No: 25-014

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: Skelly & Loy | Engineer/RLA: Progressive Companies

Plat Title: Harrisburg LDS Temple

Zoning District: Low Density Residential (R-1) | Proposed Land Use: Institutional (Place of Worship)

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
1	1	0	0	6.1

Date Received: 12/17/2024 | Staff Review: 1/15/2024 | Official County Review: 1/15/2024

Reviewed by: AWB | Checked by: | Parcel ID: 35-067-011

- *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.*

Purpose: Develop the property with a religious temple

Comments

1. Show documentation of required special exception consistent with Section 203-116.
2. Show primary control point. (Section 180-404.C.3)
3. Provide information required in Section 180-404.D.1 in tabular form.
4. Clarify total parking required and provided, building coverage, impervious coverage, and building height.
5. Provide notes required in Sections 180-404.D.3 through 180-404.D.11.
6. Ensure any certifications, dedications, or reports required by Section 180-404.E are provided on plan.
7. Ensure all easements are shown on plan, with the beneficiary clearly labeled, and any easements that will be conveyed to the Township be provided with metes and bounds descriptions tied to the property lines. (Section 180-504.J)
8. Include table showing each landscape requirement, including any relevant requirements for street trees, buffer yards, stormwater basin or parking lot landscaping, and how it is being satisfied on the plan. (Sections 180-515 & 203-804)
9. Provide required stormwater management and erosion/sedimentation control information required in Section 170.
10. Text on multiple sheets (including C108 & C201) appears to be not showing up as intended.
11. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)

Plan No. 25-014

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

PRELIMINARY/FINAL SITE PLAN APPROVAL

HARRISBURG TEMPLE

605 RUTHERFORD RD, HARRISBURG, PA 17109

ISSUED FOR: SITE PLAN REVIEW

DATE: 12/05/2024

SUBDIVISION AND LAND DEVELOPMENT

180 Attachment 2

Township of Lower Paxton

Exhibit 2 - Owner's Certification and Dedicatory Statement

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS THE _____ DAY OF _____, 20___ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S)_____
PRINTED NAME SIGNATURE

OWNER(S)_____
PRINTED NAME SIGNATURE

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

SUBDIVISION AND LAND DEVELOPMENT

180 Attachment 3

Township of Lower Paxton

Exhibit 3 - Plan Approval Blocks

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

CHAIRMAN_____

SECRETARY_____

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20_____

TOWNSHIP ENGINEER_____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

CHAIRMAN_____

SECRETARY_____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____ OF 20_____

CHAIRMAN_____

SECRETARY_____

PROVIDE A 2" X 2" SPACE FOR UPI CERTIFICATION BY DAUPHIN COUNTY TAX ASSESSMENT OFFICE

PROVIDE A 4" X 2.5" SPACE FOR THE RECORDER OF DEEDS CERTIFICATION

SUBDIVISION AND LAND DEVELOPMENT

180 Attachment 4

Township of Lower Paxton

Exhibit 4 - Professional Certifications

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
ENGINEER'S SIGNATURE AND SEAL

PURPOSE STATEMENT

THE INTENT OF THIS LAND DEVELOPMENT PLAN IS TO DEVELOP TAX MAP PARCELS 35-067-011 AND 35-069-099 INTO A RELIGIOUS TEMPLE AND PROPERTY. THE OWNER AND DEVELOPER OF THE PROPERTY IS THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. NO NEW ROADS ARE PROPOSED FOR THIS DEVELOPMENT. ALL UTILITIES ARE ADJACENT TO THE SITE AND WILL BE EXTENDED INTO THE SITE

