-

No: 25-071

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Steelton Borough | Surveyor: TerraViz Geospatial | Engineer: Integrated Consulting

Plat Title: Brickyard Park at Steel Works

Zoning District: Town Center | Proposed Land Use: Public Use and Activities

Plat Status:	___ Preliminary	**Plat Type**:	___ Subdivision	**Regulations**:	___ County
	___ Final		X Land Development		X Municipal
	X P/F		___ Combined		X Zoning
	___ Minor				X S&LD

# of Lots: 1 | # of New Lots: 0 | # of DUs: 0 | Acs Subdiv/Devel: 0.20 | Total Acs: 0.95

Date Received: 6/17/2025 | Staff Review: 6/25/2025 | Official County Review: 6/25/2025

Project Description: Construction of public park as continuation of Steel Works development to be owned and maintained by Borough.

Reviewed by RW | Checked by GD | Parcel ID 59-019-009

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission*.

Waivers Requested:

1. The applicant is requesting a waiver of the preliminary plan requirements. (S&LDO §99-13 (Preliminary Plat: Procedure) and §99-14 (Preliminary Plat: Specifications). Plan reviewed as a final plan.

Comments:

1. All signatures, notarizations and certifications must be obtained prior to the plan being brought in for signing.
    a. Surveyor/engineer name, seal, and signature (S&LDO §99-14-4)
    b. Ownership and dedicatory statements with notarization (S&LDO §99-16-D)
    c. Erosion and sedimentation control (S&LDO §99-16-J)
    d. Stormwater management plan (S&LDO §99-16-K-8)
    e. DEP sewage planning module (S&LDO §99-16-K-6)
    f. Lighting plan (S&LDO §99-38)
    g. Landscaping plan certified by a Landscape architect (S&LDO §99-39-D)
2. Inconsistencies between the plan and Dauphin County records:
    a. Tax Parcel Number and acreage information of plat map don't match that on the application or front page of the plan.
    b. Update the names of adjacent property owners (S&LDO §99-16-H)
    c. Identify locations of all buildings on adjacent parcels (S&LDO §99-14-11)
3. Plat resides within a 100-year floodplain (FEMA) but is not depicted on the map (is mentioned in the Survey Notes) (S&LDO §99-16-K-7a)

   a. Any structures built within a designated FEMA floodplain, must comply with the Article V Technical Provisions specified in Steelton's Flood Damage Prevention (§60-24 through §60-27).
   b. A final stormwater management plan is required to be in accordance with Borough Stormwater management ordinance (Chapter 93) and should be approved by the Steelton Borough Engineer (S&LDO §99-24)
4. If facilities are to be provided on site, where will the connection points be located? (i.e., sewer and water)
5. If not done so already, Certificates of agreement to provide service from the applicable utility companies for the site shall be provided to Steelton Borough (§99-16-K-4)
6. Will the sewage access easement interfere with the Emergency Access Drive easement? (§99-20-A.1)
7. Parking requirements and calculations? (S&LDO §99-14-B-5)
8. Have the emergency services (EMS, fire) that will be servicing the site in case of an emergency have the opportunity to comment on the plan.
   a. If lighting is to be provided for safety or other reasons, provide lighting plan with professional certification and signature (S&LDO §99-38-A)
   b. Fire protection connections and access (S&LDO §99-35 & §99-14-B-14)
   c. Accessibility and profile of Locust Street (S&LDO §99-16-K-1)
9. Provide traffic study/information and highway occupancy permit statement as requested by the Borough (S&LDO §99-14-B-12 & §99-14-B-10)

Plan No. 25-071

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown		✓	
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown *(Signatures required)*		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown		✓	
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands			✓
Floodplains		✓	
Woodlands, streams, etc.			✓
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities		✓	
Sewer disposal– public (x) on-lot ()		✓	
Water supply – public (x) well ()		✓	
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width			✓
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown		✓	
28. Traffic study completed		✓	
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*		✓	
32. Dedicatory statement shown			✓
33. Approval blocks shown *(Signatures required)*		✓	
34. PADOT Highway Occupancy Permit statement shown		✓	
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans			

