

Cumberland County Subdivision and Land Development Review Report

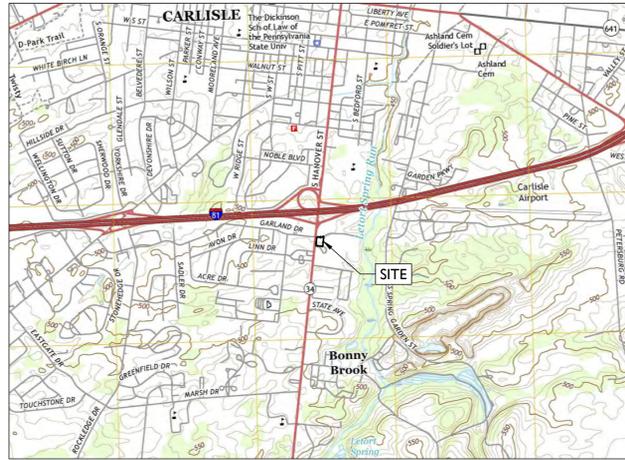
Municipality:	<u>Carlisle</u>	Surveyor/ Engineer:	<u>Stonefield Engineering</u>	Owner/ Developer:	<u>Carlisle Capital</u>
Plat Title:	<u>7-Eleven</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0</u>
				Total Tract Acreage:	<u>.79</u>
Zoning District:	<u>C-3</u>	Proposed Land Use:	<u>Convenience Store w/Gas</u>		
Date Received:	<u>6/9/2020</u>	County Review:	<u>6/19/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></u>

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. If applicable, the Airport Overlay District requirements should be include on the plan (Zoning Article XXII).
2. The Table of Land Use and Zoning indicates that the service station is a Special Exception Use. The plan should reference a Zoning Hearing Board (ZHB) Docket. In addition, any conditions associated with the ZHB approval should be included on the plan (Zoning 255-197).
3. The plan indicates that activities other than those performed at fuel pumps and air pumps shall be in an enclosed building. It appears that the proposed convenience store will not be accessible by vehicle. The Applicant should demonstrate how and where the automobile service will be performed (Zoning 255-199.A.8.B).
4. The Landscaping Plan should provide proof of compliance with all planting requirements.
 - a. One deciduous tree should be planted for every 4,000 square feet of paved area (Zoning 255-211.A.4).
 - b. One tree shall be planted for each 2,000 square feet of building area (Zoning 255-211.C.1).
 - c. One deciduous tree should be planted for each 60 feet of street frontage (Zoning 255-211.C.7).
5. The Kousa Dogwood tree is not listed as an approved tree. The Zoning Officer or the Planning Commission should verify that the proposed trees have been approved (Zoning 211.A.4.A).
6. The Zoning Officer should verify whether an off-street loading space is required (Zoning 255-215.A).
7. The plan should include approval blocks for the Borough Council and the Borough Engineer (SLDO 226-20.A.6).

8. The Approval Block for the Cumberland County Planning Commission should indicate that the plan was reviewed by the Planning Commission. In addition, the Director of Planning will provide a signature. The line for a secretary signature can be removed (SLDO 226-20.A.6).
9. The cover sheet should include a list of all waivers, variances and Special Exception approvals (SLDO 226-20.A.7.E).
10. The plan should address the Pennsylvania DEP Sewage Planning requirements (SLDO 226-20.B).
11. The Applicant should provide information regarding carbonate rocks and the potential for sinkholes (SLDO 226-20.C)
12. The plan should address the presence or absence of wetlands and floodplains (SLDO 226-20.A.7.H).
13. The plan should indicate a dedication of recreation land or a fee in lieu of dedication (SLDO 226-32).
14. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



SOURCE: USGS TOPO 7.5 MINUTE SERIES OF CARLISLE QUADRANGLE, PENNSYLVANIA, DATED 2016

KEY MAP

SCALE: 1" = 2,000'±

**LAND DEVELOPMENT PLANS
PRELIMINARY & FINAL PLAN**



**PROPOSED CONVENIENCE STORE
WITH FUEL SALES**

PARCEL ID: 51-23-0598-026
1003 SOUTH HANOVER STREET
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

