No: 26-018

Dauphin County Subdivision/Land Development Review Report

Municipality	Millersburg Borough	Surveyor	A to Z Land Consulting Services	Engineer	Williams Site Civil, LLC
Plat Title	Mid Penn Bank Facilities Building				
Zoning District	OT - Oldtown	Proposed Land Use	Commercial		

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
3	0	0	0.087	0.375

Date Received	Staff Review	Official County Review
1-16-2026	2-18-2026	3-2-2026

Reviewed by TS Checked by GD

Project Description: Construction of a 3,808 s.f. facilities building and minor related site improvements to accommodate Mid Penn Bank's maintenance operations staff & equipment.

- *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 comment with cited ordinance provisions are based on county and municipal regulations on file with the *County Planning Commission.*

1. Waiver of preliminary plan requirements shall be requested since the plan is submitted as a Preliminary/Final. (SALDO §403.1).

2. Ensure access from the site onto Brough-owned roads is approved by the Borough in conformance with any applicable Borough regulations. If a road occupancy permit was required by the Borough for access, please provide the approval date and number for each permit. (SALDO §406.8.D.18) If applicable, a statement regarding municipal highway occupancy permit(s) is required. (SALDO §406.8.H.3)

3. A Millersburg Borough Engineer **review** block should be added to the plan. (SALDO §406.8.E.3)

4. Certification of ownership signed and notarized is required prior to final approval. (SALDO §406.8.F.1)

5. The Professional Land Surveyor is required to certify the accuracy of the plan survey prior to plan approval. (SALDO §406.8.F.2)

6. Evidence of filing to PA DEP for Sewage Facilities Planning Revision Module or Exemption is required. (SALDO §406.9.D) No building permit should be issued until PA DEP approval. The reviewer notes the applicant's intent to request a letter from the sewer authority regarding any need for Sewage Facilities Planning for the site. As noted in the submittal letter to the County, the site previously contained residential structures that were served by public water and sewer and connect to existing on-site laterals.

7. An approved final Stormwater Management Plan is required. (SALDO §406.8.J.6) The SWM Plan shall be in accordance with Section 517.B of the Dauphin County SALDO. The reviewer notes that Millersburg Borough is in favor of waiving a final SWM plan in favor of a direct discharge report if deemed necessary by the Borough Engineer under Section 517.B.1.H & 517.B.2 of the Dauphin County SALDO.

8. A final Erosion and Sedimentation Control Plan is required. (SALDO §406.8.J.7) The E&S Control Plan shall be in accordance with Section 517.A of the Dauphin County SALDO. The reviewer notes the applicant's intent to submit an E&S Control Plan to the Dauphin County Conservation District for review, and approval if deemed necessary to render a decision on the submittal.

9. All monuments and markers shall be set in accordance with SALDO §505.F thru H.

10. General Note 9 on sheet SP-1 references "Derry Township ordinances." This should be corrected prior to approval.

11. Must take into account any comments as made by Millersburg Borough Council. Millersburg Borough Council reviewed the plan and provided comments in a letter dated February 25, 2026. All comments should be adequately met/addressed to the satisfaction of the Dauphin County Planning Commission and/or the Borough Engineer.

12. All waiver or modification requests shall be made in writing to DCPC including justification for said waivers or modifications per SALDO §902 and PA MPC Section 512.1. The plan shall include a list of requested modifications, waivers, variances, special exceptions, and conditional uses and their approval dates, if approved. (SALDO §406.6, §406.8.F.7 & §905) The reviewer notes that the two zoning variances and their approval dates are shown on the plan.

Plan No. 26-018

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

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLANS
MID PENN BANK FACILITIES BUILDING
362 Center Street
Borough of Millersburg — Dauphin County, PA

SHEET INDEX:

SHEET	DESCRIPTION
TS-1	TITLE SHEET
EX-1	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
SUB-1	LOT CONSOLIDATION PLAN
SP-1	SITE PLAN
GU-1	GRADING / UTILITIES PLAN
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
ES-2	SOIL EROSION & SEDIMENTATION CONTROL NOTES
ES-3	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
LT-1	SITE LIGHTING PLAN
MD-1	MISCELLANEOUS DETAILS & OTHER INFORMATION



VICINITY MAP
SCALE: 1" = 500'

362 CENTER STREET
MILLERSBURG, PA 17061

PREVIOUSLY APPROVED VARIANCES:

THE FOLLOWING VARIANCES FROM THE BOROUGH OF MILLERSBURG ZONING ORDINANCE (ORDINANCE NO. 2-16, ENACTED AUGUST 10, 2016)WERE GRANTED BY THE BOROUGH ZONING HEARING BOARD ON DECEMBER 17, 2025:

SECTION 3; 3(C)5(a) Front yard building setbacks along Center Street and Cherry Street - Maximum allowed setback is no more than 2 feet greater than the average setback within that block, on that side of the street. In order to provide required access through the building, proposed building setbacks from both streets will exceed the maximum allowed setback described above.

SECTION 3; 3(C)6(a) Western side yard building setback - Maximum allowed setback is not more than the average side yard setback within that block, on that side of the street. In order to maintain parking spaces on the west side of the building, the proposed western side yard setback will exceed the maximum allowed setback described above.

REQUESTED WAIVERS:

ARTICLE 4, SECTION 403.1
Waiver pertaining to the requirement to submit a Preliminary Plan.

ARTICLE 4, SECTION 406.9.D
Waiver pertaining to the requirement to provide an approval letter from PADEP for the Sewage Facilities Planning Module.

ARTICLE 5, SECTION 517.B.1.H
Waiver to allow the submission of a Direct Discharge Report in lieu of a Stormwater Management Plan.

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR CONSTRUCTION OF A MID PENN BANK FACILITIES BUILDING AND RELATED SITE IMPROVEMENTS AT THE SOUTHWEST QUADRANT OF THE CENTER STREET/RACE STREET INTERSECTION IN MILLERSBURG BOROUGH. THREE EXISTING PARCELS WILL BE CONSOLIDATED INTO A SINGLE 0.38 PROPERTY IN ORDER TO ACCOMMODATE THE DEVELOPMENT.

OUTSIDE AGENCY REVIEWS / APPROVALS:

Millersburg Borough Stormwater Management Review
The existing site is largely covered with impervious surface, and proposed improvements will decrease the amount of impervious area by several thousand square feet. Per Section 302.D of the Borough's Stormwater Management Ordinance, projects resulting in less than 1,000 square feet of new impervious area are eligible for exemption from stormwater management planning.

NPDES Permit / Dauphin County Erosion & Sedimentation Control Review
Project earth disturbance will be less than 1 acre, therefore no NPDES Permit is needed, and although this set of Land Development Plans contains Erosion & Sedimentation Control information, no formal review by the Conservation District is required.

PennDOT Highway Occupancy Permit / Traffic Impact Study
No direct access to PennDOT roads or improvements within PennDOT rights-of-way are proposed. As a result, no Highway Occupancy Permits are needed. Additionally, the proposed facilities building is expected to generate less than 50 vehicle trips per day, well under the 600 trips per day or 50 trips per peak hour threshold that triggers the need for a traffic impact study.

PADEP Sewer Planning and/or Environmental Permitting
Although currently a vacant parking area, the site previously contained residential structures that were served by public sewer. The proposed facilities building will generate less than 1 EDU of flow per day, and will utilize an existing on-site sanitary lateral. As a result, no sewer planning for new flows will be needed. Additionally, the property contains no wetlands, floodplain or other environmentally sensitive areas which could require environmental permits.

REVISIONS:
B) 1. ADDED MILLERSBURG BOROUGH ENGINEER REVIEW BLOCK.
2. ADDED REQUESTED WAIVERS.

OWNER / APPLICANT:

MID PENN BANK
CHRIS ZAMPOGNA - SENIOR VICE PRESIDENT, SECURITY AND FACILITIES OFFICER
349 UNION STREET
MILLERSBURG, PA 17061
Telephone: 717-920-8345

TAX OFFICE UPI CERTIFICATION

RECORDER OF DEEDS

THIS PLAN REVIEWED BY THE BOROUGH OF MILLERSBURG

ENGINEER THIS _____ DAY OF _____, 2026.

BOROUGH ENGINEER: _____

I hereby certify this plan to be correct as shown and in compliance with the requirements of the Dauphin County Subdivision and Land Development Ordinance.

Douglas S. Gosik, P.E.

3-25-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS S. GOSIK — ENGINEER — NO. 047740-E — PENNSYLVANIA

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 Dauphin County Subdivision and Land Development Ordinance.

Steven L. Wible, P.L.S.

3-25-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STEVEN LYNN WIBLE — LAND SURVEYOR — No. SU075474 — PENNSYLVANIA

THIS PLAN HAS BEEN REVIEWED BY THE MILLERSBURG BOROUGH COUNCIL

ON THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN APPROVED BY THE DAUPHIN COUNTY PLANNING

COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2026 BEFORE ME
THE UNDERSIGNED PERSONALLY APPEARED

OWNER: _____
MID PENN BANK
CHRIS ZAMPOGNA - SENIOR VICE PRESIDENT, SECURITY & FACILITIES OFFICER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE 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

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

811

MID PENN BANK FACILITIES BUILDING
TITLE SHEET
OWNER / APPLICANT
MID PENN BANK
349 UNION STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-920-8345
BOROUGH OF MILLERSBURG
DAUPHIN COUNTY, PA

ALL PLANS, DOCUMENTS AND COMPUTER FILES RELATED TO THIS PROJECT ARE THE PROPERTY OF WILLIAMS SITE CIVIL, LLC. WILLIAMS SITE CIVIL, LLC RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.

