

REQUIREMENT	EXISTING / REQUIRED	PROPOSED / PROVIDED
ZONING DISTRICT	R1DL Low-Density	PERMITTED USED
MIN. LOT SIZE	5000 SF	341,841 SF (DEED)
MIN. FRONT YARD	30 FT	ADDITION MEETS ALL SETBACKS & HEIGHT REQUIREMENTS
MIN. REAR YARD	30 FT	
MIN. INTERIOR REAR YARD	5 FT	
MIN. EXTERIOR REAR YARD	30 FT	
MAX. BUILDING HEIGHT	40 FT	

OVERALL PARCEL AREA

DEED: 341,841 SF
SURVEY: 347,698

LANDSCAPE LEGEND

- EXISTING TREES / WOODLAND
- SHADE TREE
- UNDERSTORY / ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB BED

SLOPE SEED MIXTURE

- Source: <http://www.ernstseed.com>
 Ernst Mix No. ERMX-181
 Seeding Rate: 60 lb per acre, or 1 lb per 1,000 sq ft
 Species List:
- 32.2% Indiangrass, PA Ecotype (*Sorghastrum nutans*, PA Ecotype)
 - 20% Annual Ryegrass (*Lolium multiflorum* L., perenne var. *italicum*)
 - 17% Virginia Wildrye, PA Ecotype (*Viloma virginica*, PA Ecotype)
 - 8% Big Bluestem, 'Southlow-MI' Ecotype (*Andropogon gerardii*, 'Southlow-MI' Ecotype)
 - 6% Autumn Beregrass, Albany Pine Bush-NY Ecotype (*Agrostis perennans*, Albany Pine Bush-NY Ecotype)
 - 3% Switchgrass, Shawnee (*Panicum virgatum*, Shawnee)
 - 2.5% Purple Coneflower (*Echinacea purpurea*)
 - 2% Ticklergrass (Rough Bentgrass) PA Ecotype (*Agrostis scabra*, PA Ecotype)
 - 2% Purpletop, Southeastern VA Ecotype (*Tridens flavus*, Southeastern VA Ecotype)
 - 2% Partridge Pea, PA Ecotype (*Chamaecrista fasciculata* (Cassia 1), PA Ecotype)
 - 1% Lancelot Coreopsis, Coastal Plain NC Ecotype (*Coreopsis lanceolata*, Coastal Plain NC Ecotype)
 - 1% Oxeye Sunflower, PA Ecotype (*Heliosis helianthoides*, PA Ecotype)
 - 0.7% Black-eyed Susan (*Rudbeckia hirta*)
 - 0.7% Slender Bushclover, VA Ecotype (*Lespedeza virginica*, VA Ecotype)
 - 0.5% Marsh (Dense) Blazing Star (Spiked Gayleather), PA Ecotype (*Liatris spicata*, PA Ecotype)
 - 0.5% Wild Bergamot, Fort Indiantown Gap-PA Ecotype (*Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype)
 - 0.4% New England Aster, PA Ecotype (*Aster novae-angliae* (Symphyotrichum n.), PA Ecotype)
 - 0.1% Slender Mountainmint (*Pycnanthemum tenuifolium*)

LAWN SEED MIXTURE

- Source: <http://www.ernstseed.com>
 Ernst Mix No. ERMX-114
 Seeding Rate: 100-200 lb per acre, or 3-5 lb per 1,000 sq ft
 Species List:
- 30% Creeping Red Fescue (*Festuca rubra*)
 - 25% Kentucky Bluegrass, 'Clearwater' (*Poa pratensis*, 'Clearwater')
 - 25% Kentucky Bluegrass, 'Yolt' (*Poa pratensis*, 'Yolt')
 - 10% Annual Ryegrass (*Lolium multiflorum* L., perenne var. *italicum*)
 - 10% Perennial Ryegrass, 'Fastball RGL' (*Lolium perenne*, 'Fastball RGL')

