No: 25-080

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Susquehanna Township | Surveyor: | Engineer: H.F. Lenz

Plat Title: Susquehanna Union Green Phase IIG

Zoning District: Traditional Neighborhood Development (TND-1) | Proposed Land Use: Medical Building

Plat Status:	___ Preliminary	**Plat Type**:	___ Subdivision	**Regulations**:	___ County
	___ Final				X Municipal
	X 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	1	0	2.21	58.07

Date Received: 7/16/25 | Staff Review: 7/23/25 | Official County Review: 7/23/25

Reviewed by: LG | Checked by: GD | Tax Map Parcel #: 62-013-182

Project Description: Preliminary / Final Land Development

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

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

Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance are to be in place before final approval.
2. The County recommends the Township verify that the lighting plan is adequate and addresses any possible overflow impacts to the adjacent lots. There appears to be an issue with the placement of one light pole to be installed at the edge of Phase IIH future development.
3. The location of the Trash Enclosure, particularly its proximity to the outdoor patio, may be re-evaluated to maintain a high-quality environment around the patio area.
4. Clarification is requested regarding whether the Regulating Plan codifies the amount of parking for this Phase. If it is possible to meet parking needs elsewhere and incorporate additional green space here, the County recommends this be considered.
5. Ensure the anticipated traffic volumes do not exceed the number of trips laid out in the traffic impact study and Highway Occupancy Permit.
6. Building setbacks are to be displayed on the Site Plan sheet to ensure the proposed building does not encroach on the minimum setback requirements.
7. Street signs and Stop signs are to be displayed on the plan and in accordance with *Section 22-1110*.

Plan No. 25-080

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 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	X		
Water mains	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 (see comment 1)	X		
32. Dedicatory statement shown (see comment 1)	X		
33. Approval blocks shown (see comment 1)	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

FINAL LAND DEVELOPMENT PLANS - PHASE IIG

SUSQUEHANNA UNION GREEN

SUSQUEHANNA TOWNSHIP

DAUPHIN COUNTY, PENNSYLVANIA

DATE: JULY 11, 2025

PREPARED BY:

H.F. Lenz Co.
1407 Scalp Avenue
Johnstown, PA 15904
814-269-9300
hflenz.com

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND DATE ABOVE WRITTEN,

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER STATEMENT OF DEDICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S) _____

OWNER CERTIFICATION (STORMWATER)

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SUSQUEHANNA TOWNSHIP.

OWNER(S) _____

ENGINEER CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
(ENGINEER'S SIGNATURE AND SEAL)

SURVEYOR CERTIFICATION

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

_____
(SURVEYOR'S SIGNATURE AND SEAL)

STORMWATER MANAGEMENT CERTIFICATION

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

WETLAND STATEMENT

I,_____, HEREBY CERTIFY THAT THERE (ARE/ARE NOT) WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT (WILL/WILL NOT) IMPACT OFF-SITE WETLANDS, AND PERMITS (ARE/ARE NOT) REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