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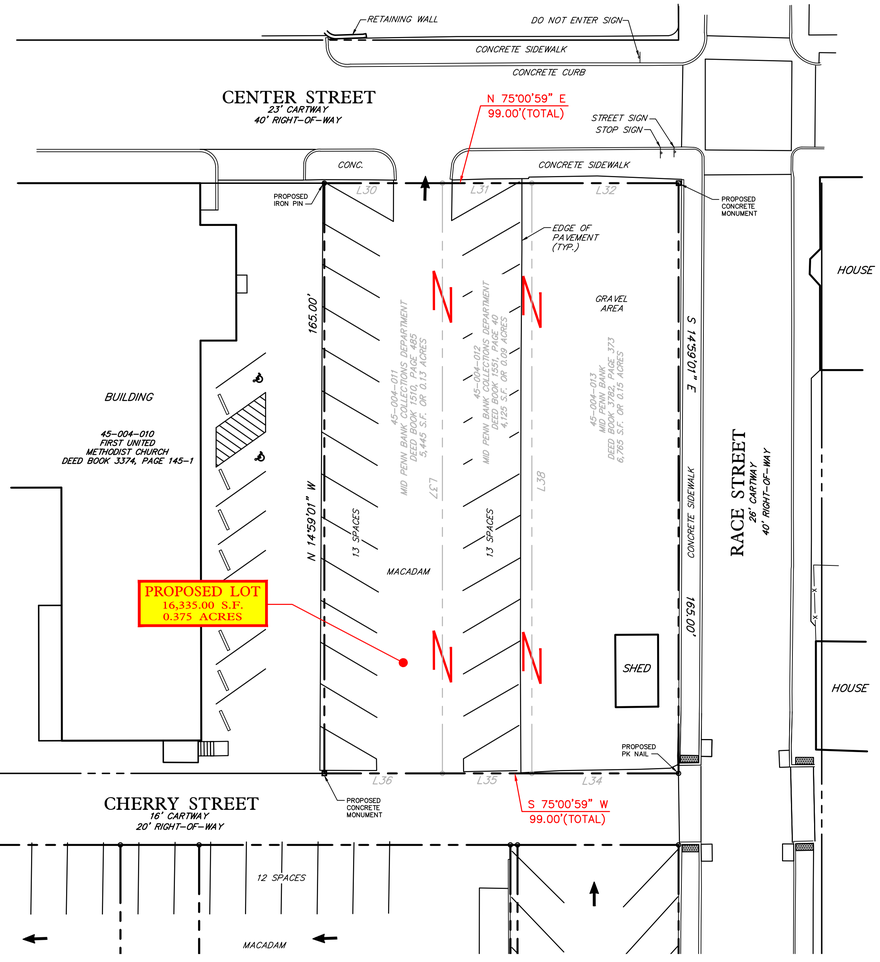
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REVISIONS
A) MARCH 6, 2026 - PER DCD COMMENTS
B) MARCH 25, 2026 - AS PER COUNTY COMMENTS

WSC PROJECT NUMBER: 2024MPBANK

DATE: JANUARY 16, 2026

SHEET TS-1







LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JUNE, 2024 & 2025 FIELD SURVEY COMPLETED BY A TO Z LAND CONSULTING SERVICES, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88. THIS SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE SEARCH.
2. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
3. ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (BOROUGH OF MILLERSBURG SERIAL NUMBER: 20241632068).
4. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP 42043C0087D, PANEL 87 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN – ZONE X.

THE PURPOSE OF THIS PLAN IS TO COMBINE THREE (3) EXISTING TRACTS INTO ONE (1) LOT

COMBINED TOTAL ACREAGE OF THE 3 TRACTS = 0.375 ACRES

ALL TRACTS ARE LOCATED WITHIN THE BOROUGH OF MILLERSBURG AND ARE LOCATED IN THE OLDTOWN (OT) ZONING DISTRICT

REVISIONS:
B) 1. MODIFIED PROPOSED PROPERTY CORNER MARKERS.

BOUNDARY DATA:

LINE	BEARING	DISTANCE
L30	N 75°00'59" E	33.00'
L31	N 75°00'59" E	25.00'
L32	N 75°00'59" E	41.00'
L34	S 75°00'59" W	41.00'
L35	S 75°00'59" W	25.00'
L36	S 75°00'59" W	33.00'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047140-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

MID PENN BANK FACILITIES BUILDING
LOT CONSOLIDATION PLAN
OWNER / APPLICANT
MID PENN BANK
349 UNION STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-920-8345
BOROUGH OF MILLERSBURG
DAUPHIN COUNTY, PA

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REVISIONS
B) MARCH 25, 2026 - AS PER COUNTY COMMENTS

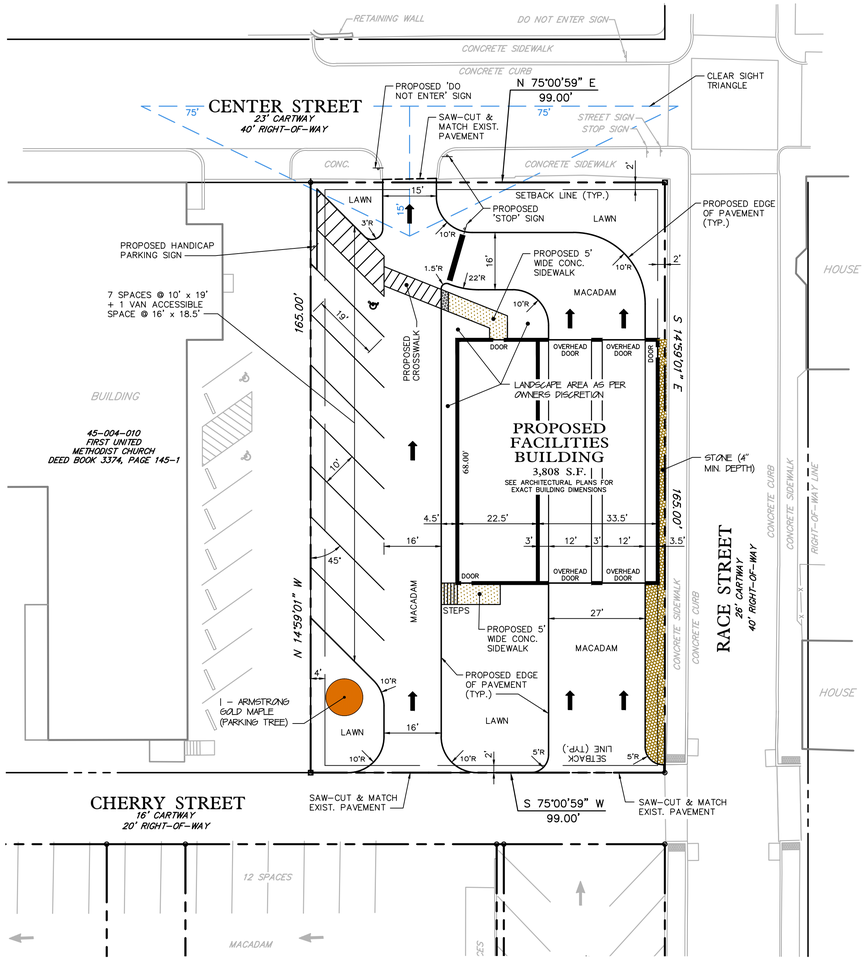
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	S.L.W.

WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

SHEET
SUB-1



LANDSCAPING DATA:

1. PARKING TREE REQUIREMENT: ONE (1) TREE FOR EVERY 10 SPACES (PER 4:2:15.B(1))
2. PARKING TREES REQUIRED: 8 SPACES = 1 TREES
3. PARKING TREES PROVIDED: 1 TREE

PLANTING SCHEDULE:

SYMBOL	PROPOSED	COMMON NAME	BOTANICAL NAME	MINIMUM INSTALLED SIZE	MATURE SPREAD	SPACING
		TREES				
	1	ARMSTRONG GOLD MAPLE	ACER RUBRUM	2" CAL.	12'	AS SHOWN



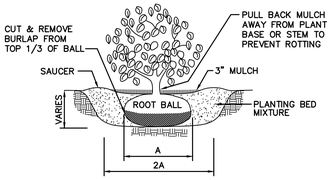
LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA:

1. EXISTING ZONE: OLDTOWN DISTRICT (OT)
2. EXISTING USE: PARKING LOT
3. PROPOSED USE: FACILITIES BUILDING WITH DRIVE-THRU (PERMITTED)
4. LOT AREA: 16,335.00 S.F.
5. MAXIMUM LOT DEPTH: 200 FEET
6. LOT DEPTH: 165 FEET
7. MAXIMUM LOT WIDTH: 125 FEET
8. LOT WIDTH: 99 FEET
9. BUILDING HEIGHT: MINIMUM - 22 FEET; MAXIMUM - 40 FEET
10. PROPOSED BUILDING HEIGHT: 22.29 FEET
11. MAXIMUM IMPERVIOUS COVERAGE: 80%
12. EXISTING IMPERVIOUS COVERAGE: 100% (16,335.00 S.F.)
13. PROPOSED IMPERVIOUS COVERAGE: 72.46% (11,836.37 S.F.) AN INCREASE IN PERVIOUS COVERAGE OF 4,499 S.F.
14. FRONT BUILDING SETBACK: THE MINIMUM FRONT YARD SETBACK SHALL BE NO CLOSER THAN THE CLOSEST BUILDING TO THE STREET RIGHT-OF-WAY, WHILE THE MAXIMUM FRONT YARD SETBACK SHALL BE NO FURTHER THAN 2 FEET GREATER THAN THE AVERAGE FRONT YARD SETBACK WITHIN THAT BLOCK, ON THAT SIDE OF THE STREET.
15. SIDE BUILDING SETBACK: NO MINIMUM SINGLE SIDE YARD SETBACK SHALL BE ESTABLISHED. HOWEVER, ONE SIDE YARD ON THE LOT MUST BE A MINIMUM OF 4 FEET. THE MAXIMUM SIDE YARD SETBACK SHALL BE NO LARGER THAN THE AVERAGE SIDE YARD SETBACK WITHIN THAT BLOCK, ON THAT SIDE OF THE STREET.
16. REAR BUILDING SETBACK: THE MINIMUM REAR YARD SETBACK FOR A PRINCIPLE STRUCTURE SHALL BE 15 FEET. THE MINIMUM REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE SHALL BE 0 FEET.
17. SANITARY SEWER SERVICE: PUBLIC
18. WATER SERVICE: PUBLIC

PARKING DATA:

1. PARKING REQUIREMENT (FINANCIAL INSTITUTION): NO MINIMUM; MAXIMUM, ONE (1) SPACE PER 1,000 S.F. OF GFA
2. PARKING SPACES PROVIDED: 8 SPACES



NOTES:
- SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
- WHERE SHALE AREAS ARE ENCOUNTERED, EXCAVATE HOLE TO THREE TIMES DIAMETER OF ROOTBALL.
- SHRUBS SHALL BE SELECTIVELY PRUNED TO COMPENSATE FOR ROOT LOSS.

