-

No: 25-009

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Opportunity construction Duplexes

Zoning District: R-2 Residential Medium Density | Proposed Land Use: Residential

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

# of Lots: 5 | # of New Lots: 8 | # of DUs: 8 | Acs Subdiv/Devel: 0.59 | Total Acs: 0.59

Date Received: 12/02/24 | Staff Review: 12/19/2024 | Official County Review: 12/29/2024

Project Description: This plan proposed the subdivision of 5 existing tracts into 12 single family lots and the construction of 12 townhome units and associated improvements.

Reviewed by: BW | Checked by: _____ | Parcel ID: 59-003-042 to 59-003-046.

- *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.*

Waivers Requested:

1. Section 99-13 Preliminary Plat: Procedure / Section 99-14 Preliminary Plat: Specifications
2. Section 99-14.A.24
3. Section 99-502.3.B.2 – 50' ROW width of minor street
4. Section 99-38 – Lighting be required for Subdivision and Land Development

Special Exceptions Requested:

1. Section 120-71.D – Minimum 40' between ROW of intersecting Street / Driveway (Variance Granted)

Comments:

1. All signatures, notarizations and certification must be obtained prior to the plan being brought in for signing.
2. If not done so already, a copy of the approval to connect to the public water system to supply adequate demands for the proposed development including fire protection by the appropriate public authority or utility company shall be submitted with the final plan. (99-14-B-14)
3. If not done so, a final Erosion and Sedimentation Control Plan must be reviewed by the Dauphin County Conservation District. Evidence that the appropriate permits have been issued is required (99-16-J)
4. If not done so already, Certificates of agreement to provide service from the applicable utility companies for the site shall be provided to Steelton Borough (99-16-K-4)

5. A copy of the sewage plan module for land development approved by DEP For compliance is required (99-16-K-6)
6. The appropriate easements for all public utilities shall be provided on the plan with a minimum of 20 feet. (99-20-A.1)
7. All residential land developments that contain less than 30 dwelling units may be exempted by Borough Council from dedicating land for recreation spaces but shall be required to pay the fee in lieu of dedication as provided by the Steelton Borough Subdivision Ordinance. (99-27-B-1-b) – Borough staff shall determine if this requirement is applicable for the proposed land development.
8. A final Stormwater management plan is required to be in accordance with Borough Stormwater management ordinance (*Chapter 93*) and shall be approved by the Steelton Borough Engineer.
9. Lighting shall be required in subdivisions and land developments (99-38-A) – Understanding the applicant is requesting a waiver of this requirement, has coordinated occurred between borough staff and the borough engineer to determine if any safety concerns exist along sidewalk or street frontage?
10. A landscaping plan is required to be drawn to scale and certified by a Landscape architect. It is recommended the plan be reviewed by the Borough Engineer and Borough staff to ensure the trees being proposed are permitted by the borough ordinances and it meets all of the requirements set forth in 99-39-D.

General Comments

1. Have the emergency services (EMS, Fire) that will be servicing the site in case of an emergency have the opportunity to comment on the plan to ensure they have sufficient equipment to service the site?
2. According to aerial imagery and PennDOT Type 5 maps, Reading Street between Ridge Street and Adams Street does not appear to exist or operate as a street. It is recommended this be clearly displayed on the plan. Confirmation from the Township staff regarding the status of the street is recommended.
3. Have alternative turnarounds been considered on Adams Street? *Section 99-19-D* of the Steelton Borough Subdivision Ordinance prohibit Dead-end Streets unless designed for future access to adjoining properties. Is there anticipation for future development? To allow better turnaround space, could a temporary cul-de-sac or a wider turnaround be developed? Coordination with Borough Staff, the Borough Engineer and the applicant is recommended to determine the most suitable option at the end of Adams Street.
    a. Have any type of turning movements been completed to confirm the proposed 5 foot turnaround is suitable for the possible types of vehicles that may utilizing Adams street?
4. The plan purpose statement on the cover sheet is still stating the purpose of the plan is to develop 12 townhouses on 12 lots, this should be updated accordingly to match the updated plan of 8 duplexes.
    a. The header along the right side of the plan sheet is still referencing "opportunity Construction Townhomes". If the proposed development is " Opportunity Construction Duplexes. It is recommended this be updated accordingly.

