

No:26-034

Perry County Subdivision/Land Development Review Report

Municipality	Watts Township	Surveyor	Gregory L. Condon	Engineer	Adam M. Citrullo		
Plat Title	MRPI Amity Hall, LLC Susquehanna Crossings						
Zoning District	I - Industrial, C-1 Commercial, and AR - Agriculture/ Rural		Proposed Land Use	Industrial (Industrial), and lot additions (LAD)			
Plat Status:	X Preliminary	Plat Type:	Subdivision	Regulations:	County		
	Final		Land Development		X Municipal		
	P/F		X Combined		X Zoning		
	Minor				X S&LD		
# of New Lots	0	# of New Dwelling Units	0	Acreage Subdivided	286.88	Total Acreage	486.88
Date Received	03/25/2026	Staff Review	04/14/2026	Official County Review	04/14/2026		

- ☐ Plat appears to comply with applicable regulations.
- ☒ Plat appears to generally comply with applicable regulations; revisions may be required as indicated.
- ☐ Plat appears to need substantial revision, as indicated.

Reviewed byJRFChecked by

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees is required to 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.

Notes: The subject plan has been submitted as a Preliminary Subdivision and Land Development Plan pursuant to the Watts Township Subdivision and Land Development Ordinance (S&LDO) § 306 and has been reviewed herein as a combined Preliminary Subdivision and Land Development Plan.

The submission includes correspondence from the Watts Township Zoning Officer indicating that the proposed data center use constitutes a permitted use within the applicable zoning district. The Township is also in receipt of an appeal filed by the Watts Township Board of Supervisors to the Watts Township Zoning Hearing Board challenging this determination. Notwithstanding the pending appeal, this review has been conducted in reliance upon the zoning determination in effect at the time of plan submission.

- Zoning related comments
1. According to the S&LDO definition, the access road is considered a street. All parking, loading, or motor vehicles service areas are to be physically separated from all streets, by a suitable barrier against unchanneled motor vehicles. (Z.O. § 362.1) - It appears there are 11 proposed parking spots along the access drive leading up to the proposed buildings. What is the purpose of these parking spaces on plan sheets C-301, C-305, and C-310?

2. Driveway access to the proposed wastewater facility on Lot 1-C and the “VFD” Building on Lot 1-B is required to be located and constructed in accordance with the Watts Township Driveway Ordinance. (Z.O. § 406)

3. Watts Township ZO. § 407 states “no use may be permitted which ... adversely affect the surrounding area, ...by reason of the creation of noise, vibration, ...or disturbance to any of the surrounding properties or to their owners and occupants...” As such, foreseeable noise and vibration levels should be shared with the municipality.

4. A portion of the site that is not used for buildings or other structures, is required to be landscaped according to an overall landscaping plan approved by Watts Township (Z.O. § 409.1)

5. The planting strip is required to be laid out and planted in accordance with an overall planting plan as approved by Watts Township. (Z.O. § 409.2)

6. Watts Township Z.O. § 409.3 should be complied with to ensure all screening materials being used in the landscape areas are allowable. A buffer yard having a minimum depth of 10’ in width is required to be maintained along any residential district or lot in residential use. (ZO. § 362.7)

7. All drainage facilities are required to be located and constructed in accordance with the requirements of the Watts Township S&LDO. (ZO. § 412)

8. A statement must be prepared by a registered architect, engineer, or landscape architect in regard to the building method used in overcoming foundation problems if any such development is to occur on areas with 25% or greater slope. (ZO. § 415)

9. The number of handicapped parking spaces must comply with ZO. § 420.15.

10. Off street loading areas are required considering ZO. § 422.

11. “All uses of land or building shall initially and continuously comply with all applicable performance standards established by Federal and State agencies.” (ZO. § 440)

- Procedural items
1. In consideration of S&LDO § 302.E.1. copies of the Preliminary Plan are required to be forwarded to The Township Planning Commission, the Township Engineer, and other consultants, which may by connotation include the Perry County Conservation District, the Susquehanna River Basin Commission, the PADEP, and the PennDOT District (8-0) office. It is also recommended that emergency services be afforded an opportunity to offer up comment regarding the plan in consideration of S&LDO § 403.6.A.1.

- Plan related comments
1. A 2” x 3” blank box is required on the cover page of the plan set for the recordation statement. (S&LDO § 403.1.G.)

2. Due to its proximity in relation to the overall proposed development site, Reed Township, Dauphin County may need to be referenced if the municipal boundary is within 200’ of the subject property. (S&LDO § 403.2.B)

3. The locations of existing corner lot line markers and or monuments along the entire consolidated property are required to be displayed. (S&LDO § 403.2.H.)

4. The names of all adjacent landowners are required to be displayed to present current conditions. (S&LDO § 403.2.K.)

5. The north arrow is absent from the zoning map displayed on sheet LC-01.

6. The proposed street names are required to be displayed. (S&LDO § 403.4.B.)

7. The surveyor’s signature and seal are required to be placed on the plan for the property survey. (S&LDO § 403.5.)

8. The rights-of-way width of each street are required to be clearly labeled on the plan. (S&LDO § 403.4.F.)

9. The location, dimension and purpose of all proposed and existing easements are required to be displayed on the plan. (S&LDO § 403.4.F.) - All electrical lines are required to be clearly displayed with an easement on all plan sheets.

10. The location and description of all survey monuments are required to be clearly labeled on the plan for reference (S&LDO § 403.2.H)

11. Signature blocks for all approving or reviewing agencies are required to be displayed on the plan (S&LDO § 403.5.D.). The Perry County Planning Commissions review block is displayed incorrectly. The note should read as follows: “This plan was reviewed by the Perry County Planning Commission on the ____ day of _____ 2026.” Two signature spaces also need to be provided for the Chairman and the Secretary to sign.

12. Part of the proposed roadway into the site appears to be located within a flood hazard area. Appropriate

- measures are required to be taken in accordance with S&LDO §§ 404.4.M. and 610.10.
- Items required to accompany the Preliminary plan.
1. The preliminary plan is required to clearly display the profiles and grades of all proposed streets. (S&LDO § 307.2.a)
 2. Typical cross sections of streets showing full cartway width are required to be displayed on the plan for reference. (S&LDO § 403.4.I.) - It appears just the right-of-way width is displayed on some sheets.
 3. A copy of the Sewage “Plan Revision Module for Land Development” approved by PADEP is required to be provided to the Township (S&LDO § 307.2.g)
 4. The approved PennDOT Highway Occupancy Permit (HOP) is required to be provided for all driveways accessing a state highway. (S&LDO § 307.2.i)
 5. A water service feasibility report is required in accordance with S&LDO § 403.7.B.
 6. A sewer service feasibility report is required. (S&LDO § 403.7.C.)
 7. A traffic evaluation report is required to be prepared in accordance with S&LDO § 403.7.D. By letter dated March 6, 2026, the applicant’s engineer has presented trip generation documentation for the site. A statement is made at the letter’s conclusion which should be affirmed by PennDOT to determine the validity of trip generation numbers with respect to the TIS. The evaluation should provide the distribution of vehicle trips at both entrance locations.
 8. A wetlands study is required. (S&LDO § 403.7.E)