APPROVAL BLOCK	
APPROVED BY THE BOROUGH OF CARLISLE PLANNING COMMISSION	
CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

APPROVAL BLOCK	
APPROVED BY THE CUMBERLAND COUNTY PLANNING COMMISSION	
CHAIRPERSON	DATE
SECRETARY	DATE

APPLICANT

CARLISLE CAPITAL, LLC
6305 KENNEDY BOULEVARD
NORTH BERGEN, NJ 07047
(917)-806-8000

OWNER

KURT A MULLEN
1003 SOUTH HANOVER STREET
CARLISLE, PA 17013
THE OWNER OF THE LAND HAS PROVIDED PERMISSION TO SUBMIT THIS APPLICATION

ATTORNEY

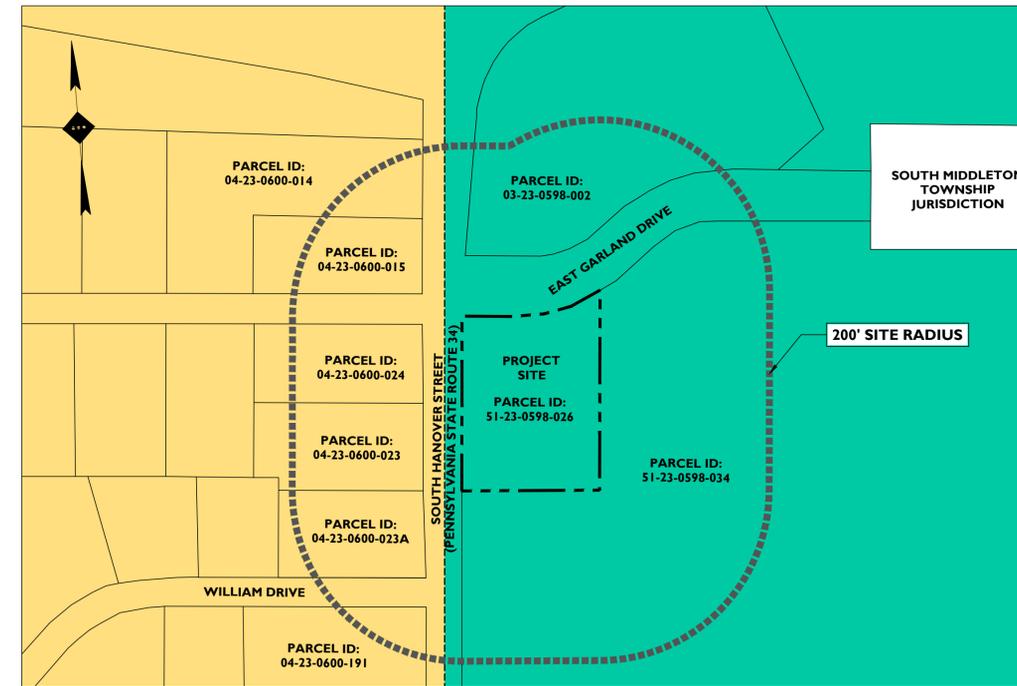
TYLER T PRIME
14000 HORIZON WAY SUITE
MOUNT LAUREL, NJ 08054
(856)-273-8300



SOURCE: GOOGLE EARTH PRO, IMAGE RETRIEVED 02/21/2020

AERIAL MAP

SCALE: 1" = 100'±

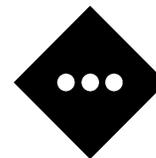


SOURCE: CUMBERLAND COUNTY GIS, BOROUGH OF CARLISLE, CUMBERLAND COUNTY, PA ZONING MAP.

TAX & ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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Phone 201.340.4468 · Fax 201.340.4472



Know what's below
Call before you dig.

