No: 26-108

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Terraviz Geospatial, Inc. | Engineer: Warehaus

Plat Title: HIA Suites

Zoning District: Airport Industrial (A-I) | Proposed Land Use: Hotel

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 1 | Acs Subdiv/Devel: 2.08 | Total Acs: 594.85

Date Received: 10/19/2026 | Staff Review: 10/26/2026 | Official County Review: 10/26/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-024-001

Project Description: Create a lease parcel with the airport parent parcel and construct a 55' hotel building with surrounding parking, sidewalks, access drives, stormwater conveyance, and other site improvements.

- *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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested: Section 22-404 Preliminary Plan Procedure; Section 22-407. A (1-4) (13) (15) & (16) Preliminary Plan Specifications, multiple.

Variance Requested: Section 27-106 Building Height.

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

2. The plan itself refers to the lessee area as a "proposed parcel" and identifies "proposed parcel lines." Is an official subdivision also intended as part of this application?

   If so, all lot dimension and coverage requirements as established in Sections 27-1203 and 27-11209 of the Zoning Ordinance and Section 22-505 of the Subdivision and Land Development Ordinance must be met. Likewise, the applicant should determine from where they are measuring their setbacks (parent parcel versus "proposed parcel" and label them clearly on the plan.

3. Verify that an official Erosion and Sedimentation (E&S) Control Plan is on file with the Township engineer.

4. Notes on the plan state that both water and sewer are provided by private sources. Where are the water and sewer services coming from?

5. As the development is proposed for the Airport Industrial (A-I) District, there is a set of performance standards that apply to development as established in Section 27-2012 (Part 20) of the Zoning Ordinance. The applicant should confirm that all applicable standards have been met.

6. Are there any type of shuttle or bus services providing transport between the hotel and the airport? Is there a way for customers to travel from the hotel to the airport (and vice versa) without a vehicle?

7. Given that Lower Swatara Township is an MS4 municipality, the applicant should consider providing any volume management data they have regarding the development to the Township's MS4/Stormwater staff.

Plan No. 26-108

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 Waiver requested.			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) / Structure (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 () on-lot ()		X	
	Water supply – public () 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 Internal.		X		
25. Sidewalks shown Internal.		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 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		

FINAL LAND DEVELOPMENT PLAN

FOR

HIA SUITES

4 TERMINAL DR, HARRISBURG, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

DESIGN SERIAL NUMBER 20261001448
NOTIFIED 4/10/2026

WAREHAUS HAS MET THE OBLIGATIONS OF SECTION 4 OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. THE UTILITY INFORMATION SHOWN HEREON SHALL BE CONSIDERED PRELIMINARY.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY WAREHAUS DESIGN, INC. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (811) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 121 (2008) FORMERLY KNOWN AS ACT 181 (2006) ACT 199 (2004) ACT 187 (1996) AND ACT 38 (1991).

PRELIMINARY ACT 121 UTILITY LISTING

COMPANY: CABLE PROTECTION SERVICES
ADDRESS: PO BOX 4816
MIDLOTHIAN, VA 23112
CONTACT: DEBBIE KING
EMAIL: debbie_king@cableps.com
PHONE: 804-562-3409

COMPANY: SUSQUEHANNA AREA REGIONAL AIRPORT AUTHORITY
HARRISBURG INTERNATIONAL AIRPORT
ADDRESS: ONE TERMINAL DRIVE SUITE 300
MIDDLETOWN, PA 17057
CONTACT: ANTHONY DESALLE
EMAIL: adesalle@saraa.org
PHONE: 717-948-3900 x4608

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 E MONTGOMERY AVE
PITTSBURGH PA 15212
CONTACT: OFFICE PERSONNEL
EMAIL: 1CALL-VERIZON-PADE@VERIZON.COM

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA 17057
CONTACT: SCOTT WASHINGER
EMAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 X3036

COMPANY: METROPOLITAN EDISON CO / FIRSTENERGY
ADDRESS: 341 WHITE POND DR
AKRON, OH 44320
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-252-4013

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PKWY
RICHARDSON TX. 75081
CONTACT: MOHAMMAD NASERI
EMAIL: MOHAMMAD.KAZEM.NASERI@VERIZON.COM
PHONE: 469-886-4382

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

COMPANY: LOWER SWATARA TWP. MUNICIPAL AUTHORITY
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA 17057
CONTACT: SCOTT WASHINGER
EMAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 X3036

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

DAUPHIN COUNTY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

LOWER SWATARA TOWNSHIP ENGINEER

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

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF LOWER SWATARA TOWNSHIP THIS _____ DAY OF _____ 20___.

PRESIDENT _____

SECRETARY _____

OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____ 20__ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER(S)_____

OWNER(S)_____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT THE STORMWATER MANAGEMENT SCM's SHOWN HEREON ARE FIXTURES WHICH MAY NOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY LOWER SWATERA TOWNSHIP. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT. NO IMPROVEMENTS OR ROADS AS SHOWN ON THIS PLAN ARE TO BE DEDICATED TO THE TOWNSHIP.

OWNER(S)_____
NAME SIGNATURE

OWNER ACKNOWLEDGEMENT OF STORMWATER BMP's

THIS STATEMENT ACKNOWLEDGES THAT THE OWNER/CO-OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE STORMWATER BMP's (IMPERVIOUS AREA REDUCTION) ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

_____ _____
OWNER CO-OWNER

COUNTY RECORDER OF DEEDS

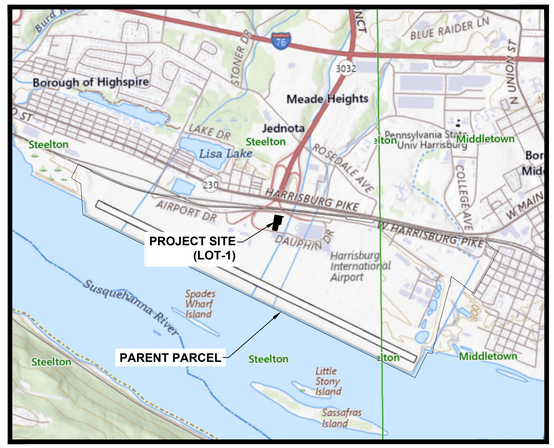
THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY

THIS _____ DAY OF _____ 20___.