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

BRICKYARD PARK

AT

STEEL WORKS

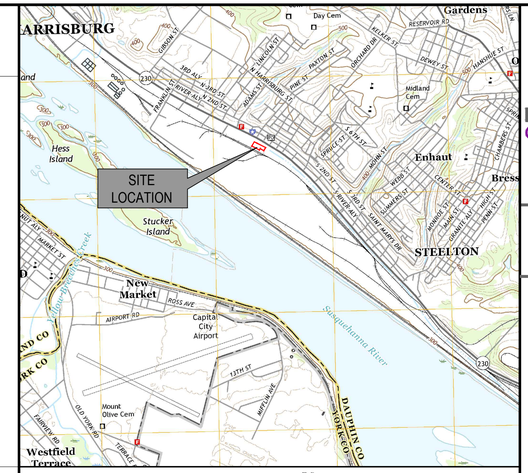
STEELTON BOROUGH

DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

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. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20251422890, SUBMITTED ON 05/22/2025.

UTILITIES:

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 244-262 CHRISTIAN ST
STEELTON, PA. 17113
CONTACT: MARK HANDLEY
EMAIL: MARK.HANDLEY@AMWATER.COM
PHONE: 717-939-0425 EXT. 4

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DIANE REDILLA
EMAIL: DIANE.C.REDILLA@VERIZON.COM
PHONE: 215-591-6210

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

COMPANY: COMCAST
ADDRESS: 1241 PA-66 BUS
GREENSBURG, PA. 15601
CONTACT: ASHLEY DONNALDSON
EMAIL: ASHLEY_DONALDSON@COMCAST.COM
PHONE: 412-925-3236

COMPANY: STEELTON BOROUGH
ADDRESS: 123 N FRONT ST
STEELTON, PA. 17113
CONTACT: JEFF BALTIMORE
EMAIL: JBALTIMORE@STEELTONPA.COM
PHONE: 717-939-9842

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

CDC	MEMBER NAME	RESPONSE	RESPONSE DATE
AXS	PENNSYLVANIA AMERICAN WATER	ENGINEERING COMPLETE. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	5/30/2025 8:48
HC	VERIZON PENNSYLVANIA LLC	DID NOT RESPOND THROUGH PA ONE CALL.	
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL.	
SB	COMCAST CABLE COMMUNICATIONS INC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	5/28/2025 17:13
STX	STEELTON BOROUGH	FIELD MARKED.	5/29/2025 12:59
UI	UGI UTL HARRISBURG	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	5/23/2025 11:15

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SITE, GRADING, DRAINAGE, UTILITY AND LANDSCAPE PLAN
05	SITE DETAILS
06	E&S CONTROL PLAN
07	E&S DETAILS
08	E&S DETAILS

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: JUSTIN KUHN, P.E.
TELEPHONE: 717-939-9842 X5030
EMAIL ADDRESS: JUSTIN@INTEGRATEDDP.COM

LANDOWNER AND DEVELOPER

STEELTON BOROUGH
123 NORTH FRONT STREET
STEELTON, PA 17113

CONTACT: KATHY MCCOOL
TELEPHONE: 717-773-6984
EMAIL ADDRESS: KMCCOOL@STEELTONPA.COM

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE STEELTON BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:	APPROVAL DATE
PRELIMINARY PLAN - SECTION 99-13	

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A PUBLIC PARK BY STEELTON BOROUGH

LAND SURVEYOR'S CERTIFICATION

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

MATTHEW DAVIS, PLS — DATE

CIVIL ENGINEER'S CERTIFICATION

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

JUSTIN KUHN, P.E. No. 074912 — DATE

REFERENCE PLAN

REFERENCE INSTRUMENT # 20200022827 STEEL WORKS PRELIMINARY/FINAL PLAN
DEED TO BOROUGH INSTRUMENT # 20240028193

AREA AND BULK REGULATIONS

LOCATION:	LOCUST STREET, STEELTON, DAUPHIN COUNTY, PA
PARCEL(S):	59-019-009 (CWRE #2)
ZONE:	TOWN CENTER DISTRICT (C-1)
USE:	PERMITTED USE: PUBLIC USES AND ACTIVITIES

