

Cumberland County Subdivision and Land Development Review Report

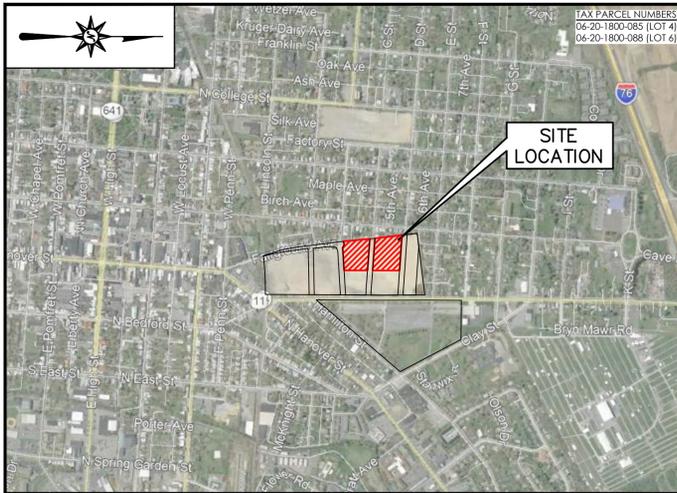
Municipality: <u>Carlisle</u>	Surveyor/ Engineer: <u>BL</u>	Builder Services Group, Owner/ Inc TDBA Kenneth Developer: <u>Homes</u>
Plat Title: <u>Northside Village Lots 4 & 6 IAC Site</u>		
Plat Status: <u>Preliminary/Final</u>	Plat Type: <u>Land Development</u>	
# of New Lots: _____	# of New Dwelling Units: <u>50</u>	New Acreage Subdivided/Developed: <u>4.15</u>
		Total Tract Acreage: <u>4.15</u>
Zoning District: <u>UM Urban Mixed Use</u>	Proposed Land Use: <u>Residential</u>	
Date Received: <u>7/23/2020</u>	County Review: <u>7/28/2020</u>	Reviewed by: <u>SH</u> Checked by: _____

- 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. The plan should indicate that the private areas shown will be separated with screening, walls or fences to provide privacy (Zoning 255-199.A.17.H.2).
2. If applicable, mailbox clusters should be indicated on the plan (Zoning 255-199.A.17.M).
3. Site Plan Note #41 indicates that each townhouse will have individual trash collection service. The Borough may want to determine if common trash receptacles are required (Zoning 255-199.A.17.N). Further, a recycling bin should be provided for the residents.
4. A minimum of 8% of the total land area should be dedicated to and suitable for recreation (Zoning 255-199.A.17.Q.1).
5. The parking provided for each unit appears to include one garage space and one external parking space which may create conflicts. The parking area should be designed to allow vehicles to proceed to and from the parking space without requiring the moving of any other vehicle (Zoning 255-210.E).
6. The plan should identify who is responsible for tree maintenance and replacement (Zoning 255-211.A.4.D).
7. All property corners should include a survey monument or marker. The monuments or markers should be labeled (SLDO 226-20.A.2).
8. Pennsylvania DEP Sewage Planning requirements should be addressed on the plan (SLDO 226-22.B.2).
9. The plan should include a note regarding the dedication of recreation land or a fee in lieu of dedication (SLDO 226-32).

10. The Borough should verify that adequate fire hydrants are provided (SLDO 226-37).
11. The plan should indicate the maintenance responsibility for all stormwater facilities.
12. Will the proposed street located east of lots 4 and 6 will be dedicated to the Borough?
 - a. If yes, a street name should be approved by the Borough and the county MSAG Coordinator (911 Operations).
 - b. If no, it appears that the street will be utilized by lots 5 & 7 as well as thru traffic. The plan should include joint use and maintenance responsibilities.
13. The proposed street lighting and concrete sidewalk on C Street indicates that it will be provided by others. Will the Borough be responsible for providing these features?
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>.



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 20200161794, SUBMITTED ON 01/16/2020.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

[AV] CARLISLE BOROUGH/CARLISLE BOROUGH MUNICIPAL AUTHORITY ADDRESS: 7 EAST GARLAND DR CARLISLE, PA 17013 CONTACT: DAVE RUHL EMAIL: druhl@carlislepa.org	[PR] PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 827 HAUSMAN RD ALLENSTOWN, PA 18104 CONTACT: CYNTHIA FOCT EMAIL: cfoct@pplweb.com	[TW] CENTURYLINK FORMERLY EMBARD ADDRESS: 122 BALTIMORE STREET HANOVER, PA 17331 CONTACT: LEO HILBERT EMAIL: leo.hilbert@centurylink.com
[PL] ZAYO BANDWIDTH FORMERLY PPL TELECOM LLC ADDRESS: 1060 HARDEES DRIVE UNIT H ABERDEEN, MD 21001 CONTACT: GEORGE HUSS EMAIL: george.huss@zayo.com	[RS] COMCAST CABLE COMMUNICATIONS INC ADDRESS: C/O USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD STE 200 CARMEL, IN 46032 CONTACT: JOANNE ARCHFIELD EMAIL: joarchfield@ugl.com	[U] UGI UTILITIES ADDRESS: 1301 AIP DRIVE MIDDLETOWN, PA 17057 CONTACT: JOANNE ARCHFIELD EMAIL: joarchfield@ugl.com

