No: 26-111

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Integrated Development Partners | Engineer: Integrated Development Partners

Plat Title: Riarhs Commons

Zoning District: Industrial (Current) Commercial Highway (Pending) | Proposed Land Use: Commercial

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 3.9 | Total Acs: 3.54

Date Received: 10/23/2026 | Staff Review: 10/28/2026 | Official County Review: 10/28/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-007-027

Project Description: Commercial Development.

- *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

This plan review has been conducted under the assumption that the applicant will be granted a zoning change from Industrial (I) to Commercial Highway (C-H). It is noted that restaurants, drive-throughs, and general retail sales are **not** permitted in the Industrial District by right or special exception.

Administrative:

1. All signatures, certifications and notarizations must be obtained before the plan is brought to the County for signing.
2. Verify that an official Erosion & Sedimentation Control Plan is on file with the Township engineer.
3. Verify the location of any existing or proposed easements (gas line, water line, etc..) if applicable.
4. Determine if a formal waiver or deferral of sidewalks is required for Eisenhower Boulevard (Section 22-607 of the Subdivision & Land Development Ordinance.

Transportation/Traffic:

1. It is understood that the applicant has attended a scoping meeting with PennDOT that has voiced conditional support for the single access/entrance. Has there been any discussion about potential emergency access?

2. The five (5) parking spaces provided along the travel lane seem like they could be a safety issue, with people trying to park, back out, or walk from the parking spaces directly into the travel lane.

3. Likewise, the loading areas (and employee parking) are separated from both buildings by two drive-through lanes. This may be a safety issue (employees having to cross the drive-through lanes to reach the building) as well as functionality of loading and unloading.

4. The applicant should clarify the internal circulation of the drive-through and pick-up lanes. Is it intended that only the far-left restaurant is to be a formal drive-through, with an order kiosk, while the far-right restaurant only offers pick-up services and no on-sight ordering? Will there be proper signage directing vehicles to the correct lanes?

   Also, have any type of drive-through queuing numbers been provided? Is there any risk of backup in the parking area?

General:

1. As Lower Swatara Township is an MS4 municipality, the applicant should consider sharing any stormwater volume management data with the Township's MS4 staff for their records.

Plan No. 26-111

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) / 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 (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 Internal only.	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, Need signature	X		
32. Dedicatory statement shown Need signature.	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown Referenced in Notes.	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RIARHS COMMONS

FOR

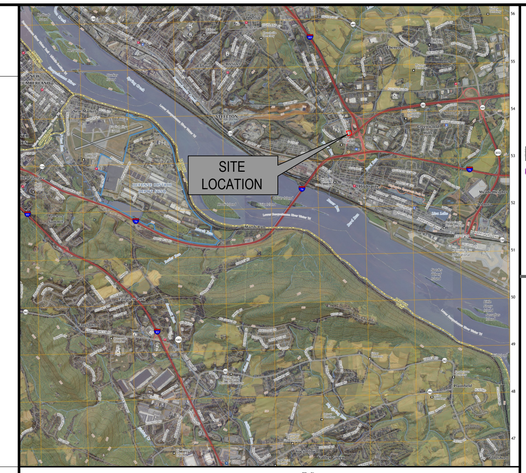
RR1, LLC

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

ACT 287 LIST OF UTILITIES

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 ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20253001331, SUBMITTED ON 10/27/2025.

UTILITIES:

COMPANY: CABLE PROTECTION SERVICES INC.
ADDRESS: PO BOX 4816
MIDLOTHIAN, VA 23112
CONTACT: DEBBIE KING
EMAIL: DEBBIE_KING@CABLEPS.COM
PHONE: 804-562-3409

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 341 WHITE POND DR
AKRON, OH. 44320
CONTACT: MELLYSSA ADAMS
E-MAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-436-4013

COMPANY: SUSQUEHANNA AREA REGIONAL AIRPORT AUTH
ADDRESS: 1 TERMINAL DR SUITE 300
MIDDLETOWN, PA. 17057
CONTACT: ANTHONY DESALLE
E-MAIL: ANTHONY.DESALLE@SARAA.ORG
PHONE: 717-948-3900 EXT. 4608

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
E-MAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

COMPANY: VEOLIA WATER PENNSYLVANIA INC
ADDRESS: 6310 ALLENTOWN BOULEVARD
HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT: SCOTT WASHINGER
EMAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 EXT.3036

COMPANY: LOWER SWATARA TOWNSHIP
ADDRESS: 1499 SPRING GARDEN DR
MIDDLETOWN, PA. 17057
CONTACT: SCOTT WASHINGER@LOWERSWATARA.ORG
EMAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 EXT.3036