DAUPHIN COUNTY PLANNING COMMISSION REVIEW STATEMENT

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2025

CHAIRMAN _____

SECRETARY _____

SUSQUEHANNA TOWNSHIP ENGINEER REVIEW STATEMENT

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2025

TOWNSHIP ENGINEER _____

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION APPROVAL STATEMENT

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2025

CHAIRMAN _____

SECRETARY _____

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS APPROVAL STATEMENT

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 2025

PRESIDENT _____

SECRETARY _____

RECORDING STATEMENT

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 2025

INSTRUMENT NUMBER _____

SITE INFORMATION

OWNER:	HAWTHORNE SPE LLC 3605 VARTAN WAY SUITE 301 HARRISBURG, PA 17110 MR. H. RALPH VARTAN – PRESIDENT (717) 657-0100	
APPLICANT:	VARTAN GROUP INC. 3605 VARTAN WAY SUITE 301 HARRISBURG, PA 17110 MR. H. RALPH VARTAN (717) 657-0100	
ZONING	TRADITIONAL NEIGHBORHOOD DEVELOPMENT-1 (TND-1)	
TOTAL SITE AREA:	58.07 ACRES	
BULK AREA REQUIREMENTS	PROVIDED	REQUIRED / PERMITTED
MINIMUM TRACT AREA		
MULTIPLE FAMILY:	40,000 S.F.	40,000 S.F
PRINCIPAL FREE STANDING BUILDING:	10,000 S.F.	10,000 S.F.
MINIMUM LOT AREA FOR IN LINE RETAIL:	1,000 S.F.	1,000 S.F.
ACRES DEVOTED TO RESIDENTIAL USES SINGLE-FAMILY DETACHED	44% X 31.1 AC. = 13.7 AC.	2.9 AC. MIN. (NO MAX.)
MAXIMUM DWELLING UNITS PER GROSS ACRE SINGLE-FAMILY DETACHED	40 UNITS	10.2 AC. X 9 UNITS/AC. = 92 UNITS
BUILD TO LINES:	12' MAXIMUM	12'
MINIMUM SIDE YARD NON-RESIDENTIAL / MULTI-FAMILY: RESIDENTIAL:	20' 15'	20' 15'
MAXIMUM IMPERVIOUS COVERAGE:	53.9%	55%
MINIMUM GREEN SPACE CENTRAL GREEN: ADDITIONAL GREENS (2)	0.51 AC. 1.40 AC. / 1.00 AC.	0.5 AC. 1 AC. EACH
MINIMUM PRINCIPAL BUILDING HEIGHT: MAXIMUM PRINCIPAL BUILDING HEIGHT:	20' 55'	20' 55' (4 STORIES)

TAX PARCEL: NO. 62-013-182 AND 62-013-208

DEED INSTRUMENT NO. 20170009139

PLAN INSTRUMENT NO. 20130022125

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE	AUTHOR
C000	COVER SHEET	H.F. LENZ ENGINEERING
C100	GENERAL INFORMATION SHEET	H.F. LENZ ENGINEERING
C200	EXISTING CONDITIONS PLAN	H.F. LENZ ENGINEERING
C300	SITE PLAN	H.F. LENZ ENGINEERING
L100	PHASING PLAN	La QUATRA BONCI ASSOCIATES
L101	REGULATING PLAN	La QUATRA BONCI ASSOCIATES
L102	STREETSCAPE PLAN	La QUATRA BONCI ASSOCIATES
L103	PUBLIC REALM PLAN	La QUATRA BONCI ASSOCIATES
L200	SITE IMPROVEMENT PLAN	La QUATRA BONCI ASSOCIATES
L400	SITE DETAILS	La QUATRA BONCI ASSOCIATES
L401	SITE GRADING PLAN	La QUATRA BONCI ASSOCIATES
L600	SITE LANDSCAPE PLAN	La QUATRA BONCI ASSOCIATES
L601	PLANT LIST AND DETAILS	La QUATRA BONCI ASSOCIATES
C400	GRADING AND DRAINAGE PLAN	H.F. LENZ ENGINEERING
C500	UTILITY PLAN	H.F. LENZ ENGINEERING
C600	STORM SEWER PROFILES	H.F. LENZ ENGINEERING
C700	UNDERGROUND DETENTION/INFILTRATION SYSTEM PLAN AND DETAIL	H.F. LENZ ENGINEERING
C800	SITE DETAILS	H.F. LENZ ENGINEERING
C801	SITE DETAILS	H.F. LENZ ENGINEERING
C802	SITE DETAILS	H.F. LENZ ENGINEERING
C803	SITE DETAILS	H.F. LENZ ENGINEERING
C804	SITE DETAILS	H.F. LENZ ENGINEERING
C804	SITE DETAILS	H.F. LENZ ENGINEERING
C804	SITE DETAILS	H.F. LENZ ENGINEERING
C804	SITE DETAILS	H.F. LENZ ENGINEERING
C805	SITE DETAILS	H.F. LENZ ENGINEERING
C900	PHOTOMETRIC PLAN	BY OTHERS
ES100	EROSION AND SEDIMENTATION CONTROL PLAN PRE DEVELOPMENT	H.F. LENZ ENGINEERING
ES200	EROSION AND SEDIMENTATION CONTROL PLAN POST DEVELOPMENT	H.F. LENZ ENGINEERING
ES300	EROSION AND SEDIMENTATION CONTROL PLAN NOTES	H.F. LENZ ENGINEERING
ES301	EROSION AND SEDIMENTATION CONTROL PLAN NOTES	H.F. LENZ ENGINEERING
ES302	EROSION AND SEDIMENTATION CONTROL PLAN NOTES	H.F. LENZ ENGINEERING
ES303	EROSION AND SEDIMENTATION CONTROL PLAN DETAILS	H.F. LENZ ENGINEERING
ES304	EROSION AND SEDIMENTATION CONTROL PLAN DETAILS	H.F. LENZ ENGINEERING
A100	OVERALL BUILDING PLAN	FRAMEWORK CONSULTING SERVICES, LLC
A101	FIRST FLOOR PLAN	FRAMEWORK CONSULTING SERVICES, LLC
A102	SECOND FLOOR PLAN	FRAMEWORK CONSULTING SERVICES, LLC
A103	ROOF PLAN	FRAMEWORK CONSULTING SERVICES, LLC
A201	EXTERIOR ELEVATIONS	FRAMEWORK CONSULTING SERVICES, LLC
A202	EXTERIOR ELEVATIONS	FRAMEWORK CONSULTING SERVICES, LLC
A203	SCHEMATIC PERSPECTIVE VIEWS	FRAMEWORK CONSULTING SERVICES, LLC

