No: 25-022

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Greenfield Drive & Blue Raider Lane Subdivision & Land Development Plan

Zoning District: Residential Suburban (RS) | Proposed Land Use: School

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: ___ Subdivision; X Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
2	4	0	7.50	146.81

Date Received: 1/31/2025 | Staff Review: 2/10/2025 | Official County Review: 2/10/2025

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

Project Description: Reconfiguration of Greenfield Drive and Blue Raider Lane connections to Oberlin Road (S.R. 0441) and a subdivision of lands of Messick to relocate Greenfield Drive and associate 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 Requested: None identified.

Comments:

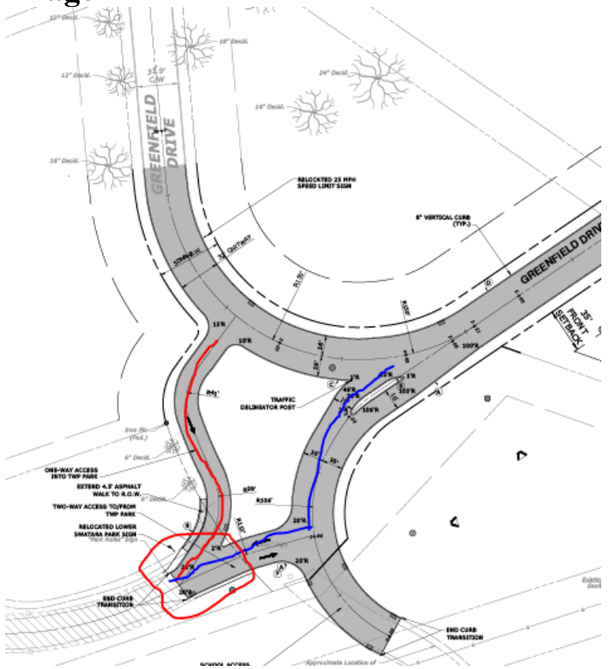
1. All signatures, notarizations, and certifications must be obtained before the plan is brought in for signing.

2. Is there a stop sign planned where the one-way access to the park joins up with the two-way access to the park? If so, is there any potential for conflict or backup? See **Image A**.

3. Is it anticipated that the right-in and left-in lanes from Oberlin Road on to Blue Raider Lane will eventually merge, allowing drivers to either bear right into the athletic event parking lot or continue straight on to Blue Raider Lane? Or are those coming from the west who take the right-in funneled through the parking lot? See **Image B.**

4. Will cars traveling south on Greenfield Drive towards the school have the option to make what looks like a very sharp left on to the school's access drive? See **Image C**.

Image A



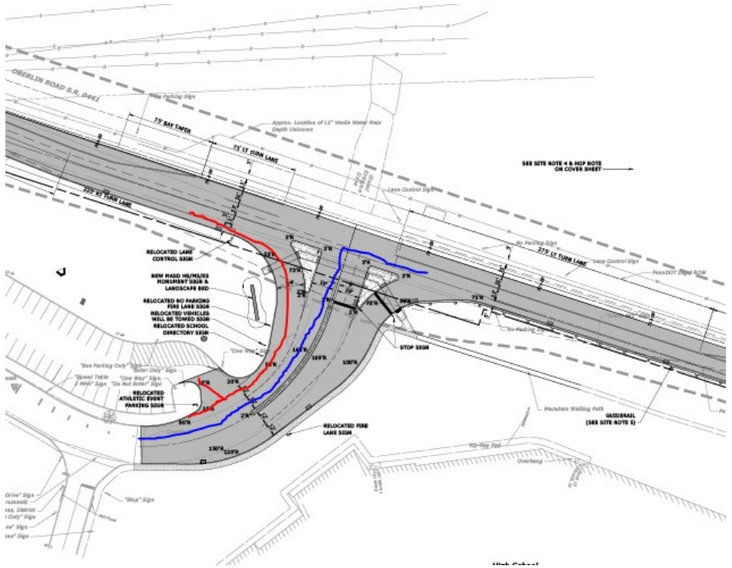
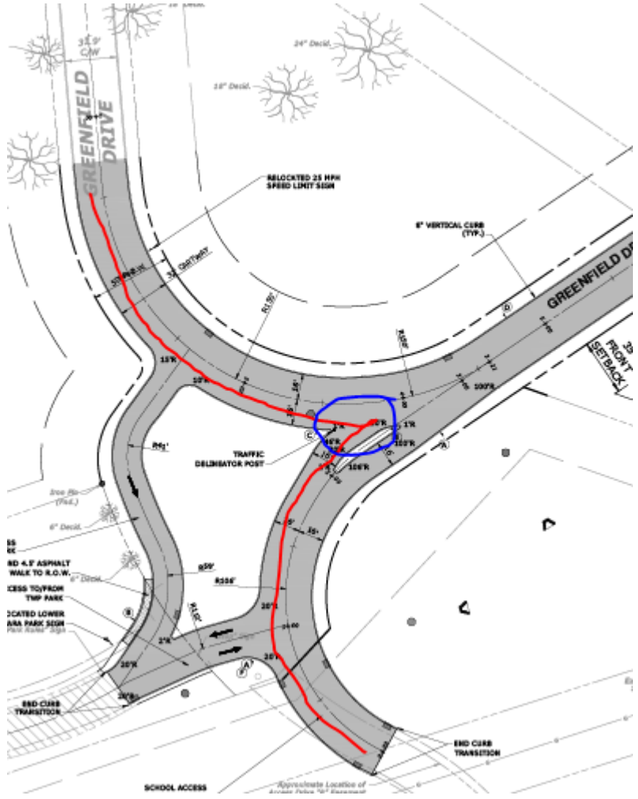