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118



CDC	Member Name	Response	Notes	Response Date	Initials
ADJ	COMCAST	ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLS OR MARKUP OF PLANS WERE SENT TO THE REQUESTOR.		09-03-2025 10:49:16	MAH-MARIAVC
TSC	WINDSTREAM D/B/A/ WINDSTREAM KINETICS	DID NOT RESPOND THROUGH PA ONE CALL		09-03-2025 10:49:16	MAR-MARIAC
SW	VEOLIA WATER PENNSYLVANIA INC	ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLANS WERE SENT TO THE REQUESTOR.		09-11-2025 12:22:21	MAH-MARIAVC
CO	VERIZON COMMUNICATIONS (D/B/A)	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:51:09	MAH-MARIAVC
MC	VERIZON - PENNSYLVANIA LLC	ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLS OR MARKUP OF PLANS WERE SENT TO THE REQUESTOR.		09-03-2025 09:21:08	MAH-MARIAVC
TA	BUCKEYE PARTNERS	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:49:16	MAH-MARIAVC
		ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLANS WERE SENT TO THE REQUESTOR.	DO NOT EXIST IN MAA CONTACT AREA (CENTERLINE), WITH ANY CONSTRUCTION ACTIVITY CONDUCTED IN OR ON OUR PIPELINE RIGHT-OF-WAY, THE PIPELINE RIGHT-OF-WAY IS THE RIGHT OF ALL PARTIES, NO EXCAVATION SHALL TAKE PLACE WITHOUT FIRST CONTACTING PA ONE CALL	09-03-2025 10:52:07	MAH-MARIAVC

CDC	Member Name	Response	Notes	Response Date	Initials
CDC	COMED DAVIDSON, TAP AUDI AUTO	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:49:16	JLOTH
CO	METROPOLITAN EDISON COMPANY	ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLANS WERE SENT TO THE REQUESTOR.		09-04-2025 14:04:42	MAR-MARIAC
CO	LEVERON COMMONS TOWNHOUS	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:51:09	MAC-MAC
CO	PPL ELECTRIC UTILITIES CORPORATION	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:51:09	MAH-MARIAC
CO	LOWER DAVIDSON TOWNSHIP	CLEAR, NO FACILITIES OR FACILITIES MAY BE INVOICED BASED ON RECEIVED INFORMATION.		09-03-2025 10:49:16	JLOTH
CO	UGI UTIL. HARRISBURG	ENGINEERING COMPLETED, A PDF OR HARD COPY OF THE PLANS WERE SENT TO THE REQUESTOR.		09-04-2025 09:01:01	MAH-MARIAC

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SITE PLAN
05	GRADING & DRAINAGE PLAN
06	ADA SPACE ENLARGEMENT PLAN
07	UTILITY PLAN
08	PROFILES
09	PROFILES
10	PROFILES
11	ADA DETAILS
12	SITE DETAILS
13	UTILITY DETAILS
14	UTILITY DETAILS
15	SWM DETAILS
16	SWM DETAILS
17	LIGHTING PLAN
18	TRUCK TURN MANEUVERS

PLAN PREPARERS

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

CONTACT: ADAM WHALEN
TELEPHONE: 717-814-1875
EMAIL ADDRESS: ADAM@INTEGRATEDDP.COM

LANDOWNER

RR1, LLC

835 S. EISENHOWER BLVD
MIDDLETOWN, PA 17057

CONTACT: SOHAIL RIARH
TELEPHONE: 717-884-1716
EMAIL ADDRESS: SOHAILRIAR@HOTMAIL.COM

DEVELOPER

WEIDNER CONSTRUCTION SERVICES, LLC

10 KACEY COURT
MECHANICSBURG, PA 17055

CONTACT: MICHAEL WEIDNER, PRESIDENT
TELEPHONE: 717-446-4141
EMAIL ADDRESS: MIKE@WEIDNERCONSTRUCTION.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A MULTI-USE COMMERCIAL BUILDING AND A SINGULAR COMMERCIAL USE BUILDING WITH PARKING LOT, STORMWATER MANAGEMENT, UTILITIES, AND OTHER MISCELLANEOUS SITE IMPROVEMENTS.

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE WEST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE: APPROVAL DATE
SECTION 22-204 - PRELIMINARY PLAN

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

JASON MARQUISS, PLS No. SU07715 DATE

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ADAM WHALEN, P.E. No. 087818 DATE

SWM PLAN PREPARER

I, _____ HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER SWATARA STORMWATER MANAGEMENT ORDINANCE.

WETLAND CERTIFICATION

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

AREA AND BULK REGULATIONS

LOCATION:	S. EISENHOWER BLVD, MIDDLETOWN, PA 17057
PARCEL(S):	36-007-027
ZONE:	COMMERCIAL HIGHWAY (C-H)
USE:	RETAIL, OFFICE, RESTAURANT

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT WIDTH	§27-1503	100 FEET	+/- 451 (NO CHANGE)
2	MAXIMUM LOT COVER	§27-1509	MAX 70%	65%
3	MINIMUM FRONT YARD	§27-1504	35 FT	85 FT
4	MINIMUM SIDE YARD	§27-1504	10 FT	66 FT
5	MINIMUM REAR YARD	§27-1504	20 FT	71 FT
6	MAXIMUM BUILDING HEIGHT	§27-1506	MAX 40 FT	< 40 FT

