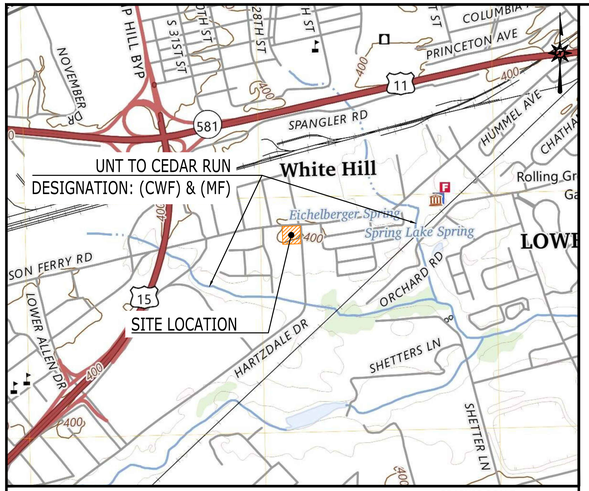


VICINITY MAP

1" = 1000'

GRAPHIC SCALE

1000 500 0 1000

SCALE IN FEET

PRELIMINARY / FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN
DUNKIN - HARTZDALE

2507 GETTYSBURG ROAD
CAMP HILL, PA 17011
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA



LOCATION MAP

SCALE: 1"=200'

GRAPHIC SCALE

200 100 0 200

SCALE IN FEET

PREPARED FOR:

KESHAVE KRUPA, LLC

605 Park Avenue
Hershey, PA 17033
717-600-5780

PREPARED BY:

BL Companies

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

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 20262401190, SUBMITTED ON 08/28/2026.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

COMPANY:PENNSYLVANIA AMERICAN WATER
ADDRESS:852 WESLEY DR, MECHANICSBURG, PA 17055
CONTACT:JEFF DREW
EMAIL:JEFF.DREW@AMWATER.COM
PHONE:717-550-1516

COMPANY:DQE COMMUNICATIONS LLC
ADDRESS:45 S 23RD STREET, PITTSBURGH, PA 15203
CONTACT:ADAM NULPH
EMAIL:ACNULPH@DQE.COM
PHONE:724-919-7258

COMPANY:FRONTIER COMMUNICATIONS OF PA INC
ADDRESS:300E LAIRD ST WILKES BARRE, PA 18702
CONTACT:MICHAEL NAVICH
EMAIL:MICHAEL.NAVICH@FTR.COM
PHONE:570-208-3375

COMPANY:VERIZON PENNSYLVANIA LLC
CONTACT:OFFICE PERSONNEL
EMAIL:1CALL-VERIZON-PADE@VERIZON.COM

COMPANY:LOWER ALLEN TOWNSHIP AUTHORITY
ADDRESS:120 LIMEKILN RD NEW CUMBERLAND, PA 17070
CONTACT:BRIAN KAUFFMAN
EMAIL:BKAUFFMAN@LATWP.ORG
PHONE:717-774-0610

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

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

VARIANCES GRANTED

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING VARIANCES OF THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE :

	ACTION	DATE
SECTION 220-239A - REDUCTION OF 52 OFF-STREET PARKING SPACES	APPROVED	08/13/2026
SECTION 220-240 - REDUCTION OF STACKING REQUIRED AT FIRST WINDOW AND MENU BOARD	APPROVED	08/13/2026
SECTION 220-202.A.1 - REDUCTION OF BUFFER YARD FROM 25FT TO 10FT	APPROVED	08/13/2026

WAIVERS REQUESTED

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS OF THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE :

	ACTION	DATE
SECTION 192-30.A - PRELIMINARY PLAN SUBMISSION		
SECTION 182-14.B - STORMWATER MANAGEMENT VOLUME CONTROL		

ACKNOWLEDGEMENT OF STORMWATER MANAGEMENT FACILITIES

I ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITES AND BMPS TO BE PERMANENT FIXTURES CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY (SECTION 184-22.E.11)

OWNER OWNER

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION (OWNER)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ SS

ON THIS, THE _____ DAY OF _____, 20 _____, BEFORE ME, _____
THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN

TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED

THAT _____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO
SET MY HAND AND OFFICIAL SEAL

NOTARY

OWNER MY COMMISSION EXPIRES _____, 20 _____.

Sheet List Table

1	G0.00	COVER SHEET
2	G0.01	GENERAL NOTES
3	V1.00	EXISTING CONDITIONS PLAN
4	V2.00	SUBDIVISION PLAN
5	C0.00	DEMOLITION PLAN
6	C1.00	SITE PLAN
7	C1.01	TRUCK TURNING ANALYSIS
8	C1.100	SITE DETAILS
9	C1.101	SITE DETAILS
10	C2.00	GRADING & DRAINAGE PLAN
11	C2.100	GRADING & DRAINAGE DETAILS
12	C2.101	GRADING & DRAINAGE DETAILS
13	C2.102	GRADING & DRAINAGE DETAILS
14	C2.20	STORM PROFILES
15	C3.00	SITE UTILITY PLAN
16	C3.100	SITE UTILITY DETAILS
17	C5.00	LANDSCAPING PLAN
18	C5.100	LANDSCAPING NOTES & DETAILS

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THE _____ DAY OF _____, 20 _____.

CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY OF _____, 20 _____.

PRESIDENT SECRETARY

LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

JOSHUA B. WEIDLER, P.E. , DESIGN ENGINEER, ON THIS DATE _____,

HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

JOSHUA B. WEIDLER
REG. NO. 075259

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS _____ DAY OF _____, 20 _____.

INSTRUMENT NO. _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATION

REVIEWED THIS _____ DAY OF _____, 20 _____ BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

GREG CONDON, P.L.S.
REG. NO. P.L.S. SU032480E DATE

ENGINEER'S CERTIFICATION

I, JOSHUA B. WEIDLER, P.E. , A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

JOSHUA B. WEIDLER
REG. NO. 075259 DATE

DEVELOPMENT SCHEDULE

CONSTRUCTION IS EXPECTED TO BEGIN IN THE SPRING OF 2027 AND BE COMPLETED BY THE SUMMER OF 2028.

PLAN PURPOSE

THE PLAN PROPOSES THE CONSTRUCTION OF A ±2,201 S.F. BUILDING AND DRIVE THRU. ADDITIONAL CONSTRUCTION WILL INCLUDE OFF-STREET PARKING, AN UNDERGROUND STORMWATER MANAGEMENT FACILITY AND ASSOCIATED APPURTENANCES.

OWNER / DEVELOPER

KESHAVE KRUPA, LLC
605 PARK AVENUE
HERSHEY, PA 17033
PHONE NO. 717-600-5780

DATES

ISSUE DATE: OCTOBER 19, 2026

G0.00

CAD FILE: G2600339-00

BL PROJECT NUMBER: 2600339

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SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; MUNICIPAL STANDARDS AND SPECIFICATIONS, COUNTY STANDARDS AND SPECIFICATIONS, PA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. 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.

4. 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.

5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

6. 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. CONTRACTOR SHALL SUBMIT AN AS-BUILT TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A LICENSED ENGINEER TO DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION. AS-BUILT SURVEY SHALL COMPLY WITH ALL NPDES NOTICE OF TERMINATION REQUIREMENTS, MUNICIPAL ORDINANCE REQUIREMENTS AND INCLUDE ALL SITE ELEMENTS, TOPOGRAPHY, STORM WATER MANAGEMENT FACILITY STRUCTURES/BASINS AND LANDSCAPE ELEMENTS.

7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

9. 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. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND INVERT UPON COMMENCEMENT OF CONSTRUCTION AND/OR THE ORDERING OF RELEVANT MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY AND ALL UTILITIES ENCOUNTERED AND DISCONNECTED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.

10. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONECALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (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. STREET LIGHTING AND TRAFFIC SIGNALS LOCATED WITHIN THE PUBLIC RIGHT-OF WAY MAY NOT BE MARKED OUT, AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL WORK TO RELOCATE ANY/ALL STREET LIGHTING EQUIPMENT TO MAINTAIN SYSTEM.

11. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

12. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.

13. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

14. ALL NOTES AND DIMENSIONS DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

15. 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.

16. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.

17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS TO THE DESIGN PLANS UNTIL THE WORK HAS BEEN APPROVED. ANY WORK DONE WITHOUT THE APPROVAL OF THE ENGINEER AND/OR CLIENT MAY BE DEEMED UNACCEPTABLE.

18. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

19. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT 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.

20. 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.

21. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLAN.

22. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, AND RAMPS.

23. 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.

24. 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.

25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.

26. 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.

27. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

28. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

29. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

30. PAVEMENT MARKING KEY:

4" SYDL 4" SOLID YELLOW DOUBLE LINE
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

31. 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 ADA ACCESSIBLE SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

32. ALL NON-THERMOPLASTIC PAVEMENT MARKINGS SHALL HAVE TWO COATS APPLIED. PAVEMENT MARKINGS SHALL BE REFLECTIVE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS.

33. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

34. 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 MUNICIPALITY

35. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS PLAN"; SCALE 1" = 20', DATED 10/19/2026, BY BISCON AERO.

36. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

37. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.

38. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.

39. THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER.

40. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

41. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY NATIONAL WETLANDS INVENTORY MAPPING.

42. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.

43. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.

44. 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 AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.

45. 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.

46. THE CONTRACTOR IS TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES.

47. 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.

48. EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROLS PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.

49. 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.

50. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR THE DEMOLITION AND DISPOSAL OF THE 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.

51. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.

52. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

53. 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.

54. 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.

55. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF THE 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 SEDIMENT CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE EROSION SEDIMENT AND CONTROLS PLAN, AT THAT TIME.

56. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

57. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

58. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.

59. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.

60. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.

61. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.

62. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE LOWER ALLEN TOWNSHIP BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.

63. 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.

64. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.

65. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE 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.

66. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE PA ONE CALL MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.

67. 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.

68. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

69. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.

70. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

71. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE LOWER ALLEN TOWNSHIP AND HEALTH CODE REQUIREMENTS.

72. 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.

73. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

74. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.

75. 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.

76. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

77. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT AGENT PRIOR TO THE START OF WORK ON THE SITE.

78. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE PADEP AND THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR CUMBERLAND COUNTRY CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

79. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE PA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.

80. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND COMMONWEALTH PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND COMMONWEALTH AS APPLICABLE FOR THE LOCATION OF THE WORK.

81. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

82. THE UTILITY PLAN DETAILS SHALL INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO ARCHITECT/MEP DRAWINGS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

83. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL PROPOSED UTILITY CROSSINGS AND EARTHWORK OVER EXISTING UTILITIES TO REMAIN. TEST PITS SHALL BE USED TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN UTILITIES.

84. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

85. 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.

86. 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.

87. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.

88. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

89. 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.

90. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.

91. 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.

92. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.

93. 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.

94. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.

95. 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.

96. 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.

97. 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.

98. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.

99. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.

100. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.

101. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.

102. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH LOCAL UTILITY PROVIDER REGULATIONS. 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.

103. ALL LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH LOCAL UTILITY AND/OR MANUFACTURER REQUIREMENT.

104. 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.

105. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

106. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.

107. 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.

108. POLYVINYL CHLORIDE PIPE (PVC) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

109. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL BE WATERTIGHT AND CONFORM TO THE REQUIREMENTS OF ASTM C-443.

110. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

111. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE ADS N-12 WT OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, WATERTIGHT TYPE. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

112. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER GREATER THAN 12" IN DIAMETER SHALL BE ADS N-12 WT OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 294, WATERTIGHT TYPE. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

113. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.

114. POLYVINYL CHLORIDE (PVC) PIPE FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.

115. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.

