

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.
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 Residential Unit Count

Phase	Unit Count
Phase III	120
Phase IV	156

GENERAL NOTES:

- All property lines are build-to lines with the exception of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
- Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions, and trail 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 IV

Susquehanna Township,
 Dauphin County, PA



Project Number:
 24014:1
 Drawn by:
 DM
 Checked by:
 FB/DM
 Date:
 June 7, 2024

Revisions:

Scale:
 1"=100'

 SCALE: 1" = 100'-0"

Sheet Name:
 Regulating Plan

Submission:
 Final Land Development Plan

Sheet Number:
L101

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