

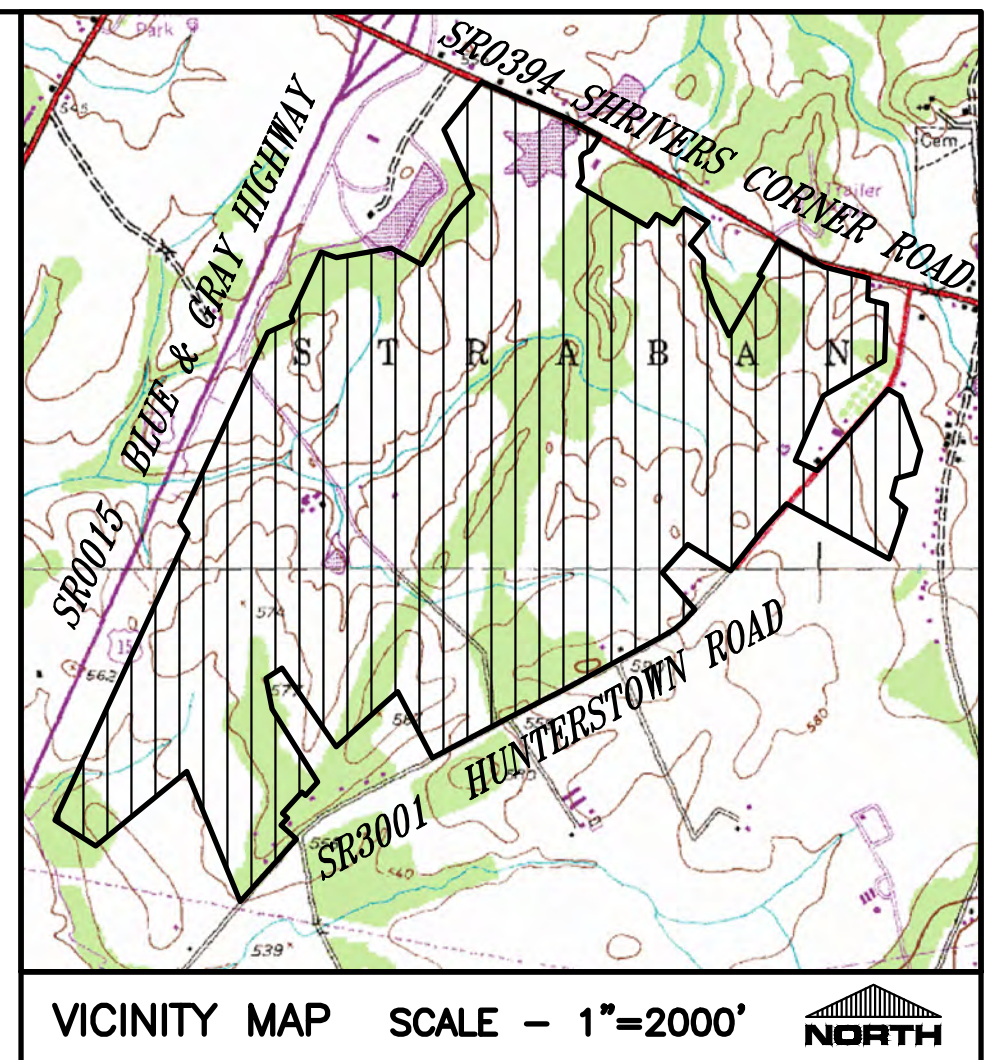
FINAL LAND DEVELOPMENT PLANS

FOR

AMENITY AREA ~ LOTS H-1 & H-7

AMBLEBROOK

SITUATED IN
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA



LIST OF APPROVALS & PERMITS

- DEVELOPERS AGREEMENT 04-03-06
- 1ST AMENDMENT TO DEVELOPERS AGREEMENT 12-03-07
- 2ND AMENDMENT TO DEVELOPERS AGREEMENT 03-11-19
- CONDITIONAL APPROVAL OF THIS FINAL PLAN 03-06-06
- NPDES PERMIT FOR EARTH DISTURBANCE PAD010001 02-02-18
- HIGHWAY OCCUPANCY PERMIT 08095781 11-14-17
- NPDES PERMIT (SEWER) PA0247715 06-01-17
- WATER QUALITY MANAGEMENT PERMIT (SEWER) 0117401 01-22-18
- PUBLIC WATER SUPPLY CONSTRUCTION PERMIT 0117506 02-14-18
- GENERAL PERMIT 7 (WETLANDS) GP07-01-17-102 12-27-17
- GENERAL PERMITS 2, 4, 5 (WETLANDS) GP04-01-06-105, GP02-01-06-101 & GP05-01-06-104 03-13-06
- USACE SPGP05 (WETLANDS) 12-28-17

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST SEVEN (7) WORK DAYS PRIOR TO STARTING WORK AS SHOWN ON THESE DRAWINGS:

ADAMS COUNTY CONSERVATION DISTRICT	717-334-5171
STRABAN TOWNSHIP	717-334-4833
GETTYSBURG MUNICIPAL AUTHORITY	717-334-6738
PA ONE CALL SYSTEM	1-800-242-1776
METROPOLITAN EDISON	717-334-5617
CENTURYLINK (TELEPHONE)	717-632-1313
COMCAST	717-337-1630
ADAMS ELECTRIC COOPERATIVE, INC.	717-334-2171
COLUMBIA GAS OF PA	717-334-3151
COLUMBIA GAS TRANSMISSION CO.	717-338-1108
TEXAS EASTERN TRANSMISSION, LP	
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE, AND ARE NOT WARRANTED OR GUARANTEED BY EITHER THE UTILITY OWNER OR THE ENGINEER. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ANY UTILITIES PRIOR TO PERFORMANCE OF ANY ACTIVITIES, AND SHALL TAKE PRECAUTIONS TO PROTECT AND TO MAINTAIN UNINTERRUPTED SERVICES. IF SERVICES MUST BE INTERRUPTED, PRIOR WRITTEN PERMISSION MUST BE OBTAINED FROM THE UTILITY OWNER. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 2'-0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'-0". COST FOR RELOCATING OR BRACING POLES SHALL BE INCLUDED IN THE LUMP SUM BID PRICE FOR THE COMPLETED PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL ALSO NOTE THAT IN CASE OF DISCREPANCIES BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY, ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- IN FILL AREAS, THE COMPACTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT INCH LIFTS (PLUS OR MINUS TWO INCHES), AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY-SEVEN PERCENT OF STANDARD DENSITY AS DETERMINED BY AASHTO METHODS T-99 (UNLESS SPECIFIED OTHERWISE BY A GEOTECHNICAL ENGINEER).
- THE HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT WERE DERIVED FROM THE PA STATE PLANE COORDINATE SYSTEM USING GLOBAL POSITIONING TECHNOLOGY.
- ALL CONSTRUCTION SHOWN ON THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR: STRABAN TOWNSHIP, PENNDOT, PA DEP CHAPTER 102; AND IS SUBJECT TO INSPECTION AND ACCEPTANCE BY STRABAN TOWNSHIP, PENNDOT AND ADAMS COUNTY CONSERVATION DISTRICT.

APPLICABLE SALDO MODIFICATIONS

Section 117-31.A - Off-street parking is not permitted to be located between a structure containing a principal use and the adjacent road right-of-way.

In the event the amenity buildings are determined to be principal uses, the "split" of the Ordinance is complied with because there is no parking between any structure on these two lots and the public right-of-way associated with SR00394. Further, since Lot H-7 is nearly surrounded by private roads, it would be impossible to comply with this criterion. Adequate and appropriate landscaping is provided to "soften" the effect of the parking on these private lots in a private residential community.

Section 117-43.C.1.j - Storm sewers shall be either reinforced concrete, corrugated aluminum or corrugated galvanized steel pipe.

We propose smooth lined corrugated plastic pipe (SLCPP) or steel spiral rib pipe (SRP). These pipe materials are "state of the art" and are widely used in subdivisions, as well as by municipalities, throughout central PA.

Section 117-43.C.3.b.1.a - The release rate from storms up to 10 years in recurrence frequency shall be limited to the pre-development flow rate from a two year storm, and.

Section 117-43.C.3.b.1.b - The release rate from storms up to 100 years in recurrence frequency shall be limited to the pre-development flow rate from a ten year storm.

Stormwater management calculations are provided to ensure that the post-development release rate is equal to or less than the pre-development release rate for the 2, 5, 10, 25, 50 and 100-year storms.

SPECIAL NOTES

- THIS PROJECT IS SUBJECT TO PAYMENT OF RECREATION FEES IN ACCORDANCE WITH APPLICABLE TOWNSHIP REGULATIONS.
- THIS PROJECT IS SUBJECT TO PAYMENT OF TRANSPORTATION IMPROVEMENT DISTRICT FEES IN ACCORDANCE WITH APPLICABLE TOWNSHIP REGULATIONS.
- THE HOME BUILDING CONTRACTOR, AND ANY OTHER EXCAVATOR ON THIS SITE, IS HEREBY NOTIFIED AND REQUESTED TO TAKE SPECIAL CARE IN PROTECTING EXISTING UNDERGROUND UTILITIES FROM DAMAGE AND/OR SERVICE DISRUPTION. DUE TO THE CLOSE PROXIMITY OF THE IMPROVEMENTS, THIS WARNING MUST BE STRICTLY FOLLOWED.