STORMWATER STATEMENT

1. THE APPLICANT/LANDOWNER ACKNOWLEDGES THAT THE STORMWATER BMP PROPOSED FOR THIS PLAN ARE FIXTURES THAT CANNOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE TOWNSHIP.
2. A STORMWATER BMP OPERATIONS AND MAINTENANCE (O&M) AGREEMENT HAS BEEN PREPARED FOR THIS PLAN AND IS PART OF THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT. THE AGREEMENT SHALL BE RECORDED AS A RESTRICTIVE DEED COVENANT THAT RUNS WITH THE LAND.
3. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OR RELEASE OF FINANCIAL SECURITY.
4. THE OPERATION AND MAINTENANCE OF STORMWATER CONTROL FACILITIES AND BMP SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
5. ALL STORMWATER FACILITIES, AREAS, OR STRUCTURES ARE CONSIDERED PERMANENT REAL ESTATE APPURTANCES AND SHALL BE RECORDED AS EASEMENTS THAT RUN WITH THE LAND.
6. I, ROBERT LAPLCA (LP), HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER PAXTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

FINAL PLAN NOTES

1. ZONING IS R-1 LOW DENSITY RESIDENTIAL.
2. STATEMENT OF INTENT AND USE – RELIGIOUS ORGANIZATION
3. STATEMENT OF WAIVERS GRANTED – NONE
4. ALL EASEMENTS AND RIGHT-OF-WAY HAVE BEEN SHOWN ON THE PLAN.
5. THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR PAYING FOR THE INSTALLATION OF ALL STREET AND TRAFFIC CONTROL SIGNS REQUIRED FOR THE PROJECT AS REQUIRED BY LOWER PAXTON TOWNSHIP.
7. THE APPLICANT WILL PROVIDE AN AS-BUILT PLAN UPON COMPLETION OF CONSTRUCTION.
8. DEED RESTRICTIONS AND COVENANTS – NONE
9. A PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED FOR THE PROJECT AND WILL BE OBTAINED BY THE APPLICANT.

CONTACTS & AGENCIES

UGI UTILITIES INC
1301 AIP DR, MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM
PHONE: 610-807-3174

VEOLIA WATER PENNSYLVANIA INC
6310 ALLENTOWN BOULEVARD, HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

VERIZON PENNSYLVANIA LLC
1026 HAY ST, PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM
PHONE: 412-344-3901

ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
170 ROBBINS RD, DOWNINGTOWN, PA. 19335
CONTACT: JOHN HOWELLS
EMAIL: JOHN.HOWELLS@ZAYO.COM
PHONE: 610-476-1634

LOWER PAXTON TOWNSHIP AUTHORITY
5993 LOCUST LANE, HARRISBURG, PA. 17109
CONTACT: JAMES WETZEL
EMAIL: JWETZEL@LOWERPAXTON-PA.GOV
PHONE: 717-657-5623

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

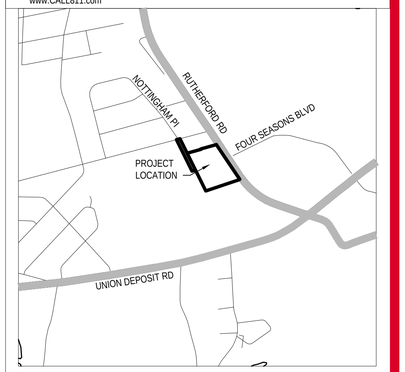
COMCAST
4601 SMITH STREET, HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE: 717-298-6450

PA ONE-CALL

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PA ONE-CALL SYSTEM AT 1-800-242-1776 NO LESS THAN THREE (3) WORKING DAYS PLUS TWO (2) HOURS PRIOR TO THE BEGINNING OF WORK.

811 Know what's below. Call before you dig.
www.CALL811.com

CALL 811 NOTE:
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.



