No: 26-005

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Susquehanna Township | Surveyor: TerraViz | Engineer: Stetler Sagax

Plat Title: Preliminary Land Development Plan for 4015 Reichert Road

Zoning District: Medium Density Residential (R-2) | Proposed Land Use: Residential

Plat Status:	X Preliminary	**Plat Type**:	___ Subdivision	**Regulations**:	___ County
	___ Final				X Municipal
	___ P/F		X Land Development		X Zoning
	___ Minor				X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	104	99	37.77	37.77

Date Received: 12/10/25 | Staff Review: 12/17/25 | Official County Review: 12/17/25

Reviewed by: LG | Checked by: ARK | Tax Map Parcel #: 62-019-026

Project Description: Subdivision and land development including USACE Joint Permit for proposed bridge to reconnect Reichart Road

- *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.*

Plan Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance are to be in place before final approval.
2. An E&S plan is to be provided and reviewed by the Township Engineer.
3. Sidewalks are to be constructed on both sides of all streets within the proposed plan area.
4. A streetscaping plan is to be provided and verified by the Township Engineer for consistency with all requirements. In particular, complete details about the plan to connect Reichert Road are still needed.
5. Soils are to be displayed. A significant number of trees are planned for removal, and according to Dauphin County GIS data, a substantial portion of the property contains hydric soil. The township engineer should verify that the stormwater protection plan is sufficient, given the potential for increased runoff. The Conservation District may need to review the plan.

6. It should be noted that the stream bordering the site is covered under the Total Maximum Daily Load (TMDL) plan for Paxton Creek, and the amount and types of discharge that go into the stream is regulated by DEP. It is recommended that the Township MS4 staff have an opportunity to review the plan in the context of the MS4 program.
7. The existing well that serves the Stone House property is located very close to the property line and close to some of the outfalls. The plan should address any measures to prevent discharging into the isolation zone.
8. Provide the dimensions of the proposed walkways. Will all be publicly accessible? The plan should consider future connectivity to the Township bike/ped network.
9. To ensure proper access to the proposed central green space, an additional walking path should be considered serving the lots to the north and northeast of the open space.
10. It appears many lots planned for residential use may be constrained by setback requirements. Please confirm that all lots will be usable for this purpose.
11. Documentation verifying that existing public utilities will have the capacity to service the planned development is to be provided.
12. Susquehanna Township School District should be given an opportunity to provide input on the potential impacts of the proposed development on future capacity for the District.
13. Local emergency services should provide input on the adequacy of turnaround access as well as the proposed locations of hydrants.
14. The Township should confirm whether the plan adequately addresses the requirements of the Neighborhood Design Development.

Plan No. 26-005

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown		X	
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown		X	
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands	X		
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal – public (x) on-lot ( )	X		
Water supply – public (x) well (x)	X		
22. Existing streets shown - Name	X		
R/W width		X	
Paving width		X	
Dedicated R/W width		X	
23. Proposed streets shown - Name	X		
R/W width		X	
Paving width		X	
Profiles		X	
24. Curbs shown	X		
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown		X	
28. Traffic study completed	X		
29. Recreation area shown/fee in-lieu-of provided	X		
30. Erosion and sedimentation control plan shown		X	
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY LAND DEVELOPMENT PLAN
FOR
4015 REICHERT ROAD
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY

DECEMBER 5, 2025

REVISED:

STETLER SAGAX
Consulting
128 South 32nd Street #1073
Camp Hill, PA 17011
Phone: 717.341.8235
www.stetlersagax.com

PA ONE CALL SERIAL NO: 20230043015

PENNSYLVANIA ACT 38(1991)/187(1996) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- VEOLIA WATER PENNSYLVANIA INC
- VERIZON PENNSYLVANIA LLC
- PPL ELECTRIC UTILITIES CORPORATION
- UGI UTILITIES INC
- SUSQUEHANNA TOWNSHIP AUTHORITY/SUSQUEHANNA TOWNSHIP

PLAN PURPOSE

DEVELOPMENT OF THE PARCEL UNDER THE NEIGHBORHOOD DESIGN DEVELOPMENT (NDD) PROVISIONS OF THE SUSQUEHANNA TOWNSHIP ORDINANCES 27-702.13 AND 27-2049 FOR 97 PROPOSED RESIDENTIAL LOTS. PLAN WILL ALSO DEVELOP ONE NEW LOT CONTAINING AN EXISTING HOME AND SEVEN ADDITIONAL LOTS TO ENCOMPASS STORMWATER MANAGEMENT FACILITIES AND OPEN SPACE. TWO PHASES OF CONSTRUCTION ARE PROPOSED.