Design standards

1. According to the S&LDO definition, the access to the development is considered a proposed street. As such, the rights-of-way width is required to be 50 feet, with a cartway width of 26 feet. (S&LDO § 602.7.)
2. All proposed streets are required to be designed in accordance with S&LDO § 401.9.
3. Additional street rights-of-way may be requested along both Amity and Taylor Roads. (S&LDO § 401.9.b)
4. All underground utility lines that are displayed on the plan are required to be required to have a 15’ utility easement (S&LDO § 402.1)
5. All overhead *public* utility facilities are required to have a minimum 20’ utility easement displayed on the plan. (S&LDO § 402.1)
6. All drainage facilities on the property are required to have a minimum 25’ easement displayed on the plan (S&LDO § 402.1)
7. If not already provided, the applicant is required to provide the Watts Township Board of Supervisors with a statement from the utility company regarding easement adequacy. (S&LDO § 402.3)
8. Construction of the off-street paved parking areas is required to be in accordance with S&LDO § 503 street surfacing construction requirements for minor streets. (S&LDO § 605.)
9. Sidewalks may be required in any subdivision by the Township where the evidence indicates that sidewalks are necessary for public safety. With this being a large development and having the potential to have a lot of employees on site, it is recommended that sidewalks be installed to allow for safe walking accommodation throughout the property.

Improvements and construction requirements

1. Monuments and markers are required to be set in accordance with S&LDO §§ 502.1 and 2.
2. A street name sign is required at the entrance to the street (S&LDO § 508)

Other general comments

1. It is recommended the proposed access to the street should be offered for dedication as a possible portion of the business service road envisioned by the Duncannon Area Route 11/15 Study.
2. A PennDOT HOP will be required for positioning of piping facilities within the rights-of-way of US Traffic Route 11/15 to connect the proposed buildings with the proposed sewage discharge facilities proposed to be located on Lot 5/Proposed Lot 1-C. Watts Township may also require its own permit application requirements are met for crossing Taylor Road, and Old Trail Road.
3. As a reminder from a comment previously offered with the Preliminary Plan review, the land development plan is within sight distance of the Appalachian Trail and part of its viewshed. It is recommended the developer consider neutral colors to help preserve the views along this nationally significant trail system. All features on the rooftop should also be considered for the same while reducing reflectivity.

4. An overall parking schedule should be provided to assist the zoning officer with their review. How many total parking spaces are proposed for the pair of substations, and the water supply plant?
5. To minimize access management issues along US Traffic Route 11/15, it is recommended access to the proposed wastewater treatment facility, only be permitted to access Old Trail Road and not along US Traffic Route 11/15. Communication with PennDOT is required to occur considering an HOP would be needed for the access directly onto the State Highway.
6. According to Natural Areas Inventory in the vicinity of the proposed wastewater treatment plant for the land development, documented habitat exists supporting two animal species and one plant species of concern. The applicant for the development is encouraged to become familiar with these species of concern, take extreme care not to disturb any of these species, and work toward maintaining or even improving the habitat needed to sustain these species.
7. It is recommended that servicing areas be identified with additional truck parking accommodation be considered on site in addition to the approximately 11 spaces that appear to be located along the access road leading up to the building complex. As a regional issue, safe accessible truck parking is insufficient in the vicinity of the SR 11/15 and US Rte. 22/2322 interchange.
8. It appears that a significant number of the proposed features do not appear to be described in the legends on many of the plan sheets.
9. There are several wells listed as abandoned on the property. The applicant should clarify for township officials how these wells have been abandoned and whether they have been encased, or if there is the intention of putting the wells back into service for use at the site.
10. The grading plan displays wetlands encroachment particularly in the area where the sewer treatment plant is proposed. (See sheet C-515) The symbol used does not appear in the legend.
11. Several area symbols cannot be found in the legend, leading the reviewer to question what is proposed in certain areas of the plan.
12. Aside from fencing, what if any security measures are proposed for the site? Will there be a guard house and/or gates located at any entrance points to the proposed development?
13. There appears to be lot area overlap and replication. On plan Sheet LC-3 two lots are described as 1.98 acres (Lot 1-C and Lot 5); Lot 3 appears to include areas listed as Lot 3A and 3B although they are not displayed as being contiguous.
14. The parcel numbers should be paired up with the lot numbers to provide a true consolidation acreage total that the applicant’s surveyor can certify as accurate.
15. Plan sheet C-206 displays this symbol  in two locations without a reference to what the feature is in the legend.
16. Sheets C-202 through C-215 display blackened areas presumed to be areas of slope. These features should be labeled or identified in the legend.
17. Some features are displayed as terminating abruptly. These features include wooded areas, and existing macadam driveways. Their complete display is important to assess compliance with respect to ordinance requirements and where such features are being removed considering S&LDO § 609.3.B

Plan No. 26-034

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	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 () on-lot (X)	X		
Water supply – public () 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		

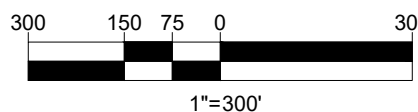


SCALE: 1" = 5,280' (1 MILE)
SOURCE: GOOGLE MAPS

LEGEND

LEGEND

LEGEND



LOT 1
LOT AREA: 1,694,661 S.F (38.90 AC).
(TO BE CONSOLIDATED)

LOT 2
NET LOT AREA:
3,008,517 S.F
(69.07 AC).

N/F
Robert I. Peters
Tax Parcel # 280.077.00-002
DB 01049 PG 00200

N/F
Robert I. Peters
Tax Parcel # 280.077.0
DB 01049 PG 0020

N/F
Carol Winell Zaitz
Fax Parcel # 280.077.00-020
DB 02008 PG 06989

TRACT 17
DANIEL E. SR. & DESIREA A. SW
TAX PARCEL #280,090.00-071
DB 02004 PG 08247
1.9418 ACRES
(TO BE CONSOLIDATED)

TRACT 21
MRPI Amity Hall, LLC
(formerly Mumma Realty Associates)
Tax Parcel # 280,090.00-077
DB 00435 PG 00020
103.6492 Acres
(TO BE CONSOLIDATED)

LOT 3-A
34,448 S.F. (73.10 AC.)

PROPOSED LOT 1-B
LOT AREA: 552.924 S.F. (12.69 AC.)

LOT 3
NET LOT AREA: 4,319,908 S.F. (99.17 AC.)

LOT 4
LOT AREA: 552,924 S.F. (12.69 AC.
(TO BE CONSOLIDATED)

Matthew D. Keller
Tax Parcel # 280.090.00
DB 02017 PG 0000

N/F
James M. Scholl Jr.
Tax Parcel # 280.099.00-10
DB 02020 PG 01883

PROPOSED LOT 1-C
LOT AREA: 86.596 S.F. (1.98 AC.)

LOT 3-B
LOT AREA: 1,135,460 S.F (26.06 AC).

