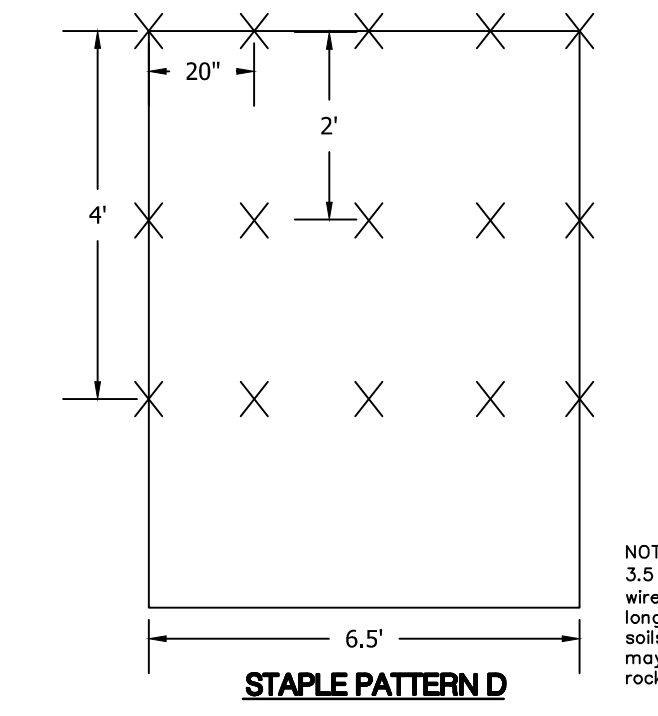
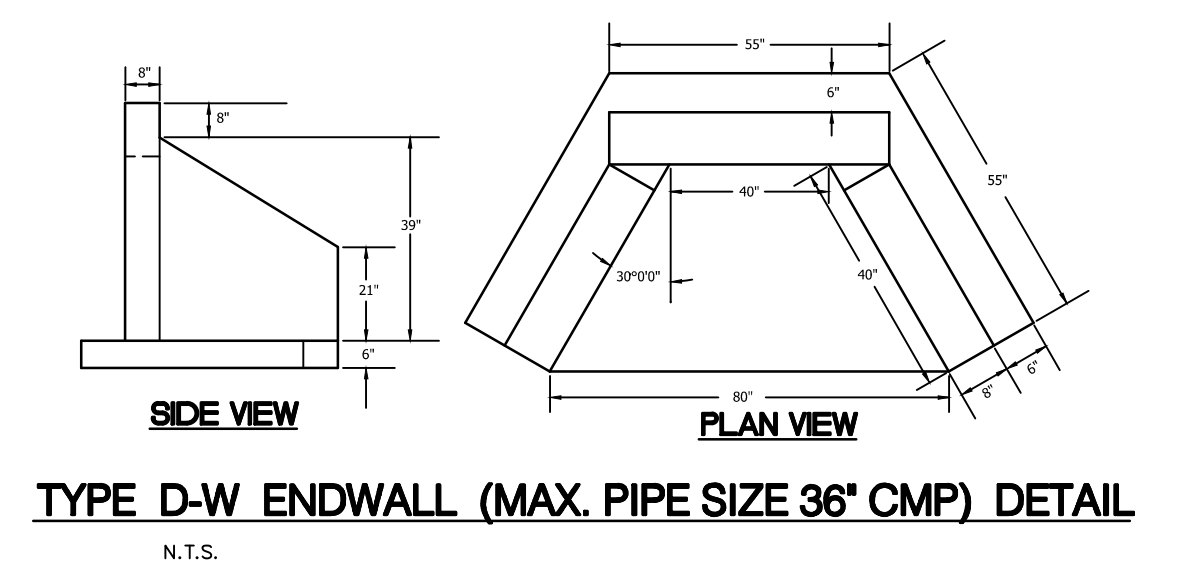
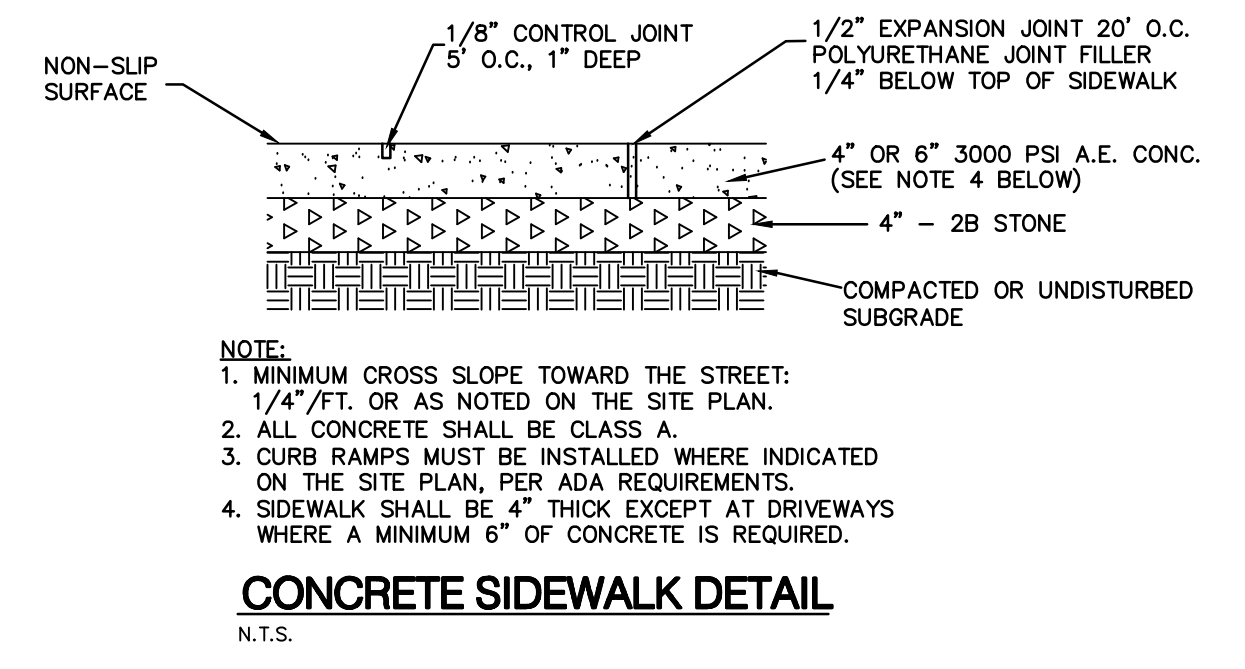