UTILITY NAME	DATE PROVIDED	REMARKS
AV	02/16/2020	1-800-242-1776
PR	02/16/2020	1-800-242-1776
TW	02/16/2020	1-800-242-1776
PL	02/16/2020	1-800-242-1776
RS	02/16/2020	1-800-242-1776
U	02/16/2020	1-800-242-1776



Sheet List Table

1	CV-1	COVER SHEET
2	GN-1	GENERAL NOTES
3	EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
4	MP-1	MASTER PLAN
5	SP-1	SITE PLAN
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7	SU-1	SITE UTILITY PLAN
8	LL-1	LANDSCAPING PLAN
9	LL-2	LANDSCAPE NOTES
10	LP-1	LIGHTING PLAN
11	PR-1	PROFILES
12	PR-2	PROFILES
13	DN-1	DETAIL SHEET
14	DN-2	DETAIL SHEET
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16	EC-1	EROSION & SEDIMENTATION CONTROL PLAN
17	EC-2	EROSION & SEDIMENTATION CONTROL NOTES
18	EC-3	EROSION & SEDIMENTATION CONTROL DETAILS

* SHEETS TO BE RECORDED

SUPPLEMENTAL PLANS
1. VEHICLE TURNING EXHIBIT (VT-1)

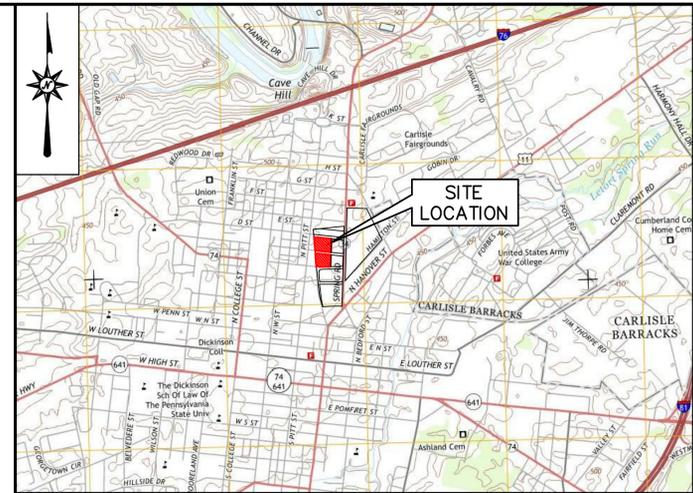
FINAL LAND DEVELOPMENT PLAN NORTHSIDE VILLAGE

LOTS 4 & 6 OF FORMER IAC SITE

BOROUGH OF CARLISLE CUMBERLAND COUNTY, PENNSYLVANIA

PREPARED FOR:
BUILDER SERVICES GROUP INC.
320 Granite Run Drive
Lancaster, Pennsylvania 17601

PREPARED BY:
BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING
2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

MY COMMISSION EXPIRES _____, 20____.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

MY COMMISSION EXPIRES _____, 20____.

BOROUGH OF CARLISLE COUNCIL PLAN APPROVAL STATEMENT

APPROVED BY THE BOROUGH OF CARLISLE COUNCIL AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20____.

ATTEST: _____
BOROUGH OF CARLISLE SECRETARY CHAIRMAN, BOROUGH COUNCIL

BOROUGH OF CARLISLE PLANNING COMMISSION

AT A MEETING ON _____, 20____, THE BOROUGH OF CARLISLE PLANNING COMMISSION REVIEWED THIS PLAN.

ATTEST: _____
BOROUGH OF CARLISLE SECRETARY CHAIRMAN

PLAN PURPOSE
THE PURPOSE OF THIS PLAN IS TO PREPARE FOR THE CONSTRUCTION OF 25 TOWNHOUSES ON LOT #4 AND 25 TOWNHOUSES ON LOT #6 OF THE FORMER CARLISLE IAC SITE IN THE URBAN MIXED USE (UM) ZONING DISTRICT.

DEVELOPER:
BUILDER SERVICES GROUP INC.
TDBA KENNETH HOMES
320 GRANITE RUN DRIVE
LANCASTER, PA 17601
717-581-4732

DATES
ISSUE DATE: 07/22/2020
REVISIONS:

OWNER:
CARLISLE AUTO INDUSTRIES
1000 BRYN MAWR ROAD
CARLISLE, PA 17013
PHONE: 717-877-2457

CV-1 No. 1 of 18

WAIVERS REQUESTED

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS OF THE BOROUGH OF CARLISLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 226-19 - PRELIMINARY PLAN PROCEDURES

SECTION 226-24.K(f) - MORE THAN ONE DRIVEWAY ACCESSING A SINGLE ROAD

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

BOROUGH OF CARLISLE ENGINEER

REVIEWED ON _____, 20____, BY BOROUGH ENGINEER, _____
BOROUGH ENGINEER

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 TO THE ACCURACY REQUIRED BY THE BOROUGH OF CARLISLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

_____, 20____
RONALD L. LEWIS
REG. NO. SU061956

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED ON _____, 20____, BY CUMBERLAND COUNTY PLANNING DEPARTMENT, _____
DIRECTOR OF PLANNING

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF CARLISLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____
RONALD L. LEWIS
REG. NO. SU061956