OFF-STREET PARKING AND LOADING/UNLOADING REQUIREMENTS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM NO. OF HANDICAP (HC) SPACES	§27-2401.4	1 HC SPACE OR 2% OF THE PARKING SPACES REQUIRED, WHICHEVER IS GREATER (XXX HC SPACES)	5
2	MINIMUM NO. OF PARKING SPACES	§27-2402.20 §27-2402.21	OFFICES (1 SPACE / 2 AGENTS + 1 SPACE PER EMPLOYEE ON MAX SHIFT)	10 SPACES
			EATING/DRINKING PLACE INCLUDING DRIVE-THRU (1 SPACE / 2 SEATS + 1 SPACE PER EMPLOYEE ON MAX SHIFT)	52 SPACES (13 EMPLOYEES AND 78 TOTAL SEATS)
			GENERAL MERCHANDISE STORE (1 SPACE / 200 SF FLOOR AREA +1 SPACE PER EMPLOYEE ON MAX SHIFT)	60 SPACES (10,000 SF FLOOR AREA AND 10 EMPLOYEES)
				TOTAL = 122 SPACES
4	MINIMUM PARKING SPACE SIZE	§27-2404.1.A	9 FT X 18 FT (90°) 8 FT X 22 FT (PARALLEL)	9 FT X 18 FT (90°) 8 FT X 22 FT MIN (PARALLEL)
5	MINIMUM DRIVE AISLE WIDTH	§27-2404.1.B	24 FT (PERPENDICULAR SPACES)12 FT (PARALLEL SPACES - ONE-WAY)	24 FT (TWO-WAY) 12 FT (ONE-WAY PARALLEL SP)
6	MINIMUM SEPARATION FROM BUILDING	§27-2404.2.A	5 FT FOR PEDESTRIAN WALKWAY	5 FT MIN
7	MINIMUM SEPARATION FROM PROPERTY LINES (ACCESS DRIVES & PARKING)	§27-2404.2.B	5 FT FROM ANY SIDE OR REAR LOT LINE EXCEPT WHERE BUFFER YARDS ARE REQUIRED	5 FT MIN
8	MINIMUM PARKING AREA CURB RADIUS	§27-2404.4	5 FT	5 FT MIN
9	MINIMUM NO. OF LOADING/UNLOADING SPACES	§27-2405.1.A	1 FOR 2,800 SF RESTUARANT W/ DRIVE-THRU ; 2 FOR 16,400 SF MIXED COMMERCIAL BLDG	1;2
10	MINIMUM LOADING/UNLOADING SPACE SIZE	§27-2405.2.A	12 FT X 45 FT X 14 FT HIGH	12 FT X 45 FT X 14 FT HIGH

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOWER SWATARA TOWNSHIP STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND LOWER SWATARA TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND LOWER SWATARA TOWNSHIP.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY FIELD SURVEY BY VORTEX ENVIRONMENTAL.
16. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
17. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES 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 PUBLIC USE.

_____
OWNER: _____(PRINT)

_____
NOTARY PUBLIC: _____(PRINT) MY COMMISSION EXPIRES _____, 20 _____.

TOWNSHIP PLANNING COMMISSION

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

_____
CHAIRMAN: _____(PRINT)

TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20___.

_____ _____
CHAIRMAN: _____(PRINT) SECRETARY: _____(PRINT)

TOWNSHIP ENGINEER

REVIEWED BY LOWER SWATARA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____
TWP. ENGINEER: _____(PRINT)

COUNTY PLANNING COMMISSION

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

_____ _____
CHAIRMAN: _____(PRINT) SECRETARY: _____(PRINT)

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN

PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20_____.

LANDOWNER ACKNOWLEDGEMENT

I, _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT BMP/SCM'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

TOWNSHIP SIGNATURE

I, _____, THE_____ FOR TOWNSHIP OF LOWER SWATARA, ON THIS DATE, THE _____, OF 2026 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

PLAN DATE

ISSUE DATE: OCTOBER 22, 2026

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.386.1362
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
RIARHS COMMONS
FOR
RR1, LLC
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	CPK
REVIEWED	AJB
SCALE	AS NOTED
DATE	10/23/2026
PROJECT NO.	26-0600
CAD FILE:	01 - LD COVERSHEET