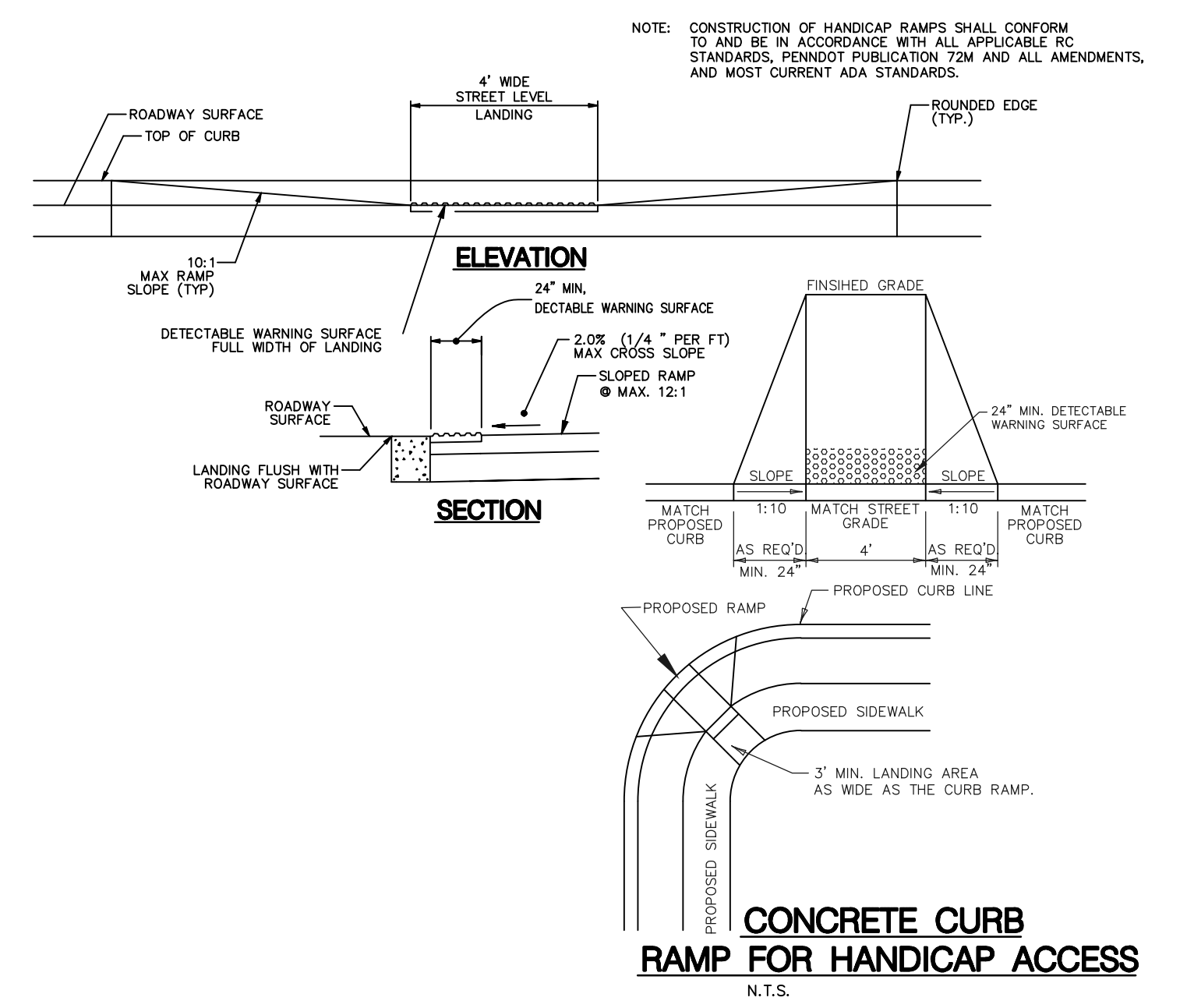
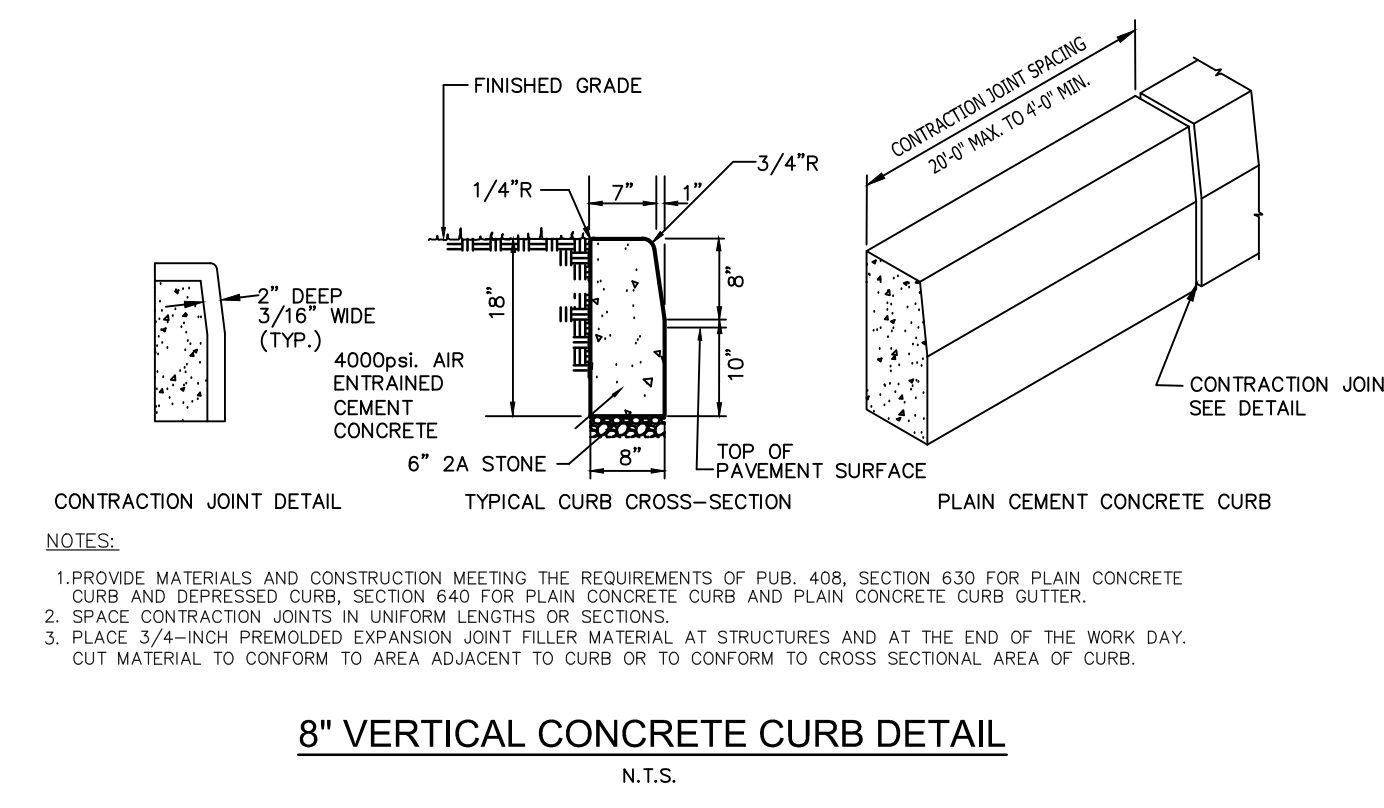
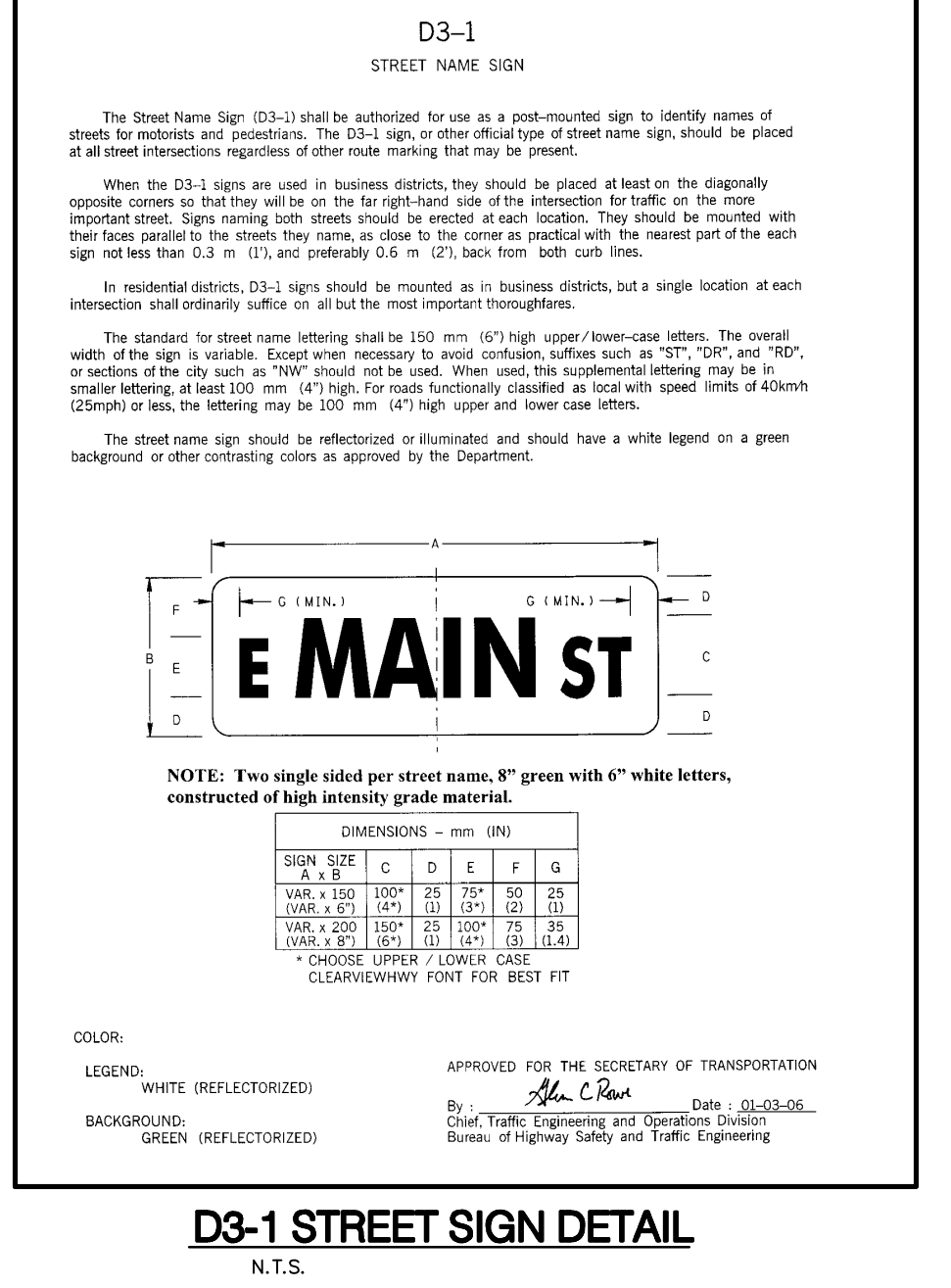