INSTRUMENT NUMBER _____.

OWNER
SUSQUEHANNA AREA REGIONAL AIRPORT AUTHORITY
SOURCE OF TITLE: DEED BOOK 3008, PAGES 425-438
ONE TERMINAL DRIVE, SUITE 300
MIDDLETOWN, PA 17057
(717) 948-3900

DEVELOPER
SHANER AIRPORT HOTEL, L.P. (LESSEE)
1965 WADDLE ROAD
STATE COLLEGE, PA 16803
CONTACT: DERRICK SKILLINGS
PHONE: 814-234-4460



LOCATION MAP

SOURCE: USGS 2023 STEELTON, PA TNM GEOSPATIAL
DATE: 01/01/2023
SCALE: 1" = 2000'

N

PARENT PARCEL INFORMATION

SUSQUEHANNA AREA REGIONAL AIRPORT AUTHORITY
PARCEL ID: 36-024-001
SOURCE OF TITLE: DEED BOOK 3008, PAGES 425-438
ADDRESS: ONE TERMINAL DRIVE, SUITE 300
MIDDLETOWN, PA 17057
642.30 ACRES [PER DEED]

REQUESTED VARIANCE:

THE FOLLOWING VARIANCE HAS BEEN REQUESTED BY THE APPLICANT AND _____ BY THE LOWER SWATARA TOWNSHIP ZONING HEARING BOARD MEETING ON _____.

1. PART 12 AIRPORT INDUSTRIAL DISTRICT: A-1, SECTION 27-1206.

REQUIREMENT: MAXIMUM BUILDING HEIGHT (35')
VARIANCE REQUEST: PROPOSED HOTEL TO BE (55')
JUSTIFICATION: THE HEIGHT IS COMMENSURATE WITH THE NEIGHBORING HOTEL AND IS ASSOCIATED WITH THE BRAND'S STANDARDS. THIS HEIGHT ALLOWS FOR A DESIRABLE AMOUNT OF ROOMS WHICH ALLOWS FOR THIS TO BE A DESIRABLE LOCATION FOR THIS BRAND. THE HEIGHT WILL NOT EXCEED FAA LIMITATIONS FOR THE AIRPORT.

WAIVER REQUESTS:

THE FOLLOWING WAIVERS HAS BEEN REQUESTED BY THE APPLICANT AND _____ BY THE LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS MEETING ON _____.

1. SECTION 22 - 404 - PRELIMINARY PLATS; PROCEDURE
REQUIREMENT: SUBMISSION OF A PRELIMINARY LAND DEVELOPMENT PLAN
MODIFIATION: SUBMIT A FINAL LEND DEVELOPMENT PLAN
JUSTIFICATION: THE REQUIREMENTS OF THE PRELIMINARY PLAN WILL BE INCLUDED WITHIN THE FINAL LAND DEVELOPMENT PLAN

2. SECTION 22-407.A (1-4), (13), (15), & (16) - FINAL PLAT; SPECIFICATIONS
REQUIREMENT: PRIMARY CONTROL POINTS / TRACT BOUNDARY LINES / EASEMENTS / SURVEY MONUMENTS / SETBACK LINES / ADJOINER INFORMATION / SUBDIVISION PLATS OF ADJOINING PLATTED LAND SHALL ALL BE SHOWN ON THE PLANS.
MODIFICATION: NOT INCLUDE THE ABOVE ITEMS ON THE PLANS AS THEY PERTAIN TO THE PARENT PARCEL.
JUSTIFICATION: THE ABOVE ALL PERTAIN TO THE PARENT PARCEL AND ARE OUTSIDE THE LIMITS OF THE PROJECT. INCLUDING THIS INFORMATION WOULD REQUIRE A SURVEY OF THE ENTIRETY OF THE (592 ACRE) PARENT PARCEL TO SUCCESSFULLY CONVEY THE DATA.

SURVEYOR CERTIFICATION

I, MATTHEW P. DAVIS, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____
MATTHEW P. DAVIS DATE
REGISTRATION NO. P L-S SU075572
FOR TERRAVIZ GEOSPATIAL INC.

212 S FRONT STREET
WORMLEYSBURG, PA 17043
PHONE: (717) 344-5533

ENGINEER - STORMWATER MANAGEMENT

I, MATTHEW B. DUBBS, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

_____
MATTHEW B. DUBBS, P.E. DATE
REGISTRATION NO: PE076431

231 N GEORGE ST
YORK, PA 17401
PHONE: (717) 845-8383
EMAIL: mdubbs@warehausae.com

SITE WETLANDS CERTIFICATION:

THERE ARE NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE OF THIS MAJOR AMENDMENT.