PROPOSED LOT 1-A
LOT AREA: 12,874,050 S.F.
(297.49 AC.)

TRACT 33
MRPI Amity Hall, LLC
(formerly Mumma Realty Associates)
Tax Parcels # 280,090.00-091
280,090.00-093
280,090.00-094
280,090.00-095
DB 00435 PG 00020
153.0043 Acres
(TO BE CONSOLIDATED)

Susquehanna Trail (S.R. 0011/0015)

Susquehanna River

REVISIONS

ISSUED FOR MUNICIPAL 8

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB260009.00
RAWN BY:	CS
CHECKED BY:	AC
DATE:	02/06/2026
AD I.D.:	P-PREP-FLOT

PROJECT:

**PRELIMINARY LOT
CONSOLIDATION
PLANS**

FOR

**SUSQUEHANNA
CROSSINGS**

ROUTE 22, ROUTE 15 & AMITY ROAD
WATTS TOWNSHIP
PERRY COUNTY, PA

BOHLER 

**74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018**

Phone: (610) 709-9971
Fax: (610) 709-9976

www.BohlerEngineering.com



A.M. CITRULLO
 PROFESSIONAL ENGINEER
 ADAM M. CITRULLO
 PE002835
 PENNSYLVANIA LICENSE No. PE002835

HEET TITLE:

***LOT
CONSOLIDATION
PLAN***

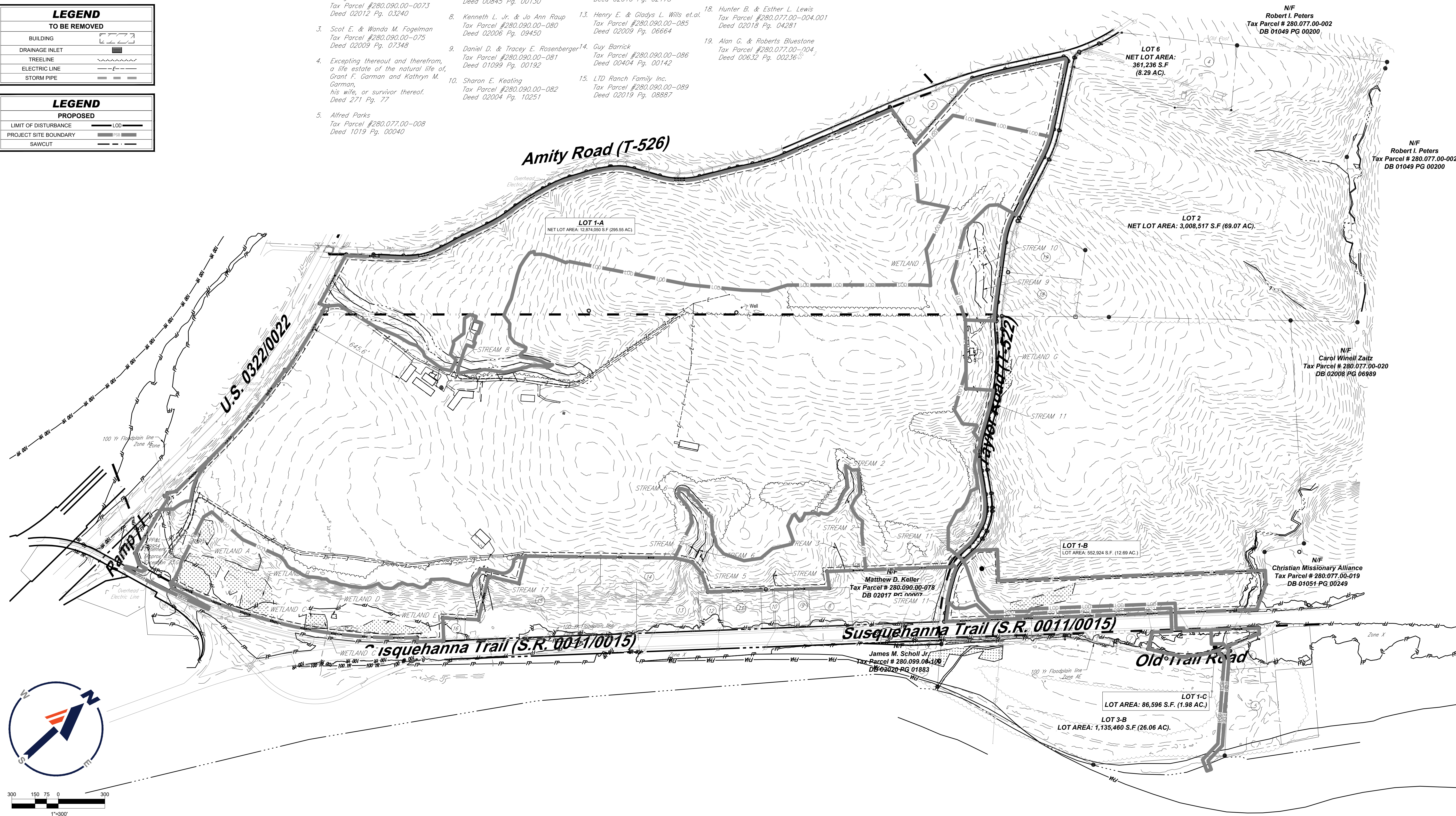
HEET NUMBER:
LC-03

ORG. DATE - 02/06/2026

Mar 24, 2026
I:\P\2026\PAB260009.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY CIVIL\PLANS\PREP-CNDS-PAB260009.00-.....>LAYOUT: C-101 COVER SHEET