NOTE

THIS PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE SUSQUEHANNA TOWNSHIP ZONING, SUBDIVISION AND LAND DEVELOPMENT, AND STORMWATER MANAGEMENT ORDINANCES PURSUANT TO SECTION 507 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (THE "MPC"). ANY DESIGN MODIFICATIONS MUST BE APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS PRIOR TO FINAL PLAN APPROVAL PURSUANT TO SECTION 508(4) OF THE MPC.

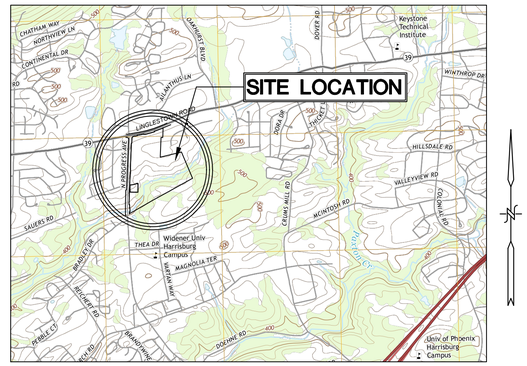
PURSUANT TO 27-1912 OF THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE, THE BOARD OF COMMISSIONERS HEREBY MAKES THE FOLLOWING FINDINGS:

A. THIS PLAN IS CONSISTENT WITH THE "KEY DESIGN ELEMENTS" OF EXHIBIT A, THE "PRECEDENTS" OF EXHIBIT B, AND THE "REGULATING PLAN" OF EXHIBIT C OF PART 19 OF THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE.

B. THE MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES ACCOMPANYING THIS PLAN IS CONSISTENT WITH THE DESIGN GUIDELINES IN 22-507 OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

C. DATE OF FINAL REVIEW BY BOARD OF COMMISSIONERS:

_____,2025



SITE LOCATION MAP

1000' 500' 0' 1000' 2000'

SCALE: 1" = 1000'

H.F. LENZ ENGINEERING

H.F. Lenz Co.
1407 Scalp Avenue
Johnstown, PA 15904
814-269-9300
hflenz.com

Consultants:

Landscape Architecture

Se

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER BRYAN JAMES CLEMENT ENGINEER PE-074851

Seal:

Project Identification:

Susquehanna Union Green
PHASE IIG
Susquehanna Township, Dauphin County, Pa

Final Land Development Plan

No.:	Date:	Description:

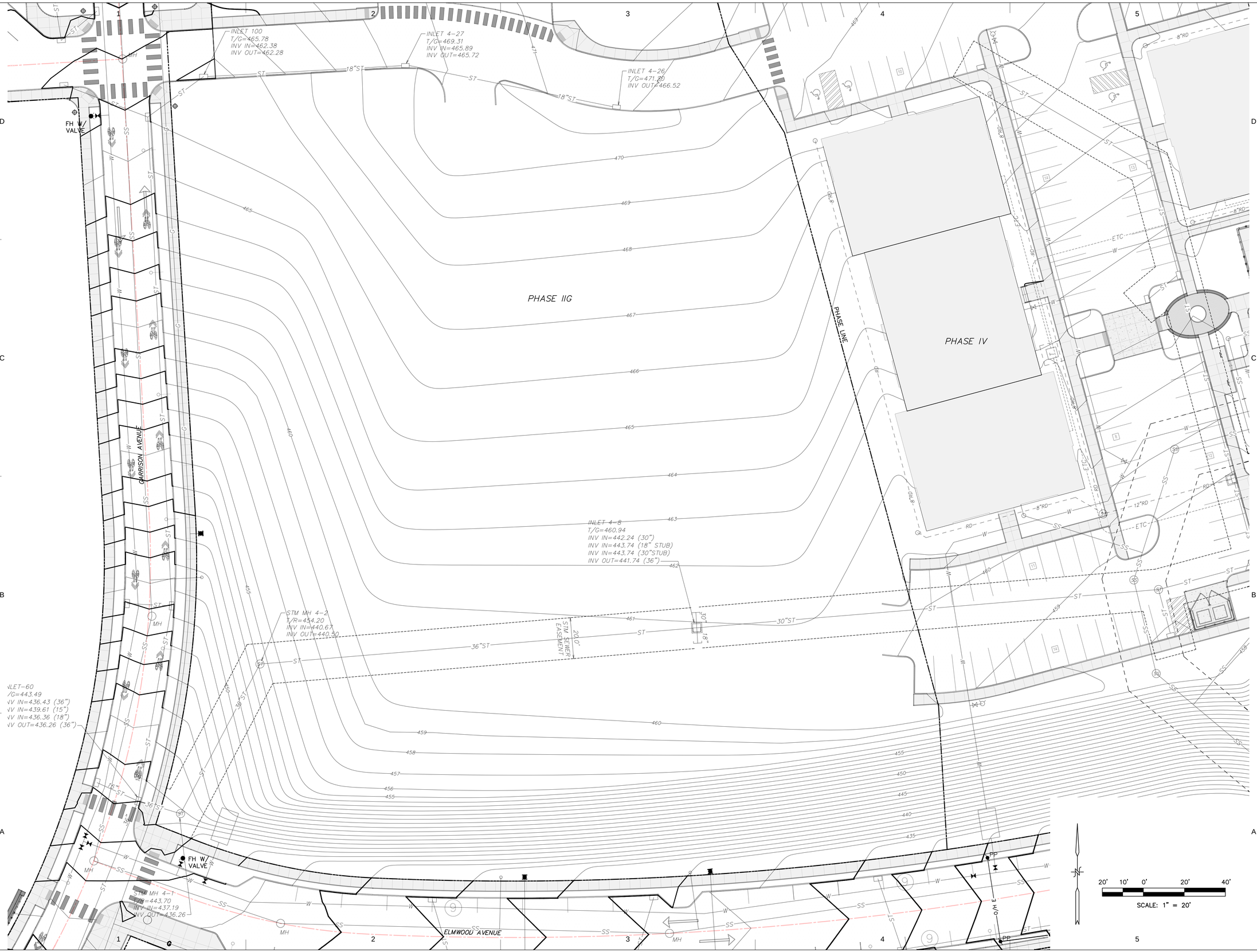
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COVER SHEET

Project No.:	2025-1506.01
Cadd File:	C000.dwg
Drawn By:	REA
Checked By:	LBG
Date:	07/11/2025

Drawing Number
C000
Sheet 0 of 00

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H.F. LENZ ENGINEERING

H.F. Lenz Co.
1407 Scalp Avenue
Johnstown, PA 15904
814-269-9300
hflenz.com

Consultants:

LBA Landscape Architecture

Se

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BRYAN JAMES CLEMENT
ENGINEER
PE-074251

Seal:

Project Identification:

Susquehanna Union Green
PHASE IIG
Susquehanna Township, Dauphin County, Pa

Final Land Development Plan

No.:	Date:	Description:

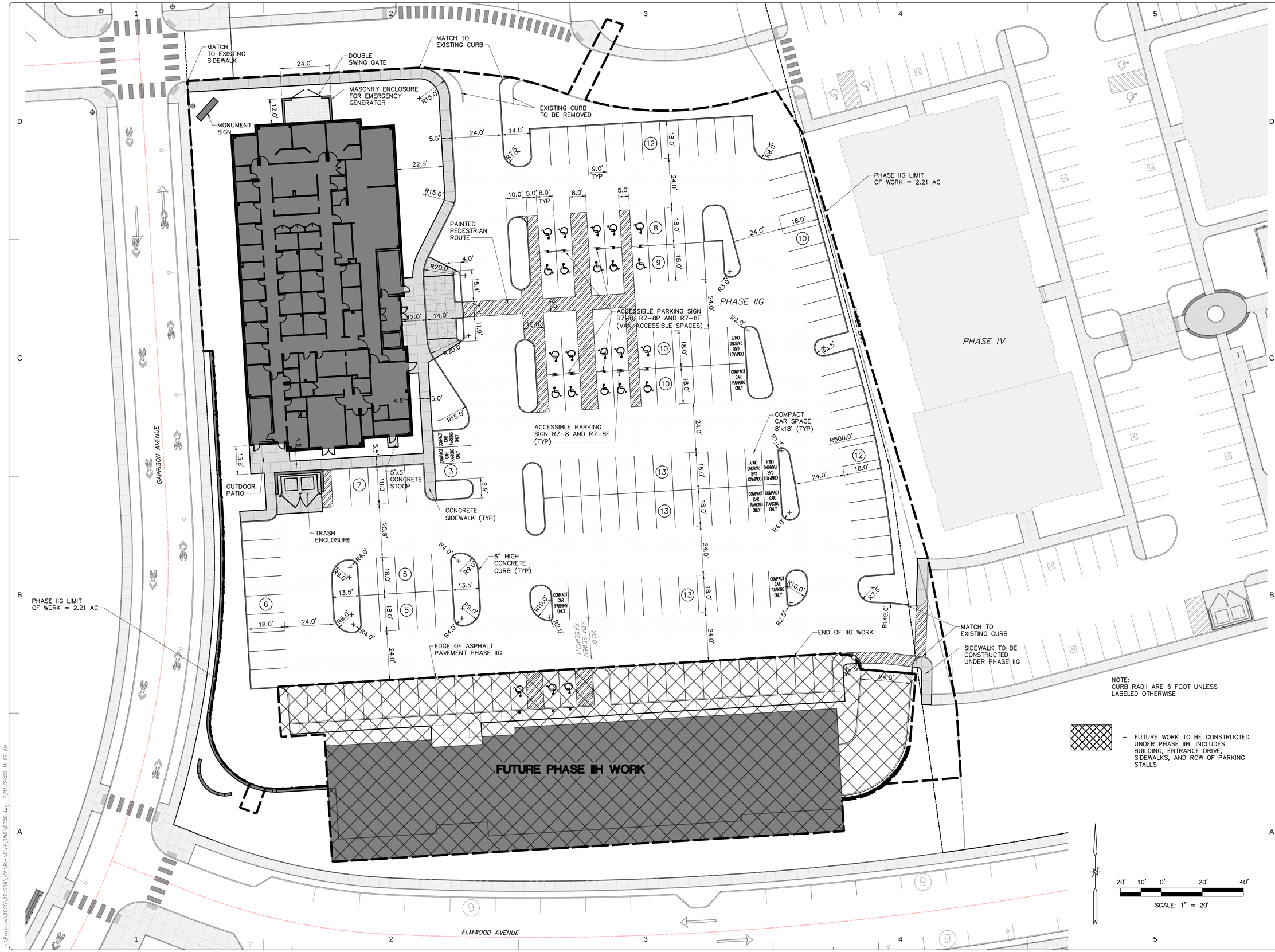
Sheet Title:
EXISTING CONDITIONS PLAN

Project No.:	2025-1506.01
Cadd File:	C200.dwg
Drawn By:	REA
Checked By:	LBG
Date:	07/11/2025