RE CORDER OF DEEDS CERTIFICATE

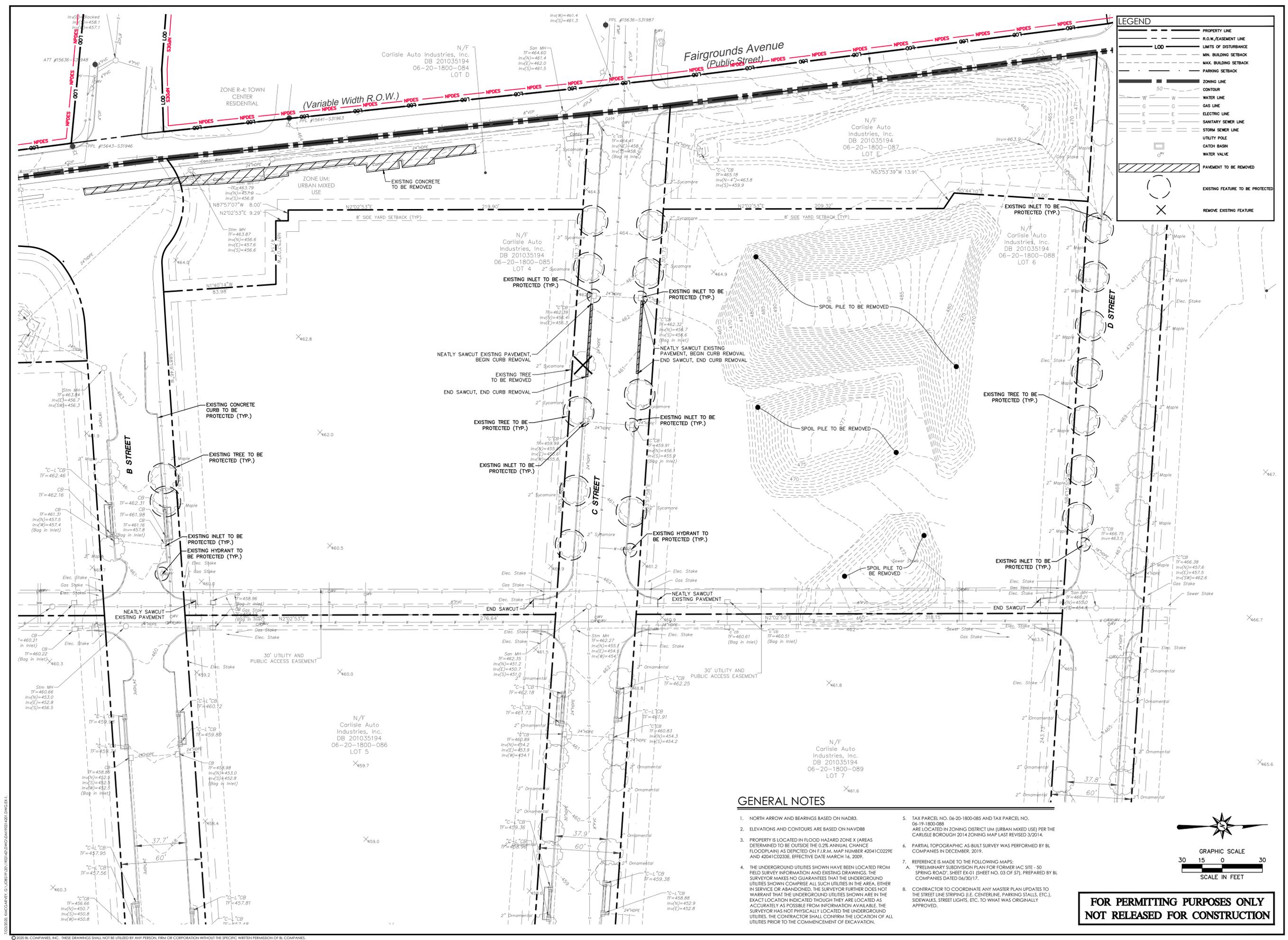
RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS _____ DAY OF _____, 20____.

Instrument # _____

STORM DRAINAGE PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF CARLISLE STORMWATER MANAGEMENT ORDINANCE.

_____, 20____
KEVIN T. MCGARVEY
REG. NO. PE075858

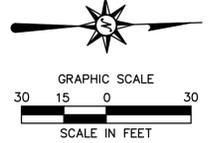


LEGEND

- PROPERTY LINE
- R.O.W./EASEMENT LINE
- LIMITS OF DISTURBANCE
- MIN. BUILDING SETBACK
- MAX. BUILDING SETBACK
- PARKING SETBACK
- ZONING LINE
- CONTOUR
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UTILITY POLE
- CATCH BASIN
- WATER VALVE
- PAVEMENT TO BE REMOVED
- EXISTING FEATURE TO BE PROTECTED
- REMOVE EXISTING FEATURE