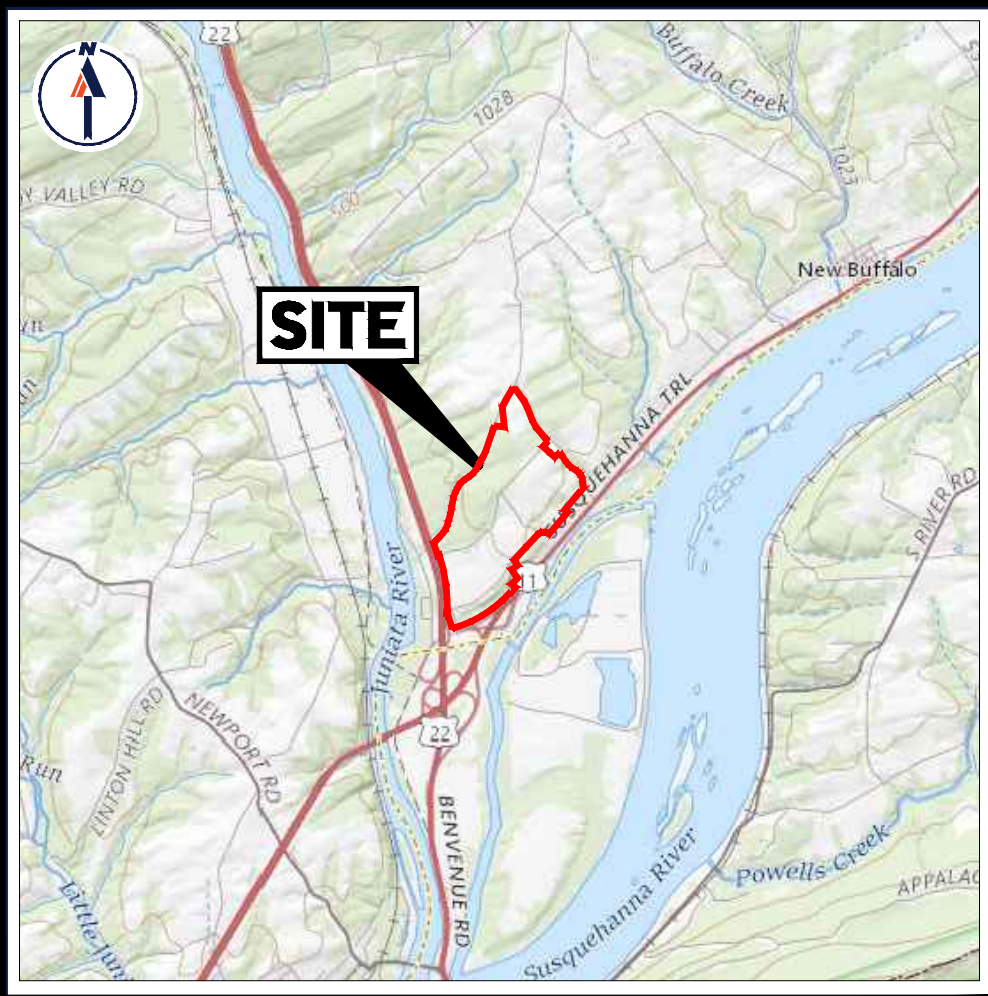
LEGEND	
PROPOSED	
LIMIT OF DISTURBANCE	 LOD 
PROJECT SITE BOUNDARY	 PSB 
SAWCUT	 SAWCUT 

1. Leslie K. Fite
Tax Parcel #280,090.00-072
Deed 02012 PG 05789
2. George L. Lowe
Tax Parcel #280,090.00-0073
Deed 02012 PG 03240
3. Scof E. & Wanda M. Fogelman
Tax Parcel #280,090.00-075
Deed 02009 PG 07348
4. Excepting thereout and therefrom,
a life estate of the natural life of,
Grant F. Garman and Kathryn M.
Garman,
his wife, or survivor thereof.
Deed 271 PG. 77
5. Alfred Parks
Tax Parcel #280,077.00-008
Deed 1019 PG. 00040
6. Robert Lee & Stacey K. Dietz
Tax Parcel #280,077.00-007
Deed 00923 PG. 00037
7. Dusan Bratic
Tax Parcel #280,077.00-006
Deed 00845 PG. 00130
8. Kenneth L. Jr. & Jo Ann Raup
Tax Parcel #280,090.00-080
Deed 02006 PG. 09450
9. Daniel D. & Tracey E. Rosenberger
Tax Parcel #280,090.00-081
Deed 01099 PG. 00192
10. Sharon E. Keating
Tax Parcel #280,090.00-082
Deed 02004 PG. 10251
11. Jaya Revocable Trust
Tax Parcel #280,090.00-083
Deed 02016 PG. 06103
12. Robert Lee Jr. Dietz et al.
Tax Parcel #280,090.00-084
Deed 02010 PG. 02178
13. Henry E. & Gladys L. Wills et al.
Tax Parcel #280,090.00-085
Deed 02009 PG. 06664
14. Guy Barrick
Tax Parcel #280,090.00-086
Deed 00404 PG. 00142
15. LTD Ranch Family Inc.
Tax Parcel #280,090.00-089
Deed 02019 PG. 08887
16. LTD Ranch Family Inc.
Tax Parcel #280,090.00-092
Deed 0217 PG. 03922
17. Daniel E. Sr. & Desirae A. Swartz
Tax Parcel #280,090.00-076
Deed 02004 PG. 08247
18. Hunter B. & Esther L. Lewis
Tax Parcel #280,090.00-004.001
Deed 02018 PG. 04281
19. Alan G. & Roberts Bluestone
Tax Parcel #280,077.00-004
Deed 00632 PG. 00236

[illegible]



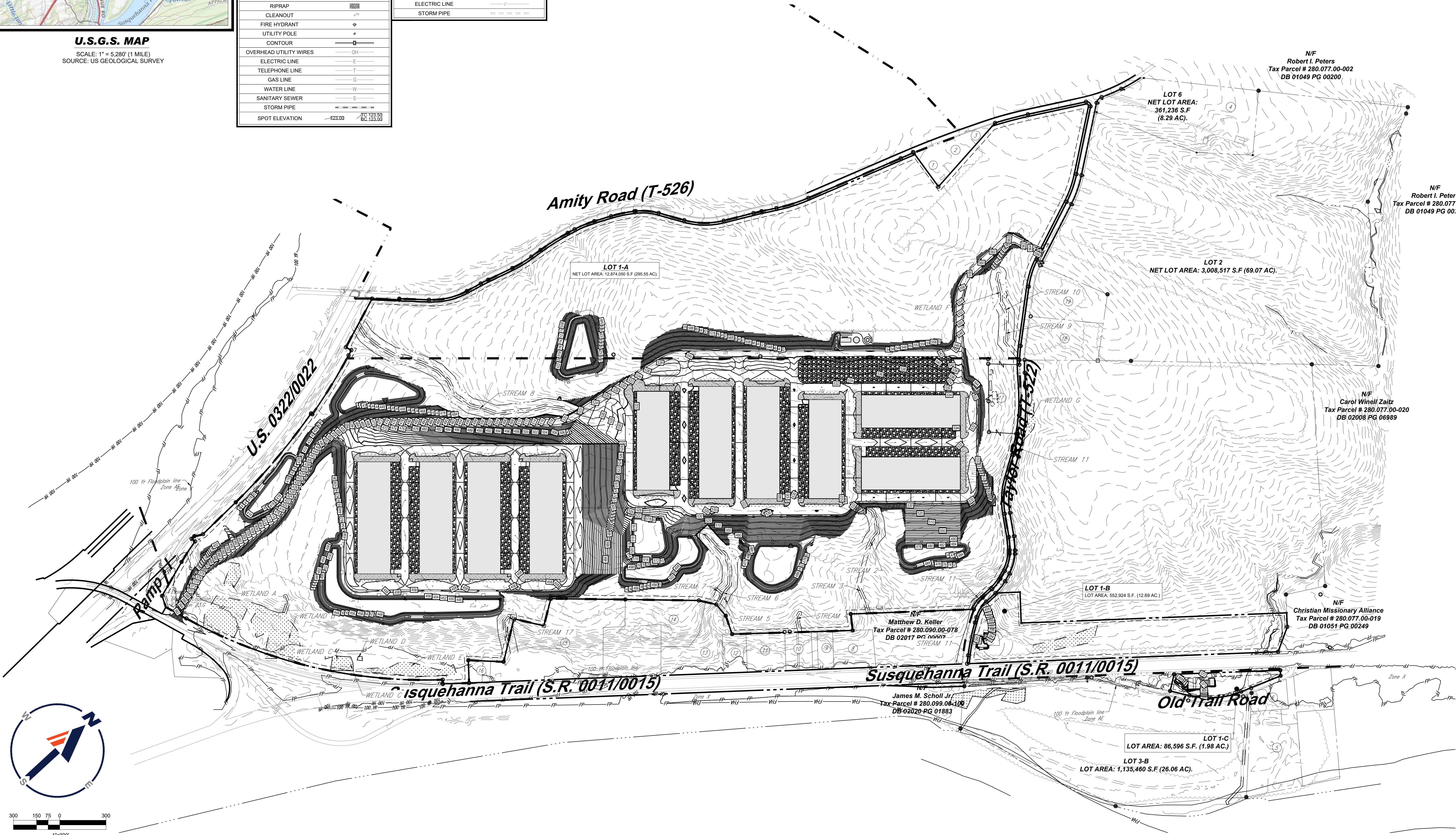
SCALE: 1" = 5,280' (1 MILE)
SOURCE: GOOGLE MAPS



