No: 26-016

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Kurowski & Wilson LLC | Engineer: Kurowski & Wilson LLC

Plat Title: Blue Raider Lane Improvements

Zoning District: Residential Suburban (R-S) | Proposed Land Use: School

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv /Devel: 7.50 | Total Acres: 146.81

Date Received: 1/14/2026 | Staff Review: 1/15/2026 | Official County Review: 1/15/2026

Reviewed by: ARK | Checked by: _____ | Tax Map Parcel #: 36-013-045; 36-013-140

Project Description: The widening of Blue Raider Lane as part of the Highway Occupancy Permit improvements along PA 441/Oberlin Road, extension of utilities and associated stormwater management facilities.

- *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.*

Waivers: None identified.

Administrative Comments:

1. County staff review comments were originally submitted on a land development plan application 25-022 "Greenfield Drive and Blue Raider Lane" on 2/10/2025. Please note that these comments are still applicable regarding the land development.

2. For the newly submitted "Blue Raider Lane" Improvements plan, staff offers the additional comments:

    a. Verify who holds the stormwater maintenance easements. Is it between the school district and the Township or the school district and the utility providers?
    b. Is there any risk of backup on to the Oberlin Road turn lane due to the proposed Yield sign? Will there be increased traffic due to special events that may aggravate this risk?
    c. It appears that at least one of the identified parking spaces may result in vehicles backing up in to the entry lane.

Plan No. 26-016

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/landscape architect shown Need signature		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 See zoning table.	X		
14. Lot areas shown See zoning table.	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/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s) / Road	X		
Storm drainage facilities	X		
Sewer disposal – public (X) on-lot ()			X
Water supply – public (X) well ()			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		

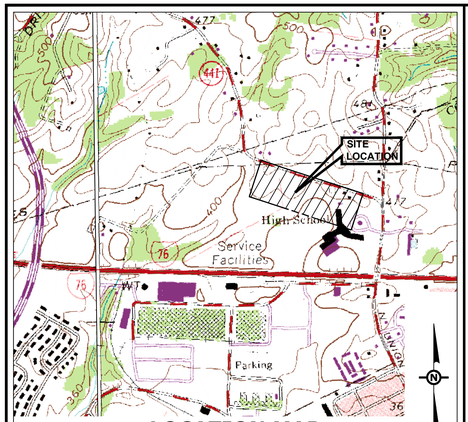
STORMWATER MANAGEMENT SITE PLAN

BLUE RAIDER LANE IMPROVEMENTS

FOR

MIDDLETOWN AREA SCHOOL DISTRICT

LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=1,000 FEET

DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

LANDOWNER / APPLICANT

MIDDLETOWN AREA SCHOOL DISTRICT
55 WEST WATER STREET
MIDDLETOWN, PA 17057

TELEPHONE: 717.948.9900, EXT. 1002
CONTACT: DR. CHELTON L. HUNTER, SUPERINTENDENT OF SCHOOLS

LANDOWNER

D.D & DOROTHY A. MESSICK
101 GREENFIELD DRIVE
MIDDLETOWN, PA 17057

TELEPHONE: 717.395.7251
CONTACT: D.D MESSICK

LANDOWNER

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS
1499 SPRING GARDEN DRIVE
MIDDLETOWN, PA 17057

TELEPHONE: 717.939.9377
CONTACT: ZACHARY BORDER

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: JEFFREY A. SHYK, RLA

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

ACT 287 UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

PA ONE-CALL SERIAL NUMBER: 202501522400
PA ONE-CALL SERIAL NUMBER DATE: JANUARY 15, 2025

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

COMPANY: VEOLIA WATER PENNSYLVANIA INC
ADDRESS: 6310 ALLENTOWN BOULEVARD HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: christopher.bride@veolia.com
PHONE: 717-901-6320

COMPANY: VEOLIA WATER ENVIRONMENTAL SERVICES INC, MI
ADDRESS: 453 S LAWRENCE STREET MIDDLETOWN, PA 17057
CONTACT: KODI WEBB
EMAIL: kodi.webb@veolia.com
PHONE: 717-388-1759

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 40 S MERCER ST NEW CASTLE, PA 16101
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.delia@verizon.com
PHONE: 412-344-3901