BOROUGH OF CARLISLE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
598	2	CRACKER BARREL STORE INC. OLD COUNTRY	305 HARTMAN DRIVE LEBANON, TN 37087
598	26	MULLEN, KURT A	1003 SOUTH HANOVER STREET CARLISLE, PA 17013
598	34	HOME DEPOT USA INC	PO BOX 105842 ATLANTA, GA
600	14	HENCH, WILLIAM M & PATRICIA J	47 GARLAND DRIVE CARLISLE, PA 17013
600	15	SHULTZ, VERNA H TR	PO BOX 6010 CHAMBERSBURG, PA 17201
600	23	MACKIE, KATHERINE A	1004 SOUTH HANOVER STREET CARLISLE, PA 17013
600	23A	BENNETT, COREY M	55 WILLIAM DRIVE CARLISLE, PA 17013
600	24	WALBORN, TAMMY L	1000 SOUTH HANOVER STREET CARLISLE, PA 17013
600	191	HARRISON, SHIRLEY L & DAVID L	1856 WALNUT BOTTOM ROAD NEWVILLE, PA 17241



DATE	ISSUE	BY	DESCRIPTION
06/07/2020	1	JA	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY & FINAL PLAN

7-ELEVEN, INC.
PROPOSED CONVENIENCE
STORE WITH FUEL SALES

PARCEL ID: 51-23-0598-026
1003 SOUTH HANOVER STREET
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
LANDSCAPING PLAN	C-10 - C-11
CONSTRUCTION DETAILS	C-12 - C-15

JEFFREY A. MARTELL, P.E.
PENNSYLVANIA LICENSE No. 81980
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: AS SHOWN PROJECT ID: T-18123