MASTER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHADE TREES				
QR	3	<i>Quercus rubra</i>	Red Oak	2" cal. B&B
NS	4	<i>Nyssa sylvatica</i>	Blackgum	2" cal. B&B
TC	2	<i>Tilia cordata</i> 'Corzani'	Corzani Linden	2" cal. B&B
PO	3	<i>Platanus occidentalis</i>	American Planetree	2" cal. B&B
CC	2	<i>Acer saccharum</i> 'Majesty'	Majesty Sugar Maple	2" cal. B&B
TRANSPLANT TREES				
AC	4	<i>Cercis canadensis</i>	Redbud	Transplant
AM	2	<i>Amerlanchier arborea</i>	Serviceberry	Transplant
ORNAMENTAL TREES				
BN	2	<i>Betula nigra</i> 'Little King'	Little King River Birch	6-8' ht. B&B
BP	1	<i>Betula populifolia</i>	Gray Birch	6-8' ht. B&B
EVERGREEN TREES				
BS	5	<i>Picea pungens</i>	Colorado Blue Spruce	6' HT. B&B
SS	5	<i>Picea omorika</i>	Serbian Spruce	6' HT. B&B
SHRUBS				
VP	4	<i>Viburnum plicatum</i> 'Newzam Newport'	Newport Doublefile Viburnum	No. 3 Cont. FULL
VO	7	<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberrybush	No. 3 Cont. FULL
RP	3	<i>Rhododendron</i> 'PJIM'	PJM Rhododendron	No. 2 Cont. FULL
IL	13	<i>Ilex x meserveae</i> 'Blue Boy' & 'Blue Girl'	Blue Boy & Girl China Holly	24" ht. B&B, Plant 5 Girls to 1 Boy
EA	5	<i>Euonymus alata</i> 'compacta'	Dwarf Burningbush	No. 2 Cont. FULL
RA	5	<i>Rhus aromatica</i>	Fragrant sumac 'Gro-lo'	No. 2 Cont. FULL
HQ	7	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	No. 2 Cont. FULL
PA	11	<i>Pennisetum alopecuroides</i>	Fountain Grass	No. 1 Cont. FULL

PROVIDE 4" TOPSOIL ON THE SLOPE AND SLOPE SEED MIXTURE FOR THE SLOPE AREA. PROVIDE 3" DOUBLE NATURE SHREDDED MULCH UNDER ALL PLANTING AREAS.

PROVIDE 6" TOPSOIL AND LAWN SEEDING MIXTURE FOR THE LAWN AREA AROUND THE BUILDINGS.

SITE NOTES

- EXISTING CONDITIONS INFORMATION AND SURVEY PROVIDED BY GATEWAY ENGINEERS, DATED 2/19/2016. SEE PROPERTY OWNER FOR CERTIFIED COPY.
- A DESIGN PENNSYLVANIA ONE CALL HAS BEEN PLACED FOR THIS PROJECT. THE SERIAL NUMBER(S) ARE 2016057076.
- PRIOR TO DEMOLITION AND EXCAVATION VERIFY LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO: UTILITIES, UTILITY BOXES, POLES, FIRE HYDRANTS, VAULTS AND SIMILAR STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES. FAILURE TO NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS CONSTITUTES CONTRACTOR'S ACCEPTANCE OF EXISTING CONDITIONS.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING EARTHWORK OPERATIONS TO PROVIDE THE FINISHED GRADES AS SHOWN ON THE DRAWINGS. IMPORT/EXPORT OF MATERIAL NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTION AGENCIES IN ACCORDANCE WITH LOCAL CODE FOR FIELD INSPECTION DURING CONSTRUCTION.
- CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE OWNER'S REPRESENTATIVES SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY OF FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK.
- A REGISTERED GEOTECHNICAL ENGINEER, IN THE EMPLOYMENT OF THE OWNER, SHALL BE ON SITE DURING DURING EARTHMOVING OPERATIONS.
- SEED ALL AREAS WITHIN THE LIMIT OF WORK AND ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION. SLOPES LESS THAN 3:1 SHALL BE SEEDED TEMPORARY AND PERMANENT LAWN SEEDING. SLOPES GREATER THAN 3:1 SHALL BE SEEDED SLOPE STEEP SLOPE MIX.
- PLANTING BEDS AND SEEDED AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL UNLESS OTHERWISE NOTED.
- SAWCUT EXISTING BITUMINOUS AND CONCRETE PAVEMENT AND CURBS WHERE NEW PAVING AND CURBS JOIN EXISTING PAVING AND CURBS.
- AN A.D.A. COMPLIANT FROST FREE CONCRETE PAD SHALL BE PROVIDED AT ALL EXTERIOR ENTRANCES AND EXITS AND IS TO SLOPE AWAY FROM THE BUILDING. SEE STRUCTURAL DRAWINGS FOR DETAIL.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD, UNLESS OTHERWISE NOTED.
- A.D.A. PARKING SPACES SHALL BE NO STEEPER THAN 2% IN ANY DIRECTION. VERIFY PRIOR TO CONSTRUCTION.
- DRAINAGE: PROVIDE POSITIVE DRAINAGE TO CATCH BASINS UPON PLACEMENT OF PAVEMENT. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, WALKS AND BUILDING ENTRANCES. FINISHED GRADE OF TOPSOIL SHALL BE 1/4" TO 3/4" INCH BELOW TOP OF WALKS AND CURBS TO PROVIDE POSITIVE DRAINAGE OFF OF WALKS.
- ALL PAVING TO BE BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADIIUSES TO BE 5 FEET UNLESS OTHERWISE NOTED.
- ALL CURBING TO BE CONCRETE DEEP CURB. CURB ALONG WALK CAN BE CONCRETE HAUNCH CURB. ALL CURBING TO HAVE CURB DRAINS PER TOWNSHIP STANDARD.
- ALL PROPERTY CORNERS, MONUMENTS, AND BENCHMARKS SHALL BE PROTECTED. IF DISTURBED, A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER SHALL RESET THESE ITEMS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THE CONSTRUCTION SET FOR PERTINENT INFORMATION.