Image B

Plan No. 25-022

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	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			
Woodlands, streams, etc.			
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)			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 Waiver requested		X	
25. Sidewalks shown Waiver requested		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 Need signature and notarizations.	X		
32. Dedicatory statement shown Need signature	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		



Ima ge C

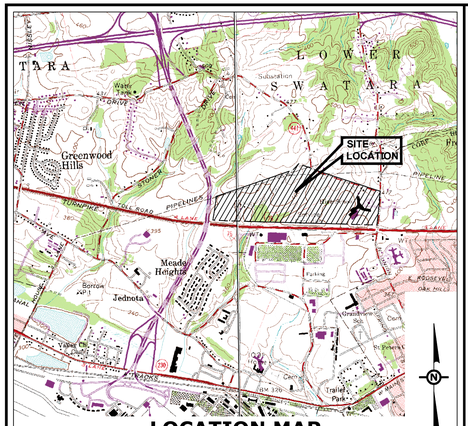
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

GREENFIELD DRIVE & BLUE RAIDER LANE IMPROVEMENTS

FOR

MIDDLETOWN AREA SCHOOL DISTRICT

LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=2,000 FEET

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: 20250152240
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: WCL.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:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	20,000 S.F.	> THAN 20,000 S.F.	> THAN 20,000 S.F.
MINIMUM LOT WIDTH:	100 FT	>100 FT	>100 FT
FRONT YARD SETBACK:	35 FT	+/- 1,800 / DISTRICT (PA 441) +/- 525' / MESSICK (PA 441) +/- 980' (HS) N/A (MESSICK)	+/- 1,800 / DISTRICT (PA 441) +/- 525' / MESSICK (PA 441) +/- 980' (HS) N/A (MESSICK)
SIDE YARD SETBACK:	15 FT		
REAR YARD SETBACK:	30 FT	N	N/A
MAXIMUM BUILDING HEIGHT:	35 FT	N/A	N/A
MAX. IMPERVIOUS COVERAGE:	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
EXISTING LOT AREA: (MESSICK)	906,723 SF / 20.82 AC
PROPOSED LOT 1 AREA:	605,048 SF / 13.89 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:	40,391 SF / 0.93 AC
AREA TO BE DEDICATED TO PENNDOT ROW:	11,325 SF / 0.26 AC

WAIVER REQUESTS

THE FOLLOWING WAIVERS ARE BEING REQUESTED OF TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT & STORMWATER MANAGEMENT ORDINANCE:

SECTION 22-404 - PRELIMINARY PLATS; PROCEDURE - APPROVED ON _____.

SECTION 22-602 - CURBS - APPROVED ON _____.

SECTION 22-607 - REQUIRING SIDEWALKS FOR ALL LAND DEVELOPMENTS - APPROVED ON _____.

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.

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20_____.

_____ , P.E.

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

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20_____.