TITLE:
COVER SHEET

DRAWING:
C-1

T:\2019\1123\1123-0598-026\1003 HANOVER STREET CARLISLE IN CONDIT FOR MUNICIPAL SUBMISSION.dwg

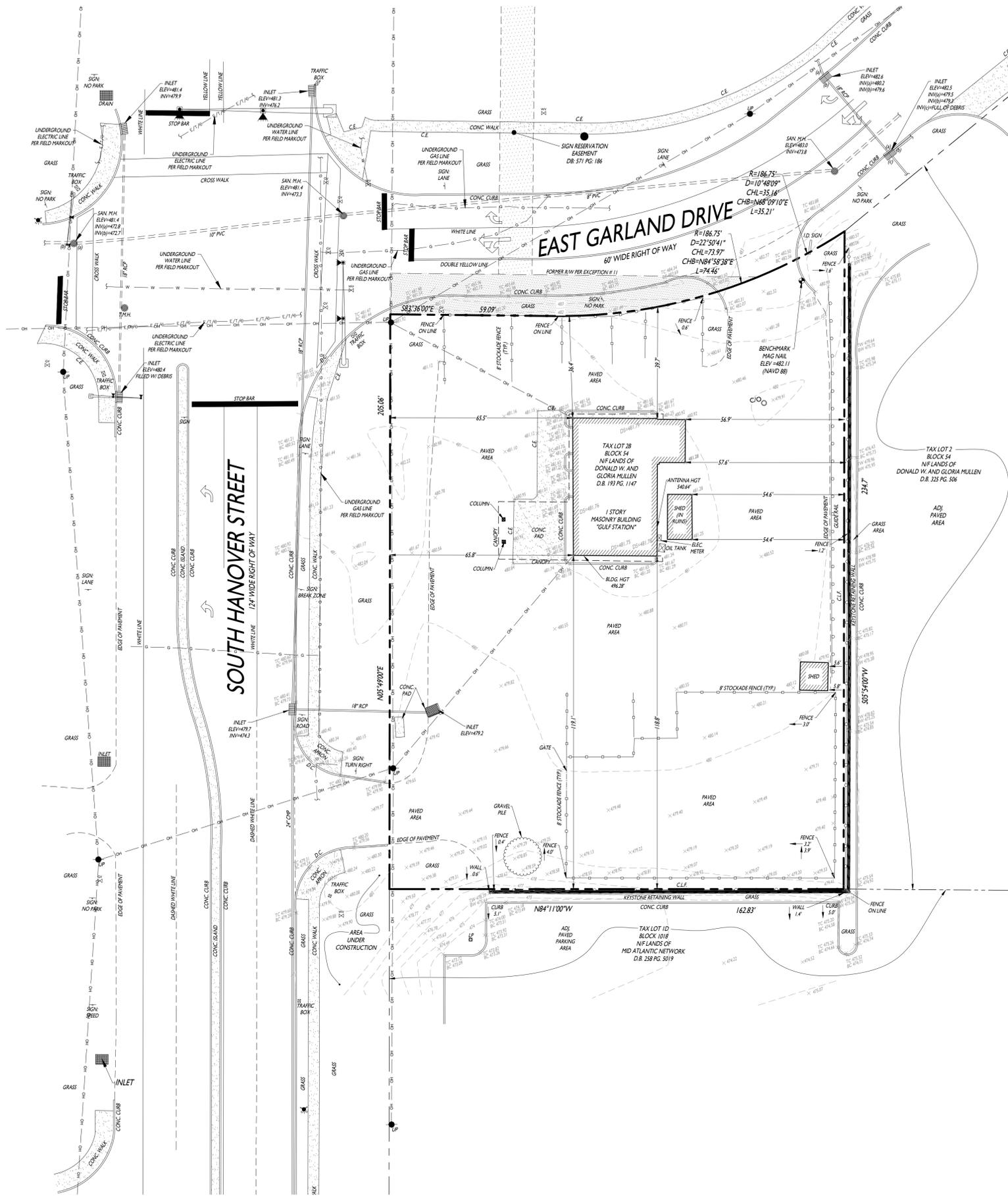


EXHIBIT "A"
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARLISLE, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OF GROUND LOCATED IN THE BOROUGH OF CARLISLE, CUMBERLAND COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAN OF LOTS FOR HOLLY PIKE PARTNERS, L.P. AS RECORDED IN CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK 87, PAGE 109; THENCE NORTH 05 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 305.06 FEET TO A POINT; THENCE ALONG LOT 5 OF THE MENTIONED PLAN OF LOTS SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 59.09 FEET TO A POINT; THENCE CONTINUING ALONG THE SAME ALONG A CURVE HAVING A RADIUS OF 186.75 FEET, AND AN ARC OF 74.46 FEET AND A CHORD BEARING OF NORTH 84 DEGREES 58 MINUTES 38 SECONDS EAST A DISTANCE OF 73.97 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 186.75 FEET, AND AN ARC OF 35.21 FEET AND A CHORD BEARING OF NORTH 68.00 DEGREES 9.00 MINUTES 10.00 SECONDS EAST A DISTANCE OF 35.16 FEET; THENCE ALONG LOT 2 OF THE MENTIONED PLAN OF LOTS SOUTH 05 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 234.70 FEET TO A POINT; THENCE NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 162.83 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

THE ABOVE TRACT CONSISTING OF THE FOLLOWING:
A. BEING A PORTION OF LAND CONVEYED TO THE GRANTORS HEREIN BY DEED OF DONALD W. MULLEN, ET AL DATED FEBRUARY 9, 1999 AS RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 193, PAGE 1147.
B. BEING LOT 1D OF THE ABOVE MENTIONED PLAN AS CONVEYED TO THE GRANTORS HEREIN BY DEED OF MID-ATLANTIC NETWORK, INC., SAID DEED RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 258, PAGE 5019.
C. BEING LOT 2B OF THE ABOVE MENTIONED PLAN AND BEING THE PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF JAMES C. COSTOPOULOS, ET AL AS RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 258, PAGE 5011.

BEING THE SAME PREMISES WHICH DONALD W. MULLEN, GLORIA L. MULLEN AND KURT A. MULLEN, BY DEED DATED SEPTEMBER 24, 2003, AND RECORDED OCTOBER 8, 2003, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE CITY OF CARLISLE, COUNTY OF CUMBERLAND, PENNSYLVANIA, IN BOOK 259, PAGE 3973, GRANTED AND CONVEYED UNTO KURT A. MULLEN, IN FEE.

