No: 26-021

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Swatara Township | Surveyor: Integrated Consulting | Engineer: Integrated Consulting

Plat Title: Extended Stay Hotel at 103/209 Rosedale Avenue

Zoning District: Commercial Highway (C-H) | Proposed Land Use: Hotel/Residential/Green house

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

# of Lots: 2 | # of New Lots: 1 | # of DUs: 20 | Acs Subdiv/Devel: 0.83 | Total Acs: 1.54

Date Received: 1/29/2026 | Staff Review: 2/5/2026 | Official County Review: 2/5/2026

Reviewed by: ARK | Checked by: _____ | Parcel ID: 36-014-012; 36-014-014

Project Description: Project proposes the consolidation of two existing parcels (103/209 Rosedale Avenue) and the construction of a 4,637 sf, two-story hotel with 20 rooms and parking, access, stormwater management, utilities and associated features. Existing greenhouse leased by PSU is to remain, access to greenhouse with be provided. East half of existing twin dwelling (103 Rosedale Ave.) is to be used as manager's residence.

- *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/Variances Requested: Section 22-403 Preliminary Plan Procedure; Section 22-508.A(1) Tree Preservation & Planting, Section 606 Curbs (Deferral), Section-607 Sidewalks (Deferral), Section 26-126.2.H Maximum Dewatering Time, and Section 26-126.3. B Minimum Velocity.

Comments:

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

2. The Dauphin County Planning Commission signature block must be adjusted to include two signature lines, one for the Chairman and one for the Secretary.

3. There is an access easement for the greenhouse that crosses the proposed parking lot. Does this mean that those wishing to access the greenhouse for any purpose (be it daily use or emergency/maintenance access) will be driving there and parking in the hotel's lot? Or is it intended for walking access only?

   If this easement is intended to facilitate driving access, is there adequate parking provided for both uses? How are vehicles meant to exit if the access easement only provides access to the "in" drive?

4. According to the cover sheet, the proposed lot width does not meet the 100-foot requirement as established in Section 27-1503.

   Likewise, verify the width of the remaining residential lot (105 Rosedale Avenue) that contains the other half of the duplex.

5. With the residential use remaining as its own independent lot, does the requirement for buffering/screening (Section 27-2008.F) apply? Are any of the existing trees between the home and the new lot to remain?

6. Does the new development have the potential to effect stormwater runoff at 105 Rosedale Avenue?

7. The cover page lists both a lighting plan and an erosion & sedimentation (E&S) plan as "supplemental plans." Verify that both have been provided to the Township for review.

8. While Rosedale Avenue is not a state route and therefore does not require a Highway Occupancy Permit (HOP), it may be beneficial to know the estimated amount of daily traffic to properly address the requested zoning variance of Section 27-2502.G establishing the minimum distance between driveways.

Plan No. 26-021

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 Signature needed/		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	X		
Water mains	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		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 Supplemental. Verify.	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown Need signatures	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		

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL

AT

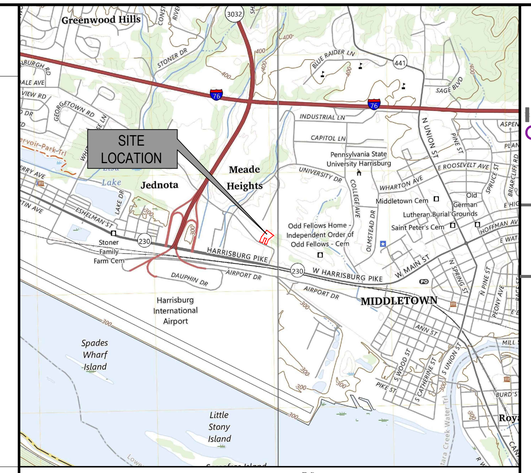
103/209 ROSEDALE AVENUE

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'

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
EXTENDED STAY HOTEL
AT
103/209 ROSEDALE AVENUE
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

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: 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: 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@LOWERSWATARA.ORG
EMAIL: SWASHINGER@LOWERSWATARA.ORG
PHONE: 717-939-9377 EXT.3036

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: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 637 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
E-MAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

