No: 25-111

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Hummelstown Borough | Surveyor: Burkhard | Engineer: Hess / Lee

Plat Title: Middle School Athletic Facilities for Lower Dauphin School District

Zoning District: Institutional (IN) | Proposed Land Use: Public School

Plat Status: ___ Preliminary; X Final; ___ P/F; X Minor

Plat Type: ___ Subdivision; X Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0	8.19	65.92

Date Received: 10/17/25 | Staff Review: 10/22/25 | Official County Review: 10/22/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 31-042-001; 31-057-001

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *Dauphin County Planning Commission.*

1. The following certifications, signatures and approvals (or approved waivers) are required prior to plan recording:
   a. Professional engineer and surveyor name, seal and signature [S-LD §22-407-1A(4)]
   b. Ownership and dedicatory statements with notarization [S-LD §22-407-1A(5,6)]
   c. Erosion and sedimentation control [S-LD §22-407-1A(17)]
   d. Stormwater management plan [S-LD §22-407-1A (17, 20f)]
   e. DEP sewage planning module [S/LD §22-407-1A(20f)]
2. Confirm municipal boundary as shown on plan [S-LD §22-407-1A(10)]. County GIS information differs.
3. The overall property boundary plan (Sheet C-100) shows the property line between parcel 31-042-001 and 31-057-001 (from Quarry Rd to Grace United Methodist property corner) to be eliminated. Is that intended to be included as part of this plan? If so, it should be clearly stated in the purpose statement (cover sheet, general note #1) and plan title revised to include subdivision.
4. While no new driveway access is currently proposed, an occupancy permit statement should be added to the plan which should read, "no plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the State Highway Law, before driveway access to a state highway is permitted." [S-LD §22-407-1A(18)].
5. Primary control point, locations and descriptions of survey monuments [S-LD §22-407-1A(1, 3)].
6. Provide evidence of water service availability from service provider - Applicants shall present evidence to the Borough Council that the development is to be supplied by a certified public utility, or by a municipal corporation, authority or utility [S-LD §22-407-1A(21)].

Plan No. 25-111

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land development shown		✓		
2. Owner/developer name, address & telephone number shown		✓		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference shown/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown *(need surveyor seal, sign)*		✓		
9. Location map shown		✓		
10. Total property map (bearings, distances, area, ~~primary control point~~) shown		✓	*(no pcp)*	
11. Names of adjacent landowners/subdivision shown		✓		
12. Lot numbers shown		✓		
13. Lot dimensions shown *(as surveyed)*		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown		✓		
17. Existing natural features shown -	Wetlands			✓
	Floodplains			✓
	Woodlands, streams			✓
18. Contours at required interval shown		✓		
19. Easements shown and identified		✓		
20. Existing man-made features shown -	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer mains	✓		
	Water mains	✓		
21. Proposed man-made features shown –	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer disposal – public(✓) on-lot ( )	✓		
	Water supply – public (✓) well ( )	✓		
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width	✓		
	Dedicated R/W width	✓		
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width			✓
	Profiles	✓		
24. Curbs shown		✓		
25. Sidewalks shown		✓		
26. Existing and proposed coverage shown		✓		
27. Parking schedule provided shown		✓		
28. Traffic study completed *(waiver requested; event mgmt. report provided)*			✓	
29. Recreation area shown/fee in-lieu-of provided				✓
30. Erosion and sedimentation control plan shown *(needs final DCCD approval letter)*		✓		
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown *(needs to be signed & notarized)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown			✓	
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

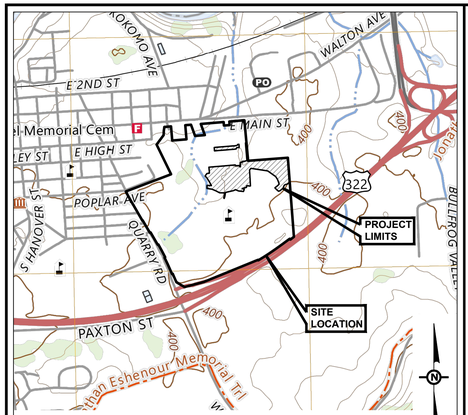
PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

MIDDLE SCHOOL ATHLETIC FACILITIES

FOR

LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=1000 FEET

LANDOWNER / APPLICANT

LOWER DAUPHIN SCHOOL DISTRICT
291 E. MAIN STREET
HUMMELSTOWN, PA 17036

TELEPHONE: 717.566.5300
CONTACT: TODD NEUHARD, ASSISTANT TO THE SUPERINTENDENT

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: JENNIFER L. LEE, PLA

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

ACT 287 UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776 (or 811)

PA ONE-CALL SERIAL NUMBER: 20251532582 AND 20251532583 (DESIGN TICKET)
PA ONE-CALL SERIAL NUMBER DATE: 06/02/2025

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL
PHONE: 800-811-7981

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

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DIANE REDILLA
EMAIL: diane.c.redilla@verizon.com
PHONE: 215-591-6210

COMPANY: HUMMELSTOWN BOROUGH OF
ADDRESS: 122 N DUKE ST
HUMMELSTOWN, PA. 17036
CONTACT: NEALE MAGILL
EMAIL: nmagill@hummelstown.net
PHONE: 717-566-8147

COMPANY: DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP
ADDRESS: 670 CLEARWATER RD
HERSHEY, PA. 17033
CONTACT: MICHAEL STOTLER
EMAIL: mstotler@dtma.com
PHONE: 717-566-3237 EXT. 311

COMPANY: USIC LOCATING SERVICES LLC
ADDRESS: 9045 N RIVER ROAD SUITE 300
INDIANAPOLIS, IN. 46240
CONTACT: USIC DISPATCH
PHONE: 800-778-9140

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: VERIZON NORTH
ADDRESS: 31 S BEAVER ST
YORK, PA. 17401
CONTACT: DAVID NEWMISTER
EMAIL: dave.newmister@verizon.com
PHONE: 717-515-9815

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

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 21 S MAIN STREET
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-604-4073

COMPANY: PENNSYLVANIA-AMERICAN WATER CO
ADDRESS: 200 CANAL ST
HUMMELSTOWN, PA. 17036
CONTACT: MICHAEL RAGER
EMAIL: michael.rager@amwater.com
PHONE: 717-554-0045

WAIVER/CONDITIONAL USE REQUESTS

THE FOLLOWING WAIVERS OF THE BOROUGH OF HUMMELSTOWN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED BY THE APPLICANT:

ORDINANCE SECTION:	DESCRIPTION:	GRANTED:
27-1703.6	CONDITIONAL USE FOR JOINT PARKING USE	
26-126.3-F	DROP BETWEEN INLETS	
22-507.3-F	MINIMUM PIPE SIZE	
22-605.1-F	MINIMUM PIPE SIZE	
22-405.2-I	TRAFFIC STUDY/ REPORT	