SITE DATA

CATEGORY	REQUIREMENT		PROVIDED
ZONING DISTRICT	R-2 MEDIUM DENSITY RESIDENTIAL	NEIGHBORHOOD DESIGN DEVELOPMENT	NEIGHBORHOOD DESIGN DEVELOPMENT
HEIGHT REGULATIONS	< 30 FEET	< 35 FEET	< 35 FEET
MAXIMUM DENSITY	4 UNITS / AC.	5 UNITS / AC.	5 UNITS / AC.
MIN. LOT AREA	10,000 SF	6,000 SF	6,000 SF
MAX. IMP. LOT COVER	40%	75%	75%
MAX. IMP. LOT COVER	NA	65%	65%
MIN. VEG. COVER	40%	25%	25%
MIN. LOT WIDTH	75 FEET	45 FEET	45 FEET
WATER	PUBLIC	PUBLIC	PUBLIC
SEWER	PUBLIC	PUBLIC	PUBLIC
YARD REGULATIONS			
FRONT	30 FEET	5-25 FEET*	5-25 FEET*
SIDE	8 FEET	7 FEET	7 FEET
REAR	30 FEET	15 FEET	15 FEET

NEIGHBORHOOD DESIGN DEVELOPMENT ZONING NOTES:
1. MIN. TRACT SIZE IS 20 AC. ACTUAL TRACT SIZE IS 30.75 AC.
2. * FRONT ENTRY GARAGES TO BE SET BACK A MIN. 18' FROM R/W LINE.

MUNICIPAL APPROVALS

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20 ____

CHAIRMAN_____

SECRETARY_____

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20_____

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20 ____

CHAIRMAN _____

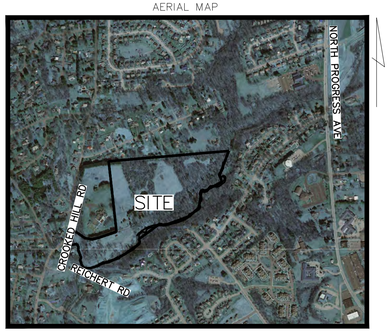
SECRETARY_____

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____ 20 ____

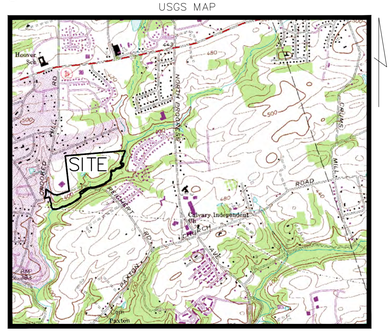
GENERAL NOTES:

1. TWO PHASES OF CONSTRUCTION ARE PROPOSED FOR THE DEVELOPMENT BUILDOUT. PHASE ONE WILL INCLUDE THE EXTENSION OF REICHERT ROAD AND CONSTRUCTION OF THE NEW BRIDGE.
2. CROOKED HILL ROAD IS A TOWNSHIP COLLECTOR ROAD (SPEED LIMIT 25 MPH) CLASSIFED AS A MAJOR COLLECTOR AND IDENTIFIED AS LOCAL ROAD D085 IN PENNDOT'S COUNTY FUNCTIONAL CLASS MAP.
3. REICHERT ROAD WILL BE A CONTINUOUS LOCAL ROADWAY (SPEED LIMIT 25 MPH) RECONNECTING THE NEIGHBORHOOD ON THE SOUTHSIDE OF THE UNT TO PAXTON CREEK. DEDICATED ROAD R/W IS 50', C/W IS 30', ROAD INTERSECTION RADII 15' (MIN.) MINOR-MINOR, 25' MINOR-COLLECTOR (REICHERT - CROOKED HILL).
4. CLEAR SIGHT TRIANGLES TO BE 75' MINOR-MINOR, 150' MINOR-COLLECTOR AND COMPLY WITH SALDO EXHIBIT VI.
5. STREET LIGHTING WILL COMPLY WITH THE STREETSCAPING SECTION OF NDD ORDINANCE SECTION 27-2049 AND LIGHTING SECTION 22-506.
6. A USACE JOINT PERMIT WILL BE SECURED TO INSTALL THE CULVERT CROSSING OF THE UNT TO ENABLE RECONNECTION OF REICHERT ROAD.
7. THE DEVELOPMENT IS WITHIN THE PAXTON CREEK WATERSHED, ZONE 32, WHICH REQUIRES THE PROPOSED TWO-, TEN-, AND TWENTY-FIVE-YEAR EVENT DISCHARGES TO NOT EXCEED 85% OF THE EXISTING PEAK RATE.
8. ALL STREET INLET TOPS SHALL BE THE COMBINATION CURB AND GUTTER INLET REFERRED TO AS PENNDOT TYPE "C," WITH A TEN-INCH CURB REVEAL TO ALLOW AN AUTOMATIC TWO-INCH DEPRESSED CONDITION TO EXISTING WHEN USED ON AN EIGHT-INCH CURB. ALL INLET TOPS SHALL BE PRECAST CONCRETE WITH HEAVY-DUTY BICYCLE-SAFE STEEL GRATING. WEEP HOLES SHALL BE PROVIDED ON ALL INLET TOPS AT THE APPROPRIATE ELEVATIONS TO COMPLETELY DRAIN THE SUB GRADE PRIOR TO PLACING THE BASE COURSE AND SURFACE COURSE.
9. SIGNS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP SPECIFICATIONS AND SHALL BE INSTALLED BY THE DEVELOPER IN A MANNER SPECIFIED BY THE MUNICIPAL ENGINEER.
10. ALL IMPROVEMENTS TO CONFIRM WITH THE REQUIREMENTS OF THE TOWNSHIP, SPECIFICALLY SALDO CHAPTER 22 PART 11, OTHER MUNICIPAL SECTIONS, REQUIREMENTS OF THE STATE AND FEDERAL GOVERNMENT, AS APPLICABLE, AND BE COMPLETED TO THE ACCEPTED PROFESSIONAL INDUSTRY STANDARD.
11. A COMMUNITY ASSOCIATION DOCUMENT WILL BE CREATED FOR THESE UNITS AND WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF COMMON AREAS INCLUDING THE OPEN SPACE AREA, EASTEMENTS, AND STORMWATER MANAGEMENT FACILITIES INCLUDING SWALES.
12. THE EXISTING LOT BOUNDARY IS MONUMENTED. PROPOSED INTERNAL MARKERS AND MONUMENTS WILL BE INSTALLED AS PHASES OF THE DEVELOPMENT ARE CONSTRUCTED AND/OR WHEN STREETS ARE INSTALLED. MONUMENTS SHALL BE OF CONCRETE OR STONE AT LEAST 4"X4"X36" INCHES AND MARKED ON TOP WITH A COPPER OR BRASS DOWEL. THEY SHALL BE SET ON THE EDGE OF AND ALONG ONE SIDE OF THE RIGHT-OF-WAY AT EVERY CHANGE IN DIRECTION. MARKERS SHALL BE IRON PIPES OR IRON OR STEEL BARS 24" LONG AND ¾" IN DIAMETER AS SHOWN ON THE PLAN.
13. THE PROPOSED WATER DISTRIBUTION SYSTEM SHOWN HEREIN WILL BE APPROVED BY THE WATER COMPANY AND THE TOWNSHIP.
14. ALL LOT GRADING, CONSTRUCTION, AND DEVELOPMENT WILL ADHERE TO THE TOWNSHIP LAND DEVELOPMENT ORDINANCE..
15. TRASH COLLECTION WILL BE BY A LOCAL MUNICIPAL WASTE MANAGEMENT COMPANY.
16. CONSTRUCTION IS EXPECTED TO START IN FALL OF 2026.
17. THE PLAN WILL COMPLY WITH PA DEP SEWAGE PLANNING REQUIREMENTS. AN EXEMPTION FROM PLANNING HAS BEEN REQUESTED.
18. ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF SUSQUEHANNA TOWNSHIP AND THE SUSQUEHANNA TOWNSHIP AUTHORITY.
19. EACH INDIVIDUAL RESIDENTIAL LOT IN THIS SUBDIVISION MUST HAVE AN OUTSIDE POST LIGHT, INSTALLED ON A PHOTOCELL, AT THE TIME A NEW HOME IS BUILT ON SAID LOTS.
20. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
21. NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS.