VICINITY MAP
NORTH
1"= 1000' 0 1000'

DRAWING INDEX

G001	COVER SHEET
C101	TOPOGRAPHIC SURVEY
C102	TOPOGRAPHIC SURVEY
C103	TOPOGRAPHIC SURVEY
C104	TOPOGRAPHIC SURVEY
C105	SITE DEMOLITION PLAN
C108	SITE SOIL MAP
C201	OVERALL SITE LAYOUT PLAN
C202	ENLARGED SITE LAYOUT PLAN
C203	SITE CIRCULATION PLAN
C204	BRIDGE LAYOUT PLAN
C205	SITE WALL NORTH
C206	SITE WALL SOUTH
C207	SITE DRAINAGE EASEMENTS
C301	OVERALL SITE GRADING PLAN
C302	ENLARGED SITE GRADING PLAN
C401	OVERALL SITE UTILITY PLAN
C402	SITE UNDERDRAIN PLAN
C411	STORM SEWER PLAN AND PROFILE - ALIGNMENT A
C412	STORM SEWER PLAN AND PROFILE - ALIGNMENT B
C413	SANITARY PLAN AND PROFILE
C501	SITE DETAILS
C502	SITE DETAILS
C503	SITE DETAILS
L201	OVERALL LANDSCAPE PLAN

PROGRESSIVE COMPANIES
Charlotte, NC | Detroit, MI | Grand Rapids, MI
weareprogressive.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
HARRISBURG TEMPLE
605 RUTHERFORD RD, HARRISBURG, PA 17109

COA ARCHITECT COA ENGINEER

NOT FOR CONSTRUCTION

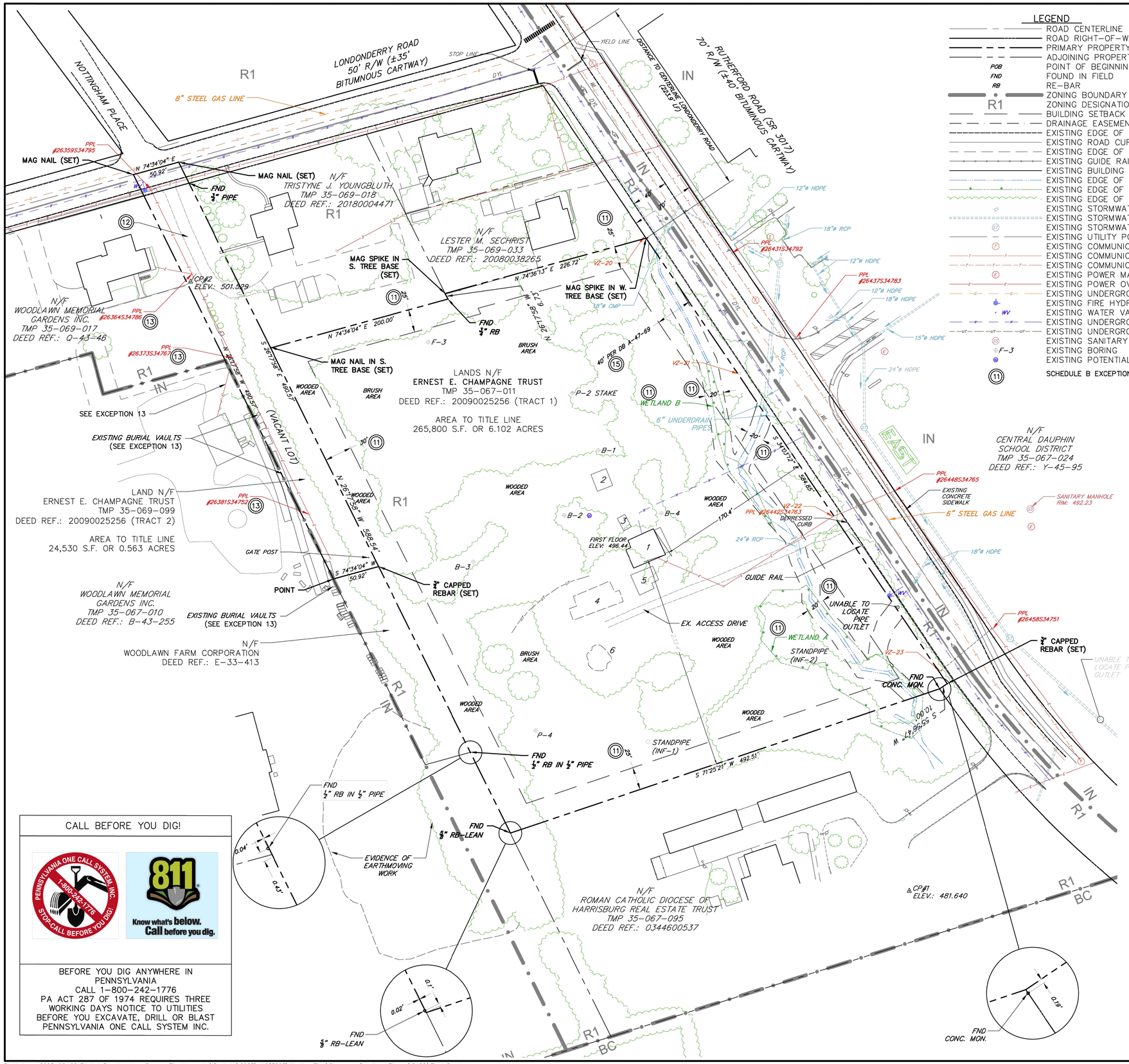
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ISSUANCE
12/05/2024 SITE PLAN REVIEW

