No: 23-086

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Surveyor		Engineer					
	Township	TerraV	iz Geos	patial	_	Integrated (Consultin	ıg
Plat Title	6650 Evelyn Stre	et Development						
Zoning District	Limited Comm	nercial (C-L)		Proposed La	nd Use	Townhous Buildings	ses and A	Apartment
Plat Status:	Prelimina	y Plat Type:		Subdivision	Reg	gulations:		County
	Final		X	Land Development			X	Municipal
	X P/F			Combined			X	Zoning
	Minor						X	S&LD
# of Lots	1 # of Ne	w Lots1	# of DU	s 34 Acs Subdiv/	/Devel _	2.79	Total Ac	es <u>2.79</u>
Date Receive	d 9/13/2023	Staff Rev	iew _	9/18/2023	Official	County Revie	ew g	9/18/2023
Reviewed by	ARK Checke	ed by <u>GD</u>	P	arcel ID <u>63-063-120</u>				

Project Description: 10 single-family attached unit townhouses and 1 apartment building including 24 units with associated improvements.

- 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*.

Waivers Requested: Section 253.11 Preliminary Plat Procedure; Section 253.29.A(4) Fill Slope Setback

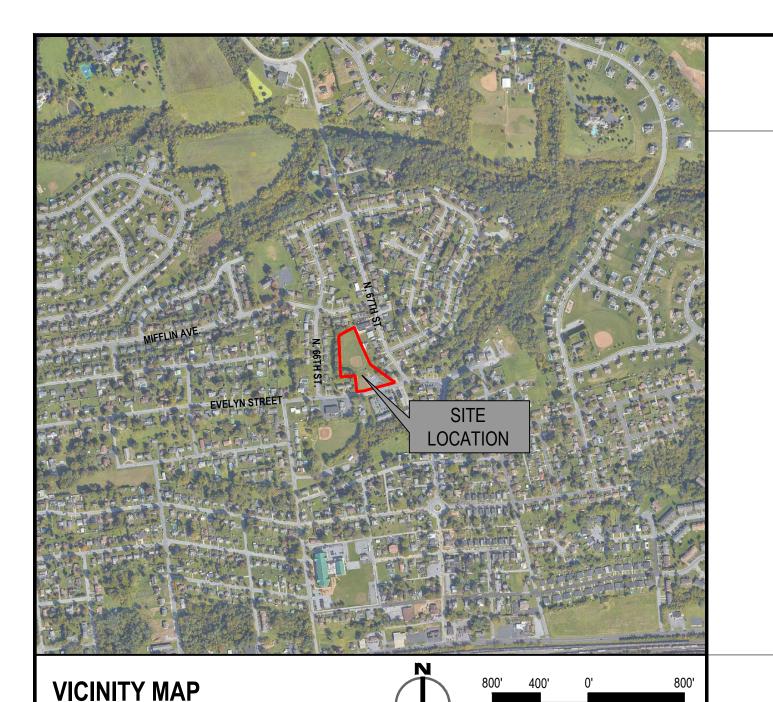
Comments:

- 1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.
- 2. The approval block for the Dauphin County Planning Commission should have a signature line for both the Secretary and the Chairperson.
- 3. Verify that there is an official Erosion and Sedimentation (E&S) Control Plan on file.
- 4. A rectangular grass field suitable for free play has been provided in accordance with the ordinance. It is noted that this play area is next to the detention basin. Be sure that the proposed fence is adequate to address safety concerns related to the standing water.
- 5. Are the rest of the proposed open space areas to serve as passive recreation places? There is no recreation infrastructure proposed (playgrounds, paths, etc.)?

- 6. Is there a lighting plan proposed? If so, how might that affect the parking area in terms of provided spaces?
- 7. Consider putting "no parking" signs along the access drive to discourage street parking.
- 8. Are the townhomes to have their own trash bins and pickup from their driveways? Or will they be utilizing the dumpster? If the latter, consider access issues as well as capacity issues.
- 9. Is the turnaround at the northern end of the development providing adequate room for the garbage truck? Also consider that the proposed parking spaces at the edge of the lot near the dumpster may potentially impede the truck's ability to back up.
- 10. It is noted that the proposed access driveway does not line up with the driveway for the existing residential development on the other side of Evelyn Street. Determine the distance between the two drives and any potential safety conflict.