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	§120-44-E	N/A	0.95 ACRES
2	MINIMUM LOT WIDTH	§120-44	N/A	134 FT
3	MINIMUM FRONT YARD	§120-44-F-1	15 FT	15 FT
4	MINIMUM SIDE YARD	§120-44-F-2	10 FT	10 FT
6	MINIMUM REAR YARD	§120-44-F-3	30 FT	30 FT
7	MAXIMUM IMPERVIOUS COVER	§120-44-G-1	95%	20%
8	MAXIMUM BUILDING HEIGHT	§120-22-D	48 FT	< 48 FT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH STEELTON BOROUGH STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES, PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND STEELTON BOROUGH ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND STEELTON BOROUGH.
13. THE PROJECT PARCEL IS LOCATED WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA. SEE PANEL 42043C0426D AND 42043C0427D. BASE FLOOD ELEVATION IS 312.00 FT
14. THERE ARE NO WETLANDS LOCATED ON THE SITE.
15. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
16. AS-BUILT DRAWINGS MUST BE PROVIDED WITHIN 90 DAYS OF THE COMPLETION OF CONSTRUCTION.
17. NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT OR PARCEL WHICH WILL REQUIRE ACCESS TO A STATE HIGHWAY UNTIL AUTHORIZED BY A PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP). A HOP IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN — ATTEST — SECRETARY

BOROUGH ENGINEER

THIS PLAN REVIEWED BY THE STEELTON BOROUGH ENGINEER THIS _____ DAY OF _____, 20___.

BOROUGH ENGINEER

BOROUGH PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE STEELTON BOROUGH PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN

SECRETARY

BOROUGH COUNCIL

THIS PLAN APPROVED BY THE STEELTON BOROUGH COUNCIL OF THIS _____ DAY OF _____, 20___.

PRESIDENT

SECRETARY

REFERENCED PLANS

STEEL WORKS PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN INSTRUMENT # 20200022827

PLAN DATE

ISSUE DATE: JUNE 9, 2025

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
BRICKYARD PARK AT STEEL WORKS
DAUPHIN COUNTY
STEELTON BOROUGH

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	JLK
SCALE	AS NOTED
DATE	06/09/2025
PROJECT NO.	22-0221
CAD FILE:	01 - LD COVERSHEET