AERIAL MAP



USGS MAP



LOCATION MAP
SCALE 1"=1,000'
36002210PAS_PEMA_2018 AERIAL &
37002210PAS_PEMA_2018 AERIAL

LOCATION MAP
SCALE 1"=2,000'
HARRISBURG EAST USGS QUAD

DRAWING INDEX

DWG	DESCRIPTION
LD CVR	COVER SHEET
C1.0	LEGENDS - ADJOINERS
C1.1	EXISTING CONDITIONS & DEMO PLAN
C2.0	KEY PLAN
C2.1	LAYOUT PLAN
C2.2	LAYOUT PLAN
C2.3	PHASING PLAN
C2.4	LINE TABLES
C2.5	LINE TABLES
C3.1	GRADING AND UTILITY PLAN
C3.2	GRADING AND UTILITY PLAN
C4.1	PROFILES
C4.2	PROFILES
C4.3	PROFILES
C4.4	PROFILES
C4.5	PROFILES
C4.6	PROFILES
C4.7	SANITARY PROFILES
C5.1	DETAILS
C5.2	DETAILS
C6.1	EXISTING STEEP SLOPE PLAN
C6.2	PROPOSED STEEP SLOPE PLAN
C7.1	LANDSCAPING PLAN
C7.2	LANDSCAPING PLAN
C7.3	LANDSCAPING DETAILS

STORMWATER NOTES:

1. AREAS PROPOSED FOR INFILTRATION BMP'S SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
2. THE COMMUNITY ASSOCIATION SHALL:
   - 2.1. MAINTAIN ALL FACILITIES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE AND TERMS OF THE NPDES PERMIT APPROVAL (INCLUDING THE COMMUNITY ASSOCIATION PCSM BMP OPERATIONS MANUAL) AND SHALL KEEP THE FACILITIES IN A SAFE AND ATTRACTIVE MANNER.
   - 2.2. THE TOWNSHIP SHALL HAVE RIGHT-OF-ACCESS NOT REQUIRING HOMEOWNER NOTIFICATION OR PERMISSION WITHIN EASEMENT AREAS TO ASSURE FOR PERIODIC INSPECTIONS BY THE TOWNSHIP AND MAINTENANCE, IF REQUIRED.
   - 2.3. KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES. IN THE EVENT OF A CHANGE, NEW INFORMATION WILL BE SUBMITTED TO THE TOWNSHIP WITHIN 10 DAYS OF THE CHANGE.
   - 2.4. REIMBURSE THE TOWNSHIP FOR ALL COSTS INCURRED BY THE TOWNSHIP FOR THE NECESSARY MAINTENANCE OR CORRECTIVE WORK REQUIRED IN THE EVENT THE COMMUNITY ASSOCIATION FAILS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES FOLLOWING DUE NOTICE BY THE TOWNSHIP TO CORRECT THE PROBLEM(S).
3. OPEN SWALE AND PIPE EASEMENTS ARE 20' WIDE AND CENTERED ON THE CONVEYANCE CENTERLINE. BASIN EASEMENTS ARE AS SHOWN ON THE PLAN AND GENERALLY FOLLOW THE DESIGN TOP-OF-BERM ELEVATION.
4. THE COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR ALL COMMON GROUNDS MAINTENANCE TO THE EXTENT IDENTIFIED ON THE PLANS. GROUNDS MAINTENANCE WILL BE CONDUCTED BY A PROFESSIONAL COMPANY SPECIALIZING IN SUCH MAINTENANCE.
5. NO FENCES, PLANTINGS, OR ACCESSORY STRUCTURES SHALL BE PLACED WITHIN ANY EASEMENT.
6. BASIN VEGETATION SHALL BE REDUCED TO A MAXIMUM HEIGHT OF 8" A MINIMUM OF TWICE YEARLY BY MOWING OR OTHER MEANS AS REQUIRED. SOME AREAS OF SLOPES STEEPER THAN 3:1 MAY REQUIRE MAINTENANCE BY HAND.

INVENTORY OF PERMITS / APPROVALS :

AGENCY	DATE SUBMITTED	PERMIT #	APPROVAL DATE
1. PA DEP/DCCD (NPDES PERMIT)			
2. PADEP CHAPTER 105 / USACE JOINT PERMIT			
3. SUSQUEHANNA TWP AUTHORITY			
4. PA DEP PLANNING MODULE - EXEMPTION			
5. FIRE ADMINISTRATOR REVIEW			
6. STORMWATER REVIEW			
7. DAUPHIN COUNTY PLANNING DEPARTMENT			
8. STATEMENT OF APPROVAL AND PROOF OF FINANCIAL SECURITY			

WAIVERS :

WAIVER DESCRIPTION	DATE REQUESTED	DATE APPROVED
1. ----------		
2. ----------		

SURVEYOR PLAN NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL INC., COMPLETED IN MAY, 2022.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS AND RECORDED PLANS.
4. BEARINGS ARE BASED ON NAD83 STATE PLANE COORDINATES, PA SOUTH ZONE.
5. CROOKED HILL RIGHT OF WAY AND THE WESTERN PORTION OF REICHERT RD RIGHT OF WAY IS SHOWN BASED ON CONSTRUCTION PLANS FOR CROOKED HILL ROAD PHASE I, PREPARED BY HRG DATED 4-5-1991.
6. REICHERT ROAD RIGHT OF WAY IS 33' BASED ON TOWNSHIP CORRESPONDENCE, AND SHOWN BASED ON EXISTING MONUMENTATION AND HISTORICAL AERIAL PHOTOS FROM PENN STATE UNIVERSITY PENN PILOT LIBRARY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

DATE: SURVEYOR SIGNATURE:

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW P. DAVIS — No. SU070573 — SURVEYOR — PENNSYLVANIA

SURVEYOR SEAL:

PROPERTY ADDRESS

4015 Reichert Road
Harrisburg, PA 17110

OWNER / DEVELOPER:

Greenview LLC
Mr. Jim Halkias, President
4015 Reichert Road
Harrisburg, PA 17110
Phone: (717) 623-6101

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN
ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
OWNER (S) _____

OWNER (S) _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN:

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATEMENT OF DEDICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER (S) _____

OWNER (S) _____

CERTIFICATE OF COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____ 20 ____ PLAN BOOK _____ VOLUME _____ PAGE _____

OWNER STORMWATER BMP INTEGRITY STATEMENT

I, _____, ACKNOWLEDGE AND AGREE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

FLOODPLAIN STATEMENT

I, _____, HEREBY CERTIFY THAT THIS PROPERTY (IS/IS NOT) WITHIN A FEMA DETERMINED FLOODPLAIN, FLOODWAY, OR FLOOD HAZARD AREA. IF THE PROPERTY IS WITHIN A FEMA DETERMINED FLOODPLAIN, FLOODWAY, OR FLOOD HAZARD AREA, THE DETERMINED ZONE IS _____ AND THE THERE (IS/IS NOT) A DEFINED BASE FLOOD ELEVATION. AN ELEVATION CERTIFICATE SHALL BE PROVIDED AS APPLICABLE

STORMWATER CERTIFICATION STATEMENT

"I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SUSQUEHANNA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE."