Plan No. 25-009

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown *(Not signed)*		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands			✓
Floodplains			✓
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified		✓	
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(Signatures required)*	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

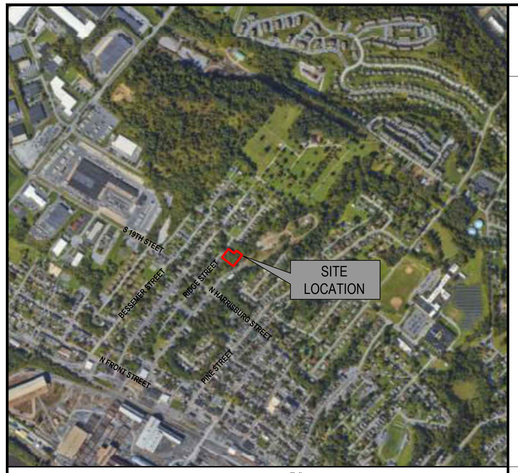
OPPORTUNITY CONSTRUCTION DUPLEXES

FOR

OPPORTUNITY CONSTRUCTION, LLC

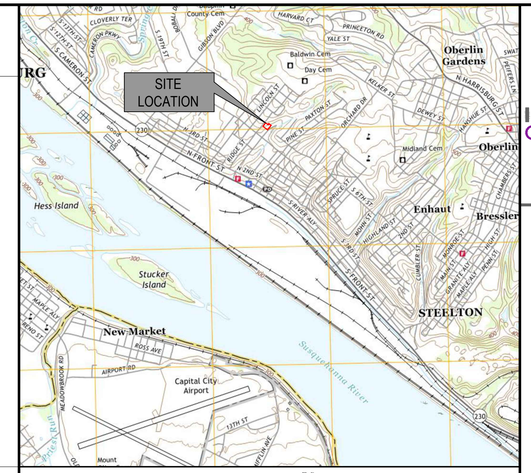
STEELTON BOROUGH

DAUPHIN COUNTY COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

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



LOCATION MAP
SCALE = 1" = 2,000'

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

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20240813415, SUBMITTED ON 03/21/2024.

UTILITIES:

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 244-262 CHRISTIAN STREET
STEELTON, PA 17113
CONTACT: MARK HANDLEY
EMAIL:MARK.HANDLEY@AMWATER.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1006 HAY STREET
PITTSBURGHG, PA 15221
CONTACT: DEBORAH BARUM
E-MAIL: DEBORAH.D.DELIA@VERIZON.COM

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
E-MAIL: DLHAUPT@PPLWEB.COM

COMPANY: STEELTON BOROUGH
ADDRESS: 123 NORTH FRONT STREET
STEELTON, PA 17113
CONTACT: JEFF BALTIMORE
E-MAIL: JBALTIMORE@STEELTONPA.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: GEOFFREY FERGUSON
E-MAIL: GFERGUSON@UGI.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
E-MAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM



COC	Member Name	Has Attachments	Response	Review	Response Date	Initials
AW	PENNSYLVANIA AMERICAN WATER	NO	ENGINEERING COMPLETED. A PDF FILE OR HARDED UP PLANS HAVE SENT TO THE REQUESTOR.	MAP SENT 03/22/2024	3/22/2024 7:42	BLA-WEBSVC
VC	VERIZON PENNSYLVANIA LLC	NO	DID NOT RESPOND THROUGH PA ONE CALL.			
PPL	PPL ELECTRIC UTILITIES CORPORATION	NO	DID NOT RESPOND THROUGH PA ONE CALL.			
SB	COMCAST CABLE COMMUNICATIONS INC	NO	DID NOT RESPOND THROUGH PA ONE CALL.			
STX	STEELTON BOROUGH	NO	DID NOT RESPOND THROUGH PA ONE CALL.			
UI	UGI UTIL HARRISBURG	NO	DESIGN CONFLICT. PLEASE EMAIL OR SEND PLANS TO: GEOFFREY FERGUSON UGI UTILITIES INC 1301 AIP DR MIDDLETOWN PA 17057-5987 GFERGUSON@UGI.COM		3/22/2024 7:53	ATS-WEBSVC

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET *
02	EXISTING CONDITIONS PLAN *
03	DEMOLITION PLAN *
04	SUBDIVISION PLAN *
05	SITE AND LANDSCAPING PLAN *
06	GRADING & DRAINAGE PLAN *
07	UTILITY PLAN *
08	EASEMENT PLAN *
09	PROFILES *
10	DETAILS *
11	DETAILS *
12	E&S CONTROL PLAN
13	E&S DETAILS
14	E&S DETAILS