ZONING DATA

ZONING DISTRICT: (IN) INSTITUTION DISTRICT			
PROPOSED USE: PUBLIC SCHOOL			
REQUIREMENT:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	7,500 S.F.	65.92 ACRES (2,871,475 S.F.)	65.92 ACRES (2,871,475 S.F.)
FRONT YARD SETBACK:	25'	25'±	NO CHANGE
SIDE YARD SETBACK:	10'	91.1' MIN.	91.1' MIN.
REAR YARD SETBACK:	20'	±556 MIN.	±556 MIN.
MAXIMUM BUILDING HEIGHT:	35'		
MIDDLE SCHOOL		41'-6"	
FIELD HOUSE		31'-4"	21'-0"
GRANDSTAND		34'-6"	34'-6"
MAX. IMPERVIOUS COVERAGE:	40%	16.47%	19.58%
MIN. VEGETATIVE COVERAGE:	10%	78.16%	75.05%

SITE DATA

TAX PARCEL:	31-042-001 AND 31-057-001
DEED REF. / INSTRUMENT #:	DB 875, PG. 594, PG. Q-3, PG. 71
EXISTING LOT AREA:	13.49 ACRES AND 52.43 ACRES
PROPOSED SEWAGE DISPOSAL:	PUBLIC
PROPOSED WATER SUPPLY:	PUBLIC

PARKING DATA

EXISTING PARKING:

265 MIDDLE SCHOOL PARKING SPACES
70 DISTRICT OFFICE PARKING SPACES
335 TOTAL EXISTING PARKING SPACES

PARKING REQUIRED:

1 SPACE PER EMPLOYEE (108 EMPLOYEES) = 108 SPACES REQUIRED

1 SPACE PER EACH 17 CLASSROOM SEATS (1,104 SEATS) = 65 SPACES REQUIRED

1 SPACE PER EACH 200 SF OF OFFICE SPACE (DISTRICT OFFICE = 8,000 SF) = 40 SPACES REQUIRED

1 SPACE PER EACH 4 SEATS OF ASSEMBLY SPACE (2,869 BLEACHER SEATS) = 718 SPACES REQUIRED*

TOTAL SPACES REQUIRED: 931 SPACES

PARKING PROPOSED:

449 PROPOSED EVERYDAY USE PAVED PARKING SPACES AT THE MIDDLE SCHOOL
70 EXISTING PARKING SPACES AT THE DISTRICT ADMIN CENTER
57 PROPOSED EVENT-ONLY STRIPED SPACES AT THE BUS DROP-OFF LANE
576 PROPOSED PAVED PARKING SPACES

EVENT PARKING:

± 72 LAWN PARKING SPACES BEYOND BASEBALL
± 240 LAWN PARKING SPACES ON LACROSSE FIELD
± 312 LAWN EVENT PARKING SPACES AVAILABLE

TOTAL PARKING PROPOSED: 888 SPACES

WETLANDS CERTIFICATION

I, _____ _____
BRADLY GOCHNAUER DATE

HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT. THERE IS NO DEVELOPMENT PROPOSED WITHIN WETLANDS.

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____

CHAIRMAN _____

SECRETARY _____

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND

FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 20_____

INSTRUMENT NUMBER _____

SHEET INDEX

LAND DEVELOPMENT PLANS

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PCSM SUPPORTING INFORMATION
C-003	E&S SUPPORTING INFORMATION
C-100	OVERALL PROPERTY BOUNDARY PLAN
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	EXISTING FEATURES PLAN A
C-101.2	EXISTING FEATURES PLAN B
C-102	OVERALL DEMOLITION PLAN
C-102.1	DEMOLITION PLAN A
C-102.2	DEMOLITION PLAN B
C-103	OVERALL SITE LAYOUT PLAN
C-103.1	SITE LAYOUT PLAN A
C-103.2	SITE LAYOUT PLAN B
C-103.3	SITE LAYOUT PARKING EXHIBIT A
C-103.4	SITE LAYOUT PARKING EXHIBIT B
C-104	OVERALL GRADING PLAN
C-104.1	GRADING PLAN A
C-104.2	GRADING PLAN B
C-104.3	GRADING PARKING EXHIBIT A
C-104.4	GRADING PARKING EXHIBIT B
C-105	OVERALL PCSM PLAN
C-105.1	PCSM PLAN A
C-105.2	PCSM PLAN B
C-106	OVERALL UTILITY PLAN
C-106.1	UTILITY PLAN A
C-106.2	UTILITY PLAN B
C-107	OVERALL LANDSCAPE PLAN
C-107.1	LANDSCAPE PLAN A
C-107.2	LANDSCAPE PLAN B
C-201	ROAD PROFILE
C-301	STORM PROFILE
C-302	STORM PROFILE
C-303	STORM PROFILE
C-304	STORM PROFILE
C-305	STORM PROFILE
C-306	STORM PROFILE
C-307	STORM PROFILE
C-401	UTILITY PROFILE
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	UTILITY DETAILS
C-601	PCSM DETAILS
C-602	PCSM DETAILS
C-603	PCSM DETAILS
C-604	PCSM DETAILS
C-605	PCSM DETAILS
C-606	PCSM DETAILS
C-701	OVERALL E&S CONTROL PLAN
C-701.1	E&S CONTROL PLAN A
C-701.2	E&S CONTROL PLAN B
C-702	E&S DETAILS
C-703	E&S DETAILS

STORMWATER CERTIFICATION OF ACCURACY

I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF HUMMELSTOWN BOROUGH'S STORMWATER MANAGEMENT ORDINANCE.

_____, 20_____ _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

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

UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) _____

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

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

OWNER(S) _____

OWNER(S) _____

OWNER STORMWATER STATEMENT

I _____ (OWNER) ACKNOWLEDGE THAT THE STORMWATER BMP'S SHOWN WITHIN THESE PLANS ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY HUMMELSTOWN BOROUGH.

BOROUGH ENGINEER

THIS PLAN REVIEWED BY THE HUMMELSTOWN BOROUGH ENGINEER THIS

_____ DAY OF _____ 20_____

BOROUGH ENGINEER _____

BOROUGH COUNCIL

THIS PLAN APPROVED BY THE BOROUGH COUNCIL OF HUMMELSTOWN BOROUGH THIS

_____ DAY OF _____ 20_____

_____ _____
PRESIDENT SECRETARY

BOROUGH PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE HUMMELSTOWN BOROUGH

PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

CHAIRMAN _____

SECRETARY _____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS AN ADDITION OF A NEW FIELDHOUSE AND VISITOR STANDS WITHIN THE EXISTING FALCON FIELDS STADIUM COMPLEX, REORGANIZATION OF PARKING ADJACENT TO THE FALCON FIELDS COMPLEX, ADDITIONAL FORMALIZED PARKING AND OVERFLOW LAWN PARKING IN THE AREA OF THE JUNIOR VARSITY BASEBALL FIELD, AND THE REQUIRED STORMWATER MANAGEMENT FACILITIES, LOCATED AT 251 QUARRY ROAD IN BOROUGH OF HUMMELSTOWN AND DERRY TOWNSHIP, DAUPHIN COUNTY.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. KUROWSKI AND WILSON, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITIES AS DEPICTED HEREON. ANY REQUEST FOR ADDITIONAL UTILITY INFORMATION SHOULD BE DIRECTED TO THE APPROPRIATE UTILITY COMPANY.
3. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT ACCURATE TITLE SEARCH MAY DISCLOSE.
5. NO ROADWAYS WILL BE OFFERED FOR DEDICATION AS PART OF THIS PROJECT.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES.
7. ALL PIPES ENTERING OR EXITING INLETS SHALL BE CUT FLUSH WITH THE INLET WALL.
8. INLETS, MANHOLES, PIPES, AND CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT'S PUBLICATION 408, LATEST EDITION, AND AS DETAILED IN PENNDOT'S PUBLICATION 72M - STANDARDS FOR ROADWAY CONSTRUCTION (RC), LATEST EDITION, OR AS APPROVED BY THE TOWNSHIP ENGINEER.
9. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408, LATEST EDITION.
10. THE STORMWATER MANAGEMENT BMP OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR THIS PROJECT IS TO BE CONSIDERED A PART OF THIS PLAN WHETHER OR NOT IT APPEARS HEREON.
11. AN AS-BUILT DRAWING SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY FOR SAID FACILITIES.
12. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN AN EASEMENT OR RIGHT-OF-WAY WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR RIGHT-OF-WAY, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT OR RIGHT-OF-WAY.
13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
14. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
15. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF THE STORMWATER BMP FACILITIES.
16. THE APPROVED SWM SITE PLAN SHALL BE ON FILE AT THE PROJECT SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY.
17. PUBLIC WATER AND SEWER TO BE PROVIDED BY PA AMERICAN WATER AND SWATARA TOWNSHIP MUNICIPAL AUTHORITY RESPECTIVELY.
18. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS.
19. WHERE APPLICABLE, CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND HUMMELSTOWN BOROUGH ORDINANCES.

CERTIFICATE OF ACCURACY (PLAN)

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

_____, 20_____

_____
REBECCA L. HESS, P.E.

CERTIFICATE OF ACCURACY (SURVEY)

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

_____, 20_____

_____
DENNIS P. BURKHARD, PLS

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN
MIDDLE SCHOOL ATHLETIC FACILITIES
FOR
LOWER DAUPHIN SCHOOL DISTRICT
BOROUGH OF HUMMELSTOWN DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	OCTOBER 13, 2025
K&W PROJECT:	2246.007
DRAWN BY:	KLA
CAD DRAWING:	2246007-A_ld CVR.dwg

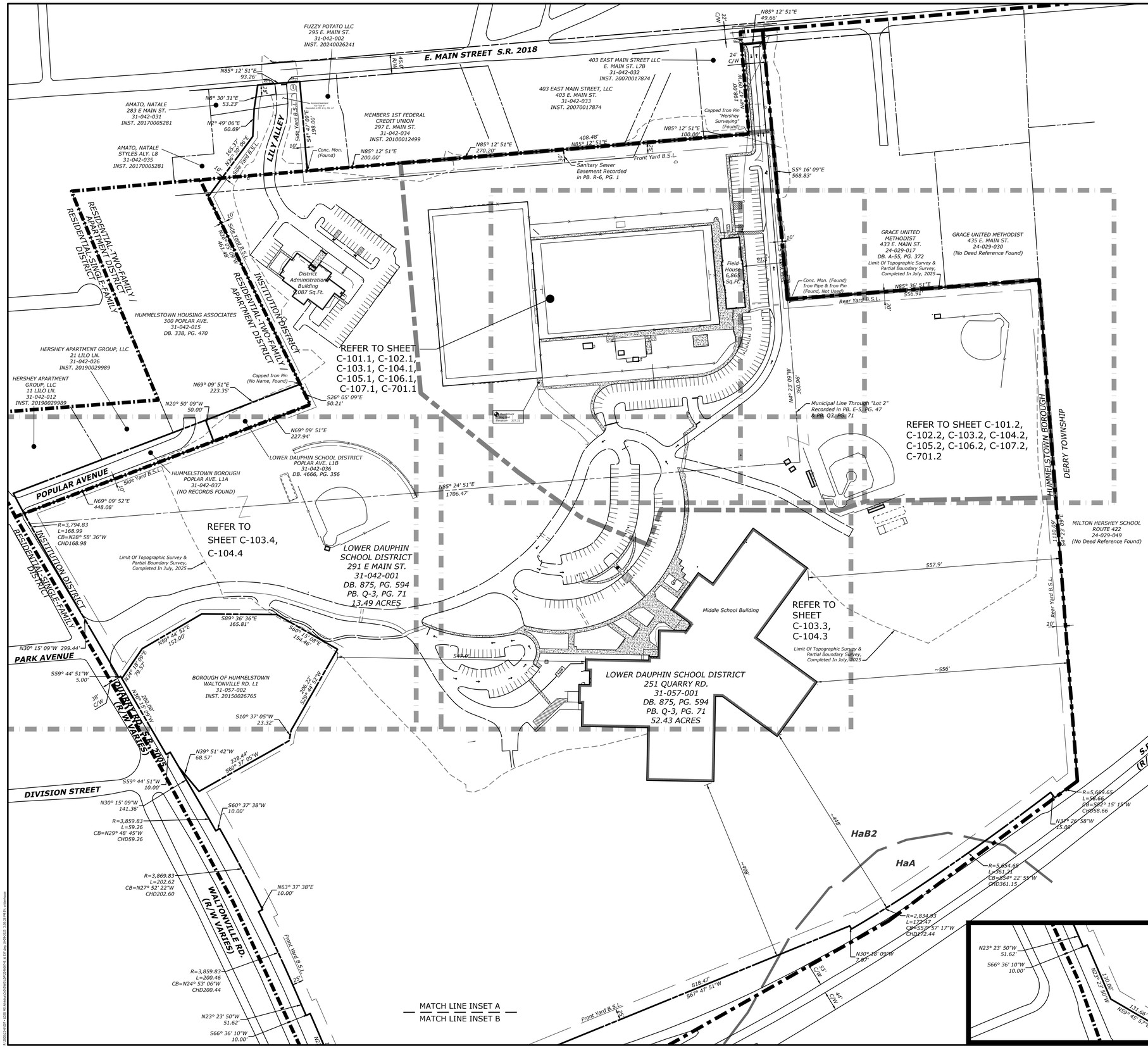
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
COVER SHEET

SHEET:
C-001

2025-09-30 - USIC PE Witness Activation Call Outside_A_SIGN.dwg 10-1-2025 12:38:19 PM By: JOSHUA