KARST STATEMENT

I, _____, CERTIFY THAT THE PROPOSED DETENTION BASIN (CIRCLE ONE) IS/IS NOT UNDERLAIN BY LIMESTONE.

GENERAL STORMWATER NOTES:

1. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR STORMWATER FACILITIES SHALL SATISFY THE REQUIREMENTS OF THE TOWNSHIP AND THIS AGREEMENT IS PART OF THE SWM SITE PLAN.
2. ALL INSPECTION AND MAINTENANCE REPORTS AND TASKS COMPLETED FOR O&M SHALL BE SUBMITTED TO SUSQUEHANNA TOWNSHIP BY JUNE 1ST OF EACH YEAR.
3. NOTHING SHALL BE PLANTED OR PLACED WITHIN ANY EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OF CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
4. _____ SHALL BE THE RESPONSIBLE PARTY FOR ASSURING THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF ANY EASEMENT.
5. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO THE RELEASE OF FINANCIAL SECURITY.

WETLANDS STATEMENT

A WETLAND SURVEY WAS PERFORMED BY AQUA-NICHE. ALL WETLANDS AND STREAMS HAVE BEEN IDENTIFIED IN THE FIELD AND FLAGGED. THE DATA WAS SUBSEQUENTLY COLLECTED BY THE SURVEYOR AND IS SHOWN ON THE PLANS HEREIN.

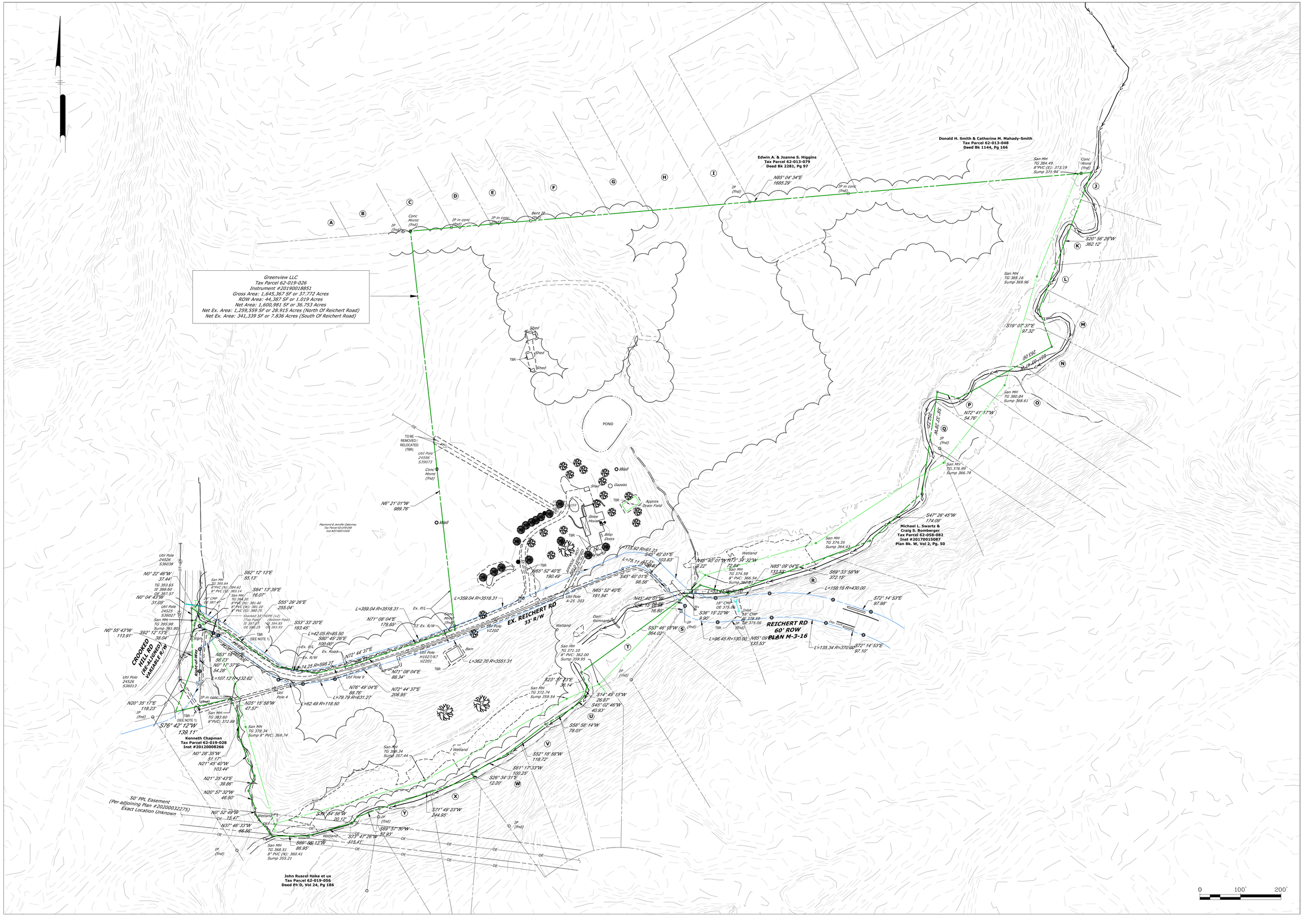
I, _____SIGNATURE AND DATE_____. HEREBY CERTIFY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

GENERAL PLAN / REPORT DATA

I HEREBY CERTIFY THAT THIS PLAN TO BE CORRECT AS SHOWN.

