



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

SKETCH PLAN FOR 4015 REICHERT ROAD SUBDIVISION AND LAND DEVELOPMENT SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY

August 8, 2023

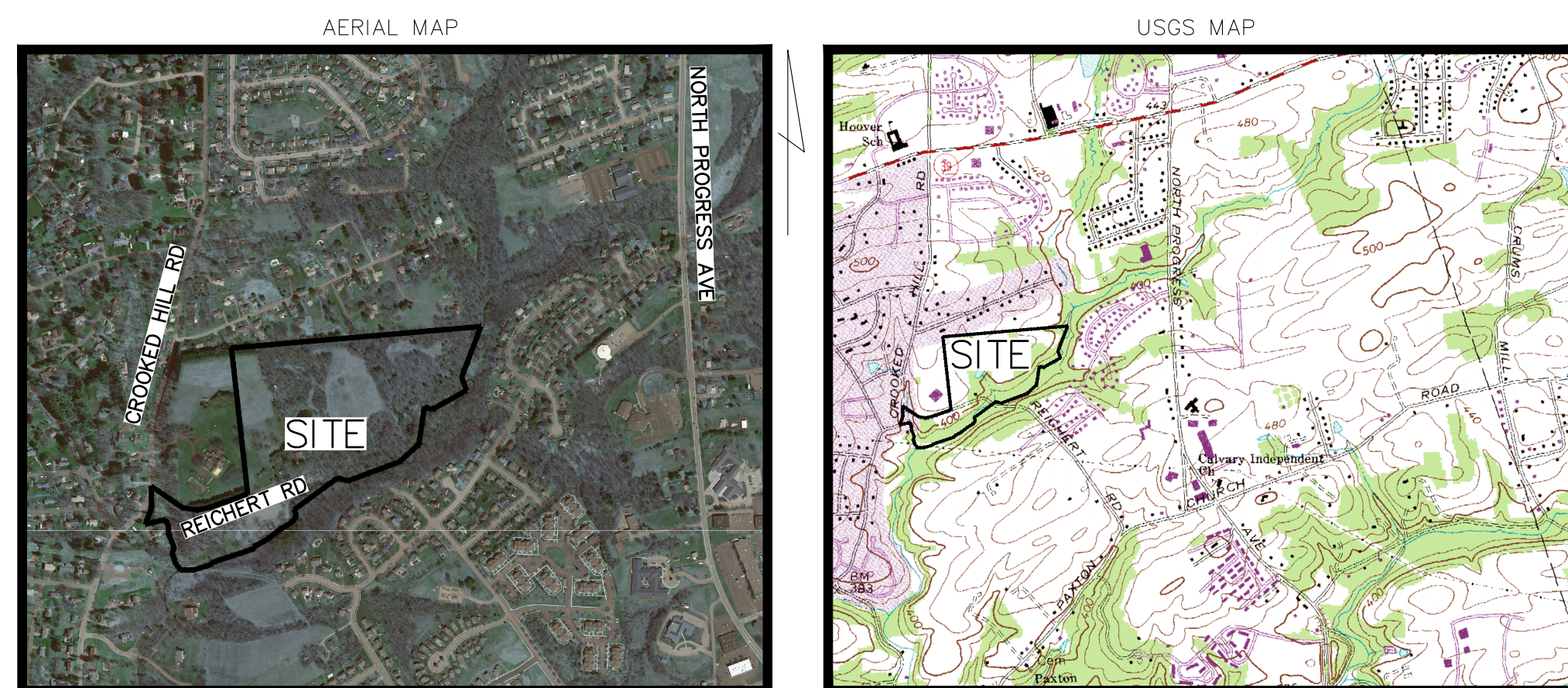


PLAN PURPOSE

DEVELOPMENT OF THE PARCEL UNDER THE NEIGHBORHOOD DESIGN DEVELOPMENT PROVISIONS OF THE SUSQUEHANNA TOWNSHIP ORDINANCES.

