No: 26-080

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Swatara Township	Surveyor	Weber Surveyors	Engineer	Rettew Associates, Inc.
Plat Title	Preliminary LD Plan for Orchard Drive Development				
Zoning District	C-G – General Commercial District	Proposed Land Use	Apartments – Multi-Family Dwellings		

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv/Devel	Total Acs
1	0	288	15.892	15.892

Date Received	Staff Review	Official County Review
8/4/2026	8/31/2026	8/31/2026

Reviewed by GD/JP Checked by AB Parcel ID 63-024-128

Project Description: To build 288 dwelling units in 10 Multi-Family Apartment buildings, clubhouse, parking, stormwater management facilities, and other appurtenant 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 comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Variance granted: The following relief granted by Swatara Township Zoning Hearing Board through a Special Exception Approval and transmitted via written decision dated August 22, 2025:
- ZO §295-105.F: Reduction of number of parking spaces from required 2.0 spaces per dwelling unit to 1.6.

Comments:

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

2. The proposed entry profile for Access Drive B shows a sharp negative 6.00% grade through the right-of-way line, forcing exiting vehicles to stack on a steep decline rather than a standard leveling platform. This downward slope creates an irregular visual pocket that may compromise the mandatory intersection safe sight triangles required under Swatara Township Ordinance § 253-31.S. The township engineer should examine this design and determine if the applicant should modify the entrance grade to establish a standard, flat landing area of 4% or less at the intersection to ensure safe vehicle queueing and visibility.

3. Given the steep sag profile and non-standard landing configuration at the Access Drive B entrance, there appears to be a severe undercarriage clearance and bumper grounding risk for emergency response vehicles. Because the applicant's AutoTURN submittal utilizes a custom Swatara Township Aerial Ladder template featuring a massive 46.50-foot overall length and an extended 6.57-foot front overhang, this vertical grade transition should be specifically evaluated. Pursuant to the design intent of Swatara Township Ordinance § 253-15.A, the township engineer should ensure this vertical sag is heavily scrutinized during the comprehensive review of the AutoTURN analysis to verify the apparatus can enter the site without getting hung up or scraping.

4. Beyond the primary driveway entrance vertical constraints, the site plan layout presents several general horizontal turning movement and circulation concerns for the custom 46.50-foot Swatara Township Aerial Ladder truck. The tight radius moving past Building B-7, the high density of standard 90-degree perpendicular parking directly lining the primary travel aisles, and the lack of turnaround hammerheads at the ends of the dead-end parking near Buildings B-1 and B-3 create tight constraints. The township engineer should verify through the full AutoTURN analysis that the vehicle's does not go over curbs, pass through designated parking stalls, or become trapped in dead-end drive aisles.

5. Pursuant to the multi-family requirements of Swatara Township Ordinance § 295-108.B, the applicant must provide a design configuration that allows fire equipment to reach all sides of the principal multi-family structures. The current layout appears to isolate multiple buildings—specifically the western and southern faces of Buildings B-1, B-2, and B-3, which terminate directly into steep slope grading contours, as well as the interior courtyard elevations of Buildings B-4, B-8, and B-9. Further review by the township engineer is recommended to examine this layout closely to ensure that either compliant, drivable emergency access lanes or stabilized, heavy-duty perimeters are provided. Additionally, coordination with the Swatara Township Fire Code Official is recommended to ensure the layout achieves full compliance with concurrent International Fire Code (IFC) standards regarding emergency access and places of refuge.

6. It appears that while the designated common open space allocations contain the requested acreage amount, the configuration of the layout does not appear that will serve as usable open space under § 295-91.F. The ordinance mandates that open space must be suitable, accessible, and practical for resident recreation, which this layout does not appear to be in conformance based on the following observations:
   - Inclusion of Non-Usable Steep Slopes**:** The 3.15-acre western tract has severe grading contours and steep hillsides bordering Buildings B-1, B-2, and B-3. Counting these steep slopes violates the spirit of the code, as these areas are physically inaccessible to residents and serve strictly as a form of stormwater buffering.
   - Open Space Non connection: The open space is split into two disconnected blocks: the unusable western hillside and a minor 0.46-acre central area. This division fails to create a cohesive, functional neighborhood recreational asset.
   - Stormwater Utility Encroachments: The primary open space tract directly overlays underground infiltration basins and heavy drainage earthwork. Mixing stormwater infrastructure with common green space creates safety hazards and limits actual community use.

   Further review by the township engineer is recommended to determine if this can actually function as a usable recreational area.

7. It appears that the internal sidewalk network is designed primarily to connect parked vehicles to individual building entrances, rather than facilitating convenient pedestrian circulation through and across the entire development. For instance, a resident walking from Building B-10 to North Harrisburg Street would be forced to traverse multiple active parking lots and follow a lengthy, circuitous route out to the public right-of-way. In practice, pedestrians are likely to take direct shortcuts down the internal access drives—which currently lack sidewalks—creating potential safety conflicts with vehicle traffic.

Open space and circulation networks are ideally designed to integrate residents with the surrounding neighborhood, helping the development function as an interconnected community rather than an isolated standalone project. Consideration should be given to revising the internal pedestrian network to establish more direct, continuous sidewalk connections between the structures themselves and both N. Harrisburg Street and Orchard Drive pedestrian facilities. Furthermore, an alternative compliance path or modification should be sought to substitute the steep, less functional western open space terrain for the construction of a multi-use asphalt path of at least 10 feet in width along North Harrisburg Street. This infrastructure would help resolve internal site limitations while establishing a valuable regional pedestrian link, safely connecting residents to the adjacent property, the nearby municipal park and trail system on Friendship Drive, and planned extensions of the Capital Area Greenbelt network.

8. Other technical review items are noted below for further engineering and code compliance verification, some of which build on the access and open space issues discussed above:
    a. Dead-End Drive Length Violation: Parking courts serving Buildings B-1 and B-3 lack turnarounds and exceed the 500-foot limit (Section 253-31.L).
    b. Open Space Buffer Screening Omission: Landscape plans fail to show required type-A screening buffers around the basin security fence (Section 295-123.A).
    c. Recreation Facility Size Insufficiency: The 2,500 square foot clubhouse appears structurally insufficient to support active recreation for 288 units (Section 295-91.F).
    d. Non-Compliant Dumpster Proximity: Refuse dumpsters are located too close to residential facades and maybe inappropriate locations in relation to neighboring residential properties (Section 295-126).

No. 26-080

	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 (note provided)		X	
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities)	X		
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal– public (X) on-lot ()	X		
Water supply – public (X) well ()	X		
22. Existing streets shown - Name-	X		
R/W width-	X		
Paving width-	X		
Dedicated R/W width-	X		
23. Proposed streets shown – Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown	X		
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown	X		
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided (See Note)	X		
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown (See Note)	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP, DAUPHIN COUNTY, PA

CERTIFICATIONS

OWNERS 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 AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS MUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
OWNER(S)

_____
OWNER(S)

_____
OWNER(S)

_____
OWNER(S)

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
REGISTERED SURVEYOR

KEITH A. ERB, PLS
WEBER SURVEYORS
931 STONY BATTERY RD
LANDISVILLE, PA 17538
717-898-9466

ENGINEER CERTIFICATION:

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
REGISTERED ENGINEER

SAM MCCOLLUM, PE
5031 RICHARD LN #111
MECHANICSBURG, PA 17055
717-687-3551

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SAMUEL ROBERT McCOLLUM — ENGINEER — No. PE094570 — PENNSYLVANIA

ZONING RELIEF

IN A WRITTEN DECISION DATED AUGUST 22, 2025, AND AN UNDATED SUPPLEMENTAL WRITTEN DECISION ISSUED AFTER A HEARING ON FEBRUARY 26, 2026, THE SWATARA TOWNSHIP ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION APPROVAL, PURSUANT TO SECTION 295-105.F OF THE SWATARA TOWNSHIP ZONING ORDINANCE (2010), AS AMENDED, PERMITTING A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES FOR THE APARTMENTS - MILTI-FAMILY DWELLING FROM 2 SPACES PER DWELLING UNIT TO 1.6 SPACES. CASE NO.: 2025-03-ZHB.