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: 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	RESPONSE DATE
AQ1	COMCAST	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/27/2025 10:06
BAA	SUSQUEHANNA AREA REGIONAL AIRPORT AUTH	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/28/2025 8:15
DH	VEOLIA WATER PENNSYLVANIA INC	DID NOT RESPOND THROUGH PA ONE CALL.	
LOS	LOWER SWATARA TWP MUNI AUTH	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/27/2025 2:27
ME	METROPOLITIAN EDISON CO/FIRST ENERGY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	10/27/2025 0:26
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL.	
TSL	LOWER SWATARA TOWNSHIP	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/27/2025 14:27
UI	UGI UTIL HARRISBURG	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/28/2025 9:50

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	SUBDIVISION SITE AND LANDSCAPE PLAN
05	GRADING & DRAINAGE AND UTILITY PLAN
06	EASEMENT PLAN
07	LANDSCAPE DETAILS
08	PROFILES
09	SITE DETAILS
10	UTILITY DETAILS
11	SWM DETAILS
12	SWM DETAILS
13	TRUCK MANUEVER DETAILS

SUPPLEMENTAL PLANS:
- LIGHTING PLAN
- E&S PLAN

PLAN PREPARERS

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

CONTACT: ZANE GEIST
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTEGRATEDDP.COM

EQUITABLE LANDOWNER AND DEVELOPER

NISH KUNJ, LLC
103/209 ROSEDALE AVENUE
MIDDLETOWN, PA 17057

CONTACT: KIRAN HERSHA
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A 20 ROOM 2 STORY HOTEL, PARKING LOTS AND AN ACCESS DRIVE, AND ASSOCIATED IMPROVEMENTS.

WAIVER REQUEST

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

WAIVER TYPE:		APPROVAL DATE
SECTION 22-403	PRELIMINARY PLAN	
SECTION 22-508-A-1	TREE PRESERVATION AND PLANTING	

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE LOWER SWATARA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE:

WAIVER TYPE:	
SECTION 26-126.2.H	MAXIMUM DEWATERING TIME OF 79 HOURS
SECTION 26-126.3.B	MINIMUM PIPE VELOCITY OF 2.5 FEET PER SECOND

DEFERRAL REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING DEFERRAL(S) FROM THE LOWER SWATARA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:	APPROVAL DATE
SECTION 22-606 CURB ALONG ROSEDALE AVENUE	
SECTION 22-607 SIDEWALK ALONG ROSEDALE AVENUE	

VARIANCE REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING VARIANCE(S) FROM THE LOWER SWATARA TOWNSHIP ZONING ORDINANCE:

WAIVER TYPE:	APPROVAL DATE
SECTION 27-2502-G MINIMUM DISTANCE BETWEEN DRIVEWAY AND ADJOINING PROPERTY LINE	10/22/2025

LAND SURVEYOR'S CERTIFICATION

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

RORY CHAPMAN, PLS — DATE

CIVIL ENGINEER'S CERTIFICATION

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

ZANE GEIST, P.E. No. 093557 — 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:	103/209 ROSEDALE AVENUE, MIDDLETOWN, PA 17057			
PARCEL(S):	36-014-012-000-0000 & 36-014-014-000-0000			
ZONE:	COMMERCIAL HIGHWAY (C-H)			
USE:	EXTENDED STAY HOTEL (18 UNITS)			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MAXIMUM LOT COVER	§27-1509	70%	29,229 / 67,195 = 43.5%
2	MINIMUM LOT WIDTH	§27-1503	100 FT AT BUILDING SETBACK LINE	60.9 FT[1]
3	MINIMUM FRONT YARD	§27-1504.A	35 FT	35 FT
4	MINIMUM SIDE YARD	§27-1504.B	10 FT	10 FT
5	MINIMUM REAR YARD	§27-1504.C	20 FT	92 FT
6	MAXIMUM BUILDING HEIGHT	§27-1506	40 FT	< 40 FT