SITE DATA

CATEGORY	REQUIREMENT
ZONING DISTRICT	R-2 MEDIUM DENSITY RESIDENTIAL (NEIGHBORHOOD DESIGN DEVELOPMENT)
HEIGHT REGULATIONS	< 30 FEET
MAXIMUM DENSITY	4 UNITS / AC.
MIN. LOT AREA	10,000 SF
MAX. IMPERVIOUS COVER	40%
WIDTH REGULATIONS	45 FEET
WATER	PUBLIC
SEWER	PUBLIC
YARD REGULATIONS	
FRONT	30 FEET
SIDE	8 FEET
REAR	30 FEET



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

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

SHEET INDEX

- COVER SHEET
- C1.0 EXISTING CONDITIONS PLAN
- C2.0 SUBDIVISION PLAN

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.

GENERAL PLAN / REPORT DATA

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

REGISTRATION NO. 057026-E

PROPERTY INFORMATION

N/F Greenview LLC
Tax Parcel 62-019-026
Deed Book 260 Page 5053
Instrument #2019015851

LLC Address:
PO Box 60461
Harrisburg, PA 17106

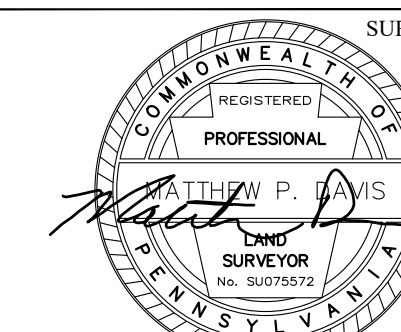
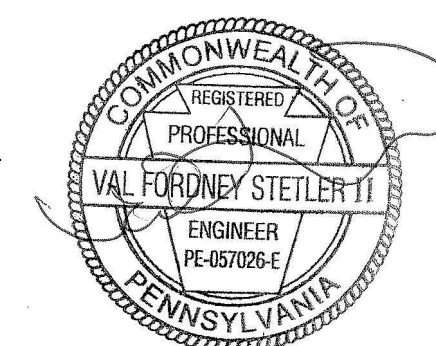
SURVEY NOTES

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: _____



PROPERTY ADDRESS

4015 Reichert Road
Harrisburg, PA 17110

OWNER / DEVELOPER:

Greenview LLC
Mr. Jim Halkias, President
PO Box 60461
Harrisburg, PA 17106
Phone: (717) 623-6101