APPLICANT/EQUITABLE OWNER/DEVELOPER

ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428
717-435-0911

OWNER

FOOD LION, LLC
PO BOX 1330
SALSBURY, NC
28145-1330

SOURCE OF TITLE

(SUBJECT TRACT)
FOOD LION, LLC
ACCOUNT # 63-024-128
DOC ID 201000014235
PLAN BOOK F-4
PLAN BOOK PAGE 27
PARCEL B

SITE DATA

	SUBTRACT TRACT:
TOTAL TRACT AREA (DEED)	15.892 AC. (692,256 SF) GROSS 15.610 AC. (679,972 SF) NET
RIGHT-OF-WAY (PROPOSED TO BE DEDICATED BY THIS PLAN)	0.286 AC. (12,458 SF)
TOTAL TRACT AREA (PROPOSED)	15.324 AC. (667,514 SF) NET
EXISTING USE	VACANT/UNDEVELOPED (WOODLAND)
PROPOSED USE	APARTMENTS - MULTI FAMILY DWELLINGS
TOTAL NUMBER OF LOTS	1
PROPOSED WATER	PUBLIC
PROPOSED SEWER	PUBLIC

ZONING DATA

SWATARA TOWNSHIP
C-G GENERAL COMMERCIAL DISTRICT

	REQUIRED	PROVIDED
MIN LOT AREA	20,000 SF	667,514 SF (NET)
MIN LOT WIDTH	80 FT	574 FT
ROUTE 441 FRONT SETBACK	80 FT	80 FT
OFF STREET PARKING BETWEEN PRINCIPAL BUILDING AND ARTERIAL STREET*	50 FT	50 FT
FRONT SETBACK	25 FT	25 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	25 FT	25 FT
MAXIMUM BUILDING IMPERVIOUS COVERAGE	60%	18.87% (125,980 SF)
MAXIMUM PERCENT IMPERVIOUS COVERAGE	80%	48.16% (321,473 SF)
MAXIMUM BUILDING HEIGHT	120 FT	41 FT
RESIDENTIAL DISTRICT SETBACK FOR BUILDINGS OVER 38 FT	41 FT	41 FT

* NORTH HARRISBURG STREET (SR 0441) IS CLASSIFIED AS AN ARTERIAL ROADWAY, ORCHARD DRIVE (SR 3006) IS CLASSIFIED AS A COLLECTOR.

USE SPECIFIC REQUIREMENTS: TOWNHOUSES AND APARTMENTS (SECTION 295-91)

COMMON OPEN SPACE	20%	23.56% (3.61 AC)
CENTRAL GREEN	50x150 FT	87'x232'
MIN OPEN SPACE WIDTH	50 FT	50 FT
MAXIMUM UNITS PER BUILDING	40	36
PROPOSED UNITS		288 TOTAL
PROPOSED PARKING CALCULATIONS		

REQUIRED PARKING	REQUIRED	PROPOSED
APARTMENTS - MULTI-FAMILY DWELLINGS	1.6 SPACES PER DWELLING UNIT** 461 SPACES FOR 288 DWELLING UNITS	461 SPACES
CLUBHOUSE	1 PER 250 SQUARE FEET OF FLOOR AREA ACCESSIBLE TO PATRONS, PLUS 1 SPACE PER EACH 1.5 EMPLOYEES 7 SPACES FOR 1,750 SQUARE FEET FLOOR AREA ACCESSIBLE TO PATRONS, PLUS 1 SPACE FOR 1 EMPLOYEE (11 TOTAL)	8 SPACES
ADA ACCESSIBLE SPACES (INCLUDED IN TOTAL PARKING COUNTS)	9 SPACES TOTAL (2 VAN-ACCESSIBLE)	19 SPACES
	TOTAL 469 SPACES	469 SPACES

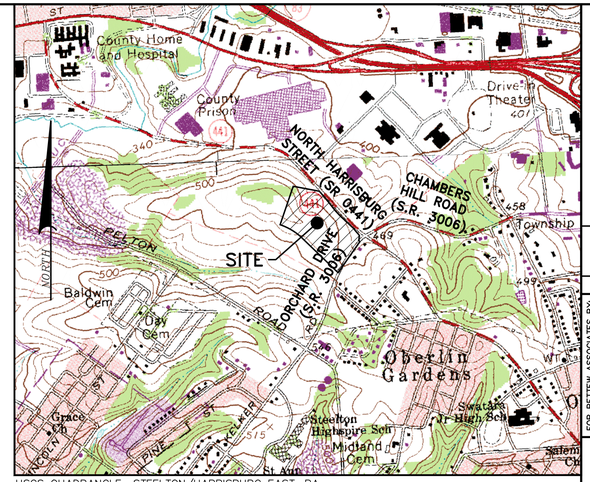
** ZONING RELIEF APPROVAL AS NOTED BELOW.

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DEVELOP THE EXISTING VACANT/UNDEVELOPED PARCEL WITH A 288-UNIT APARTMENT - MULTI-FAMILY DWELLING COMPLEX COMPROMISED OF 10 THREE-STORY BUILDINGS WITH SIX BUILDINGS CONTAINING 24 DWELLING UNITS AND FOUR BUILDINGS CONTAINING 36 DWELLING UNITS. ACCESS DRIVES, PARKING AREAS, UTILITIES AND STORMWATER MANAGEMENT FACILITIES ARE ALSO PROPOSED.

PROJECT PHASES

PHASE 1	START CONSTRUCTION SPRING 2027, COMPLETE FALL 2029
PHASE 2	START CONSTRUCTION SPRING 2029, COMPLETE FALL 2030



USGS QUADRANGLE: STEELTON/HARRISBURG EAST, PA

SITE LOCATION MAP

SCALE: 1"=1000'

LIST OF DRAWINGS

ALL SHEETS TO BE RECORDED

PLAN SHEET NO.	TITLE
1 OF 69.	COVER SHEET
2 OF 69.	NOTES
3 OF 69.	OVERALL EXISTING CONDITIONS/DEMOLITION PLAN
4 OF 69.	EXISTING CONDITIONS/DEMOLITION PLAN - AREA A
5 OF 69.	EXISTING CONDITIONS/DEMOLITION PLAN - AREA B
6 OF 69.	EXISTING CONDITIONS/DEMOLITION PLAN - AREA C
7 OF 69.	EXISTING CONDITIONS/DEMOLITION PLAN - AREA D
8 OF 69.	OVERALL LAYOUT PLAN
9 OF 69.	LAYOUT PLAN - AREA A
10 OF 69.	LAYOUT PLAN - AREA B
11 OF 69.	LAYOUT PLAN - AREA C
12 OF 69.	LAYOUT PLAN - AREA D
13 OF 69.	PHASING PLAN
14 OF 69.	OVERALL GRADING PLAN
15 OF 69.	GRADING PLAN - AREA A
16 OF 69.	GRADING PLAN - AREA B
17 OF 69.	GRADING PLAN - AREA C
18 OF 69.	GRADING PLAN - AREA D
19 OF 69.	OVERALL UTILITY PLAN
20 OF 69.	UTILITY PLAN - AREA A
21 OF 69.	UTILITY PLAN - AREA B
22 OF 69.	UTILITY PLAN - AREA C
23 OF 69.	UTILITY PLAN - AREA D
24 OF 69.	OVERALL EASEMENT PLAN
25 OF 69.	EASEMENT PLAN - AREA A
26 OF 69.	EASEMENT PLAN - AREA B
27 OF 69.	EASEMENT PLAN - AREA C
28 OF 69.	EASEMENT PLAN - AREA D
29 OF 69.	OPEN SPACE PLAN
30 OF 69.	OVERALL LANDSCAPE PLAN
31 OF 69.	LANDSCAPE PLAN - AREA A
32 OF 69.	LANDSCAPE PLAN - AREA B
33 OF 69.	LANDSCAPE PLAN - AREA C
34 OF 69.	LANDSCAPE PLAN - AREA D
35 OF 69.	OVERALL LIGHTING PLAN
36 OF 69.	LIGHTING PLAN - AREA A
37 OF 69.	LIGHTING PLAN - AREA B
38 OF 69.	LIGHTING PLAN - AREA C
39 OF 69.	LIGHTING PLAN - AREA D
40 OF 69.	PROFILES - DRIVEWAYS
41 OF 69.	PROFILES - SANITARY
42 OF 69.	PROFILES - SANITARY
43 OF 69.	PROFILES - SANITARY
44 OF 69.	PROFILES - SANITARY
45 OF 69.	PROFILES - STORM
46 OF 69.	PROFILES - STORM
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48 OF 69.	PROFILES - STORM
49 OF 69.	PROFILES - STORM
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51 OF 69.	PROFILES - WATER
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68 OF 69.	DETAILS
69 OF 69.	DETAILS