PROJECT NUMBER
95590002
PROJECT MANAGER
T. FREY
PROFESSIONAL
R. LAPLACA
DRAWN BY
R. LAPLACA
CHECKED BY

COVER SHEET
G001

12/4/2024 2:14:53 PM Robert LaPlaca
P:\95590002\05 WIP\CAD\95590 - G001 COVER SHEET SITE PLAN APPROVAL.dwg displace
THE CONTENTS OF THIS DRAWING ARE THE PROPERTY OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. © 2025



LEGEND

- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- PRIMARY PROPERTY LINE
- ADJOINING PROPERTY
- POB — POINT OF BEGINNING
- FND — FOUND IN FIELD
- RB — RE-BAR
- ZONING BOUNDARY
- R1 — ZONING DESIGNATION
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT LINE (11)
- EXISTING EDGE OF ROAD
- EXISTING ROAD CURB
- EXISTING EDGE OF PARKING OR DRIVEWAY
- EXISTING GUIDE RAIL
- EXISTING BUILDING OUTLINE
- EXISTING EDGE OF STREAM (DELINEATED)
- EXISTING EDGE OF WETLAND (DELINEATED)
- EXISTING EDGE OF VEGETATED AREA
- EXISTING STORMWATER INLET
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER MANHOLE
- EXISTING UTILITY POLE
- EXISTING COMMUNICATION MANHOLE
- EXISTING COMMUNICATION OVERHEAD LINE
- EXISTING COMMUNICATION UNDERGROUND LINE
- EXISTING POWER MANHOLE
- EXISTING POWER OVERHEAD LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING SANITARY SEWER MANHOLE
- F-3 — EXISTING BORING
- EXISTING POTENTIAL WELL
- (11) — SCHEDULE B EXCEPTION ID

UTILITY LISTING

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PA ONE-CALL AT 800-242-1776 TO FIELD VERIFY AND MARK THE LOCATION OF EXISTING FACILITIES IN THE PROJECT AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE FOLLOWING UTILITIES HAVE BEEN NOTIFIED UNDER THE DESIGN ONE-CALL SERIAL NUMBER 20231654034.

UGI UTILITIES INC
1301 AIP DR, MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN EMAIL: SBATEMAN@UGI.COM
PHONE: 610-807-3174

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CONTACT: MICHAEL SWEIGARD EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE: 717-298-6450

REPAIR OF DAMAGES TO ANY UNDERGROUND OR ABOVE GROUND UTILITIES, STRUCTURES, AND APPURTENANCES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND AT THE CONTRACTOR'S EXPENSE.