I, _____, HEREBY CERTIFY THAT THERE ARE NOT WETLANDS ON THE SUBJECT PROPERTY (PROPOSED LEASE AREA), THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____ _____
MATTHEW B. DUBBS, P.E. DATE

231 N. GEORGE ST
YORK, PA 17401
PHONE: (717) 845-8383
EMAIL: mdubbs@warehausae.com

Sheet List Table

Sheet Number	Sheet Title
LD-01	COVER SHEET
LD-02	NOTES
LD-03A	EXISTING CONDITIONS PLAN
LD-03B	PROPOSED LESSEE AREA (PROPERTY BOUNDARY)
LD-04	DEMOLITION PLAN
LD-05	PROPOSED SITE LAYOUT PLAN
LD-06	FIRETRUCK TURNING ON PROPOSED SITE PLAN
LD-07	PROPOSED FINAL GRADING PLAN
LD-08	POSTCONSTRUCTION STORMWATER MANAGEMENT PLAN
LD-09	STORM PROFILES
LD-10	SANITARY SEWER PROFILE & PLAN VIEW
LD-11	LANDSCAPING PLAN
LD-12	SITE DETAILS 1
LD-13	SITE DETAILS 2
LD-14	SITE DETAILS 3
LD-15	SANITARY SEWER DETAILS 1
LD-16	SANITARY SEWER DETAILS 2
LD-17	SANITARY SEWER DETAILS 3
LD-18	SANITARY SEWER DETAILS 4

WAREHAUS
architects/engineers/designers
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drawing set

FINAL LAND DEVELOPMENT PLAN

date	2026.10.12
project no.	25-0386
project mgr.	JJS
drawn by	DEH

revisions

#	date	description

HIA SUITES
4 TERMINAL DR, HARRISBURG, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY
drawing title
COVER SHEET

sheet no.
LD-01

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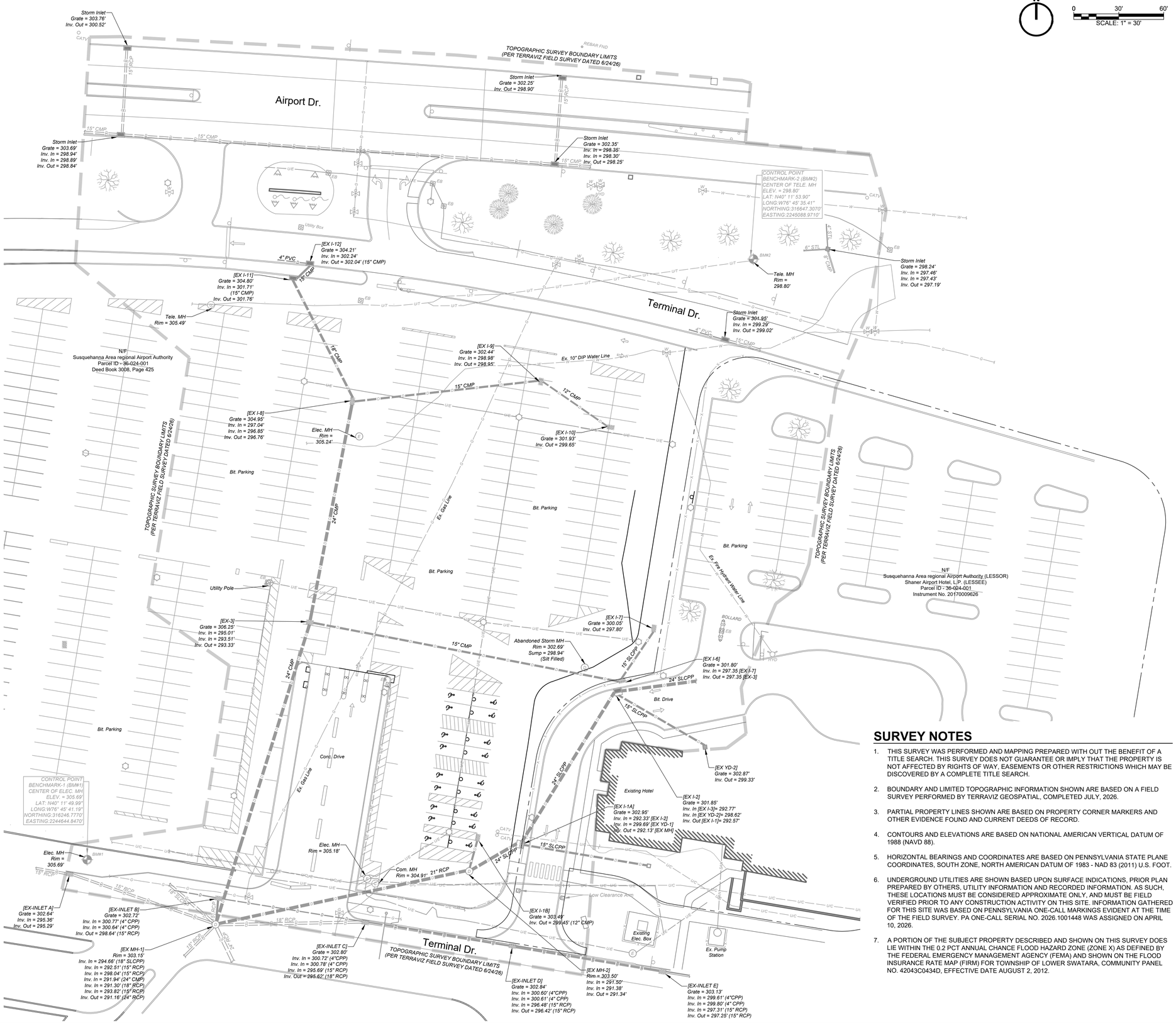
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTER LINE
- PROPOSED CONTOUR LINE (650)
- EXISTING CONTOUR LINE (650)
- EXISTING OVERHEAD GUY WIRE (GUY)
- PROPOSED UNDERGROUND ELECTRIC LINE (UE)
- EXISTING UNDERGROUND ELECTRIC LINE (UE)
- PROPOSED OVERHEAD ELECTRIC LINE (E)
- EXISTING OVERHEAD ELECTRIC LINE (E)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- PROPOSED UNDERGROUND TELEPHONE LINE (UT)
- PROPOSED OVERHEAD TELEPHONE LINE (T)
- EXISTING OVERHEAD TELEPHONE LINE (T)
- PROPOSED WATER LINE (W)
- EXISTING WATER LINE (W)
- PROPOSED GAS LINE (G)
- EXISTING GAS LINE (G)
- PROPOSED SANITARY SEWER LINE (SAN)
- EXISTING SANITARY SEWER LINE (SAN)
- PROPOSED STORM SEWER LINE (D)
- EXISTING STORM SEWER LINE (D)
- PROPOSED UNDERDRAIN (UD)
- EXISTING STREAM
- EXISTING SOIL BOUNDARY
- EXISTING GUIDE RAIL
- EXISTING EDGE OF TREES
- EXISTING UTILITY POLE (UP)
- PROPOSED UTILITY POLE (UP)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE (S)
- EXISTING STORM SEWER MANHOLE (D)
- PROPOSED STORM SEWER MANHOLE (D)
- EXISTING ELECTRIC MANHOLE (E)
- PROPOSED ELECTRIC MANHOLE (E)
- EXISTING TELEPHONE MANHOLE (C)
- PROPOSED TELEPHONE MANHOLE (C)
- EXISTING WATER MANHOLE (W)
- PROPOSED WATER MANHOLE (W)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE (WV)
- EXISTING GAS VALVE (GV)
- PROPOSED GAS VALVE (GV)
- EXISTING FIRE HYDRANT (HYD)
- EXISTING DOWNSPOUT (DS)
- PROPOSED DOWNSPOUT (DS)
- EXISTING CLEANOUT (CO)
- PROPOSED CLEANOUT (CO)
- EXISTING INLET
- PROPOSED INLET
- PROPOSED LIGHT POLE
- PROPOSED MAN DOOR
- PROPOSED OVERHEAD DOOR
- EXISTING HANDICAPPED PARKING
- PROPOSED HANDICAPPED PARKING