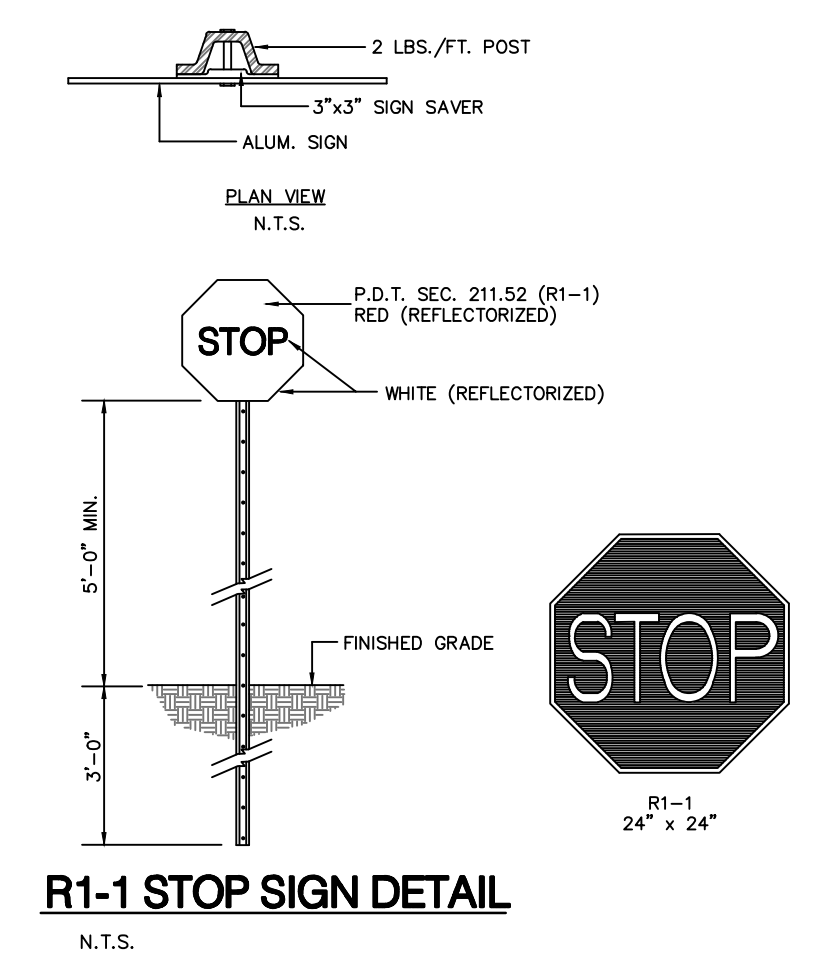
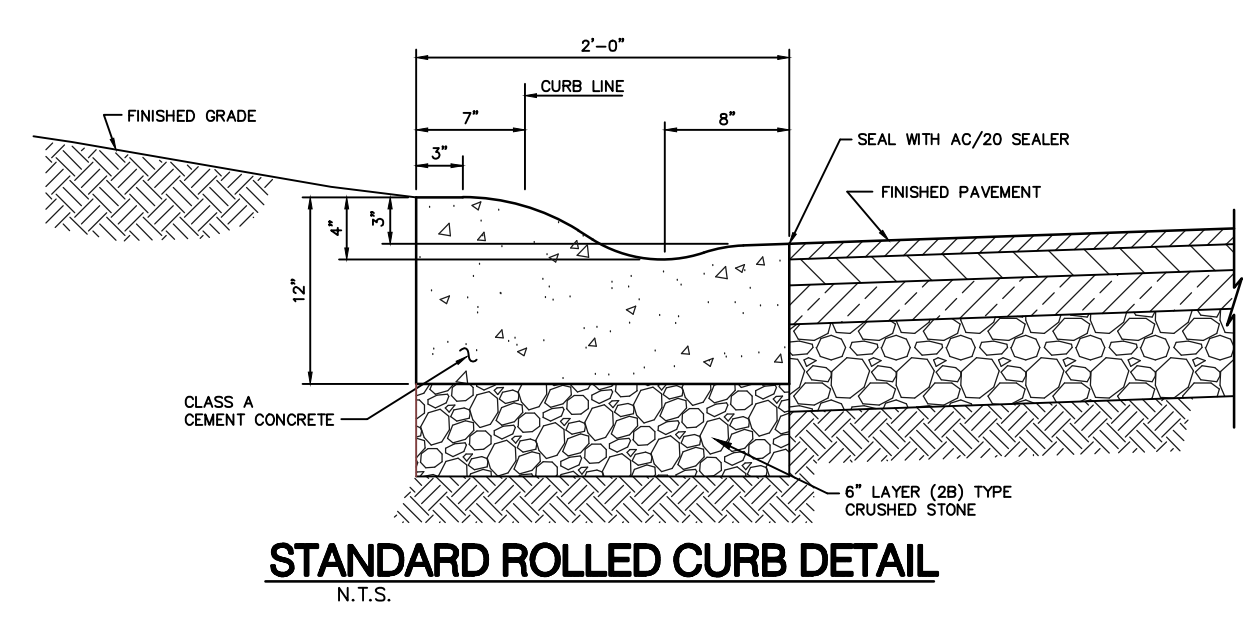