U.S.G.S. MAP
SCALE: 1" = 5,280' (1 MILE)
SOURCE: US GEOLOGICAL SURVEY

LEGEND PROPOSED	
EASEMENT LINE	---
LIMIT OF DISTURBANCE	--- L00 ---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
SAWCUT	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
RAMP	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
ENDWALL	[Symbol]
RIPRAP	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]
CONTOUR	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
SPOT ELEVATION	[Symbol]

LEGEND EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
SOIL BOUNDARY & TYPE	[Symbol] C&B
ZONING BOUNDARY	[Symbol]
BUILDING	[Symbol]
WETLANDS	[Symbol]
GUIDE RAIL	[Symbol]
CONTOUR	[Symbol]
TREELINE	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
STORM PIPE	[Symbol]



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT NUMBER 88 OF 1974 AS
AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.CORP
800.331.7953

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB260009.00
DRAWN BY:	CS
CHECKED BY:	AC
DATE:	02/06/2026
CAD ID:	P-PREP-GRAD

PROJECT:
**PRELIMINARY LAND
DEVELOPMENT
PLANS**

FOR
**SUSQUEHANNA
CROSSINGS**

ROUTE 22, ROUTE 15 & AMITY ROAD
WATTS TOWNSHIP
PERRY COUNTY, PA

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

A.M. CITRULLO
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 0000335

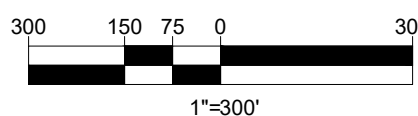
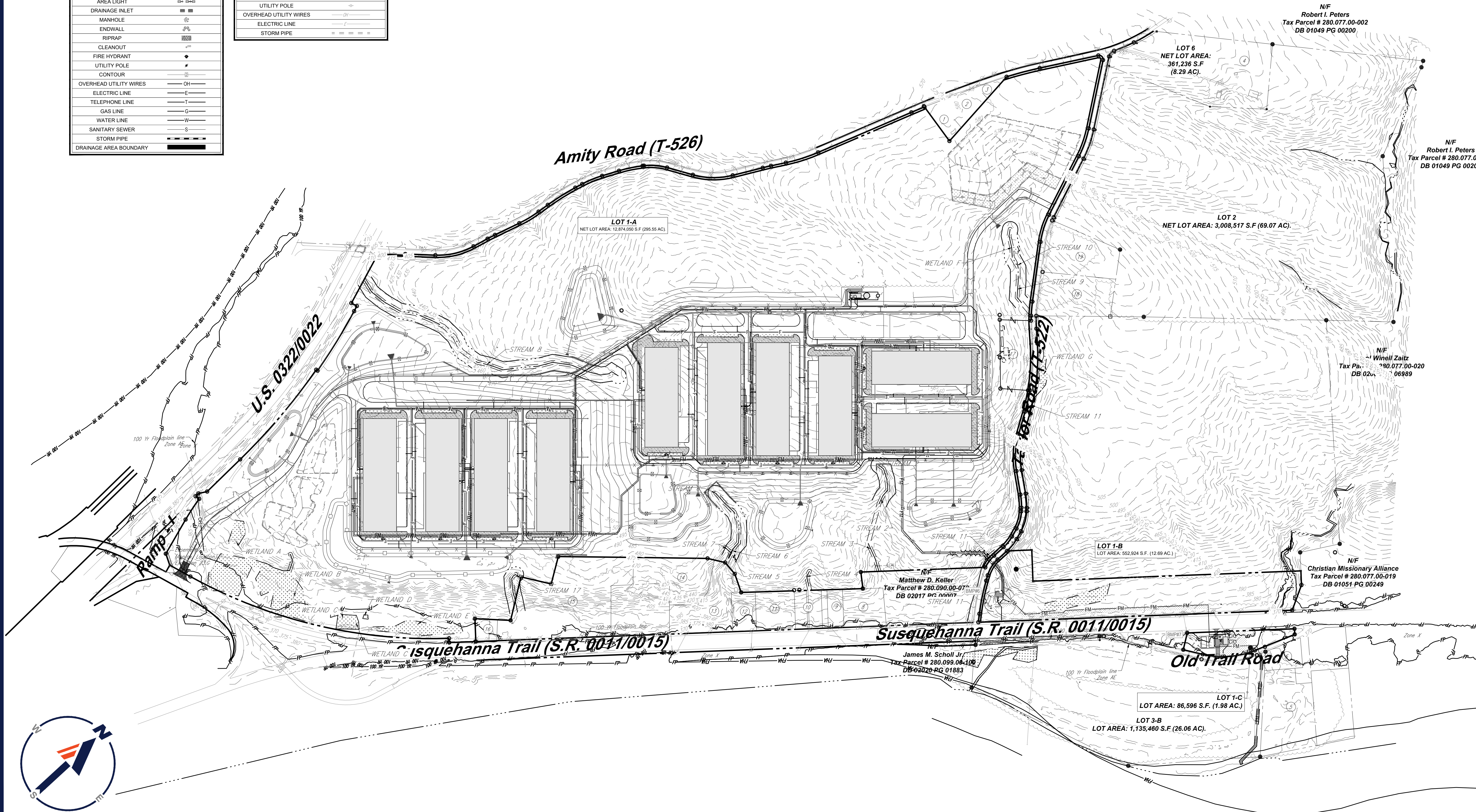
SHEET TITLE:
**OVERALL
GRADING
PLAN**

SHEET NUMBER:
C-401

ORG. DATE - 02/06/2026

LEGEND	
PROPOSED	
EASEMENT LINE	---
LIMIT OF DISTURBANCE	---
BUILDING	▬
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	▬
SAWOUT	▬
FENCE	▬
GUIDE RAIL	▬
TREELINE	▬
RAMP	▬
SIGN	▬
BOLLARD	▬
AREA LIGHT	▬
DRAINAGE INLET	▬
MANHOLE	▬
ENDWALL	▬
RIPRAP	▬
CLEANOUT	▬
FIRE HYDRANT	▬
UTILITY POLE	▬
CONTOUR	▬
OVERHEAD UTILITY WIRES	▬
ELECTRIC LINE	▬
TELEPHONE LINE	▬
GAS LINE	▬
WATER LINE	▬
SANITARY SEWER	▬
STORM PIPE	▬
DRAINAGE AREA BOUNDARY	▬