THIS IS A DEED OF CONSOLIDATION DONE FOR THE PURPOSE TO CONSOLIDATE PORTIONS OF PRIOR TRACTS INTO THE NEW LOT HEREIN DESCRIBED, THEREBY ELIMINATING PRIOR TRACT LINES AND PROHIBITING SEPARATE CONVEYANCE OF THE PRIOR TRACTS WITHOUT OBTAINING FURTHER SUBDIVISION PLAN APPROVAL FROM THE BOROUGH OF CARLISLE.

PARCEL ID #: 51-23-0598-026
Being the same property as described in a title commitment prepared by Old Republic National Title Insurance Company, Issuing Office Filing Number 19-10662, Commitment Date 11/11/2019.

SCHEDULE B - PART II EXCEPTIONS
Old Republic National Title Insurance Company, Issuing Office Filing Number 19-10662, Commitment Date 11/11/2019.

- 10. SUBJECT TO PLAN BOOK 89 PAGE 69, 87 PAGE 109.
- PLAN ILLEGIBLE; UNABLE TO PLOT.
- 11. SUBJECT TO RIGHTS AGREEMENT OLYMPIA REALTY AGREEMENT 654 PAGE 714, RIGHTS WITH HOME DEPOT.
- THESE TWO EXHIBITS ARE CURRENTLY REFLECTED IN THE SURVEY.
- 12. SUBJECT TO BOOK 215 PAGE 437 CANCELLATION OF LEASE.
- NOT SURVEY RELATED.
- 13. SUBJECT TO RESERVATION INTEREST 571 PAGE 186.
- DOES NOT AFFECT SUBJECT PROPERTY; PLOTTED ON SURVEY.

SURVEY REFERENCES

- 1. DEED BETWEEN DONALD W. MULLEN, GLORIA L. MULLEN AND KURT A. MULLEN (GRANTORS) AND KURT A. MULLEN (GRANTEE), RECORDED ON SEPTEMBER 24, 2003 AS D.B. 259 PG. 3973 (BLOCK 54 LOT 2).
- 2. SITE PLAN PROPOSED CONDITION - FINAL SUBDIVISION & LAND DEVELOPMENT PLAN - DAUPHIN ENGINEERING COMPANY
- 3. TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - ISSUING FILE #: 19-10662, COMMITMENT DATE: 11/11/2019.

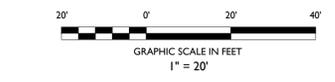
AREA NOTES	EXISTING STRIPED PARKING
TOTAL LAND AREA 30,012.84 S.F. OR 0.689 AC.	REGULAR = 0 SPACES HANDICAP = 0 TOTAL = 0 SPACES

SURVEY NOTES

- 1. THE ADDRESS FOR THIS PROPERTY IS 1003 SOUTH HANOVER STREET FROM RECORD DOCUMENTS.
- 2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING 12/18/2019 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
- 3. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
- 4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE HANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- 6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- 7. THE PROPERTY HAS DIRECT ACCESS TO EAST GARLAND DRIVE & SOUTH HANOVER STREET.
- 8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-9-36.3) AND N.J.A.C. 13-40-5.1(D)

SYMBOL	DESCRIPTION
[Symbol]	BUILDING
[Symbol]	CONCRETE SIDEWALK / MAT
[Symbol]	ASPHALT / CONCRETE CURB
[Symbol]	DEPRESSED CURB
[Symbol]	PROPERTY LINE
[Symbol]	CHAIN LINK FENCE
[Symbol]	BOARD-ON-BOARD FENCE
[Symbol]	GUIDE RAIL
[Symbol]	MAST ARM LIGHT POLE
[Symbol]	POLE
[Symbol]	SIGNS
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	DRAIN
[Symbol]	INLET
[Symbol]	MAN HOLE
[Symbol]	MONITORING WELL
[Symbol]	BOX (ELEC, GAS, ETC.)
[Symbol]	ASPHALT EDGE
[Symbol]	CONCRETE EDGE
[Symbol]	OVERHEAD WIRE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	UNDERGROUND WATER LINE
[Symbol]	UNDERGROUND ELEC LINE
[Symbol]	MAJOR CONTOUR
[Symbol]	MINOR CONTOUR
[Symbol]	GRADE SPOT SHOT
[Symbol]	TOP OF CURB SHOT
[Symbol]	BOTTOM OF CURB SHOT
[Symbol]	TOP OF WALL SHOT
[Symbol]	BOTTOM OF WALL SHOT