REVISIONS

NO.	DATE	DESCRIPTION

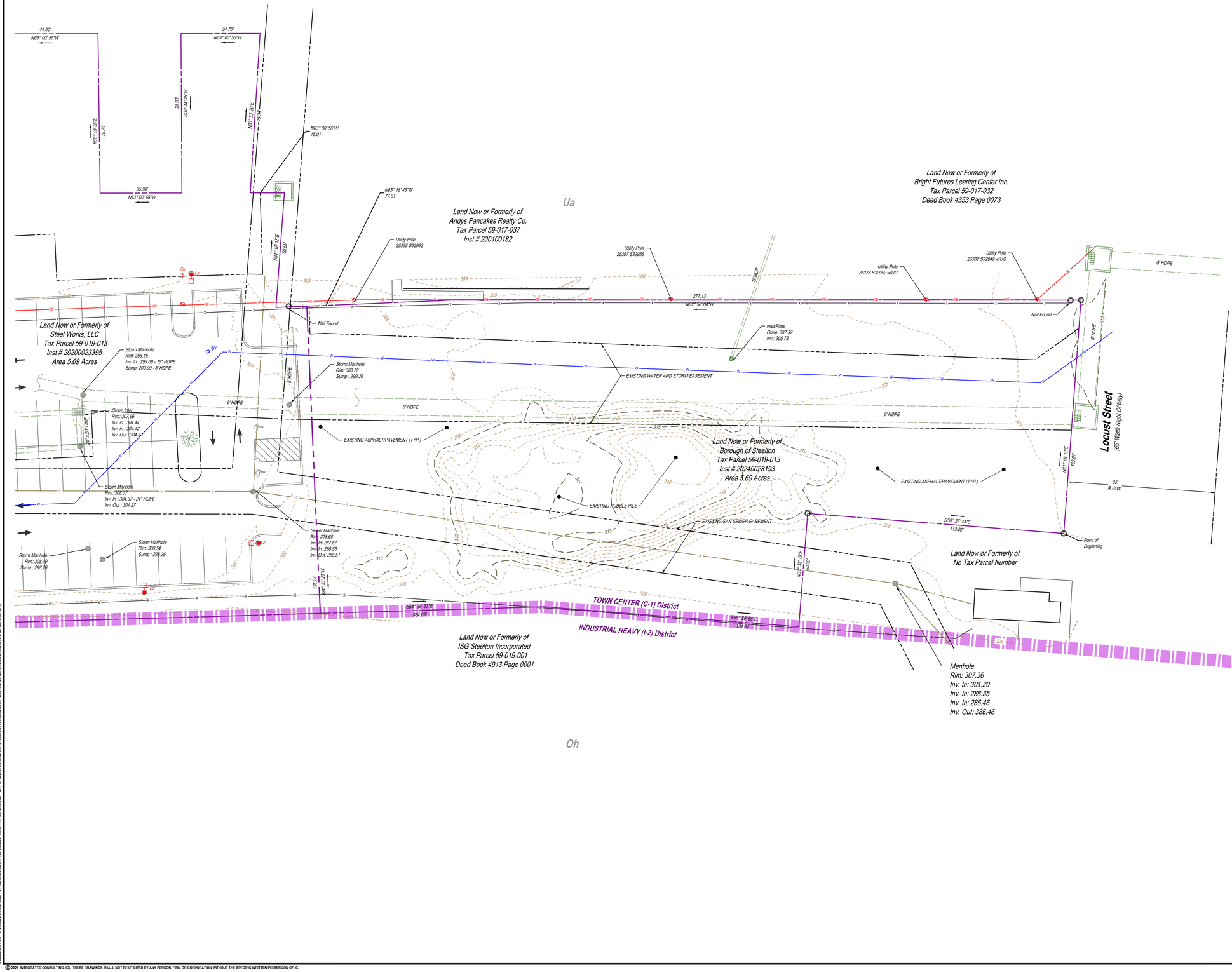
TITLE
COVER SHEET

SHEET NO.
01 of 08

6/2025, DEFAULT, C:\USERS\DEFAULT.DESKTOP-M2S3UHN\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2022\22-0221 STEELTON PA\WORMLEYS\01 - LD COVERSHEET DWG\01 - LD COVERSHEET.DWG

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY CORNER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING ELECTRIC BOX
- EXISTING WATERVALVE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TREE OR SHRUB
- HaB — SOIL OR GEOLOGY TYPE
- ZONING BOUNDARY

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL INC., COMPLETED IN JULY, 2022.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. 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. 20171294076 AND WAS ASSIGNED ON MAY 09, 2017.
6. A PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE STEELTON BOROUGH, MAP NO. 42043C0426D AND 42043C0427D, EFFECTIVE DATE AUGUST 2, 2012.

SOILS INFORMATION

Ua — URBAN LAND, ALLUVIAL MATERIALS, NON-HYDRIC

GEOLOGY INFORMATION

Oh — HAMBURG SEQUENCE ROCKS

N

20' 10' 0' 20'

SCALE: 1"= 20'

INTEGRATED CONSULTING
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

BRICKYARD PARK
AT
STEEL WORKS

DAUPHIN COUNTY

STEELTON BOROUGH

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	JLK
SCALE	AS NOTED
DATE	06/09/2025
PROJECT NO.	22-0221
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