DRAWN BY: VFS
CHECKED BY: VFS
DATE: 08/08/2023
SCALE: 1"=100'
JOB NUMBER
2020-008

REVISIONS

DATE

4015 Reichert Road Sketch Plan
SKETCH PLAN (OVERALL)

Dauphin County

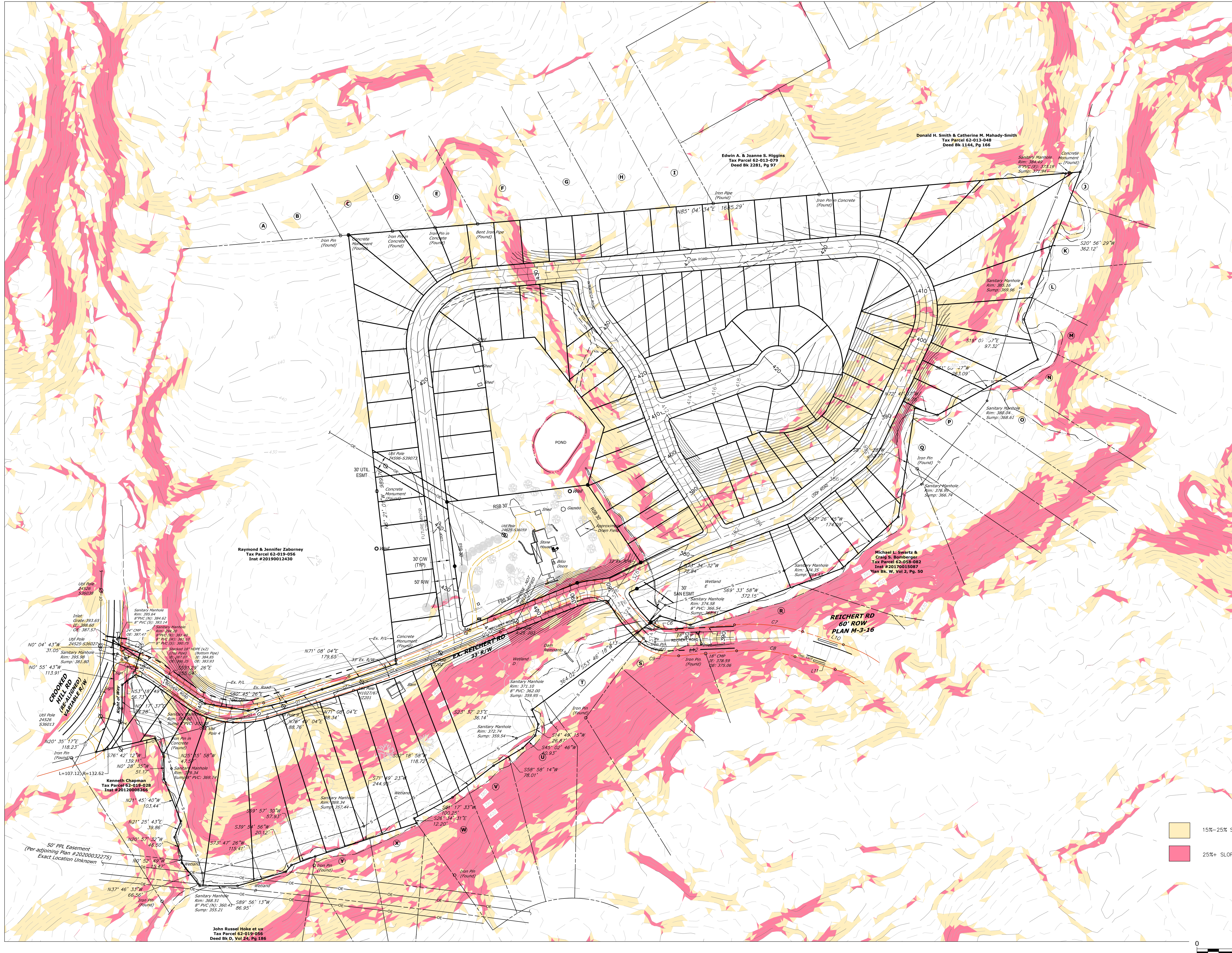
Susquehanna Township

SEAL

STETLER SAGAN
Consulting
1920 Green Street
Harrisburg, PA 17102
Phone: 717.541.5255
www.stetlersagan.com

DRAWING

C1.0



15%-25% SLOPES
25%+ SLOPES



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

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

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

Donald H. Smith & Catherine M. Mahady-Smith
Tax Parcel 62-012-048
Deed Bk 1145, Pg 166