SURVEY NOTES:
1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



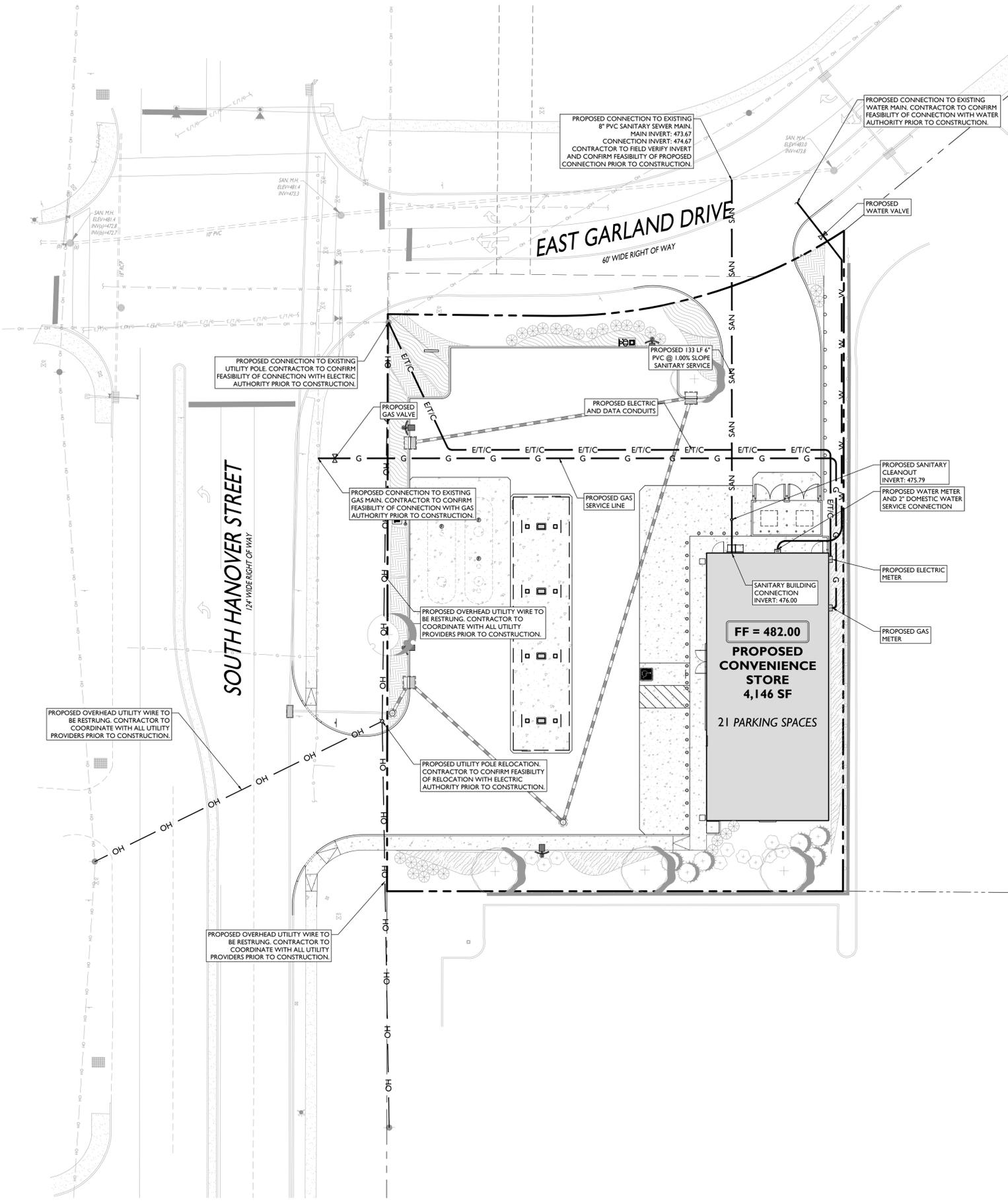
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PRELIMINARY & FINAL PLAN
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PARCEL ID: 51-23-0598-026
1003 SOUTH HANOVER STREET
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CUMBERLAND COUNTY, PENNSYLVANIA