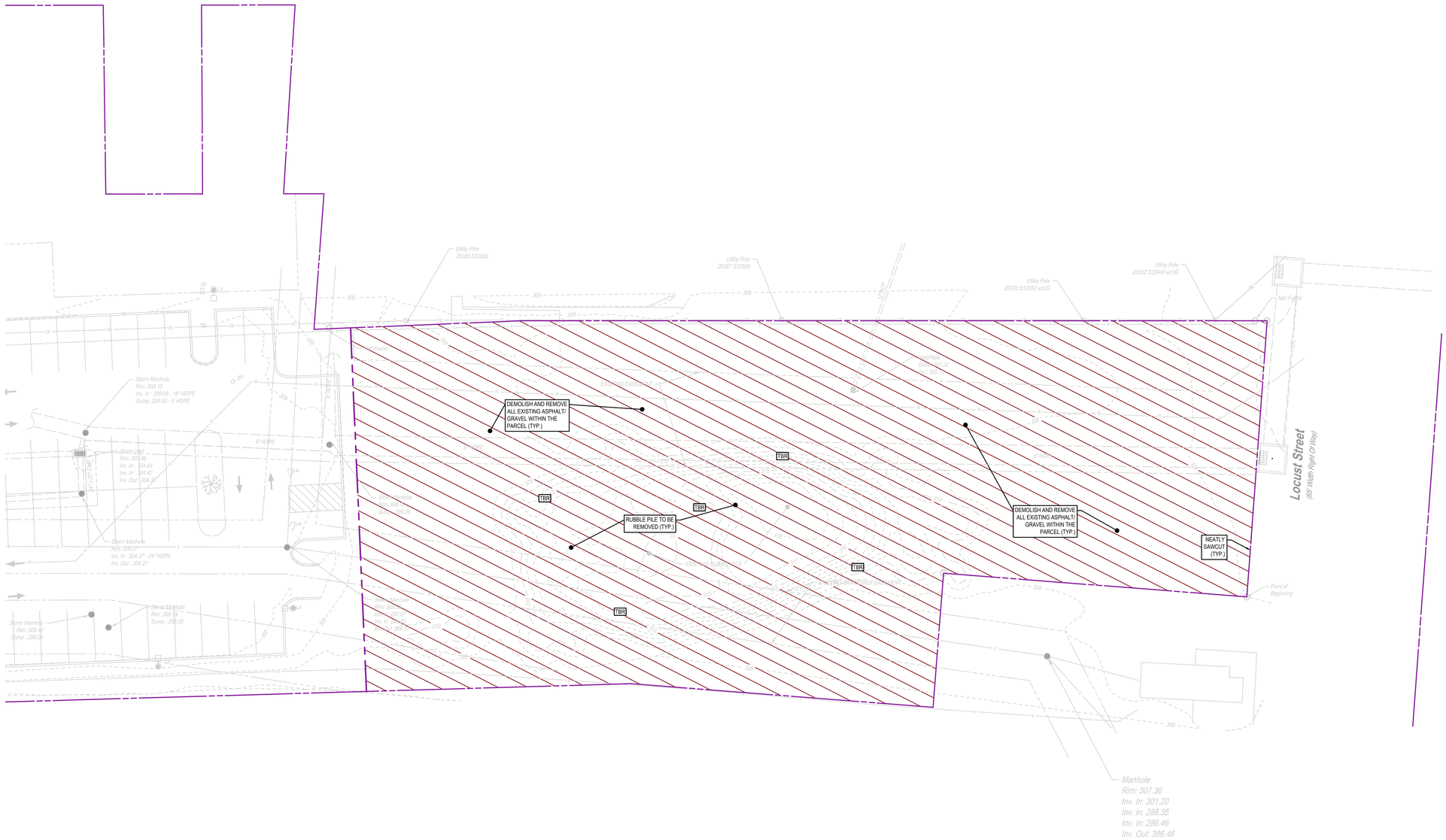
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6/9/2025, DEFAULT, C:\USERS\DEFAULT.DESKTOP-KB3SHHN\ONEDRIVE\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2022\22-0221 STEELTON PARK\DWG\LDP2 - EXISTING CONDITIONS\LDP02-02 EXISTING CONDITIONS PLAN



LEGEND

- PROPOSED SAW CUT LINE
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED
- DEMOLISH MACADAM

DEMOLITION PLAN NOTES

1. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
2. REMOVE AND DISPOSE OF ANY DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
5. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
6. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
7. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL
8. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

BRICKYARD PARK
AT
STEEL WORKS

DAUPHIN COUNTY
STEELTON BOROUGH

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	JLK
SCALE	AS NOTED
DATE	06/09/2025
PROJECT NO.	22-0221
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

DEMOLITION PLAN

SHEET NO.

03 of 08

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LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
CF	14	Cornus florida	Flowering Dogwood	2.5" cal	B/B	6' Br./Full heads
TC	6	Tilia cordata	Littleleaf Linden	2.5" cal	B/B	6' Br./Full heads
EVERGREEN TREES						
TOEG	6	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6-7'	B/B	Matched specimens; full to ground

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CROSSWALK
- SITE SIGN
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROWS
- PROPOSED DECIDUOUS / ORNAMENTAL OR EVERGREEN TREES
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	1

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
4. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
5. ALL ADA PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
6. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
7. PROPOSED PAVILION STRUCTURES ENCROACH UPON EXISTING WATERLINE EASEMENT.