SUPPLEMENTAL PLANS & REPORTS

PLANS AND REPORTS	LAST REVISED
EROSION AND SEDIMENT CONTROL PLAN	08/04/2026
*POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	08/04/2026
PENNDOT HIGHWAY OCCUPANCY PERMIT PLAN	TBD
TRUCK TURNING EXHIBITS	08/04/2026

*PLAN SET TO BE RECORDED

REGULATORY APPROVALS

APPROVAL	DATE APPROVED
NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)	TBD

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY: SAMUEL ROBERT McCOLLUM, ENGINEER, COMMONWEALTH OF PENNSYLVANIA

XREFS:
111902067-SV-USGS
111902067-LBA-LBA

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:_RettewVault\WIP\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-_D-01 CVNT.dwg

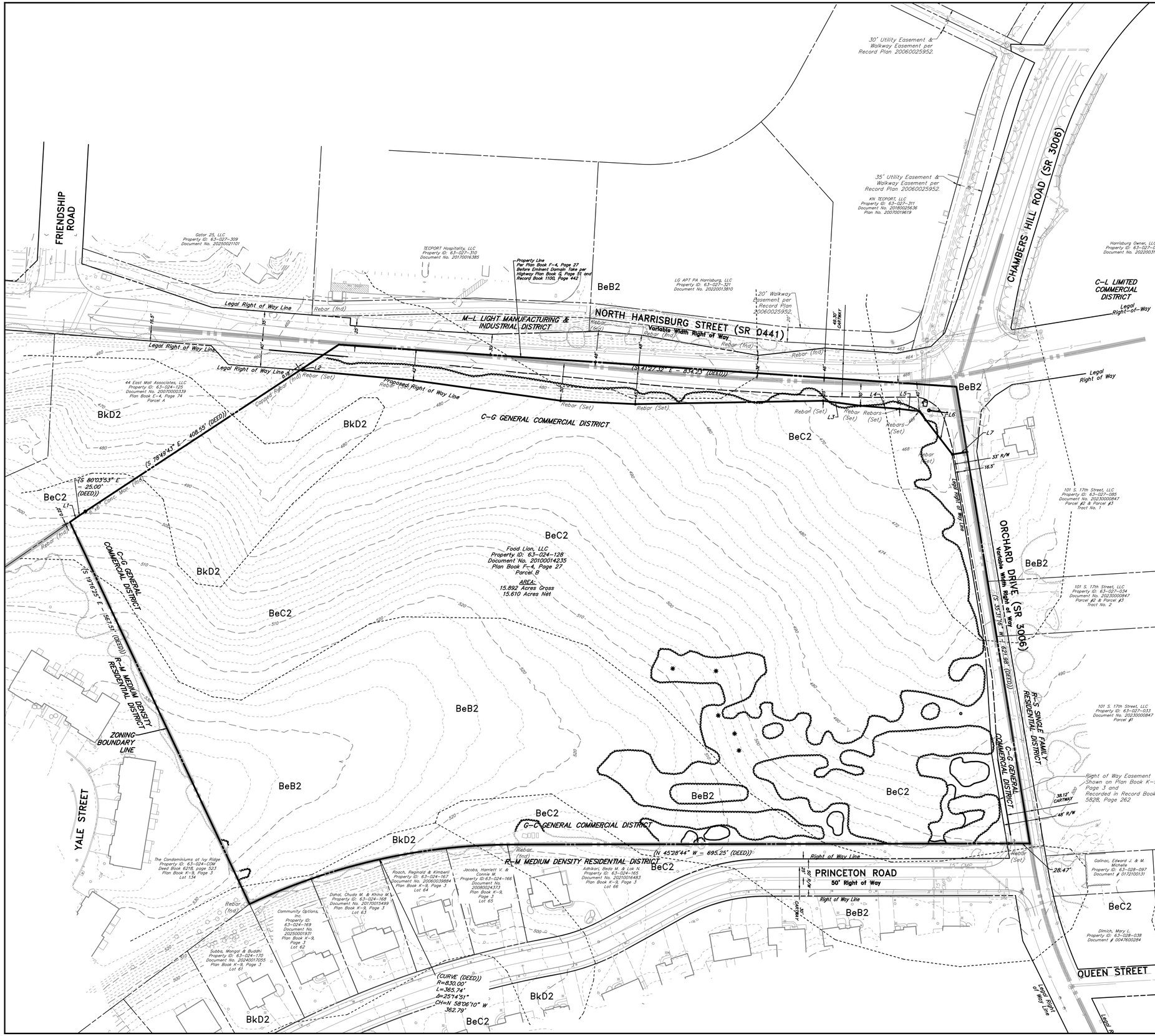
CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

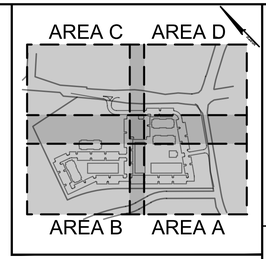
AS NOTED

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (717) 291-1456 Fax (717) 291-8285
E-mail: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

COVERSHEET
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 1 OF 69
DWG. NO. 111902067





KEY MAP

SCALE: 1"=500'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING ELECTRIC METER (EM)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING UNDERGROUND ELECTRIC LINE (UE)
- EXISTING LIGHT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE
- EXISTING SOILS LINE
- EXISTING STORM INLET
- EXISTING STORM PIPE (18" RCP)
- EXISTING WATER PIPE (W)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS MAIN (G)
- EXISTING GAS VALVE
- EXISTING CONTOUR LINE (500)
- EXISTING SPOT GRADE (+)
- EXISTING STREAM
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION (LaB)
- ZONING / MUNICIPAL BOUNDARY TO BE REMOVED (TBR)
- EXISTING BENCHMARK
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING MAILBOX
- EXISTING TREELINE TO BE REMOVED

SOILS CLASSIFICATION

BeB2: BEDINGTON SHALY SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED

BeC2: BEDINGTON SHALY SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED

BkD2: BERKS CHANNERY SILT LOAM, 15% TO 25% SLOPES

EXISTING PROPERTY LINE LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 80°39'19" E	25.29'
L2	S 41°35'28" E	3.30'
L3	S 38°29'32" E	50.64'
L4	S 41°19'55" E	52.62'
L5	S 39°13'03" E	26.85'
L6	S 06°31'30" W	73.07'
L7	S 55°07'16" E	19.91'