COMPANY: BUCKEYE PARTNERS
ADDRESS: THE BUCKEYE BUILDING 6161 HAMILTON BLVD ALLENTOWN, PA. 18106
CONTACT: BRIAN BARR
EMAIL: bbarr@buckeye.com
PHONE: 610-904-4185

COMPANY: ENTERPRISE PRODUCTS
ADDRESS: 9420 WEST SAM HOUSTON PARKWAY NORTH 3RD FL ECALL DEPT HOUSTON, TX. 77064
CONTACT: ECALL ANALYSTS PERSONNEL
EMAIL: ecallANALYSTS@eprod.com
PHONE: 877-243-2255

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DRIVE MIDDLETOWN, PA 17057
CONTACT: SCOTT WASHINGER
PHONE: 717-939-9377 EXT. 3036

COMPANY: LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
ADDRESS: 1499 SPRING GARDEN DRIVE MIDDLETOWN, PA 17057
CONTACT: RONALD BURKHOLDER
EMAIL: rburkholder@lowerswatara.org
PHONE: 717-939-9377

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 21 S MAIN ST AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-604-4073

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 434 SUSQUEHANNA TRAIL NORTHUMBERLAND, PA. 17857
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com
PHONE: 610-297-2461

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com
PHONE: 717-298-6450

COMPANY: ENERGY TRANSFER
ADDRESS: 1300 MAIN ST HOUSTON, TX. 77002
CONTACT: SAUL SHAW
EMAIL: saul.shawl@energytransfer.com
PHONE: 713-989-2835

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@ugi.com
PHONE: 610-807-3174

COMPANY: WINDSTREAM ENTERPRISE/ WHOLESALE
ADDRESS: 4005 N RODNEY PARHAM RD LITTLE ROCK, AR. 72212
CONTACT: CLEC LOCATE DESK PEROSNNEL
EMAIL: WCI.CLEC.LOCATE@WINDSTREAM.COM
PHONE: 800-941-3430

COMPANY: FRONTIER COMMUNICATIONS OF PA INC
ADDRESS: 300 E LAIRD ST WILKES BARRE, PA 18702
CONTACT: MICHAEL NAVICH
EMAIL: michael.navich@FTR.com
PHONE: 570-208-3375

COMPANY: AT&T
ADDRESS: 1100 3RD AVE ALTOONA, PA 16602
CONTACT: PAT SUTTON
EMAIL: ps4364@att.com
PHONE: 814-321-6470

ZONING DATA

ZONING DISTRICT: (R-S) RESIDENTIAL SUBURBAN								
PROPOSED USE: PUBLIC STREET EXTENSION								
REQUIREMENT:	REQUIRED (PUBLIC SEWER):	REQUIRED (ON-LOT SEWER):	EXISTING (MASD):	EXISTING (MESSICK):	PROPOSED (MASD):	PROPOSED (LOT 1):	PROPOSED (LOT 2):	PROPOSED (LOT 3):
MINIMUM LOT AREA:	20,000 S.F.	43,560 S.F.	>20,000 S.F.	>43,560 S.F.	>20,000 S.F.	>43,560 S.F.	>43,560 S.F.	>43,560 S.F.
MINIMUM LOT WIDTH:	100 FT	150 FT	>100 FT	>150 FT	>100 FT	>150 FT	>150 FT	>150 FT
FRONT YARD SETBACK:	35 FT	50 FT	+/- 1,800 FT	+/- 525 FT	+/- 1,800 FT	+/- 525 FT	50 FT	50 FT
SIDE YARD SETBACK:	15 FT	25 FT	+/- 980 FT	+/- 233 FT	+/- 980 FT	+/- 233 FT	25 FT	25 FT
REAR YARD SETBACK:	30 FT	30 FT	+/- 375 FT	+/- 336 FT	+/- 375 FT	+/- 336 FT	30 FT	30 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT	N/A	N/A	N/A	N/A	N/A	N/A
MAX. IMPERVIOUS COVERAGE:	30%	30%	ALL IMPERVIOUS COVERAGE WILL BE PART OF ROAD DEDICATION TO TOWNSHIP.					

