

# Regulating Plan



## Progress & Linglestown: TND

### Legend

- Building - For Approval
- Building - Future Development
- Building - Approved
- Building - Constructed
- Future Site Work
- Parking Lot Light
- Street Light 1
- Street Light 2
- Street Light 3
- Parking
- Stairs
- Site Wall
- Street Wall
- Sidewalk
- Shared Lane Markings
- Crosswalk
- Contour - Major
- Contour - Minor
- Park Structure
- Canopy/Shade Tree
- Understory/Ornamental Tree
- Lawn
- Understory Planting
- Stormwater Management Area
- Floodplain
- Wetland
- 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	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 2D

Susquehanna Township,  
Dauphin County, PA



Project Number:  
25010:1  
Drawn by:  
DM  
Checked by:  
FB/DM  
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November 7, 2025

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12/5/2025 - Rev Per Twp Comments

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Regulating Plan

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