DEFINITIONS

MUNICIPALITY SHALL MEAN LOWER ALLEN TOWNSHIP

COUNTY SHALL MEAN CUMBERLAND COUNTY

STATE SHALL MEAN PENNSYLVANIA

WATER UTILITY PROVIDER SHALL MEAN PENNSYLVANIA AMERICAN WATER COMPANY

SANITARY UTILITY PROVIDER SHALL MEAN LOWER ALLEN TOWNSHIP AUTHORITY

GAS UTILITY PROVIDER SHALL MEAN UGI UTILITIES

TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN COMCAST

ELECTRIC UTILITY PROVIDER SHALL MEAN PPL ELECTRIC UTILITIES CORPORATION

DOT SHALL MEAN THE PA DEPARTMENT OF TRANSPORTATION

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
DUNKIN' - HARTZDALE
2507 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20"
Project No.	2600339
Date	10/19/2026
CAD File:	G2600339-01

Title
GENERAL NOTES

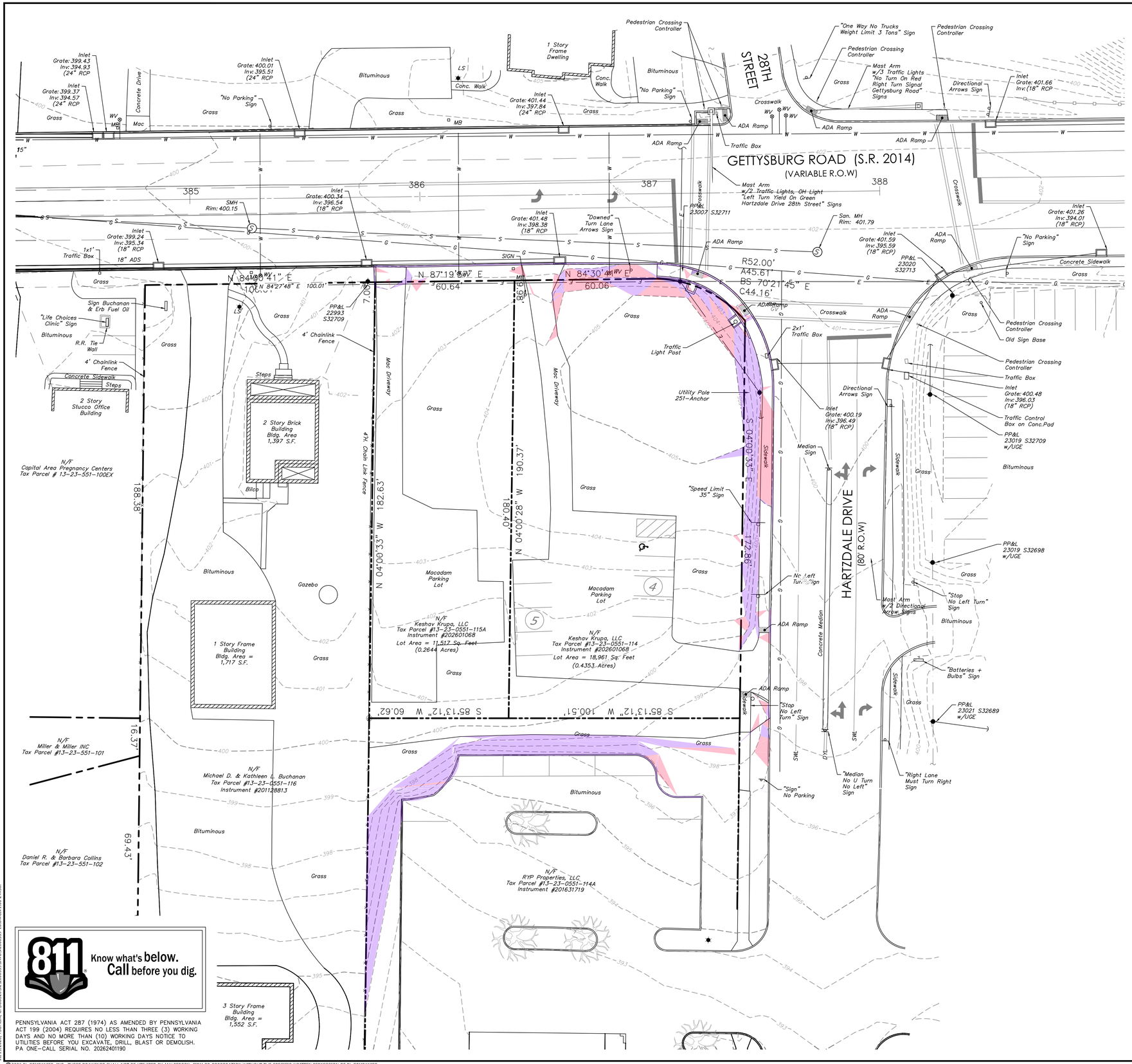
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FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- CONTOUR
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- OVERHEAD WIRES
- CHAIN LINE FENCE
- GUIDE RAIL
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SANITARY MANHOLE
- WATER VALVUE
- GAS VALVUE
- SIGN
- MAIL BOX
- GUY WIRE
- INTET
- DECIDUOUS TREE

SLOPE ANALYSIS LEGEND

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	15.00%	25.00%	
2	25.00%	100.00%	

GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BISCON AERO IN JULY, 2026.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 PER GPS READINGS BY BL COMPANIES IN JULY, 2026.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. MAP NUMBER 42041C0281F, EFFECTIVE ON 9/7/2023.
4. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY NATIONAL WETLANDS INVENTORY MAPPING.

UTILITY NOTE

INFORMATION FROM AVAILABLE EXISTING PLANS AND/OR REPORTS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLE DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20262401190

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20'
Project No.	2600339
Date	10/19/2026
CAD File:	V2600339-10

Title

EXISTING CONDITIONS PLAN

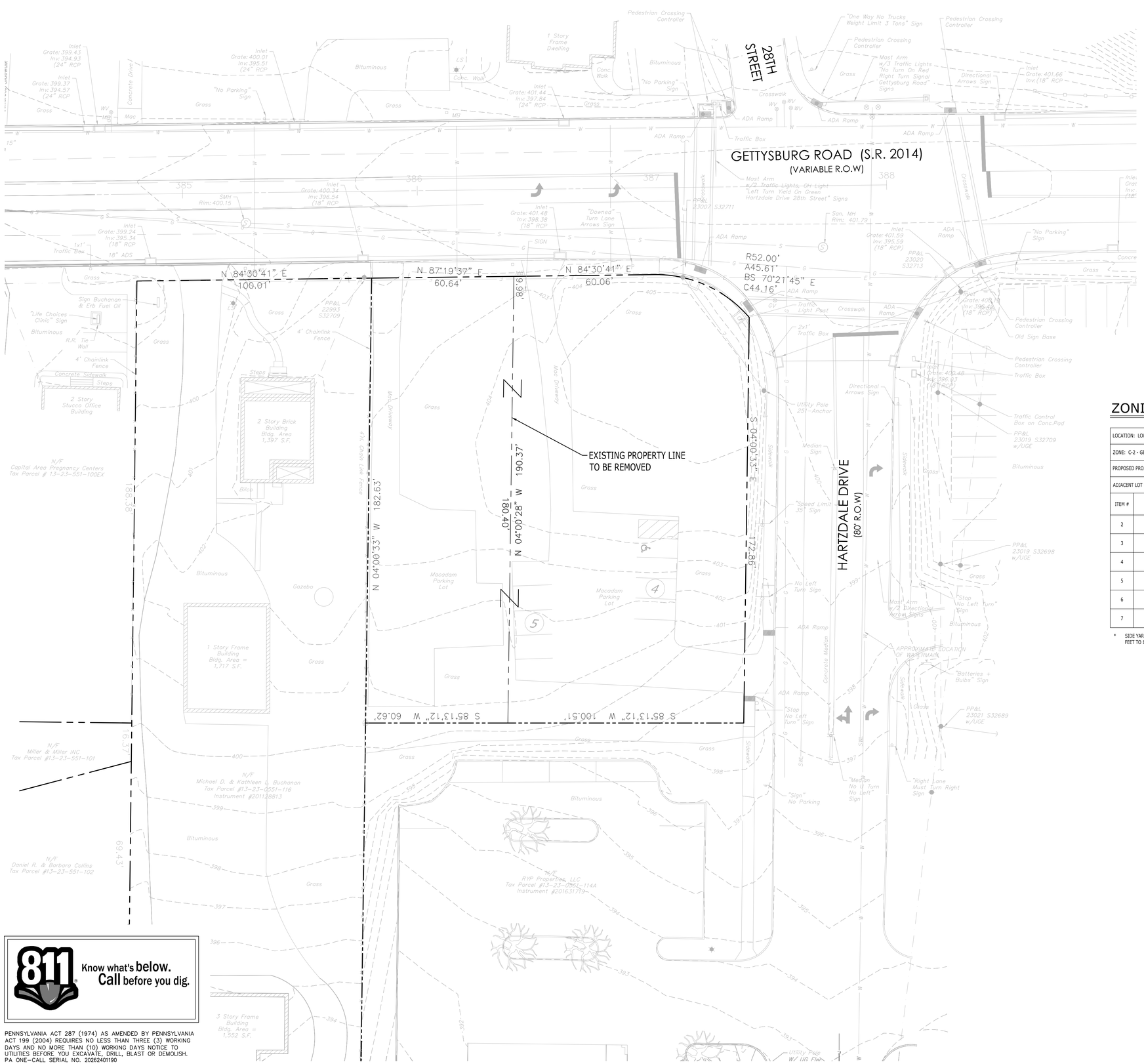
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No. 3 of 18

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Xref (s): , X2-01, , XB-01



ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY					
ZONE: C-2 - GENERAL COMMERCIAL DISTRICT					
PROPOSED PROJECT LOT USE: FAST-FOOD ESTABLISHMENT (PERMITTED USE)					
ADJACENT LOT USE: RETAIL AND RESIDENTIAL					
ITEM #	ITEM	REQUIREMENTS	PROPOSED	SECTION	VARIANCE
2	MINIMUM LOT WIDTH	50 FEET	160 FEET	220-60.B	NO
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET	220-61.A.1	NO
4	MINIMUM SIDE SETBACK	10 FEET*	10 FEET	220-61.A.2	YES
5	MINIMUM REAR SETBACK	35 FEET	N/A	220-61.A.3	NO
6	MAXIMUM LOT COVERAGE	70 PERCENT	64.9 PERCENT 19,741 S.F.	220-58	NO
7	MAXIMUM BUILDING HEIGHT	50 FEET	50 FEET	220-59	NO

* SIDE YARD SETBACK SHALL BE INCREASED TO 25FT WHEN ABUTTING A RESIDENTIAL USE. THE SIDE YARD SETBACK WAS REDUCED FROM 25 FEET TO 10 FT AS GRANTED IN A DECISION MADE BY THE LOWER ALLEN TOWNSHIP ZONING HEARING BOARD AUGUST 13, 2026

LOT INFORMATION

PARCEL	AREA
EXISTING	
PARCEL ID 13-23-0551-114 Instr #202601068	*21,907 SF (GROSS) 0.46 Acres 18,961 SF (NET)*
PARCEL ID 13-23-0551-115A Instr #202601068	*13,265 SF (GROSS) 0.31 Acres 11,517 SF (NET)*
PROPOSED	
PROPOSED LOT	35,172 SF (GROSS) 0.81 Acres 30,478 SF (NET)

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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xref (p): - XR-01 - X2-02

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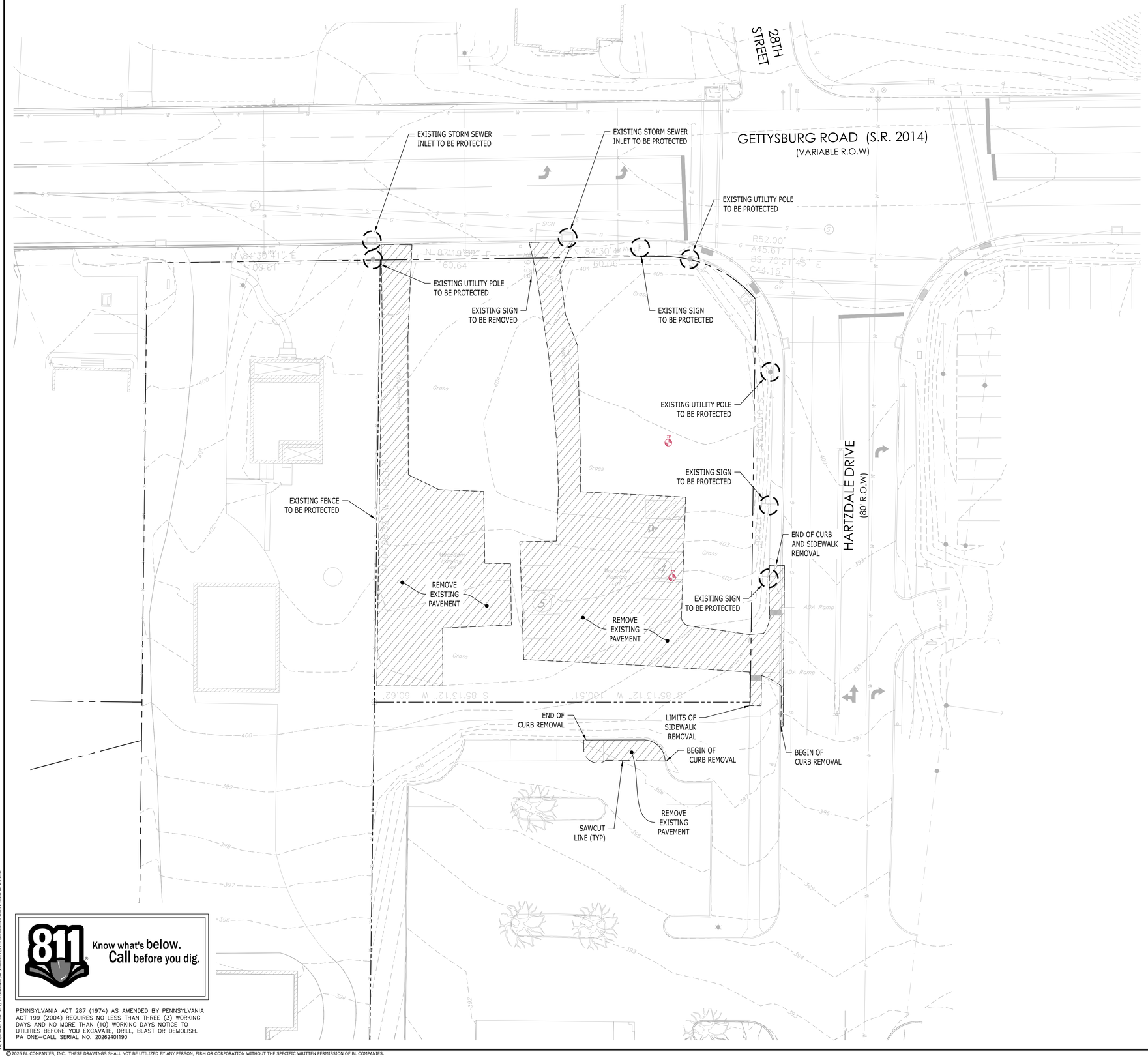
Title

SUBDIVISION PLAN

Sheet No.