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- FENCE POST
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- 420 INDEX CONTOUR LINE
- 421 INTERMEDIATE CONTOUR LINE
- 500.00 SPOT ELEVATION
- BENCHMARK LABEL
- BUILDING
- CONCRETE SURFACE
- CURB
- MANHOLE
- UTILITY POLE
- GUY WIRE
- Ls LIGHT STANDARD OR LAMPPOST
- Ls GROUND LAMP
- Slp STADIUM LIGHT POST
- Bol BOLLARD
- Em ELECTRIC METER
- Eb ELECTRIC BOX
- C CONDUIT
- Tb TELEPHONE BOX
- Ds DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- G UNDERGROUND NATURAL GAS LINE
- Gv GAS VALVE
- Gm GAS METER
- TREELINE OR BRUSHLINE
- WALL
- S SANITARY SEWER GRAVITY LINE
- Co SANITARY SEWER CLEANOUT
- W WATER LINE
- Wv WATER VALVE
- Fh FIRE HYDRANT
- Wm WATER METER
- Sp WATER SPIGOT
- Ib IRRIGATION BOX
- FENCE
- GUIDERAIL
- SIGN
- SOIL TYPE BOUNDARY LINE
- TREE (CONIFEROUS OR DECIDUOUS)
- TREE STUMP

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

MIDDLE SCHOOL ATHLETIC FACILITIES
FOR
LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN — DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

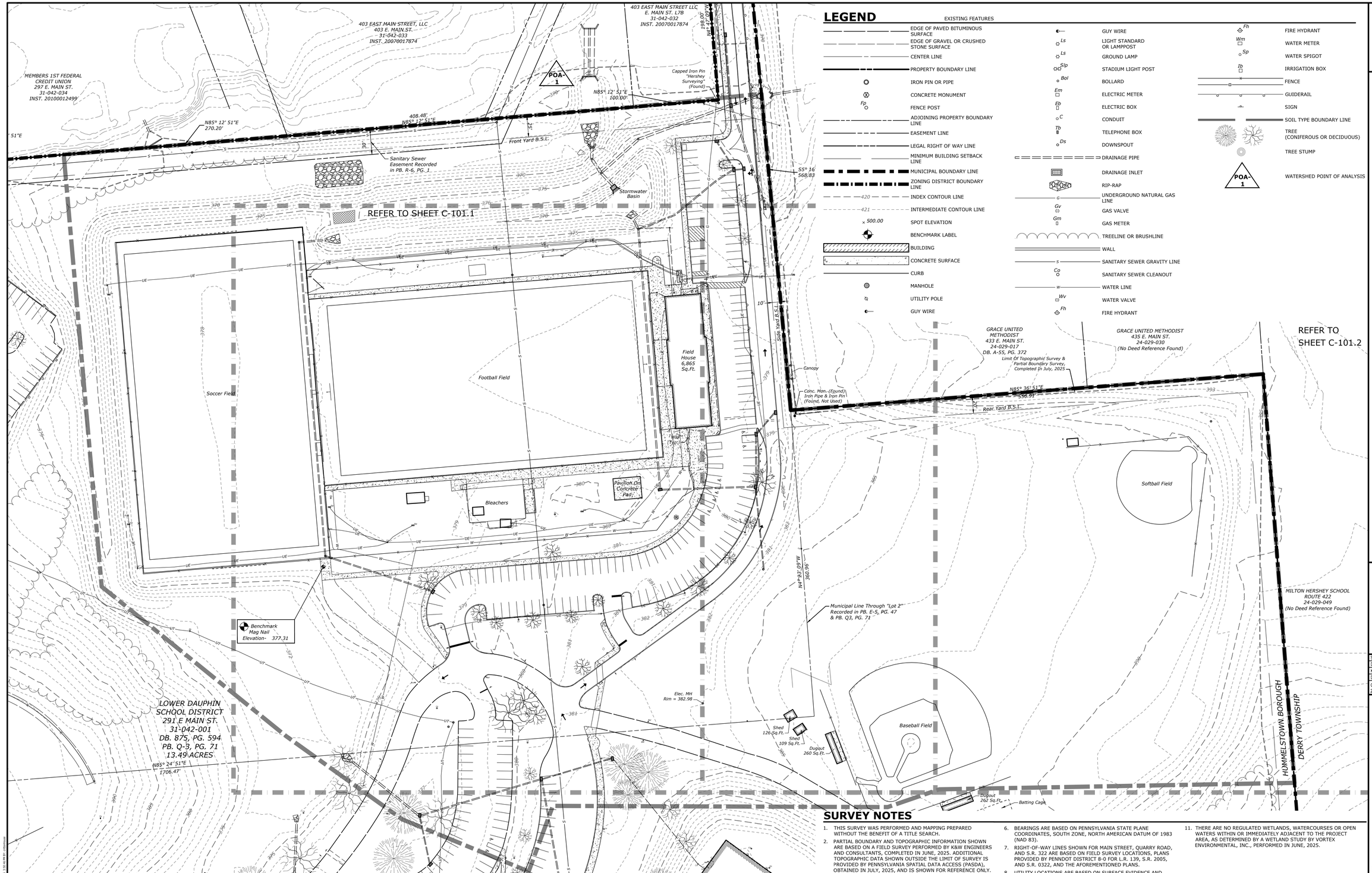
SCALE:	AS SHOWN
DATE:	OCTOBER 13, 2025
K&W PROJECT:	2246.007
DRAWN BY:	KLA
CAD DRAWING:	2246007-B_M EXF.dwg

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN TYPE:
OVERALL PROPERTY BOUNDARY PLAN

SHEET:
C-100



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- EDGE OF GRAVEL OR CRUSHED STONE SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- CONCRETE MONUMENT
- FENCE POST
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- 420 INDEX CONTOUR LINE
- 421 INTERMEDIATE CONTOUR LINE
- × 500.00 SPOT ELEVATION
- BENCHMARK LABEL
- BUILDING
- CONCRETE SURFACE
- CURB
- MANHOLE
- UTILITY POLE
- GUY WIRE
- GUY WIRE
- Ls LIGHT STANDARD OR LAMPPOST
- Ls GROUND LAMP
- Slp STADIUM LIGHT POST
- Bol BOLLARD
- Em ELECTRIC METER
- Eb ELECTRIC BOX
- C CONDUIT
- Tb TELEPHONE BOX
- Ds DOWNSPOUT
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- Gv GAS VALVE
- Gm GAS METER
- TREELINE OR BRUSHLINE
- WALL
- S SANITARY SEWER GRAVITY LINE
- Co SANITARY SEWER CLEANOUT
- W WATER LINE
- Wv WATER VALVE
- Fh FIRE HYDRANT
- Fh FIRE HYDRANT
- Wm WATER METER
- Sp WATER SPIGOT
- Ib IRRIGATION BOX
- FENCE
- GUIDERAIL
- SIGN
- SOIL TYPE BOUNDARY LINE
- TREE (CONIFEROUS OR DECIDUOUS)
- TREE STUMP
- POA-1 WATERSHED POINT OF ANALYSIS