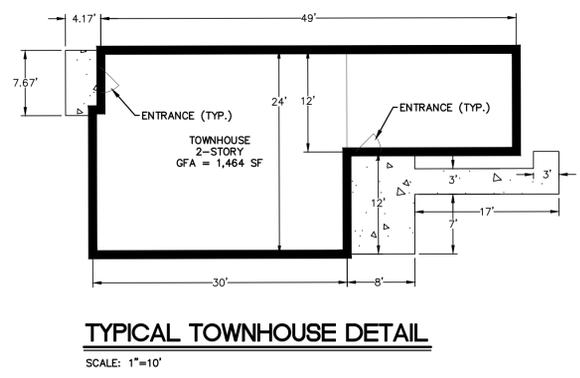
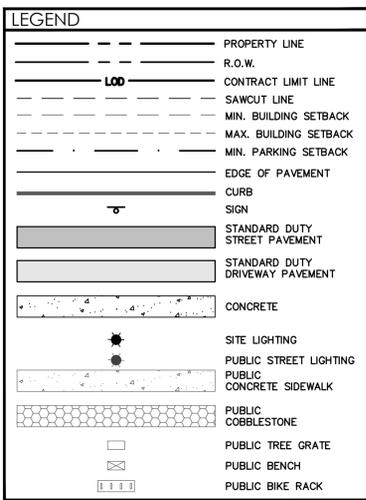
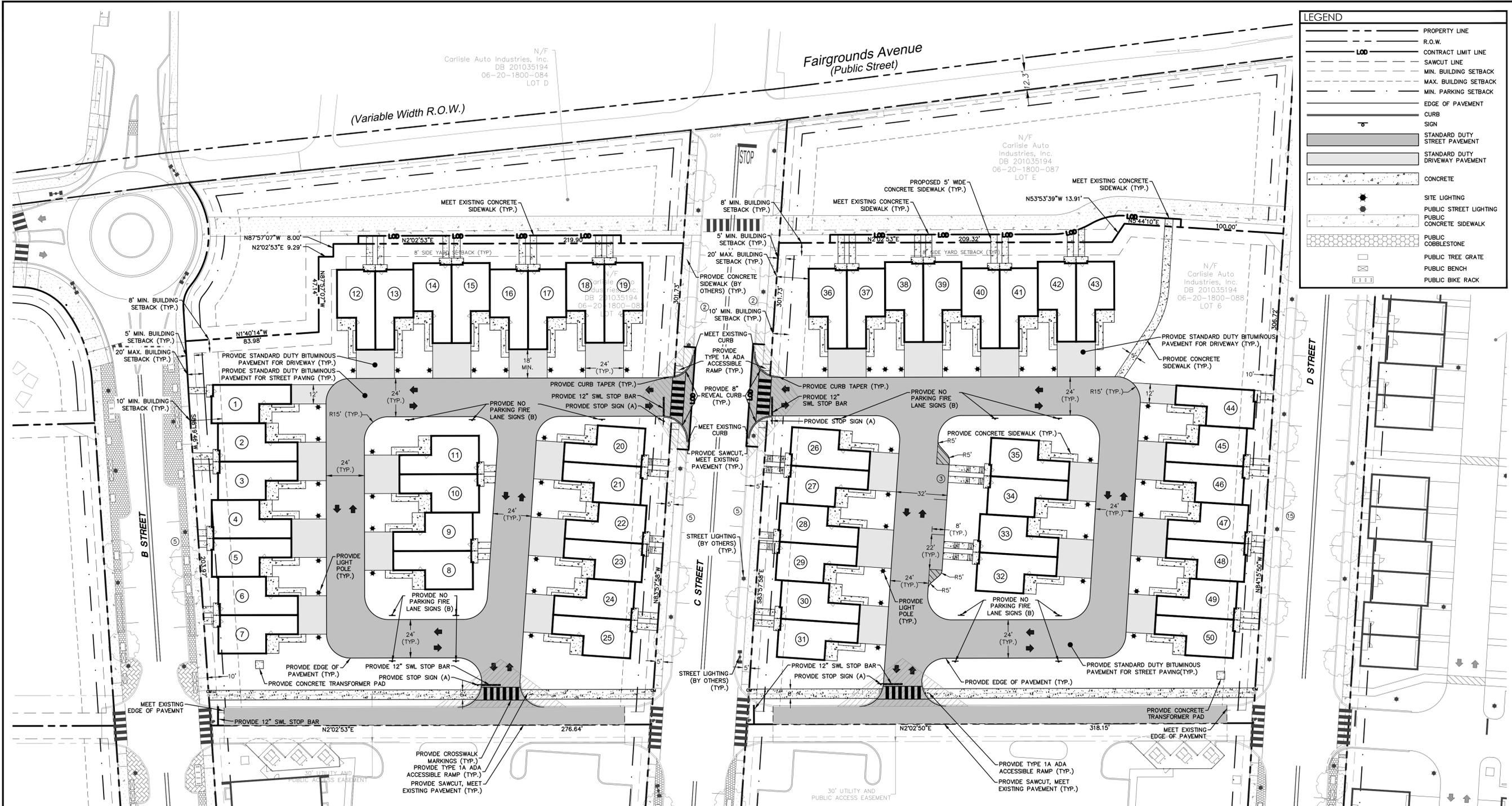
GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88
3. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. MAP NUMBER 42041 C0229E AND 42041 C0233E, EFFECTIVE DATE MARCH 16, 2009.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
5. TAX PARCEL NO. 06-20-1800-085 AND TAX PARCEL NO. 06-19-1800-088 ARE LOCATED IN ZONING DISTRICT UM (URBAN MIXED USE) PER THE CARLISLE BOROUGH 2014 ZONING MAP LAST REVISED 3/2014.
6. PARTIAL TOPOGRAPHIC AS-BUILT SURVEY WAS PERFORMED BY BL COMPANIES IN DECEMBER, 2019.
7. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "PRELIMINARY SUBDIVISION PLAN FOR FORMER IAC SITE - 50 'SPRING ROAD', SHEET EX-01 (SHEET NO. 03 OF 57), PREPARED BY BL COMPANIES DATED 06/30/17.
8. CONTRACTOR TO COORDINATE ANY MASTER PLAN UPDATES TO THE STREET LINE STRIPING (I.E. CENTERLINE, PARKING STALLS, ETC.), SIDEWALKS, STREET LIGHTS, ETC. TO WHAT WAS ORIGINALLY APPROVED.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