ZONING LEGEND

ID	DESCRIPTIONS
R1	LOW DENSITY RESIDENTIAL DISTRICT
IN	INSTITUTIONAL ZONING DISTRICT
BC	BUSINESS CAMPUS ZONING DISTRICT

SITE BUILDING INDEX

ID#	DESCRIPTIONS
1	MAIN BUILDING (1,292 SF) – 2-1/2 STORY BRICK
2	SHED (OB-1) 15X15 (225 SF) WOOD – DILAPIDATED
3	SHED (OB-2) 10X15 (150 SF) BRICK
4	SHED (OB-3) 26X60 (780 SF) WOOD – DILAPIDATED
5	SHED (OB-4) 26X24 (624 SF) WOOD – DILAPIDATED
6	DEBRIS PILE – FALLEN SHED

SITE ANALYSIS

ZONING DISTRICT:	LOW DENSITY RESIDENTIAL (R-1)	
USE:	EXISTING:	VACANT
	PROPOSED:	PLACE OF WORSHIP
WATER SUPPLY SOURCE:	PUBLIC WATER	
SEWAGE DISPOSAL SOURCE:	PUBLIC SEWER	

ZONING REQUIREMENT:

	REQUIREMENT	ACTUAL (TMP 35-067-011)
MIN. LOT AREA:	2.0 AC *	6.1 AC
MIN LOT WIDTH AT BSL:	150'-0"	590' (RUTHERFORD RD)
MAX. % BUILDING COVERAGE:	30%	
MAX. % IMPERVIOUS COVERAGE:	60%	
MAX. BUILDING HEIGHT:	0'-0"	

BUILDING SETBACKS	REQUIREMENT
MIN. FRONT YARD:	25'-0"
MIN. SIDE YARD:	25'-0"
MIN. REAR YARD:	30'-0"

PARKING CALCULATIONS

	REQUIRED
PLACE OF WORSHIP:	1 SPACE PER 5 SEATS IN ROOM OF LARGEST CAPACITY PLUS 1 SPACE FOR EACH EMPLOYEE

NOTES:

* THE REQUIREMENTS NOTED ARE FROM LOWER PAXTON TOWNSHIP ZONING ORDINANCE, SECTION 402 FOR PLACE OF WORSHIP.

1. THE ZONING REQUIREMENTS ABOVE ARE BASED ON PROPOSED USE OF LOT AS INSTITUTIONAL/SEMIPUBLIC EXCEPT AS NOTED.
2. A PLACE OF WORSHIP IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT IS A SPECIAL EXCEPTION USE.
3. THE MINIMUM BUILDING SETBACK FROM A LOT LINE OF AN EXISTING DWELLING IN A RESIDENTIAL DISTRICT IS 60 FEET.
4. THE MINIMUM PARKING SETBACK FROM A LOT LINE OF AN EXISTING DWELLING IN A RESIDENTIAL DISTRICT IS 20 FEET.

0' 50' 100' 150'

N

CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

811 Know what's below. Call before you dig.

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST
PENNSYLVANIA ONE CALL SYSTEM INC.

DRAWING NO. C-2 SHEETS: 2 OF 4

ALTA / NSPS LAND TITLE SURVEY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Lower Paxton Township Dauphin County Pennsylvania

TITLE SURVEY PLAN

DSGN N/A DFTSMN DJJ CHKR BAS APPV KLH SCALE 1" = 50'

REV	DESCRIPTION	BY	APPV	DATE

FILENAME: FINAL SHEETS.DWG TAB: C-2

SKELLY AND LOY A Tierracon Company
449 EISENHOWER BOULEVARD, SUITE 300
HARRISBURG, PA 17111
TEL: (717) 232-0593 - FAX: (717) 232-1799 - WWW.skellyloy.com