V2.00

No. 4 of 18



LEGEND

- PROPERTY LINE
- ASPHALT TO BE REMOVED
- SAW CUT LINE
- FEATURE TO BE PROTECTED
- CONTOUR
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- OVERHEAD WIRES
- CHAIN LINE FENCE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SANITARY MANHOLE
- WV WATER VALVUE
- GV GAS VALVUE
- SIGN
- MB MAIL BOX
- GUY WIRE
- INTET

811 Know what's **below.** **Call** before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20262401190

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20'
Project No.	2600339
Date	10/19/2026

CAD File: C2600339-00

Title

DEMOLITION PLAN

Sheet No.

C0.00

No. 5 of 18

Xref (s): - XR-22 ; XC-10 ; XB-01

10/19/2026, TSMILIN, G:\2026\2600339\DWG\C2600339-00.DWG,C0.00 24X36,

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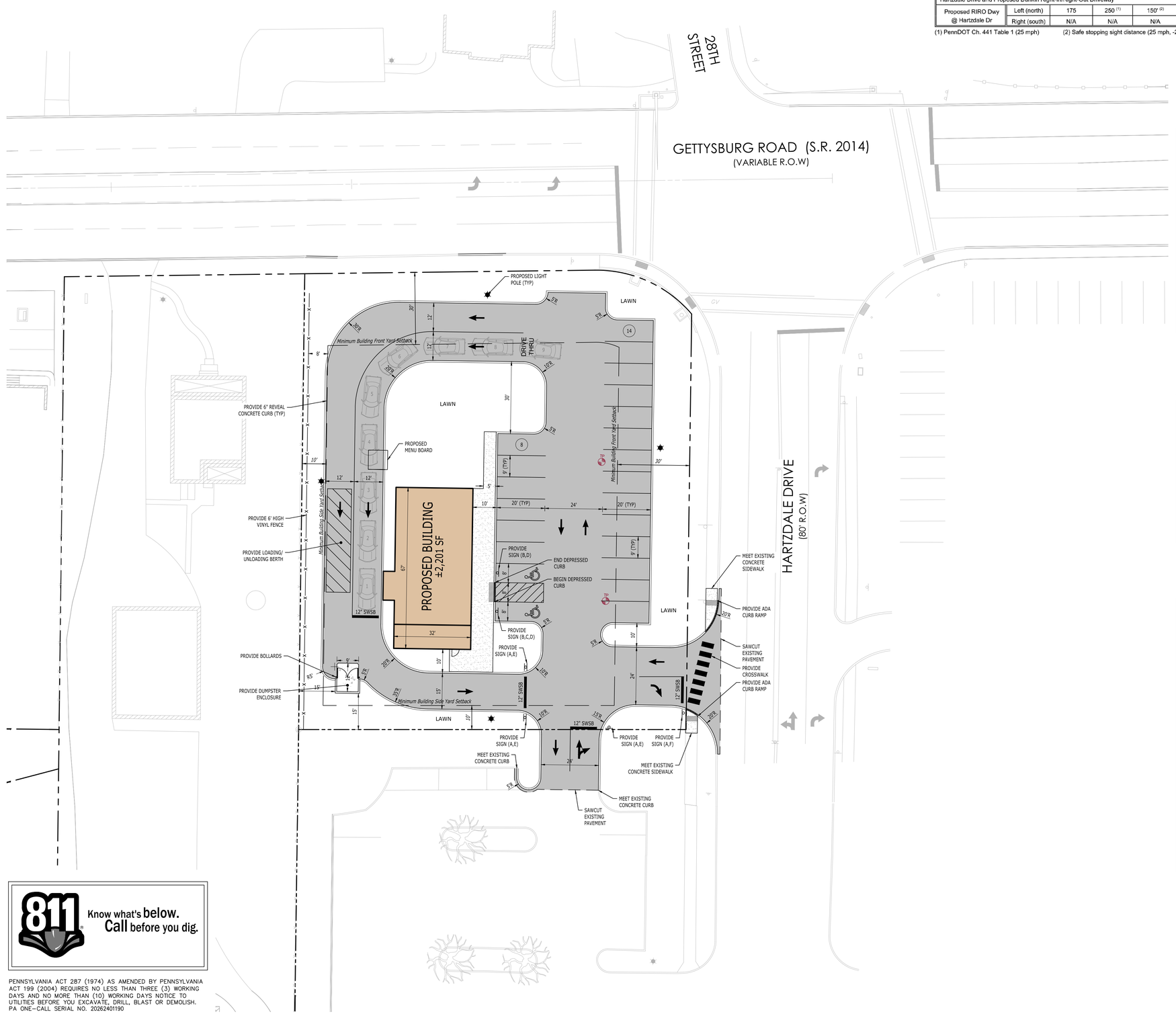
SIGHT DISTANCE EVALUATION SUMMARY

Location	Direction	Observed Sight Distance (ft)	Required Sight Distance (ft)	Safe Stopping Sight Distance (ft)	Acceptable
Hartzdale Drive and Proposed Dunkin Right-In/Right-Out Driveway					
Proposed RIRO Dwy @ Hartzdale Dr	Left (north)	175	250 (1)	150' (2)	YES
	Right (south)	N/A	N/A	N/A	-

(1) PennDOT Ch. 441 Table 1 (25 mph) (2) Safe stopping sight distance (25 mph, -2% grade)

LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- SAWCUT LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- BOLLARD
- SIGN
- 6' HIGH VINYL FENCE
- STANDARD-DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- SITE LIGHTING



ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY

ZONE: C-2 - GENERAL COMMERCIAL DISTRICT

PROPOSED PROJECT LOT USE: FAST-FOOD ESTABLISHMENT (PERMITTED USE)

ADJACENT LOT USE: RETAIL AND RESIDENTIAL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	SECTION	VARIANCE
2	MINIMUM LOT WIDTH	50 FEET	160 FEET	220-60.B	NO
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET	220-61.A.1	NO
4	MINIMUM SIDE SETBACK	10 FEET*	10 FEET	220-61.A.2	YES
5	MINIMUM REAR SETBACK	35 FEET	N/A	220-61.A.3	NO
6	MAXIMUM LOT COVERAGE	70 PERCENT	64.9 PERCENT 19,741 S.F.	220-58	NO
7	MAXIMUM BUILDING HEIGHT	50 FEET	50 FEET	220-59	NO

* SIDE YARD SETBACK SHALL BE INCREASED TO 25FT WHEN ABUTTING A RESIDENTIAL USE. THE SIDE YARD SETBACK WAS REDUCED FROM 25 FEET TO 10 FT AS GRANTED IN A DECISION MADE BY THE LOWER ALLEN TOWNSHIP ZONING HEARING BOARD AUGUST 13, 2026

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	SECTION	VARIANCE
1	BUILDING SIZE	N/A	2,201 S.F.	220-239	NO
2	PARKING REQUIRED	FAST-FOOD ESTABLISHMENT: 1 PER 30 SF OF GFA 2,201 SF / 30 = 74 SPACES	22 SPACES	220-239.A	YES
3	ADA PARKING REQUIRED	1 ADA SPACES	2 ADA SPACES	220-238.A	NO
4	MINIMUM PARKING DIMENSION	9 FEET X 18 FEET	9 FEET X 20 FEET	220-242.L.1.g	NO
5	MINIMUM AISLE WIDTH (2 LANE)	24 FEET	24 FEET	220-242.L.1.a	NO
6	MINIMUM AISLE WIDTH (1 LANE)	12 FEET	12 FEET	220-244.B.8	NO

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-8 12"x18"	RESERVED PARKING
C	R7-8B 9"x18"	VAN ACCESSIBLE
D	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200
E	R5-1 24"x24"	DO NOT ENTER
F	R3-7-1R 30"x30"	ALL TRAFFIC MUST TURN RIGHT

NOTE:
ALL HANDICAP ACCESSIBLE PARKING STALL SIGNAGE TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL) & BE IN FULL COMPLIANCE WITH THE LATEST BUILDING CODE.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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DUNKIN' - HARTZDALE
2507 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

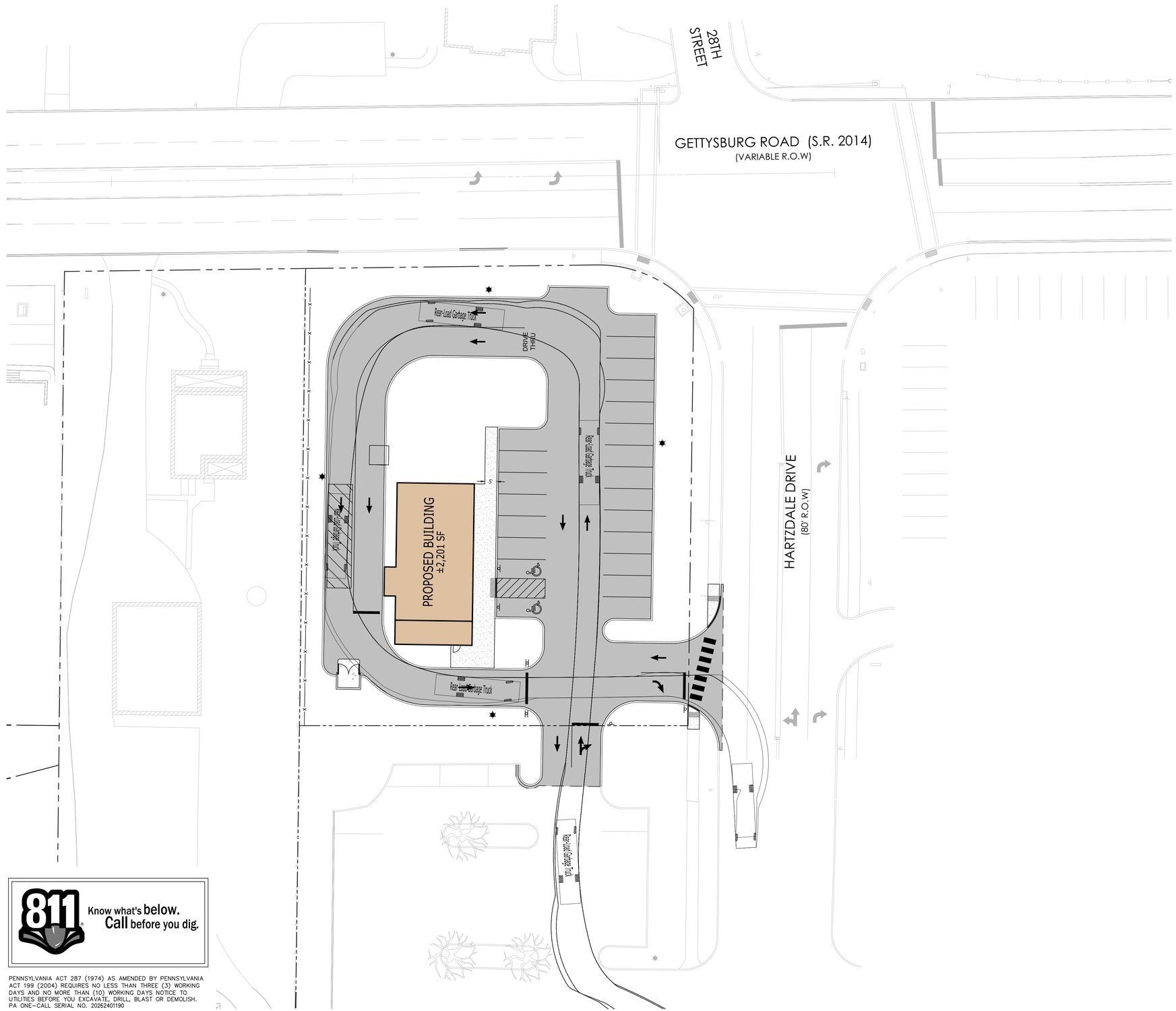
REVISIONS
No. Date Desc.