SITE DATA

INSTRUMENT #: (MASD)	20240015086
EXISTING LOT AREA: (MASD)	5,488,124 SF / 125.99 AC
PROPOSED LOT AREA (VIA LOT ADD ON FROM MESSICK):	5,492,916 SF / 126.10 AC

INSTRUMENT # (MESSICK)	19890024205 (DB: 1326, PG: 347)
EXISTING LOT AREA: (MESSICK)	906,723 SF / 20.82 AC
PROPOSED LOT 1 AREA:	608,445 SF / 13.96 AC
PROPOSED LOT 2 AREA:	204,296 SF / 4.69 AC
PROPOSED LOT 3 AREA:	45,738 SF / 1.05 AC
AREA TO BE DEDICATED TO TOWNSHIP:	43,219 SF / 0.99 AC
AREA TO BE DEDICATED TO PENNDOT ROW:	11,325 SF / 0.26 AC

WETLANDS CERTIFICATION

I, _____ _____
BRADLY GOCHNAUER DATE

HEREBY CERTIFY THAT THERE ARE WETLANDS IN THE AREA OF PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY. THE PROPOSED PROJECT WILL IMPACT ON-SITE AND OFF-SITE WETLANDS (AS PART OF THE HOP BEING SOUGHT). WETLAND FILL PERMITS ARE REQUIRED FROM THE STATE AND FEDERAL GOVERNMENT.

SHEET INDEX

LAND DEVELOPMENT PLANS

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PCSM SUPPORTING INFORMATION
C-003	E&S SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	EXISTING FEATURES PLAN
C-102	DEMOLITION PLAN
C-103	OVERALL SITE LAYOUT PLAN
C-103.1	SITE LAYOUT PLAN
C-104	GRADING PLAN
C-105	PCSM PLAN
C-106	UTILITY PLAN
C-301	ROAD AND STORMWATER PROFILES
C-302	STORMWATER PROFILES
C-401	SITE DETAILS
C-501	PCSM DETAILS
C-502	PCSM DETAILS
C-601	E&S PLAN
C-701	E&S DETAILS
C-702	E&S DETAILS
C-703	E&S DETAILS

STORMWATER CERTIFICATION OF ACCURACY

I, _____, ON THIS DATE _____,
HAVE REVIEWED AND HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND JUDGMENT, THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — J. MARC KUROWSKI — ENGINEER — No. 052032-E

_____

OWNER STORMWATER STATEMENT

MIDDLETOWN AREA SCHOOL DISTRICT

I _____, (OWNER) ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM SHOWN HEREON TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.

OWNER: _____ DATE: _____

TOWNSHIP CERTIFICATION

I, _____ THE _____ FOR THE TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE _____ OF _____ OF 20 ___ HAVE REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CODE OF ORDINANCE ADOPTED BY THE TOWNSHIP OF LOWER SWATARA.

TOWNSHIP REPRESENTATIVE _____

HIGHWAY OCCUPANCY PERMIT (HOP) NOTE

AS SHOWN WITH THIS PLAN, IMPROVEMENTS ASSOCIATED WITH OBERLIN ROAD (S.R. 0441) IMPROVEMENTS, ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE. ALL IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED HIGHWAY OCCUPANCY PLAN (HOP).

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE WIDENING OF BLUE RAIDER LANE AS PART OF THE HIGHWAY OCCUPANCY PERMIT IMPROVEMENTS ALONG PA 441/OBERLIN ROAD, EXTENSION OF UTILITIES AS APPLICABLE, STORMWATER MANAGEMENT FACILITIES, AND RELATED SITE IMPROVEMENTS .
2. THE EXISTING SITE FEATURES, TOPOGRAPHY AND PROPERTY BOUNDARY LINES SHOWN HEREON ARE OBTAINED FROM A DRAWING OF SURVEY INFORMATION PRODUCED BY KUROWSKI & WILSON, LLC. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. **THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.** KUROWSKI AND WILSON, LLC ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITIES AS DEPICTED HEREON. ANY REQUEST FOR ADDITIONAL UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE UTILITY COMPANY.
3. PUBLIC WATER PROVIDED BY VEOLIA WATER PENNSYLVANIA, LLC. (NO NEW WATER CAPACITY IS BEING REQUESTED AS PART OF THIS PROJECT)
4. PUBLIC SEWER PROVIDED BY THE MUNICIPAL AUTHORITY OF LOWER SWATARA TOWNSHIP AND MIDDLETOWN WATER JOINT VENTURE, LLC. NO NEW SEWER CAPACITY IS BEING REQUESTED AS PART OF THIS PROJECT.
5. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
6. ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 & 72 STANDARDS AND ALL APPLICABLE LOWER SWATARA TOWNSHIP ORDINANCES.
7. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER. THE TOWNSHIP SHALL HAVE THE RIGHT TO INSPECT THE STORMWATER FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20233311827 WAS ASSIGNED ON NOVEMBER 27, 2023.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO THE START OF CONSTRUCTION.
10. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LOWER SWATARA TOWNSHIP, COMMUNITY PANEL NO. 420385, MAP NO. 42043C0434D EFFECTIVE DATE AUGUST 2, 2012, AND MAP NO. 42043C0453D EFFECTIVE DATE AUGUST 2, 2012.
11. WETLANDS SHOWN ON PLAN WITHIN THE PROJECT AREA ARE PER A REPORT BY VORTEX ENVIRONMENTAL INC., DATED OCTOBER 2023 AND JANUARY 2025.
12. NO EXISTING COVENANTS ARE KNOWN TO IMPACT THE PROJECT AREAS, AND NO NEW COVENANTS ARE PROPOSED.
13. NOTHING SHALL BE PLANTED OR PLACED WITHIN EASEMENTS WHICH COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
14. THE TOWNSHIP OR THEIR DESIGNEE SHALL BE GRANTED ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD TESTING AND RECORD DRAWINGS PER THE LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY REQUIREMENTS.
16. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN.
17. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.