SUPPLEMENTAL REGULATIONS & PARKING REQUIREMENTS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	OFF-STREET PARKING SPACE REQUIREMENTS	§27-2402.14	1 SPACE FOR EACH GUEST ROOM PLUS 1 SPACE FOR EACH 2 EMPLOYESS IN THE WORKING SHIFT = 20+1 = 21	24
2	MINIMUM PARKING SPACE AREA	§27-2404.1.B	90° PARKING (9'X18')	9 FT X 18 FT
			45° PARKING (10'X21')	10 FT X 21 FT
3	MINIMUM WIDTH OF AISLES WITHN PARKING AREAS	§27-2404.1.B	90° PARKING (24' TWO-WAY)	24 FT
			45° PARKING (15' ONE-WAY)	15 FT
4	MINIMUM PARKING AREA & ACCESS DRIVE SETBACK	§27-2404.2.B	5 FT FROM ANY SIDE AND REAR LINE AND NO CLOSER THAN 20 FEET FROM STREET R/W LINE	5 FT SIDE & 20 FT FRONT
5	MINIMUM CURB RADIUS	§27-2404.4	MINIMUM CURB RADIUS = 5'	5'
6	OFF-STREET LOADING AND UNLOADING	§27-2405.1.A	HOTEL GROSS AREA <100,000 SF = 1 SPACE	1 SPACE
7	MINIMUM REQUIRED LOADING SPACE	§27-2405.2.A	12 FT X 45 FT	12 FT X 52 FT
8	MINIMUM DISTANCE BETWEEN DRIVEWAY AND ADJOINING PROPERTY LINE	§27-2502.G.	20' FOR NON-RESIDENTIAL USES	5 FT

[1] - EXISTING-NONCONFORMING LOT WIDTH
[2] - VARIANCE REQUESTED FOR MINIMUM DISTANCE BETWEEN DRIVEWAY AND ADJOINING PROPERTY LINE

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 LIMITS 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. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FIRM PANEL 42043C0434D EFFECTIVE DATE AUGUST 2, 2012.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY FIELD SURVEY.
16. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE SWM SITE PLAN.
17. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.

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

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) OWNER: _____(PRINT)

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

TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN: _____(PRINT)

TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE LOWER SWATARA TOWNSHIP BOARD OF SUPERVISORS 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___.

DIRECTOR OF PLANNING: _____(PRINT)

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR _____ COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20____.

PLAN DATE

ISSUE DATE: JANUARY 29, 2026

PROFESSIONAL SEAL

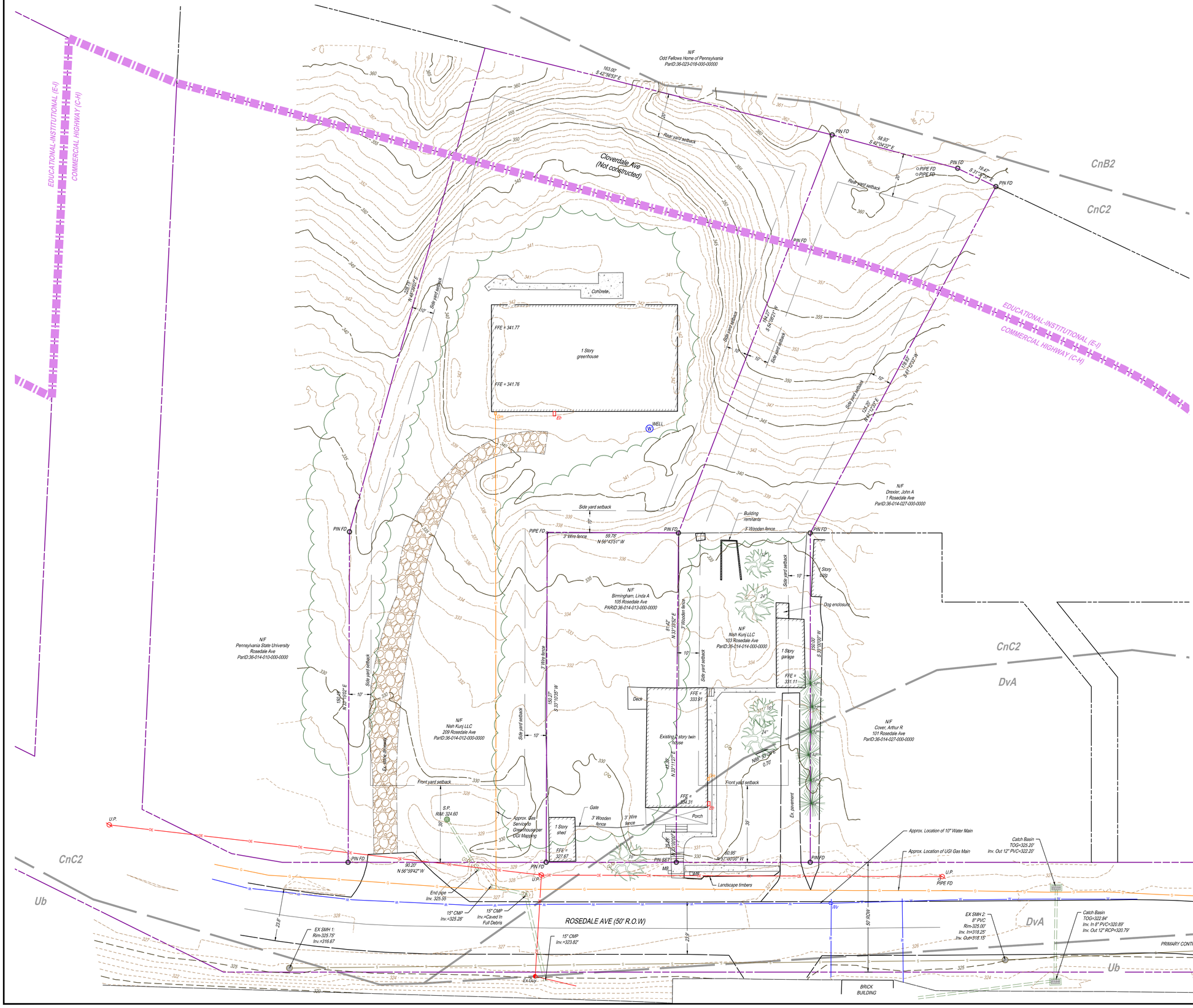
DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	01 - LD COVERSHEET