PROJECT NUMBER: JN237223 TASK: --- SUBTASK: ---
DATE: August 8, 2023

Plotted on: 2023-08-08 Plotted By: Johnston, Dan J File Name: N:\Projects\2023\JN237223\Working Files\Diagrams-Drawings-Figures\CADD\Final Sheets.dwg



CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

811 Know what's below. Call before you dig.
www.CALL811.com

GENERAL NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
3. REFER TO DRAWING C101 FOR BENCHMARK INFORMATION.
4. ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
5. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
6. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
7. EXISTING TREES TO REMAIN - CONTRACTOR TO PROTECT ROOT SYSTEMS BY MAINTAINING TREE PROTECTION FENCE AT TREE DRIPLINE TO ELIMINATE MATERIAL STORAGE, PARKING OR CONSTRUCTION TRAFFIC WITHIN THE TREE DRIPLINE.

SITE CLEARING AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE DEMOLITION AND CLEARING REQUIREMENTS.
2. ALL MATERIALS NOTED TO BE SALVAGED SHALL BE TURNED OVER TO THE OWNER OR REINSTALLED ON SITE AS NOTED.
3. NO BURNING OR BURYING OF CLEARED OR DEMOLITION MATERIAL SHALL BE ALLOWED ON SITE.
4. REMOVE ALL STRUCTURES, FOUNDATIONS, BITUMINOUS PAVEMENT, CONCRETE SIDEWALK STEPS AND OTHER EXISTING SITE FEATURES AS INDICATED ON THE DRAWINGS. ALSO, REMOVE ALL DEBRIS FROM WITHIN CONSTRUCTION LIMITS ON SITE. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND, UNLESS OTHERWISE NOTED, DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL JURISDICTION HAVING AUTHORITY.
5. THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF PENNSYLVANIA FOR DEMOLITION REMOVAL AND HAULING OF MATERIALS.
6. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND FEES FOR THIS WORK.
7. EXISTING UTILITIES ARE LOCATED TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES.
8. ALL EXCESS OR UNSUITABLE TOPSOIL OR SUBSOIL TO BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED OFFSITE.
9. PROTECT EXISTING TREES UNLESS OTHERWISE NOTED. NO PARKING OR STORAGE OF MATERIALS WITHIN TREE ROOT ZONE. PLACE TREE PROTECTION FENCE WHERE SHOWN ON PLAN.
10. TREE PROTECTION FENCE - ORANGE SAFETY FENCE AROUND TREES SUPPORTED BY STEEL T-BAR FENCE POSTS. ZIP TIE FABRIC TO POSTS. INSTALL PRIOR TO ANY CONSTRUCTION ACTIVITY AND MAINTAIN DURING ENTIRE CONSTRUCTION PERIOD.
11. CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
12. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION.
13. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN. PATCH PAVEMENT IN-KIND IF REQUIRED.
14. SAWCUT FULL DEPTH ALL EDGES OF PAVEMENT TO BE REMOVED.
15. ALL GROUND AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED PER THE SITE LANDSCAPE PLAN UNLESS SHOWN OTHERWISE ON PLANS.

DEMOLITION LEGEND

	L.O.D.
	BITUMINOUS PAVEMENT REMOVAL
	CONCRETE REMOVAL
	TREE REMOVAL
· / · / · / · / ·	ABANDON UTILITY LINE
· X · X · X · X · X ·	REMOVE UTILITY LINE

ALL ITEMS IN BOLD TO BE REMOVED UNLESS OTHERWISE NOTED.

PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING, LLC
PROGRESSIVE COMPANIES
Charlotte, NC | Detroit, MI | Grand Rapids, MI
weareprogressive.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
HARRISBURG TEMPLE
655 RUTHERFORD RD, HARRISBURG, PA 17109

COA ARCHITECT | COA ENGINEER

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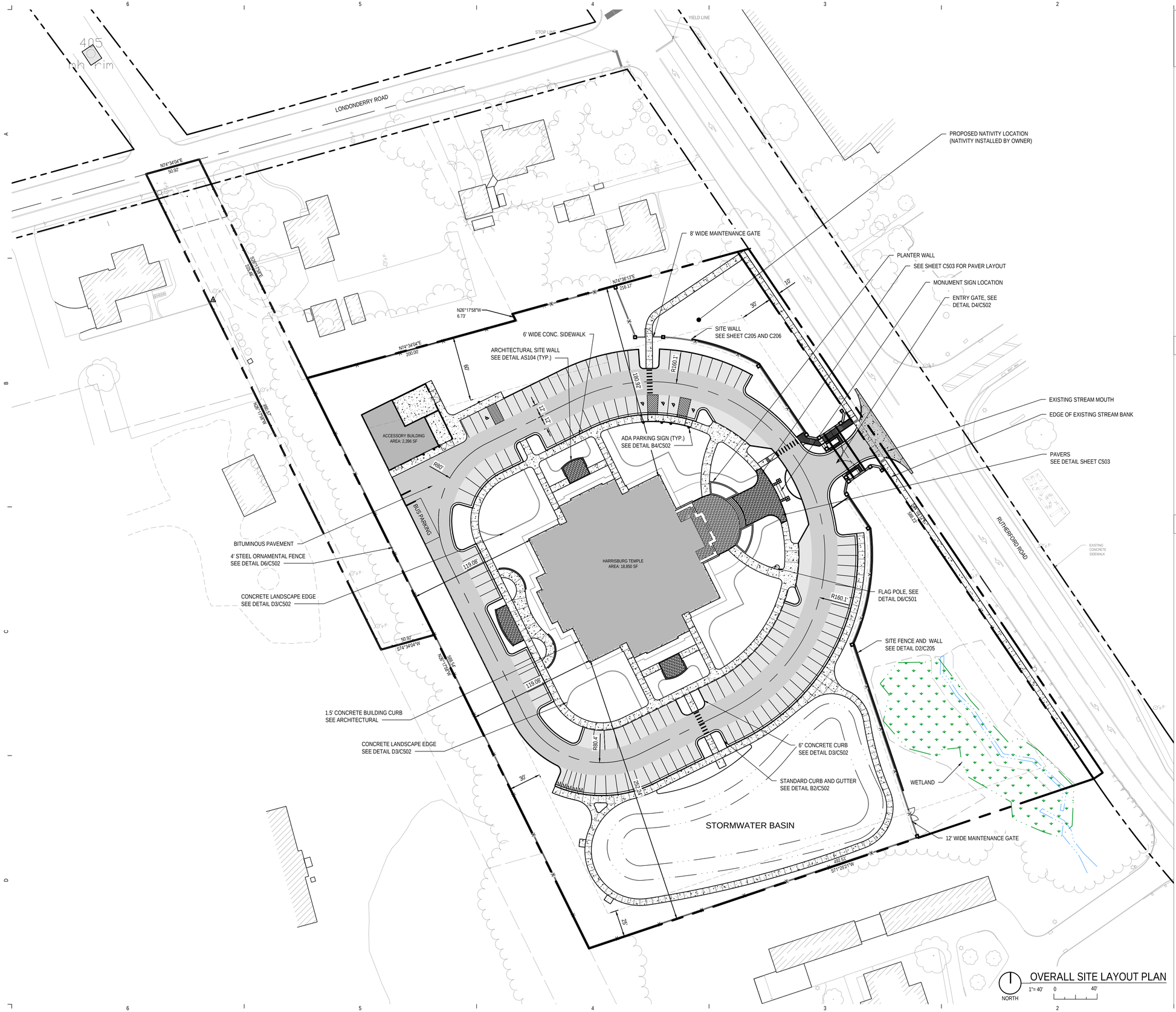
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ISSUANCE
12/05/2024 SITE PLAN REVIEW

