Preliminary / Final Land Development Plan

For

Springhill Suites

Lower Allen Commons

Condominium Unit #4

3525 Gettysburg Road

Lower Allen Township, Cumberland County, PA

Prepared for:
Central PA Equities 31, LLC
146 Pine Grove Circle, Suite 200
York, PA 17403
(717) 741-0839

Prepared by:
BL Companies, Inc.
2601 Market Place, Suite 350
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(717) 651-9850 Fax
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Sheet List Table

1. CV-1 Cover Sheet
2. CH-1 General Notes
3. WA-1 Existing Conditions Plan
4. DA-1 Demolition Plan
5. SP-1 Steeple Plan
6. GD-1 Gaging & Drainage Plan
7. JD-1 Site Utility Plan
8. PB-1 Profiles
9. ED-1 Landscaping Plan
10. ED-2 Landscaping Details
11. DH-1 Detail Sheet
12. DH-2 Detail Sheet
13. DH-3 Detail Sheet
14. DH-4 Detail Sheet
15. BC-1 Gaging & Sedimentation Control Plan
16. BC-2 Gaging & Sedimentation Control Notes
17. BC-3 Gaging & Sedimentation Control Details

Supplemental Plans:

Planting Island Details
Erosion & Sedimentation Control Details

Plan Purpose:

This Preliminary Plan is for construction permits only and not intended for construction. It contains the preliminary plan, and offer of dedication, general notes, and supplemental plans. It is not intended for construction purposes and is for permitting purposes only. It is not released for construction.
SPRINGHILL SUITES

±78,790 S.F.
124 ROOMS
132 SPACES

GETTYSBURG ROAD (S.R. 2027)
VARIABLE R/W

ZIMMERMAN

DRIVE

PARKING INFORMATION

SIGN LEGEND

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

BL COMPANIES, INC.  THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.
LANDSCAPE NOTES

1. **DECIDUOUS TREE PLANTING**
   - Plant trees on the north side of the island where there is full sun exposure and 20 feet of distance from the edge of the sidewalk. Trees should be placed 15 feet from the front and 8 feet from the rear of the island.

2. **SHRUB PLANTING**
   - Plant shrubs in the middle of the island where there is full sun exposure and 20 feet of distance from the edge of the sidewalk. Shrubs should be placed 15 feet from the front and 8 feet from the rear of the island.

3. **TREE PROTECTION**
   - Trees should be protected from foot traffic and equipment by placing barriers around the base of the trees.

4. **SECTION OF PLANTED ISLAND**
   - Design section shows the layout of the planted island with trees and shrubs placed according to the planting plan.

5. **LANDSCAPE REQUIREMENTS - BORDERS**
   - Provide a landscape border around the perimeter of the island to create a natural transition between the landscaped area and the adjacent streets.

6. **LANDSCAPE REQUIREMENTS - ZONING**
   - Ensure that the landscape design is in compliance with local zoning regulations.

7. **AS NOTED**
   - Any additional notes or requirements should be noted in the project documentation.

8. **NOTES & DETAILS**
   - Detailed notes and specifications for the landscape design should be included in the project documentation.

9. **CALCULATIONS**
   - Calculations for the area and perimeter of the planted island should be included in the project documentation.

10. **DRAWING SPECIFICATIONS**
    - Specific details for the landscape design should be included in the project documentation.

11. **DRAWING SHEET**
    - The landscape design should be included on the project drawing sheet.

12. **DRAWING SCALE**
    - 1" = 20' scale should be used for the landscape design.

13. **DRAWING REVISE**
    - Revise the landscape design as necessary to meet project requirements.

14. **DRAWING DATE**
    - 02/18/2020

15. **DRAWING SHEET NUMBER**
    - Sheet No. 10

16. **DRAWING SHEET TITLE**
    - LL-2

17. **DRAWING SHEET DIMENSIONS**
    - 1728.0x2592.0

18. **DRAWING SHEET LOCATION**
    - 3500 GETTYSBURG ROAD

19. **DRAWING SHEET CONTACT**
    - BL COMPANIES, INC.