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. PARTIAL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN JUNE, 2025. ADDITIONAL TOPOGRAPHIC DATA SHOWN OUTSIDE THE LIMIT OF SURVEY IS PROVIDED BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA), OBTAINED IN JULY, 2025, AND IS SHOWN FOR REFERENCE ONLY.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S):
   - INST. 20090035971
   - PB. T-2, PG. 31
   - PB. E-5, PG. 47
   - PB. C-8, PG. 41
   - PB. V-6, PG. 91
   - PB. Q-3, PG. 71
   - PB. R-6, PG. 1
4. "LOT NO. 2" AS SHOWN ON A FINAL SUBDIVISION PLAN PREPARED FOR LOWER DAUPHIN SCHOOL DISTRICT BY D.P. RAFFENSPERGER ASSOCIATES, DATED NOVEMBER 23, 1982, PROJECT NO. 300-206A, RECORDED IN PLAN BOOK Q-3, PAGE 71.
5. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
7. RIGHT-OF-WAY LINES SHOWN FOR MAIN STREET, QUARRY ROAD, AND S.R. 322 ARE BASED ON FIELD SURVEY LOCATIONS, PLANS PROVIDED BY PENNDOT DISTRICT 8-0 FOR L.R. 139, S.R. 2005, AND S.R. 0322, AND THE AFOREMENTIONED PLANS.
8. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20251532582 & SERIAL NO. 20251532583 WERE ASSIGNED ON JUNE 2, 2025 FOR BOTH THE BOROUGH OF HUMMELSTOWN AND DERRY TOWNSHIP RESPECTIVELY.
9. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON THE AFOREMENTIONED PLANS.
10. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR DERRY TOWNSHIP, COMMUNITY PANEL NO. 420376, AND FOR THE BOROUGH HUMMELSTOWN, COMMUNITY PANEL NO. 420382, FIRM NUMBER 42043C0364D, EFFECTIVE DATE AUGUST 2, 2012.
11. THERE ARE NO REGULATED WETLANDS, WATERCOURSES OR OPEN WATERS WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT AREA, AS DETERMINED BY A WETLAND STUDY BY VORTEX ENVIRONMENTAL, INC., PERFORMED IN JUNE, 2025.

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

MIDDLE SCHOOL ATHLETIC FACILITIES
FOR
LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN, DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

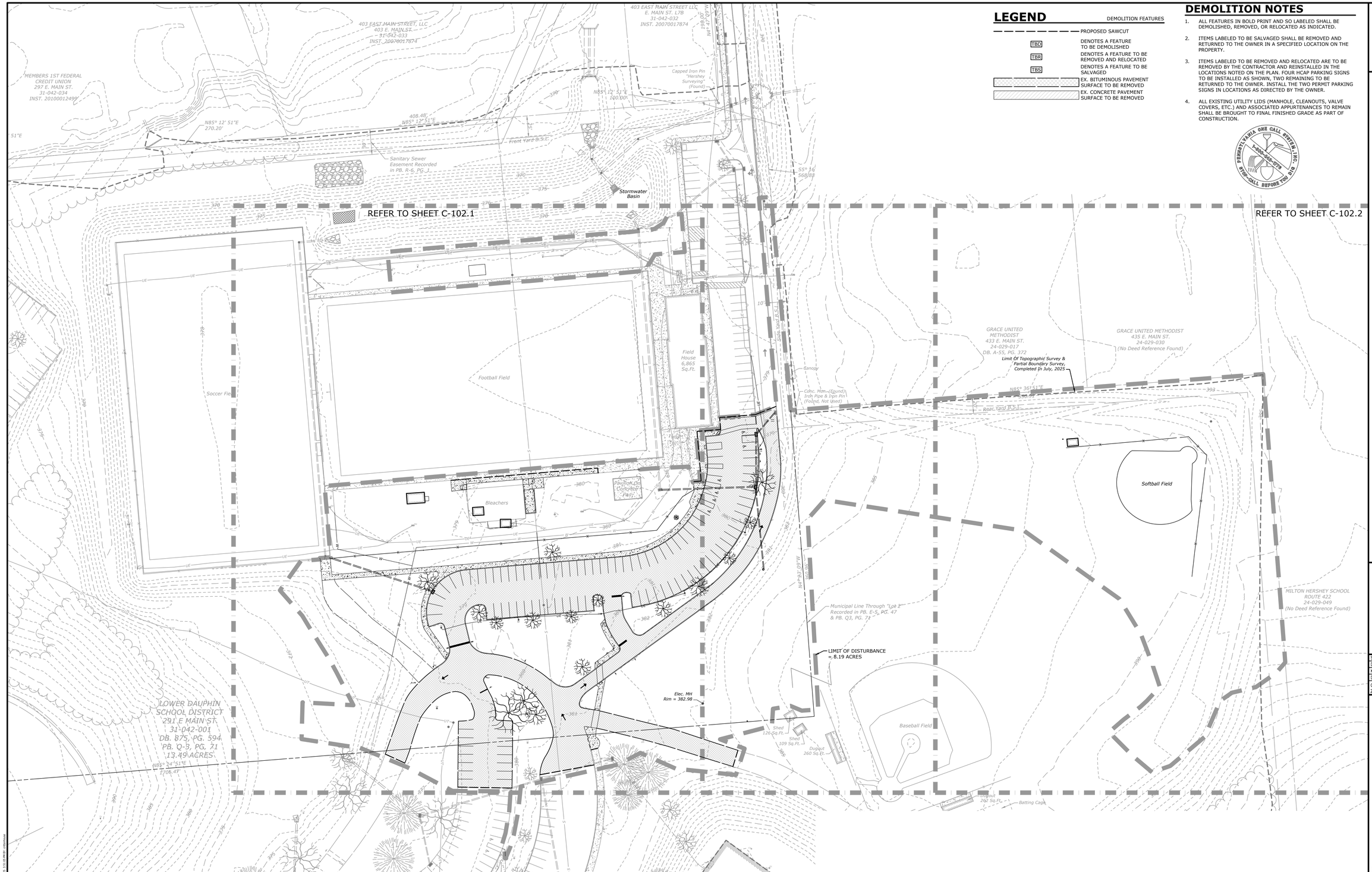
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CAD DRAWING:	2246007-B_Id EXF.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
OVERALL EXISTING FEATURES PLAN

SHEET:
C-101

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LEGEND

DEMOLITION FEATURES

- PROPOSED SAWCUT
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED
- TBS — DENOTES A FEATURE TO BE SALVAGED
- EX. BITUMINOUS PAVEMENT SURFACE TO BE REMOVED
- EX. CONCRETE PAVEMENT SURFACE TO BE REMOVED