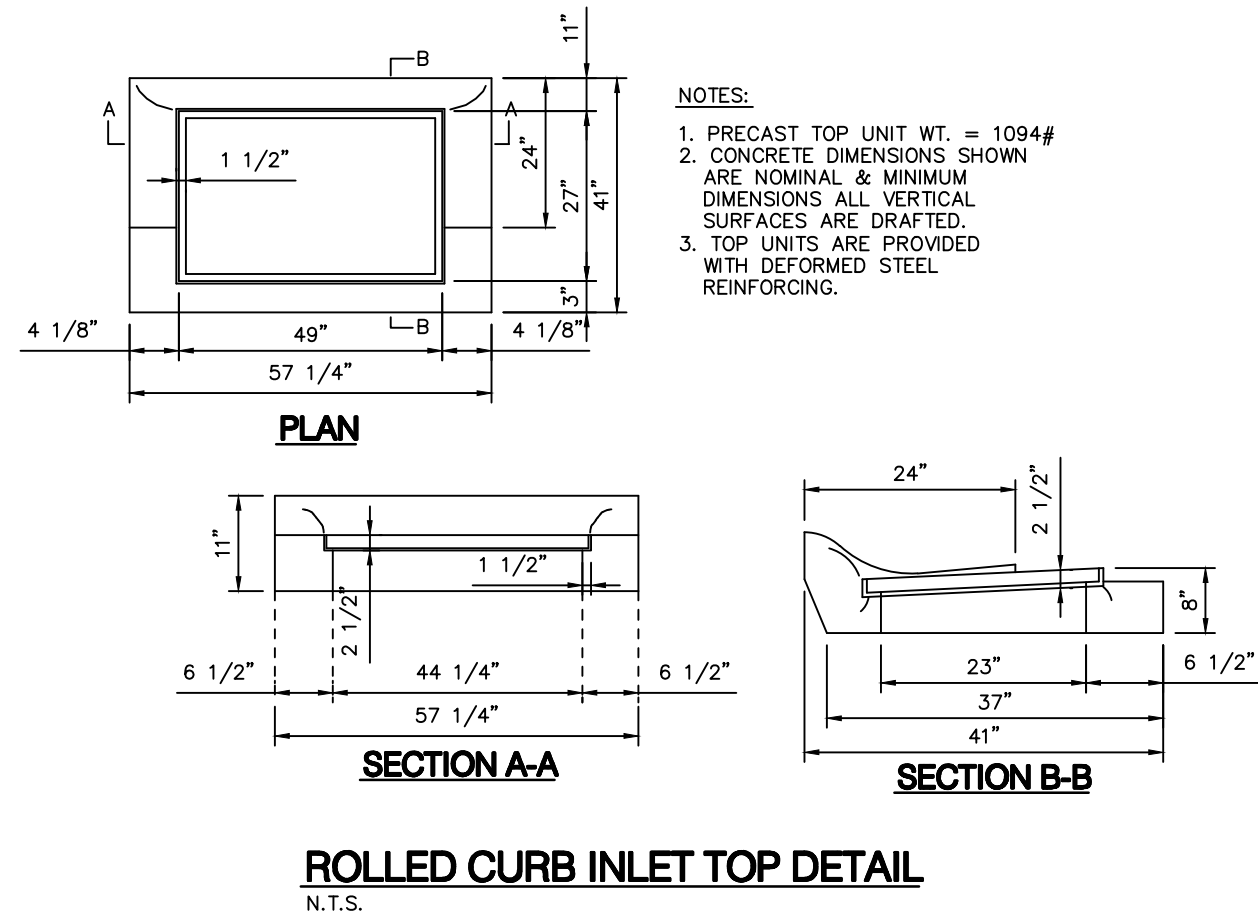
**STREET & STORM SEWER PROFILES**  
 FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3B**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:	222013-PRO
PROJECT:	?
DATE:	5/6/2022
SHEET:	8 OF 11