REVISIONS	No.	Date	Desc.
Designed			G.J.H.
Drawn			K.T.M.
Reviewed			A.J.B.
Scale			1" = 30'
Project No.			1902142
Date			07/22/2020
CAD File:			DM190214201
Title			EXISTING CONDITIONS & DEMOLITION PLAN
Sheet No.			EX-1



AREA AND BULK REGULATIONS

LOCATION: LOT 4
ZONE: UM - URBAN MIXED USE DISTRICT
USE: TOWNHOUSES (PERMITTED USE); 25 DWELLING UNITS*

ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE 2,000 S.F. PER D.U. (25 D.U. = 50,000 S.F.)	84,309 S.F.
2	FRONT BUILDING SETBACK 5 FEET MIN. / 20 FEET MAX.	5 FT MIN. / 20 FT MAX.
3	MINIMUM SIDE YARD 8 FEET (16 FEET TOTAL)	8 FT (16 FT TOTAL)
4	MINIMUM REAR YARD 15 FEET	N/A
5	MINIMUM PAVED AREA SETBACK 10 FEET FROM A STREET	10 FEET FROM R.O.W.
6	MINIMUM LOT WIDTH 20 FEET PER D.U. (25 D.U. = 500 FEET)	203 FEET - B STREET 301 FEET - C STREET (504 FEET TOTAL)
7	BUILDING COVERAGE 50% MAX.	50% MAX.
8	IMPERVIOUS COVERAGE 80% MAX.	80% MAX.
9	BUILDING HEIGHT 45 FEET MAX.	45 FEET MAX.

SITE COVERAGES

LOT 4: PROPOSED CONDITIONS

VEGETATIVE COVER	27,505 SF	0.63 AC	32.6%
IMPERVIOUS - BUILDING	23,825 SF	0.55 AC	28.3%
IMPERVIOUS - PAVEMENT	32,979 SF	0.76 AC	39.1%
TOTAL IMPERVIOUS COVER	56,804 SF	1.30 AC	67.4%
TOTAL LOT	84,309 SF	1.94 AC	100.0%

AREA AND BULK REGULATIONS

LOCATION: LOT 6
ZONE: UM - URBAN MIXED USE DISTRICT
USE: TOWNHOUSES (PERMITTED USE); 25 DWELLING UNITS*

ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE 2,000 S.F. PER D.U. (25 D.U. = 50,000 S.F.)	96,397 S.F.
2	FRONT BUILDING SETBACK 5 FEET MIN. / 20 FEET MAX.	5 FT MIN. / 20 FT MAX.
3	MINIMUM SIDE YARD 8 FEET (16 FEET TOTAL)	8 FT (16 FT TOTAL)
4	MINIMUM REAR YARD 15 FEET	N/A
5	MINIMUM PAVED AREA SETBACK 10 FEET FROM A STREET	10 FEET FROM R.O.W.
6	MINIMUM LOT WIDTH 20 FEET PER D.U. (25 D.U. = 500 FEET)	301 FEET - C STREET 304 FEET - D STREET (605 FEET TOTAL)
7	BUILDING COVERAGE 50% MAX.	50% MAX.
8	IMPERVIOUS COVERAGE 80% MAX.	80% MAX.
9	BUILDING HEIGHT 45 FEET MAX.	45 FEET MAX.

SITE COVERAGES

LOT 6: PROPOSED CONDITIONS

VEGETATIVE COVER	38,204 SF	0.88 AC	41.1%
IMPERVIOUS - BUILDING	23,825 SF	0.55 AC	25.6%
IMPERVIOUS - PAVEMENT	30,857 SF	0.71 AC	33.2%
TOTAL IMPERVIOUS COVER	54,682 SF	1.26 AC	58.9%
TOTAL LOT	92,886 SF	2.13 AC	100.0%

SITE PARKING INFORMATION

LOCATION: LOT 4

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM PARKING SETBACK	8 FEET (FRONT)	8 FEET
2	PARKING STALLS REQUIRED	2 PARKING SPACES PER DWELLING UNIT REQ'D = 50 SPACES	62 SPACES*
3	MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
4	MINIMUM WIDTH OF AISLE	22 FEET	24 FEET

* IN ADDITION TO THE 2 PARKING SPACES WITHIN EACH INDIVIDUAL DRIVEWAY OF EACH DWELLING UNIT 12 SPACES ARE PROVIDED FOR GUEST/VISITOR PARKING (5 ALONG 'B' STREET EXTENSION, 7 ALONG 'C' STREET EXTENSION)

SITE PARKING INFORMATION

LOCATION: LOT 6

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM PARKING SETBACK	8 FEET (FRONT)	8 FEET
2	PARKING STALLS REQUIRED	2 PARKING SPACES PER DWELLING UNIT REQ'D = 50 SPACES	72 SPACES*
3	MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
4	MINIMUM WIDTH OF AISLE	22 FEET	24 FEET

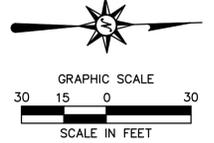
* IN ADDITION TO THE 2 PARKING SPACES WITHIN EACH INDIVIDUAL DRIVEWAY OF EACH DWELLING UNIT 22 SPACES ARE PROVIDED FOR GUEST/VISITOR PARKING (7 ALONG 'C' STREET EXTENSION, 15 ALONG 'D' STREET EXTENSION)