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGND
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-BASE

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:\...\Retrew\Vault\W\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-LD-02 EXST.dwg

CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE 1"=60' (0, 30', 60', 120', 180')

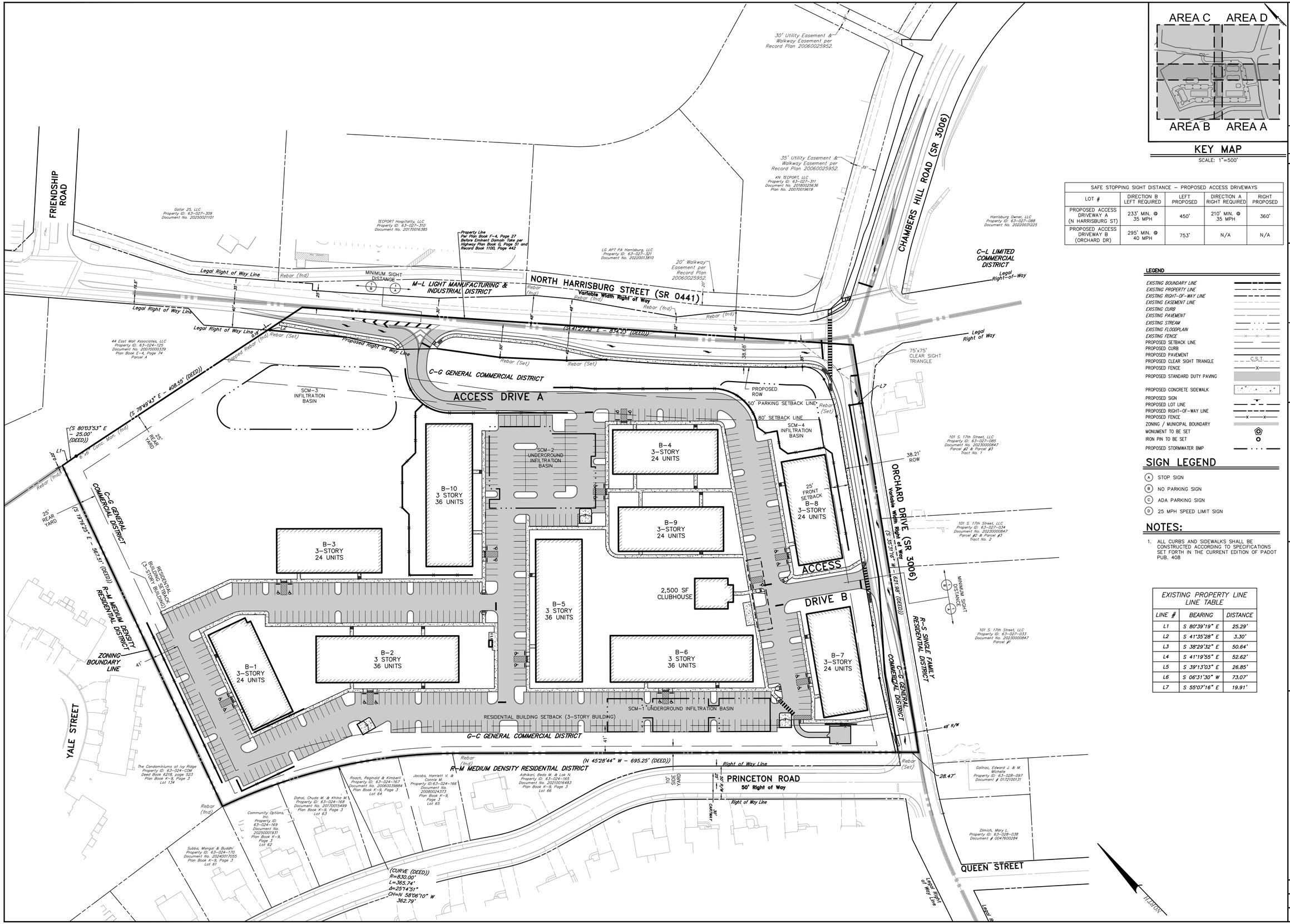
RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (717) 291-1836
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

OVERALL EXISTING CONDITIONS/DEMOLITION PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026

SHEET NO. 3 OF 69

DWG. NO. 111902067



KEY MAP

SCALE: 1"=500'

SAFE STOPPING SIGHT DISTANCE – PROPOSED ACCESS DRIVEWAYS				
LOT #	DIRECTION B LEFT REQUIRED	LEFT PROPOSED	DIRECTION A RIGHT REQUIRED	RIGHT PROPOSED
PROPOSED ACCESS DRIVEWAY A (N HARRISBURG ST)	233' MIN. @ 35 MPH	450'	210' MIN. @ 35 MPH	360'
PROPOSED ACCESS DRIVEWAY B (ORCHARD DR)	295' MIN. @ 40 MPH	753'	N/A	N/A

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING STREAM
- EXISTING FLOODPLAIN
- EXISTING FENCE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- PROPOSED FENCE
- PROPOSED STANDARD DUTY PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED FENCE
- ZONING / MUNICIPAL BOUNDARY
- MONUMENT TO BE SET
- IRON PIN TO BE SET
- PROPOSED STORMWATER BMP

SIGN LEGEND

- (A) STOP SIGN
- (B) NO PARKING SIGN
- (C) ADA PARKING SIGN
- (D) 25 MPH SPEED LIMIT SIGN

NOTES:

1. ALL CURBS AND SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS SET FORTH IN THE CURRENT EDITION OF PADOT PUB. 408

EXISTING PROPERTY LINE LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 80°39'19" E	25.29'
L2	S 41°35'28" E	3.30'
L3	S 38°29'32" E	50.64'
L4	S 41°19'55" E	52.62'
L5	S 39°13'03" E	26.85'
L6	S 06°31'30" W	73.07'
L7	S 55°07'16" E	19.91'

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGEND
111902067-LD-SITE
111902067-LD-OPEN
111902067-LD-GRADE-TMP
111902067-LD-UTIL
111902067-LD-SWM

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DAR COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:\...Retrew\Vault\WP\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-__LD-03 LAYT.dwg

CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
1"=60'
0 30' 60' 120' 180'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone: (717) 291-1836
Email: info@rettew.com
Website: www.rettew.com
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Environmental Consultants

OVERALL LAYOUT PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 8 OF 69
DWG. NO. 111902067

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED RIGHT-OF-WAY LINE

FRIENDSHIP ROAD

Gator 25, LLC
Property ID: 63-027-309
Document No. 20250021101

TECPORT Hospitality, LLC
Property ID: 63-027-310
Document No. 20170016385

KN TECPORT, LLC
Property ID: 63-027-311
Document No. 20180025636
Plan No. 20070019619

LG APT PA Harrisburg, LLC
Property ID: 63-027-321
Document No. 20220013810

Harrisburg Owner, LLC
Property ID: 63-027-088
Document No. 20220031225

CHAMBERS HILL ROAD (SR 3006)