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

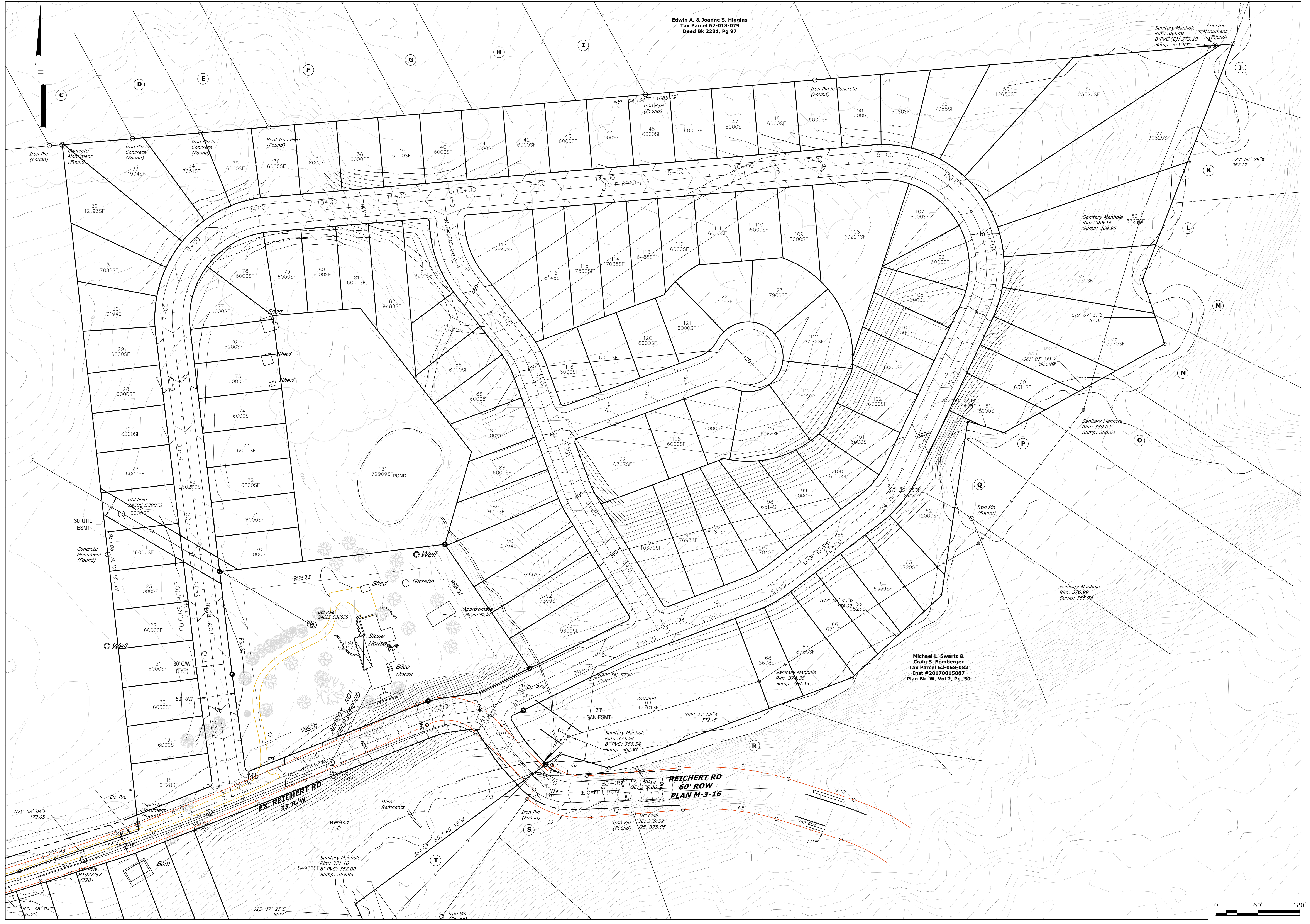
50' PPL Easement
(Per adjoining Plan #20200032275)
Exact Location Unknown

CROOKED
PULL ROAD
(REAR LOT)

Kenneth Chapman
Tax Parcel 62-018-028
Inst #20120008766

50' PPL Easement
(Per adjoining Plan #20200032275)
Exact Location Unknown

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



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4015 Reichert Road Sketch Plan
 SKETCH PLAN
 Susquehanna Township
 Dauphin County

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DRAWING
C1.1



Raymond & Jennifer Zaborney
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Inst #20190012430

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

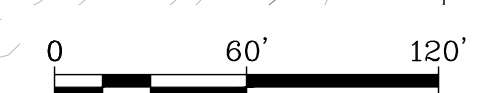
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Deed Blk D, Vol 24, Pg 186

50' PPL Easement
(Per adjoining Plan #20200032275)
Exact Location Unknown

CROOKED
HILL RD
(REALIGNED)
VARIABLE R/W

APPROX. NOT
FIELD VERIFIED

REICHERT RD
60' ROW
PLAN M-3-16



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SKETCH PLAN
Susquehanna Township
Dauphin County

