

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 Trees
- Understory/Ornamental Tree
- Lawn
- Understory Planting
- Stormwater Management Area
- Floodplain
- Wetland
- Site Furnishings

Mixed-Use Compliance Table

Use	Acres	% 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	179

GENERAL NOTES:

1. All property lines are build-to lines with the except of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
2. Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions, and trail details.
3. Consult Design Guidelines, Section 500 for street wall dimensions and details.
4. Consult Design Guidelines, Section 500 for site lighting specifications and details.
5. Consult Design Guidelines, Section 500 for street trees, stormwater screening, buffer yards, and landscaping design.
6. 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.
7. Single family housing unit footprints are shown for representation only.

Property lines are build-to lines

Progress Avenue

Linglestown Road

Central Green
0.56 Acres

Green
2.54 Acres

Green
0.28 Acres

Green Space
13.84 Acres

Walking Trails

Public Transportation

Stormwater Management Area

Floodplain

Green Space

Stormwater Management Area

Floodplain



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Susquehanna Union
Green - Independent
Living Apartments
Phase IV
Susquehanna Township,
Dauphin County, PA



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1"=100'

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