No. <u>23-086</u>

		Yes	No	N/A
1. Name of proposed subdivision/land develo	pment shown	Χ		
2. Owner/developer name, address & telepho	ne number shown	Χ		
3. Municipality name shown		Χ		
4. Tax parcel number/Deed reference shown		Χ		
5. North point shown		Χ		
6. Map scale shown (written/graphic)		Χ		
7. Date of plan preparation shown		Χ		
8. Certification of surveyor/engineer shown N	Veed signatures	Χ		
9. Location map shown		Χ		
10. Total property map (bearings, distances, a		Χ		
11. Names of adjacent landowners/subdivision	on shown	Χ		
12. Lot numbers shown			Χ	
13. Lot dimensions shown		Χ		
14. Lot areas shown		Χ		
15. Permanent monuments and markers sho	wn	Х		
16. Building setbacks shown		Χ		
3	'etlands			Х
	loodplains			Х
	oodlands, streams, etc.			Х
18. Contours at required interval shown		Χ		
19. Easements shown and identified		Χ		
	uilding (s)			Х
	torm drainage facilities)			Х
	ewer mains/Septic			Х
	ater mains/Well			Х
	Building (s)	Χ		
	torm drainage facilities	Χ		
	ewer disposal– public (X) on-lot ()	Χ		
	Vater supply – public (X) well ()	Χ		
8	ame-	Χ		
	/W width-	Χ		
	aving width-		Х	
	edicated R/W width-		X	
1	ame			Х
	/W width			Х
	aving width			Х
	rofiles			Х
24. Curbs shown		Х		
25. Sidewalks shown		Χ		
26. Existing and proposed coverage shown		Χ		
27. Parking schedule provided shown		Х		
28. Traffic study completed	• • •		Х	
29. Recreation area shown/fee in-lieu-of prov		Х		
30. Erosion and sedimentation control plan s			Х	
31. Statement of ownership, signature and no	otarization shown <i>Need signatures</i>	X		
32. Dedicatory statement shown		X		
33. Approval blocks shown		Х		
34. PADOT Highway Occupancy Permit states				X
35. Consistency with Future Land Use plans	· ·	Χ		
	Municipal plans	Χ		



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RESIDENTIAL DEVELOPMENT

AT

6650 EVELYN STREET

SWATARA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA

AREA AND BULK REGULATIONS

PARCEL(S): 63-063-120

PLAN PREPARERS

724-304-1043

1559 BOILING SPRINGS ROAD **BOILING SPRINGS, PA 17059**

SECTION 253-29.A.(4)

MATTHEW DAVIS, PLS

ZANE GEIST, P.E. No. 093557

UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN WORMLEYSBURG | PA | 17043

COMPANY: SWATARA TOWNSHIP AUTHORITY ADDRESS: 8675 PAXTON ST HUMMELSTOWN, PA 17036 CONTACT: MICHAEL VARNER EMAIL: MVARNER@SWATARATWPAUTHORITY-PA.GOV

ACT 287 LIST OF UTILITIES

SERIAL NUMBER IS 20232261862 SUBMITTED ON 08/14/2023

PHONE: 717-566-3361 EXT. 108 COMPANY: VEOLIA WATER PENNSYI VANIA INC. ADDRESS: 6310 ALLENTOWN BOULEVARD HARRISBURG, PA 17112

CONTACT: CHRISTOPHER BRIDE E-MAIL: CHRISTOPHER.BRIDE@VEOLIA.COM

ADDRESS: 4601 SMITH STREET HARRISBURG, PA 17109 CONTACT: MICHAEL SWEIGARD EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA LLO ADDRESS: 1026 HAY ST PITTSBURGH PA 15221

CONTACT: DEBORAH BARUM EMAIL: DEBORAH.D.DELIA@VERIZON.COM

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF

CDC	Member Name	Response	Response Date	Initials
CI	SWATARA TOWNSHIP AUTHORITY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	8/14/2023 14:56	MV-WEB
DH	VEOLIA WATER PENNSYLVANIA INC	DID NOT RESPOND THROUGH PA ONE CALL.		
HC	VERIZON PENNSYLVANIA LLC	DID NOT RESPOND THROUGH PA ONE CALL.		
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL.		
SB	COMCAST CABLE COMMUNICATIONS INC	DID NOT RESPOND THROUGH PA ONE CALL.		
STP	SWATARA TOWNSHIP DAUPHIN COUNTY	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	8/14/2023 13:24	TW-MOBILE
UI	UGI UTL HARRISBURG	DESIGN CONFLICT. PLEASE EMAIL OR SEND PLANS TO: STEPHEN BATEMAN UGI UTILITIES INC 1301 AIP DR MIDDLETOWN PA 17057 SBATEMAN@UGI.COM	8/14/2023 11:07	ATS-WEBSV