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BUILDING	▬
WETLANDS	▬
TREELINE	▬
CONTOUR	▬
CONCRETE MONUMENT/ IRON PIN	▬
SIGN	▬
AREA LIGHT	▬
DRAINAGE INLET	▬
UTILITY POLE	▬
OVERHEAD UTILITY WIRES	▬
ELECTRIC LINE	▬
STORM PIPE	▬



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

ONE CALL

811

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT NUMBER 88 OF 1974 AS
AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.ORG
800.331.7553

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB260009.00
DRAWN BY:	CS
CHECKED BY:	AC
DATE:	02/06/2026
CAD ID:	P-PREP-UTIL

PROJECT:
PRELIMINARY LAND DEVELOPMENT PLANS

FOR
SUSQUEHANNA CROSSINGS

ROUTE 22, ROUTE 15 & AMITY ROAD
WATTS TOWNSHIP
PERRY COUNTY, PA

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

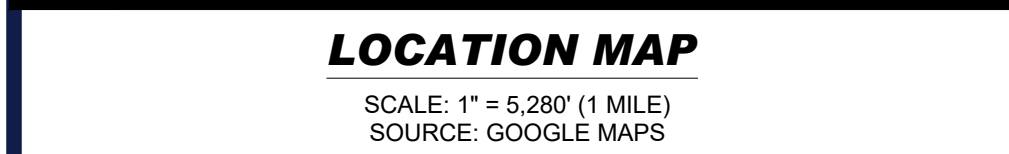
A.M. CITRULLLO

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 160000335

SHEET TITLE:
OVERALL UTILITY PLAN (RECORD PLAN 3 OF 25)

SHEET NUMBER:
C-501

ORG. DATE - 02/06/2026



LIGHTING COMPLIANCE CHART		
SECTION	REQUIREMENT	COMPLIANCE
ZONING: 362 USE STANDARDS	3. ILLUMINATION. WHEN LOT LINES LIE WITHIN 35 FEET OF A RESIDENTIAL DISTRICT BOUNDARY OR ANY LOT IN RESIDENTIAL USE, ANY ILLUMINATION OR FLOODLIGHTING SHALL BE ARRANGED SO THERE WILL BE NO GLARE OF LIGHTS ON SUCH LOT OR DISTRICT BOUNDARY LINE.	COMPLIES
411 ILLUMINATION	WHERE A USE INVOLVES EXTERIOR LIGHTING, THE LIGHTING MUST BE SO LOCATED AND SHIELDED THAT NO OBJECTABLE ILLUMINATION OR GLARE IS CAST UPON ADJOINING PROPERTIES OR ADJOINING STREETS.	COMPLIES
SALDO: 602.13 STREET LIGHTING	A.1. LIGHTING SHALL BE PROVIDED AT A MINIMUM AVERAGE OF ONE-HALF (1/2) FOOT CANDLES AT AN ELEVATION OF THREE (3) FEET ABOVE THE SURFACE.	COMPLIES
	A.2. ALL LIGHTING SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT DOWNWARD AND AWAY FROM ADJOINING PREMISES.	COMPLIES
603.2 ACCESS DRIVE LIGHTING	A.3. POLES FOR MOUNTING LIGHTS SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT	COMPLIES
	ANY SUBDIVISION OR LAND DEVELOPMENT PLAN THAT PROPOSES AN ACCESS DRIVE SHALL PROVIDE ACCESS DRIVE (STREET) LIGHTING IN ACCORDANCE WITH SECTION 602.13.	COMPLIES
605 VEHICULAR PARKING FACILITIES	E.1. LIGHTING SHALL BE PROVIDED AT A MINIMUM AVERAGE OF TWO (2) FOOT CANDLES AT AN ELEVATION OF THREE (3) FEET ABOVE THE SURFACE.	COMPLIES
	E.2. ALL LIGHTING SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT DOWNWARD AND AWAY FROM ADJOINING PREMISES AND PUBLIC RIGHTS-OF-WAY.	COMPLIES
	E.3. POLES FOR MOUNTING LIGHTS SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT.	COMPLIES

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUMINAIRE (LUMENS)	LLF	BUG RATING	DESCRIPTION	POLE
P2	51	25'-0" AFF	SINGLE	27706	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 2, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T2Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM19AS)
P3	5	25'-0" AFF	SINGLE	28028	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 3, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T3Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM19AS)
P4	5	25'-0" AFF	SINGLE	28446	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 4, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T4Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM19AS)
P5	49	25'-0" AFF	BACK-BACK	29284	0.900	B5-U0-G4	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 5M, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T5Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM28AS)
PS-2	16	25'-0" AFF	SINGLE	28643	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 6M, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T6Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM19AS)
PS-3	16	25'-0" AFF	SINGLE	3371	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 7M, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T7Mx-SPA)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 22' LENGTH (SSS-22-5G-DM19AS)
SP-4	1	20'-0" AFF	SINGLE	8523	0.900	B1-U0-G2	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 4 WITH HOUSE-SIDE SHIELD, ZERO UP LIGHT (DSX1-LED-P2-40K-70CRI-T4Mx-SPA-HS)	LITHONIA LIGHTING, SQUARE STRAIGHT STEEL POLE, 17' LENGTH (SSS-17-5G-DM19AS)
WF	126	25'-0" AFF	SINGLE	28643	0.900	B3-U0-G5	LITHONIA LIGHTING, D-SERIES TYPE 1 LED AREA LUMINAIRE, TYPE 6M, ZERO UP LIGHT (DSX1-LED-P8-40K-70CRI-T6Mx-WB)	----

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS - 3' FOG	ILLUMINANCE	Fc	0.77	9.0	0.0	N.A.	N.A.
ACCESS - FIRE PUMP	ILLUMINANCE	Fc	2.10	3.2	1.0	2.10	3.20
ACCESS - MAIN DRIVE	ILLUMINANCE	Fc	2.00	6.5	0.1	2.00	65.00
ACCESS - WASTEWATER	ILLUMINANCE	Fc	2.23	2.8	1.7	1.31	1.65
ACCESS - WUMP PUMP	ILLUMINANCE	Fc	2.00	2.9	0.8	2.50	3.63
PARKING - NORTHWEST BUILDING POD	ILLUMINANCE	Fc	3.22	9.0	0.3	10.73	30.00
PARKING - SOUTHWEST BUILDING POD	ILLUMINANCE	Fc	3.11	9.0	0.3	10.37	29.67
PARKING - WASTEWATER	ILLUMINANCE	Fc	2.83	3.2	1.8	1.46	1.78

ALL VALUES SHOWN ON THE LIGHTING PLANS AND IN THIS SUMMARY ARE CALCULATED 3 FEET ABOVE FINISHED GRADE TO COMPLY WITH TOWNSHIP CRITERIA

**THIS PLAN TO BE UTILIZED
FOR LIGHTING PURPOSES
ONLY**

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT. PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR MUST BECOME FAMILIAR WITH REFERENCE TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES AND SPECIFICATIONS. THE CONTRACTOR MUST BE AWARE OF ALL CITY, COUNTY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS MAY VARY FROM THE VALUES LISTED DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE AND OTHER RELEVANT FACTORS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDIES (FC).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND THING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE CORRECT INSTALLATION OF THE LUMINAIRE(S) ACCORDING TO THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON THE OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIRS AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE PROPER OPERATION. PROPERLY, THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-82 TESTING (OR MOST RECENT TEST METHOD). THE LLF VALUES FOR THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUSTAINED PHOTO-METRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBMISSION REQUESTS WITHOUT A PHOTO-METRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.
11. PROPOSED LIGHTING MUST BE DIRECTED DOWNWARDS AND SHALL NOT INTRUDE UPON ADJOINING PROPERTIES.