SIGN LEGEND

NO.	DOT NO. / SIGN SIZE	LEGEND	QTY.
A	R1-1 30"X30"	STOP	4
B	N/A 12" X 18"	NO PARKING FIRE LANE	14

SITE PLAN NOTES

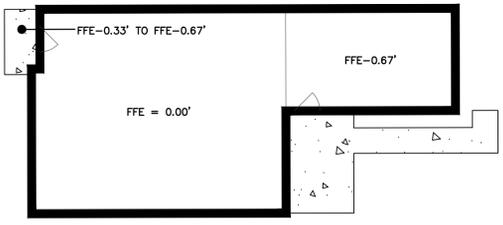
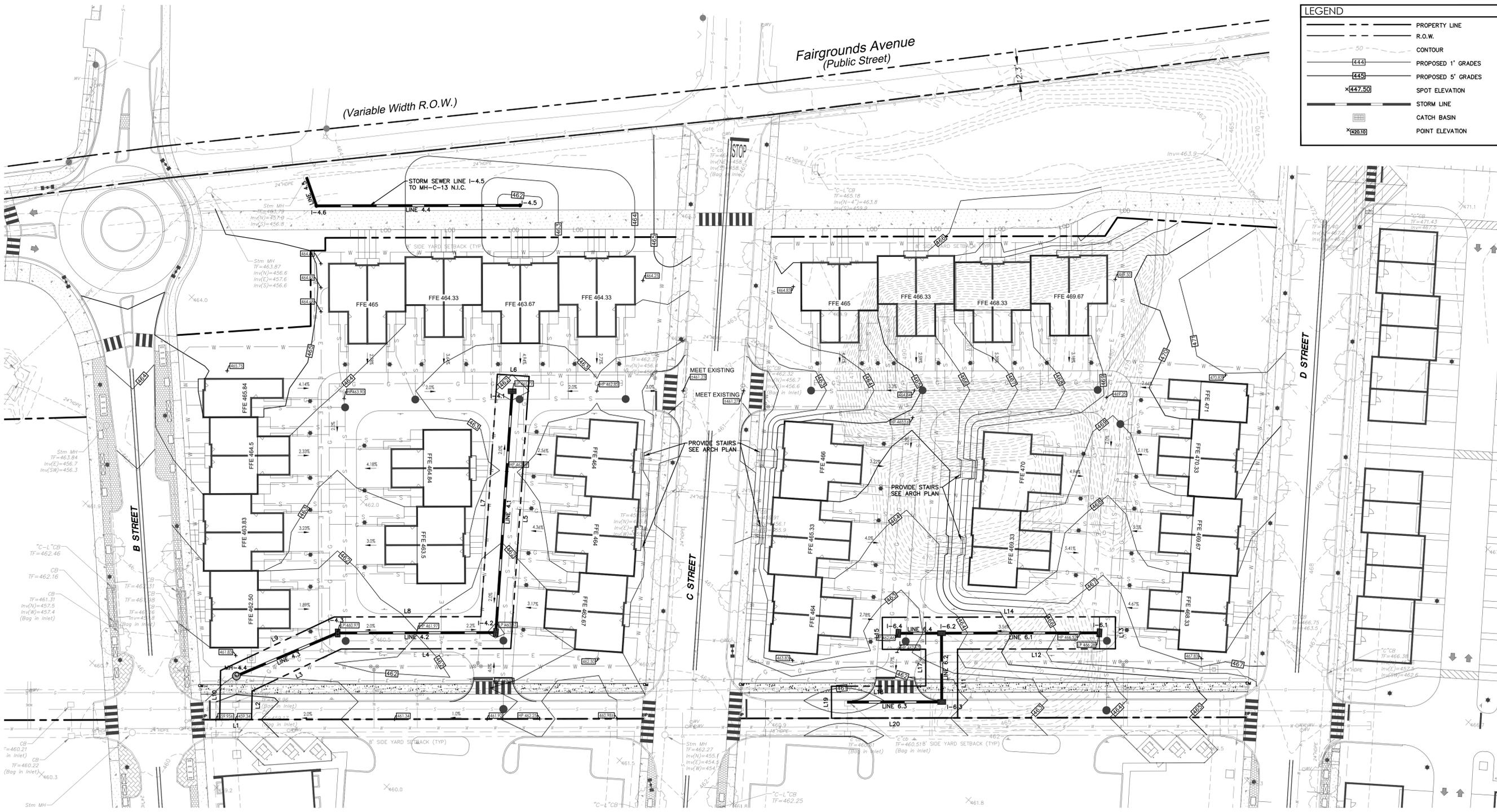
- ALL NEW IMPROVEMENTS SHOWN INSIDE THE PROPERTY LINES OF LOTS 4 AND 6 AND CONTRACT LIMIT LINE ARE PROPOSED AS PART OF THIS PLAN.
- ALL NEW IMPROVEMENTS SHOWN OUTSIDE THE PROPERTY LINES OF LOTS 4 AND 6 AND CONTRACT LIMIT LINE ARE PART OF THE APPROVED SUBDIVISION PLAN/MASTER PLAN AND HAVE NOT BEEN CONSTRUCTED AS OF DECEMBER 2019, WHICH IS WHEN THE TOPOGRAPHIC SURVEY WAS LAST UPDATED FOR THIS PLAN SET UNLESS OTHERWISE SHOWN OR NOTED.
- ALL CURB RADII 15' UNLESS OTHERWISE NOTED.
- TRAFFIC ARROWS SHOWN ARE FOR GRAPHIC REPRESENTATION ONLY.
- PROPERTY LINE IS CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