Sł	HEET INDEX
#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SITE PLAN
05	STORMWATER MANAGEMENT PLAN
06	UTILITY PLAN
07	EASEMENT PLAN
08	LANDSCAPE PLAN
09	LANDSCAPE DETAILS
10	PROFILES
11	PROFILES
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
16	TURNING MOVEMENTS
SLIDE	DIEMENTAL DI ANG:

LIGHTING PLAN

COMPANY: PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 437 BLUE CHURCH RD CONTACT: DOUG HAUPT E-MAIL: DLHAUPT@PPLWEB.COM

ADDRESS: 599 FISENHOWER BOULEVARD HARRISBURG, PA 17111 CONTACT: BUILDING CODES PERSONNEL PHONE: 717-564-2551

ADDRESS: 1301 AIP DR MIDDLETOWN, PA 1709 EMAIL: SBATEMAN@UGI.COM PHONE: 610-807-3174

JUSTIN@INTEGRATEDDP.COM

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF ONE TOWNHOME ROW (8 UNITS), ONE TWIN DWELLING (2 UNITS) & ONE APARTMENT BUILDING (24 UNITS) AND ASSOCIATED IMPROVEMENTS SHOWN HEREON.

INTEGRATED

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT

- PRELIMINARY PLAT PROCEDURE

- MINIMUM 20' CUT / FILL SLOPE SETBACK

LAND SURVEYOR'S CERTIFICATION

CIVIL ENGINEER'S CERTIFICATION

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

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

EQUITABLE LANDOWNER AND DEVELOPER

ZONE:	LIMITED COMMERCIAL (C-L) DISTRICT			
USE:	TWIN DWELLINGS, TOWNHOUSES & APARTMENTS			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	§295 ATCH. 2	20,000 SF	114,068 SF
2	MINIMUM LOT WIDTH	§295 ATCH. 2	80 FT	327 FT
3	MINIMUM FRONT YARD SETBACK	§295 ATCH. 2	25 FT*	30 FT
4	MINIMUM REAR YARD SETBACK	§295 ATCH. 2	25 FT*	42 FT
5	MINIMUM SIDE YARD SETBACK	§295 ATCH. 2	10 FT	23 FT
6	MAXIMUM BUILDING COVERAGE	§295 ATCH. 2	60%	17,229 SF / 114,068 SF = 15.1%
7	MAXIMUM IMPERVIOUS COVERAGE	§295 ATCH. 2	80%	51,087 SF / 114,068 SF = 44.8%
8	MAXIMUM LENGTH & WIDTH OF ATTACHED TOWNHOUSES	§295-91.A.	160 FT	156 FT
9	MAXIMUM # OF APARTMENTS WITHIN A BUILDING	§295-91.A.	24 UNITS	24 UNITS
10	MINIMUM PAVED AREA SETBACK (OFF-STREET PARKING)	§295-91.B.	10 FT FROM ANY DWELLING	10 FT
11	MINIMUM COMMON OPEN SPACE	§295-91.F.	20% OF TOTAL AREA (20% OF 114,068 SF = 22,814 SF MIN.)	24,418 SF / 114,068 SF = 21.4%
12	MINIMUM COMMON OPEN SPACE WIDTH	§295-91.F.(2)	50 FT	50 FT
13	MINIMUM SIZE OF DWELLINGS	§295-121.C.	600 SF	WILL COMPLY
14	MAXIMUM BUILDING HEIGHT	§295-29.B.(3)	3 STORIES OR 38 FT, WHICHEVER IS MORE RESTRICTIVE	WILL COMPLY

OFF-STREET PARKING REQUIREMENTS

EXISTING DEED RESTRICTIONS REQUIRE 30' MINIMUM FRONT YARD SETBACK & 40' MINIMUM REAR YARD SETBACK *

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM # OF SPACES	§295-104. TABLE	2 PER DWELLING UNIT (68 SPACES TOTAL)	2 SPACES / UNIT (75 SPACES TOTAL)
2	MINIMUM SIZE OF SPACES	§295-106.B.(1)	9 FT X 18 FT	9 FT X 18 FT
3	MINIMUM SIZE OF AISLES	§295-106.C.	24 FT (TWO-WAY)	24 FT
4	MINIMUM WIDTH OF ACCESS DRIVE	§295-106.D.(1)	MIN. 22 FT & MAX. 30 FT	24 FT
5	MINIMUM RESIDENTIAL DRIVEWAY SETBACK	§295-106.D.(3)	3 FT FROM PROPERTY LINES	36 FT
6	MINIMUM # OF ADA SPACES	§295-106.G.(1)	55 SPACE PARKING LOT = 3 ADA SPACES, 1 OF WHICH MUST BE VAN ACCESSIBLE	4 ADA SPACES (ALL VAN ACCESSIBLE)