[illegible]

**ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB260009.00
DRAWN BY:	CS
CHECKED BY:	AC
DATE:	02/06/2026
CAD I.D.:	P-PREP-FLGT

PROJECT:

**PRELIMINARY LAND
DEVELOPMENT
PLANS**

FOR

**SUSQUEHANNA
CROSSINGS**

**ROUTE 22, ROUTE 15 & AMITY ROAD
WATTS TOWNSHIP
PERRY COUNTY, PA**

BOHLER 

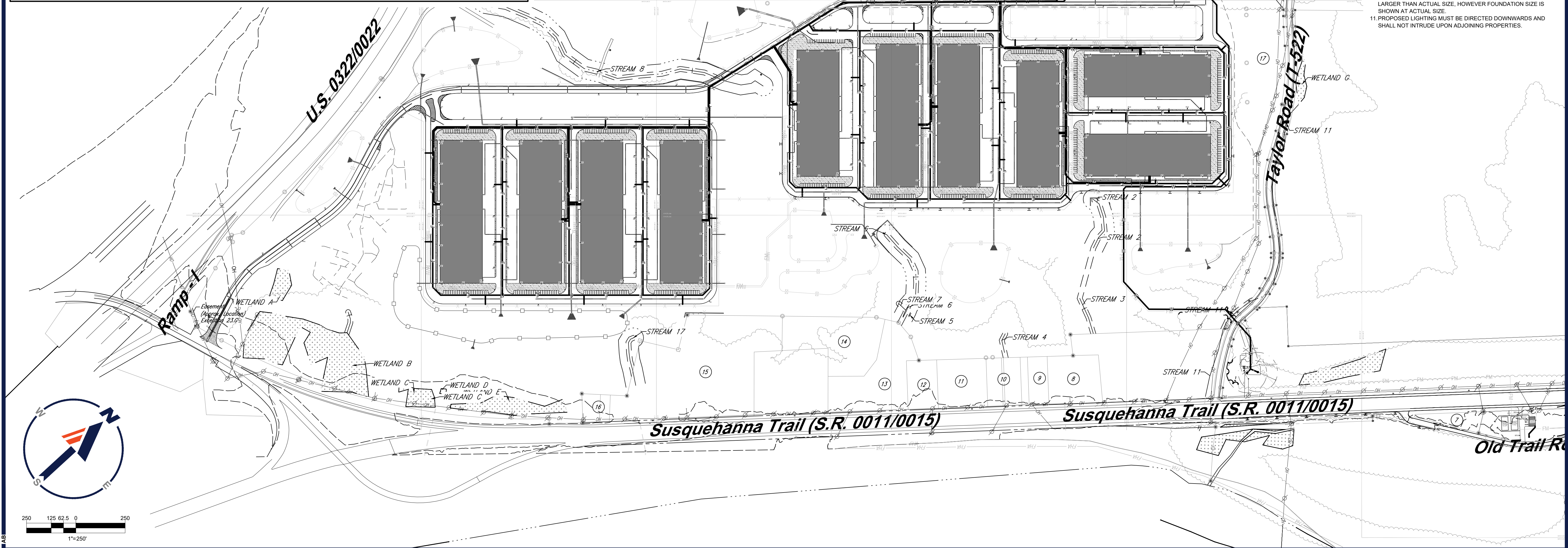
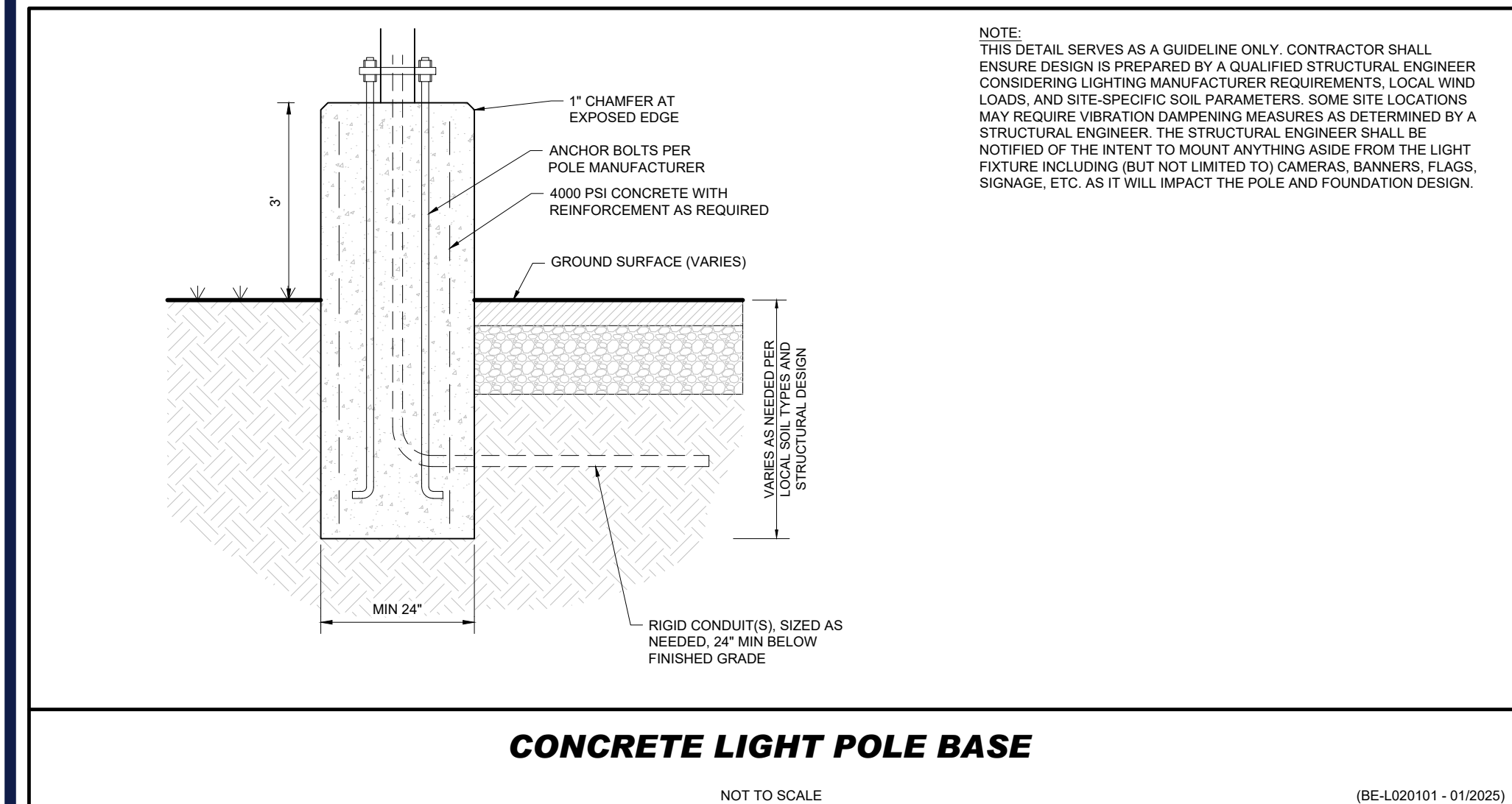
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