GRADING, DRAINAGE NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
3. THE ENTIRE PARCEL SHALL BE COVERED WITH APPROXIMATELY 2FT OF CLEAN FILL TO COMPLY WITH GRANT FUNDING. IMPORTED MATERIAL SHALL BE CONSIDERED CLEAN FILL PER THE DEP'S MANAGEMENT OF FILL POLICY

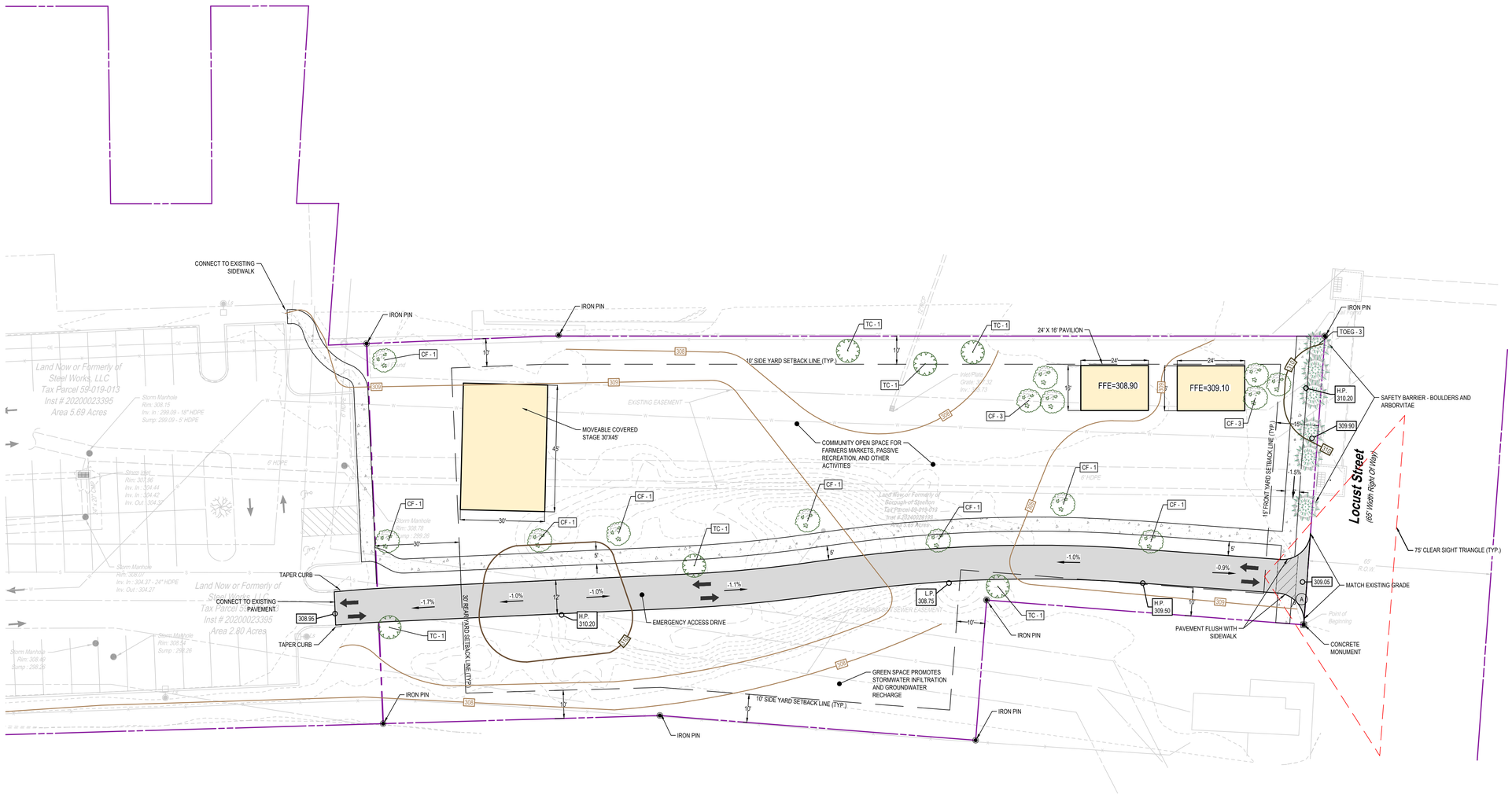
UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA = 41,274 SQFT
PROPOSED IMPERVIOUS AREA = 8,198 SQFT

NOTE: NO STORM WATER MANAGEMENT IS PROPOSED FOR THIS SITE AS RUNOFF WILL BE MANAGED BY REDUCTION OF IMPERVIOUS AREA



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PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	JLK
SCALE	AS NOTED
DATE	06/09/2025
PROJECT NO.	22-0221
CAD FILE:	06 - SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

TITLE
SITE, GRADING, DRAINAGE, UTILITY, AND LANDSCAPE PLAN

SHEET NO.
04 of 08

N

20' 10' 0' 20'
SCALE: 1"= 20'

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