NORTH HARRISBURG STREET (SR 0441)
Variable Width Right of Way

Proposed Right of Way Line

44 East Mall Associates, LLC
Property ID: 63-024-125
Document No. 20070005139
Plan Book E-4, Page 74
Parcel A

SCM-3
INFILTRATION
BASIN

PHASE 1
PHASE 2

ACCESS DRIVE A

SCM-2
UNDERGROUND
INFILTRATION
BASIN

B-10
3 STORY
36 UNITS

B-4
3-STORY
24 UNITS

SCM-4
INFILTRATION
BASIN

B-8
3-STORY
24 UNITS

B-9
3-STORY
24 UNITS

101 S. 17th Street, LLC
Property ID: 63-027-085
Document No. 20230000847
Parcel #2 & Parcel #3
Tract No. 1

ORCHARD DRIVE (SR 3006)
Variable Width Right of Way

101 S. 17th Street, LLC
Property ID: 63-027-034
Document No. 20230000847
Parcel #2 & Parcel #3
Tract No. 2

B-3
3-STORY
24 UNITS

ACCESS
DRIVE B

2,500 SF
CLUBHOUSE

B-5
3 STORY
36 UNITS

PHASE 2
PHASE 1

B-2
3 STORY
36 UNITS

B-6
3 STORY
36 UNITS

B-7
3-STORY
24 UNITS

101 S. 17th Street, LLC
Property ID: 63-027-033
Document No. 20230000847
Parcel #1

B-1
3-STORY
24 UNITS

SCM-1 UNDERGROUND INFILTRATION BASIN

YALE STREET

The Condominiums at Ivy Ridge
Property ID: 63-024-C5M
Deed Book 6218, page 523
Plan Book K-9, Page 3
Lot 134

PRINCETON ROAD
50' Right of Way

Community Options, Inc.
Property ID: 63-024-169
Document No. 20250001931
Plan Book K-9, Page 3
Lot 62

Dahal, Chuda M. & Khina M.
Property ID: 63-024-168
Document No. 20170015499
Plan Book K-9, Page 3
Lot 63

Roach, Reginald & Kimberli
Property ID: 63-024-167
Document No. 20080039884
Plan Book K-9, Page 3
Lot 64

Jacobs, Harriett V. & Connie M.
Property ID:63-024-166
Document No. 20080024373
Plan Book K-9, Page 3
Lot 65

Ashikari, Beda M. & Lok N.
Property ID: 63-024-165
Document No. 20210016483
Plan Book K-9, Page 3
Lot 66

Subba, Mangal & Buddhi
Property ID: 63-024-170
Document No. 20240017055
Plan Book K-9, Page 3
Lot 61

Galinac, Edward J. & M. Michelle
Property ID: 63-028-097
Document # 01721001.31

Dimich, Mary Lu
Property ID: 63-028-038
Document # 0047600284

QUEEN STREET

NORTH

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGEND
111902067-LD-BASE
111902067-LD-OPEN
111902067-LD-BASE-TPD
111902067-LD-TBM

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM | CHKD BY: KMF
SURV. CHIEF: | FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: MEB | CHKD BY: KMF
DRAWING REFERENCE: C:\...Retrew\Vault\P\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-LD-03 LAYT.dwg

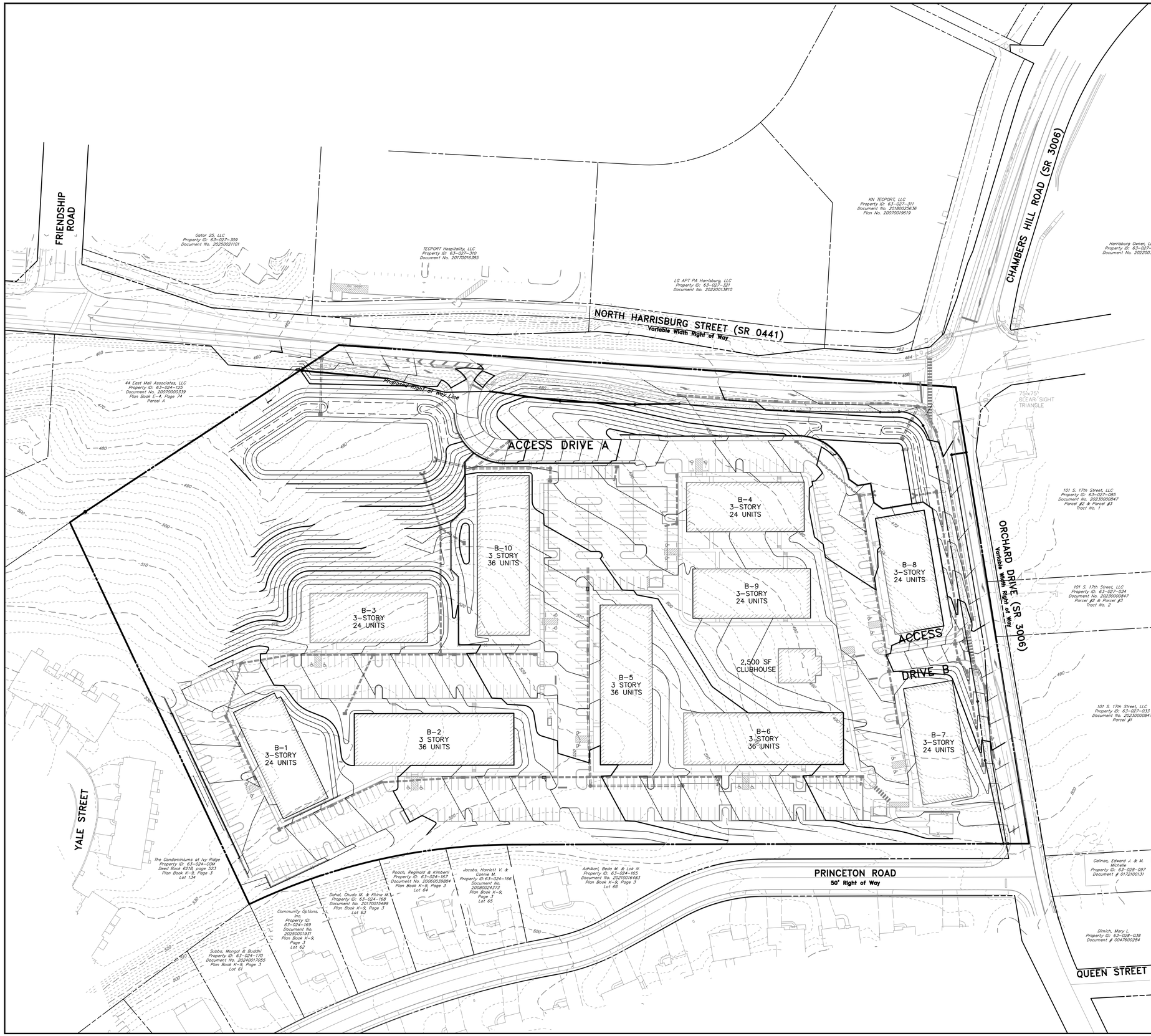
CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

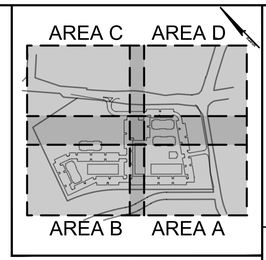
SCALE
1"=60'
0 30' 60' 120' 180'

RETTEW
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3020 Columbia Avenue, Lancaster, PA 17603
Phone: (717) 435-8305 Fax: (717) 435-8486
Website: www.rettew.com
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Environmental Consultants

PHASING PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 13 OF 69
DWG. NO. 111902067





KEY MAP

SCALE: 1"=500'

LEGEND

EXISTING BOUNDARY LINE	
EXISTING PROPERTY LINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING EASEMENT LINE	
EXISTING CURB	
EXISTING PAVEMENT	
EXISTING STREAM	
EXISTING FLOODPLAIN	
EXISTING FENCE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING WELL	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING STORM MANHOLE	D
EXISTING STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
EXISTING STORM PIPE	HP, RCP
EXISTING CONTOUR LINE	500
EXISTING WATER PIPE	W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
PROPOSED CURB	
PROPOSED PAVEMENT	
PROPOSED LOT LINE	
PROPOSED RIGHT-OF-WAY LINE	
PROPOSED CONTOUR LINE	500
PROPOSED SPOT ELEVATION	+ 500.00
PROPOSED FINISHED FLOOR ELEVATION	FFE=500.00
PROPOSED PIPE OUTLET PROTECTION	
PROPOSED STORM PIPE	
ZONING / MUNICIPAL BOUNDARY	