REVISIONS NO.	DATE	DESCRIPTION

TITLE
COVER SHEET

SHEET NO.
01 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINER LINE
- EXISTING SETBACK
- EXISTING PROPERTY CORNER
- 330 EXISTING MAJOR CONTOUR
- 329 EXISTING MINOR CONTOUR
- EXISTING LIDAR CONTOUR
- OE EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- Eb EXISTING ELECTRIC BOX
- Gm EXISTING GAS METER
- Wv EXISTING WATERVALVE
- S EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- Co EXISTING SANITARY CLEANOUT
- EXISTING STORM PIPE
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TREE OR SHRUB
- EXISTING MUNICIPAL MONUMENT OR BENCHMARK
- EXISTING STREAM
- SOIL TYPE BOUNDARY LINE
- HaB SOIL OR GEOLOGY TYPE
- GEOLOGY TYPE BOUNDARY LINE
- ZONING BOUNDARY
- EXISTING STONE/GRAVEL

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 BISCON GEOSPATIAL INC., COMPLETED IN JUNE, 2017 AND SUPPLEMENTED BY TOPOGRAPHIC FIELD SURVEY PERFORMED BY A-Z LAND CONSULTING SERVICES IN NOVEMBER 2025.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NUMBER 20253001331 SUBMITTED ON 10/27/2025.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FIRM PANEL 42043C0434D EFFECTIVE DATE AUGUST 2, 2012.

SOILS INFORMATION

- CnC2 CHAVIES FINE SANDY LOAM, 8-15% SLOPES, HSG-A, NON-HYDRIC
- DvA DUNCANNON VERY FINE SANDY LOAM, 0-3% SLOPES, HSG-B, NON-HYDRIC