SHRUB PLANTING DETAIL

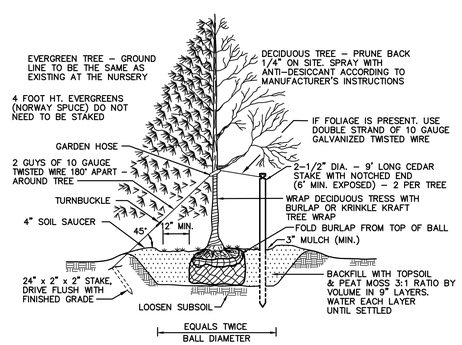
N.T.S.

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JUNE, 2024 & 2025 FIELD SURVEY COMPLETED BY A TO Z LAND CONSULTING SERVICES, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88. THIS SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE SEARCH.
2. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
3. ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (BOROUGH OF MILLERSBURG SERIAL NUMBER: 20241632068).
4. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP 42043C0067D, PANEL 67 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN – ZONE X.
5. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
6. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, PUBLICATION #72, CURRENT EDITION, AND ALL MILLERSBURG BOROUGH ORDINANCES AND CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. ALL DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT OR CURBING.
13. ALL LINE STRIPING WITHIN THE SITE SHALL BE A 4 INCH WIDE WHITE STANDARD TRAFFIC PAINT, UNLESS INDICATED OTHERWISE.
14. ALL AREAS THAT DO NOT RECEIVE PAVEMENT OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL (SEE SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR RECOMMENDED SEED MIXTURE).
15. ALL SITE ACCESSIBILITY FEATURES SHALL COMPLY WITH "ICC/ANSI A 117.1-2009" AND "2012 INTERNATIONAL BUILDING CODE" OR MOST CURRENT.
16. THESE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH THE BOROUGH OF MILLERSBURG ZONING ORDINANCE AND DAUPHIN COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
17. DELIVERY VEHICLES ARE EXPECTED TO BE LIMITED TO SMALL BOX TRUCKS AND SECURED VEHICLES. DELIVERIES ARE EXPECTED TO OCCUR DURING NON-PEAK HOURS.
18. ANTICIPATED MAXIMUM HOURS OF OPERATION ARE 9:00 A.M. TO 4:00 P.M. MONDAYS THROUGH WEDNESDAYS, 9:00 A.M. TO 5:00 P.M. THURSDAYS THROUGH FRIDAYS AND 9:00 A.M. TO 12:00 P.M SATURDAYS.
19. A HIGHWAY OCCUPANCY PERMIT (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" AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE ACCESS TO STATE HIGHWAY IS PERMITTED.

LANDSCAPING NOTES:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWING, AND IN THE QUANTITIES INDICATED IN THE PLANTING SCHEDULE. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS SHOWN, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT AS SHOWN ON THE PLAN.
3. PLANTS SHALL BE TYPICAL TO THEIR SPECIES, CULTIVAR, OR VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED AND DENSE FOLIAGE, VIGOROUS FIBROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS OR INJURIES.
4. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
5. INSOFAR AS IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT ALL STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
6. ALL PLANTS SHALL BE PLANTED IN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
7. PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND THE BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
9. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT, AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL RELATIONSHIP BETWEEN THE CROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING PITS.
10. EACH PLANT SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BETWEEN TREES. REMOVE ONLY DAMAGED OR BROKE BRANCHES.
11. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED, SMALLER TREES SHALL BE STAKED. GUY WIRES AND STAKES SHALL BE INDICATED WITH BRIGHT FLAGGING.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE ENGINEER AND CONTRACTOR IN THE FIELD. IF THERE IS ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
13. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE COMPLETION DATE OF INSTALLATION.
14. ALL TREES SHALL HAVE THEIR STAKING AND WIRING REMOVED BY THE CONTRACTOR AFTER A PERIOD OF ONE (1) YEAR.
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).
16. ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE BRANCHES THAT CROSS. THE CENTRAL LEADER OF TREES SHOULD NOT BE CUT. LONG SIDE BRANCHES SHOULD BE SHORTENED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND LOCATING ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UTILITIES. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE (5) FEET OF BURIED UTILITY LINES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
18. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS, OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY ENGINEER FOR OTHER INFORMATION.
19. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED TYPE ARE NOT AVAILABLE, SUBSTITUTIONS MAY OCCUR UPON REQUEST BY THE CONTRACTOR AND AS APPROVED BY THE ENGINEER.
20. ALL PROTECTIVE TREE WRAP AND NON-BIODEGRADABLE ROOT WRAP SHALL BE REMOVED IMMEDIATELY AFTER PLANTING.
21. ALL TREE AND SHRUB BEDS ARE TO BE COVERED WITH A THREE (3) INCH MINIMUM LAYER OF SHREDDED BARK MULCH.
22. TREES SHALL BE PLANTED SO AS TO NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SIDEWALKS. TREES SHALL NOT BE PLANTED WITHIN EIGHT (8) FEET OF SIDEWALKS. TREES OR SHRUBS SHALL NOT BE PLANTED IN THE BOTTOM OF SWALES.
23. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND THE LATEST EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK, ANSI.Z60.
24. ALL PLANT MATERIALS USED SHALL, AT THE TIME OF PLANTING, MEET MINIMUM SIZE REQUIREMENTS AS STATED IN BOROUGH OF MILLERSBURG ZONING ORDINANCE AND THE DAUPHIN COUNTY SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
25. ALL LANDSCAPING AROUND THE BUILDING PERIMETER WILL BE DETERMINED BY THE OWNER.



TREE PLANTING DETAIL

N.T.S.

REVISIONS:
B) 1. MODIFIED GENERAL NOTE 9.

811

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047740-E
DOUGLAS S. GOSIK, P.E.
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REVISIONS
B) MARCH 25, 2026 - AS PER COUNTY COMMENTS

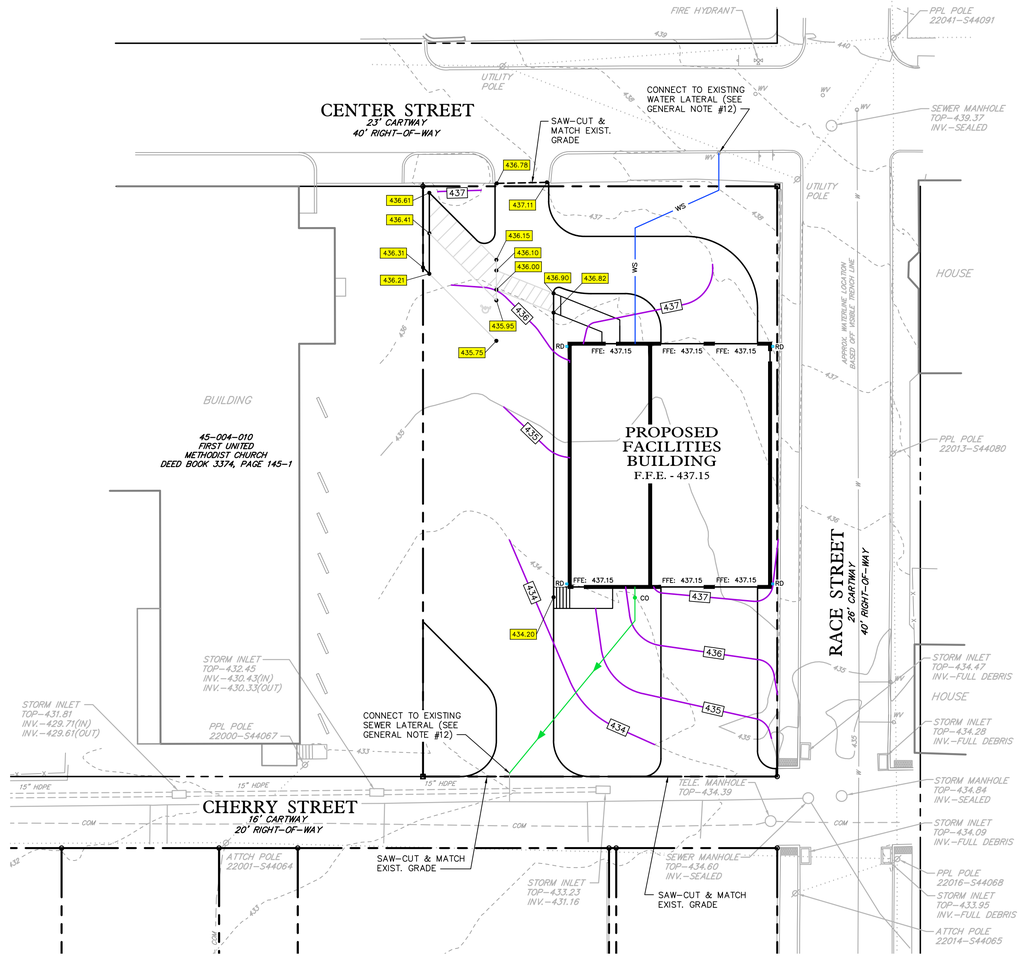
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