I:\Projects\222013-PRO\Drawings\222013-PRO-000.dwg  
 DATE: 5/6/2022 10:34:43 AM  
 USER: JFISHER

COPYRIGHT © 2021 BY R. J. FISHER & ASSOCIATES, INC.





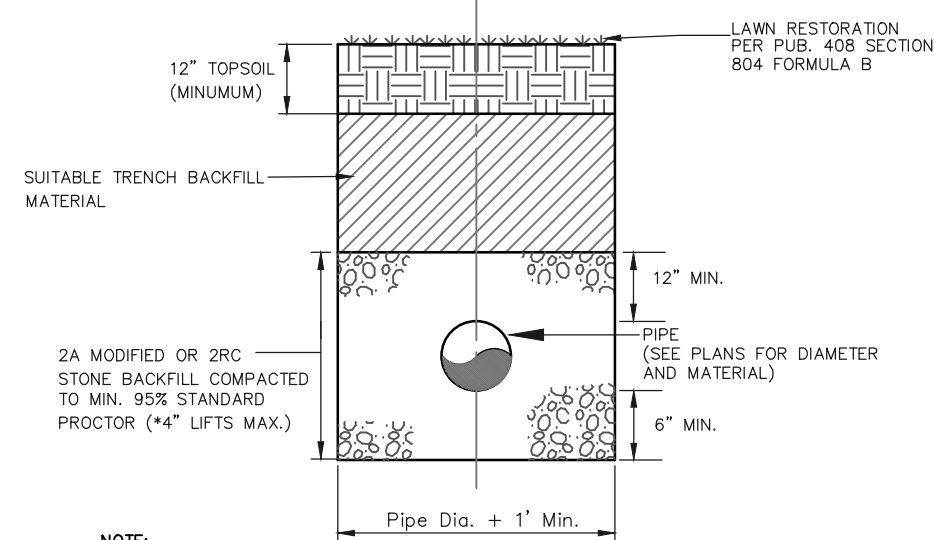
NO.	REVISION	DATE
1		
2		
3		
4		
5		

**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



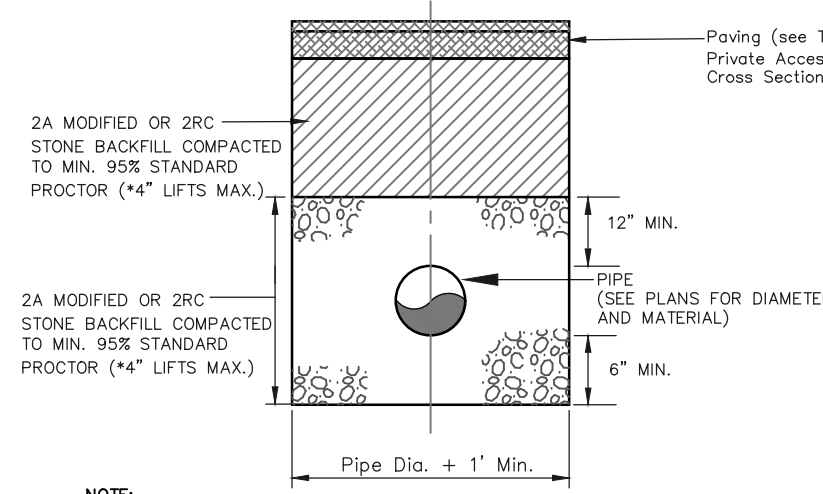
**MISCELLANEOUS DETAILS**  
FOR  
**THE TOWNES AT**  
**MARGARET'S GROVE, PH 3B**  
LOCATED IN  
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 222013-DET  
PROJECT: #  
DATE: 5/6/2022  
SHEET: 9 OF 11



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 6\"/>

**DETAIL FOR TRENCHES OUTSIDE OF PAVEMENT**  
N.T.S.



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 6\"/>

**DETAIL FOR TRENCHES IN PAVEMENT**  
N.T.S.

**POST-CONSTRUCTION STORMWATER MANAGEMENT (PSCM) PLAN**

The storm water volume and quality control Best Management Practices (BMPs) 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.  
 --riprap aprons.  
 --drain inlets, manholes and open pipe ends.  
 --rain gardens.  
 --the natural stream (an unnamed tributary to Paxton Creek).  
 --designated numbered permanent grades shown on the grading plan.  
 --drainage easements associated with the above.

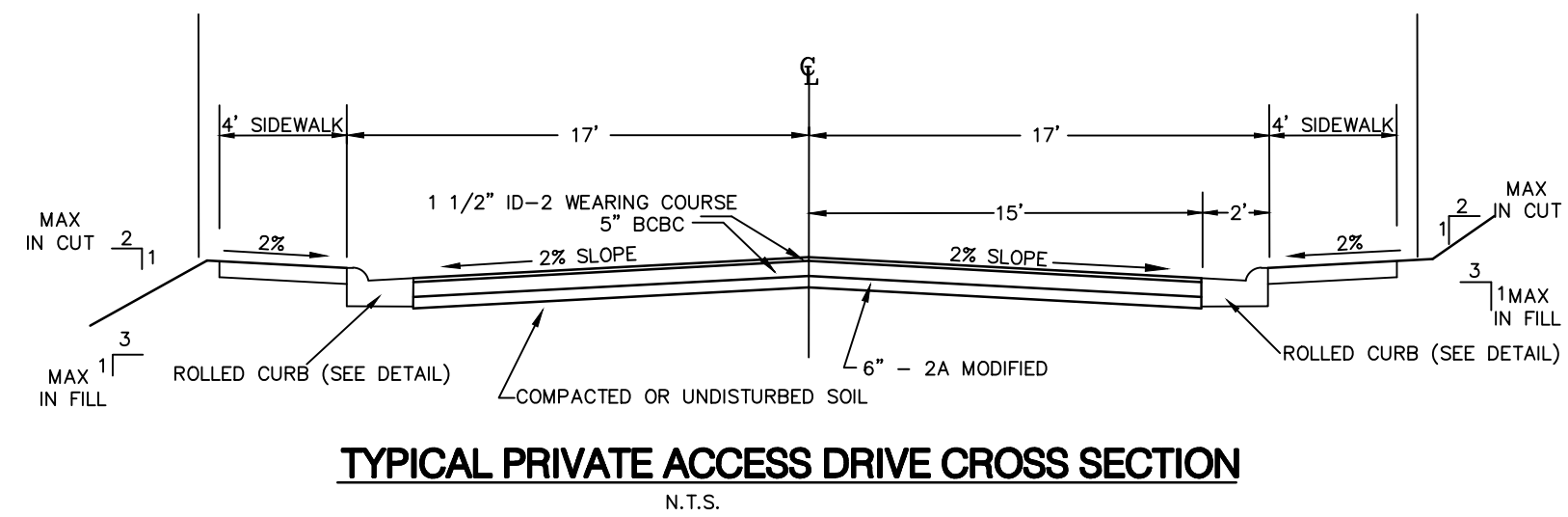
For any structural facility (pipe, inlet, manhole), it must be repaired or replaced if damaged more than superficially, in a way that is a safety hazard, if structurally unsound, or if not substantially performing as it is intended per the original design. The homeowners association shall keep a record 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\"/>