*INDICATES PLAN SHEETS TO BE RECORDED

CIVIL ENGINEER'S WETLAND CERTIFICATION

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

ZANE GEIST, P.E. No. 093557 DATE

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: ZANE GEIST, P.E.
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTEGRATEDDP.COM

APPLICANT

OPPORTUNITY CONSTRUCTION, LLC
JONATHAN BOWSER
430 NORTH FRONT STREET
WORMLEYSBURG, PA 17043

CONTACT: JONATHAN BOWSER
TELEPHONE: 717-776-6084
EMAIL ADDRESS: JONATHAN@STEELWORKSCON.COM

RECORDED LANDOWNERS

OC HIGHWAY LLC
TAX PARCEL: 59-003-043, 59-003-044, & 59-003-045

OPPORTUNITY CONSTRUCTION LLC
TAX PARCEL: 59-003-042 & 59-003-046

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE SUBDIVISION OF THE EXISTING TRACTS INTO TWELVE (12) RESIDENTIAL LOTS AND TO PROPOSE THE CONSTRUCTION OF TWELVE (12) SINGLE-FAMILY ATTACHED TOWNHOME UNITS ALONG WITH ASSOCIATED IMPROVEMENTS SHOWN HEREON.

ZONING RELIEF

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING VARIANCE FROM THE STEELTON BOROUGH ZONING ORDINANCE:

SECTION:		APPROVAL DATE
120-71.D.	- DRIVEWAYS SHALL NOT CROSS STREET RIGHT-OF-WAY LINE WITHIN 40 FEET OF AN INTERSECTING STREET	10/17/2024

MODIFICATION REQUESTS

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

SECTION:		APPROVAL DATE
99-13.	- PRELIMINARY PLAN SUBMISSION	
99-14.A.24	- RESIDENTIAL DENSITY NOT TO EXCEED 7 UNITS/ACRE	
99-19.C.(1).	- 50' ROW WIDTH OF MINOR STREET	
99-39	- LIGHTING REQUIRED IN SUBDIVISION AND LAND DEVELOPMENT	

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF STEELTON.

MATTHEW DAVIS, PLS DATE

CIVIL ENGINEER'S CERTIFICATION

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

ZANE GEIST, P.E. No. 093557 DATE

CIVIL ENGINEER'S SWM CERTIFICATION

I HEREBY CERTIFY THAT THIS STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE STEELTON BOROUGH STORMWATER MANAGEMENT ORDINANCE.

ZANE GEIST, P.E. No. 093557 DATE

AREA AND BULK REGULATIONS (LOTS 1-8)

LOCATION:	RIDGE STREET & ADAMS STREET (FRANKS BROWN BLVD), STEELTON, PA 17113
PARCEL(S):	59-003-042, 59-003-043, 59-003-044, 59-003-045, & 59-003-046
ZONE:	R2 - RESIDENTIAL - MEDIUM DENSITY DISTRICT
USE:	SINGLE-FAMILY SEMI-DETACHED DWELLINGS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM DWELLING UNIT SIZE	§120.42.D.(1)	1,000 SF	1,140 SF
2	MINIMUM STREET FRONTAGE	§120.42.D.(2).(d)	30 FT	36 FT
3	MINIMUM BUILDING SETBACK	§120.42.D.(3)	15 FT FROM THE CURB	15 FT (MIN.)
4	MINIMUM REAR YARD SETBACK	§120.42.D.(5)	25 FT	>25 FT
5	MINIMUM SIDE YARD SETBACK	§120.42.D.(4)	10 FT	>10 FT
6	MAXIMUM LOT COVERAGE	§120.42.D.(6)	50%	32% (921 SF LOT 5)
7	MAXIMUM BUILDING HEIGHT	§120.42.D.(8)	40 FT	<40 FT
8	MAXIMUM DISTANCE BETWEEN DRIVEWAY AND R/W LINE	§120.71.D	40 FT	23 FT[1] (LOTS 4 & 8)

