

LEGEND:

BOUNDARY LINE:	---
ADJOINERS:	---
ROAD EDGE:	---
RIGHT-OF-WAY:	---
D&U - DRAINAGE & UTILITY EASEMENT:	---
EX. CONTOURS:	---
PROPOSED CONTOURS:	---
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	---
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊙
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	TS
ROCK CONSTRUCTION ENTRANCE:	RC
OVERHEAD WIRE:	---
UNDERGROUND ELECTRIC WIRE:	---
EXISTING FENCE:	---
PROPOSED FENCE:	---
PROPOSED PLANTING BED:	---
WALL MOUNTED LIGHT:	---

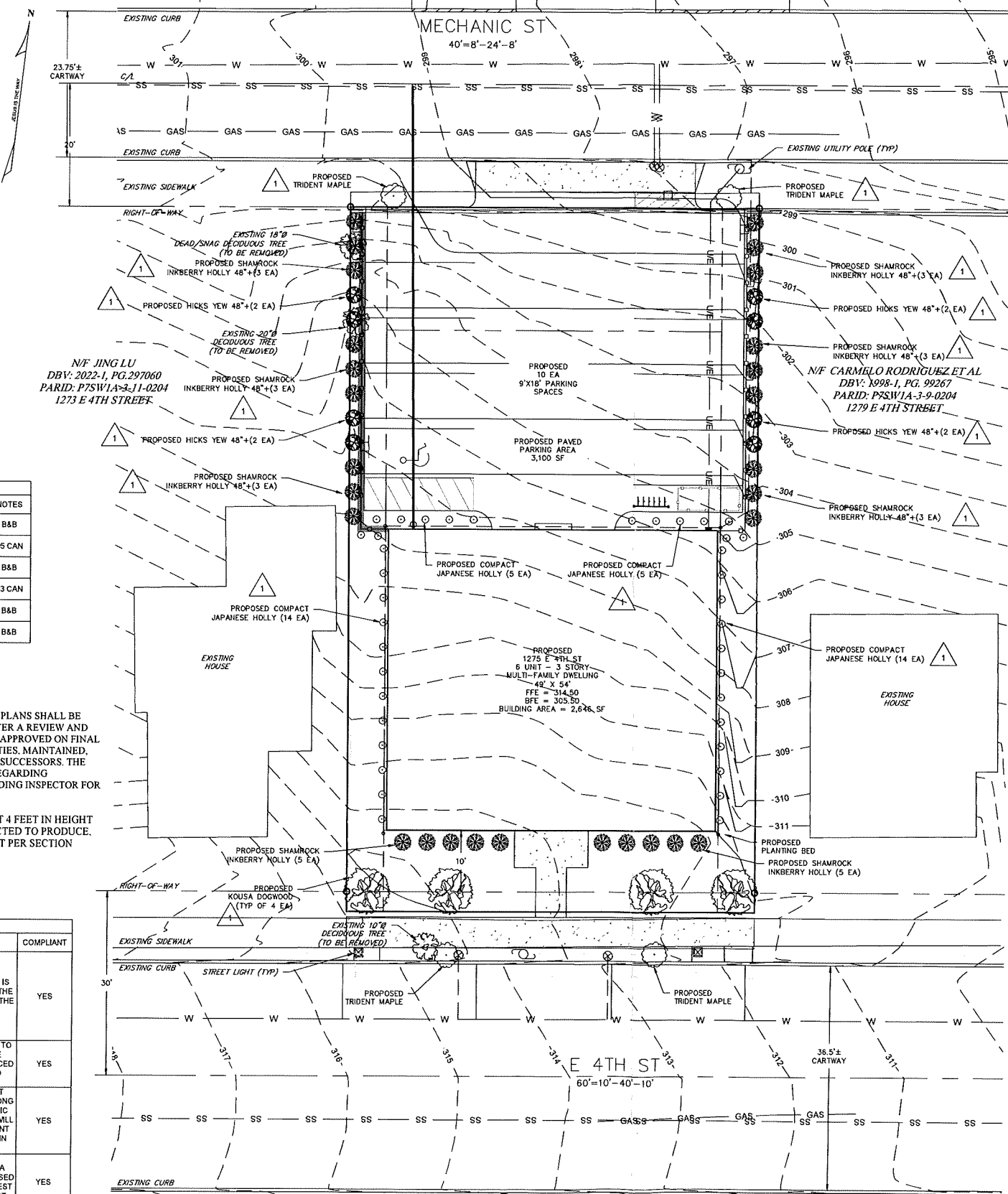
EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE
 EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
1	4	ACER BUERGERIANUM	TRIDENT MAPLE	8 TO 10'	B&B
2	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24 TO 30'	#5 CAN
3	18	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	48"+	B&B
4	38	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24 TO 30'	#3 CAN
5	4	CORNUS KOUSA	KOUSA DOGWOOD	8 TO 10'	B&B
6	8	TAXUS MEDIA 'KICKSI'	HICKS YEW	48"+	B&B

NOTES:

- SALDO SECTION 1349.08 (g) ALL PLANTINGS SHOWN ON SUBMITTED SITE PLANS SHALL BE SUBJECT TO APPROVAL OR DISAPPROVAL BY THE APPROPRIATE AUTHORITY AFTER A REVIEW AND RECOMMENDATION FROM THE CITY FORESTER'S OFFICE. ALL LANDSCAPING, AS APPROVED ON FINAL SITE PLANS, SHALL BE COMPLETED AND, EXCEPT ON OWNER-OCCUPIED PROPERTIES, MAINTAINED, INCLUDING THE REPLACEMENT OF DEAD PLANTINGS BY THE APPLICANT OR HIS SUCCESSORS. THE CITY FORESTER'S OFFICE SHALL BE RESPONSIBLE FOR ALL INSPECTION WORK REGARDING APPROVED PLANTING PLANS AND SHALL REPORT ALL VIOLATIONS TO THE BUILDING INSPECTOR FOR ACTION.
- PLANT MATERIALS USED IN THE SCREEN PLANTING SHALL BE AT LEAST 4 FEET IN HEIGHT WHEN PLANTED AND BE OF SUCH SPECIES AND SPACING THAT CAN BE EXPECTED TO PRODUCE, WITHIN 3 YEARS, A COMPLETE VISUAL SCREEN OF AT LEAST 6 FEET IN HEIGHT PER SECTION 1318.23.1.1.
- SUPPLEMENTAL PLANTING VARIETIES TO BE DETERMINED BY OWNER.

LANDSCAPE & BUFFER YARD TABLE			
SECTION	REQUIREMENT	PROPOSED	COMPLIANT
Z.O. 1318.23	(a)(1) WHERE THE APPLICANT PROVES TO THE CITY PLANNING BUREAU STAFF THAT THE PROMISION OF A BUFFER YARD WITH PLANT SCREENING IS NOT POSSIBLE, THE CITY MAY APPROVE THE USE OF A MOSTLY SOLID DECORATIVE FENCE OR ARCH, MASONRY WALL, WITH A 2 FT WIDE BUFFER YARD.	A 4' HIGH PRIVACY FENCE IS PROPOSED ON THE BOTH THE EAST AND WEST SIDES OF THE PARKING LOT.	YES
Z.O. 1318.28	(a) WHERE ANY EXISTING HEALTHY TREE(S) THAT HAS A TRUNK DIAMETER OF 8 INCHES OR GREATER ARE REMOVED FROM A SITE, 1 NEW TREE SHALL BE PLANTED FOR EACH TREE REMOVED.	THE TWO EXISTING TREES TO BE REMOVED FROM THE PROPERTY WILL BE REPLACED WITH KOUSA DOGWOOD TREES.	YES
Z.O. 1319.02	(i)(1) A MINIMUM OF ONE STREET TREE SHALL BE REQUIRED FOR EVERY 50 FT OF PUBLIC OR PRIVATE STREET LENGTH, OR UNLESS THE CITY ALLOWS ONE TREE FOR EVERY 50 FT WITH LARGER CANOPIES. (j)(2) A MIN. AVERAGE OF 1 SHADE TREE SHALL BE REQUIRED FOR EVERY 15 SURFACE PARKING SPACES.	TWO (2) GROUP 1 STREET TREES ARE PROPOSED ALONG BOTH E 4TH ST & MECHANIC ST. ONE (1) SHADE TREES WILL BE PROVIDED AT THE FRONT OF THE BLDG (INCLUDED IN 1349.08 CREDIT).	YES
Z.O. 1319.03	(n) IN ANY AREA OF 5 OR MORE SPACES IN A RESIDENTIAL DISTRICT OR ABUTTING A RESIDENTIAL DISTRICT, ALL SPACES NOT WITHIN A BUILDING SHALL BE PROVIDED WITH A MOSTLY SUITABLE SOLID FENCE, ARCHITECTURAL WALL, OR EVERGREEN PLANTING AT LEAST 4 FT IN HEIGHT.	A 4 FT HIGH FENCE WITH A ROW OF SHRUBS IS PROPOSED ON BOTH THE EAST AND WEST SIDES OF THE PARKING LOT.	YES
SALDO 1349.08	(h)(1) LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MINIMUM OF TEN (10%) OF THE AREA REPRESENTED BY APPROVED PLANTINGS. THESE PLANTINGS SHALL BE IN ADDITION TO ANY BUFFER PLANTINGS WHICH MAY BE NECESSARY.	PARKING AREA = 3,100 SF REQUIRED LANDSCAPE AREA = 310 SF PROPOSED 2 EA TRIDENT MAPLE @ 150 SF EACH = 300 SF	YES
SALDO 1349.08	(h)(2) MULTI-FAMILY, TOWNHOUSE, AND PUD DEVELOPMENTS SHALL HAVE A MINIMUM OF TEN (10%) PERCENT OF THE AREA REPRESENTED BY APPROVED PLANTINGS IN ADDITION TO FRONT AND SIDE FOUNDATION SHRUBS AND ANY BUFFER PLANTING WHICH MAY BE NECESSARY TO SCREEN GARBAGE COLLECTION OR PARKING AREAS.	BUILDING AREA = 2,646 SF REQUIRED AREA = 265 SF PLANTING BED AREA = 364 SF	YES



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