STORMWATER MANAGEMENT SITE PLAN
BLUE RAIDER LANE IMPROVEMENTS
FOR
MIDDLETOWN AREA SCHOOL DISTRICT
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	DECEMBER 16, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003.075-A_IdCVR.dwg

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
COVER SHEET

SHEET:
C-001

2003\075\PS - Middletown Area Sch\PDA\SDP\SDP Drawings & Bls\Blue Raider Lane\2003\075-A_IdCVR.dwg 11x17 11/20/2025 8:48:36 PM EFM

REFER TO SEPARATE LAND DEVELOPMENT PLAN FOR GREENFIELD DRIVE

AREA OF SWM SITE PLAN IMPROVEMENTS

SOILS INFORMATION

Bc	*Basher silt loam [HYDROLOGIC GROUP B/D]*
CnB2	*Chavies fine sandy loam, 3 to 8 percent slopes, moderately eroded [HYDROLOGIC GROUP A]*
CnC2	*Chavies fine sandy loam, 8 to 15 percent slopes, moderately eroded [HYDROLOGIC GROUP A]*
LrB2	*Lewisberry gravelly sandy loam, 3 to 8 percent slopes, moderately eroded [HYDROLOGIC GROUP A]*
LrC2	*Lewisberry gravelly sandy loam, 8 to 15 percent slopes, moderately eroded [HYDROLOGIC GROUP A]*
LrD2	*Lewisberry gravelly sandy loam, 15 to 25 percent slopes, moderately eroded [HYDROLOGIC GROUP A]*
Ua	*Urban land, alluvial materials [HYDROLOGIC GROUP D]*

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN JANUARY, 2023.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S): INST. 20140016421, PB. F-5, PG. 28, & PB. S-2, PG. 63
4. LOTS 6 & 7, AS SHOWN ON A FINAL SUBDIVISION PLAN PREPARED FOR DALE D. MESSICK BY REED ENGINEERING, INC., SURVEYED IN JANUARY, 1991, RECORDED MAY 13, 1991, IN PLAN BOOK F-5, PAGE 28; TRACTS 1 & 2, AS SHOWN ON A FINAL SUBDIVISION PLAN PREPARED FOR ADA E. ESPENSHADE BY ROBERT G. SHERRICK, DATED NOVEMBER 1, 1974, RECORDED JUNE 25, 1975, IN PLAN BOOK S-2, PAGE 63.
5. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. RIGHT-OF-WAY LINES SHOWN FOR S.R. 0076 (PA TURNPIKE) AND S.R. 3032 (AIRPORT CONNECTOR) ARE BASED ON FIELD SURVEY LOCATIONS, AND RECORDED PLANS.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20223341613 WAS ASSIGNED ON NOVEMBER 30, 2022.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON THE PREVIOUSLY MENTIONED PLANS.
10. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LOWER SWATARA TOWNSHIP, COMMUNITY PANEL NO. 420385, MAP NO. 42043C0434D EFFECTIVE DATE AUGUST 2, 2012, AND MAP NO. 42043C0453D EFFECTIVE DATE AUGUST 2, 2012.