LEGEND

-  PROPERTY LINE
-  R.O.W.
-  CONTOUR
-  PROPOSED 1' GRADES
-  PROPOSED 5' GRADES
-  SPOT ELEVATION
-  STORM LINE
-  CATCH BASIN
-  POINT ELEVATION



TYPICAL TOWNHOUSE DETAIL
SCALE: 1"=10'

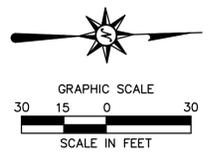
DRAINAGE EASEMENT

Line #	Length	Direction
L20	79.194	N1° 31' 43.01"E
L19	20.000	S88° 28' 16.99"E
L18	59.194	S1° 31' 43.01"W
L17	23.000	S88° 28' 16.99"E
L16	27.185	N1° 31' 43.01"E
L15	20.000	S88° 28' 16.99"E
L14	146.267	S1° 31' 43.01"W
L13	20.000	N88° 28' 16.99"W
L12	99.082	N1° 31' 43.01"E
L11	43.000	N88° 28' 16.99"W

Line #	Length	Direction
L10	30.707	S87° 20' 54.73"E
L9	78.724	S23° 29' 54.08"E
L8	92.161	S1° 31' 43.02"W
L7	151.876	S84° 27' 31.16"E
L6	20.000	S5° 32' 28.84"W
L5	170.522	N84° 27' 31.16"W
L4	106.369	N1° 31' 43.02"E
L3	61.824	N23° 29' 54.08"W
L2	17.854	N87° 20' 54.73"W
L1	20.004	N1° 31' 43.01"E

NOTES

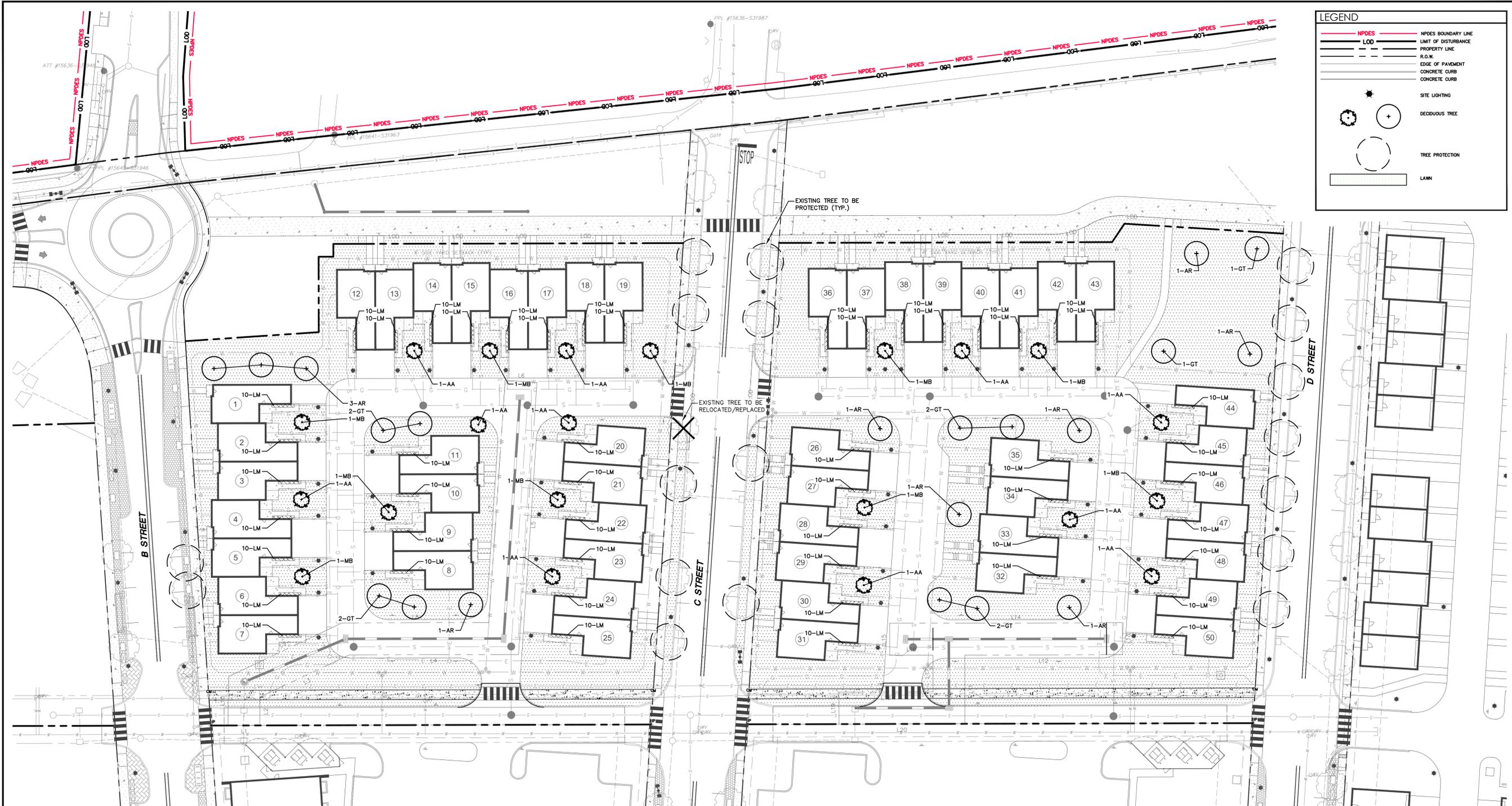
- UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS REPRESENT BOTTOM OF CURB OR TOP OF PAVEMENT ELEVATIONS.
- A MINIMUM OF 16,862 SF OF PROPOSED PERVIOUS AREAS ON LOT 4 AND A MINIMUM OF 13,280 SF OF PROPOSED PERVIOUS AREAS ON LOT 6 SHALL CONTAIN SOIL AMENDMENTS
- DOWNSPOUTS SHALL DRAIN TO GRADE.
- CONTRACTOR TO COORDINATE LOCATIONS AND DEPTHS OF INSTALLED ELECTRIC DUCT BANKS WITH PROPOSED STORMWATER AND UTILITY PIPE CROSSINGS.