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Drawn T.C.S.
Reviewed K.T.M.
Scale 1" = 20'
Project No. 2600339
Date 10/19/2026
CAD File: C2600339-10

Title
SITE PLAN

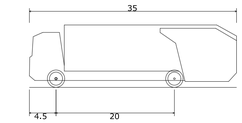
Sheet No.
C1.00
No. 6 of 18

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Xref Scale: 1:1 | XC-1D: 1:1 | XR-01



LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- SAWCUT LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- BOLLARD
- SIGN
- 6' HIGH VINYL FENCE
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- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- SITE LIGHTING



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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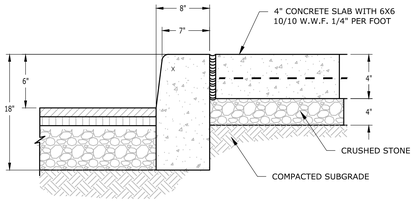
TRUCK TURNING ANALYSIS

Sheet No.

C1.01

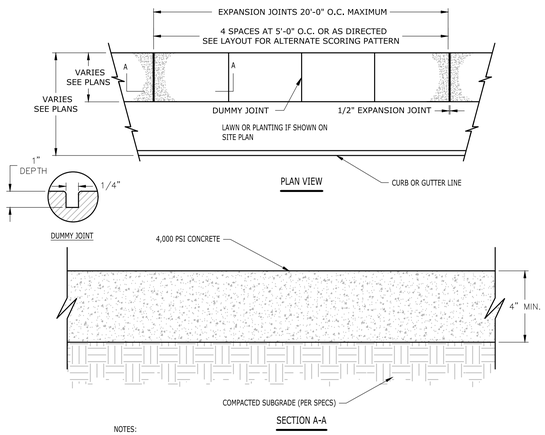
No. 7 of 18

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6" REVEAL CONCRETE CURB AND SIDEWALK DETAIL

N.T.S

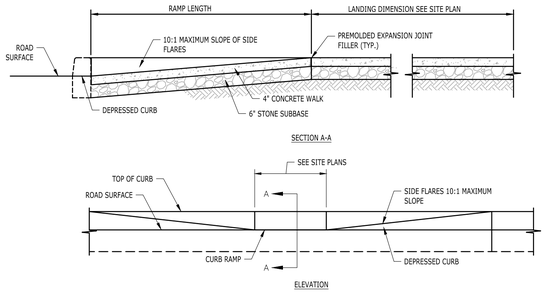


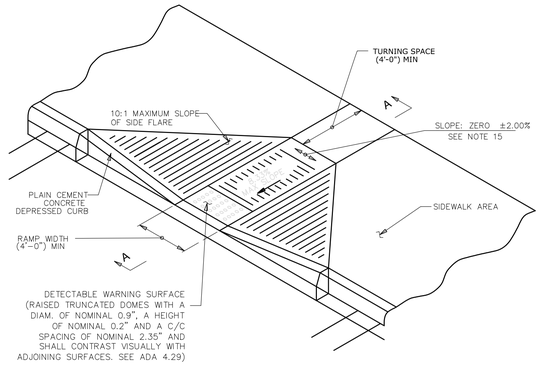
NOTES:

1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT
3. SIDEWALK TO BE BROOM FINISHED
4. COLOR TO BE SELECTED BY OWNER

SIDEWALK DETAIL

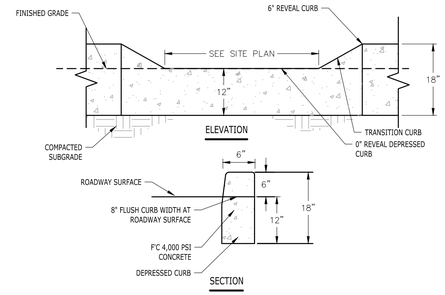
N.T.S





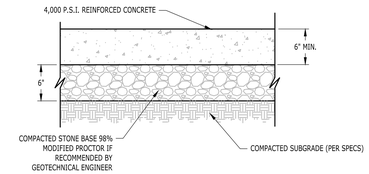
ADA COMPLIANT CURB RAMP

N.T.S



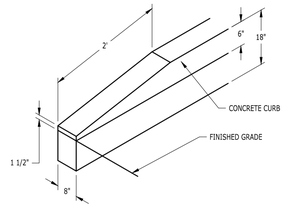
6" REVEAL DEPRESSED/ CONCRETE CURB

N.T.S



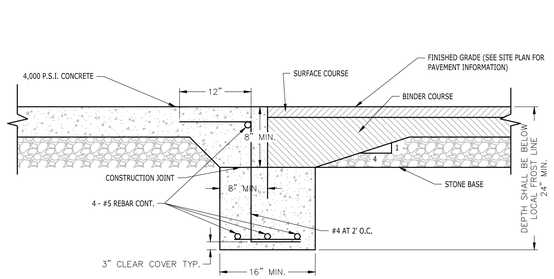
HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S



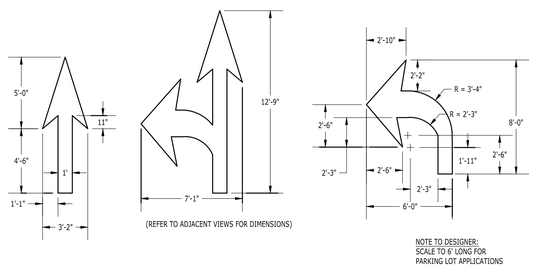
CURB TERMINUS

N.T.S



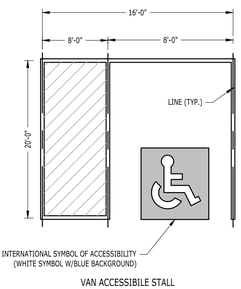
CONCRETE/ASPHALT JOINT DETAIL

N.T.S



PAVEMENT ARROW DETAILS

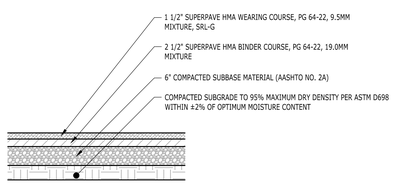
N.T.S



NOTE:
UNIFORM FEDERAL ACCESSIBILITY STANDARDS, SECTION 4.30. & 2012 ADA

TYPICAL VAN ACCESSIBLE PARKING STALL LAYOUT

N.T.S

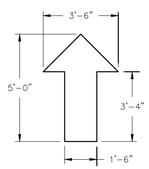


NOTES:

1. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.

STANDARD DUTY BITUMINUS PAVING DETAIL

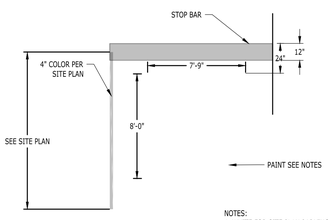
N.T.S



NOTES:
1. WHITE (ARROWS TO BE CENTERED IN TRAVEL LANE) FOR EMPLOYEMEE PARKING
2. YELLOW (ARROWS TO BE CENTERED IN TRAVEL LANE) FOR TRUCK TRAFFIC

PAINTED TRAFFIC ARROW DETAIL

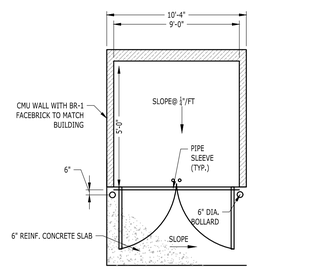
N.T.S



NOTES:
1. WHITE FOR SITE PLAN PARKING

STOP BAR DETAIL

N.T.S



NOTES:

1. DUMPSTER GATE AND DOORS MUST BE SELF-LATCHING.

DUMPSTER ENCLOSURE

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DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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Scale	N.T.S.
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CAD File: C2600339-110

Title

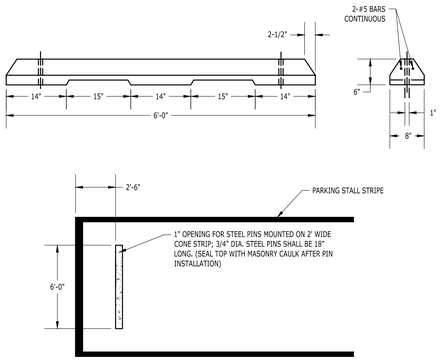
SITE DETAILS

Sheet No.

C1.100

No. 8 of 18

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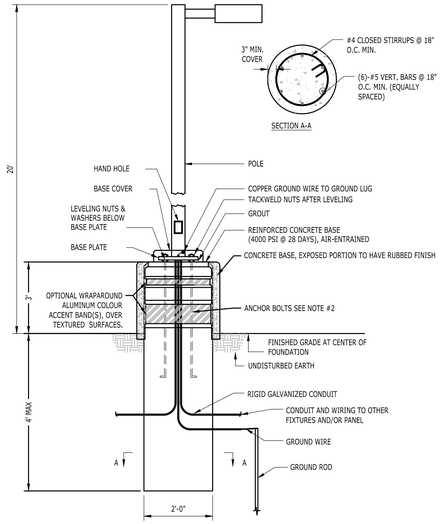


NOTES:

SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS. PAINT WHEEL STOPS OSHA YELLOW.

WHEEL STOP DETAIL

N.T.S

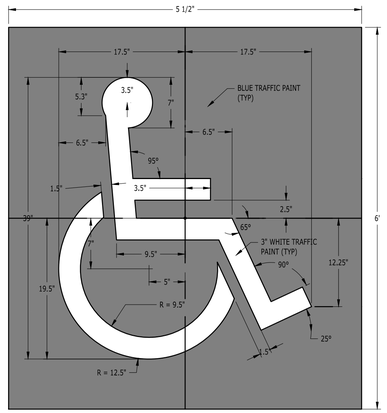


NOTES:

1. CONTRACTOR SHALL FURNISH DETAILED DRAWINGS WITH DESIGN CALCULATIONS FOR THE PROPOSED FOUNDATION PRIOR TO CONSTRUCTION AND ORDERING FOUNDATION MATERIALS. DRAWINGS AND CALCULATIONS MUST BE SIGNED AND SEALED BY A PENNSYLVANIA REGISTERED ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.
3. CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT AND WIRING PER NEC REQUIREMENTS
4. FORM RELEASE AGENT HAS BEEN FACTORY-APPLIED TO INSIDE SURFACE OF "ArtFORM".

TYPICAL LIGHT POLE AND BASE DETAIL

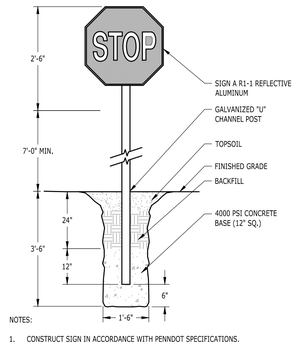
N.T.S



SEE SITE PLAN FOR LOCATIONS

ACCESSIBLE PARKING SYMBOL

N.T.S

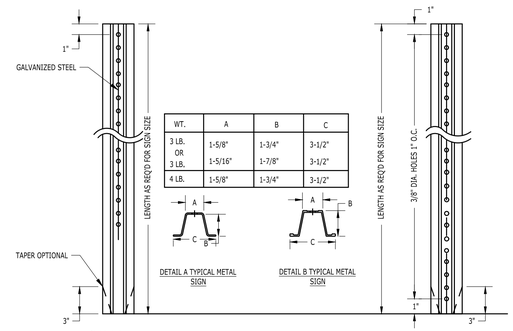


NOTES:

1. CONSTRUCT SIGN IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.

STOP SIGN DETAIL

N.T.S



DETAIL A
HOLE LOCATION

DETAIL B
HOLE LOCATION

NOTES:

1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 30 LBS OR GREATER PER LINEAR FOOT.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

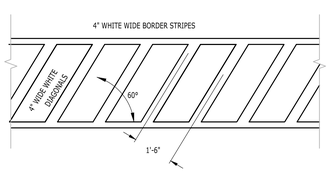
TYPICAL METAL SIGN POSTS

N.T.S



8" STEEL PROTECTIVE BOLLARD DETAIL

N.T.S



PAINT STRIPING DETAIL

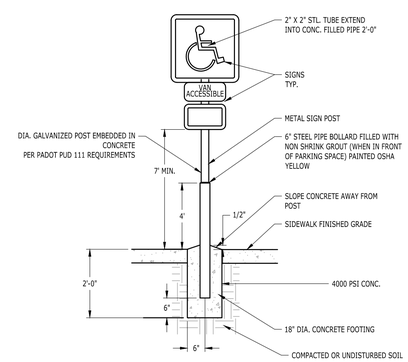
N.T.S



NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL

N.T.S



6" CONCRETE. FILLED STEEL PIPE SIGN POST

N.T.S

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Title

SITE DETAILS

Sheet No.