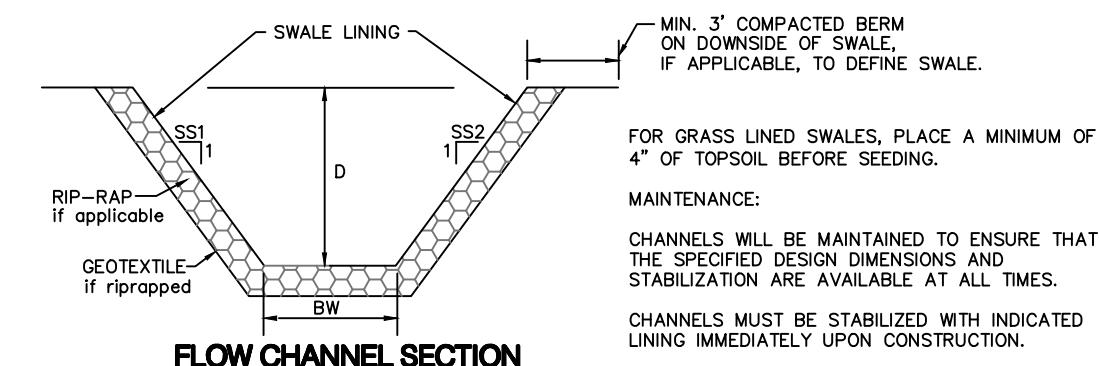
**The natural stream (an unnamed tributary to Paxton Creek) inspection and maintenance tasks**  
 --inspect annually at a minimum.  
 --Remove man-made trash and dispose of properly.  
 --Remove logs or other significant obstructions to free flow of the stream.

**Riprap 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 gages, 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 spent 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.



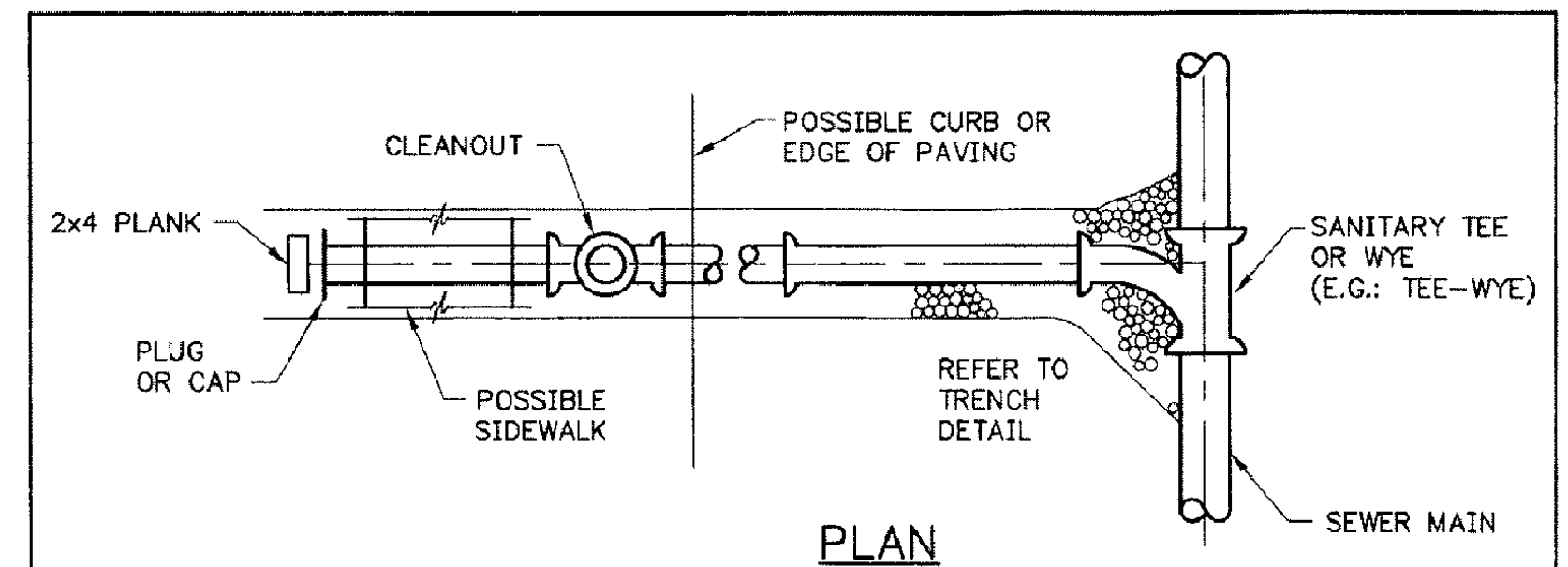
SWALE DESIGNATION	CHANNEL SLOPE (%)	SS1	SS2	BW (FT.)	D (MIN.) (FT.)	ROCK SIZE	MIN ROCK SIZE DEPTH OR LINING TEMPORARY	MIN ROCK SIZE DEPTH OR LINING PERMANENT
SWALE #3, SEG. 1	5.50	3	3	4.0	1.1	---	N.A.G. 275	REL. 6 GRASS
SWALE #3, SEG. 2	10.27	3	3	4.0	0.9	R-5	---	27"