REVISIONS NO.	DATE	DESCRIPTION

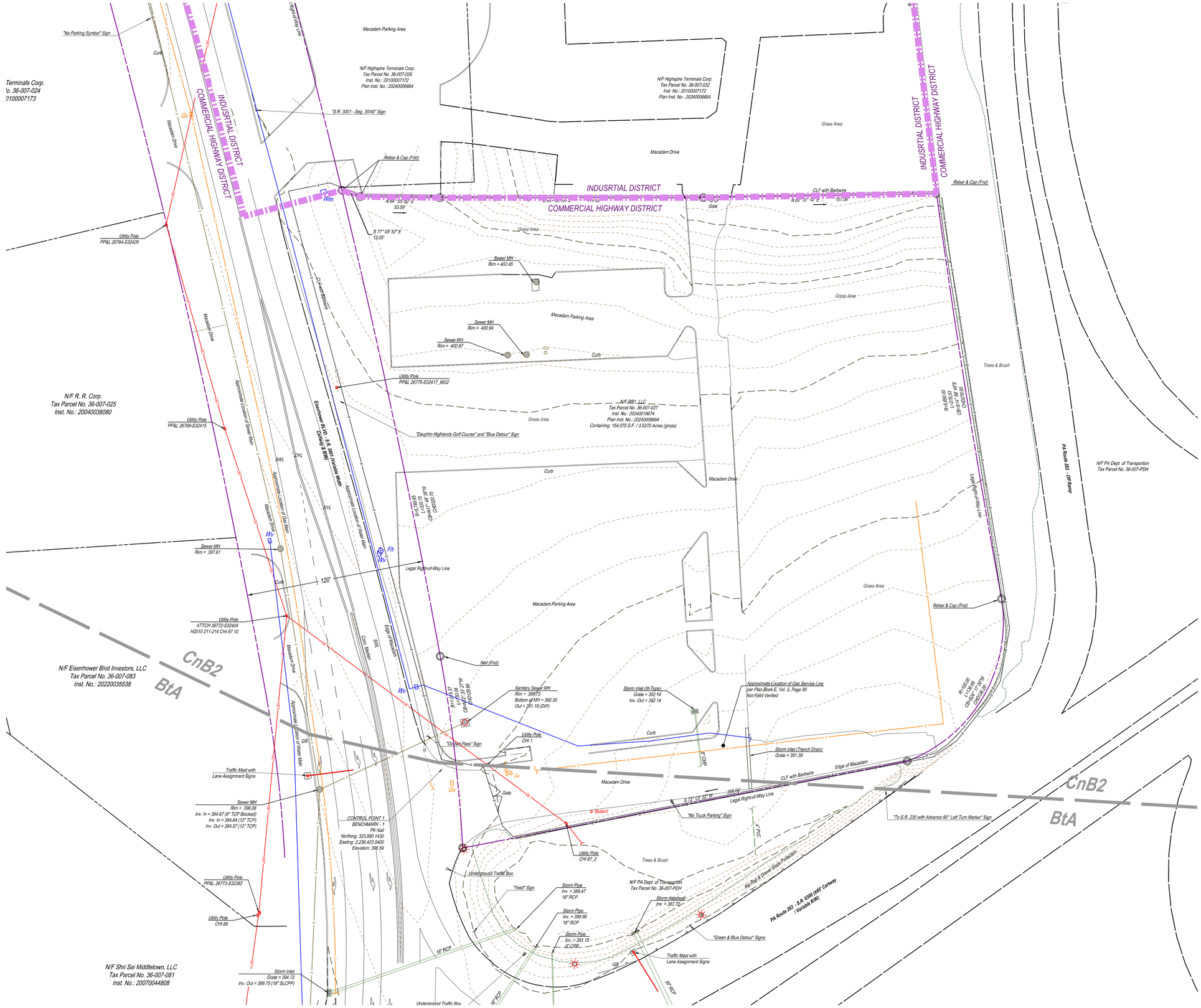
TITLE
COVER SHEET

SHEET NO.
01 of 18

\\S3200L KARM, C:\USERS\KARM\ONEDRIVE\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - 26-0600 WEIDNER SEEKHOWER BLVD STE\DWG\LDP - LD COVERSHEET.DWG COVER SHEET

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ZONING LINE
- EXISTING ADJOINER LINE
- EXISTING SETBACK
- EXISTING PROPERTY CORNER
- 350 EXISTING MAJOR CONTOUR
- 349 EXISTING MINOR CONTOUR
- OE EXISTING OVERHEAD ELECTRIC
- OET EXISTING OVERHEAD ELECTRIC & TELEPHONE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT STANDARD
- Elt EXISTING ELECTRIC BOX
- G EXISTING GAS LINE
- Gv EXISTING GAS VALVE
- Gm EXISTING GAS METER
- Fh EXISTING WATER HYDRANT
- W EXISTING WATERLINE
- Wv EXISTING WATERVALVE
- S EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- Co EXISTING SANITARY CLEANOUT
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- X EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TREE OR SHRUB
- EXISTING MUNICIPAL MONUMENT OR BENCHMARK
- SOIL TYPE BOUNDARY LINE
- HaB SOIL OR GEOLOGY TYPE

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 INTEGRATED CONSULTING, COMPLETED IN JULY, 2026.
3. 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 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 - (NAD83).
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. 20261751865 WAS ASSIGNED ON JUNE 24, 2026.
7. THE SUBJECT PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY LIES WITHIN THE AREA OF MINIMAL FLOOD FLOOD HAZARD (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. 42043C0431D & 42043C0433D, EFFECTIVE DATE AUGUST 2, 2012.