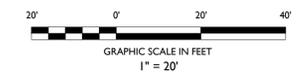
JEFFREY A. MARTELL, P.E.
PENNSYLVANIA LICENSE No. 81980
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design
SCALE: 1" = 20' PROJECT ID: T-18123
TITLE:
EXISTING CONDITIONS PLAN
DRAWING:
C-2



SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G —	PROPOSED GAS LINE
⊗	PROPOSED WATER VALVE
⊗	PROPOSED GAS VALVE
⊞	PROPOSED WATER METER
⊞	PROPOSED ELECTRIC METER
⊞	PROPOSED GAS METER
○	PROPOSED SANITARY CLEANOUT
⊙	PROPOSED UTILITY POLE

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DISPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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06/07/2020	I	JA	FOR MUNICIPAL SUBMISSION

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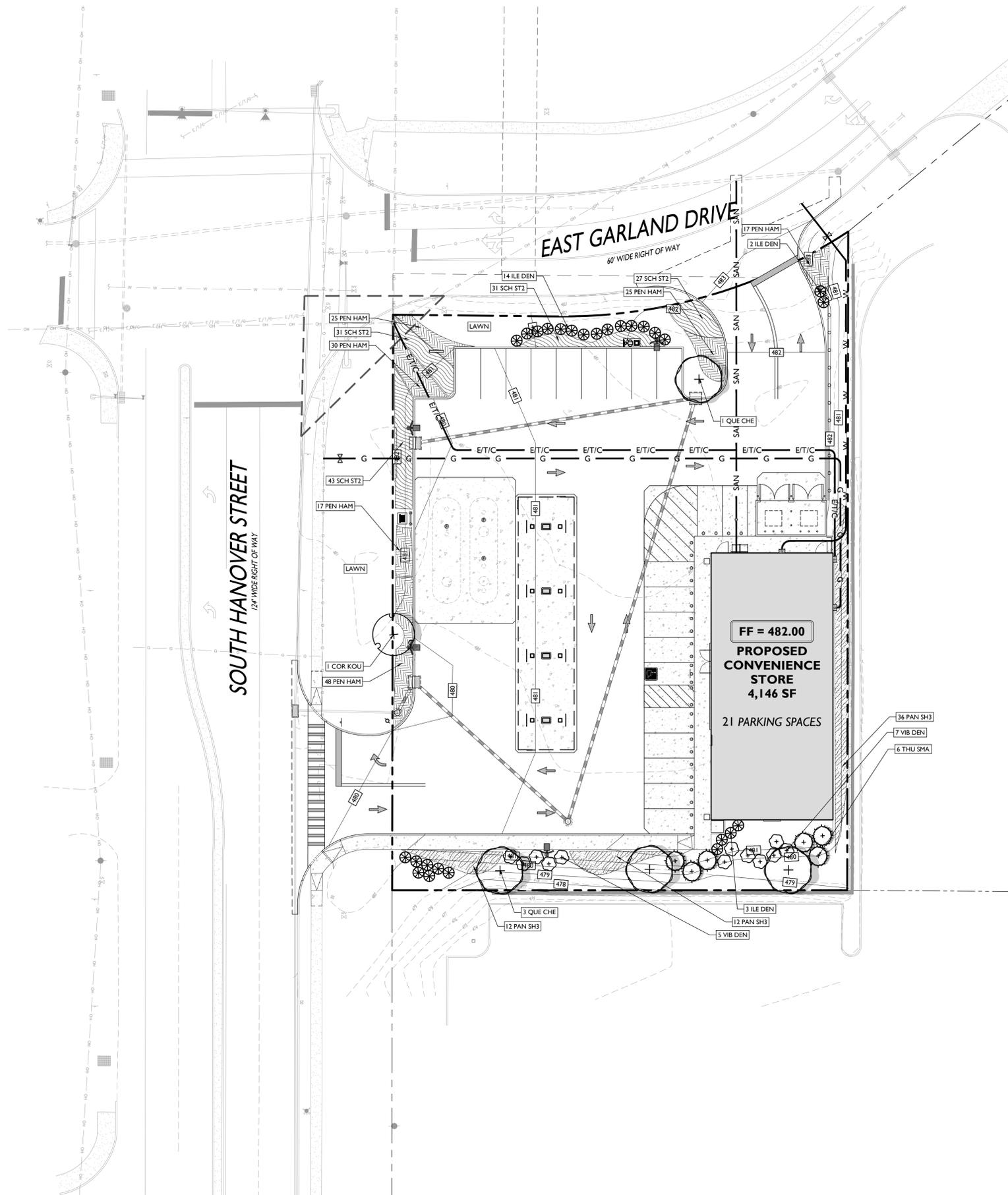
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engineering & design