C1.101

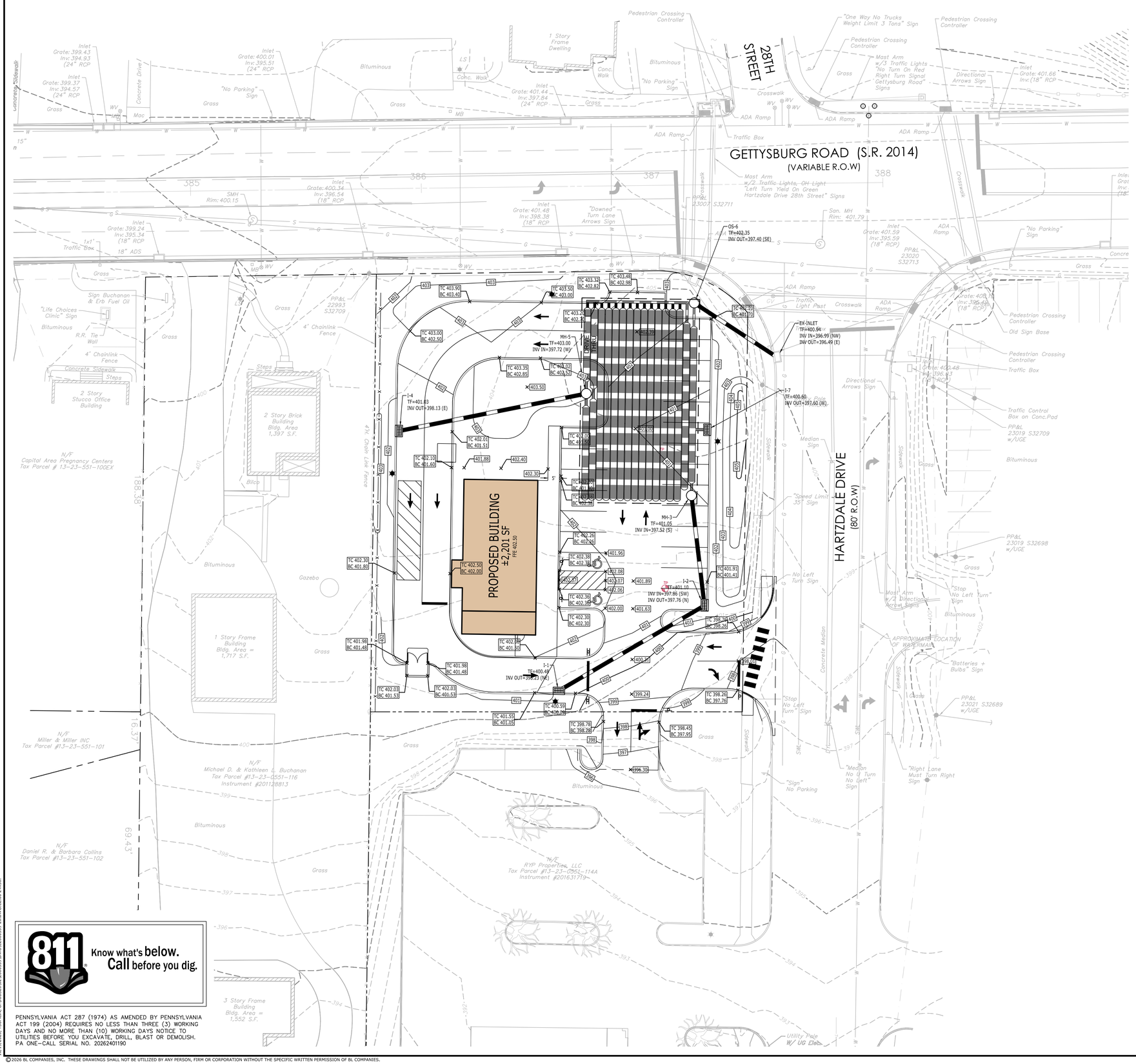
No. 9 of 18

10/19/2026, TSmith, J:\JOBS\26\02\2600339\DWG\C2600339-110.DWG,C1.101,

Xref (s): ; 19-01

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LEGEND

- PROPERTY LINE
- BENCHMARK
- 50 EXISTING GRADES
- 443.7 PROPOSED GRADE BREAK
- 444 PROPOSED 1' GRADES
- 445 PROPOSED 5' GRADES
- ×447.50 SPOT GRADES
- STORM LINE
- "M" TYPE CATCH BASIN
- "C" TYPE CATCH BASIN
- STORM MANHOLE
- TP INFILTRATION TEST PIT

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20'
Project No.	2600339
Date	10/19/2026

CAD File: C2600339-20

Title

GRADING & DRAINAGE PLAN

Sheet No.

C2.00

No. 10 of 18

Xref's: - XR-01, XR-02, XC-10, XC-20, XC-21

10/19/2026, TSUHLIN, G:\JOBS\2600\02\2600339\DWG\C2600339-20.DWG,C2.00,24X36,

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OPERATION AND MAINTENANCE OF SCMs

1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED STORMWATER BEST MANAGEMENT PRACTICES (BMPs) OR STORMWATER CONTROL MEASURES (SCMs). THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITTEE).
2. ALL PCSM BMPS WILL BE INSPECTED ACCORDING TO THE SCHEDULES LISTED BELOW. A WRITTEN REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
3. SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPS SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTES, UNUSED BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. ALL DAMAGED OR NON-FUNCTIONAL BMPS SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPS THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
5. THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTIES. PERMANENT MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE LISTED BELOW:
6. COPIES OF ALL INSPECTION REPORTS FOR STORMWATER MANAGEMENT SHALL BE SENT TO LOWER ALLEN TOWNSHIP.
7. A BLANKET ACCESS EASEMENT IS PROVIDED FOR INGRESS TO AN EGRESS FROM THE PUBLIC RIGHT-OF-WAY FOR ALL ON-SITE STORMWATER MANAGEMENT OR DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO DRAINAGE SWALES AND DRAINAGE FACILITIES (INLETS, MANHOLES, PIPES, ETC).

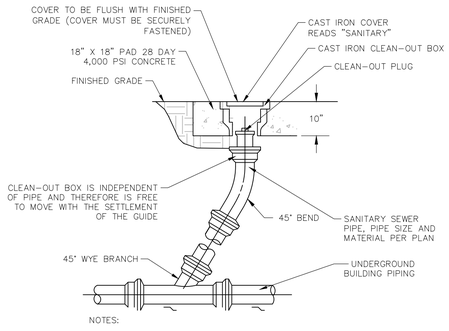
STORMWATER COLLECTION/CONVEYANCE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT INLETS, MANHOLES AND PIPING FOR TRASH AND DEBRIS. IF TRASH AND/OR DEBRIS IS DISCOVERED, REMOVE FROM FACILITIES. REPAIRS SHOULD BE MADE AS SOON AS PROBLEMS ARISE.	CLEAN ONCE PER YEAR & REPAIR AS NEEDED
INSPECT OUTFALL STRUCTURE FOR DEBRIS, CLOGGING AND FUNCTIONALITY. IF A PROBLEMS ARISES, REMOVE DEBRIS, UNCLOG WITH VACUUM. INSPECTION SHALL OCCUR QUARTERLY DURING 1ST YEAR & ONCE PER YEAR THEREAFTER	QUARTERLY & ONCE PER YEAR
INSPECT COLLECTION/CONVEYANCE SYSTEMS FOR DEBRIS, CLOGGING AND FUNCTIONALITY. IF A PROBLEMS ARISES, REMOVE DEBRIS, UNCLOG WITH VACUUM.	TWICE PER YEAR
GENERAL MAINTENANCE NOTES: 1. REMOVE DEBRIS AND CLOGGIN FROM COLLECTION/CONVEYANCE FACILITIES BY VACUUMING. 2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL.	

LANDSCAPE (TREE) PLANTING	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
RESTORATION AREAS PLANTED WITH A PROPER COVER CROP CAN BE EXPECTED TO REQUIRE ANNUAL MOWING IN ORDER TO CONTROL INVASIVES. APPLICATION OF A CAREFULLY SELECTED HERBICIDE AROUND THE PROTECTIVE TREE SHELTERS/TUBES MAY BE NECESSARY, REINFORCED BY SELECTIVE CUTTING/MANUAL REMOVAL IF NECESSARY.	ANNUAL
PROPER TRIMMING SHALL BE PERFORMED. DEAD TREES AND/OR BRANCHES SHALL BE REMOVED FOR SAFETY PURPOSES, DEAD TREES REMOVED SHALL BE REPLANTED IN THE NEXT PLANTING SEASON.	EVERY 2-5 YEARS

SUBSURFACE DETENTION BASIN	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT OUTLET STRUCTURE AND MANHOLES/INLETS CONTRIBUTING TO THE FACILITY FOR TRASH AND DEBRIS. IF TRASH OR DEBRIS IS FOUND, REMOVE FROM SYSTEM	MONTHLY
INSPECT FACILITY FOR STANDING WATER AFTER 2-YEAR STORM EVENT. IF STANDING WATER PERSISTS PAST 72 HOURS, CHECK FOR CLOGGING AND DEBRIS WITHIN THE SYSTEM AND REMOVE. IF PROBLEM CONTINUES, CONTACT THE SITE ENGINEER.	AFTER 3.10 INCHES OF RAINFALL IN A 24-HOUR PERIOD OR MINIMUM OF TWICE PER YEAR
INSPECT ADJACENT PARKING AND LAWN AREAS FRO DEBRIS. IF DEBRIS IS DISCOVERED, REMOVE TO PREVENT THE DEBRIS FROM ENTERING THE SYSTEM. SURROUNDING AREA SHALL BE MAINTAINED IN GOOD CONDITION. INSPECT SYSTEM FOR SALT OR OTHER CORROSIVE SUBSTANCES. IF EVIDENCE IS FOUND, FLUSH AND/OR RINSE THE SYSTEM.	QUARTERLY
GENERAL MAINTENANCE NOTES: 1. THE PERMITTEE IS RESPONSIBLE TO ENSURE THAT MAINTENANCE OCCURS ACCORDING TO THE SCHEDULES STATED HEREIN.	

STORMWATER MANAGEMENT NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BL COMPANIES, THE CURRENT REQUIREMENTS OF THE TOWNSHIP OF EAST HANOVER, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL STORM PIPES SHALL BE CONSTRUCTED AS NOTED. ALL JOINTS SHALL BE WATERTIGHT.
7. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE PLAN SET, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
8. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR OTHER PERTINENT INFORMATION.
9. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE DUTY, TO ENTER ONTO THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND REQUIRE ANY NECESSARY MAINTENANCE AT THE OWNER'S EXPENSE.

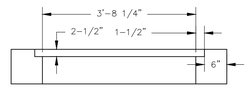


NOTES:

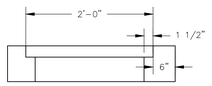
1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEENAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL. CONTACT 1-800-558-5075.
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

CLEANOUT DETAIL

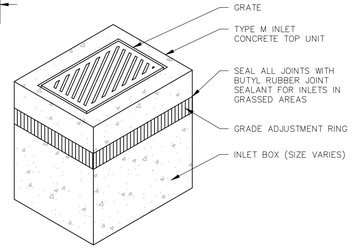
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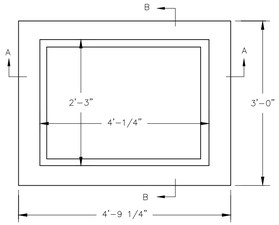


SECTION A-A



SECTION B-B





PLAN VIEW

NOTES:

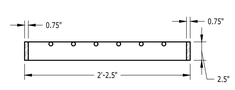
1. ALL MATERIALS AND CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUBLICATIONS/408, LATEST EDITION, AND AS DETAILED IN PENNDOT PUBLICATION 72M, LATEST EDITION AND CERTIFIED FOR H20 LOADING
2. PROVIDE BICYCLE SAFE GRATE

NOTES:

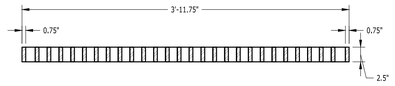
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46 (PUB. 72M, LATEST EDITION). CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.
4. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408
5. PROVIDE WEEP HOLES COVERED WITH GEOTEXTILE FABRIC AND PLACED AT THE APPROPRIATE ELEVATION TO COMPLETELY DRAIN THE SUBGRADE PRIOR TO PLACING THE BASE COURSE OF PAVEMENT.

TYPE "M" INLET

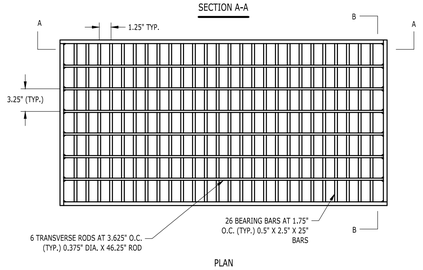
N.T.S



SECTION B-B



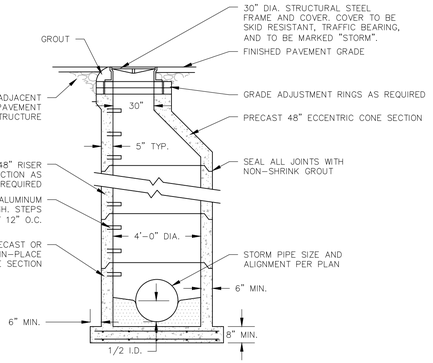
SECTION A-A



PLAN

STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S

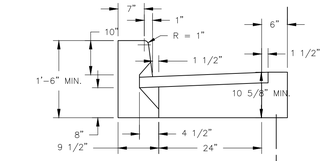


NOTE:

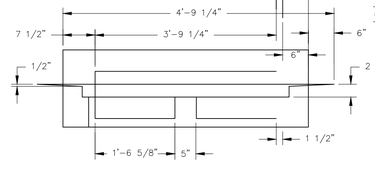
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-39 FOR PRECAST CONCRETE MANHOLES.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUBLICATIONS/408, LATEST EDITION, AND AS DETAILED IN PENNDOT PUBLICATION 72M, LATEST EDITION.