PROJECT NUMBER
95590002
PROJECT MANAGER
T. FREY
PROFESSIONAL
R. LAPLACA
DRAWN BY
R. LAPLACA
CHECKED BY
S. TEITSMA

SITE DEMOLITION PLAN
C105

12/4/2024 2:18:41 PM Robert LaPlaca
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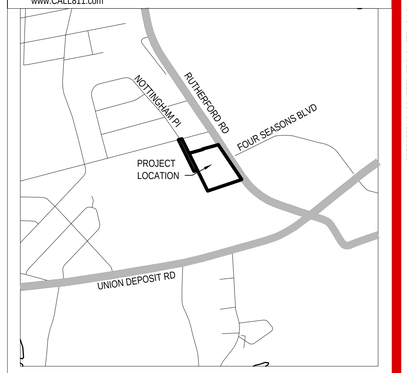
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CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.



VICINITY MAP
NORTH
1"= 1000'
0
1000'

ZONING NOTES

ZONE DISTRICT: R-1, LOW DENSITY RESIDENTIAL
ADJACENT ZONING: NORTH AND WEST: R-1
SOUTH AND EAST: INSTITUTIONAL
PARCEL SIZE: 6.1 ACRES

REQUIRED SETBACKS:
FRONT: 25 FEET
SIDE: 25 FEET
REAR: 30 FEET

PARKING REQUIRED: 12 SPACES
1 SPACE PER 5 SEATS IN ROOM OF LARGEST CAPACITY PLUS 1 SPACE FOR EACH EMPLOYEE

PARKING PROVIDED:
STANDARD (9'X18'): 116
BARRIER FREE: 5
ADDITIONAL PARKING FOR MOTORCYCLES: 5
TOTAL SPACES: 126

PAVEMENT LEGEND

STANDARD CURB AND GUTTER
6" CONCRETE CURB
INTEGRAL CONCRETE WALK / CURB
LIMITS OF DISTURBANCE

HEAVY-DUTY BITUMINOUS PAVEMENT
1 1/2" (165 LB/SYD) PENNDOT SUPERPAVE 9.5 MM WEARING COURSE
PENNDOT TACK COAT @ 0.15 GAL/SY
2 1/2" (275 LB/SYD) PENNDOT SUPERPAVE 19.0MM BINDER COURSE
6" COMPACTED GRADED AGGREGATE (PA DOT 2A) OVER A COMPACTED, PROOF-ROLLED, AND APPROVED SUBGRADE

LIGHT-DUTY BITUMINOUS PAVEMENT
1 1/2" (165 LB/SYD) PENNDOT SUPERPAVE 9.5 MM WEARING COURSE
PENNDOT TACK COAT @ 0.15 GAL/SY
2 1/2" (275 LB/SYD) PENNDOT SUPERPAVE 19.0MM BINDER COURSE
6" COMPACTED GRADED AGGREGATE (PA DOT 2A) OVER A COMPACTED, PROOF-ROLLED, AND APPROVED SUBGRADE

CONCRETE SIDEWALK
5" PENNDOT PAVING CONCRETE 9 (AIR-ENTRAINED) (MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI)
6" COMPACTED GRADED AGGREGATE (PENNDOT 2A) OVER A COMPACTED, PROOF-ROLLED, AND APPROVED SUBGRADE

BRICK PAVERS SECTION
BRICK PAVERS
3/4" SAND SETTING BED
1" DIA WEEPHOLES THRU CONC SLAB, 4'-0" O.C.
4" CONCRETE
12" PENNDOT CLASS 2A SAND
COMPACTED SUBGRADE

HEAVY DUTY DRIVE APPROACH CONCRETE
6" PENNDOT PAVING CONCRETE (AIR-ENTRAINED) (MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI)
6" COMPACTED GRADED AGGREGATE (PENNDOT 2A) OVER A COMPACTED, PROOF-ROLLED, AND APPROVED SUBGRADE.

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