[1] - Zoning Hearing Board Approval of Variance granted 10/17/2024

OFF-STREET PARKING REQUIREMENTS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM # OF SPACES	§120.56.B	1 PER DWELLING UNIT (8 SPACES TOTAL)	8 SPACES (1 PER LOT)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH STEELTON BOROUGH STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND/OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND STEELTON BOROUGH ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND STEELTON BOROUGH.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE.
16. AS-BUILT DRAWINGS MUST BE PROVIDED WITHIN 90 DAYS OF THE COMPLETION OF CONSTRUCTION.
17. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.
18. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.
19. INSPECTIONS BY THE ZONING OFFICER SHALL CONFORM TO SECTION 83 OF THE BOROUGH OF STEELTON ZONING ORDINANCE.
20. THERE ARE NO COVENANTS RUNNING WITH THE LAND.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN COUNTY

ON THIS, THE_____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ & _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER: _____(PRINT) OWNER: _____(PRINT)

NOTARY PUBLIC: _____(PRINT) MY COMMISSION EXPIRES _____, 20 ____.

OWNER BMP ACKNOWLEDGEMENT

I _____, HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY STEELTON BOROUGH.

OWNER

BOROUGH PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

BOROUGH COUNCIL

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

PRESIDENT

SECRETARY

BOROUGH ENGINEER

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

BOROUGH ENGINEER

COUNTY PLANNING COMMISSION

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

CHAIRMAN ATTEST SECRETARY

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR _____ COUNTY, PENNSYLVANIA, IN INSTRUMENT NUMBER _____ THIS _____DAY OF_____, 20____.

PLAN DATE

ISSUE DATE: APRIL 9, 2024
NOVEMBER 8, 2024

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

OPPORTUNITY CONSTRUCTION TOWNHOMES
FOR
STEEL WORKS CONSTRUCTION, LLC

STEELTON BOROUGH DAUPHIN COUNTY COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	JLK
SCALE	AS NOTED
DATE	04/09/2024
PROJECT NO.	23-0325
CAD FILE:	01 - LD COVERSHEET