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGND
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-UTIL
111902067-LD-UTIL
111902067-LD-BASE-TPD
111902067-LD-LSE

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
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SURV. CHIEF: FIELDBOOK NO. DAR COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:\...\RettewVault\WP\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-_LD-04 GRAD.dwg

CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE 1"=60'
0 30' 60' 120' 180'

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OVERALL GRADING PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 14 OF 69
DWG. NO. 111902067

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING STREAM
- EXISTING FLOODPLAIN
- EXISTING FENCE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED STORMWATER BMP
- ZONING / MUNICIPAL BOUNDARY
- MONUMENT TO BE SET
- IRON PIN TO BE SET
- OPEN SPACE

FRIENDSHIP ROAD

NORTH HARRISBURG STREET (SR 0441)
Variable Width Right of Way

CHAMBERS HILL ROAD (SR 3006)

Gator 25, LLC
Property ID: 63-027-309
Document No. 20250021101

TECPORT Hospitality, LLC
Property ID: 63-027-310
Document No. 20170016385

LG APT PA Harrisburg, LLC
Property ID: 63-027-321
Document No. 20220013810

KN TECPORT, LLC
Property ID: 63-027-311
Document No. 20180025636
Plan No. 20070019619

Harrisburg Owner, LLC
Property ID: 63-027-088
Document No. 20220031225

44 East Mall Associates, LLC
Property ID: 63-024-125
Document No. 20070005139
Plan Book E-4, Page 74
Parcel A

Proposed Right-of-Way Line

ACCESS DRIVE A

COMMON OPEN SPACE (3.15 ACRES)

SCM-3 UNDERGROUND INFILTRATION BASIN

SCM-2 UNDERGROUND INFILTRATION BASIN

SCM-4 INFILTRATION BASIN

B-1 3-STORY 24 UNITS
B-2 3 STORY 36 UNITS
B-3 3-STORY 24 UNITS
B-4 3-STORY 24 UNITS
B-5 3 STORY 36 UNITS
B-6 3 STORY 36 UNITS
B-7 3-STORY 24 UNITS
B-8 3-STORY 24 UNITS
B-9 3-STORY 24 UNITS
B-10 3 STORY 36 UNITS

CENTRAL GREEN & COMMON OPEN SPACE (0.46 ACRES)
232'
87'

SCM-1 UNDERGROUND INFILTRATION BASIN

75'x75' CLEAR SIGHT TRIANGLE

ACCESS DRIVE B

ORCHARD DRIVE (SR 3006)
Variable Width Right of Way

101 S. 17th Street, LLC
Property ID: 63-027-085
Document No. 20230000847
Parcel #2 & Parcel #3
Tract No. 1

101 S. 17th Street, LLC
Property ID: 63-027-034
Document No. 20230000847
Parcel #2 & Parcel #3
Tract No. 2

101 S. 17th Street, LLC
Property ID: 63-027-033
Document No. 20230000847
Parcel #1

YALE STREET

The Condominiums at Ivy Ridge
Property ID: 63-024-C5M
Deed Book 6218, page 523
Plan Book K-9, Page 3
Lot 134

Community Options, Inc.
Property ID: 63-024-169
Document No. 20250001931
Plan Book K-9, Page 3
Lot 62

Dahal, Chuda M. & Khina M.
Property ID: 63-024-168
Document No. 20170015499
Plan Book K-9, Page 3
Lot 63

Roach, Reginald & Kimberli
Property ID: 63-024-167
Document No. 20080039884
Plan Book K-9, Page 3
Lot 64

Jacobs, Harriett V. & Connie M.
Property ID:63-024-166
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Plan Book K-9, Page 3
Lot 65

Ashikari, Beda M. & Lok N.
Property ID: 63-024-165
Document No. 20210016483
Plan Book K-9, Page 3
Lot 66

Subba, Mongal & Buddhi
Property ID: 63-024-170
Document No. 20240017055
Plan Book K-9, Page 3
Lot 61

PRINCETON ROAD
50' Right of Way

Galinac, Edward J. & M. Michelle
Property ID: 63-028-097
Document # 01721001131

Dimich, Mary Lu
Property ID: 63-028-038
Document # 0047600284

QUEEN STREET

NORTH

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGND
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-ESMT
111902067-LD-ESMT
111902067-LD-LAND
111902067-LD-LAND
111902067-LD-OPEN
111902067-LD-OPEN
111902067-SV-BASE
111902067-SV-BASE
111902067-LD-BASE-TPD
111902067-LD-TOPO

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:\...\Rettew\Vault\P\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-LD-06 ESMT.dwg

CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
1"=60'
0 30' 60' 120' 180'

RETTEW
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Environmental Consultants

OPEN SPACE PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 29 OF 69
DWG. NO. 111902067

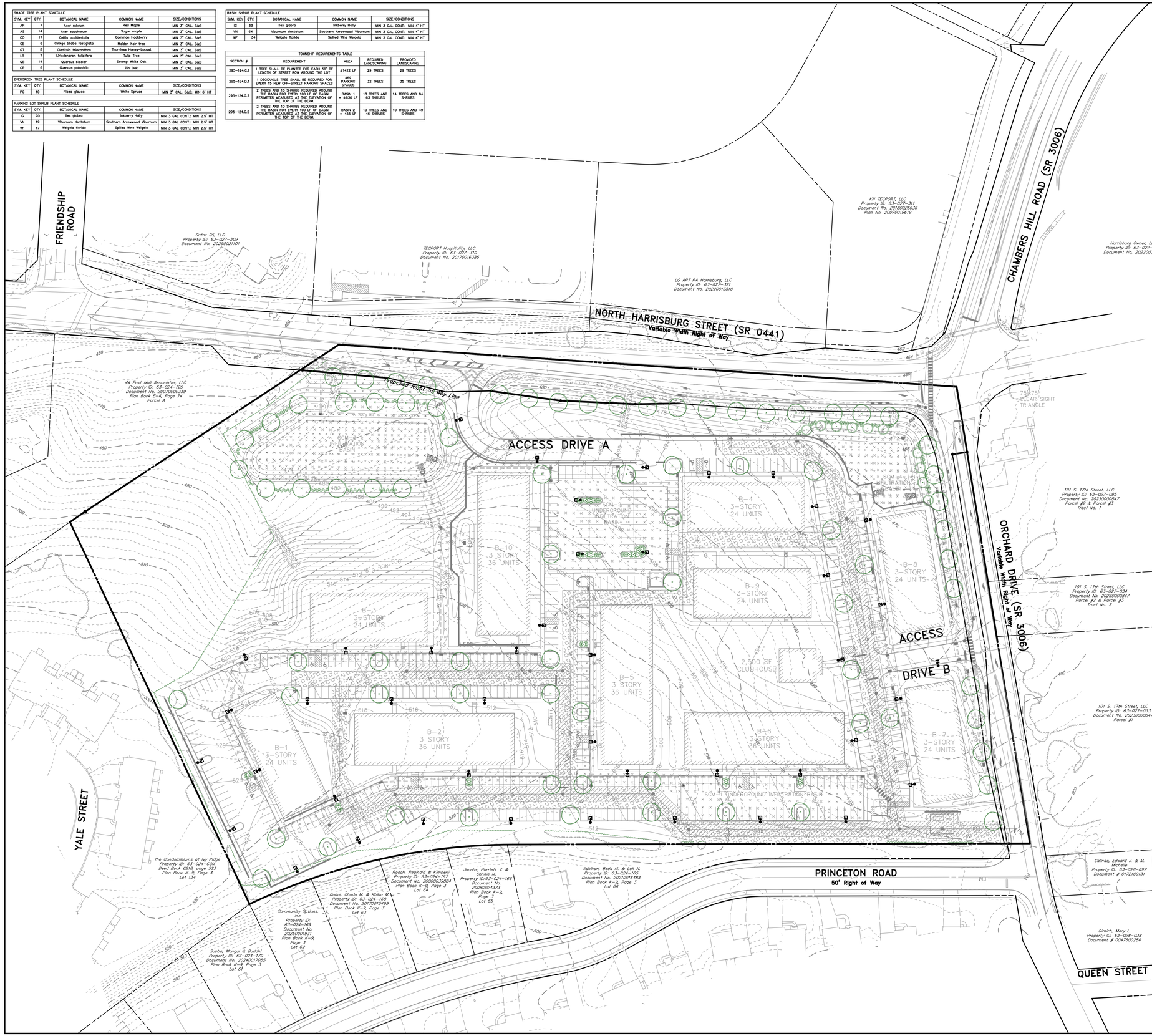
SHADE TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AR	7	Acer rubrum	Red Maple	MIN 3" CAL. B&B
AS	14	Acer saccharum	Sugar maple	MIN 3" CAL. B&B
CO	17	Celtis occidentalis	Common Hackberry	MIN 3" CAL. B&B
GB	6	Ginkgo biloba fastigiata	Maiden hair tree	MIN 3" CAL. B&B
GT	8	Gleditsia triacanthos	Thornless Honey-Locust	MIN 3" CAL. B&B
LT	7	Liriodendron tulipifera	Tulip Tree	MIN 3" CAL. B&B
QB	14	Quercus bicolor	Swamp White Oak	MIN 3" CAL. B&B
QP	6	Quercus palustris	Pin Oak	MIN 3" CAL. B&B