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7/22/2020, 10:40:45 AM, C:\WORK\190214\DWG\GD190214201.dwg, GD-1

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LEGEND

- NPDES BOUNDARY LINE
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- R.O.W.
- EDGE OF PAVEMENT
- CONCRETE CURB
- CONCRETE CURB
- SITE LIGHTING
- DECIDUOUS TREE
- TREE PROTECTION
- LAWN

ORDINANCE REQUIREMENTS - ZONING CHAPTER 255 - LOT 4

SECTION:	REQUIRED	PROPOSED	WAIVER
255-211.A(3)	Any lot with 30 or more parking spaces shall internal landscaped area, a minimum area of 5% of the total paved area. 32,979 sf x 5% = 1,649 sf landscaped area	27,505 sf landscaped area	No
255-211.A(4)	One deciduous tree shall be required for every 4,000 square feet of paved area. 32,979 sf / 4,000 sf = 8 trees	8 Trees	No
255-211.C(1)	For each 2,000 square feet of new or expanded building floor area, one evergreen or deciduous tree shall be planted and maintained. 23,825 sf / 2,000 sf = 12 trees	12 Trees	No

ORDINANCE REQUIREMENTS - ZONING CHAPTER 255 - LOT 6

SECTION:	REQUIRED	PROPOSED	WAIVER
255-211.A(3)	Any lot with 30 or more parking spaces shall internal landscaped area, a minimum area of 5% of the total paved area. 34,368 sf x 5% = 1,718 sf landscaped area	38,204 sf landscaped area	No
255-211.A(4)	One deciduous tree shall be required for every 4,000 square feet of paved area. 34,368 sf / 4,000 sf = 9 trees	9 Trees	No
255-211.C(1)	For each 2,000 square feet of new or expanded building floor area, one evergreen or deciduous tree shall be planted and maintained. 23,825 sf / 2,000 sf = 12 trees	12 Trees	No

LANDSCAPING SCHEDULE - LOT 4

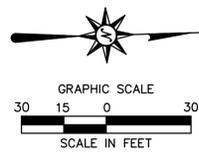
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	NOTES
DECIDUOUS TREES					
AR	4	<i>Acer rubrum</i>	Red Maple	2" cal	6' Br./Full heads
GT	4	<i>Gleditsia triacanthos</i> Shademaster	Shademaster Honeylocust	2" cal	6' Br./Full heads
ORNAMENTAL TREES					
AA	6	<i>Amelanchier arborescens</i>	Serviceberry	2" cal	Multi-stem
MB	6	<i>Malus 'Ballerina'</i>	Flowering Crabapple	2" cal	Full
FLOWERS AND GROUNDCOVERS					
LM	250	<i>Liriope muscari</i> Big Blue	Big Blue Lilyturf	-	-

LANDSCAPING SCHEDULE - LOT 6

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	NOTES
DECIDUOUS TREES					
AR	6	<i>Acer rubrum</i>	Red Maple	2" cal	6' Br./Full heads
GT	6	<i>Gleditsia triacanthos</i> Shademaster	Shademaster Honeylocust	2" cal	6' Br./Full heads
ORNAMENTAL TREES					
AA	5	<i>Amelanchier arborescens</i>	Serviceberry	2" cal	Multi-stem
MB	4	<i>Malus 'Ballerina'</i>	Flowering Crabapple	2" cal	Full
FLOWERS AND GROUNDCOVERS					
LM	250	<i>Liriope muscari</i> Big Blue	Big Blue Lilyturf	-	-

LANDSCAPING NOTES

- REFER TO "ORDINANCE REQUIREMENTS" TABLE FOR REQUIRED TREE CALCULATIONS.
- ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER SIZE OF 2 INCHES WHEN PLANTED AND A MINIMUM MATURE HEIGHT OF 10 FEET.
- TREES SHALL BE PROPERLY MAINTAINED AND SHALL NOT BE REMOVED WITHOUT BEING REPLACED BY ANOTHER TREE THAT MEETS THE REQUIREMENTS SET FORTH IN 8255-211.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

REVISIONS

No.	Date	Desc.

Designed: G.J.H.
Drawn: K.T.M.
Reviewed: A.J.B.
Scale: 1" = 30'
Project No.: 1902142
Date: 07/22/2020
CAD File: LL190214201
Title: LANDSCAPING PLAN
Sheet No.:

7/22/2020, 8:40:45 AM, C:\WORK\190214\190214\DWG\190214_01.DWG

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