SOILS LEGEND

ENTIRE PROJECT AREA:

Ub - Urban Land, limestone materials (Group D)
[per USDA WebSoilSurvey]



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS OF WAY, EASEMENTS OR OTHER RESTRICTIONS WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
2. BOUNDARY AND LIMITED TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL, COMPLETED JULY, 2026.
3. PARTIAL PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND AND CURRENT DEEDS OF RECORD.
4. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. HORIZONTAL BEARINGS AND COORDINATES ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 - NAD 83 (2011) U.S. FOOT.
6. UNDERGROUND UTILITIES ARE SHOWN BASED UPON SURFACE INDICATIONS, PRIOR PLAN PREPARED BY OTHERS, UTILITY INFORMATION AND RECORDED INFORMATION. AS SUCH, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY ON THIS SITE. INFORMATION GATHERED FOR THIS SITE WAS BASED ON PENNSYLVANIA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 2026.1001448 WAS ASSIGNED ON APRIL 10, 2026.
7. A PORTION OF THE SUBJECT PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY DOES LIE WITHIN THE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD ZONE (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR TOWNSHIP OF LOWER SWATARA, COMMUNITY PANEL NO. 42043C0434D, EFFECTIVE DATE AUGUST 2, 2012.

WAREHAUS
architects/engineers/designers
WarehausAE.com
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FINAL LAND DEVELOPMENT PLAN

date	2026.10.12
project no.	25-0386
project mgr.	JJS
drawn by	DEH

revisions

#	date	description

HIA SUITES

4 TERMINAL DR, HARRISBURG, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title
EXISTING CONDITIONS PLAN

sheet no.
LD-03A

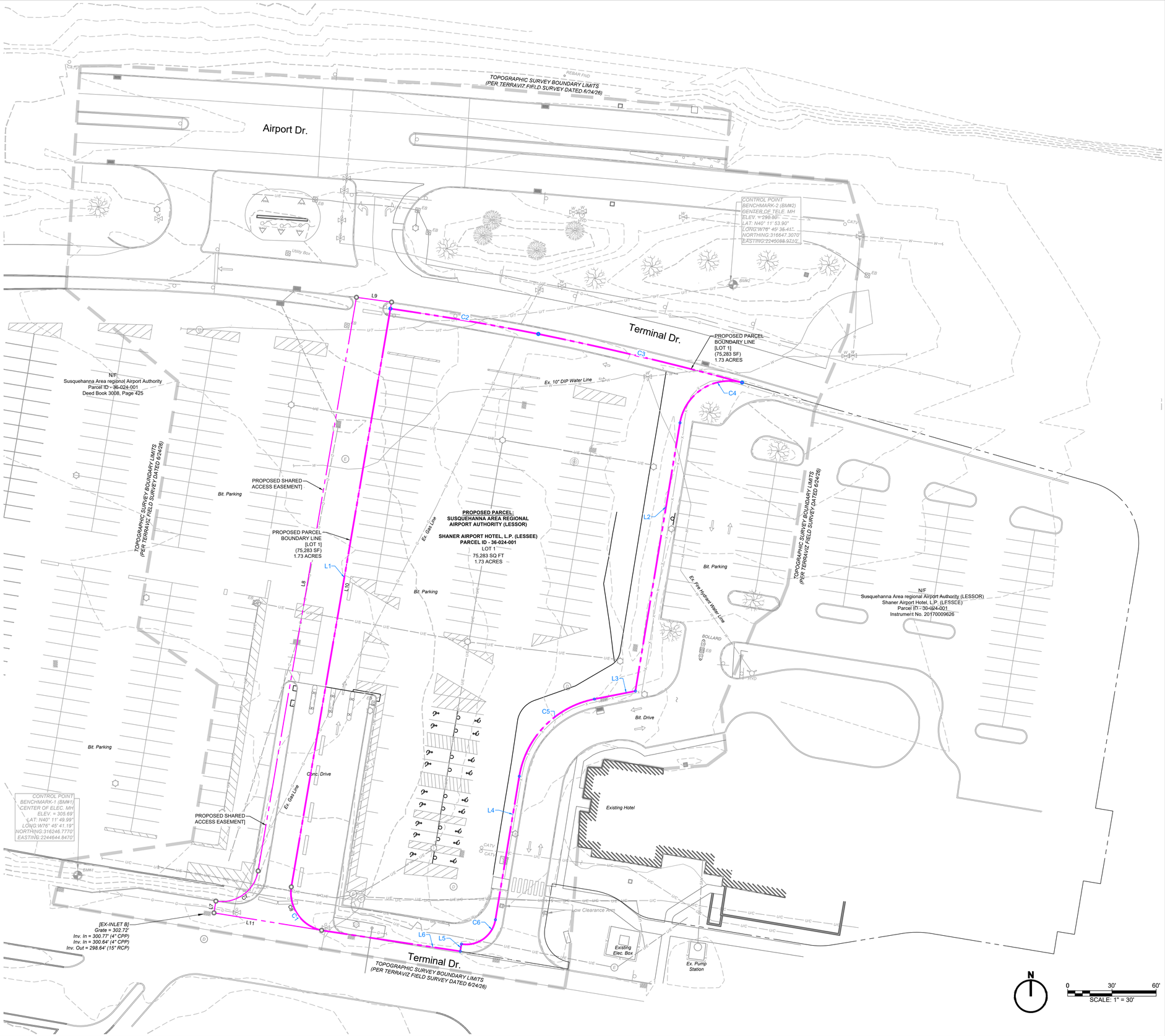
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PARCEL LINE TABLE		
LINE #	LENGTH	BEARING
L1	397.77	N 9°43'18" E
L2	184.35	S 9°26'22" W
L3	28.35	S 78°55'28" W
L4	98.62	S 9°26'22" W
L5	5.01	S 9°21'39" W
L6	95.00	N 81°23'47" W