_____ , P.L.S.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DENNIS P. BURKHARD — LAND SURVEYOR — No.43332-E

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 A
C-101.2	EXISTING FEATURES PLAN B
C-101.3	EXISTING FEATURES PLAN C
C-102.1	DEMOLITION PLAN A
C-102.2	DEMOLITION PLAN B
C-103	RIGHT-OF-WAY VACATION PLAN
C-104	SUBDIVISION PLAN
C-105	OVERALL SITE LAYOUT PLAN
C-105.1	SITE LAYOUT PLAN A
C-105.2	SITE LAYOUT PLAN B
C-106.1	GRADING PLAN A
C-106.2	GRADING PLAN B
C-107.1	PCSM PLAN A
C-107.2	PCSM PLAN B
C-108.1	UTILITY PLAN A
C-108.2	UTILITY PLAN B
C-201	ROAD PROFILES
C-201.1	ROAD AND SANITARY SEWER PROFILES
C-301	STORMWATER PROFILES
C-302	STORMWATER PROFILES
C-303	STORMWATER PROFILES
C-401	SITE DETAILS
C-402	UTILITY DETAILS
C-403	UTILITY DETAILS
C-501	PCSM DETAILS
C-502	PCSM DETAILS
C-601.1	E&S PLAN A
C-601.2	E&S PLAN B
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: _____

OWNER STORMWATER STATEMENT

D.D & DOROTHY A. MESSICK

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: _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

MIDDLETOWN AREA SCHOOL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER

PERSONALLY APPEARED _____WHO, BEING DULY SWORN OR AFFIRMED

ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____

_____

MY COMMISSION EXPIRES _____

D.D. & DOROTHY A. MESSICK
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER

PERSONALLY APPEARED _____WHO, BEING DULY SWORN OR AFFIRMED

ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____

_____

MY COMMISSION EXPIRES _____

LOWER SWATARA TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER

PERSONALLY APPEARED _____WHO, BEING DULY SWORN OR AFFIRMED

ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____

_____

MY COMMISSION EXPIRES _____

TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE LOWER SWATARA TOWNSHIP ENGINEER THIS _____DAY OF _____, 20_____.

TOWNSHIP ENGINEER _____

TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF LOWER SWATARA TOWNSHIP THIS _____DAY OF _____, 20_____.

PRESIDENT _____

SECRETARY _____

TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER SWATARA TOWNSHIP PLANNING COMMISSION THIS _____DAY OF _____, 20_____.

CHAIRMAN _____

SECRETARY _____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE REALIGNMENT OF GREENFIELD DRIVE TO CONNECT TO PA 441/OBERLIN ROAD, AND 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.
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.

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).

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____DAY OF _____, 20_____.

CHAIRMAN _____

SECRETARY _____

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____DAY OF _____, 20_____.

INSTRUMENT NUMBER _____

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

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
GREENFIELD DRIVE & BLUE RAIDER LANE IMPROVEMENTS
FOR
MIDDLETOWN AREA SCHOOL DISTRICT
LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