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH SWATARA TOWNSHIP 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.
- 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.
- 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
- 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
- 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 TAKE AND 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 SWATARA TOWNSHIP 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 SWATARA TOWNSHIP.
- 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.

PROCEEDING FURTHER WITH WORK IN THIS AREA.

- 16. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 17. NO LOT SHALL BE ALTERED SO AS TO HAVE AN ADVERSE IMPACT ON THE STORMWATER MANAGEMENT PLAN.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH	OF PENNSYLVANIA	4
COUNTY OF DAUP	PHIN	
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 P	ROPERTY SHOWN (ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE
ACKNOWLEDGES	THE SAME TO BE H	IIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS A
OTHER PROPERT	Y IDENTIFIED AS PR	ROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREE
DEDICATED TO PU	JBLIC USE.	

OWNER:	(PRINT)	OWNER:	(PRINT)

TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION THIS $_$	DAY OF	, 20	

CHAIRMAN:	(PRINT)

LOCATION MAP

TOWNSHIP BOARD OF SUPERVISORS

COMPLETED ON THIS _	DAY OF, 20		
		-	

REVIEWED BY SWATARA TOWNSHIP ENGINEER THIS _

TOWNSHIP ENGINEER

COUNTY PLANNING COMMISSION

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS DAY OF, 20						
DIRECTOR OF PLANNING:	(PRINT)					

