25-078

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Buch Associates | Engineer: N/A

Plat Title: Indian Trail Country Market

Zoning District: Commercial (C) | Proposed Land Use: Grocery Store

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	0	0	2.34	3.32

Date Received: 7/14/25 | Staff Review: 7/22/25 | Official County Review: 7/23/25

Reviewed by KD | Checked by GD | Parcel ID 66-009-024

Project Description: Proposed reconstruction of a 18,728 S.F. Grocery Store

- *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 municipal regulations on file with the *County Planning Commission.*

Plan Comments:

1) On the Cover Sheet of the plan, there is a general comment referencing a medical facility that should be corrected.
2) The applicant has submitted this as a final plan and will need to request a waiver of the Preliminary Plat procedures (S&LDO §§ 22-304). There are no waivers or variances requested on the plan. For the purpose of this review, the plan has been reviewed as a Final Plat.
3) The dimensions of easements are required to be shown. (S&LDO §22-307.1.D) This includes the landscaped easement.
4) A plan of the profiles of sanitary, stormwater sewers, and any proposed water distribution systems is required to be shown. Where is the existing well and 100 ft wellhead isolation area? (S&LDO §22-307. P.3) The well is required to be in compliance with S&LDO §26-104.
5) A PennDOT Highway Occupancy Permit (HOP) is required for access off Route 209. Evidence of obtaining the permit should be provided before any construction or earth movement is undertaken. Since the entrance and exit of the site are being changed, will there be a need for a new HOP permit? This should be discussed with PennDOT.
6) The Township Engineer should confirm the design of the stormwater management plans associated with the development and that the associated documentation follows the Township stormwater management regulations.

Design Standards:

1) Site distances must be provided (S&LDO §401.8) (see Plan comment # 6 regarding the driveway)
2) Township to address the granting of a waiver of Section 22-509 regarding the requirement for a recreation fee for this development and Section 22-401-11.17 regarding the construction of sidewalks.
3) The lighting plan was reviewed. Is this acceptable to the Township?
4) Is there signage for the one-way entrance and exit for the proposed driveway? Additionally, the plan features an area that is curbed at the entrance and exit points. Is this entrance/exit area curbed, landscaped, or painted with lines? This needs to be clarified.

Zoning

1) A buffer yard is required where the commercial district abuts a residential use or residential district, as specified in ZO §27-707 and ZO §27-708.D; all lots adjacent to the east of the site appear to be residential uses, and GIS aerial imagery indicates a lack of existing vegetation along the east side of the site. Much of the vegetation appears to located on the adjacent lots. How can this buffer area be managed if it is not located on the applicant's lot? Buffer yard plans must be submitted to the Zoning Officer before the issuance of a building permit (ZO §27-1203.6). Screen planting is also required along all residential houses or residential properties (ZO §27-709). A Landscaping and Screening Plan is also required and is subject to the approval of the Board of Supervisors (ZO §27-1102). Additionally, one tree for every ten parking spaces is required in parking areas (ZO §27-1102.J); however, 56 parking spaces are proposed, and no trees are currently included.
2) Parking areas with more than 50 spaces shall provide landscaping strips to separate the parking spaces from the entrance, exit, and circulatory drives. A landscaping plan is required to be submitted per ZO §12-1503.
3) Consideration should be given to the parking layout where vehicles enter the property from Route 209. Parking spaces located immediately to the left of the entrance drive may create a potential conflict point, as vehicles backing out of these spaces could interfere with incoming traffic from the roadway. This situation could present a potential safety hazard and should be evaluated accordingly.