SOILS INFORMATION

- BtA BRINKERTON AND ARMAGH SILT LOAMS, 0 TO 3 PERCENT SLOPES
- CnB2 CHAVIES FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

GEOLOGY INFORMATION

- Jtrg GETTYSBURG FORMATION, SILTY MUDSTONE

N

30' 15' 0' 30'

SCALE: 1"= 30'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RIARHS COMMONS

FOR RR1, LLC

DAUPHIN COUNTY

LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

DRAWN	CPK
REVIEWED	AJB
SCALE	AS NOTED
DATE	10/22/2026
PROJECT NO.	26-0600
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

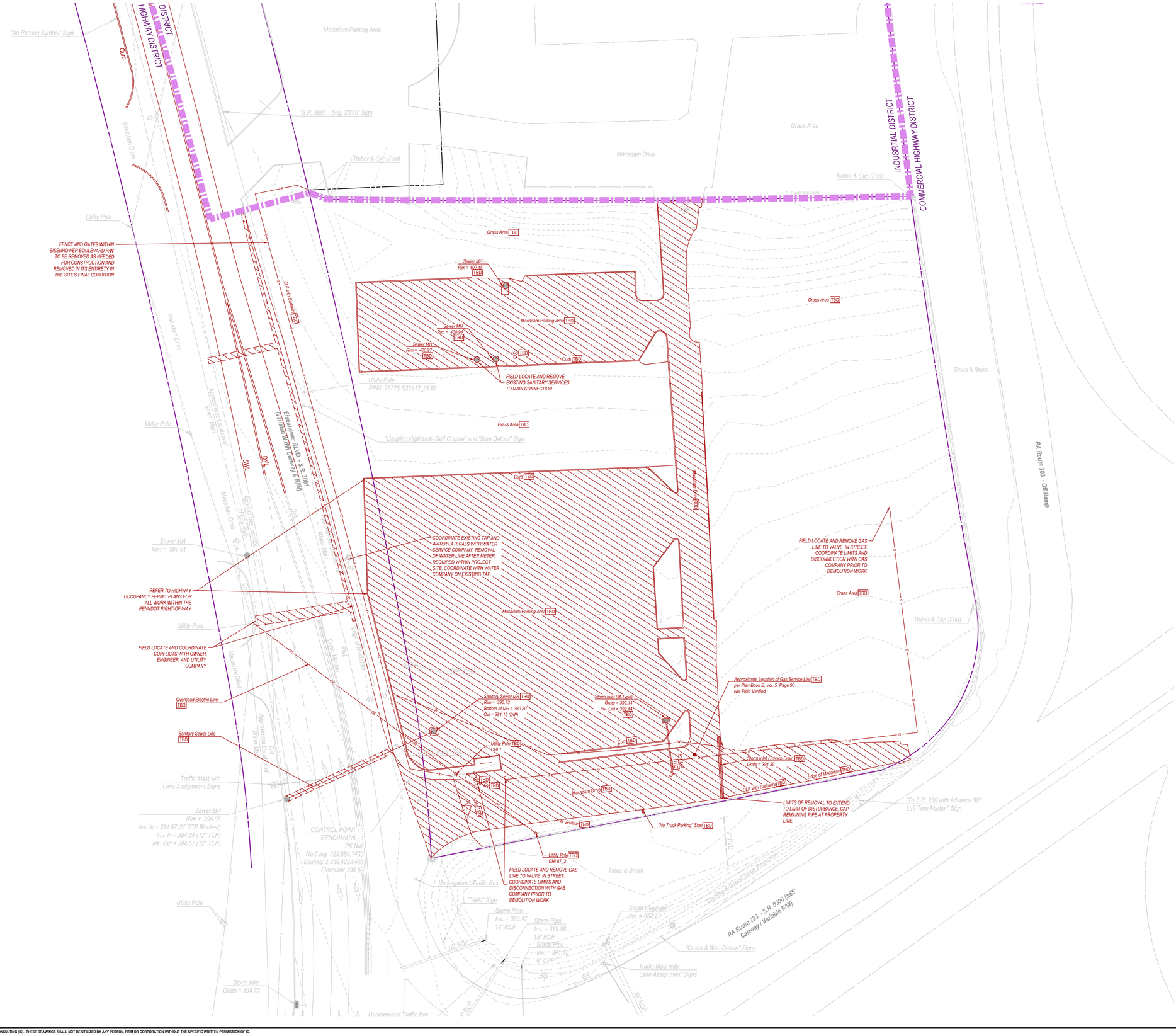
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02 of 18

\\S2202616_KARN_C:\USERS\KARNMATT\DATED\DEVELOPMENT PARTNERS, LLC\DEP - 26-0600 WEIDNER EISENHOWER BLVD SITE\DWG\LP02 - EXISTING CONDITIONS.DWG EXISTING CONDITIONS PLAN