20. **COPYRIGHT**
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**FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION**

**Land Surveying**

**Environmental Engineering**

**Architecture**

**Scale**

**Drawn by**

**Reviewed by**

**Project No.**

**Date**

02/18/2020
**Typical Metal Sign**

- Painted Traffic Arrow Detail
- Stop Bar Detail
- 6" Reveal / Depressed Concrete Curb
- Sidewalk Detail
- Paint Striping Detail
- Typical Ada Accessible Parking Sign
- 6" Reveal Concrete Curb

**Detail Sheet**

- Type 1 ADA Compliant Curb Ramp
- Ada Accessible Symbol
- 6" Concrete, Filled Steel Pipe Sign Post

**Legend**

- "1 1/2" Standard Duty Bituminous Paving Detail On-Site"
- "6" Reveal Concrete Curb"
- "Painted Traffic Arrow Detail"
- "Stop Bar Detail"
- "6" Reveal / Depressed Concrete Curb"
- "Sidewalk Detail"
- "Paint Striping Detail"
- "Typical Ada Accessible Parking Sign"
- "6" Reveal Concrete Curb"

**Notes**

- For Permitting Purposes Only Not Released for Construction
- Designed, Reviewed, Project No., Scale, Drawn, Date: 02/18/2020.
- BL Companies, Inc. These drawings shall not be utilized by any person, firm or corporation without the specific written permission of BL Companies.

**Contact Information**

- 2601 Market Place, Suite 350
  Harrisburg, PA 17110
  (717) 651-9850
  Fax (717) 651-9858

**Scale**

- 1" = 20'
1. It is important that stormwater be managed in a way that minimizes its impact on the environment.

2. All BMPs shall be inspected according to the schedule listed below. A written report must be submitted with the inspection and maintenance activity.

3. Soil, trash, debris, or other materials removed from BMPs shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations (25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq.). Any materials shall be removed from the site in such a way to prevent soil erosion and contamination of groundwater.

4. All damaged or non-functional BMPs shall be repaired immediately. If a BMP is damaged or non-functional, it shall be repaired as soon as possible.

5. The person conducting the inspection shall submit a report to the municipality annually.

6. The permittee shall be responsible for the maintenance of permanent stormwater facilities located on the subject property. Permanent maintenance of the stormwater 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 as follows:

- Type "M" Inlet
  - Section A-A
  - Section B-B

- Type "C" Inlet
  - Section A-A
  - Section B-B

- Storm Pipe Trench Section
  - Section A-A
  - Section B-B

- Typical Storm Sewer Manhole
  - Section A-A
  - Section B-B

- Structural Steel Bicycle Safe Grate
  - Section A-A
  - Section B-B

- Storm Water Collection/Conveyance Operation & Maintenance Procedures
  - Activity
  - Schedule

- Inlets & Catch Basins Should Be Cleaned of Debris. Repairs Should Be Made As Soon As Problems Arise.

- Clean Once Per Year & Repair As Needed

- Inspect Outfall Structures Quarterly During 1st Year & Once Per Year Thereafter

- Collection/Conveyance Systems Should Be Inspected Twice Per Year Minimum.

- General Maintenance Notes:
  1. Vactor Trucks May Be An Efficient Cleaning Mechanism.
  2. Catch Basins Should Be Cleaned Before Half Full.

- The Purpose of These Instructions Is To Identify The Ownership And Maintenance Activities Associated With The Proposed BMPS. The Aforementioned Facilities Shall Be The Responsibility Of The Permittee.

- All PCSM BMPS Will Be Inspected According To The Schedules Listed Below. A Written Report Must Be Submitted With The Inspection And Maintenance Activity.

- 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 (25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq.). Any Materials Shall Be Removed From The Site In Such A Way To Prevent Soil Erosion And Contamination Of Groundwater.

- All Damaged Or Non-Functional BMPS Shall Be Repaired Immediately. If A BMP Is Damaged Or Non-Functional, It Shall Be Repaired As Soon As Possible.

- The Person Conducting The Inspection Shall Submit A Report To The Municipality Annually.

- The Permittee Shall Be Responsible For The Maintenance Of Permanent Stormwater Facilities Located On The Subject Property. 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 As Follows:

- Type "M" Inlet
  - Section A-A
  - Section B-B

- Type "C" Inlet
  - Section A-A
  - Section B-B

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  - Section B-B

- Typical Storm Sewer Manhole
  - Section A-A
  - Section B-B

- Structural Steel Bicycle Safe Grate
  - Section A-A
  - Section B-B

- Storm Water Collection/Conveyance Operation & Maintenance Procedures
  - Activity
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