25-078

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/Instrument #	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/landscape architect 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 *(see comment)*			X	
20. Existing man-made features shown -	Building (s)	X		
	Storm drainage facilities	X		
	Sewer mains			X
	Water mains		X	
21. Proposed man-made features shown –	Building (s)	X		
	Storm drainage facilities	X		
	Sewer disposal – public ( ) on-lot (X)	X		
	Water supply – public ( ) well (X)		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 *(see comment)*			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 *(see comment)*			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		X		
34. PADOT Highway Occupancy Permit statement shown		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

SITE DATA:

Owner:
Leslie D. & Lori M. Horst
142 South Crossroads Road
Lykens, Pa 17048

Site Adderess
4944 State Route 209
Elizabethville,Pa 17023

Dauphin county Parcel Nos. (66-009-024)

Deed reference: (20240025128)

Building Setbacks:
Front 40'
Side 15'
Rear 30'

Height Regulations
40'

Lot Coverage 70%

Existing Coverage 23 %
Proposed Coverage 35 %

Sewage Flows
Existing System Design 2250 Gal
3 Gallons Per Person = 50 People max
Design 100 = 300 Gallons
2 Public Toilets = 800 Gallons
Required 1,100 Gallons a day
Design 2,200 Gallons

Parking
Retail If less than 5,000S.F. ,1 Space per every 250 S.F. of Flooor area. If over 5,000 S.F. of floor Area, 20 Spaces, Plus 1 Space per every 400 S.F. in excess of 5,000 S.F. of floor plan.= 20 Spaces
12,314 S.F. -5,000 = 7,314/400 =18 Spaces
Restaurant, Fast Food One Space for every 2 Seats plus 2 Spaces for every 3 Employees on Largest Shift.
24 Seats /2 = 12 Spaces
9 Employees /3 = 3x2=6 Spaces
Parking required
56 Parking Spaces
3 Accessible Spaces
56 Parking Spaces Proposed
3 Accessible Spaces Proposed

AREA TABULATION:

EXISTING PARCEL (66-009-024)
Lot Area- 144,851 S.F. or 3.32 Acres (by Deed)

HIGHWAY OCCUPANCY PERMIT

Access to the State/Township Highway is authorized by a State/Township Highway Occupancy Permit. No building construction or work within the State/Township Highway R/W may commence without said permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES:

All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

OWNER'S ACKNOWLEDGEMENT

" I, _____ hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality"
Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

CROSS EASEMENT STORMWATER AGREEMENT

The owners/developers do hereby reserve the right for Washington Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of stormwater facilities. This shall include all rights of ingress and egress over and upon the roadways, sidewalks, and parking areas which shall be designated as common use easement areas. All stormwater facilities including drainage swales, lagoons, stormwater basins, collection and conveyance systems, and stormwater outlet structures shall be determined as part of the stormwater easement.

_____
Leslie D. Horst

_____
Lori M. Horst

PUBLIC UTILITIES:

Comcast Cable Communications Inc.
C/O USIC Locating Services Inc.
13085 Hamilton Crossing Blvd Ste 200
Carmel, IN 46032
Phone: 1-800-811-7481

Frontier Communications Of Pa Inc.
300 East laird St
Wilkes Barre, Pa 18702
Michael Navich
Michael.Navich@FTR.com
(570)-208-3375

PP& L Electric Utilities Corporation
437 Blue Church Road
Paxinos, Pa 17860
Doug Haupt
dhaupt@pplweb.com
(570)-440-5684

Upper Dauphin Area School District
5668 S.R. 209
Lykens,Pa 17048
Jared Shade
shadej@udasd.org
(717)-362-6545

Washington Township Dauphin Co
185 Manors Road
Elizabethville,Pa 17032
rcrabb@wtwp.org
(717)-362-3191

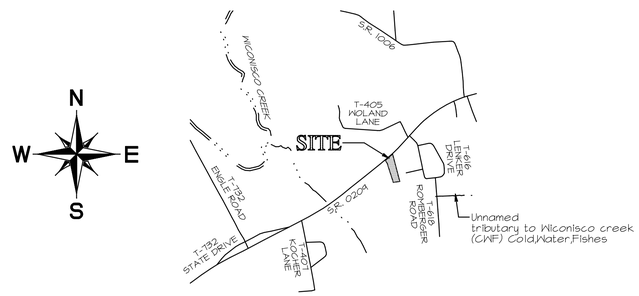
FINAL LAND DEVELOPMENT PLAN
FOR

INDIAN TRAIL COUNTRY MARKET

Situated in
Washington Township
Dauphin County, Pennsylvania

Date: June 4,2025

Drawing No: WAT-357



GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

LOCATION PLAN:

GENERAL NOTES:

- Proposed Reconstruction of a 18,726 S.F. Grocery Store
- Existing Parcel 66-009-024 is commerical use and is serviced by onlot septic and private well.
- Contours are related to NAVD 88.
- Off street parking will be provided on Lot
- Deed Reference: Leslie & Lori Horst 20240025128
- Dauphin County Tax Parcel No. (66-009-024)
- Minimum Building Setbacks:Front-40',Side-15',Rear-30'.
- Area of Earth Disturbance -2.34 Acres
- Contours are related to NAVD 88 in 2' intervals.
- Zoned: Commercial District (C)
- The individual lot owners will be responsible for the implementation and maintenance of the stormwater, erosion and sedimentation control devices.
- The Operation and Maintenance Agreement is part of the Stormwater Management Site Plan.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation of tillage
- Washington township or their representative should inspect the infiltration basin upon completion.
- Any material hauled off site must be hauled to an area with an existing Erosion and Sedimentation Control Plan.
- Receiving waters unnamed tributary to Wiconisco creek (CWF) Cold,Water,Fishes
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the funtion of the easement, or conflict with any conditions associated with such easement.
- Stormwater associated with the proposed medical facility will be infiltrated to minimize thermal impacts.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management facility.
- The stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
- Land Uses: Past- commercial, Present-commercial, Future- commercial
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.

REPONSIBILITIES FOR FILL MATERIALS:

Clean fill may be used in an unrestricted manner. However, clean fill may only be placed in waters of the commonwealth if other environmental programs authorize such use. To determine whether fill is uncontaminated, a person should perform environmental due diligence. If due diligence shows no evidence of a release, the material may be managed as clean fill under this policy. If due diligence shows evidence of a release, the material is regulated fill and may not be managed under this policy.
Clean Fill: Uncontaminated, nonwater-soluble, nondecomposable inert solid material used to level an area or bring the area to grade. The term does not include materials placed in or on the waters of the commonwealth. The term does include the following materials: soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from the other waste and recognizable as such.
Environmental Due Diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, sandborne maps, environmental questionaires, transaction screens, environmental assessments and audits.

POST - CONSTRUCTION STORMWATER MANAGEMENT PLAN

1. After construction has been completed, the erosion control procedures must be maintained. The owner shall establish an Erosion Control Inspection Logbook in which a written log will be maintained pertainning to the site E/S maintenance. The logbook will reflect the inspection date , by whom, condition of the E/S facilities and a description of maintenance performed. The logbook will be a thorough record of E/S maintenance and available for review at any time by the Dauphin County Conservation District.
2. Inspections will be made once every three months and after a severe storm event.
3. All debris will be removed from the stormwater facilities which include the infiltration basin and basin outlet structure.
4. The outlet structures will be kept free of debris and repaired immediately if they receive any damage.
5. The drainage basin and vegetated areas will be inspected for stress and will be repaired immediately.
6. The basin side slopes and embankments will be inspected for any evidence of damage by burrowing animals. If any burrowing is discovered it is to be corrected immediately.
7. The basin is to be kept free of a build up of silt. If any is discovered, it is to be removed of and disposed of at an environmentally approved spoils disposal site.

INFILTRATOR PROTECTION:

Prior to beginning construction, the contractor is to mark out the infiltrator footprint with contractors fencing or tape. This is to keep equipment weight from compacting the soil. Construction and grading of the infiltrator is to be done with the equipment located outside of the infiltrator footprint. Excavation and grading of the infiltrator is to be tapered and shaped to the existing contour.