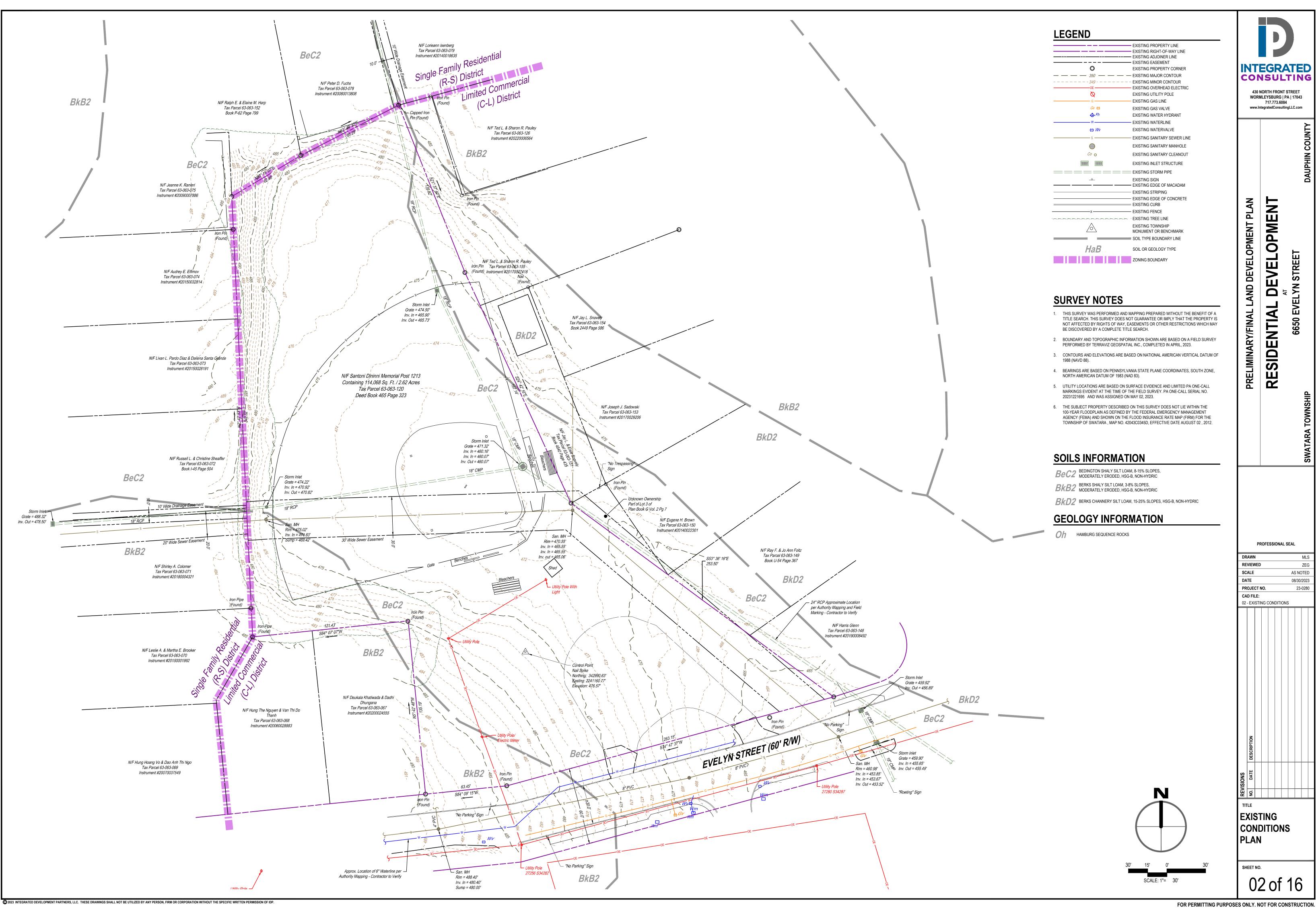
RECORDER OF DEEDS

RECORDED IN THE	OFFICE FOR RE	CORDING OF DE	EDS, IN AND FOR	COUNTY, PENNSYLVANIA, IN
PLAN BOOK	, PAGE	, THIS	DAY OF	, 20

PLAN DATE

AUGUST 30, 2023

INTEGRATED CONSULTING **430 NORTH FRONT STREET** WORMLEYSBURG | PA | 17043 www.IntegratedConsultingLLC.con **OPMENT DEVEL**(SIDENTIAL PRELIMINARY/FINAL RE PROFESSIONAL SEAL APPROVED BY THE SWATARA TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE REVIEWED AS NOTED PROJECT NO 01 - LD COVERSHEET **COVER SHEET**



INTEGRATED CONSULTING 430 NORTH FRONT STREET

WORMLEYSBURG | PA | 17043 717.773.6084 www. Integrated Consulting LLC. com

DEVELOPMENT

PROFESSIONAL SEAL

AS NOTED 08/30/2023 02 - EXISTING CONDITIONS

EXISTING CONDITIONS

02 of 16



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DEVELOPMENT

AT

LYN STREET

RESIDENTIAL DE

PRELIMINARY/FINAL

PROFESSIONAL SEAL

REVIEWED

SCALE

DATE

08/30/2023

PROJECT NO.

CAD FILE:

03 - DEMOLITION PLAN

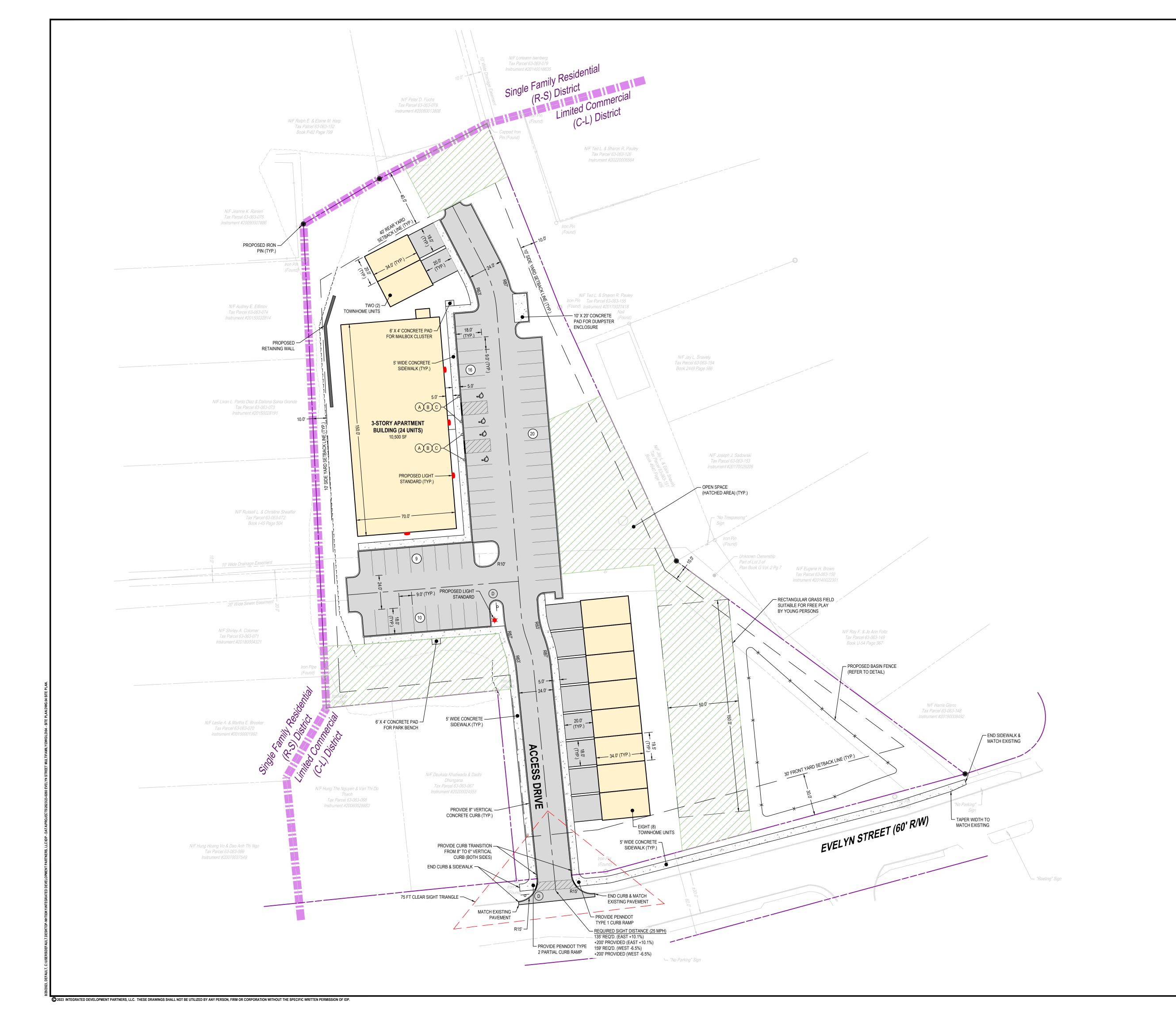
DATE DESCRIPTION

REVISIONS
NO. DATE

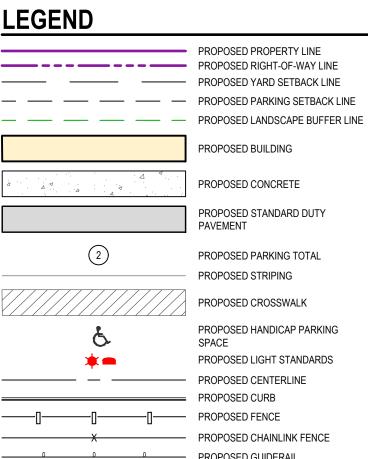
DEMOLITION
DI AN

HEET NO.

03 of 16



LEGEND



PROPOSED WALL

SITE SIGN

PROPOSED IRON PIN PROPERTY CORNER MARKER PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER

PROPOSED OPEN SPACE

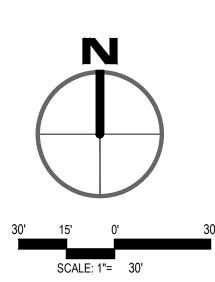
PROPOSED CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

	A 20UEDOF	<u> </u>	
NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
А	R7-8 12"x18"	RESERVED PARKING	4
В	R7-8P 6"x12"	VAN ACCESSIBLE	4
С	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE \$50 MAX. FINE \$200	4
D	R1-1 30"x30"	STOP	2

SITE PLAN NOTES

- 1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- 2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS, CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
- 3. 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.
- 4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
- 5. 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' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- 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
- 7. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- 8. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- 9. 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.
- 10. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
- 11. 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.



INTEGRATED CONSULTING 430 NORTH FRONT STREET

WORMLEYSBURG | PA | 17043 717.773.6084 www.IntegratedConsultingLLC.com

PLAN **DEVELOPMENT** DEVELOPMENT

LAND

PRELIMINARY/FINAL

RESIDENTIAL

PROFESSIONAL SEAL REVIEWED AS NOTED 08/30/2023

PROJECT NO. CAD FILE: 04 - SITE PLAN

SITE PLAN