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	39.54	26.18	35.89	N 34°55'43" W
C2	101.70	1959.85	101.69	S 80°16'43" E
C3	141.99	2180.98	141.96	S 76°35'40" E
C4	56.47	34.00	50.20	S 57°01'15" W
C5	77.62	64.00	72.95	S 44°10'55" W
C6	31.42	20.00	28.29	S 54°27'39" W

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L7	8.06	N 9°13'20" E
L8	394.58	N 9°43'17" E
L9	24.01	S 82°11'40" E
L10	402.26	S 9°43'18" W
L11	73.91	N 80°46'40" W

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C7	39.03	25.00	35.18	N 54°26'45" E
C8	39.54	26.18	35.89	S 34°55'43" E



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FINAL LAND DEVELOPMENT PLAN

date	2026.10.12
project no.	25-0386
project mgr.	JJS
drawn by	DEH

revisions

#	date	description

HIA SUITES

4 TERMINAL DR, HARRISBURG, PA 17057
LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

drawing title

PROPOSED LESSEE AREA (PROPERTY BOUNDARY)

sheet no.

LD-03B

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GENERAL DEMOLITION PLAN NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE APPLICANT AND ENGINEER FOR ANY AND ALL INJURIES AND DAMAGES TO PERSONNEL, EQUIPMENT AND EXISTING FACILITIES RELATED TO THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING UTILITIES AS DEPICTED ON THIS PLAN ARE BASED UPON ABOVE GROUND INDICATIONS, SEVERAL SUBSURFACE UTILITY EXCAVATION TEST HOLES PERFORMED BY UTILITY SERVICES GROUP, FIELD OBSERVATIONS, RECORD DRAWINGS AND THE RESULT OF A PA ONE CALL. AS SUCH, THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM THAT SHOWN ON THE PLAN. IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
5. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
6. BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR OBTAINS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
7. PA ONE CALL SYSTEM UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.
8. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR PROPOSED SEQUENCE AND DETAILS.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY APPLICANT IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE APPLICANT.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PADOT) STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
14. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