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CLB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

PLAN INDEX:

SHEETS LDI :	LAND DEVELOPMENT COVER SHEET
SHEETS SWI-SW2:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ESI - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS ECI:	EXISTING CONDITIONS
SHEETS ODI:	OFFSITE DISCHARGE PLAN
SHEETS ILI:	ILLUMINATION PLAN

REVISIONS

DATE	DESCRIPTION

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2025,
before me, the undersigned personally appeared
Owner(s) _____
Leslie D. Horst Lori M. Horst
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.

_____
Leslie D. Horst

_____
Lori M. Horst

Leslie D. & Lori horst
142 South Crossroads Road
Lykens,Pa 17048
Phone: (717) 905-2468

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____ , 2025.
Chairman _____
Secretary _____

This plan recommended for approval by the Washington Township Planning Commission this __ day of_____, 2025.
Chairman _____
Secretary _____

This plan approved by Washington Township Board of Supervisors this __ day of_____, 2025.
Chairman _____
Secretary _____

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Washington Township Subdivision and Land Development Ordinance and the survey meets all accuracy requirements.

_____ PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

Pa. Lic. No. 22834-E

LEGEND

- Sign
- 625.00 Spot Elevation
- (625.00) Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- 41 Traverse Point
- GBD GCZ Soil Types
- Building Setback Line
- SS Silt Soxx
- 600 Proposed Contour

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251052052 (Washington Township)

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Carmel, IN 46032
Phone: 1-800-811-7481

Frontier Communications Of Pa Inc.
300 East laird St
Wilkes Barre, Pa 18702
Michael Navich
Michael.Navich@FTR.com
(570)-208-3375

PP& L Electric Utilities Corporation
437 Blue Church Road
Paxinos, Pa 17860
Doug Haupt
dlhaupt@pplweb.com
(570)-490-5684

Upper Dauphin Area School District
5668 S.R. 209
Lykens,Pa 17048
Jared Shade
shadej@udasd.org
(717)-362-6545

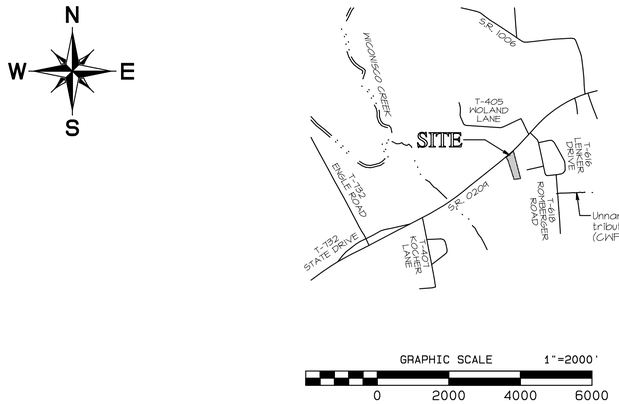
Washington Township Dauphin Co
185 Manors Road
Elizabethville,Pa 17032
rcrabb@wtwp.org
(717)-362-3191

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR
INDIAN TRAIL COUNTRY MARKET

Situated in
Washington Township
Dauphin County, Pennsylvania

Date: June 4,2025

Drawing No: WAT-357



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REVISIONS

DATE	DESCRIPTION

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PA 1 CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251052052 (Washington Township)

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CLB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock

LEGEND

- Sign
- X 620.00 Spot Elevation
- X[655.50] Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LT. Std. Existing Light Standard
- Proposed Light Standard
- Property Corner
- 1600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CLB2 CLC2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 1600 Proposed Contour

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Washington Township and Land Development Ordinance and the survey meets all accuracy requirements.

William A. Burch PLS
Pa. Lic. No. 22834-E
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

Primary Control Point 885' To Center Line Intersection of State Route 209 and T-618 Romberger Road

Alfred & Karen West
Deed: 20180004017
Parcel: 66-009-036
Zoned: Commercial District

Timothy & Mori Motter
Deed: 20200035244
Parcel: 66-009-080
Zoned: Commercial District

Scott M. & Tracy L. Schrey
Deed: 6246-31
Parcel: 66-009-081
Zoned: Commercial District

DRAINAGE AREA 119,659 S.F.