SHEET
SP-1





LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JUNE, 2024 & 2025 FIELD SURVEY COMPLETED BY A TO Z LAND CONSULTING SERVICES, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88. THIS SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE SEARCH.
2. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
3. ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (BOROUGH OF MILLERSBURG SERIAL NUMBER: 20241632068).
4. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP 42043C0087D, PANEL 87 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN – ZONE X.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED ROOF/CANOPY DRAIN LEADERS, SANITARY SEWER LATERALS, WATER SERVICES AND ALL OTHER UTILITY CONNECTIONS TO THE PROPOSED BUILDING VIA REVIEW OF THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE SITE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF ANY DISCREPANCIES WITH THESE DRAWINGS ARE IDENTIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL REQUIRED INSPECTIONS WITH THE APPROPRIATE TOWNSHIP/UTILITY COMPANY/COUNTY REPRESENTATIVES, AND IN ACCORDANCE WITH THE POLICIES OF THOSE PARTIES.
7. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
8. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY AND STORM SEWER LINES.
9. ALL AREAS THAT DO NOT RECEIVE PAVING OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL.
10. CONNECTION TO ALL PUBLIC UTILITIES (WATER, ELECTRIC, SEWER, PHONE AND CABLE) SHALL BE MADE IN ACCORDANCE WITH THE GUIDELINES AND REGULATIONS OF THE RESPECTIVE UTILITY COMPANY.
11. ALL UTILITY INSTALLATION/TRENCHING SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER AND WATER LATERALS AND CONTACT THE SITE ENGINEER WITH ANY DISCREPANCIES FOUND ON SITE.
13. BUILDING ROOF DRAIN DOWNSPOUTS SHALL DISCHARGE AT FINISH GRADE ELEVATION.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- PROPOSED STORM SEWER INLET & LINE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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DAUPHIN COUNTY, PA

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REVISIONS

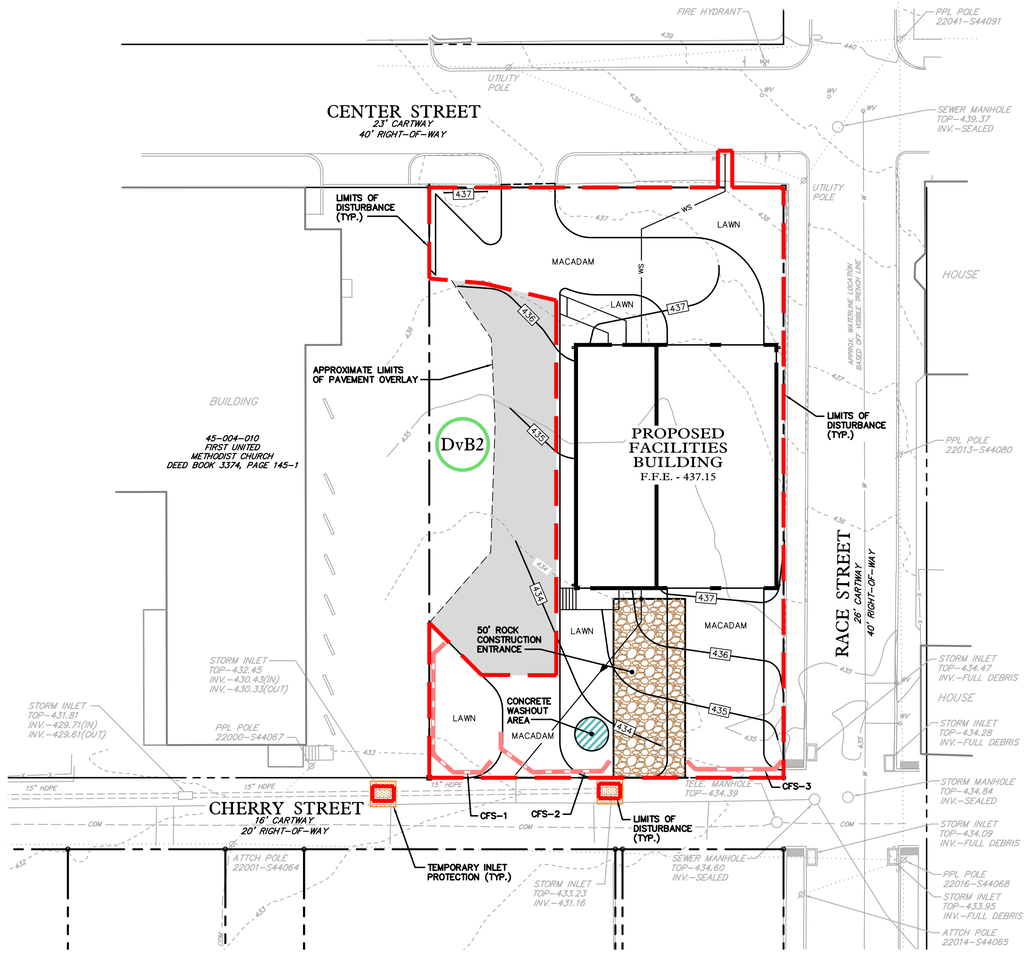
DESIGN BY:	DRAWN BY:	CHECKED BY:
C.B.M.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

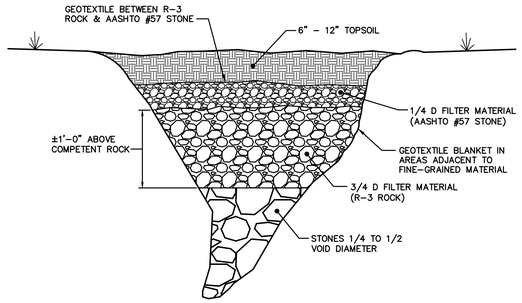
SHEET
GU-1







LOCATION MAP
SCALE: 1" = 1,000'



IF SINKHOLE IS DISCOVERED, PROTECT THE GROUNDWATER BELOW THE SINKHOLE BY PLACING IN UNINTERUPTED COMPOST FILTER SOCK AROUND THE SINKHOLE OPENING. MAINTAIN GROUNDWATER PROTECTION THROUGHOUT THE REPAIR PROCESS.

LOOSE MATERIAL SHALL BE EXCAVATED FROM THE SINKHOLE AND EXPOSE SOLUTION VOID(S) IF POSSIBLE. ENLARGE SINKHOLE IF NECESSARY TO ALLOW FOR INSTALLATION OF FILTER MATERIALS. OSHA REGULATIONS MUST BE FOLLOWED AT ALL TIMES DURING EXCAVATION.

STONES USED FOR THE "BRIDGE" AND FILTERS SHALL HAVE A MODERATELY HARD ROCK STRENGTH AND BE RESISTANT TO ABRASION AND DEGRADATION. SHALE AND SIMILAR SOFT AND/OR NON-DURABLE ROCK ARE NOT ACCEPTABLE.

IF SINKHOLE OPENS DURING CONSTRUCTION CONTACT PROJECT ENGINEER.

SINKHOLE REPAIR DETAIL (STONE TYPE)

N.T.S.

NATIVE SOIL TYPE:

DvB2 — DUNCANNON VERY FINE SANDY LOAM
3%-8% SLOPES, MODERATELY ERODED

LIST OF PROPOSED E&S BMPS

1. COMPOST FILTER SOCK
2. ROCK CONSTRUCTION ENTRANCE
3. INLET PROTECTION
4. PUMPED WATER FILTER BAG
5. CONCRETE WASHOUT
6. TEMPORARY SEEDING AND MULCHING

RECEIVING WATER / CLASSIFICATION

NAME: WICONISCO CREEK
CLASSIFICATION: WWF/MF

LIMITS OF DISTURBANCE

0.29 ACRES / 12,684 S.F.

SOIL EROSION CONTROL MEASURES:

- LIMITS OF DISTURBANCE
- 12" COMPOST FILTER SOCK (CFS)
- CONCRETE WASHOUT AREA
- TEMPORARY INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- APPROXIMATE LIMITS OF MILL AND OVERLAY

E & S MAINTENANCE PROGRAM:

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE MIFFLIN COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

RECOMMENDED SEEDING RATES & TYPES:

1. TEMPORARY SEEDING (STABILIZATION DURING CONSTRUCTION):
   - A. SEED @ 10 LBS/1,000 SY:
     - (1) ANNUAL RYEGRASS
   - B. AGRICULTURAL LIME @ 410 LBS/1,000 SY
   - C. FERTILIZER (10-10-10) @ 100 LBS/1,000 SY
   - D. STRAW MULCH @ 1,240 LBS/1,000 SY
   - E. PERIOD: MARCH 15 TO OCTOBER 15
2. PERMANENT SEEDING:
   - A. SEED @ 11 LBS/1,000 SY:
     - (1) KENTUCKY BLUEGRASS - 50%
     - (2) PERENNIAL RYEGRASS - 30%
     - (3) ANNUAL RYEGRASS - 20% (NURSE CROP)
   - B. AGRICULTURAL LIME @ 2,480 LBS/1,000 SY
   - C. FERTILIZER (10-20-20) @ 210 LBS/1,000 SY
   - D. STRAW MULCH @ 1,240 LBS/1,000 SY
   - E. PERIOD: MARCH 15 TO JUNE 1
     AUGUST 1 TO OCTOBER 15

NOTES:
1. STRAW MULCH SHALL BE STABILIZED BY CRIMPING, TACKING, OR NETTING AS APPROPRIATE.
2. VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEEDED.
3. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- PROPOSED WATER SERVICE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

REVISIONS:
A) 1. MODIFIED LIMITS OF DISTURBANCE.
2. ADDED LIMITS OF PAVEMENT OVERLAY.
3. ADDED PROPOSED COVERAGE TYPES.
4. MODIFIED COMPOST FILTER SOCK.