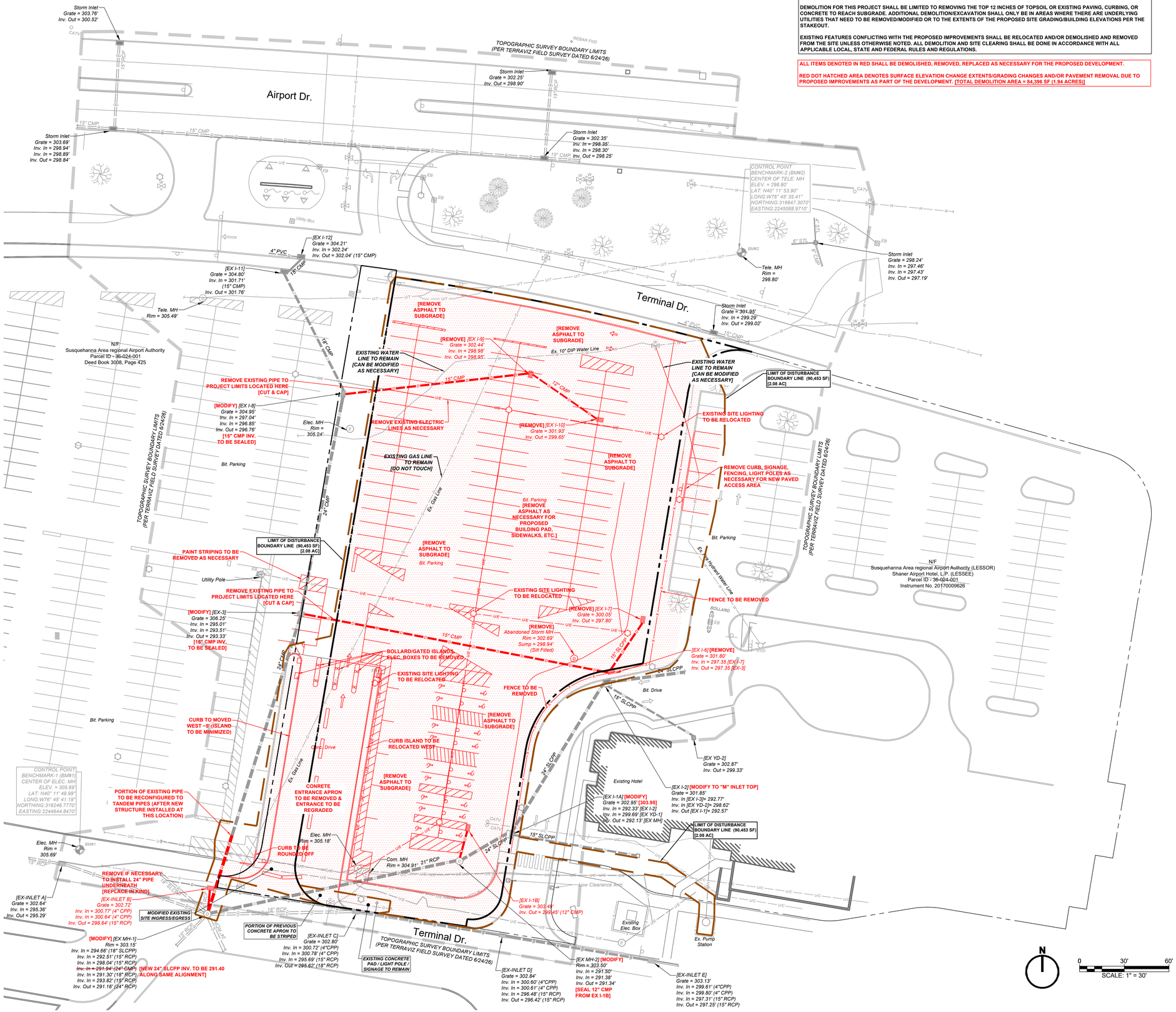
DEMOLITION NOTE:

DEMOLITION FOR THIS PROJECT SHALL BE LIMITED TO REMOVING THE TOP 12 INCHES OF TOPSOIL OR EXISTING PAVING, CURBING, OR CONCRETE TO REACH SUBGRADE. ADDITIONAL DEMOLITION/EXCAVATION SHALL ONLY BE IN AREAS WHERE THERE ARE UNDERLYING UTILITIES THAT NEED TO BE REMOVED/MODIFIED OR TO THE EXTENTS OF THE PROPOSED SITE GRADING/BUILDING ELEVATIONS PER THE STAKEOUT.

EXISTING FEATURES CONFLICTING WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED AND/OR DEMOLISHED AND REMOVED FROM THE SITE UNLESS OTHERWISE NOTED. ALL DEMOLITION AND SITE CLEARING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

ALL ITEMS DENOTED IN RED SHALL BE DEMOLISHED, REMOVED, REPLACED AS NECESSARY FOR THE PROPOSED DEVELOPMENT.

RED DOT HATCHED AREA DENOTES SURFACE ELEVATION CHANGE EXTENTS/GRADING CHANGES AND/OR PAVEMENT REMOVAL DUE TO PROPOSED IMPROVEMENTS AS PART OF THE DEVELOPMENT. [TOTAL DEMOLITION AREA = 84,396 SF (1.94 ACRES)]



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FINAL LAND DEVELOPMENT PLAN

date	2026.10.12
project no.	25-0386
project mgr.	JJS
drawn by	DEH

revisions

#	date	description

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LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY

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DEMOLITION PLAN

sheet no.