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LEGEND

- DEMOLISH MACADAM
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED

DEMOLITION PLAN NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
8. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT, COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
9. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
10. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RIARHS COMMONS

FOR RR1, LLC

DAUPHIN COUNTY

LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

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CAD FILE:	03 - DEMOLITION PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

DEMOLITION PLAN

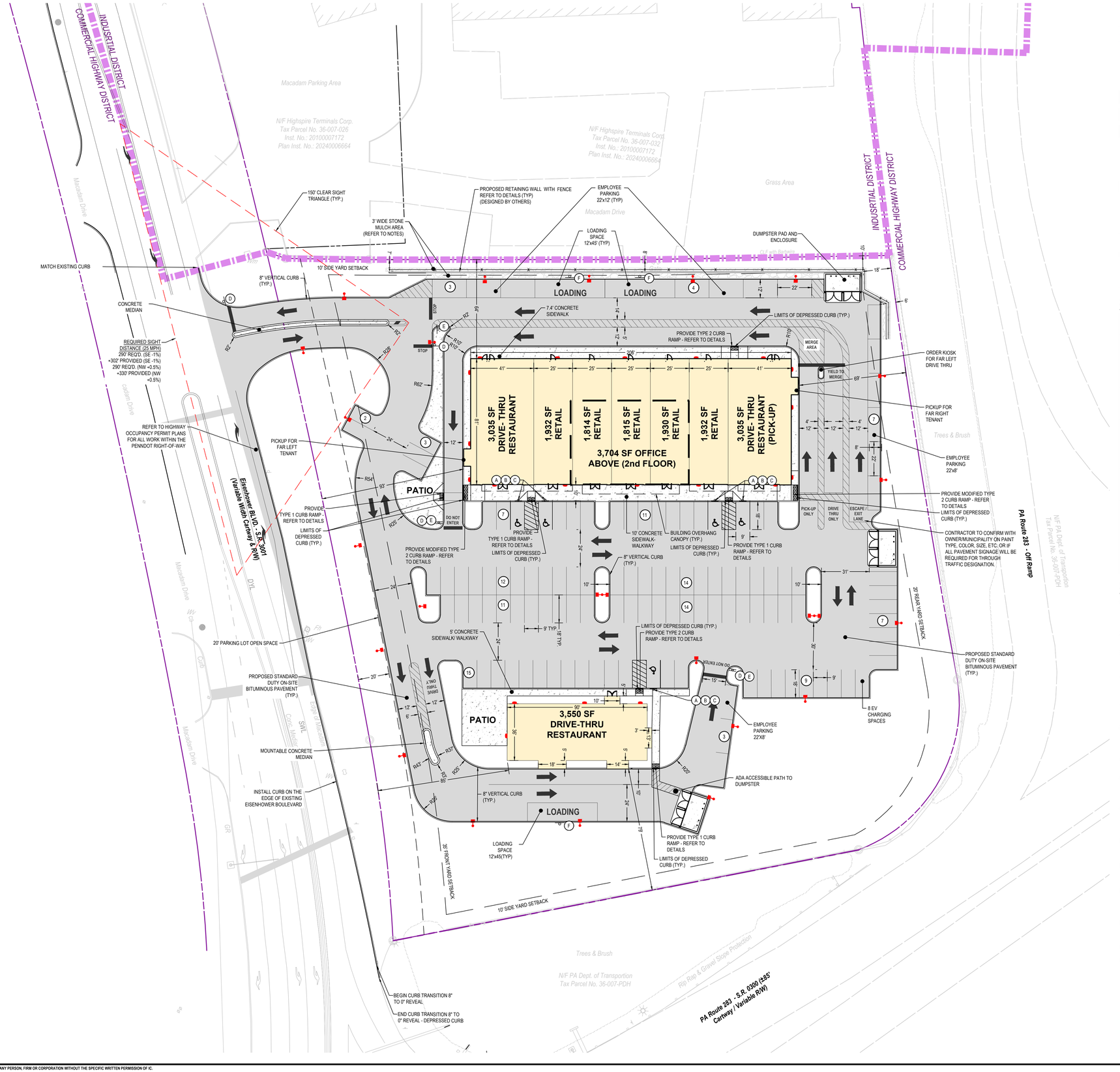
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03 of 18

D:\23 2026_KAMIL C:\USERS\KAMIL\ONEDRIVE\23 DEVELOPMENT PARTNERS, LLC\DP - 26-0600 WEGNER EISENHOWER BLVD SITE\DWG\03 - DEMOLITION PLAN.DWG,23 DEMOLITION PLAN,

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED PARKING SETBACK LINE
- PROPOSED LANDSCAPE BUFFER LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- (2) PROPOSED PARKING TOTAL
- PROPOSED STRIPING
- PROPOSED CROSSWALK/STRIPED MEDIAN
- PROPOSED STONE MULCH
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED LIGHT STANDARDS
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED CHAINLINK FENCE
- PROPOSED WALL
- (A) (4) SITE SIGN
- PROPOSED CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R7-8 12"x18"	RESERVED PARKING
B	R7-8P 6"x12"	VAN ACCESSIBLE
C	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200
D	R1-1 30"x30"	STOP
E	R5-1 30"X30"	DO NOT ENTER
F	R7-6D 12"X18"	NO PARKING LOADING LANE