ESPC INITIAL SUBMISSION DATE: FEBRUARY 24, 2026
ESPC RESUBMISSION DATE: MARCH 6, 2026

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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ENGINEER
NO. 047140-E
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MID PENN BANK FACILITIES BUILDING
SOIL EROSION & SEDIMENTATION CONTROL PLAN
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BOROUGH OF MILLERSBURG
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REVISIONS
A) MARCH 6, 2026 - PER LCCD COMMENTS

DESIGN BY:	DRAWN BY:	CHECKED BY:
C.B.M.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

SHEET
ES-1

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLANS
MID PENN BANK FACILITIES BUILDING
362 Center Street
Borough of Millersburg — Dauphin County, PA

SHEET INDEX:

SHEET	DESCRIPTION
TS-1	TITLE SHEET
EX-1	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
SUB-1	LOT CONSOLIDATION PLAN
SP-1	SITE PLAN
GU-1	GRADING / UTILITIES PLAN
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
ES-2	SOIL EROSION & SEDIMENTATION CONTROL NOTES
ES-3	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
LT-1	SITE LIGHTING PLAN
MD-1	MISCELLANEOUS DETAILS & OTHER INFORMATION



VICINITY MAP
SCALE: 1" = 500'

362 CENTER STREET
MILLERSBURG, PA 17061

PREVIOUSLY APPROVED VARIANCES:

THE FOLLOWING VARIANCES FROM THE BOROUGH OF MILLERSBURG ZONING ORDINANCE (ORDINANCE NO. 2-16, ENACTED AUGUST 10, 2016)WERE GRANTED BY THE BOROUGH ZONING HEARING BOARD ON DECEMBER 17, 2025:

SECTION 3; 3(C)5(a) Front yard building setbacks along Center Street and Cherry Street - Maximum allowed setback is no more than 2 feet greater than the average setback within that block, on that side of the street. In order to provide required access through the building, proposed building setbacks from both streets will exceed the maximum allowed setback described above.

SECTION 3; 3(C)6(a) Western side yard building setback - Maximum allowed setback is not more than the average side yard setback within that block, on that side of the street. In order to maintain parking spaces on the west side of the building, the proposed western side yard setback will exceed the maximum allowed setback described above.

OUTSIDE AGENCY REVIEWS / APPROVALS:

Millersburg Borough Stormwater Management Review
The existing site is largely covered with impervious surface, and proposed improvements will decrease the amount of impervious area by several thousand square feet. Per Section 302.D of the Borough's Stormwater Management Ordinance, projects resulting in less than 1,000 square feet of new impervious area are eligible for exemption from stormwater management planning.

NPDES Permit / Dauphin County Erosion & Sedimentation Control Review
Project earth disturbance will be less than 1 acre, therefore no NPDES Permit is needed, and although this set of Land Development Plans contains Erosion & Sedimentation Control information, no formal review by the Conservation District is required.

PennDOT Highway Occupancy Permit / Traffic Impact Study
No direct access to PennDOT roads or improvements within PennDOT rights-of-way are proposed. As a result, no Highway Occupancy Permits are needed. Additionally, the proposed facilities building is expected to generate less than 30 vehicle trips per day, well under the 600 trips per day or 50 trips per peak hour threshold that triggers the need for a traffic impact study.

PADEP Sewer Planning and/or Environmental Permitting
Although currently a vacant parking area, the site previously contained residential structures that were served by public sewer. The proposed facilities building will generate less than 1 EDU of flow per day, and will utilize an existing on-site sanitary lateral. As a result, no sewer planning for new flows will be needed. Additionally, the property contains no wetlands, floodplain or other environmentally sensitive areas which could require environmental permits.

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR CONSTRUCTION OF A MID PENN BANK FACILITIES BUILDING AND RELATED SITE IMPROVEMENTS AT THE SOUTHWEST QUADRANT OF THE CENTER STREET/RACE STREET INTERSECTION IN MILLERSBURG BOROUGH. THREE EXISTING PARCELS WILL BE CONSOLIDATED INTO A SINGLE 0.38 PROPERTY IN ORDER TO ACCOMMODATE THE DEVELOPMENT.

FIRST SUBMISSION

OWNER / APPLICANT:

MID PENN BANK
CHRIS ZAMPOGNA - SENIOR VICE PRESIDENT, SECURITY AND FACILITIES OFFICER
349 UNION STREET
MILLERSBURG, PA 17061
Telephone: 717-920-8345

TAX OFFICE UPI CERTIFICATION

RECORDER OF DEEDS

I hereby certify this plan to be correct as shown and in compliance with the requirements of the Dauphin County Subdivision and Land Development Ordinance.

Douglas S. Gosik, P.E.

1-16-26
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS S. GOSIK — ENGINEER — NO. 047740-E

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 Dauphin County Subdivision and Land Development Ordinance.

Steven L. Wible, P.L.S.

Date

THIS PLAN HAS BEEN REVIEWED BY THE MILLERSBURG BOROUGH COUNCIL ON THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN APPROVED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN: _____

SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER: _____
MID PENN BANK
CHRIS ZAMPOGNA - SENIOR VICE PRESIDENT, SECURITY & FACILITIES OFFICER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE 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 EXPERES

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 Paxton Church Road
Harrisburg, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

811

MID PENN BANK FACILITIES BUILDING
TITLE SHEET
OWNER / APPLICANT
MID PENN BANK
349 UNION STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-920-8345
BOROUGH OF MILLERSBURG — DAUPHIN COUNTY, PA

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REVISIONS

WSC PROJECT NUMBER: 2024MPBANK

DATE: JANUARY 16, 2026

SHEET TS-1

W:\2024 Land Projects\Millersburg Mid-Penn Bank\CADD\LD Plans\Millersburg-MidPenn-TITLE.dwg, 1/15/2026 10:50:50 AM, briley

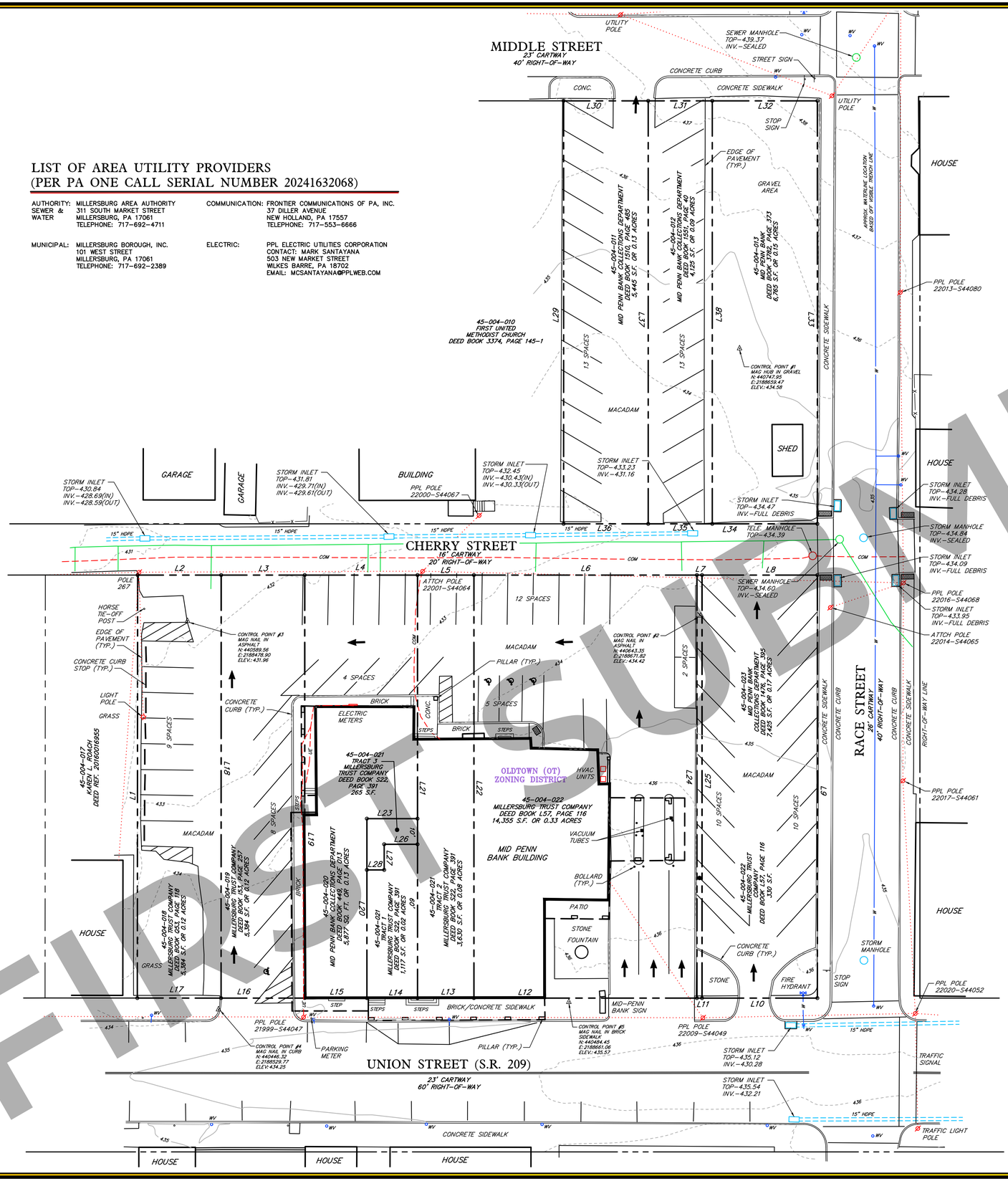
LIST OF AREA UTILITY PROVIDERS
(PER PA ONE CALL SERIAL NUMBER 20241632068)

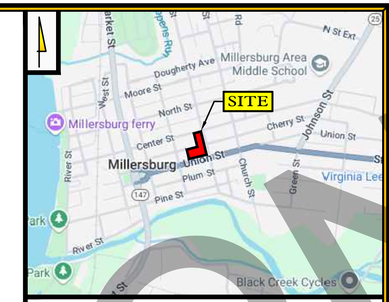
AUTHORITY: MILLERSBURG AREA AUTHORITY
SEWER & WATER 311 SOUTH MARKET STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-692-4711

MUNICIPAL: MILLERSBURG BOROUGH, INC.
101 WEST STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-692-2389

COMMUNICATION: FRONTIER COMMUNICATIONS OF PA, INC.
37 DILLER AVENUE
NEW HOLLAND, PA 17557
TELEPHONE: 717-553-6666

ELECTRIC: PPL ELECTRIC UTILITIES CORPORATION
CONTACT: MARK SANTAYANA
503 NEW MARKET STREET
WILKES BARRE, PA 18702
EMAIL: MCSANTAYANA@PPLWEB.COM





LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JUNE, 2024 & 2025 FIELD SURVEY COMPLETED BY A TO Z LAND CONSULTING SERVICES, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88. THIS SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE SEARCH.
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LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- APPROXIMATE LOCATION OF UNDERGROUND COMMUNICATION LINE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SPOT ELEVATION

BOUNDARY DATA:

LINE	BEARING	DISTANCE
L1	N 14°56'31" W	165.00'
L2	N 75°02'14" E	32.60'
L3	N 75°00'59" E	32.60'
L4	N 75°00'59" E	44.00'
L5	N 75°00'59" E	22.00'
L6	N 75°00'59" E	87.00'
L7	N 75°00'59" E	2.00'
L8	N 75°00'59" E	45.00'
L9	S 14°59'01" E	165.00'
L10	S 75°00'59" W	45.00'
L11	S 75°00'59" W	2.00'
L12	S 75°00'59" W	87.00'
L13	S 75°00'59" W	22.00'
L14	S 75°00'59" W	19.75'
L15	S 75°00'59" W	24.25'
L16	S 75°00'59" W	32.66'
L17	S 75°02'14" W	32.66'
L18	S 14°57'46" E	165.00'
L19	S 14°59'01" E	165.00'
L20	S 14°59'01" E	70.00'
L21	S 14°59'01" E	165.00'
L22	S 14°59'01" E	165.00'
L23	N 75°00'59" E	19.75'
L24	S 14°59'01" E	165.00'
L25	S 14°59'01" E	165.00'
L26	S 75°00'59" W	13.00'
L27	S 14°59'01" E	10.00'
L28	S 75°00'59" W	6.75'
L29	N 14°59'01" W	165.00'
L30	N 75°00'59" E	33.00'
L31	N 75°00'59" E	25.00'
L32	N 75°00'59" E	41.00'
L33	S 14°59'01" E	165.00'
L34	S 75°00'59" W	41.00'
L35	S 75°00'59" W	25.00'
L36	S 75°00'59" W	33.00'
L37	S 14°59'01" E	165.00'
L38	S 14°59'01" E	165.00'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

FIRST SUBMISSION

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

STEVEN L. WIBLE, P.L.S.
PROJECT SURVEYOR

MID PENN BANK FACILITIES BUILDING
TOPOGRAPHIC & BOUNDARY SURVEY PLAN
OWNER / APPLICANT
MID PENN BANK
349 UNION STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-920-8345
BOROUGH OF MILLERSBURG
DAUPHIN COUNTY, PA

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	S.L.W.

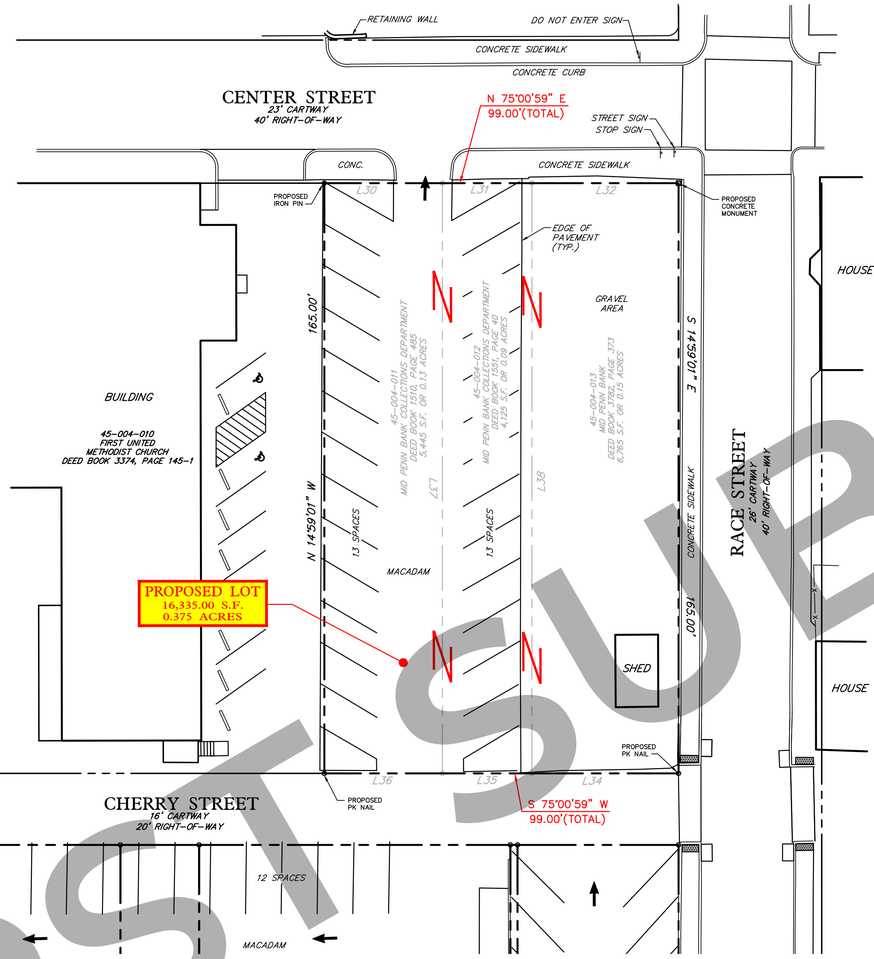
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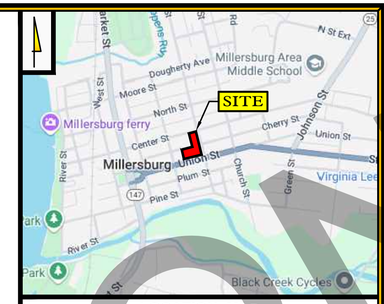
SCALE: 1" = 20'

DATE: JANUARY 19, 2026

SHEET
EX-1

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LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

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THE PURPOSE OF THIS PLAN IS TO COMBINE THREE (3) EXISTING TRACTS INTO ONE (1) LOT

COMBINED TOTAL ACREAGE OF THE 3 TRACTS = 0.375 ACRES

ALL TRACTS ARE LOCATED WITHIN THE BOROUGH OF MILLERSBURG AND ARE LOCATED IN THE OLDTOWN (OT) ZONING DISTRICT

BOUNDARY DATA:

LINE	BEARING	DISTANCE
L30	N 75°00'59" E	33.00'
L31	N 75°00'59" E	25.00'
L32	N 75°00'59" E	41.00'
L34	S 75°00'59" W	41.00'
L35	S 75°00'59" W	25.00'
L36	S 75°00'59" W	33.00'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

FIRST SUBMISSION

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047140-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

MID PENN BANK FACILITIES BUILDING
LOT CONSOLIDATION PLAN

OWNER
MID PENN BANK
349 UNION STREET
MILLERSBURG, PA 17061
TELEPHONE: 717-920-8345

BOROUGH OF MILLERSBURG
DAUPHIN COUNTY, PA

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	S.L.W.

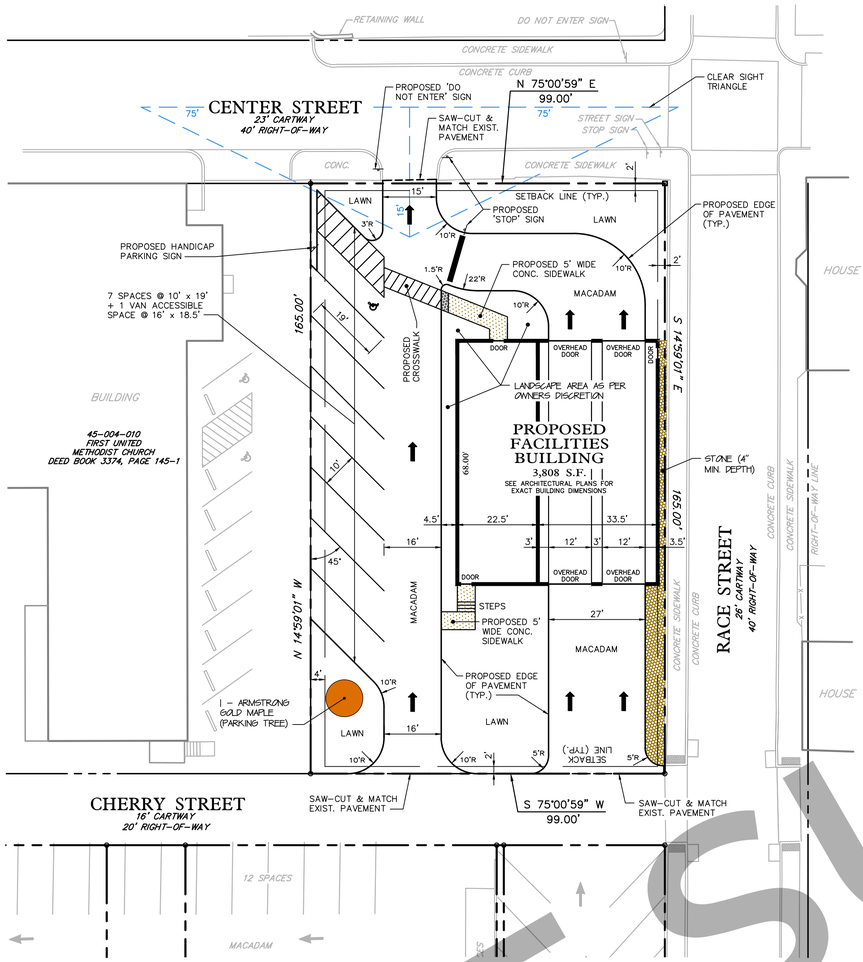
WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