LD-04

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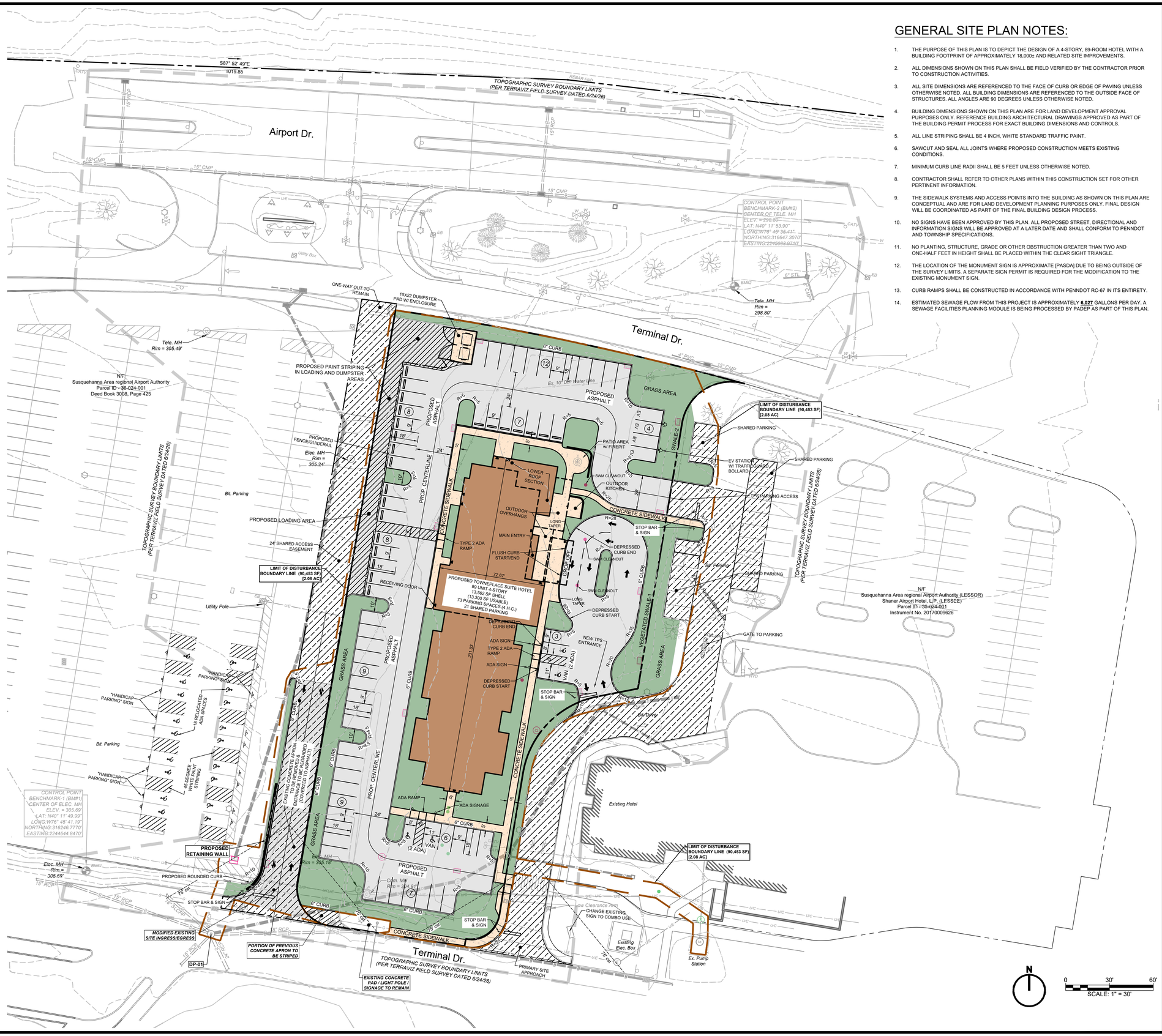
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTER LINE
- PROPOSED CONTOUR LINE — 650
- EXISTING CONTOUR LINE — 650
- EXISTING OVERHEAD GUY WIRE — GUY
- PROPOSED UNDERGROUND ELECTRIC LINE — U/E
- EXISTING UNDERGROUND ELECTRIC LINE — U/E
- PROPOSED OVERHEAD ELECTRIC LINE — E
- EXISTING OVERHEAD ELECTRIC LINE — E
- EXISTING UNDERGROUND TELEPHONE LINE — U/T
- PROPOSED UNDERGROUND TELEPHONE LINE — U/T
- PROPOSED OVERHEAD TELEPHONE LINE — T
- EXISTING OVERHEAD TELEPHONE LINE — T
- PROPOSED WATER LINE — W
- EXISTING WATER LINE — W
- PROPOSED GAS LINE — G
- EXISTING GAS LINE — G
- PROPOSED SANITARY SEWER LINE — SAN
- EXISTING SANITARY SEWER LINE — SAN
- PROPOSED STORM SEWER LINE — D
- EXISTING STORM SEWER LINE — D
- PROPOSED UNDERDRAIN — UD
- EXISTING STREAM
- EXISTING SOIL BOUNDARY
- EXISTING GUIDE RAIL
- EXISTING EDGE OF TREES
- EXISTING UTILITY POLE — UP
- PROPOSED UTILITY POLE — UP
- EXISTING SANITARY SEWER MANHOLE — S
- PROPOSED SANITARY SEWER MANHOLE — S
- EXISTING STORM SEWER MANHOLE — D
- PROPOSED STORM SEWER MANHOLE — D
- EXISTING ELECTRIC MANHOLE — E
- PROPOSED ELECTRIC MANHOLE — E
- EXISTING TELEPHONE MANHOLE — C
- PROPOSED TELEPHONE MANHOLE — C
- EXISTING WATER MANHOLE — W
- PROPOSED WATER MANHOLE — W
- EXISTING WATER VALVE — WV
- PROPOSED WATER VALVE — WV
- EXISTING GAS VALVE — GV
- PROPOSED GAS VALVE — GV
- EXISTING FIRE HYDRANT — HYD
- EXISTING DOWNSPOUT — DS
- PROPOSED DOWNSPOUT — DS
- EXISTING CLEANOUT — CO
- PROPOSED CLEANOUT — CO
- EXISTING INLET
- PROPOSED INLET
- PROPOSED LIGHT POLE
- PROPOSED MAN DOOR
- PROPOSED OVERHEAD DOOR
- EXISTING HANDICAPPED PARKING
- PROPOSED HANDICAPPED PARKING

HATCH LEGEND

PAVING COVER

SYMBOL	PAVING COVER TYPE
	PROPOSED CONCRETE SIDEWALK / PATIO / EQUIP. PAD
	PROPOSED BUILDING
	LIGHT DUTY ASPHALT
	OPEN SPACE / GRASS / LANDSCAPING AREA