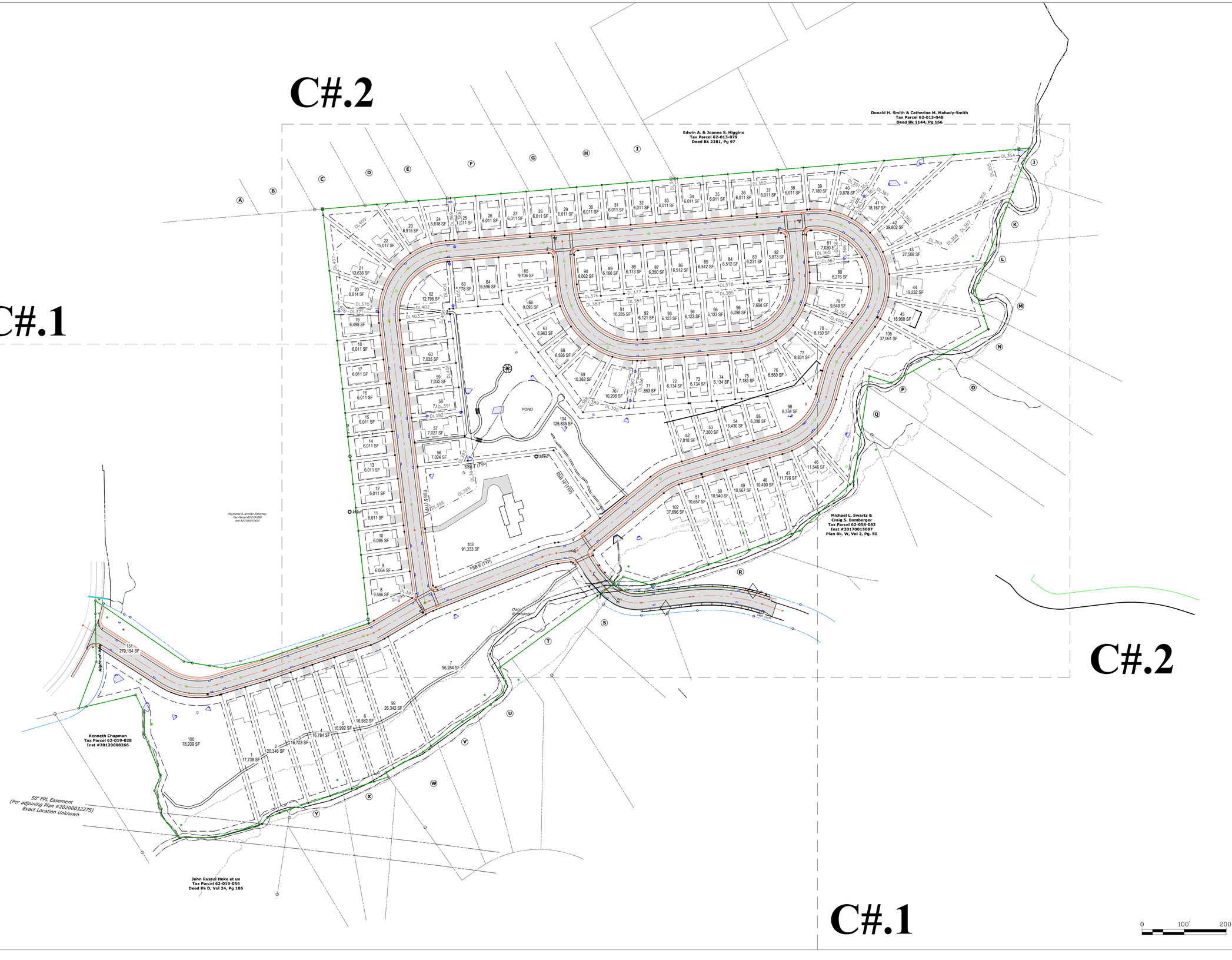
_____
REGISTRATION NO. 057026-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — VAL FORONEY STETLER II — ENGINEER — PE-057026-E — PENNSYLVANIA