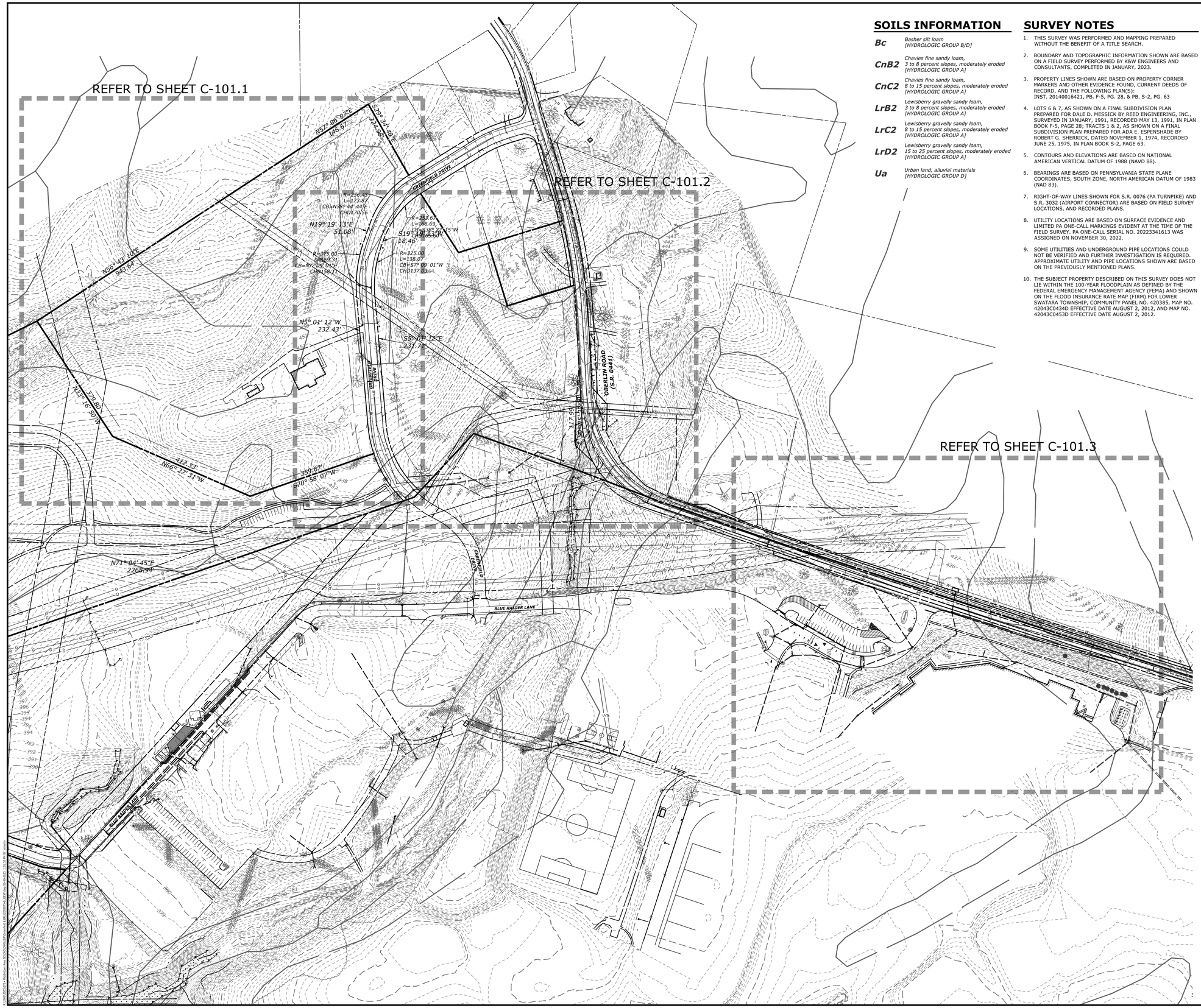
SCALE:	AS SHOWN
DATE:	JANUARY 30, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003.075-A_IGCVR.dwg

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

PLAN TYPE:
COVER SHEET

SHEET:
C-001

2003.075 - Middletown Area School District\Engineering & Bid Docs\Civil\Cover Sheet\2003.075-A_IGCVR.dwg, 1/30/25 9:46:37, emorris



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
- 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
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www.kandwengineers.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
GREENFIELD DRIVE & BLUE RAIDER LANE IMPROVEMENTS
FOR
MIDDLETOWN AREA SCHOOL DISTRICT
LOWER SWATARA TOWNSHIP DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JANUARY 30, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-B_MEXF.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
OVERALL EXISTING FEATURES PLAN

SHEET:
C-101

REFER TO SHEETS C-105.1, C-106.1, C-107.1, C-108.1, C-601.1

REFER TO SHEETS C-105.2, C-106.2, C-107.2, C-108.2, C-601.2

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) DO NOT ENTER SIGN (R5-1)
- (C) NO RIGHT TURN SIGN (R3-1)
- (D) SCHOOL TRAFFIC KEEP LEFT. ALL OTHER TRAFFIC KEEP RIGHT SIGN
- (E) NO LEFT TURN SIGN (R3-1L)
- (F) SCHOOL TRAFFIC KEEP RIGHT. ALL OTHER TRAFFIC KEEP LEFT 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.

GRAPHIC SCALE
120 60 0 120
1"= 120 FEET

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PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JANUARY 30, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-D_IdSITE.dwg

REVISIONS

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PLAN TYPE:
OVERALL SITE LAYOUT PLAN

SHEET:
C-105

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LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
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- SANITARY SEWER STRUCTURE

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5. PRIOR TO GUIDERAIL INSTALLATION, ENSURE THAT POSTS ARE SPACED AS TO NOT PENETRATE INSTALLED STORMWATER PIPES.