TYPICAL STORM SEWER MANHOLE

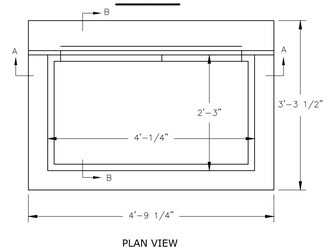
N.T.S



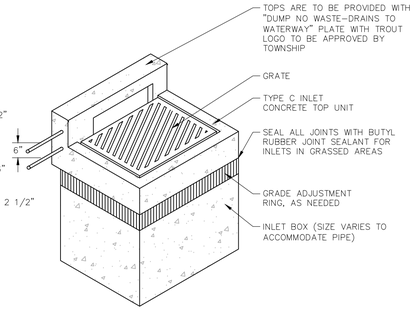
SECTION A-A



SECTION B-B



PLAN VIEW



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46 (PUB. 72M, LATEST EDITION). CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
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NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUBLICATIONS/408, LATEST EDITION, AND AS DETAILED IN PENNDOT PUBLICATION 72M, LATEST EDITION AND CERTIFIED FOR H20 LOADING
2. PROVIDE BICYCLE SAFE GRATE.

TYPE "C" INLET

N.T.S

Architecture
Engineering
Environmental
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BL Companies

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	N.T.S.
Project No.	2600339
Date	10/19/2026
CAD File: C2600339-110	

Title

GRADING & DRAINAGE DETAILS

Sheet No.

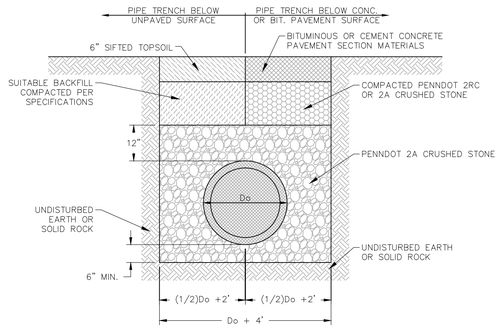
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No.11 of 18

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Xref (s): JOB-01

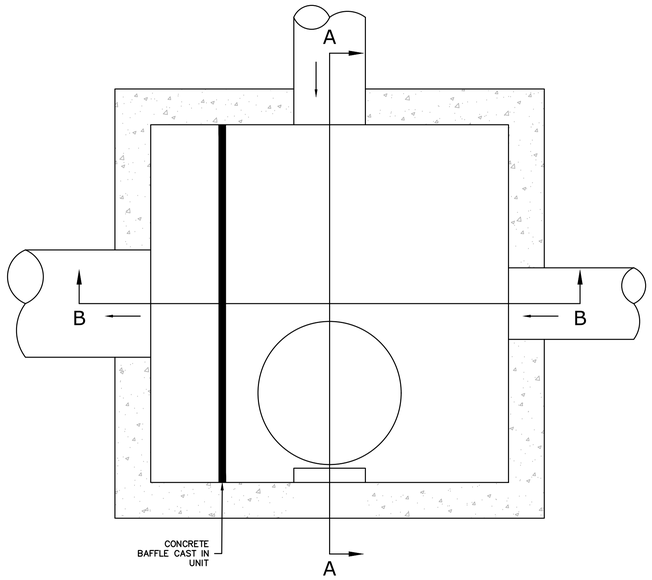
NOTES:

1. PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 408, AS AMENDED.



STORM PIPE TRENCH SECTION

N.T.S



SECTION A-A

SECTION B-B

STRUCTURE ID	STRUCTURE TYPE	BASIN BOTTOM ELEV.	WEIR CREST ELEV. [A]	INVERT ELEV. IN [B]	INVERT ELEV. IN [C]	OUTLET PIPE SIZE/ MATERIAL [D]	WEIR WIDTH [E]	OUTLET PIPE ELEV. [F]	ORIFICE DIA. IN
OCS-6	PADOT TYPE 5 MANHOLE	397.11	399.25	398.20	397.86	18" RCP	5.0'	397.40	5

NOTE:
1. ALL CONNECTIONS AND JOINTS SHALL BE WATERTIGHT.
2. CONTRACTOR TO PROVIDE A SIGNED AND SEALED SHOP DRAWING FOR REVIEW PRIOR TO ORDERING STRUCTURE

SUBSURFACE INFILTRATION BASIN OUTLET CONTROL STRUCTURE (OCS)

N.T.S

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Suite 350
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(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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Reviewed	K.T.M.
Scale	N.T.S.
Project No.	2600339
Date	10/19/2026

CAD File: C2600339-110

Title

GRADING & DRAINAGE DETAILS

Sheet No.

C2.101

No.12 of 18

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Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE: AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

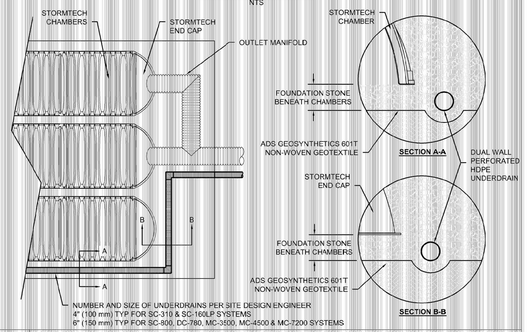
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

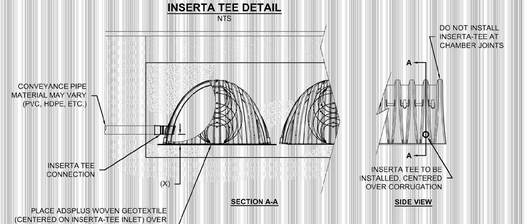
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS



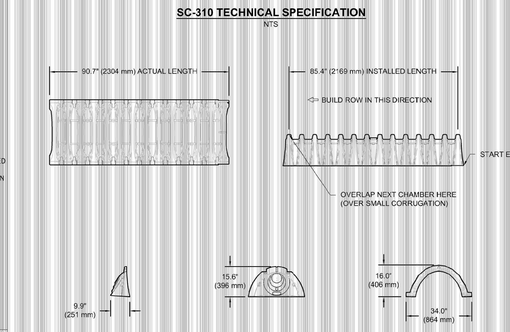
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL

SC-310 TECHNICAL SPECIFICATION
NTS

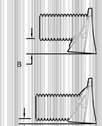


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.34 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs	(16.8 kg)

*ASSUMES 6" (150 mm) ABOVE AND BELOW CHAMBER; 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	8" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

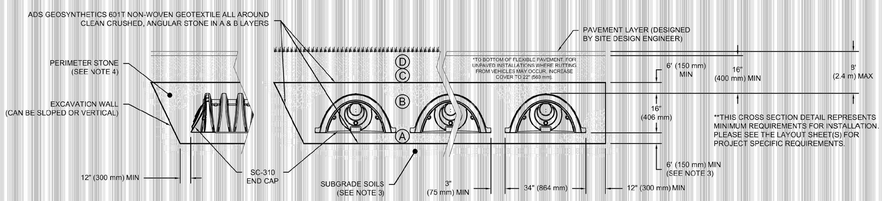
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

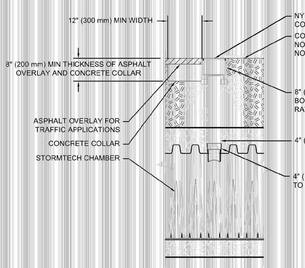
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	3,25	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	FLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



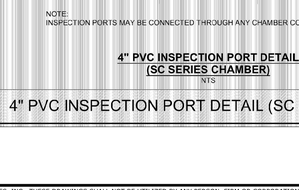
NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2" (50 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-310 ISOLATOR ROW PLUS DETAIL



4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

DRAWN: SMW | DATE: 08/05/2025
REVIEWED: JLM | PROJECT NO: 721-390
REV: | NOT TO SCALE

SC-310 STANDARD DETAILS

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

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BL Companies

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Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE
2507 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

No.	REVISIONS Date	Desc.

Designed T.C.S.
Drawn T.C.S.
Reviewed K.T.M.
Scale N.T.S.
Project No. 2600339
Date 10/19/2026
CAD File: C2600339-110

Title
GRADING & DRAINAGE DETAILS

Sheet No.
C2.102
No.13 of 18

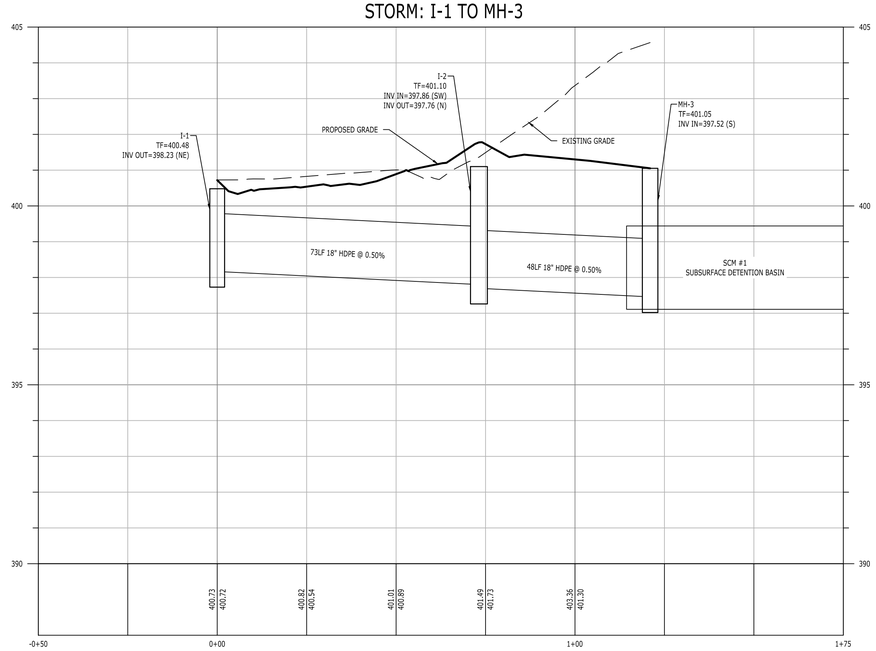
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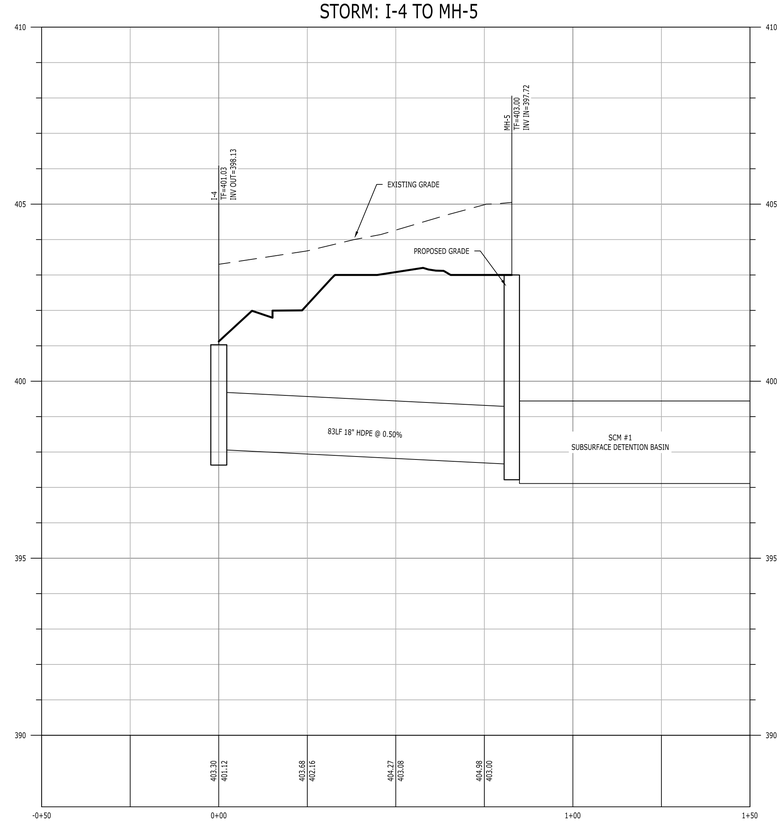
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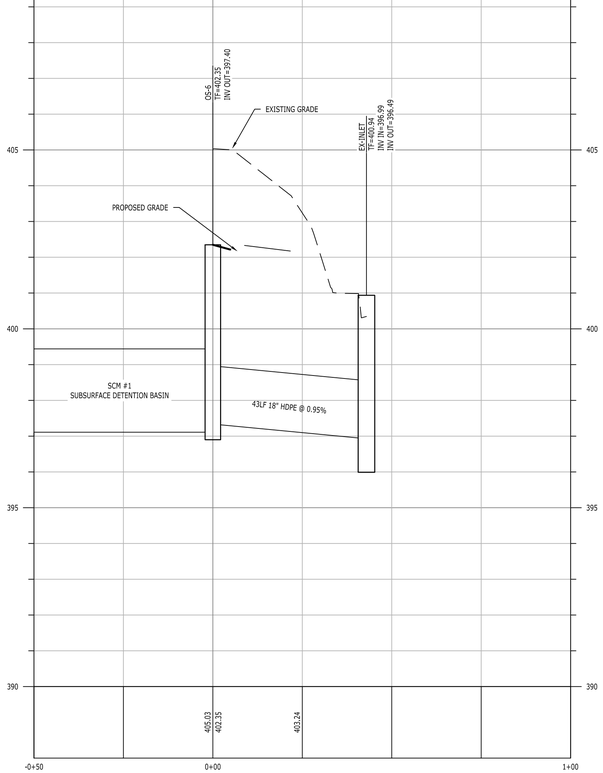
STORM: I-1 TO MH-3