DEMOLITION NOTES

1. ALL FEATURES IN BOLD PRINT AND SO LABELED SHALL BE DEMOLISHED, REMOVED, OR RELOCATED AS INDICATED.
2. ITEMS LABELED TO BE SALVAGED SHALL BE REMOVED AND RETURNED TO THE OWNER IN A SPECIFIED LOCATION ON THE PROPERTY.
3. ITEMS LABELED TO BE REMOVED AND RELOCATED ARE TO BE REMOVED BY THE CONTRACTOR AND REINSTALLED IN THE LOCATIONS NOTED ON THE PLAN. FOUR HCAP PARKING SIGNS TO BE INSTALLED AS SHOWN, TWO REMAINING TO BE RETURNED TO THE OWNER. INSTALL THE TWO PERMIT PARKING SIGNS IN LOCATIONS AS DIRECTED BY THE OWNER.
4. ALL EXISTING UTILITY LIDS (MANHOLE, CLEANOUTS, VALVE COVERS, ETC.) AND ASSOCIATED APPURTENANCES TO REMAIN SHALL BE BROUGHT TO FINAL FINISHED GRADE AS PART OF CONSTRUCTION.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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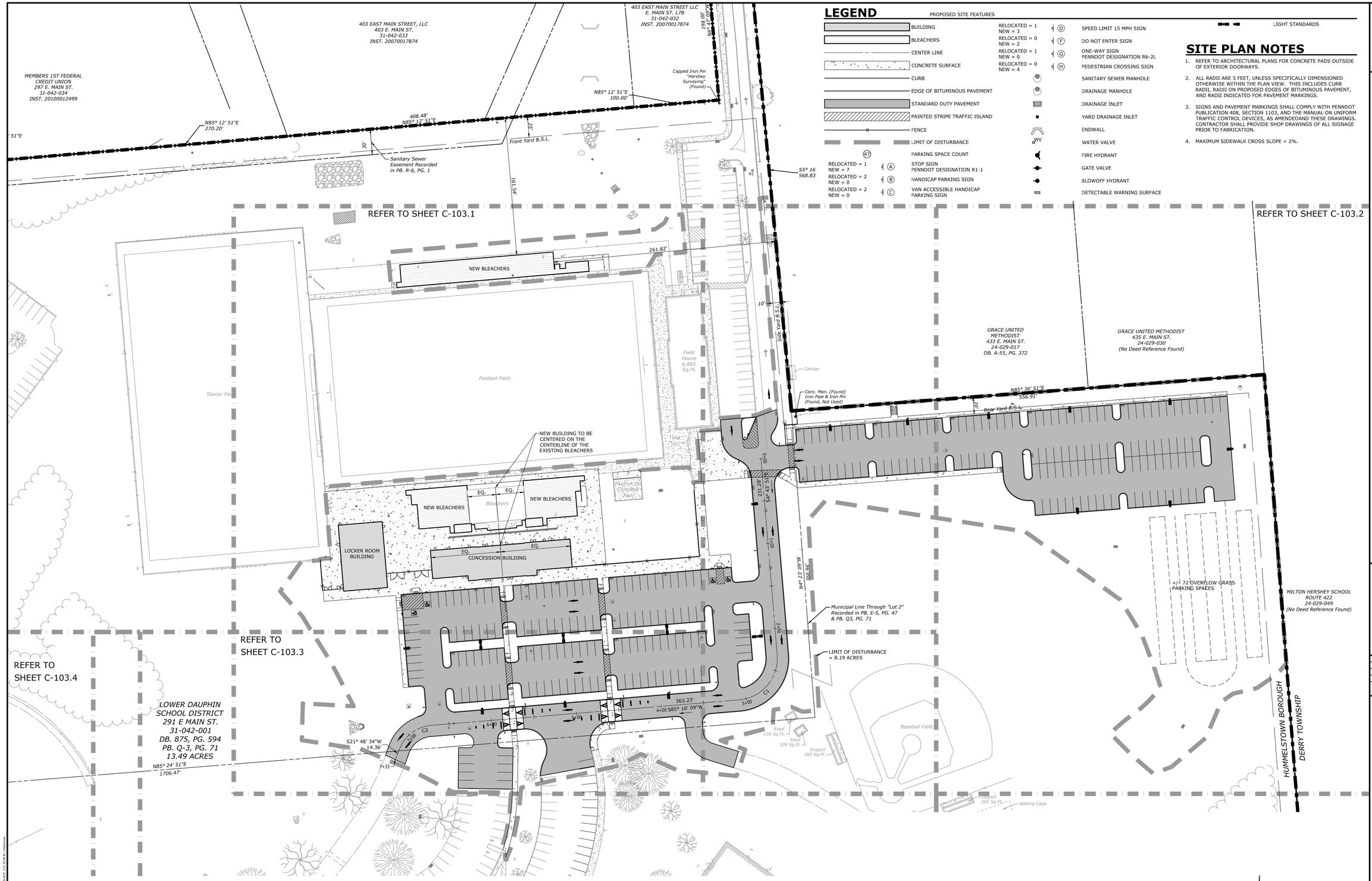
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DATE:	OCTOBER 13, 2025
K&W PROJECT:	2246.007
DRAWN BY:	KLA
CAD DRAWING:	2246007-C_Id DEMO.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
OVERALL DEMOLITION PLAN

SHEET:
C-102

J:\2024\2246007-LDDS RE Athletics\CAD\Civil\Plan Sheets\C_id DEMO.dwg 10/6/2025 3:51:55 PM EP



LEGEND

PROPOSED SITE FEATURES

- BUILDING
- BLEACHERS
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- FENCE
- LIMIT OF DISTURBANCE
- (47) PARKING SPACE COUNT
- RELOCATED = 1, NEW = 7 — (A) STOP SIGN, PENNDOT DESIGNATION R1-1
- RELOCATED = 2, NEW = 0 — (B) HANDICAP PARKING SIGN
- RELOCATED = 2, NEW = 0 — (C) VAN ACCESSIBLE HANDICAP PARKING SIGN
- RELOCATED = 1, NEW = 3 — (D) SPEED LIMIT 15 MPH SIGN
- RELOCATED = 0, NEW = 2 — (F) DO NOT ENTER SIGN
- RELOCATED = 1, NEW = 0 — (G) ONE-WAY SIGN, PENNDOT DESIGNATION R6-2L
- RELOCATED = 0, NEW = 4 — (H) PEDESTRIAN CROSSING SIGN
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAINAGE INLET
- ENDWALL
- WV WATER VALVE
- FIRE HYDRANT
- GATE VALVE
- BLOWOFF HYDRANT
- DETECTABLE WARNING SURFACE
- LIGHT STANDARDS

SITE PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR CONCRETE PADS OUTSIDE OF EXTERIOR DOORWAYS.
2. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
3. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDEDAND THESE DRAWINGS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL SIGNAGE PRIOR TO FABRICATION.
4. MAXIMUM SIDEWALK CROSS SLOPE = 2%.