Drawing Number
C200
Sheet 0 of 00

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NOTE:
CURB RADII ARE 5 FOOT UNLESS LABELED OTHERWISE

– FUTURE WORK TO BE CONSTRUCTED UNDER PHASE IIH. INCLUDES BUILDING, ENTRANCE DRIVE, SIDEWALKS, AND ROW OF PARKING STALLS

20' 10' 0' 20' 40'

SCALE: 1" = 20'

H.F. LENZ ENGINEERING

H.F. Lenz Co.
1407 Scalp Avenue
Johnstown, PA 15904
814-269-9300
hflenz.com

Consultants:

LBA Landscape Architecture

Se

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BRYAN JAMES CLEMENT
ENGINEER
PE-074251

Seal:

Project Identification:

Susquehanna Union Green
PHASE IIG
Susquehanna Township, Dauphin County, Pa

Final Land Development Plan

No.:	Date:	Description:

Sheet Title:
SITE PLAN

Project No.:	2025-1506.01
Cadd File:	C300.dwg
Drawn By:	REA
Checked By:	LBG
Date:	07/11/2025

Drawing Number
C300
Sheet 0 of 00

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Phasing Plan



Progress & Linglestown: TND

Phase	Disturbance (Ac.)	% of Total Development	Required
Phase I	21.72	37%	Minimum 25%
Phase II	13.24	21%	N/A
Phase III	6.25	11%	N/A
Phase IV	6.8	12%	N/A
Phase V	10.98	19%	N/A

LBA Landscape Architecture
95 South Tenth Street
Pittsburgh, Pennsylvania 15203
www.lbalandscapearchitecture.com
412.488.8822

H.F. LENZ COMPANY
1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300
FAX: 814-269-9301

Susquehanna Union Green - Phase II G

Susquehanna Township,
Dauphin County, PA

N

Project Number:
25021:1

Drawn by:
DM

Checked by:
FB/DM

Date:
July 11, 2025

Revisions:

Scale:
1"=100'

0' 100' 200'
SCALE: 1" = 100'-0"

Sheet Name:
Phasing Plan

Submission:
Land Development Plan

Sheet Number:
L100

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Regulating Plan



Progress & Linglestown: TND

Legend

- Building - For Approval
- Building - Future Development
- Building - Approved
- Building Constructed
- Future Site Work
- Parking Lot Light
- Street Light 1
- Street Light 2
- Street Light 3
- Parking
- Stairs
- Site Wall
- Street Wall
- Sidewalk
- Shared Lane Markings
- Crosswalk
- Contour - Major
- Contour - Minor
- Park Structure
- Canopy/Shade Tree
- Understory/ Ornamental Tree
- Lawn
- Understory Planting
- Stormwater Management Area
- Floodplain
- Wetland
- Site Furnishings

Mixed-Use Compliance Table

Use	Acreage	% of Site	Required/ Permitted
Commercial Use	(+/-) 21.04	36%	50% Max.
Residential Use	(+/-) 36.24	62%	40% Min.
Total Tract	(+/-) 58.07	100%	
Green Space	(+/-) 17.22	30%	25% Min.
Residential Single Family Detached	(+/-) 13.70 GROSS	24%	5% Min.
Residential Multi-Family	(+/-) 22.54 GROSS	39%	5% Min./40% Max.

Multi-Family Residental Unit Count

Phase	Unit Count
Phase III	120
Phase IV	156

GENERAL NOTES:

1. All property lines are build-to lines with the except of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
2. Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions, and trail details.
3. Consult Design Guidelines, Section 500 for street wall dimensions and details.
4. Consult Design Guidelines, Section 500 for site lighting specifications and details.
5. Consult Design Guidelines, Section 500 for street trees, stormwater screening, buffer yards, and landscaping design.
6. Dimensions of all thoroughfares are provided on the Layout Plans C4.00A, C4.00B and C4.01-4.04. Consult the Design Guidelines, Section 500 for all thoroughfare pavement materials and design details.
7. Single family housing unit footprints are shown for representation only.