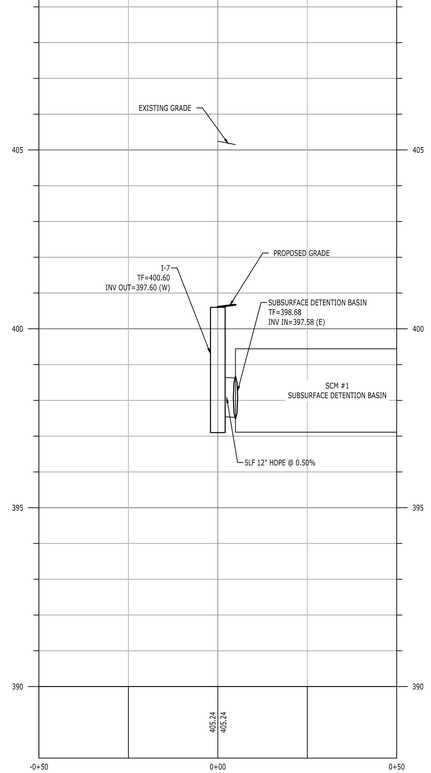
STORM: I-4 TO MH-5



STORM: OS-6 TO EXISTING INLET



STORM: I-7 TO SCM-1



VERTICAL SCALE
2 1 0 2
SCALE IN FEET

HORIZONTAL SCALE
20 10 0 20
SCALE IN FEET

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

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LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20"
Project No.	2600339
Date	10/19/2026

CAD File:
C2600339-21

Title

STORM PROFILES

Sheet No.

C2.20

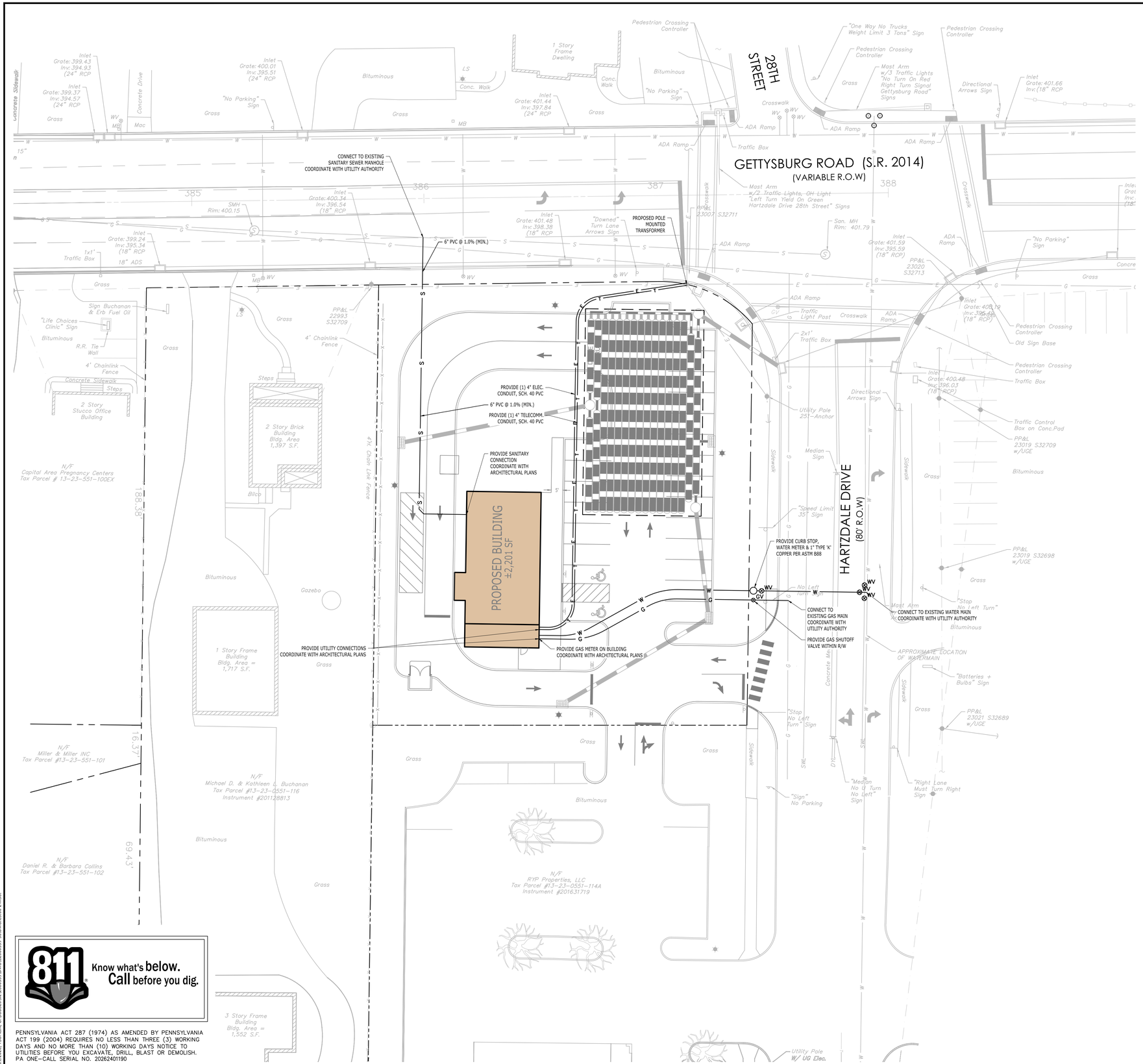
No.14 of 18

xref ($0) : XC-20 , XB-01 , XC2600339-21

10/19/2026, TSHAUN, G:\2008\08-60\2600339\DWG\C2600339-21.DWG,C2.20 24X36,

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LEGEND

UTILITY LEGEND

- PROPERTY LINE
- W — DOMESTIC WATER LINE
- S — SANITARY PIPE CENTER LINE
- E — PRIMARY ELECTRIC LINE TO TRANSFORMER
- G — GAS LINE
- WV — WATER VALVE
- GV — GAS VALVE
- 4' DIAMETER SANITARY MANHOLE
- OIL-WATER SEPARATOR
- CO — SANITARY CLEANOUT

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20262401190

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20"
Project No.	2600339
Date	10/19/2026
CAD File:	C2600339-30

Title

SITE UTILITY PLAN

Sheet No.

C3.00

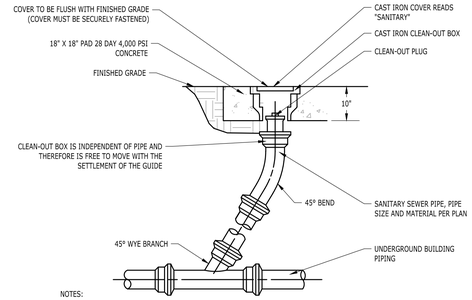
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Xref: [0] - XC-02 , XB-01 , XC-01 , EX-22 , XC-20 , XC-21

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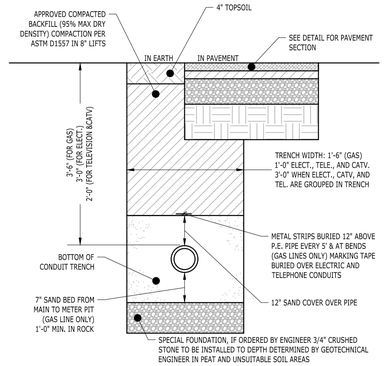


NOTES:

1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEENAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL. CONTACT 1-800-558-5075.
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

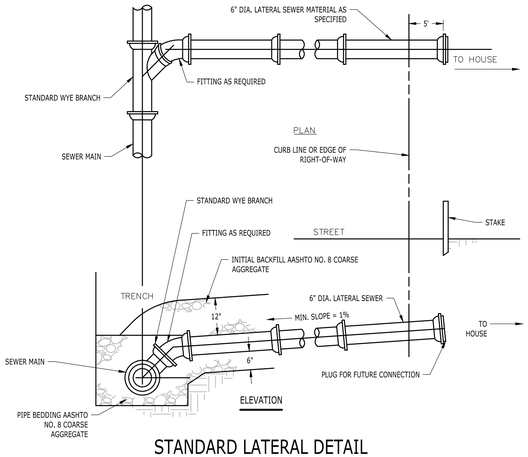
CLEANOUT DETAIL

N.T.S



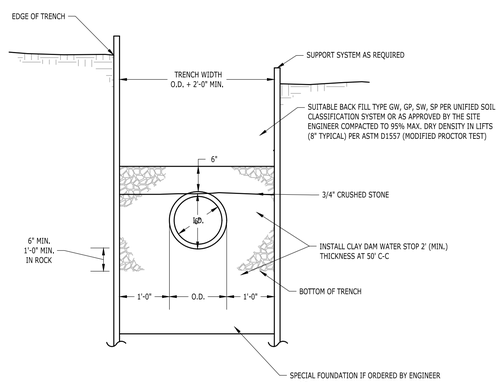
ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S



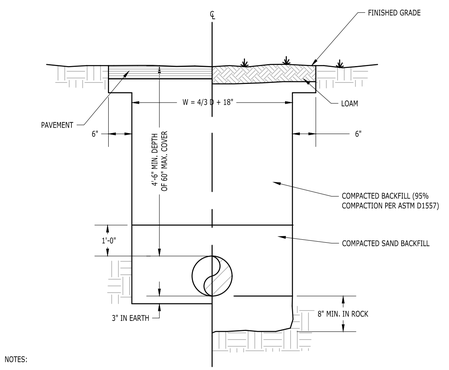
STANDARD LATERAL DETAIL

N.T.S



TYPICAL SANITARY SEWER TRENCH SECTION

N.T.S



NOTES:

1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
2. PIPING TO BE HYDROSTATIC TESTED FOR TWO HOURS AT 100 P.S.I. OVER NORMAL OPERATING PRESSURE AFTER INSTALLATION

TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S

Architecture
Engineering
Environmental
Land Surveying

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	N.T.S.
Project No.	2600339
Date	10/19/2026
CAD File:	C2600339-110

Title

SITE UTILITY DETAILS

Sheet No.