LEGEND

EXISTING AND DEMOLITION FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- Fp — FENCE POST
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- EDGE OF EXISTING SURFACE WATERCOURSE
- 420 — INDEX CONTOUR LINE
- 421 — INTERMEDIATE CONTOUR LINE
- BUILDING
- CONCRETE SURFACE
- CURB
- OE — OVERHEAD ELECTRIC LINES
- UE — UNDERGROUND ELECTRIC LINES
- UFO — UNDERGROUND FIBER LINES
- MANHOLE
- UTILITY POLE
- Ls — LIGHT STANDARD OR LAMPPOST
- Bol — BOLLARD
- Em — ELECTRIC METER
- Eb — ELECTRIC BOX
- Eo — ELECTRIC OUTLET
- Ds — DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- Gv — GAS VALVE
- Gm — GAS METER
- TREELINE
- WALL
- S — SANITARY SEWER GRAVITY LINE
- FM — FM — SANITARY SEWER FORCEMAIN LINE
- Co — SANITARY SEWER CLEANOUT
- W — WATER LINE
- Wv — WATER VALVE
- Fh — FIRE HYDRANT
- Wm — WATER METER
- Sp — WATER SPIGOT
- WETLAND
- FENCE
- GUIDERAIL
- SIGN
- FOM — FIBER OPTIC MARKER
- SOIL TYPE BOUNDARY LINE
- 50-FOOT ASSUMED FLOODWAY BOUNDARY
- 50-FOOT ASSUMED FLOODWAY HATCH

GRAPHIC SCALE
120 60 0 120
1"= 120 FEET

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

STORMWATER MANAGEMENT SITE PLAN
BLUE RAIDER LANE IMPROVEMENTS
FOR
MIDDLETOWN AREA SCHOOL DISTRICT

DAUPHIN COUNTY, PA
LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	DECEMBER 16, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-B_IEXF.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
OVERALL EXISTING FEATURES PLAN

SHEET:
C-101

LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- ASPHALT WALK
- PAINTED STRIPE TRAFFIC ISLAND
- DETECTIBLE WARNING SURFACE
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK
- WALL
- GUIDERAIL
- TREELINE
- (A) STOP SIGN (R1-1)
- (B) NO RIGHT TURN SIGN (R3-1)
- (C) SCHOOL TRAFFIC KEEP LEFT. ALL OTHER TRAFFIC KEEP RIGHT SIGN
- (D) NO LEFT TURN SIGN (R3-1L)
- (E) SCHOOL TRAFFIC KEEP RIGHT. ALL OTHER TRAFFIC KEEP LEFT SIGN OPPOSING TRAFFIC DOES NOT STOP SIGN
- IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET
- DRAINAGE STRUCTURES
- SANITARY SEWER STRUCTURE

SITE NOTES

1. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
2. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND THIS PLAN.
3. MAXIMUM SIDEWALK CROSS SLOPE = 2%. SIDEWALK DIMENSIONS ARE MEASURED FROM BACK OF CURB. ROAD WIDTH DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
4. ALL INFORMATION SHOWN ON PLAN REGARDING THE PENNDOT IMPROVEMENTS, INCLUDING RIGHTS-OF-WAY, EASEMENTS, AND EXPANSION OF PAVEMENT / CREATING OF NEW LANES IS PRELIMINARY ONLY AND SUBJECT TO CHANGES BASED ON PENNDOT REVIEW AND APPROVAL OF THE HIGHWAY OCCUPANCY PERMIT PLANS.
5. PRIOR TO GUIDERAIL INSTALLATION, ENSURE THAT POSTS ARE SPACED AS TO NOT PENETRATE INSTALLED STORMWATER PIPES.
6. MONUMENT SIGN LOCATION SUBJECT TO CHANGE BASED ON PENNDOT APPROVALS.

GRAPHIC SCALE
40 20 0 40
1" = 40 FEET

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STORMWATER MANAGEMENT SITE PLAN
BLUE RAIDER LANE IMPROVEMENTS
FOR
MIDDLETOWN AREA SCHOOL DISTRICT

DAUPHIN COUNTY, PA
LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	DECEMBER 16, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-O_IdSITE.dwg

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
SITE LAYOUT PLAN

SHEET:
C-103.1