GEOLOGY INFORMATION

- JTrg GETTYSBURG FORMATION

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL

AT

103/209 ROSEDALE AVENUE

DAUPHIN COUNTY

LOWER SWATARA TOWNSHIP

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION

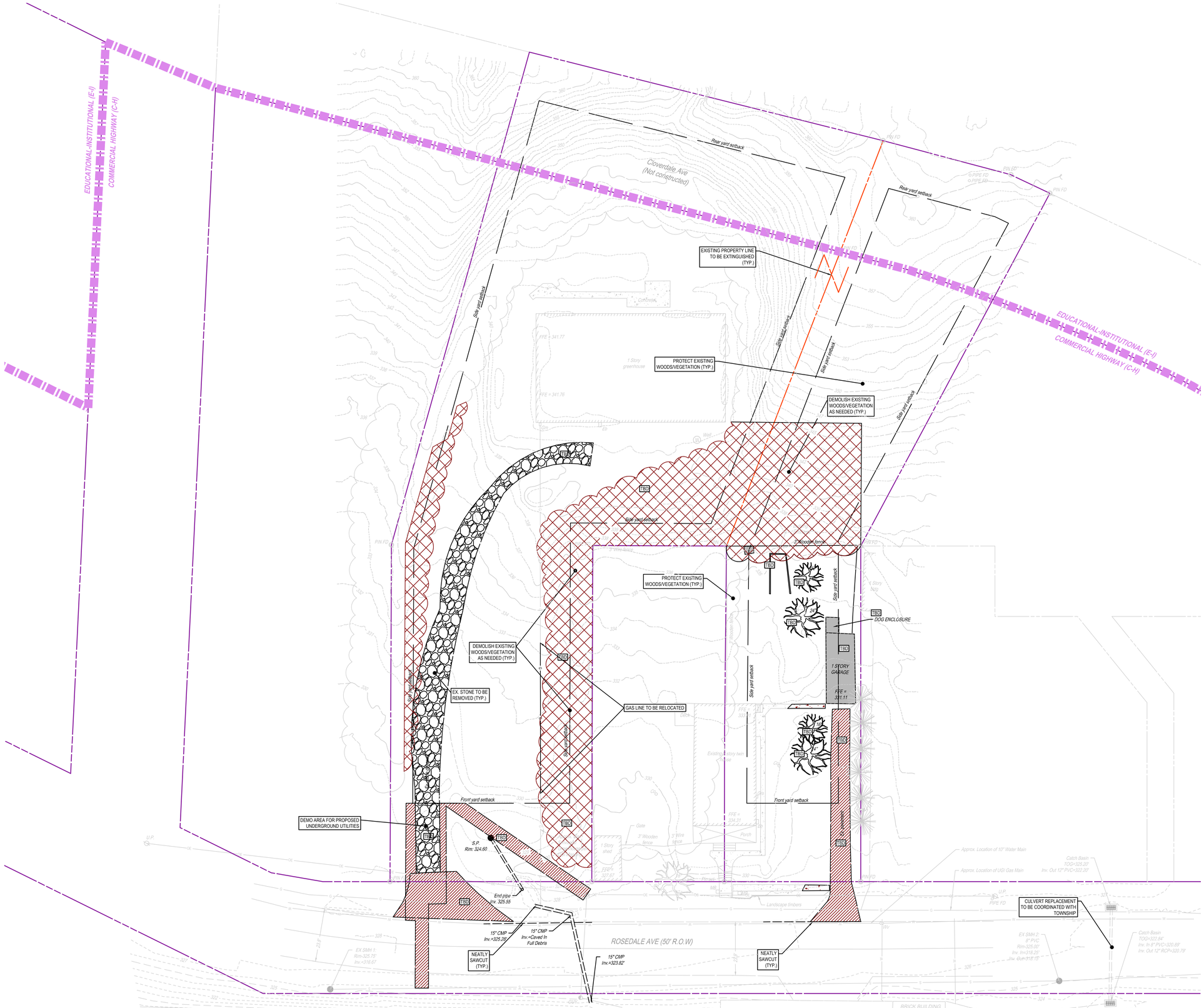
TITLE

EXISTING CONDITIONS PLAN

SHEET NO.

02 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- DEMOLISH WOODS/VEGETATION
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBD — DENOTES A FEATURE TO BE REMOVED AND RELOCATED
- DEMOLISH CONCRETE
- DEMOLISH MACADAM
- DEMOLISH BUILDING

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.
7. 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.
8. 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.
9. 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.

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL

AT

103/209 ROSEDALE AVENUE

LOWER SWATARA TOWNSHIP

DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

DEMOLITION PLAN

SHEET NO.

03 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER/SIZE	ROOT	NOTES
EVERGREEN TREES						
	PS2	7	Pinus strobus White Pine	2-2.5" cal	B&B	Full to ground
	TC2	6	Tsuga canadensis Eastern Hemlock	2-2.5" cal	B&B	6' Full to ground

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY 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
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED CURB
- (A) SITE SIGN
- PROPOSED LIGHT STANDARDS
- PROPOSED IRON PIN
PROPERTY CORNER MARKER
- PROPOSED EVERGREEN TREES

SIGN SCHEDULE

NO.	DOT NO / SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"	RESERVED PARKING	1
B	R7-8P 6"x12"	VAN ACCESSIBLE	1
C	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200	1
D	R1-1 30"X30"	STOP	1
F	R5-1 30"X30"	DO NOT ENTER	3
P	R1-5L 30"X30"	HERE TO	1

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. PAVEMENT MARKING KEY:

4"	SYL	4"	SOLID YELLOW LINE
4"	SWL	4"	SOLID WHITE LINE
12"	SWSB	12"	SOLID WHITE STOP BAR
4"	BWL	4"	BROKEN WHITE LINE 10' STRIPE 30' SPACE

8. 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 WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
9. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE III ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED. REFER TO APPLICABLE DETAIL(S).
10. 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.
11. 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.
12. 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.