REVISIONS NO.	DATE	DESCRIPTION
1	11/8/2024	REVISED PER BOROUGH AND COUNTY COMMENTS AND REVISED LAYOUT

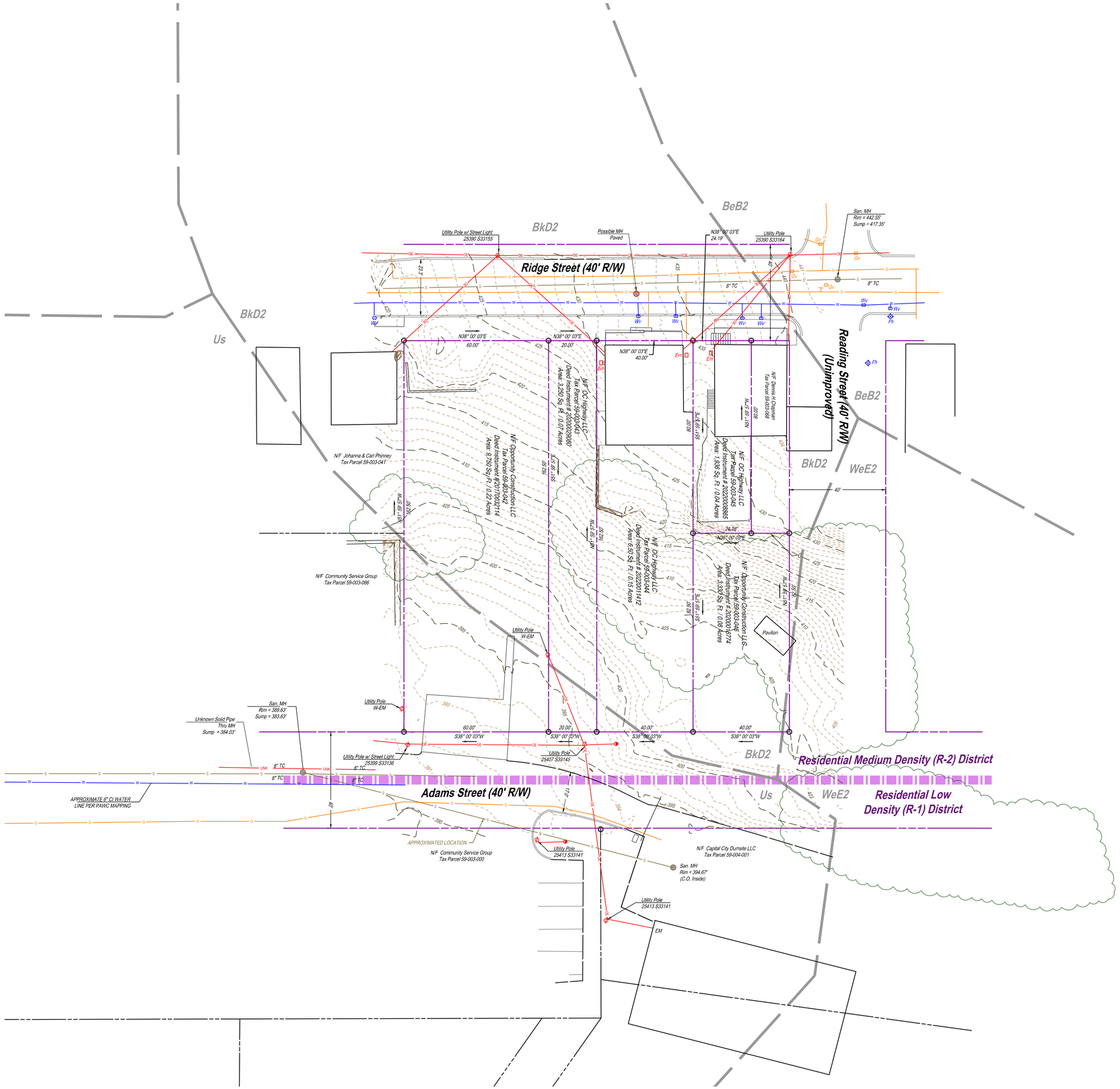
TITLE
COVER SHEET

SHEET NO.
01 of 14

I:\2023\4_DEFAULT_CUSTOMER\DEFAULT\DESIGN\FINAL\DWG\DATA\DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2023\23-0325 STEELTON OPPORTUNITY CONSTRUCTION\01 - LD COVERSHEET.DWG 01 COVER SHEET

© 2024 INTEGRATED DEVELOPMENT PARTNERS, LLC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF IDP.

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINER LINE
- EXISTING EASEMENT
- EXISTING PROPERTY CORNER
- 350 EXISTING MAJOR CONTOUR
- 349 EXISTING MINOR CONTOUR
- OE EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- Em EXISTING EECTRIC METER
- G EXISTING GAS LINE
- Gv EXISTING GAS VALVE
- Fh EXISTING WATER HYDRANT
- W EXISTING WATERLINE
- Wv EXISTING WATERVALVE
- S EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- X EXISTING FENCE
- EXISTING TREE LINE
- SOIL TYPE BOUNDARY LINE
- Us SOIL TYPE
- ZONING BOUNDARY

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS OF WAY, EASEMENTS OR OTHER RESTRICTIONS WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL INC., COMPLETED IN DECEMBER 2023.
3. CONTOURS AND ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20202400308940 WAS ASSIGNED ON JANUARY 03, 2024.
6. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE BOROUGH OF STEELTON, MAP NO. 42043C0427D EFFECTIVE DATE AUGUST 02, 2012.
7. THE SEGMENT OF READING STREET BETWEEN RIDGE STREET AND ADAMS STREET IS CURRENTLY A PAPER STREET ONLY AND HAS NOT BEEN IMPROVED.

SOILS INFORMATION

- BkD2 BERKS CHANNERY SILT LOAM, 15-25% SLOPES, HSG-B, NON-HYDRIC
- Us URBAN LAND, SHALE MATERIALS, NON-HYDRIC
- WeE2 WEIKERT SHALY SILT LOAM, 25-40% SLOPES, MODERATELY ERODED, HSG-D, NON-HYDRIC

GEOLOGY INFORMATION

- Oh HAMBURG SEQUENCE ROCKS

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

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PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

OPPORTUNITY CONSTRUCTION TOWNHOMES

FOR

STEEL WORKS CONSTRUCTION, LLC

STEELTON BOROUGH DAUPHIN COUNTY COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	JLK
SCALE	AS NOTED
DATE	04/09/2024
PROJECT NO.	23-0325
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	11/6/2024	REVISED PER BOROUGH AND COUNTY COMMENTS AND REVISED LAYOUT