SHEET
SUB-1

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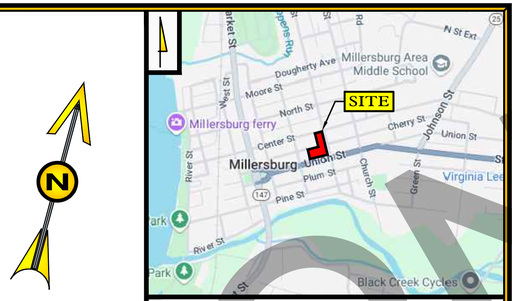


LANDSCAPING DATA:

1. PARKING TREE REQUIREMENT: ONE (1) TREE FOR EVERY 10 SPACES (PER 4:2:15.B(1))
2. PARKING TREES REQUIRED: 8 SPACES = 1 TREES
3. PARKING TREES PROVIDED: 1 TREE

PLANTING SCHEDULE:

SYMBOL	PROPOSED	COMMON NAME	BOTANICAL NAME	MINIMUM INSTALLED SIZE	MATURE SPREAD	SPACING
		TREES				
	1	ARMSTRONG GOLD MAPLE	ACER RUBRUM	2" CAL.	12'	AS SHOWN



LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA:

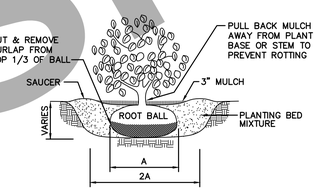
1.	EXISTING ZONE:	OLDTOWN DISTRICT (OT)
2.	EXISTING USE:	PARKING LOT
3.	PROPOSED USE:	FACILITIES BUILDING WITH DRIVE-THRU (PERMITTED)
4.	LOT AREA:	16,335.00 S.F.
5.	MAXIMUM LOT DEPTH:	200 FEET
6.	LOT DEPTH:	165 FEET
7.	MAXIMUM LOT WIDTH:	125 FEET
8.	LOT WIDTH:	99 FEET
9.	BUILDING HEIGHT:	MINIMUM - 22 FEET MAXIMUM - 40 FEET
10.	PROPOSED BUILDING HEIGHT:	22.29 FEET
11.	MAXIMUM IMPERVIOUS COVERAGE:	80%
12.	EXISTING IMPERVIOUS COVERAGE:	100% (16,335.00 S.F.)
13.	PROPOSED IMPERVIOUS COVERAGE:	72.46% (11,836.37 S.F.) AN INCREASE IN PERVIOUS COVERAGE OF 4,499 S.F.
14.	FRONT BUILDING SETBACK:	THE MINIMUM FRONT YARD SETBACK SHALL BE NO CLOSER THAN THE CLOSEST BUILDING TO THE STREET RIGHT-OF-WAY, WHILE THE MAXIMUM FRONT YARD SETBACK SHALL BE NO FURTHER THAN 2 FEET GREATER THAN THE AVERAGE FRONT YARD SETBACK WITHIN THAT BLOCK, ON THAT SIDE OF THE STREET.
15.	SIDE BUILDING SETBACK:	NO MINIMUM SINGLE SIDE YARD SETBACK SHALL BE ESTABLISHED. HOWEVER, ONE SIDE YARD ON THE LOT MUST BE A MINIMUM OF 4 FEET. THE MAXIMUM SIDE YARD SETBACK SHALL BE NO LARGER THAN THE AVERAGE SIDE YARD SETBACK WITHIN THAT BLOCK, ON THAT SIDE OF THE STREET.
16.	REAR BUILDING SETBACK:	THE MINIMUM REAR YARD SETBACK FOR A PRINCIPLE STRUCTURE SHALL BE 15 FEET. THE MINIMUM REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE SHALL BE 0 FEET.
17.	SANITARY SEWER SERVICE:	PUBLIC
18.	WATER SERVICE:	PUBLIC

PARKING DATA:

1.	PARKING REQUIREMENT (FINANCIAL INSTITUTION):	NO MINIMUM MAXIMUM, ONE (1) SPACE PER 1,000 S.F. OF GFA
2.	PARKING SPACES PROVIDED:	8 SPACES

GENERAL NOTES:

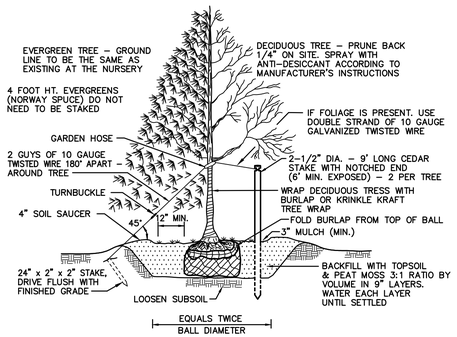
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5. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
6. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, PUBLICATION #72, CURRENT EDITION, AND ALL DERRY TOWNSHIP ORDINANCES AND CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. ALL DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT OR CURBING.
13. ALL LINE STRIPING WITHIN THE SITE SHALL BE A 4 INCH WIDE WHITE STANDARD TRAFFIC PAINT, UNLESS INDICATED OTHERWISE.
14. ALL AREAS THAT DO NOT RECEIVE PAVEMENT OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL (SEE SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR RECOMMENDED SEED MIXTURE).
15. ALL SITE ACCESSIBILITY FEATURES SHALL COMPLY WITH "ICC/ANSI A 117.1-2009" AND "2012 INTERNATIONAL BUILDING CODE" OR MOST CURRENT.
16. THESE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH THE BOROUGH OF MILLERSBURG ZONING ORDINANCE AND DAUPHIN COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
17. DELIVERY VEHICLES ARE EXPECTED TO BE LIMITED TO SMALL BOX TRUCKS AND SECURED VEHICLES. DELIVERIES ARE EXPECTED TO OCCUR DURING NON-PEAK HOURS.
18. ANTICIPATED MAXIMUM HOURS OF OPERATION ARE 9:00 A.M. TO 4:00 P.M. MONDAYS THROUGH WEDNESDAYS, 9:00 A.M. TO 5:00 P.M. THURSDAYS THROUGH FRIDAYS AND 9:00 A.M. TO 12:00 P.M SATURDAYS.
19. A HIGHWAY OCCUPANCY PERMIT (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" AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE ACCESS TO STATE HIGHWAY IS PERMITTED.



NOTES:
- SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
- WHERE SHALE AREAS ARE ENCOUNTERED, EXCAVATE HOLE TO THREE TIMES DIAMETER OF ROOTBALL.
- SHRUBS SHALL BE SELECTIVELY PRUNED TO COMPENSATE FOR ROOT LOSS.

SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

LANDSCAPING NOTES:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWING, AND IN THE QUANTITIES INDICATED IN THE PLANTING SCHEDULE. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS SHOWN, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT AS SHOWN ON THE PLAN.
3. PLANTS SHALL BE TYPICAL TO THEIR SPECIES, CULTIVAR, OR VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED AND DENSE FOLIAGE, VIGOROUS FIBROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS OR INJURIES.
4. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
5. INSOFAR AS IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT ALL STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
6. ALL PLANTS SHALL BE PLANTED IN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
7. PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND THE BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
9. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT, AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL RELATIONSHIP BETWEEN THE CROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING PITS.
10. EACH PLANT SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BETWEEN TREES. REMOVE ONLY DAMAGED OR BROKE BRANCHES.
11. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED, SMALLER TREES SHALL BE STAKED. GUY WIRES AND STAKES SHALL BE INDICATED WITH BRIGHT FLAGGING.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE ENGINEER AND CONTRACTOR IN THE FIELD. IF THERE IS ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
13. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE COMPLETION DATE OF INSTALLATION.
14. ALL TREES SHALL HAVE THEIR STAKING AND WIRING REMOVED BY THE CONTRACTOR AFTER A PERIOD OF ONE (1) YEAR.
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).
16. ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE BRANCHES THAT CROSS. THE CENTRAL LEADER OF TREES SHOULD NOT BE CUT. LONG SIDE BRANCHES SHOULD BE SHORTENED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND LOCATING ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UTILITIES. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE (5) FEET OF BURIED UTILITY LINES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
18. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS, OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY ENGINEER FOR OTHER INFORMATION.
19. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED TYPE ARE NOT AVAILABLE, SUBSTITUTIONS MAY OCCUR UPON REQUEST BY THE CONTRACTOR AND AS APPROVED BY THE ENGINEER.
20. ALL PROTECTIVE TREE WRAP AND NON-BIODEGRADABLE ROOT WRAP SHALL BE REMOVED IMMEDIATELY AFTER PLANTING.
21. ALL TREE AND SHRUB BEDS ARE TO BE COVERED WITH A THREE (3) INCH MINIMUM LAYER OF SHREDDED BARK MULCH.
22. TREES SHALL BE PLANTED SO AS TO NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SIDEWALKS. TREES SHALL NOT BE PLANTED WITHIN EIGHT (8) FEET OF SIDEWALKS. TREES OR SHRUBS SHALL NOT BE PLANTED IN THE BOTTOM OF SWALES.
23. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND THE LATEST EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK, ANSI.Z60.
24. ALL PLANT MATERIALS USED SHALL, AT THE TIME OF PLANTING, MEET MINIMUM SIZE REQUIREMENTS AS STATED IN BOROUGH OF MILLERSBURG ZONING ORDINANCE AND THE DAUPHIN COUNTY SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
25. ALL LANDSCAPING AROUND THE BUILDING PERIMETER WILL BE DETERMINED BY THE OWNER.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