SCALE: 1" = 20' PROJECT ID: T-18123

TITLE:
UTILITY PLAN

DRAWING:
C-7

T:\2018\1812\ALEVEN, 1003 HANOVER STREET, CARLESE, INC\2018\1812\LANDSCAPING



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	COR KOU	1	CORNUS KOUSA	KOUSA DOGWOOD	2'-3" CAL	B&B
	QUE CHE	3	QUERCUS PRINUS	CHESTNUT OAK	3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	THU SMA	6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ILE DEN	5	ILEX GLABRA 'DENSE'	INKBERRY HOLLY	5 GAL	36" O.C.
	VIB DEN	12	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL	60" O.C.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PAN SH3	60	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	1 GAL	48" o.c.
	PEN HAM	157	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL	30" o.c.
	SCH ST2	132	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL	30" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

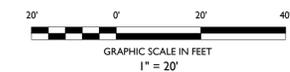
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 255-191 D (3) LANDSCAPE AND SCREENING	SCREENING FOR THE PURPOSE OF PROVIDING A VISUAL BARRIER SHALL BE COMPOSED OF PLANTS AND TREES ARRANGED TO BE INTENDED TO REASONABLY FORM A COMPLETE VISUAL SCREEN AT LEAST SIX FEET HIGH WITHIN FOUR YEARS OF INSTALLATION. EVERGREEN PLANT SCREENING SHALL BE PROVIDED BETWEEN ANY PRINCIPAL COMMERCIAL OR INDUSTRIAL USE AND ANY CONTIGUOUS LOT LINE OF A PRIMARILY RESIDENTIAL USE.	COMPLIES
§ 255-191 D (4) LANDSCAPE AND SCREENING	A REQUIRED SCREEN SHALL BE COMPOSED OF EVERGREEN TREES AT LEAST FOUR FEET IN HEIGHT. IF NEEDED TO PROVIDE ROOM FOR FUTURE GROWTH, SUCH TREES SHALL BE PLANTED OFFSET IN TWO PARALLEL ROWS, WITH AN APPROXIMATE SIX-FOOT MINIMUM DISTANCE BETWEEN THE TRUNKS OF EACH OF THE PLANTS, MEASURED IN ONE CONTINUOUS DIRECTION	COMPLIES

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.



Know what's below
Call before you dig.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



DATE	BY	DESCRIPTION
06/07/2020	JA	FOR MUNICIPAL SUBMISSION
1		ISSUE

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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PRELIMINARY & FINAL PLAN

7-ELEVEN, INC.
PROPOSED CONVENIENCE
STORE WITH FUEL SALES

PARCEL ID: 51-23-0598-026
1003 SOUTH HANOVER STREET
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

JEFFREY A. MARTELL, P.E.
PENNSYLVANIA LICENSE NO. 81980
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: T-18123

TITLE:
LANDSCAPING PLAN

DRAWING:
C-10