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
6. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
7. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
8. PAVEMENT MARKING KEY:

   4" SWL 4" SOLID WHITE LINE
   24" SWSB 24" SOLID WHITE STOP BAR
9. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
10. PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. TWO COATS OF PAINT SHALL BE APPLIED TO ALL PAVEMENT MARKINGS UNLESS THERMOPLASTIC MARKINGS ARE SPECIFIED.
11. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
12. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
13. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE SPECIFIED.
15. STONE MULCH SHALL CONSIST OF 2-3" OF DECORATIVE STONE WITH PERMEABLE FABRIC UNDER STONE. STONE COLOR AND TYPE TO BE SELECTED BY OWNER.

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30' 15' 0' 30'
SCALE: 1"= 30'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RIARHS COMMONS
FOR
RR1, LLC

LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

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REVIEWED	AJB
SCALE	AS NOTED
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REVISIONS

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TITLE

SITE PLAN

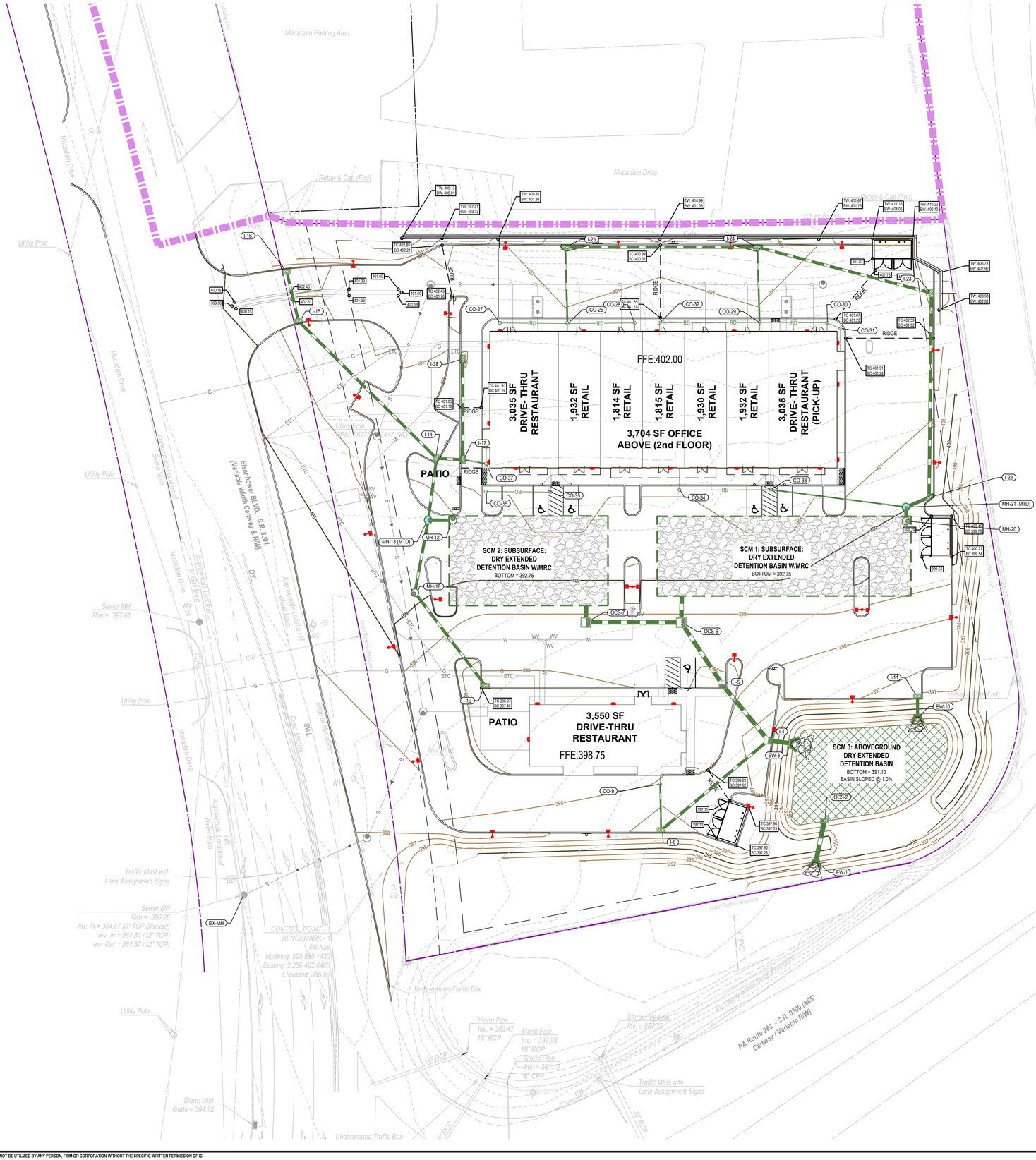
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04 of 18