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FOR

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LOWER SWATARA TOWNSHIP

DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JANUARY 30, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-D_ldSITE.dwg

REVISIONS

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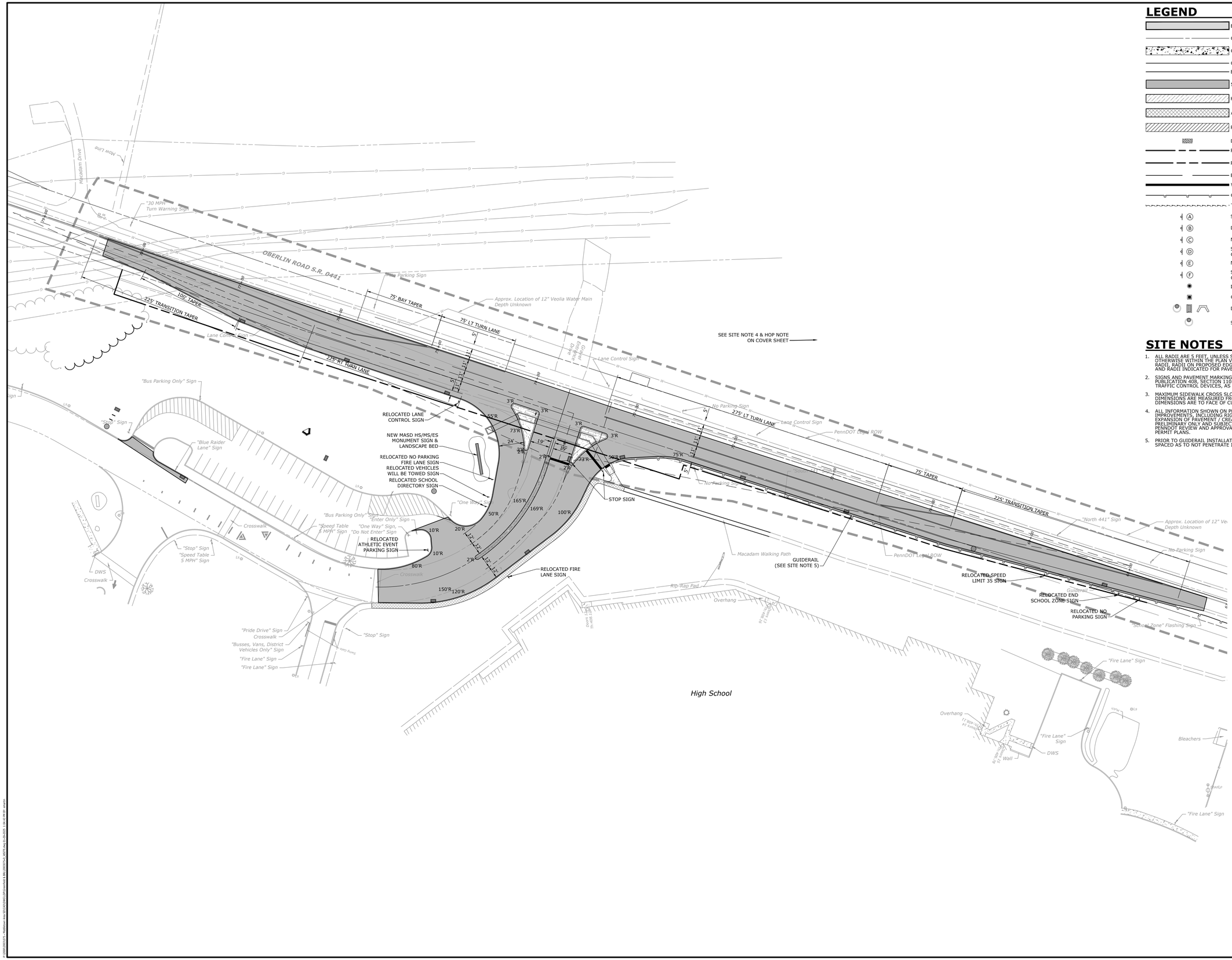
PLAN TYPE:

SITE LAYOUT PLAN A

SHEET:

C-105.1

GRAPHIC SCALE
40 20 0 40
1"= 40 FEET



LEGEND

PROPOSED SITE FEATURES

- BUILDING
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
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PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JANUARY 30, 2025
K&W PROJECT:	2003.075
DRAWN BY:	EFM
CAD DRAWING:	2003075-D_ldSITE.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
SITE LAYOUT PLAN B

SHEET:
C-105.2

2003075\DWG\1 - Middletown Area SD\CIVIL\Plan\Sheets & Bk\2003075-D_SITE.dwg 01/30/2025 - 11:54:13 PM BY: emartin