NPDES BOUNDARY

PROPOSED CONCRETE SIDEWALK

**ALL ROOF LEADERS MUST BE DIRECTED TO THE PROPOSED STORM WATER INFILTRATOR

PROPOSED GREASE INTERCEPTOR TANK

PROPOSED 2 2,000 Gallon SepticTanks

S13°31'17"E 788.79'

PROPOSED 4" PVC delivery Line

AREA OF EARTH DISTURBANCE 2.34 ACRES

OFFSITE DISCHARGE POINT

10 Spaces

PROPOSED 2' X 4' INLET No.1 TOP=671.81 BTM= 668.31

PROPOSED 18,728 S.F. GROCERY STORE FFE 672.50

Loading Dock

DR4 SWP4

DR1 SWP1

POA 001

Existing Sandmound

Existing Entrance to remain unchanged

STATE ROUTE 209 (Variable Width Public Right of Way)

11 Spaces

12 Spaces

4 Spaces; 3 Accessible Spaces

Bell Tel Pedestal

PROPOSED DUMPSTER PAD SWP3

DR3 SWP2

DR2

2' Retaining Wall

100 lf 15" Perforated HDPE @ 0.50%

4 Spaces

142 lf 15" Perforated HDPE @ 0.50%

S16°31'33"E 150.00'

18" Perforated HDPE O.E.=666.50

S22°14'11"E 100.50'

S16°31'33"E 171.85'

Existing 10,976 S.F. Landscape Easement

S69°22'48"W 162.18'

Masser Farm Realty LTD
Deed: 20170001940
Parcel: 66-014-001
Zoned: Residential District

LIMIT OF EARTH DISTURBANCE

Existing Entarnce to remain unchanged

N69°22'48"E 74.48'

N69°22'48"E 74.48'

PROPOSED 2' X 4' INLET No.2 TOP=671.20 BTM= 667.70

POST DEVELOPMENT FLOW PATH

PREDEVELOPMENT FLOW PATH

PROPOSED 2' X 4' INLET No.3 TOP=670.50 BTM= 667.00

N73°29'27"E 220.20'

N69°22'48"E 668.87

Vincenzo & Barbara Sfiano Di Cola
Deed: 20140010033
Parcel: 66-009-117
Zoned: Commercial District

PROPOSED STORMWATER INFILTRATOR (100' X 100' S.F. x 1' D).

N16°31'33"W 416.37'

NPDES BOUNDARY

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- 665.00 Spot Elevation
- 670.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- OE Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LL 566 Existing Light Standard
- Proposed Light Standard
- Property Corner
- 600 Existing Contour
- TRM Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- Traverse Point
- CB2 Soil Types
- CK2
- Building Setback Line
- SS Silt Soxx
- 2000 Proposed Contour

Leslie D. & Lori horst
142 South Crossroads Road
Lykens,Pa 17048
Phone: (717) 405-2468

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251052052 (Washington Township)