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

**SWALE DETAIL**  
N.T.S.

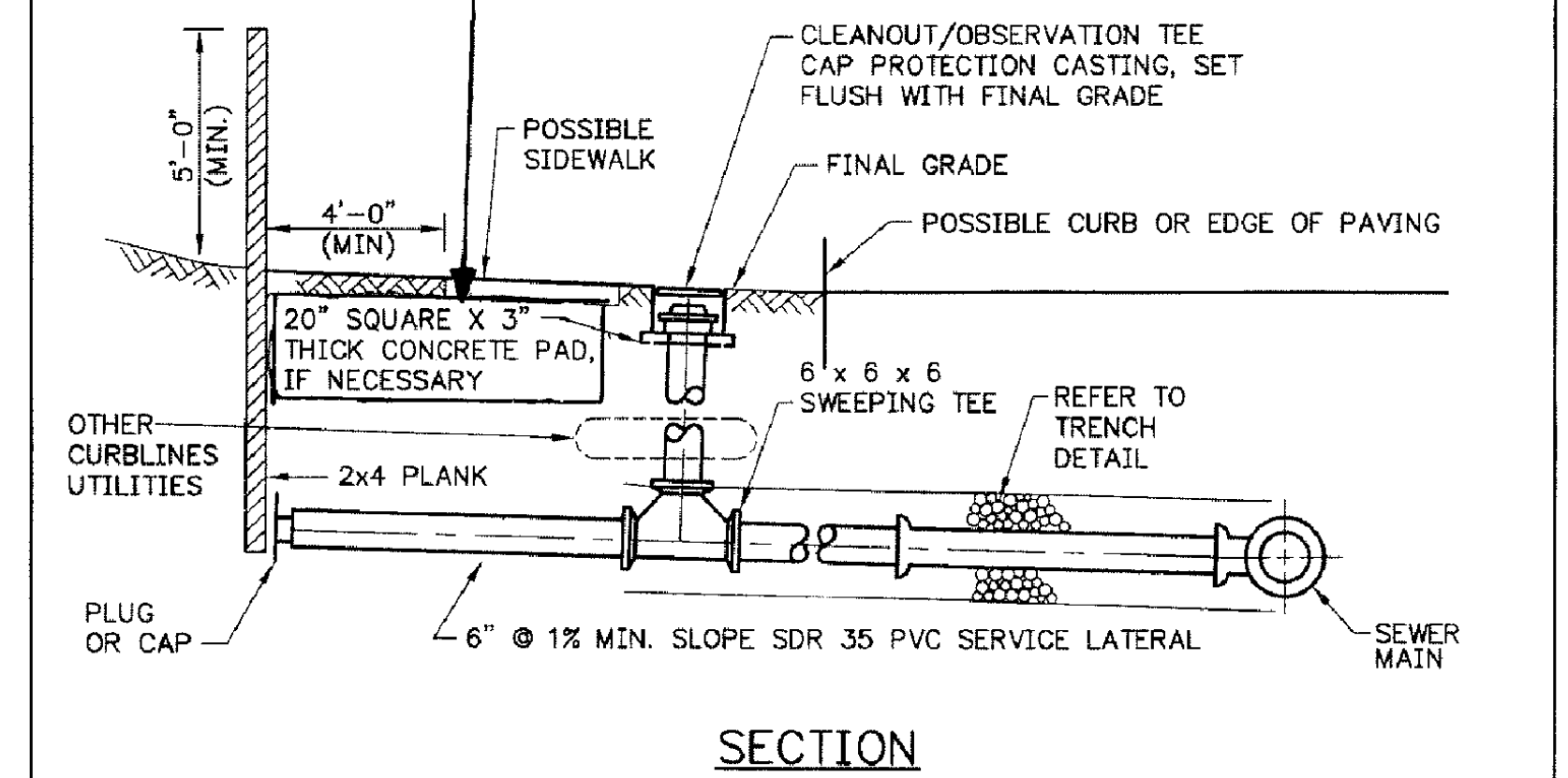
**SANITARY SEWER LATERAL NOTES**

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

**SANITARY SEWER LATERAL DETAIL**  
N.T.S.

**OUTDOOR LIGHTING**

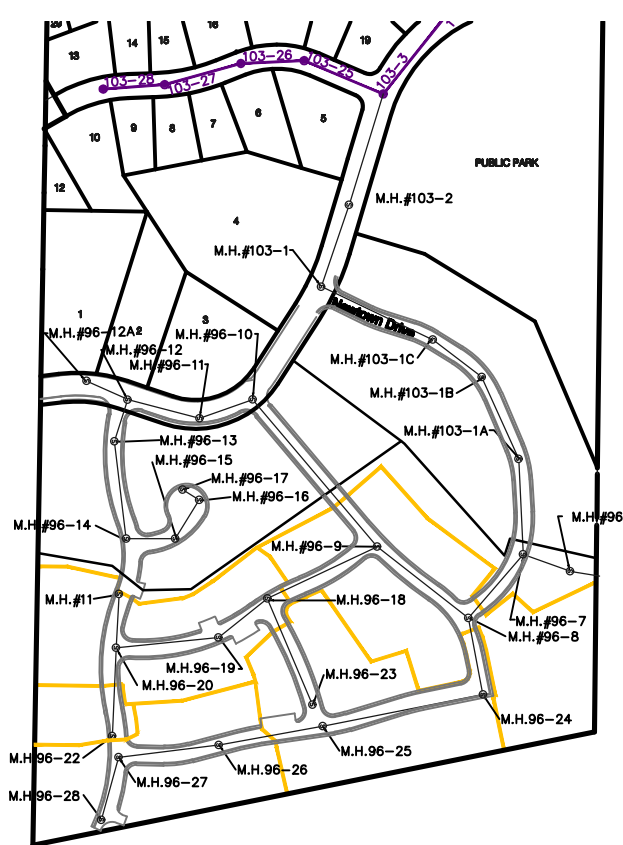


**ACORN**

- 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'

**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 3B**  
 LOCATED IN  
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 222013-DET  
 PROJECT: 222013  
 DATE: 5/6/2022  
 SHEET: 10 OF 11