SCALE: 1"= 20'

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL

AT

103/209 ROSEDALE AVENUE

LOWER SWATARA TOWNSHIP

DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	06 - SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

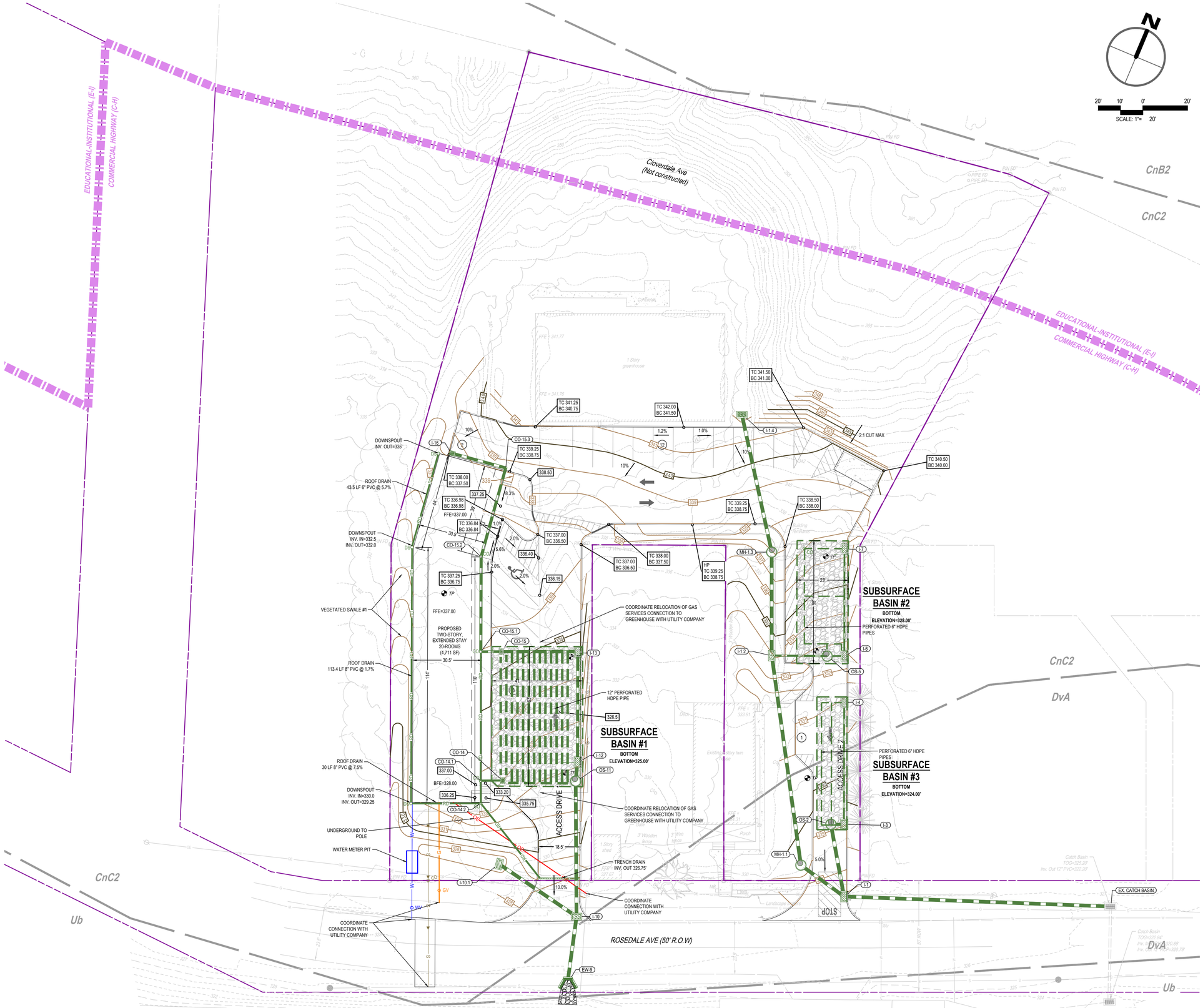
TITLE

SUBDIVISION SITE AND LANDSCAPE PLAN

SHEET NO.