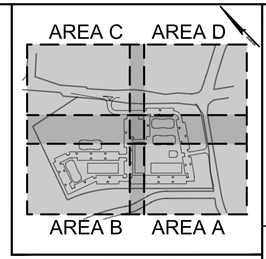
EVERGREEN TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
PG	10	Picea glauca	White Spruce	MIN 3" CAL. B&B; MIN 6' HT

PARKING LOT SHRUB PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
IG	70	Ilex glabra	Inkberry Holly	MIN 3 GAL CONT.; MIN 2.5' HT
VN	19	Viburnum dentatum	Southern Arrowwood Viburnum	MIN 3 GAL CONT.; MIN 2.5' HT
WF	17	Weigela florida	Spilled Wine Weigela	MIN 3 GAL CONT.; MIN 2.5' HT

BASIN SHRUB PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
IG	33	Ilex glabra	Inkberry Holly	MIN 3 GAL CONT.; MIN 4' HT
VN	64	Viburnum dentatum	Southern Arrowwood Viburnum	MIN 3 GAL CONT.; MIN 4' HT
WF	34	Weigela florida	Spilled Wine Weigela	MIN 3 GAL CONT.; MIN 4' HT

TOWNSHIP REQUIREMENTS TABLE				
SECTION #	REQUIREMENT	AREA	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
295-124.C.1	1 TREE SHALL BE PLANTED FOR EACH 50' OF LENGTH OF STREET ROW AROUND THE LOT	±1422 LF	29 TREES	29 TREES
295-124.D.1	1 DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 15 NEW OFF-STREET PARKING SPACES	469 PARKING SPACES	32 TREES	35 TREES
295-124.G.2	2 TREES AND 10 SHRUBS REQUIRED AROUND THE BASIN FOR EVERY 100 LF OF BASIN PERIMETER MEASURED AT THE ELEVATION OF THE TOP OF THE BERM.	BASIN 1 = ±630 LF	13 TREES AND 63 SHRUBS	14 TREES AND 84 SHRUBS
295-124.G.2	2 TREES AND 10 SHRUBS REQUIRED AROUND THE BASIN FOR EVERY 100 LF OF BASIN PERIMETER MEASURED AT THE ELEVATION OF THE TOP OF THE BERM.	BASIN 2 = 455 LF	10 TREES AND 46 SHRUBS	10 TREES AND 49 SHRUBS





KEY MAP

SCALE: 1"=500'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING FENCE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING LIGHT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS MAIN
- EXISTING GAS VALVE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED PIPE OUTLET PROTECTION
- PROPOSED STORM PIPE
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED WATER LATERAL
- PROPOSED WATER CURB STOP
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- LANDSCAPING TAG (QUANTITY / IDENTIFICATION SYMBOL)
- PROPOSED LIGHT

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

COMMONWEALTH OF PENNSYLVANIA KIMBERLY M. FASNACHT REGISTERED LANDSCAPE ARCHITECT LA000666E

XREFS:
111902067-LD-LEGND
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-GRAD
111902067-LD-GRAD
111902067-LD-LIGHT
111902067-LD-LIGHT
111902067-SV-BASE
111902067-LD-TURF
111902067-LD-TURF

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:_RettewVault\Wip\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-_LD-01 LDSP.dwg

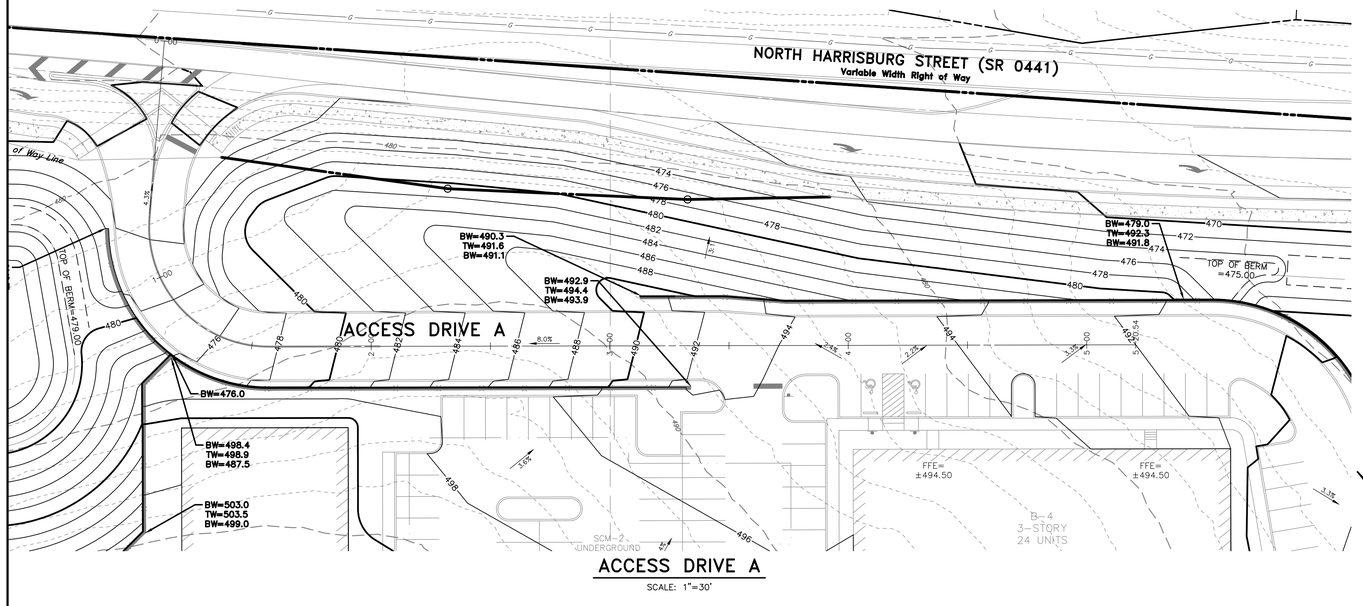
CLIENT
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1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=60'
0 30' 60' 120' 180'