Greenview LLC
Tax Parcel 62-019-026
Instrument #20190018851
Gross Area: 1,645,367 SF or 37.772 Acres
ROW Area: 44,387 SF or 1.019 Acres
Net Area: 1,600,981 SF or 36.753 Acres
Net Ex. Area: 1,259,559 SF or 28.915 Acres (North Of Reichert Road)
Net Ex. Area: 341,339 SF or 7.836 Acres (South Of Reichert Road)
Edwin A. & Joanne S. Higgins
Tax Parcel 62-013-079
Deed Bk 2281, Pg 97
Donald H. Smith & Catherine M. Mahady-Smith
Tax Parcel 62-013-048
Deed Bk 1144, Pg 166
Kenneth Chapman
Tax Parcel 62-019-028
Inst #20120008266
John Russel Hoke et ux
Tax Parcel 62-019-056
Deed Bk D, Vol 24, Pg 186
Michael L. Swartz &
Craig S. Bomberger
Tax Parcel 62-058-082
Inst #20170015087
Plan Bk. W, Vol 2, Pg. 50
EX. REICHERT RD
33' R/W
REICHERT RD
60' ROW
PLAN M-3-16
CROOKED HILL RD (RE-ALIGNED) VARIABLE R/W
50' PPL Easement
(Per adjoining Plan #20200032275)
Exact Location Unknown
POND
Well
Gazebo
Shed
Abdn Above Ground
Approx Drain Field
Barn
Dam Remnants
Wetland
100 YR FLOODPLAIN
Ex. R/W
Ex. Road
Ex. P/L
TBR
TO BE REMOVED / RELOCATED (TBR)
Sign
Fence
Stacked 187' HDPE (+2) (Top Pipe) (Bottom Pipe)
Knox Mfrg. (fnd)
Util Pole 24526 S36038
Util Pole 24525 S36027
Util Pole 24526 S36013
Util Pole 24525 S36037
Util Pole 24526 S390973
Util Pole 4-25-203
Util Pole 9
Util Pole 4
Util Pole H1023767 V2201
Util Pole V2202
Conc Mnmt (fnd)
IP (fnd)
IP in conc (fnd)
Bent IP (fnd)
San MH TG 385.64 8"PVC (S): 373.19 Sump 371.94
San MH TG 385.16 Sump 369.96
San MH TG 380.64 Sump 368.61
San MH TG 376.99' Sump 366.74
San MH TG 374.35 Sump 364.43
San MH TG 374.58 8" PVC: 366.54 Sump 362.54
San MH TG 371.10 8" PVC: 362.00 Sump 359.95
San MH TG 372.74 Sump 359.54
San MH TG 383.60 8"PVC: 372.88
San MH TG 379.34 Sump 8" PVC: 369.74
San MH TG 368.51 8" PVC (N): 360.41 Sump 355.21
San MH TG 389.34 Sump 357.44
Inlet 18" CMP OE 375.06
Inlet 18" CMP OE 378.59
Inlet 18" CMP OE 375.06
Ox Sign
Ox Sign
N21° 25' 43"E 38.86'
N20° 57' 32"W 46.50'
N0° 52' 49"W 13.47'
N37° 46' 33"W 66.56'
S89° 56' 13"W 86.85'
S73° 47' 26"W 115.41'
S69° 51' 30"W 91.93'
S71° 49' 23"W 244.95'
S58° 58' 14"W 78.01'
S52° 18' 58"W 118.72'
S61° 17' 33"W 100.25'
S26° 34' 31"E 12.20'
S14° 49' 15"W 26.67'
S40° 02' 46"W 40.93'
S23° 31' 33"E 36.14'
S76° 42' 12"W 139.11'
S20° 35' 17"E 118.23'
S0° 04' 43"W 31.08'
S0° 55' 43"W 113.91'
S0° 22' 46"W 37.44'
S62° 12' 13"E 55.13'
S64° 13' 39"E 76.07'
S55° 29' 26"E 255.04'
S53° 33' 20"E 183.45'
S80° 45' 26"E 100.00'
S62° 12' 13"E 38.04'
N0° 28' 25"W 51.17'
N21° 45' 40"W 103.44'
N25° 15' 58"W 47.57'
N63° 18' 38"W 66.73'
N0° 11' 37"E 54.28'
N20° 35' 17"E 118.23'
N6° 21' 01"W 989.76'
N85° 04' 34"E 1685.29'
N65° 52' 40"E 190.49'
N65° 52' 40"E 191.54'
N45° 40' 01"W 98.58'
N45° 40' 01"W 16.80'
N65° 40' 01"W 72.84'
N17° 35' 32"W 12.22'
N85° 09' 04"E 133.52'
N71° 08' 04"E 179.65'
N71° 08' 04"E 88.34'
N72° 44' 37"E 206.95'
N76° 49' 04"E 88.76'
N72° 44' 37"E 74.25' R=598.37
N72° 44' 37"E 88.34'
N72° 41' 17"W 54.76'
S19° 07' 37"E 97.32'
S20° 56' 29"W 362.12'
S47° 26' 45"W 174.09'
S69° 33' 58"W 372.15'
S72° 14' 53"E 97.98'
S72° 14' 53"E 97.16'
S36° 15' 22"W 9.90'
S83° 46' 18"W 364.09'
N85° 09' 04"E 133.53'
L=359.04 R=3518.31
L=359.04 R=3518.31
L=362.70 R=3581.31
L=42.05 R=85.50
L=74.25 R=598.37
L=107.12 R=132.62
L=62.49 R=118.50
L=78.79 R=631.27
L=113.92 R=91.23
L=75.11 R=91.23
L=158.76 R=430.00
L=96.45 R=130.00
L=135.34 R=370.00
Ex. P/L
Ex. R/W
Ex. Road
Ex. R/W
Ex. P/L
Ex. R/W
Ex. P/L
Ex. R/W
Ex. P/L