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

MIDDLE SCHOOL ATHLETIC FACILITIES
FOR
LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN — DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	OCTOBER 13, 2025
K&W PROJECT:	2246.007
DRAWN BY:	KLA
CAD DRAWING:	2246007-D_ld SITE.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
OVERALL SITE LAYOUT PLAN

SHEET:
C-103

2025/09/29/KEY - USER: RK - W:\Projects\2024\2246007\Land Dev\2246007-D_ld SITE.dwg - 10/24/2025 - 3:51:32 PM - RK - 1:1

LOWER DAUPHIN SCHOOL DISTRICT
291 E MAIN ST.
31-042-001
DB. 875, PG. 594
PB. Q-3, PG. 71
13.49 ACRES

MATCH LINE SHEET C-103.1
MATCH LINE SHEET C-103.3

MATCH LINE SHEET C-103.4
MATCH LINE SHEET C-103.3

CONCRETE CURB
CONCRETE SIDEWALK
TYPE 5 CURB RAMP
CONCRETE CURB
CONCRETE SIDEWALK
TYPE 5 CURB RAMP
CONCRETE SIDEWALK
LIMIT OF DISTURBANCE = 8.19 ACRES
CURB TAPER
TABLETOP PEDESTRIAN CROSSING
TYPE 2 CURB RAMP
CONCRETE CURB
TYPE 5 CURB RAMP
CURB TAPER
RELOCATED SPEED LIMIT SIGN
TYPE 2 CURB RAMP
CONCRETE SIDEWALK
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
MATCH EXISTING PAVEMENT
TIE INTO EXISTING CURB
CONCRETE SIDEWALK
STRIPE 53 EVENT-ONLY PARKING SPACES, BLUE PAINTED STRIPES
S21° 48' 34"W 14.36'
N85° 24' 51"E 1706.47'
S85° 16' 09"W 363.23'
Middle School Building
Overhang
Overhang
Overhang
Shrubs
Shrubs
Covers
HP Signs
HP Signs
HP Signs
Speed Bump
Speed Bump
Rip-Rap
Rip-Rap
"No Parking" Sign
"No Pets" Sign
"Stop" Sign
"Stop" Sign
"No Parking" Sign
"Do Not Enter" Sign
"One Way" Sign
"Reserved Parking, Secretary" Sign
"Speed Limit 15" Sign
Shed 126 Sq.Ft.
Shed 109 Sq.Ft.
Dugout 260 Sq.Ft.
6' High Chain-Link Fence
Backstop Fence
Wall (Typ.)
547.9'
LOWER DAUPHIN SCHOOL DISTRICT
251 QUARRY RD.
31-057-001
DB. 875, PG. 594
PB. Q-3, PG. 71
52.43 ACRES

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

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PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN
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FOR
LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN
DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

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DRAWN BY:	KLA
CAD DRAWING:	2246007-D_ld SITE.dwg

REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
SITE LAYOUT PARKING EXHIBIT A

SHEET:
C-103.3

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LOWER DAUPHIN SCHOOL DISTRICT
POPLAR AVE. L1B
31-042-036
DB. 4666, PG. 356

N69° 09' 51"E
227.94'

HERSHEY APARTMENT GROUP, LLC
21 LILO LN.
31-042-026
INST. 20190029989

HUMMELSTOWN BOROUGH
POPLAR AVE. L1A
31-042-037
(NO RECORDS FOUND)

HERSHEY APARTMENT GROUP, LLC
11 LILO LN.
31-042-012
INST. 20190029989

POPULAR AVENUE

10' Side Yard B.S.L.

(L=50.40')

(L=26.19')

N69° 09' 52"E
448.08'

R=3,794.83
L=168.99
CB=N28° 58' 36"W
CHD168.98

+/- 240 OVERFLOW GRASS PARKING SPACES

INSTITUTION DISTRICT
RESIDENTIAL-SINGLE-FAMILY DISTRICT

QUARRY RD. S.R. 2005
(R/W VARIES)

N30° 15' 09"W 299.44'

PARK AVENUE

S59° 44' 51"W
5.00'

36' C/W

N30° 15' 09"W
200.00'

S89° 36' 36"E
165.81'

N59° 44' 52"E
152.00'

N34° 18' 09"E
79.57'

S60° 15' 08"E
154.46'

S29° 44' 52"W
306.22'

S10° 37' 05"W
23.32'

BOROUGH OF HUMMELSTOWN
WALTONVILLE RD. L1
31-057-002
INST. 20150026765

Wooded Area

4' High Chain-Link Fence

Batting Cage

Softball Field

6' High Chain-Link Fence

6' High Chain-Link Fence

Backstop Fence

Shed
92 Sq.Ft.

"No Parking" Sign

"Speed Limit 15" Sign

Speed Bump

"No Parking" Signs

"Busses Only" Sign

Crosswalk Sign

Wooded Area

MATCH LINE SHEET C-103.4
MATCH LINE SHEET C-103.3

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

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PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

MIDDLE SCHOOL ATHLETIC FACILITIES
FOR
LOWER DAUPHIN SCHOOL DISTRICT

BOROUGH OF HUMMELSTOWN
DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

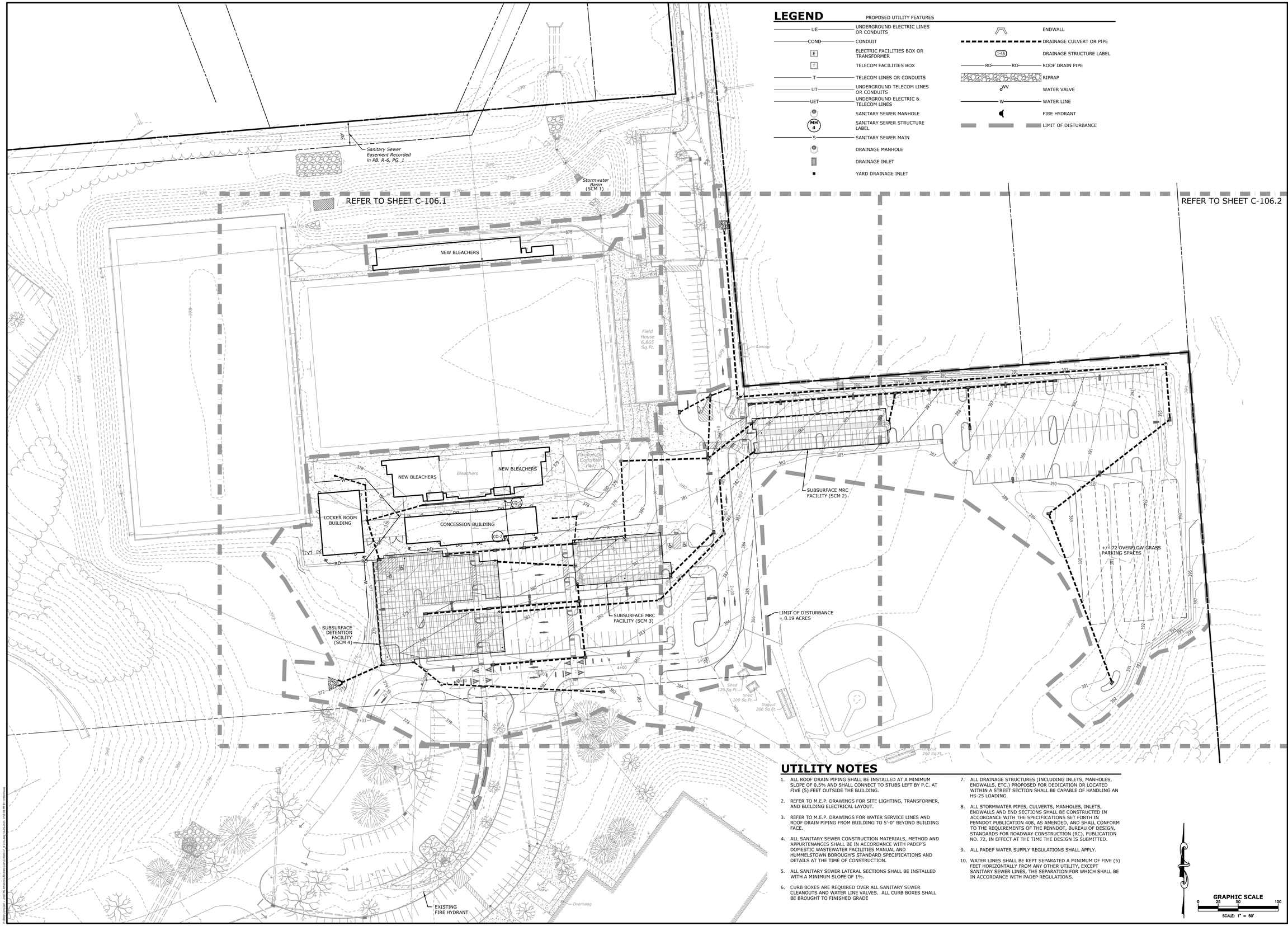
SCALE:	AS SHOWN
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REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
SITE LAYOUT PARKING EXHIBIT B