SHEET TITLE:

**OVERALL
LIGHTING PLAN
(RECORD PLAN
24 OF 25)**

SHEET NUMBER:
C-701

ORG. DATE - 02/06/2026



1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEETS. CONTRACTOR SHALL NOTENOTIFY THE OWNER OF ANY DISCREPANCIES OR OMISSIONS OF ANY PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND LANDSCAPE SPECIFICATIONS.

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, AND TO BE COVERED WITH TURF OR GRASS SEED.

3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERTHROW.

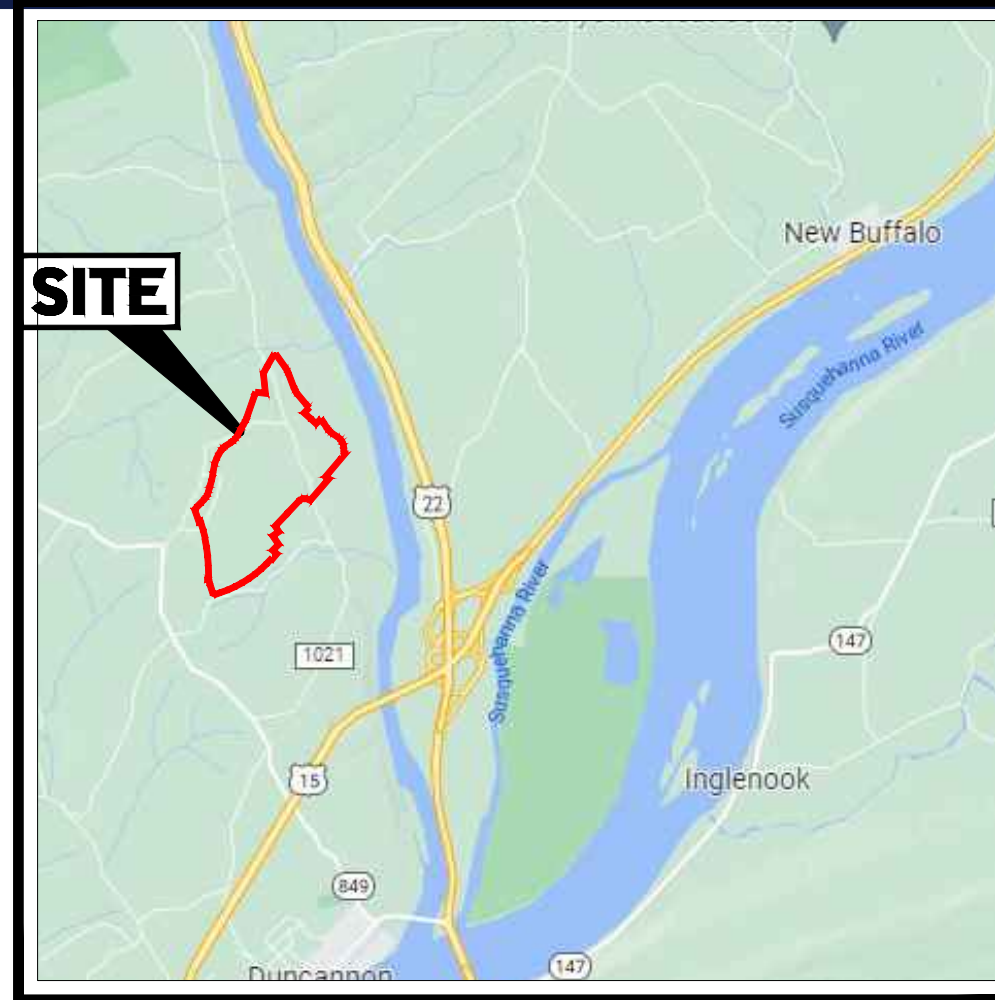
4. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO SOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

5. PERMANENT WOOD BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

6. IF THE CONTRACTOR IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM TO MEET THE SPECIFICATIONS OF THE LANDSCAPE SPECIFICATIONS. IRRIGATION SHALL BE INSTALLED TO EACH PLANTING BED AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF ANY IRRIGATION SYSTEM.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOWING, AND SEASONAL MAINTENANCE.

8. TREES AND SHRUBS SHALL DIE WITHIN EIGHTEEN (18) MONTHS OF PLANTING SHALL BE REPLACED WITHIN 6 MONTHS PER ZONING 409.3.D.



PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AROG	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
CCA	7	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B
LSR	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	ROUND-LEAFED SEEDLESS SWEET GUM	2.5" CAL.	B&B
NS	24	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
UP	21	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL.	B&B
EVERGREEN TREES					
PGL	31	PICEA GLAUCA	WHITE SPRUCE	6-8"	B&B
PMB	43	PICEA ABIES	NORWAY SPRUCE	6-8"	B&B
PR	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8"	B&B
PP	27	PICEA PUGNENS	COLORADO SPRUCE	6-8"	B&B

The site plan illustrates a proposed 100-unit residential development. Key features include:

- Streets:** Amity Road (T-526) to the north, Taylor Road (T-522) to the east, and the Susquehanna Trail (S.R. 0011/0015) to the south. U.S. 0322/0022 is also shown to the west.
- Buildings:** Two main building footprints, each labeled "100" units, with associated parking and circulation areas.
- Wetlands:** Wetland A through G are identified, with Wetland A and B located near the intersection of U.S. 0322/0022 and Taylor Road.
- Streams:** Stream 1 through Stream 11 are shown, with Stream 1 and Stream 2 being the most prominent.
- Infrastructure:** A "Ramp 1" is shown near the intersection of U.S. 0322/0022 and Taylor Road. A "House" and "Barn" are located near the intersection of Taylor Road and Old Trail Road.
- Orientation and Scale:** A north arrow and a scale bar (1"=250') are provided in the bottom left corner.

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR

**SUSQUEHANNA
CROSSINGS**

BOHLER  TM

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com



ORG. DATE - 02/06/2026