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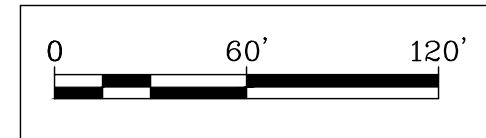
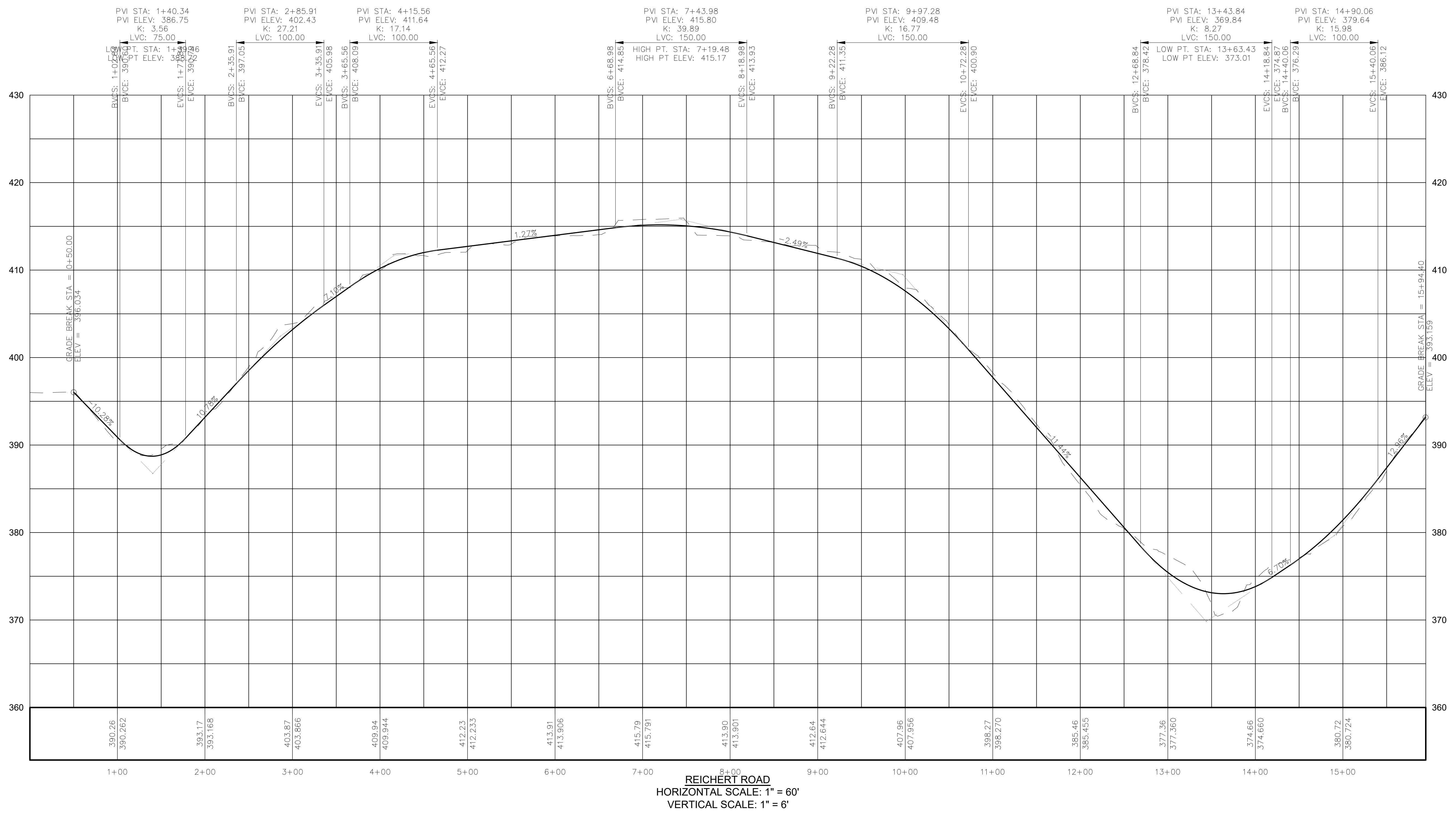
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 PROFILES
 Susquehanna Township
 Dauphin County