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

INDIAN TRAIL COUNTRY MARKET

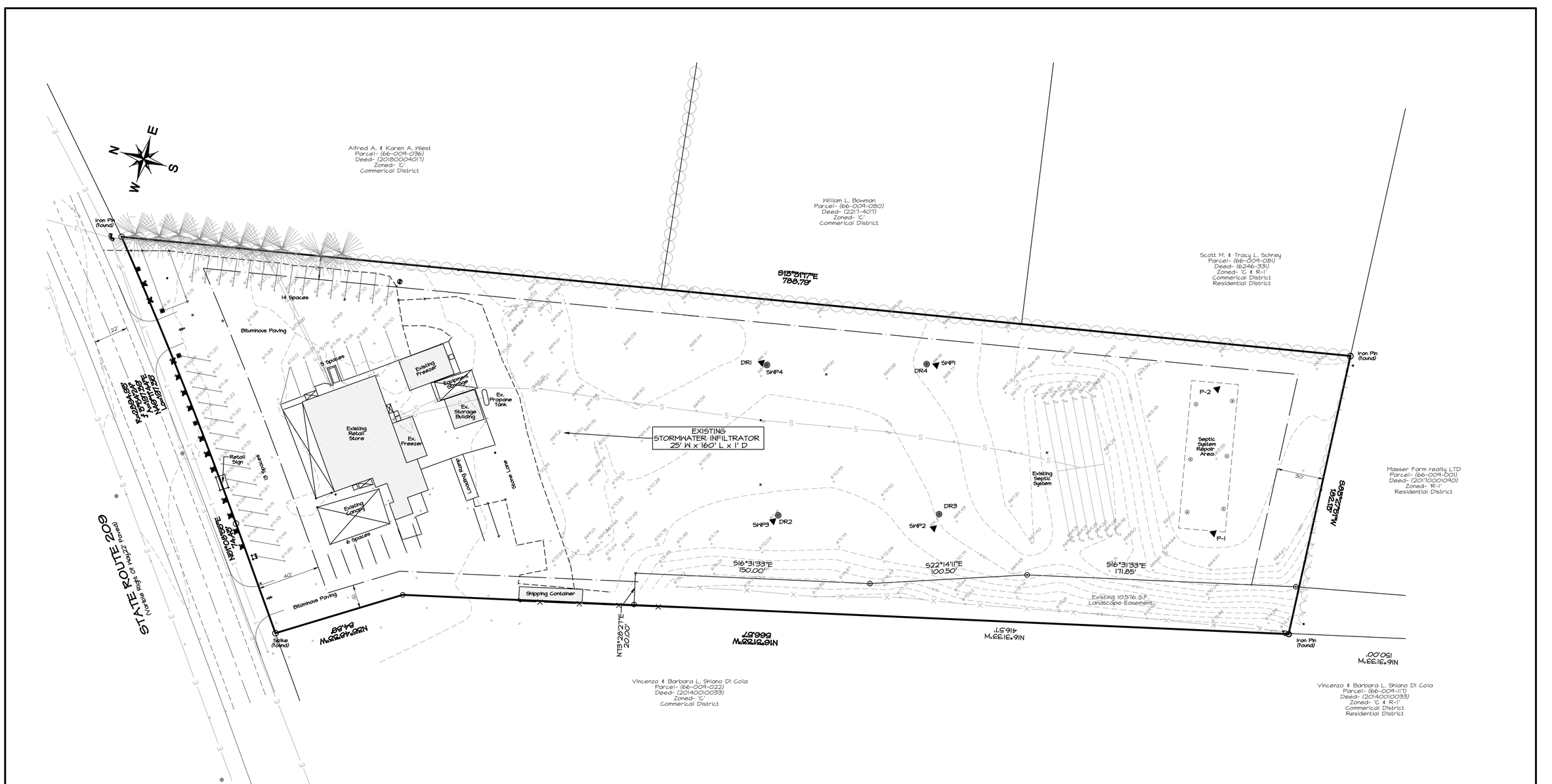
Situated In
Washington Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=30'

0 30 60 90

June 4,2025

Drawing No: WAT-357
SHEET - SW2 OF SW3



SITE TEST:

Repair Area
Probe No. 1- 23" Limiting Zone 29.31 Min./In.
Probe No. 2- 23" Limiting Zone 2% Slope

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20251052052 (Washington Township)

LEGEND

- Sign
- X 820.00 Spot Elevation
- X 820.00 Proposed Elevation
- OH T Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- W Existing Waterline
- LL SHLL Existing Light Standard
- Proposed Light Standard
- Property Corner
- 600 Existing Contour
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- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- GB2 GG2 Soil Types
- Building Setback Line
- SS Silt Soxx
- 600 Proposed Contour

EXISTING CONDITIONS PLAN
FOR

INDIAN TRAIL COUNTRY MARKET

Situated in
Washington Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=30'
0 30 60 90

June 4,2025

Drawing No: WAT-357

SHEET - EC1 OF EC1