04 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- PROPOSED MAJOR CONTOUR (310)
- PROPOSED MINOR CONTOUR (305)
- PROPOSED SPOT ELEVATION (307.66)
- PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF CURB / FINISHED GRADE @ BOTTOM OF CURB (TC 310.17 / BC 309.50)
- PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT (H.P. 310.20)
- PROPOSED SLOPE ARROWS (1.0% / 3:1)
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE STRUCTURE
- PROPOSED STORM INLET STRUCTURE
- PROPOSED UNDERDRAIN (UD)
- PROPOSED ROOF DRAIN (RD)
- PROPOSED CLEANOUT (CO)
- PROPOSED DOWNSPOUT (DS)
- PROPOSED RIPRAP APRON
- PROPOSED SUBSURFACE BASIN
- PROPOSED WATER LINE (W)
- PROPOSED WATER VALVE (WV)
- PROPOSED GAS VALVE (GV)
- PROPOSED FIRE LINE (FW)
- PROPOSED SANITARY SEWER LINE (S)
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT (CO)
- PROPOSED OVERHEAD ELECTRIC LINE (OE)
- PROPOSED GAS LINE (G)
- TEST LOCATION (TP)

SCALE: 1"= 20'

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. HISTORIC FILL WAS ENCOUNTERED IN TP-1 THROUGH TP-4 DURING GEOTECHNICAL INVESTIGATION. HISTORIC FILL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE BACKFILL MATERIAL. SEE GEOTECHNICAL REPORT FOR SPECIFICATIONS.

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. 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.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
6. 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.
7. 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.
8. 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.
9. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
10. 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.
11. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE # U.P (UNKNOWN POLE). THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS. (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
12. ALL WATER LINES TO HAVE A MINIMUM COVER OF 48".
13. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
14. 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.

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL

AT

103/209 ROSEDALE AVENUE

LOWER SWATARA TOWNSHIP

DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	07 - GRADING PLAN

REVISIONS NO.	DATE	DESCRIPTION

TITLE

GRADING & DRAINAGE AND UTILITY PLAN

SHEET NO.

05 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- PROPOSED STORM/DRAINAGE EASEMENT

NOTES

1. NOTHING SHALL BE PLACED OR PLANTED WITHIN ANY EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT.
2. THE TOWNSHIP AND ITS DESIGNEES ARE GRANTED ACCESS TO EASEMENTS FROM THE NEAREST PUBLIC RIGHT-OF-WAY.
3. THE PROPERTY OWNER OR ITS DESIGNEES SHALL BE RESPONSIBLE FOR ASSURING THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF ANY EASEMENT.

EDUCATIONAL-INSTITUTIONAL (E-I)
COMMERCIAL HIGHWAY (C-H)

Cloverdale Ave
(Not constructed)

12' WIDE ACCESS EASEMENT FOR GREENHOUSE

PROPOSED TWO-STORY, EXTENDED STAY 20-ROOMS (4,711 SF)

VARIABLE WIDTH STORMWATER/DRAINAGE EASEMENT

VARIABLE WIDTH STORMWATER/DRAINAGE EASEMENT

SUBSURFACE BASIN #1
BOTTOM ELEVATION=325.00'

SUBSURFACE BASIN #2
BOTTOM ELEVATION=328.00'

SUBSURFACE BASIN #3
BOTTOM ELEVATION=324.00'

ACCESS DRIVE 1

ACCESS DRIVE 2

ROSEDALE AVE (50' R.O.W)

SCALE: 1"= 20'

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EXTENDED STAY HOTEL
AT
103/209 ROSEDALE AVENUE
LOWER SWATARA TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	NJL
REVIEWED	ZEG
SCALE	AS NOTED
DATE	01/29/2026
PROJECT NO.	25-0503
CAD FILE:	09 - EASEMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE
EASEMENT PLAN

SHEET NO.
06 of 13