SHEET:
C-103.4

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LEGEND

PROPOSED UTILITY FEATURES

- UE — UNDERGROUND ELECTRIC LINES OR CONDUITS
- COND — CONDUIT
- E — ELECTRIC FACILITIES BOX OR TRANSFORMER
- T — TELECOM FACILITIES BOX
- T — TELECOM LINES OR CONDUITS
- UT — UNDERGROUND TELECOM LINES OR CONDUITS
- UET — UNDERGROUND ELECTRIC & TELECOM LINES
- SANITARY SEWER MANHOLE
- MH 4 — SANITARY SEWER STRUCTURE LABEL
- S — SANITARY SEWER MAIN
- DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAINAGE INLET
- ENDWALL
- DRAINAGE CULVERT OR PIPE
- I-45 — DRAINAGE STRUCTURE LABEL
- RD — ROOF DRAIN PIPE
- RIPRAP
- WV — WATER VALVE
- W — WATER LINE
- FIRE HYDRANT
- LIMIT OF DISTURBANCE

UTILITY NOTES

1. ALL ROOF DRAIN PIPING SHALL BE INSTALLED AT A MINIMUM SLOPE OF 0.5% AND SHALL CONNECT TO STUBS LEFT BY P.C. AT FIVE (5) FEET OUTSIDE THE BUILDING.
2. REFER TO M.E.P. DRAWINGS FOR SITE LIGHTING, TRANSFORMER, AND BUILDING ELECTRICAL LAYOUT.
3. REFER TO M.E.P. DRAWINGS FOR WATER SERVICE LINES AND ROOF DRAIN PIPING FROM BUILDING TO 5'-0" BEYOND BUILDING FACE.
4. ALL SANITARY SEWER CONSTRUCTION MATERIALS, METHOD AND APPURTENANCES SHALL BE IN ACCORDANCE WITH PADEP'S DOMESTIC WASTEWATER FACILITIES MANUAL AND HUMMELSTOWN BOROUGH'S STANDARD SPECIFICATIONS AND DETAILS AT THE TIME OF CONSTRUCTION.
5. ALL SANITARY SEWER LATERAL SECTIONS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1%.
6. CURB BOXES ARE REQUIRED OVER ALL SANITARY SEWER CLEANOUTS AND WATER LINE VALVES. ALL CURB BOXES SHALL BE BROUGHT TO FINISHED GRADE
7. ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-25 LOADING.
8. ALL STORMWATER PIPES, CULVERTS, MANHOLES, INLETS, ENDWALLS AND END SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 408, AS AMENDED, AND SHALL CONFORM TO THE REQUIREMENTS OF THE PENNDOT, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION (RC), PUBLICATION NO. 72, IN EFFECT AT THE TIME THE DESIGN IS SUBMITTED.
9. ALL PADEP WATER SUPPLY REGULATIONS SHALL APPLY.
10. WATER LINES SHALL BE KEPT SEPARATED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM ANY OTHER UTILITY, EXCEPT SANITARY SEWER LINES, THE SEPARATION FOR WHICH SHALL BE IN ACCORDANCE WITH PADEP REGULATIONS.

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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PLAN TYPE:
OVERALL UTILITY PLAN

SHEET:
C-106

2246007-F - LDSD MS Athletic Facilities\Drawings\2246007-F id UTIL.dwg, 10/13/2025 8:51:08 AM, EP, Administrator

LEGEND

PROPOSED LANDSCAPE PLAN FEATURES

- EVERGREEN TREES
- DECIDUOUS TREES
- SHRUBS & ORNAMENTAL GRASSES
- GROUND COVER
- PLANTING LABEL (As 2)
- LIMIT OF DISTURBANCE

LEGEND

LANDSCAPE PLAN FEATURES

TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Ar	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	9	2" CAL	B&B
Cc	CERCIS CANADENSIS EASTERN REDBUD	8	2" CAL	B&B
Gt	GLEDITSIA TRIANCANTHOS VAR. INERMIS 'SKYLINE' SKYLINE THORNLESS HONEYLOCUST	4	2" CAL	B&B
Lt	LIRIODENDRON TULIPIFERA TULIP POPLAR	2	2" CAL	B&B

GRASSES & PERENNIALS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Lm	LIRIOPE MUSCARI 'ROYAL PURPLE' ROYAL PURPLE LIRIOPE	1,052	4" POT @ 18" O.C. STAGGERED	CONT.

REFER TO SHEET C-107.1

REFER TO SHEET C-107.2

Sanitary Sewer Easement Recorded In PB. R-6, Pg. 1

Stormwater Basin (SCM 1)

NEW BLEACHERS

Field House 6,865 Sq.Ft.

Canopy

NEW BLEACHERS

Bleachers

NEW BLEACHERS

Pavilion On Concrete Pad

LOCKER ROOM BUILDING

CONCESSION BUILDING

SUBSURFACE MRC FACILITY (SCM 2)

+/- 72 OVERFLOW GRASS PARKING SPACES

SUBSURFACE MRC FACILITY (SCM 3)

SUBSURFACE DETENTION FACILITY (SCM 4)

LIMIT OF DISTURBANCE = 8.19 ACRES

Shed 126 Sq.Ft.

Shed 109 Sq.Ft.

Dugout 260 Sq.Ft.

Dugout 262 Sq.Ft.

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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SCALE:	AS SHOWN
DATE:	OCTOBER 13, 2025
K&W PROJECT:	2246.007
DRAWN BY:	KLA
CAD DRAWING:	2246007-G Id LS.dwg

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
OVERALL LANDSCAPE PLAN

SHEET:
C-107