FOR SUBMISSION

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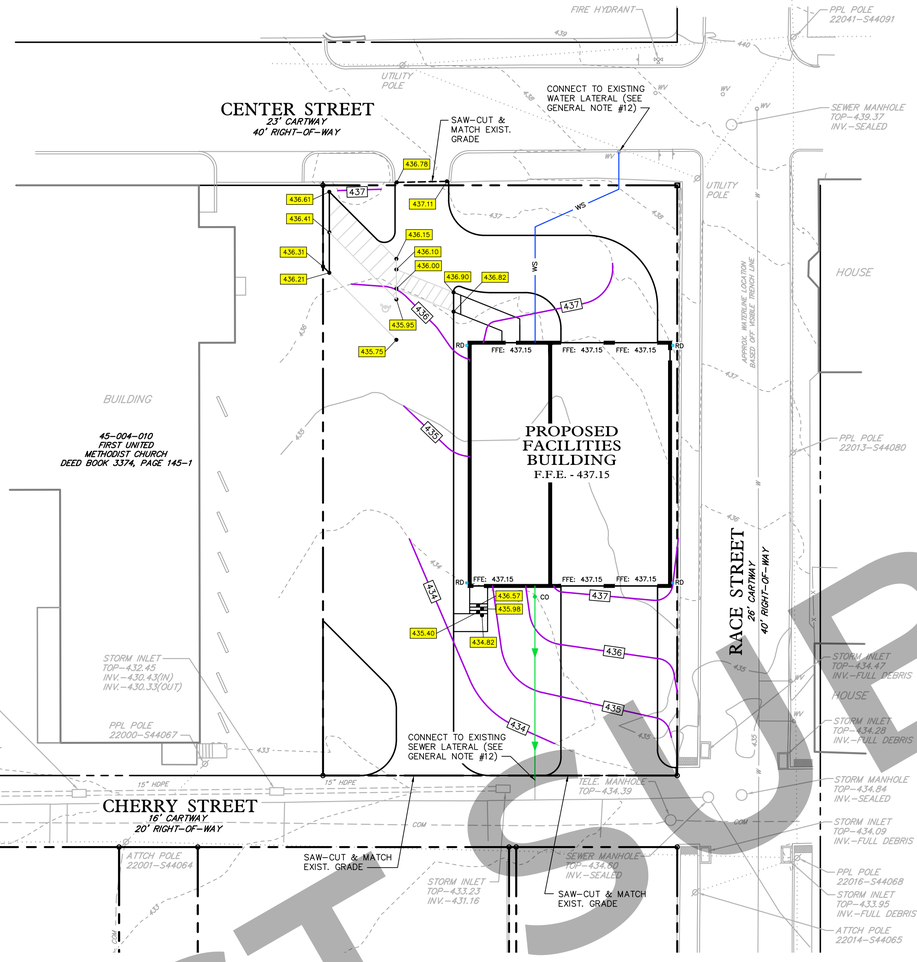
WSC PROJECT NUMBER: 2024MPBANK

SCALE: 1" = 20'

DATE: JANUARY 16, 2026

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LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JUNE, 2024 & 2025 FIELD SURVEY COMPLETED BY A TO Z LAND CONSULTING SERVICES, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88. THIS SURVEY WAS NOT PERFORMED WITH THE BENEFIT OF A TITLE SEARCH.
2. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
3. ALL RIGHT-OF-WAYS HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (BOROUGH OF MILLERSBURG SERIAL NUMBER: 20241632068).
4. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – MAP 42043C0087D, PANEL 87 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN – ZONE X.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED ROOF/CANOPY DRAIN LEADERS, SANITARY SEWER LATERALS, WATER SERVICES AND ALL OTHER UTILITY CONNECTIONS TO THE PROPOSED BUILDING VIA REVIEW OF THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE SITE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF ANY DISCREPANCIES WITH THESE DRAWINGS ARE IDENTIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL REQUIRED INSPECTIONS WITH THE APPROPRIATE TOWNSHIP/UTILITY COMPANY/COUNTY REPRESENTATIVES, AND IN ACCORDANCE WITH THE POLICIES OF THOSE PARTIES.
7. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
8. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY AND STORM SEWER LINES.
9. ALL AREAS THAT DO NOT RECEIVE PAVING OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL.
10. CONNECTION TO ALL PUBLIC UTILITIES (WATER, ELECTRIC, SEWER, PHONE AND CABLE) SHALL BE MADE IN ACCORDANCE WITH THE GUIDELINES AND REGULATIONS OF THE RESPECTIVE UTILITY COMPANY.
11. ALL UTILITY INSTALLATION/TRENCHING SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER AND WATER LATERALS AND CONTACT THE SITE ENGINEER WITH ANY DISCREPANCIES FOUND ON SITE.
13. BUILDING ROOF DRAIN DOWNSPOUTS SHALL DISCHARGE AT FINISH GRADE ELEVATION.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- PROPOSED STORM SEWER INLET & LINE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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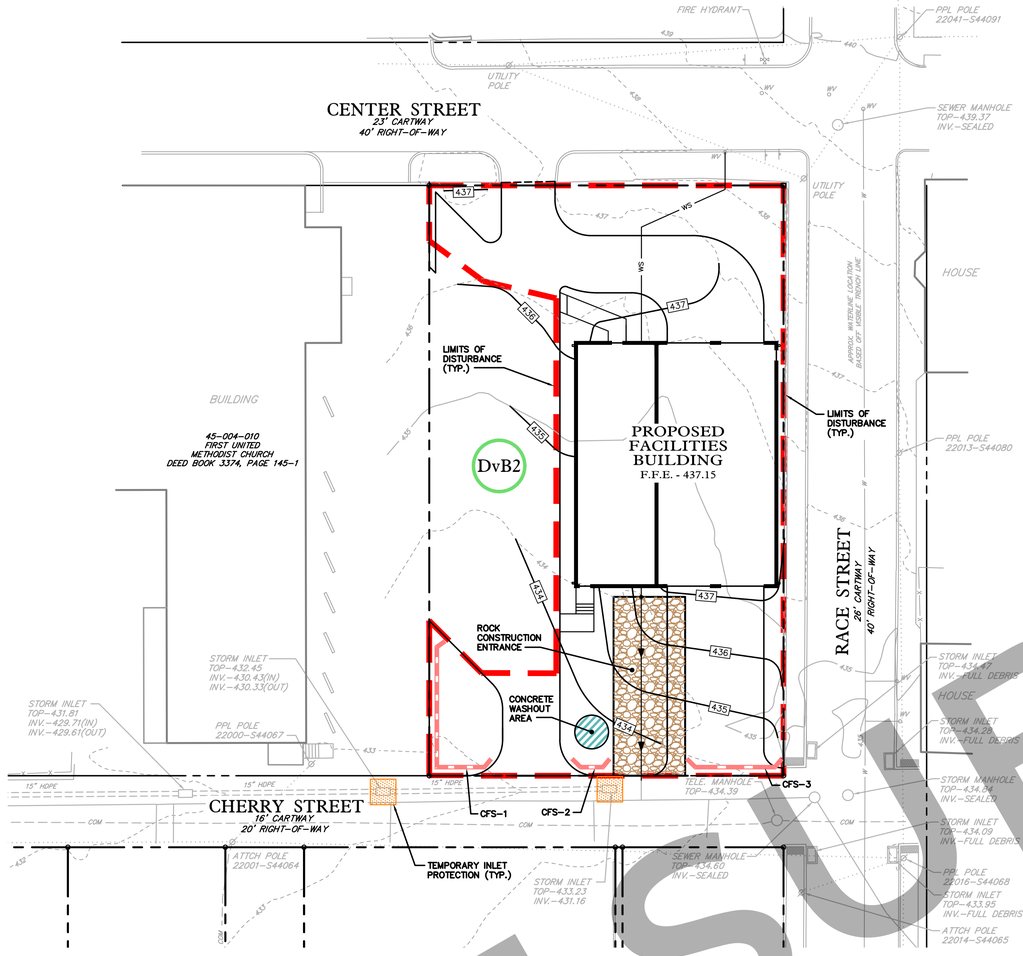
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SCALE: 1" = 20'

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LOCATION MAP
SCALE: 1" = 1,000'

NATIVE SOIL TYPE:

DvB2 — DUNCANNON VERY FINE SANDY SILT LOAM
3%–8% SLOPES, MODERATELY ERODED

LIST OF PROPOSED E&S BMPS

1. COMPOST FILTER SOCK
2. ROCK CONSTRUCTION ENTRANCE
3. INLET PROTECTION
4. PUMPED WATER FILTER BAG
5. CONCRETE WASHOUT
6. TEMPORARY SEEDING AND MULCHING

RECEIVING WATER / CLASSIFICATION

NAME: WICONISCO CREEK
CLASSIFICATION: WWF/MF

LIMITS OF DISTURBANCE

0.29 ACRES / 12,519 S.F.

SOIL EROSION CONTROL MEASURES:

- LIMITS OF DISTURBANCE
- 12" COMPOST FILTER SOCK (CFS)
- CONCRETE WASHOUT AREA
- TEMPORARY INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

E & S MAINTENANCE PROGRAM:

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE MIFFLIN COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

RECOMMENDED SEEDING RATES & TYPES:

1. TEMPORARY SEEDING (STABILIZATION DURING CONSTRUCTION):
   A. SEED @ 10 LBS/1,000 SY:
      (1) ANNUAL RYEGRASS
   B. AGRICULTURAL LIME @ 410 LBS/1,000 SY
   C. FERTILIZER (10-10-10) @ 100 LBS/1,000 SY
   D. STRAW MULCH @ 1,240 LBS/1,000 SY
   E. PERIOD: MARCH 15 TO OCTOBER 15
2. PERMANENT SEEDING:
   A. SEED @ 11 LBS/1,000 SY:
      (1) KENTUCKY BLUEGRASS – 50%
      (2) PERENNIAL RYEGRASS – 30%
      (3) ANNUAL RYEGRASS – 20% (NURSE CROP)
   B. AGRICULTURAL LIME @ 2,480 LBS/1,000 SY
   C. FERTILIZER (10-20-20) @ 210 LBS/1,000 SY
   D. STRAW MULCH @ 1,240 LBS/1,000 SY
   E. PERIOD: MARCH 15 TO JUNE 1
      AUGUST 1 TO OCTOBER 15

NOTES:
1. STRAW MULCH SHALL BE STABILIZED BY CRIMPING, TACKING, OR NETTING AS APPROPRIATE.
2. VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEEDED.
3. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE.

LEGEND:

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- PROPOSED CONTOUR
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- PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- PROPOSED WATER SERVICE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

GRAPHIC SCALE
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