GENERAL SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 4-STORY, 89-ROOM HOTEL WITH A BUILDING FOOTPRINT OF APPROXIMATELY 18,000± AND RELATED SITE IMPROVEMENTS.
2. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. REFERENCE BUILDING ARCHITECTURAL DRAWINGS APPROVED AS PART OF THE BUILDING PERMIT PROCESS FOR EXACT BUILDING DIMENSIONS AND CONTROLS.
5. ALL LINE STRIPING SHALL BE 4 INCH, WHITE STANDARD TRAFFIC PAINT.
6. SAWCUT AND SEAL ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING CONDITIONS.
7. MINIMUM CURB LINE RADII SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
9. THE SIDEWALK SYSTEMS AND ACCESS POINTS INTO THE BUILDING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE FOR LAND DEVELOPMENT PLANNING PURPOSES ONLY. FINAL DESIGN WILL BE COORDINATED AS PART OF THE FINAL BUILDING DESIGN PROCESS.
10. NO SIGNS HAVE BEEN APPROVED BY THIS PLAN. ALL PROPOSED STREET, DIRECTIONAL AND INFORMATION SIGNS WILL BE APPROVED AT A LATER DATE AND SHALL CONFORM TO PENNDOT AND TOWNSHIP SPECIFICATIONS.
11. NO PLANTING, STRUCTURE, GRADE OR OTHER OBSTRUCTION GREATER THAN TWO AND ONE-HALF FEET IN HEIGHT SHALL BE PLACED WITHIN THE CLEAR SIGHT TRIANGLE.
12. THE LOCATION OF THE MONUMENT SIGN IS APPROXIMATE [PASDA] DUE TO BEING OUTSIDE OF THE SURVEY LIMITS. A SEPARATE SIGN PERMIT IS REQUIRED FOR THE MODIFICATION TO THE EXISTING MONUMENT SIGN.
13. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT RC-67 IN ITS ENTIRETY.
14. ESTIMATED SEWAGE FLOW FROM THIS PROJECT IS APPROXIMATELY **6,027** GALLONS PER DAY. A SEWAGE FACILITIES PLANNING MODULE IS BEING PROCESSED BY PADEP AS PART OF THIS PLAN.

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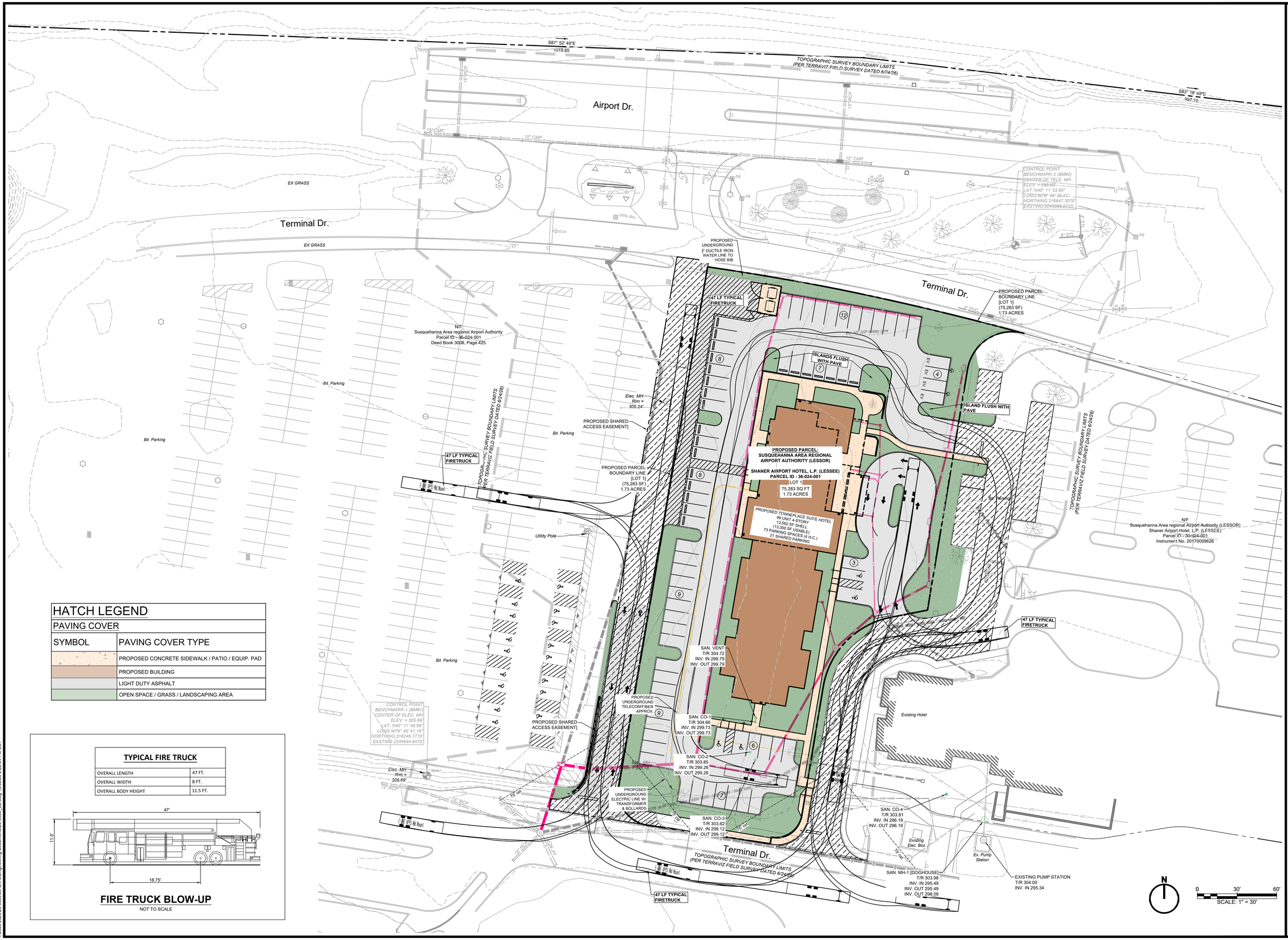
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PROPOSED SITE LAYOUT PLAN

sheet no.

LD-05

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HATCH LEGEND	
PAVING COVER	
SYMBOL	PAVING COVER TYPE
	PROPOSED CONCRETE SIDEWALK / PATIO / EQUIP. PAD
	PROPOSED BUILDING
	LIGHT DUTY ASPHALT
	OPEN SPACE / GRASS / LANDSCAPING AREA

TYPICAL FIRE TRUCK	
OVERALL LENGTH	47 FT.
OVERALL WIDTH	8 FT.
OVERALL BODY HEIGHT	11.5 FT.

FIRE TRUCK BLOW-UP

NOT TO SCALE

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FIRETRUCK TURNING ON PROPOSED SITE PLAN

sheet no.

LD-06