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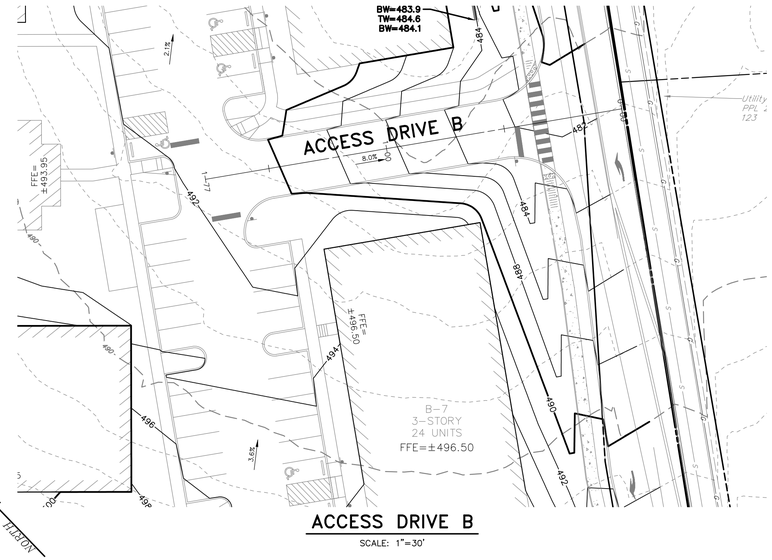
OVERALL LANDSCAPE PLAN
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
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ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 30 OF 69
DWG. NO. 111902067



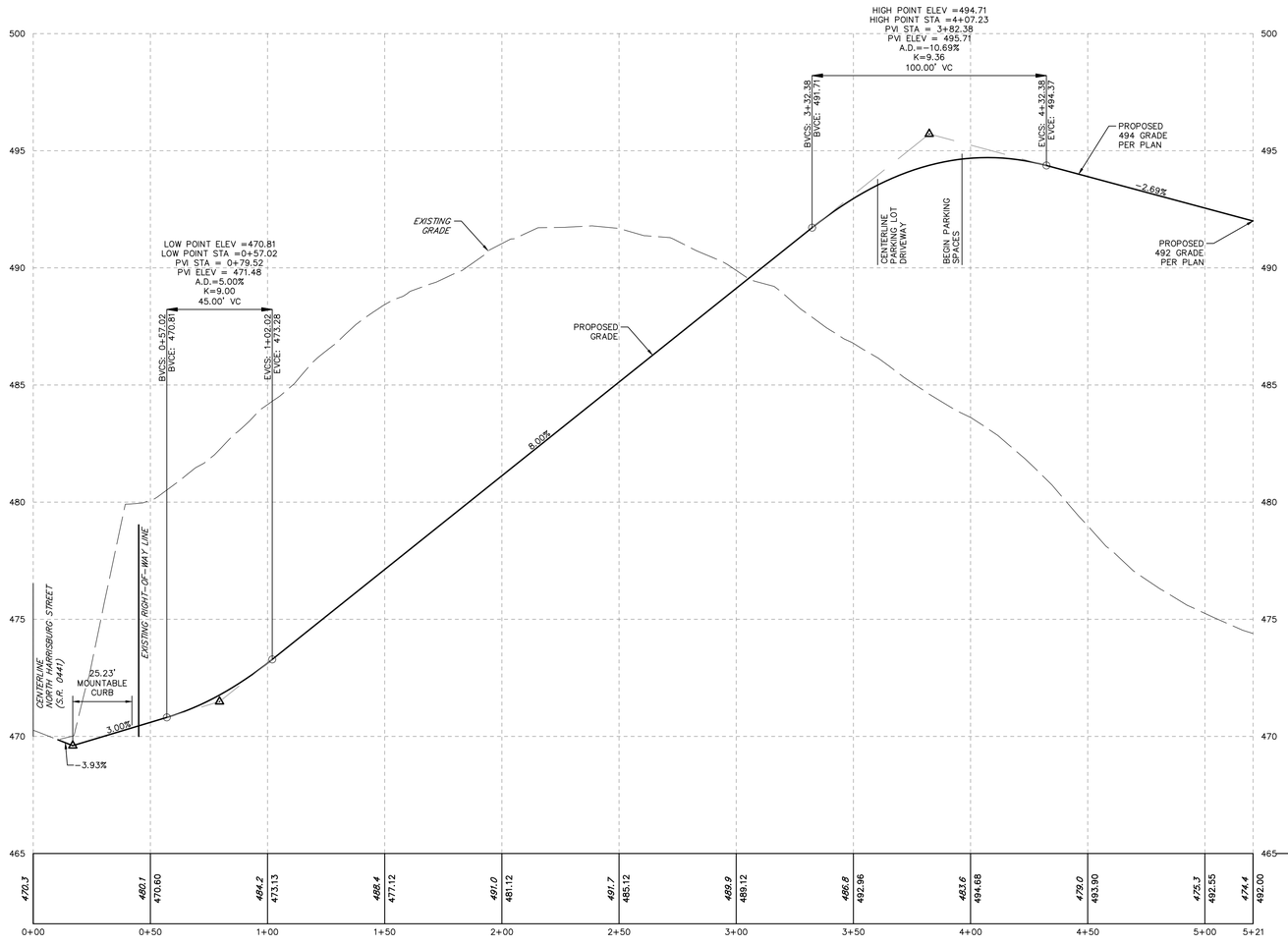
ACCESS DRIVE A

SCALE: 1"=30'



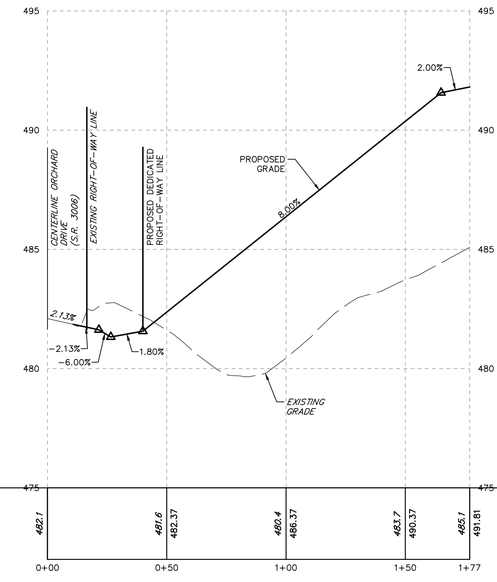
ACCESS DRIVE B

SCALE: 1"=30'



"CENTERLINE PROFILE OF ACCESS DRIVE A"

HORIZONTAL SCALE – 1"=30'
VERTICAL SCALE – 1"=3'



"CENTERLINE PROFILE OF ACCESS DRIVE B"

HORIZONTAL SCALE – 1"=30'
VERTICAL SCALE – 1"=3'

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902067-LD-LEGND
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-BASE
111902067-LD-UTIL
111902067-LD-BASE-TPD
111902067-LD-BASE-TPD
111902067-LD-PROF-draw
111902067-SD-ADR-WAYS

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: SRM
CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: MEB
CHKD BY: KMF
DRAWING REFERENCE: C:_Rettew\Vault\BP\111902067-Orchard Drive\Sheets\LD\Preliminary\111902067-LD-09 PROF.dwg

CLIENT
ROUTE 441 ASSOCIATES, LLC
1 TOWER BRIDGE
100 FRONT STREET, STE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
0 15' 30' 60' 90'
1"=30'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone: (800) 738-8395
Email: mail@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
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PROFILES – DRIVEWAYS
PRELIMINARY PLAT
LAND DEVELOPMENT PLAN
FOR
ORCHARD DRIVE DEVELOPMENT
SWATARA TOWNSHIP DAUPHIN COUNTY, PA

DATE: 08/04/2026
SHEET NO. 40 OF 69
DWG. NO. 111902067