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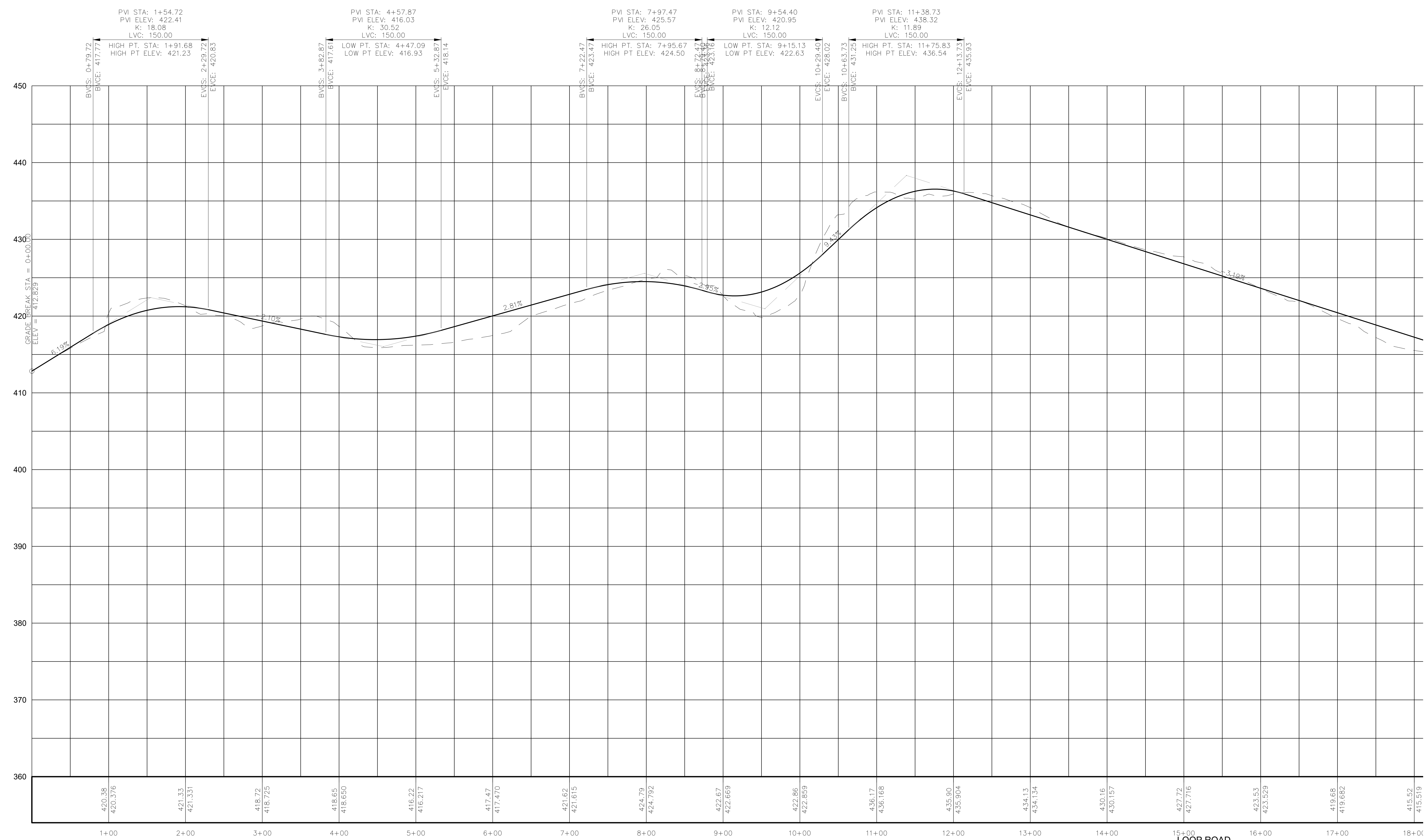
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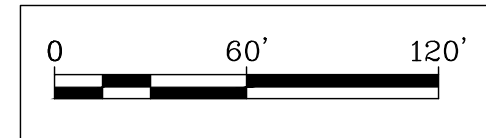