C3.100

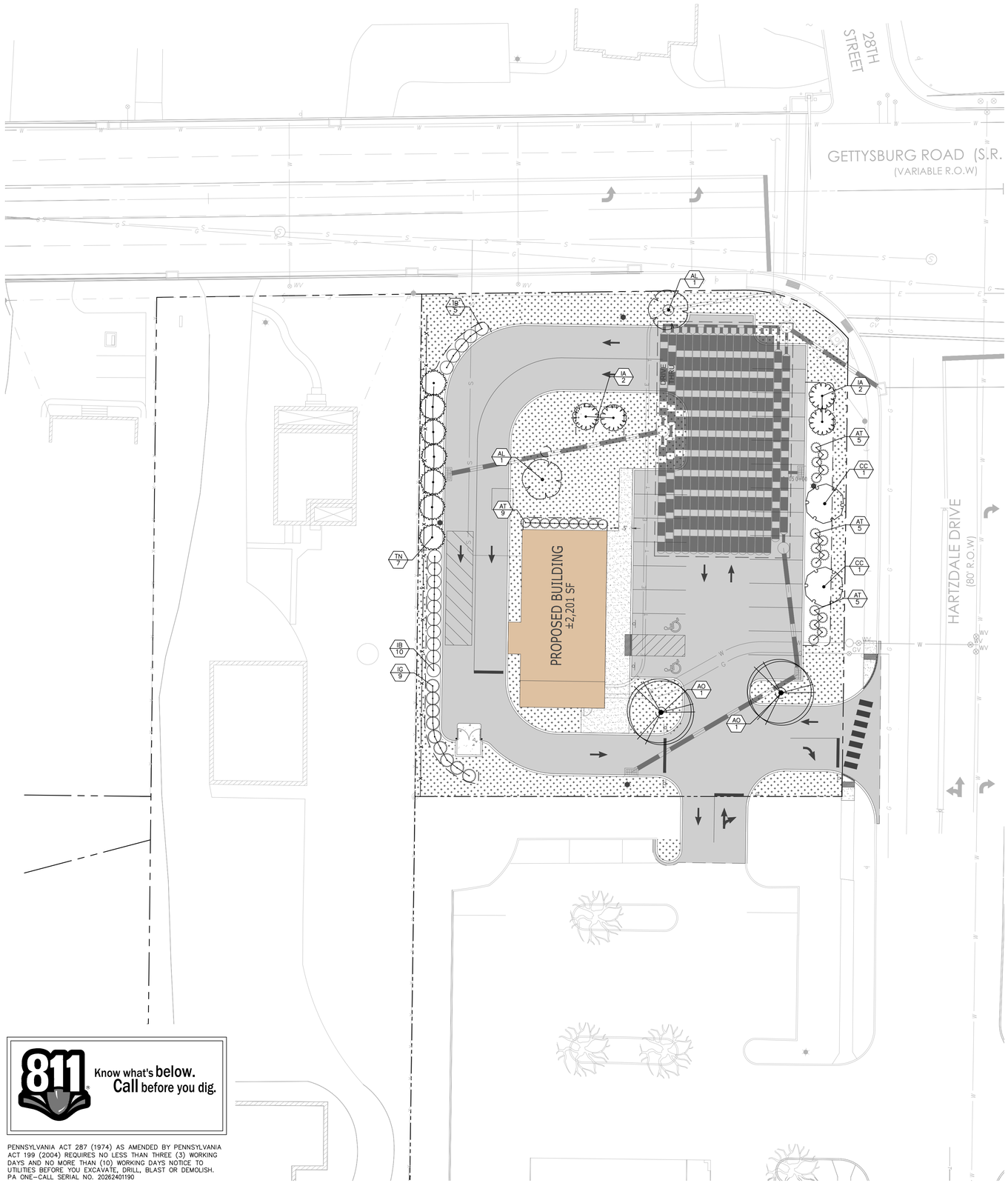
No.16 of 18

10/19/2026, TSmith, N, C:\JOBS\26\02\2600339\DWG\C2600339-110.DWG, C3.100,

Xref (s) : 18-01

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LEGEND

PROPERTY LINE

PLANTING BEDLINE

PROVIDE AND INSTALL LAWN SEED MIX

ORDINANCE REQUIREMENTS - TOWNSHIP OF LOWER ALLEN CODE

CHAPTER 220 ZONING		REQUIRED	PROPOSED	VARIANCE
§220-200 Landscaping Requirements	A. Frontyard 5% landscape area, contain evergreen and/or deciduous trees at least 1 1/2 inches in caliper, evergreen and/or deciduous shrubs one foot to three feet in height and continuous ground cover.	Gettysburg Rd 2752 sf x 5% = 138 sf	2065 sf 1 deciduous tree 2 evergreen trees 9 shrubs provided	NO
		Hartzdale Dr 5963 sf x 5% = 298 sf	1680 sf 2 deciduous trees 2 evergreen trees 15 shrubs provided	NO
	B. Parking area landscaping. 5% interior planting. 1 tree 10 parking spaces A mixture of hardy flowing and/or decorative evergreen and deciduous trees is preferred.	7205 sf pk x 5% = 360 sf 22 SP/10 = 2.2 trees	690 sf 3 trees provided	NO
§220-201 screening Requirements	A, Dumpster and trash-handling areas. Commercial and industrial uses, when located adjacent to residential uses and/or residential districts.	Screening	Screening by fence around dumpster	NO
	B. For every 50 feet of property line where screening is required, an evergreen or deciduous tree of at least two inches in caliper shall be planted and incorporated into the screening material.	West Property Line 187 lf/50 = 4 evergreen trees	7 evergreen trees provided	NO
	C. Screening and buffering requirements for parking areas located adjacent to residential uses. A front yard setback for any parking area equal to at least half of that required for the adjacent residential use. A wall, hedge or earthen berm shall be placed along the perimeter of the parking area adjacent to the residential use, within a buffer yard of five feet, in addition to the required yard setbacks.	West Property Line hedge along the perimeter of the parking area	10 ft buffer Contiounse evergreen shrub hedge installed at 3 ft	YES (WIDTH CAN NOT FULFILL REQUIREMENT)
§220-242 Parking Requirements	L.3. Except at entrance and exit drives, the parking area shall be physically separated from any public and/or private streets with a minimum six-foot-wide planting strip.	6 ft wide planting strip around parking when fronting street	6 ft wide planting strip is proposed around parking lot	NO

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES							
	AO	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL, 6' HT MIN	B&B	
EVERGREEN TREES							
	IA	4	ILEX OPACA	AMERICAN HOLLY	1.5" CAL. 6" HT MIN.	CONT.	
	TN	7	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	1" CAL. MIN. 6' HT.	B&B / CONT.	
ORNAMENTAL TREES							
	AL	2	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1.5" CAL. 6" HT MIN.	B&B	
	CC	2	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL. 6" HT MIN.	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS							
	AT	24	AZALEA X 'SNOW WHITE'	SNOW WHITE AZALEA	3 GAL., MIN. 18"–21" HT. AND SPREAD	CONT.	48" o.c.
SCREENING SHRUB							
	IB	16	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	5 GAL. 36" HT MIN	CONT.	60" o.c.
	IG	9	ILEX GLABRA	INKBERRY HOLLY	5 GAL. 36" HT MIN	CONT.	60" o.c.
	PO	1	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL. 36" HT MIN	CONT.	60" o.c.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20262401190

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DUNKIN' - HARTZDALE

2507 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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Drawn	T.C.S.
Reviewed	K.T.M.
Scale	1" = 20'
Project No.	2600339
Date	10/19/2026

CAD File: C2600339-S0

Title

LANDSCAPING PLAN

Sheet No.

C5.00

No. 17 of 18

10/19/2026, TSMALIN, G:\JOBS\26\02\2600339\DWG\C2600339-S0_DWG\LANDSCAPING PLAN,

Xref [5] : XZ-02 : XC-01 : XL-01 : XB-01 : XC2600339-S0 : XC2600339-S1

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.

2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK MULCH, DYED COLOR BROWN OR BLACK, AGED AT LEAST 6 MONTHS.

10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

12. PLANTING SOIL:

    DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

    TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Co,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

    CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

    A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
    B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% – 6% FOR LAWN OR GRASS AREAS. 4% – 8% FOR TREE AND SHRUB PLANTERS. 8%-16% FOR RETENTION OR DETENTION BASINS.
	(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 – 7.3

    C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
    D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75–125 LBS/SQ.IN.
    E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF NORTH CAROLINA, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
    F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
       – LOAM
       – SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
       – SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
    G. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

13. PLANTING AMENDMENTS:
    APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

14. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

15. INSPECTION AND REVIEW:
    ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS.
    PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

16. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

	SPRING	FALL
EVERGREEN TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
PERENNIALS	MAY 15 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
BULBS	N/A	SEPTEMBER 15 TO NOVEMBER 15

17. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

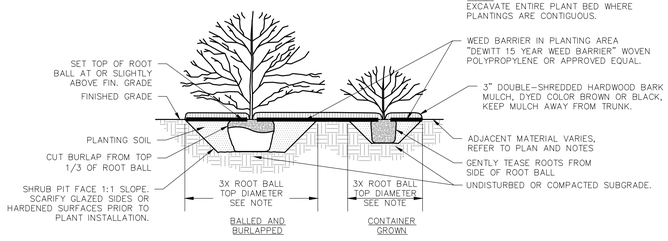
SEED MIX NOTES

A. LAWN SEEDING MIX:
   15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
   25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
   60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
   SEEDING RATE: 5 LBS/1,000 S.F.
   SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

B. LOW MAINTENANCE SEED MIX:
   ERNMX-310 – NC STEEP SLOPE MIX
   ERNST SEEDS OR APPROVED EQUAL

   22.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
   21.7% SORGHASTRUM NUTANS, PA ECOTYPE (INDIANGRASS, PA ECOTYPE)
   18.0% PANICUM VIRGATUM, 'CARTHAGE', NC ECOTYPE (SWITCHGRASS, 'CARTHAGE', NC ECOTYPE)
   18.0% SCHIZACHYRIUM SCOPARIUM, 'ALDOUS' (LITTLE BLUESTEM, 'ALDOUS')
   15.0% TRIDENS FLAVUS (PURPLETOP)
   1.3% CHAMAECRISTA FASCICULATA, FL ECOTYPE (PARTRIDGE PEA, FL ECOTYPE)
   1.3% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
   1.3% RUDBECKIA HIRTA (BLACKEYED SUSAN)
   1.0% BIDENS ARISTOSA, COASTAL PLAIN NC ECOTYPE (SHOWY TICKSEED SUNFLOWER (BUR MARIGOLD), COASTAL PLAIN NC ECOTYPE)
   0.2% MONARDA FISTULOSA, FORT INDIANTOWN GAP–PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP–PA ECOTYPE)
   0.2% TRADESCANTIA OHIENSIS, PA ECOTYPE (OHIO SPIDERWORT, PA ECOTYPE)

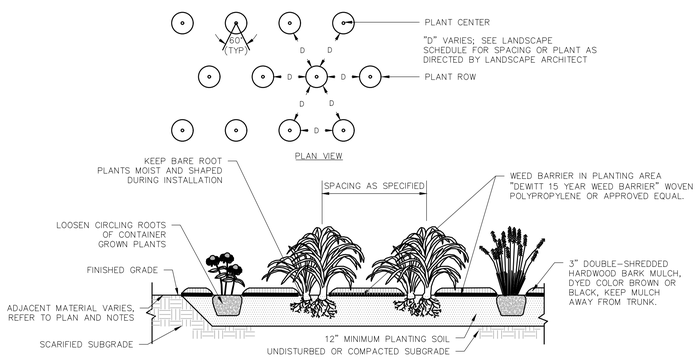
   APPLICATION RATE: 45 LBS/ACRE
   COVER CROP USE ONE OF THE FOLLOWING: GRAIN OATS (30 LBS/ACRE; 1 JAN TO 30 APR), BROWN TOP MILLET (10 LBS/ACRE; 1 MAY TO 31 AUG), OR GRAIN RYE (30 LBS/ACRE; 1 SEP TO 31 DEC)
   SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 30
   UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



SECTION VIEW

SHRUB PLANTING

N.T.S

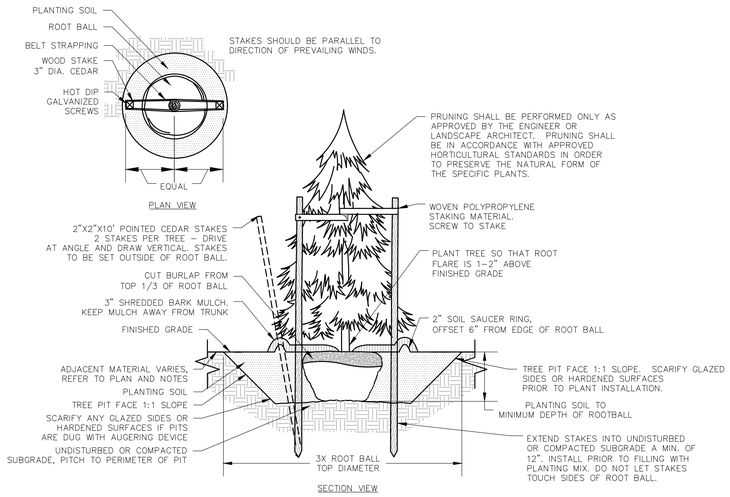


PLAN VIEW

SECTION VIEW

GROUNDCOVER PLANTING

N.T.S

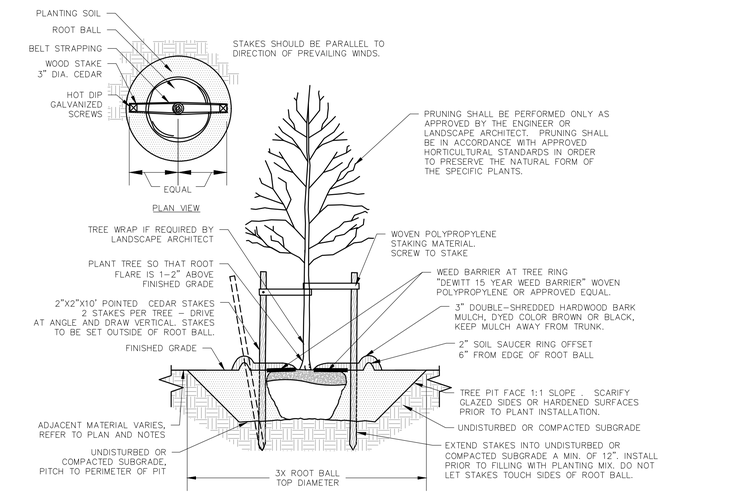


SECTION VIEW

NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

EVERGREEN TREE PLANTING

N.T.S



SECTION VIEW

NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

N.T.S

Architecture
Engineering
Environmental
Land Surveying
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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

DUNKIN' - HARTZDALE
2507 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

No.	Date	Desc.
REVISIONS		

Designed	T.C.S.
Drawn	T.C.S.
Reviewed	K.T.M.
Scale	N.T.S.
Project No.	2600339
Date	10/19/2026

CAD File: C2600339-110

Title

LANDSCAPING NOTES & DETAILS

Sheet No.

C5.100

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10/19/2026, TSchaffer, G:\2026\26\02\2600339\DWG\C2600339-110.DWG, C5.100
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