LBA Landscape Architecture
95 South Tenth Street
Pittsburgh, Pennsylvania 15203
www.lbalandscapearchitecture.com
412.488.8822

H.F. LENZ COMPANY
1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300
FAX: 814-269-9301

Susquehanna Union Green - Phase II G

Susquehanna Township,
Dauphin County, PA

N

Project Number:
25021:1

Drawn by:
DM

Checked by:
FB/DM

Date:
July 11, 2025

Revisions:

Scale:
1"=100'

0' 100' 200'
SCALE: 1" = 100'-0"

Sheet Name:
Regulating Plan

Submission:
Land Development Plan

Sheet Number:
L101

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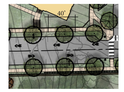
Streetscape Plan



Progress & Linglestown: TND

Legend

- Building - For Approval
- Building - Future Development
- Building - Approved
- Building Constructed
- Future Site Work
- Parking Lot Light
- Street Light 1
- Street Light 2
- Street Light 3
- Parking
- Stairs
- Site Wall
- Street Wall
- Sidewalk
- Shared Lane Markings
- Crosswalk
- Contour - Major
- Contour - Minor
- Park Structure
- Canopy/Shade Tree
- Understory/ Ornamental Tree
- Lawn
- Understory Planting
- Floodplain
- Wetland
- Site Furnishings



Typical Street Tree Planting Exhibit

GENERAL NOTES:

1. All property lines are build-to lines with the except of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
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Phone: 814-269-9300
FAX: 814-269-9301

Susquehanna Union Green - Phase II G

Susquehanna Township,
Dauphin County, PA

N

Project Number:
25021:1

Drawn by:
DM

Checked by:
FB/DM

Date:
July 11, 2025

Revisions:

Scale:
1"=100'

0' 100' 200'
SCALE: 1" = 100'-0"

Sheet Name:
Streetscape Plan

Submission:
Land Development Plan

Sheet Number:
L102

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Public Realm Plan



Progress & Linglestown: TND

Legend

- Building - For Approval
- Building - Future Development
- Building - Approved
- Building Constructed
- Future Site Work
- Parking Lot Light
- Street Light 1
- Street Light 2
- Street Light 3
- Parking
- Stairs
- Site Wall
- Street Wall
- Sidewalk
- Shared Lane Markings
- Crosswalk
- Contour - Major
- Contour - Minor
- Park Structure
- Canopy/Shade Tree
- Understory/ Ornamental Tree
- Lawn
- Understory Planting
- Floodplain
- Wetland
- Site Furnishings

Gross Tract Area Requirements

	Provided	Acreage	Required/Permitted
Green Space	30%	17.22	25% min.
Greens	7%	4.26	3% min.

GENERAL NOTES:

1. All property lines are build-to lines with the except of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
2. Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions, and trail details.
3. Consult Design Guidelines, Section 500 for street wall dimensions and details.
4. Consult Design Guidelines, Section 500 for site lighting specifications and details.
5. Consult Design Guidelines, Section 500 for street trees, stormwater screening, buffer yards, and landscaping design.
6. Dimensions of all thoroughfares are provided on the Layout Plans C4.00A, C4.00B and C4.01-4.04. Consult the Design Guidelines, Section 500 for all thoroughfare pavement materials and design details.
7. Single family housing unit footprints are shown for representation only.

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Susquehanna Union Green - Phase II G

Susquehanna Township,
Dauphin County, PA

N

Project Number:
25021:1

Drawn by:
DM

Checked by:
FB/DM

Date:
July 11, 2025

Revisions:

Scale:
1"=100'

0 100' 200'
SCALE: 1" = 100'-0"

Sheet Name:
Public Realm Plan

Submission:
Land Development Plan

Sheet Number:
L103

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