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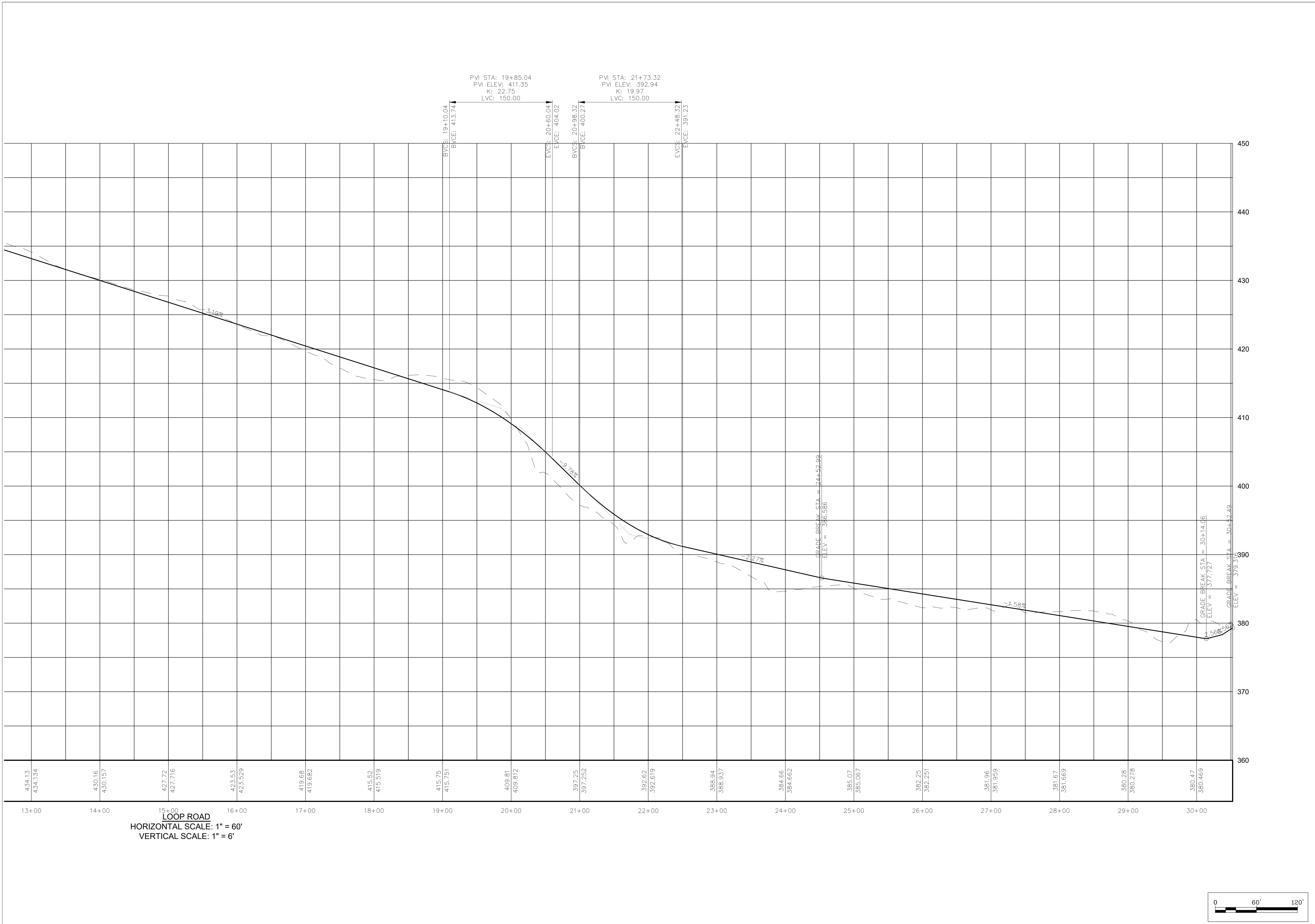
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LOOP ROAD
 HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: 1" = 6'