TITLE

EXISTING CONDITIONS PLAN

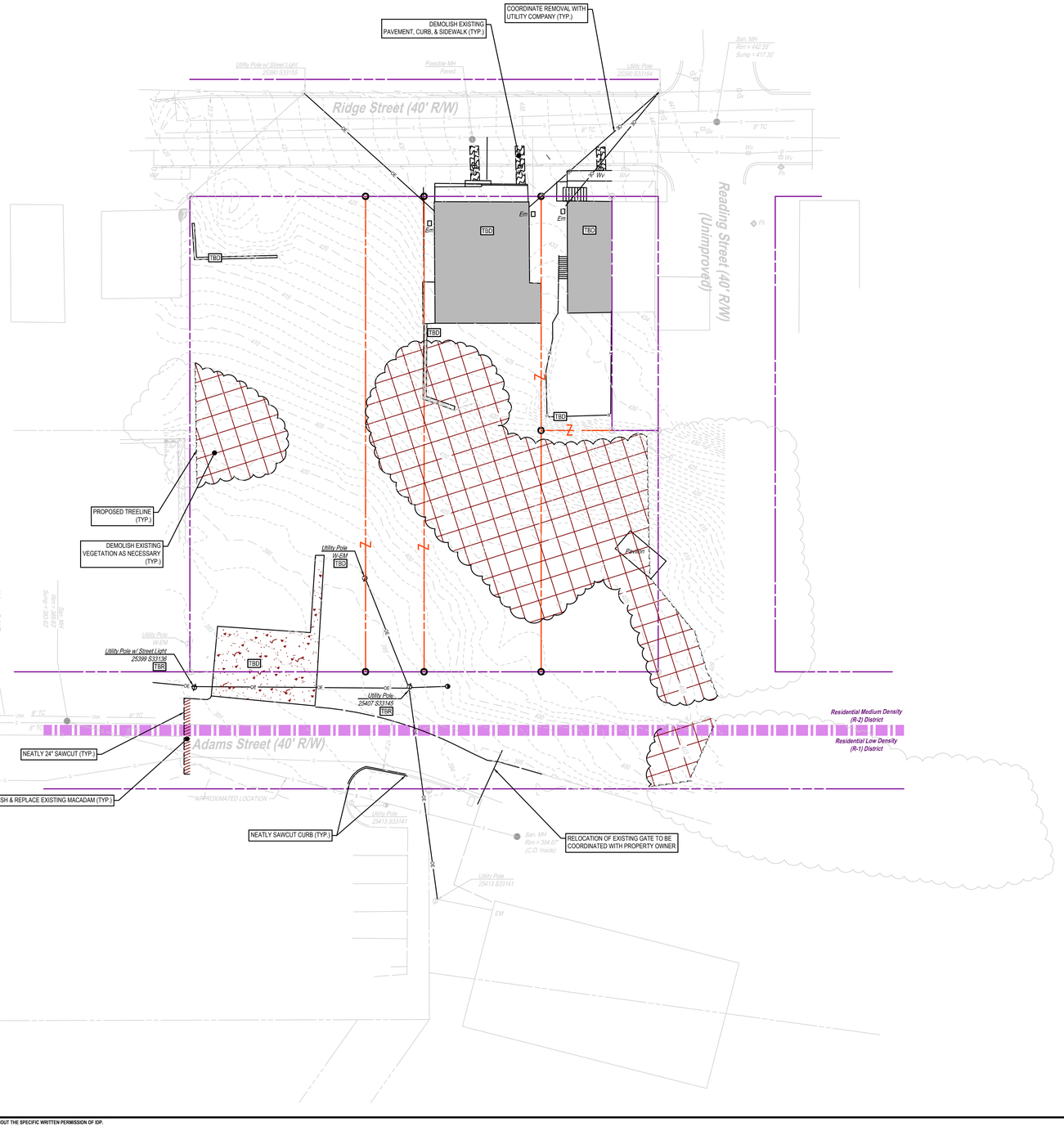
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11/6/2024, DEFAULT, C:\USERS\DEFAULT.USER\DESKTOP-FNM6OOR\DESKTOP\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2023\23-0325 STEELTON OPPORTUNITY CONSTRUCTION\DWG\02 - EXISTING CONDITIONS.DWG, 02 EXISTING CONDITIONS PLAN

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LEGEND

- DEMOLISH BUILDING
- DEMOLISH MACADAM
- DEMOLISH WOODS/VEGETATION
- DEMOLISH CONCRETE
- DEMOLISH PAVEMENT, CURB, & SIDEWALK
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED
- PROPOSED LANDHOOK

DEMOLITION PLAN NOTES

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

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

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PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

OPPORTUNITY CONSTRUCTION TOWNHOMES

FOR

STEEL WORKS CONSTRUCTION, LLC

STEELTON BOROUGH — DAUPHIN COUNTY COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	JLK
SCALE	AS NOTED
DATE	04/09/2024
PROJECT NO.	23-0325
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	11/8/2024	REVISED PER BOROUGH AND COUNTY COMMENTS AND REVISED LAYOUT

TITLE

DEMOLITION PLAN

SHEET NO.