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LEGEND

- 310 — PROPOSED MAJOR CONTOUR
- 309 — PROPOSED MINOR CONTOUR
- 307.66 — PROPOSED SPOT ELEVATION
- TC 310.17 / BC 309.50 — PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF CURB / FINISHED GRADE @ BOTTOM OF CURB
- TW 313.00 / BW 309.50 — PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF WALL / FINISHED GRADE @ BOTTOM OF WALL
- H.P. 310.20 — PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT
- 1.0% 3:1 — PROPOSED SLOPE ARROWS
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE STRUCTURE
- PROPOSED STORM INLET STRUCTURE
- UD — PROPOSED UNDERDRAIN
- RD — PROPOSED ROOF DRAIN
- DS — PROPOSED DOWNSPOUT
- PROPOSED STORM STRUCTURE W/ WATER QUALITY INSERT/SNOUT, BIO-SKIRT(S) AND BOTTOM SUMP - REFER TO DETAILS
- PROPOSED RIPRAP APRON
- PROPOSED SUBSURFACE BASIN - REFER TO PROFILE & DETAILS
- PROPOSED BASIN SEED MIXTURE

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
4. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
7. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
8. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
9. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
10. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
11. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
12. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
13. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

GEOTECHNICAL NOTES

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY ECS (DATED FOR ALL PROJECT RELATED GEOTECHNICAL INFORMATION. BELOW IS A LIMITED GENERAL SUMMARY OF REQUIREMENTS FROM THE SUBJECT REPORT – PLEASE REFER TO THE FULL REPORT FOR ALL SITE RELATED GEOTECHNICAL INFORMATION AND DATA:

1. UP TO APPROXIMATELY 10 FEET OF EXISTING FILL WAS NOTED WITHIN THE NORTHMOST PROPOSED BUILDING FOOTPRINT DURING THE SUBSURFACE EXPLORATION. DUE TO THE PRESENCE OF FILL ON-SITE, SELECT OVER-EXCAVATION OF UNSUITABLE FILL MATERIAL SHOULD BE ANTICIPATED AT FOOTING LOCATIONS, AND SOME LOCATIONS WITHIN THE BUILDING PAD WHERE PROOFROLLING REVEALS INSTABILITY.
2. GROUNDWATER SEEPAGE WAS OBSERVED IN BORINGS B-05, B-06, AND B-08 DURING OUR SUBSURFACE EXPLORATION AT DEPTHS RANGING FROM 12 TO 23 FEET BELOW EXISTING GRADE, CORRESPONDING TO ELEVATIONS RANGING FROM EL. 381.0 TO EL. 377.0 FEET. PERCHED GROUNDWATER WAS ALSO ENCOUNTERED IN B-08 AT A DEPTH OF 2 FEET BELOW EXISTING GRADE.
3. LIMITED AMOUNTS OF SLAG WERE OBSERVED IN SELECT LOCATIONS DURING OUR EXPLORATION. HISTORIC FILL MATERIALS CONTAINED CONSTRUCTION DEBRIS INCLUDING BRICK AND TERRACOTTA EXTENDING UP TO APPROXIMATELY 10 FEET BELOW THE EXISTING SUBGRADE.
4. NATURAL DEPOSITS OF SOILS THAT MEET THE DEFINITION OF SATISFACTORY STRUCTURAL FILL APPEAR TO BE PRESENT ON THE SITE AT POSSIBLE EXCAVATION DEPTHS.

BASIN SEED MIXTURE

Native Detention Area Mix (ERNMX-183)		
Seeding Rate	20 lb per acre, or 1/2 lb per 1,000 sq ft	
Mix Type	Storm Water Management Facility Sites	
Species List	25%	Deertongue, 'Tiogal' (Panicum clandestinum (Dichanthelium c.), 'Tiogal')
	25%	Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
	20%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
	20%	Switchgrass, 'Shawnee' (Panicum virgatum, 'Shawnee')
	5%	Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)
	2%	Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype)
	1%	Soft Rush (Junus effusus)
	1%	Path Rush, PA Ecotype (Juncus tenuis, PA Ecotype)
	1%	Green Bulrush, PA Ecotype (Scirpus atrovirens, PA Ecotype)

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30' 15' 0' 30'
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RIARHS COMMONS
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SCALE	AS NOTED
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CAD FILE:	07 - GRADING PLAN

REVISIONS NO.	DATE	DESCRIPTION

TITLE
GRADING & DRAINAGE PLAN

SHEET NO.
05 of 18

10/22/2026, KAHN, C:\USERS\KAHN\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - 26-0600 MEDINGER EISENHOWER BLVD SITE\ENGLISH\07 - GRADING PLAN\RIVELP GRADING & DRAINAGE PLAN

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