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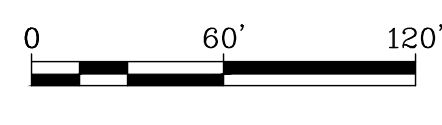
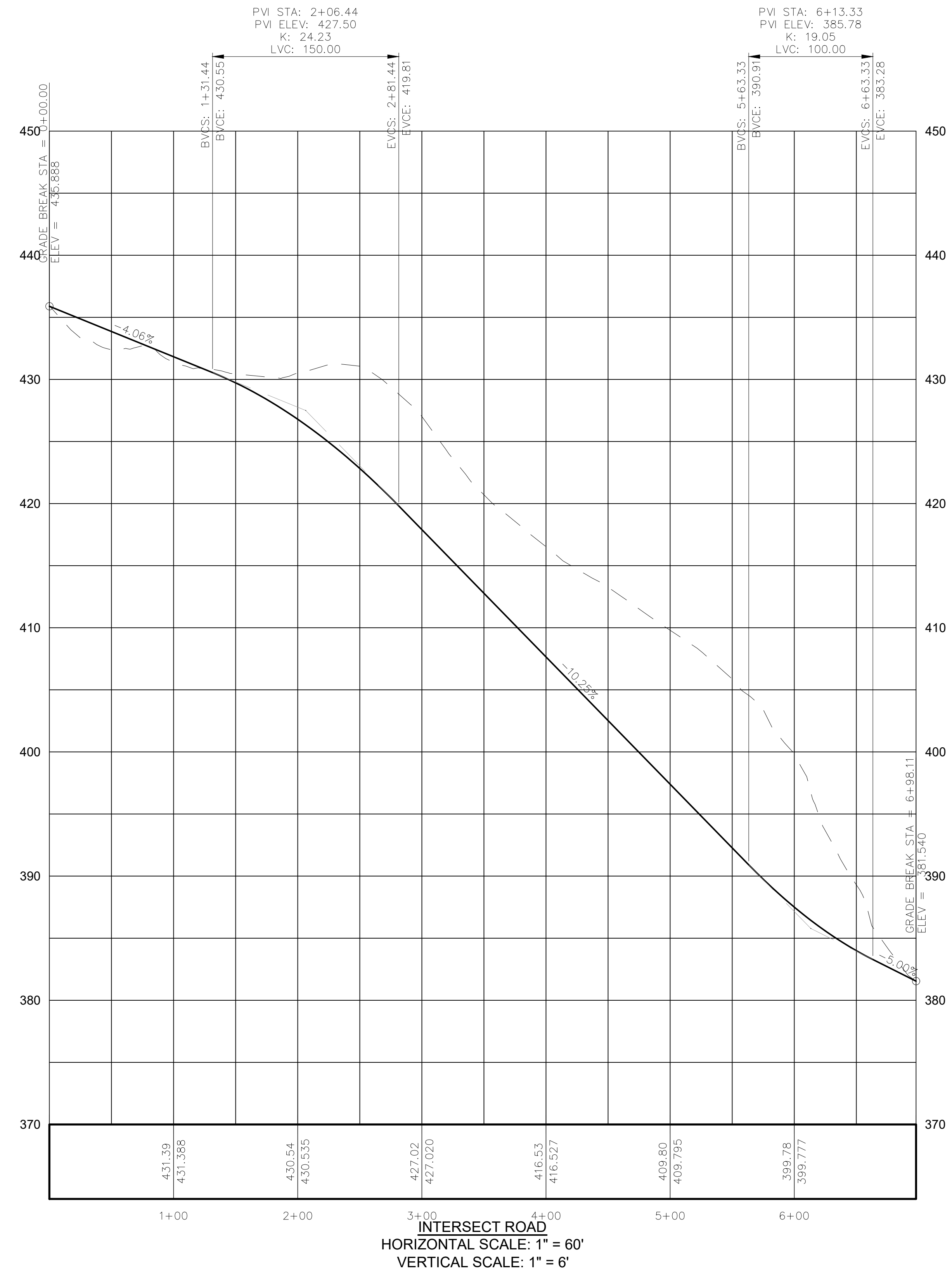
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