03 of 14

11/8/2024, DEFAULT, C:\USERS\IDP\APPDATA\LOCAL\TEMP\ACPUBLISH_7908\WORKINGDATA\IDP DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2023\23-0325 STEEL ON OPPORTUNITY CONSTTOWNS\DWG\03 DEMOLITION PLAN.DWG, 03 DEMOLITION PLAN

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PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.00'	S38° 00' 03"W
L2	17.00'	S38° 00' 03"W
L3	19.00'	S38° 00' 03"W
L4	20.00'	S38° 00' 03"W
L5	14.99'	S38° 00' 03"W
L6	32.20'	S38° 00' 03"W
L7	81.23'	S51° 57' 31"E
L8	34.94'	S38° 00' 03"W
L9	81.25'	N51° 59' 57"W
L10	81.25'	S51° 59' 57"E
L11	20.00'	S38° 00' 03"W
L12	81.25'	S51° 59' 57"E
L13	80.00'	N51° 59' 56"W
L14	11.00'	S38° 00' 03"W
L15	20.00'	S38° 00' 03"W
L16	13.01'	S38° 00' 03"W
L17	24.20'	S38° 00' 03"W
L18	1.25'	S52° 01' 37"E
L19	15.81'	S38° 00' 03"W
L20	81.25'	N51° 59' 57"W
L21	34.94'	S38° 00' 03"W
L22	81.25'	N51° 59' 57"W
L23	20.00'	S38° 00' 03"W
L24	9.00'	S38° 00' 03"W
L25	81.25'	N51° 59' 57"W
L26	20.00'	S38° 00' 03"W
L27	13.01'	S38° 00' 03"W
L28	81.25'	N51° 59' 57"W
L29	40.00'	S38° 00' 03"W
L30	82.50'	N51° 59' 57"W



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED IRON PIN / PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT / PROPERTY CORNER MARKER

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PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

OPPORTUNITY CONSTRUCTION TOWNHOMES

FOR

STEEL WORKS CONSTRUCTION, LLC

STEELTON BOROUGH DAUPHIN COUNTY COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	JLK
SCALE	AS NOTED
DATE	04/09/2024
PROJECT NO.	23-0325
CAD FILE: 03.5 - SUBD PLAN	

REVISIONS NO.	DATE	DESCRIPTION
1	11/8/2024	REVISED PER BOROUGH AND COUNTY COMMENTS AND REVISED LAYOUT

TITLE

SUBDIVISION PLAN

SHEET NO.

