

# Regulating Plan

Progress & Linglestown: TND

## Legend

Building - For Approval	Parking	Park Structure
Building - Future Development	Stairs	Canopy/Shade Tree
Building - Approved	Site Wall	Understory/Ornamental Tree
Building - Constructed	Street Wall	Lawn
Future Site Work	Sidewalk	Understory Planting
Parking Lot Light	Shared Lane Markings	Stormwater Management Area
Street Light 1	Crosswalk	Floodplain
Street Light 2	Contour - Major	Wetland
Street Light 3	Contour - Minor	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.
<b>Total Tract</b>	<b>(+/-) 58.07</b>	<b>100%</b>	
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 Residential Unit Count

Phase	Unit Count
Phase III	120
Phase IV	179

- GENERAL NOTES**
- All property lines are build-to-lines with the exception of single family detached residences. Consult Design Guidelines for build-to-lines for R1.
  - Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions and rail details.
  - Consult Design Guidelines, Section 500 for street wall dimensions and details.
  - Consult Design Guidelines, Section 500 for site lighting specifications and details.
  - Consult Design Guidelines, Section 500 for street trees, stormwater screening, buffer yards, and landscaping design.
  - 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.
  - Single family housing unit footprints are shown for representation only.



Property lines are build-to lines

Public Transportation

Walking Trails

Stormwater Management Area

Stormwater Management Area



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**Susquehanna Union  
Green - Phase IIE  
Building Addition**  
Susquehanna Township,  
Dauphin County, PA



Project Number:  
23015:1  
Drawn by:  
DM  
Checked by:  
FB/DM  
Date:  
January 19, 2024

Revisions:

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

Sheet Name:  
Regulating Plan

Submission:  
Final Land Development Plan

Sheet Number:  
**L101**

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