C#.2

C#.1


Edwin A. & Joanne S. Higgins
Tax Parcel 62-013-079
Deed Bk 2281, Pg 97
Donald H. Smith & Catherine M. Mahady-Smith
Tax Parcel 62-013-048
Deed Bk 1144, Pg 166
Michael L. Swartz &
Craig S. Bomberger
Tax Parcel 62-058-082
Inst #20170015087
Plan Bk. W, Vol 2, Pg. 50
Kenneth Chapman
Tax Parcel 62-019-028
Inst #20120008266
John Russel Hoke et ux
Tax Parcel 62-019-056
Deed Bk D, Vol 24, Pg 186
Raymond & Jennifer Zaborney
Tax Parcel 62-019-058
Inst #20190015430
50' PPL Easement
(Per adjoining Plan #20200032275)
Exact Location Unknown
POND
Dam Embankment
Right-of-Way
100-YR Flood Limit
FSB 5' (TYP)
SSB 1' (TYP)
RSB 4' (TYP)
Water
Wetland
Wetland Buffer
Woods
Tree Line
Top of Bank
Edge of Water
Wetland Edge
Wetland Buffer
Woods Line

Raymond & Jennifer Zaborney
Tax Parcel 62-019-056
Inst #20190012430

Kenneth Chapman
Tax Parcel 62-019-028
Inst #20120008266

John Russel Hoke et ux
Tax Parcel 62-019-056
Deed Bk D, Vol 24, Pg 186

50' PPL Easement
(Per adjoining Plan #202000032275)
Exact Location Unknown

LOOP ROAD
REICHERT ROAD
POND
SWALE
FOOT BRIDGE
WALKWAY (TYP)
RETAINING WALL
RETAINING WALL W / FENCE
HEADWALL W / FENCE
REVISED D/W
GARAGES 18'-25' FROM R/W
DISCONTINUE SIDEWALK
RESTART SIDEWALK
BRIDGE WINGWALL (TYP)
STREET SIGNS (TYP)
ALL IMPROVEMENTS CONTAINED WITHIN SUBJECT PROPERTY
TWP R/W TO REMAIN
LEGAL R/W
50' R/W
30' C/W (TYP)
SSB 7' (TYP)
FSB 14' (TYP)
FSB 5' (TYP)
5' CONC. S/W (TYP)
Well
Wetland A
Wetland B
Wetland C
Wetland E
Dam Remnants
100-YR FLOODPLAIN
Right-of-Way
REICHERT ROAD TIE-IN (PER TWP)
Dept. Curb

0 60' 120'

DRAWN BY: VFS
CHECKED BY: VFS
DATE: 12/05/2025
SCALE: AS NOTED
JOB NUMBER 2020-008

REVISIONS
DATE

4015 Reichert Road
Preliminary Land Development Plan
LAYOUT PLAN

Susquehanna Township
Dauphin County

SEAL

STETLER SAGAX Consulting
128 South 32nd Street #1073
Camp Hill, PA 17011
Phone: 717.341.8235
www.stetlersagax.com

DRAWING
C2.1

Tax Parcel 62-013-048
Deed Bk 1144, Pg 166

Edwin A. & Joanne S. Higgins
Tax Parcel 62-013-079
Deed Bk 2281, Pg 97

LOOP ROAD

N. LOOP ROAD

REICHERT ROAD

N. LOOP ROAD

POND

WALKWAY (TYP)

SWALE

FOOT BRIDGE

RETAINING WALL

RETAINING WALL W / FENCE

HEADWALL W / FENCE

RESTART SIDEWALK

DISCONTINUE SIDEWALK

GARAGES 18'-25' FROM R/W

BRIDGE WINGWALL (TYP)

REICHERT ROAD TIE-IN (PER TWP)

REVISED D/W

Well

Wetland D

Wetland E

Dam Remnants

100-YR FLOODPLAIN

Michael L. Swartz &
Craig S. Bomberger
Tax Parcel 62-058-082
Inst #20170015087
Plan Bk. W, Vol 2, Pg. 50

0 60' 120'

DRAWN BY: VFS
CHECKED BY: VFS
DATE: 12/05/2025
SCALE: AS NOTED
JOB NUMBER 2020-008

REVISIONS

DATE

4015 Reichert Road
Preliminary Land Development Plan
LAYOUT PLAN

Susquehanna Township Dauphin County

SEAL

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128 South 32nd Street #1073
Camp Hill, PA 17011
Phone: 717.341.8235
www.stetlersagax.com

DRAWING

C2.2

DRAWN BY: VFS

CHECKED BY: VFS

DATE: 12/05/2025

SCALE: AS NOTED

JOB NUMBER
2020-008

REVISIONS

DATE

4015 Reichert Road
Preliminary Land Development Plan
PHASING PLAN

Susquehanna Township

Dauphin County

SEAL

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Consulting
128 South 32nd Street #1073
Camp Hill, PA 17011
Phone: 717.344.8255
www.stetlersagax.com

DRAWING

C2.3

0 60' 120'