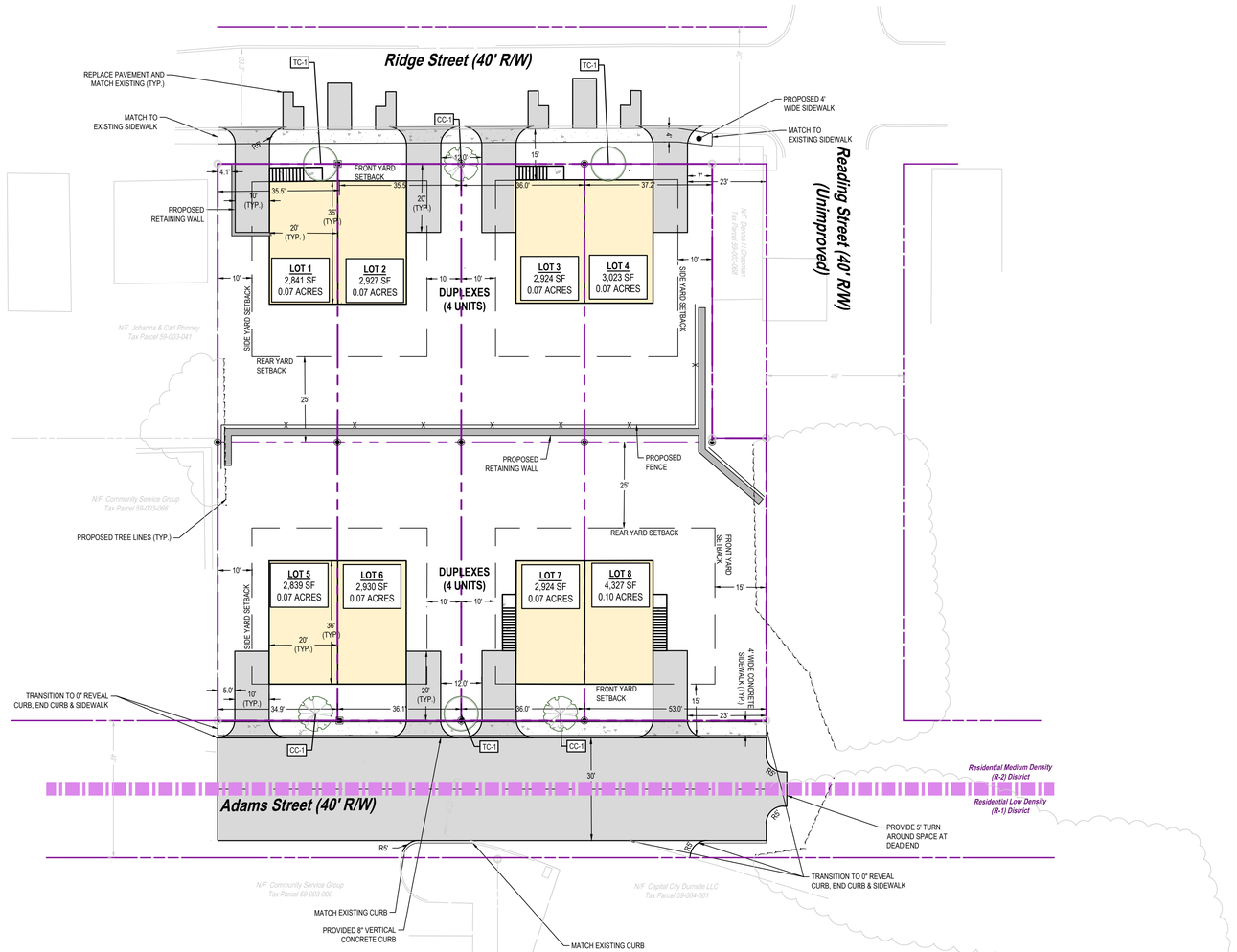
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20' 10' 0' 20'
SCALE: 1"= 20'

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- PROPOSED DECIDUOUS SHADE TREES (TC, CC)

SITE PLAN NOTES

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
4. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' MINIMUM VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
5. PAVEMENT MARKING KEY:

4"	SYDL	4"	SOLID YELLOW DOUBLE LINE
4"	SYL	4"	SOLID YELLOW LINE
4"	SWL	4"	SOLID WHITE LINE
12"	SWSB	12"	SOLID WHITE STOP BAR
4"	BWL	4"	BROKEN WHITE LINE 10' STRIPE 30' SPACE

6. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, EXCEPT WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
7. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
8. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

ORDINANCE REQUIREMENTS - SALDO §612

SECTION:		REQUIRED	PROPOSED	WAIVER
612-2	STREET TREES	STREET TREES PLANTED 40-50 FT APART BETWEEN THE SIDEWALK AND BUILDING SETBACK LINE.	MEDIUM SIZE STREET TREES PLANTED 40' O.C. BETWEEN THE SIDEWALK AND BUILDING SETBACK LINE.	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
TC	3	Tilia cordata 'Halka'	Summer Sprite Linden	2.5" cal	B/B	6' Br./Full heads
CC	3	Carpinus caroliniana	American Hornbeam	2.5" cal	B/B	6' Br./Full heads

SCALE: 1"= 20'

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OPPORTUNITY CONSTRUCTION TOWNHOMES

FOR

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STEELTON BOROUGH DAUPHIN COUNTY COUNTY

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SCALE	AS NOTED
DATE	04/09/2024
PROJECT NO.	23-0325
CAD FILE:	04 - SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/2024	REVISED PER BOROUGH AND COUNTY COMMENTS AND REVISED LAYOUT

TITLE

SITE AND LANDSCAPING PLAN

SHEET NO.

05 of 14

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