SITE & LAYOUT LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- LIMIT OF DISTURBANCE (0.88 AC)
- PROPOSED CONTOURS
- DRAINAGE FLOW LINE
- PARKING SPACE COUNT (EXISTING)

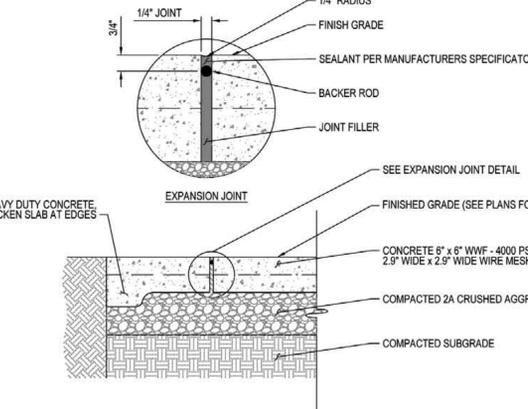
SITE KEYNOTES

- PROTECT EXISTING BUILDING.
- MAINTAIN EXISTING DRIVE. IF DAMAGE OCCURS DURING CONSTRUCTION, REPAIR AS IN KIND.
- NEW CONCRETE SIDEWALK.
- NEW FROST FREE CONCRETE PAD.
- 4.5:1 SLOPE.

CONCRETE PAVEMENT

NOT TO SCALE

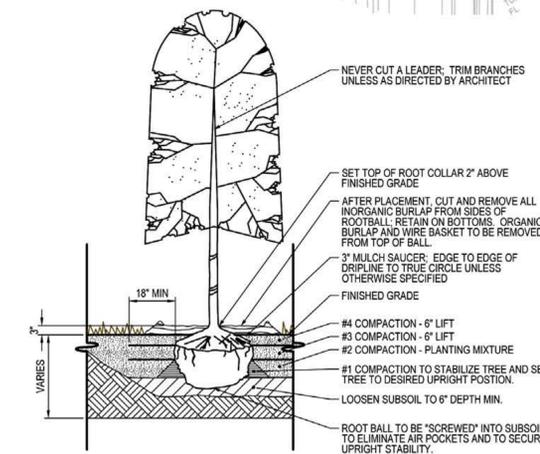
CONCRETE TYPE	STANDARD DUTY	HEAVY DUTY
CONCRETE THICKNESS	5"	6"
CRUSHED COMPACTED AGGREGATE BASE MATERIAL	6"	8"



- NOTES:
- SCORE LINES TO BE 1/8" WIDE X 1" DEEP
 - EXPANSION JOINT PATTERN AS APPROVED BY ARCHITECT.

TYPICAL PLANTING - DECIDUOUS TREE

NOT TO SCALE

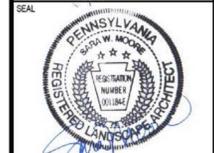


- NOTES:
- INITIAL WIDTH OF PLANTING HOLE TO BE DUG AT AN 18" MIN. BAND BEYOND OUTSIDE EDGE OF ROOTBALL BEGIN 45° DIG FROM THE OUTSIDE EDGE OF BAND.

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PRELIMINARY
NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	3/28/2016	REVISED LANDSCAPE

ISSUE DATE: **MARCH 14, 2016**

PROJECT STATUS: **LAND DEVELOPMENT**

PROJECT: **THE NEIGHBORHOOD ACADEMY ACADEMIC BUILDING ADDITION**

SHEET TITLE: **SITE & LANDSCAPE PLAN & DETAILS**

SHEET NUMBER: **C300**