GENERAL NOTES

- FIELD SURVEY OF PROPERTY BOUNDARIES AND EXISTING CONDITIONS WAS COMPLETED BY ROBERT A. SHARRAH, PLS BETWEEN 01 OCTOBER 2004 AND 30 DECEMBER 2004 USING BOTH GLOBAL POSITIONING AND CONVENTIONAL SURVEY METHODS. AN ALTA/NSPS LAND TITLE SURVEY WAS PREPARED BY SDGI IN MAY 2018.
- HORIZONTAL DATUM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
- ELEVATION DATUM IS NAVD83.
- PHOTOGRAMMETRIC MAPPING WAS PROVIDED BY AIR SURVEY CORPORATION, PROJECT NO. 799465, WITH ORIGINAL PHOTOGRAPHY DATED 24 APRIL 1999, SUPPLEMENTED IN APRIL 2004.
- WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY ROEMER ECOLOGICAL SERVICES, INC. AND FIELD LOCATED USING ACCURATE SURVEY METHODS BY ROBERT A. SHARRAH, PLS IN OCTOBER AND NOVEMBER 2004, WITH UPDATED THROUGH 2017.
- ALL UTILITIES THAT WILL SERVE THIS PROJECT SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL HOMEOWNERS ASSOCIATION LOTS (THOSE PARCELS WITH "H" DESIGNATIONS) SHALL BE OWNED AND MAINTAINED BY THE AMBLEBROOK HOME OWNERS ASSOCIATION FOR PASSIVE OR ACTIVE RECREATION, COMMUNITY AMENITIES OR UTILITIES, AND STORMWATER MANAGEMENT.
- UNLESS OTHERWISE NOTED, ALL LOT CORNERS SHALL BE MARKED WITH 5/8" REINFORCING RODS, 30" IN LENGTH, TOPPED WITH A PLASTIC CAP BEARING THE SURVEYOR'S REGISTRATION NUMBER.
- CONCRETE MONUMENTS SHALL BE INSTALLED AT THE INTERSECTION OF ALL STREET RIGHT-OF-WAY LINES, INTERSECTION OF LINES FORMING ANGLES IN THE BOUNDARIES OF THE DEVELOPMENT AND AT SUCH INTERMEDIATE POINTS AS MAY BE REQUIRED BY THE TOWNSHIP'S ENGINEER.
- RECREATIONAL AND CULTURAL FACILITIES ARE FOR THE SOLE USE OF THE RESIDENTS OF THE AMBLEBROOK AGE-QUALIFIED HOUSING DEVELOPMENT AND THEIR GUESTS. (\$140-65.1.C (2) & (3))
- THIS PROJECT SHALL COMPLY WITH APPLICABLE STANDARDS FOR NOISE CONTROL AS SET FORTH IN THE STRABAN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE \$140-79.
- THE PARKING AREAS SHOWN HEREON SHALL BE ADEQUATELY LIGHTED FOR USE AFTER DARK. ANY LIGHTING PROPOSED TO ILLUMINATE THE PARKING AREAS SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING PREMISES AND PUBLIC RIGHTS-OF-WAY.
- ALL PROPOSED STREETS, INCLUDING AMBLEBROOK BOULEVARD, LIVELY STREAM WAY, AND REDBARKS WAY, WILL NOT BE OFFERED FOR DEDICATION AND, INSTEAD, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

LIST OF ACT 187 UTILITY USERS IN PROJECT VICINITY

PA ONE CALL DESIGN SERIAL NO. 3586087

Adams Electric Cooperative Inc. 1380 Biglerville Road PO Box 4714 Gettysburg, PA 17325	Gettysburg Municipal Water & Sewer Authority 601 East Middle St. Gettysburg, PA 17325 (717)-334-6738
Comcast 2720 Baltimore Pike Gettysburg, PA 17325 (717)-337-1630	Metropolitan Edison (First Energy) 11 Barnhart Drive Hanover, PA 17331 (717)-633-8266
Columbia Gas of PA, Inc. 950 Smile Way York, PA 17404 (717)-767-0100	CenturyLink 122 Baltimore Street Hanover, PA 17331 (717)-334-3151
Columbia Gas Transmission Company 1895 Granite Station Road Gettysburg, PA 17325 (717)-338-1108	Sunoco Pipeline L.P. 525 Fritztown Road Sinking Springs, PA 19608 (610)-670-3200
Texas Eastern Transmission, LP 5400 Westheimer Court Houston, TX 77056	

HIGHWAY OCCUPANCY NOTE

PURSUANT TO SECTION 420 OF P.L. 1242, KNOWN AS THE "STATE HIGHWAY LAW", A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ANY PROPOSED NEW DRIVEWAY/ROADWAY ONTO THE STATE HIGHWAYS SHOWN HEREON.

STRABAN TOWNSHIP WETLAND NOTE

THE PRESENCE OF WETLANDS MAY PRESENT A PROBLEM, RELATIVE TO THE INTENDED USE OR DEVELOPMENT OF LAND THROUGHOUT STRABAN TOWNSHIP. APPLICANTS AND FUTURE OWNERS ARE, THEREFORE ADVISED OF SUCH POTENTIAL WETLANDS PROBLEMS AND OF THE ADVISABILITY OF INVESTIGATING SUCH WETLANDS PROBLEMS BEFORE DEVELOPING OR PURCHASING LAND WITHIN STRABAN TOWNSHIP. FURTHER, ALL PERSONS AND ENTITIES ARE HEREBY NOTIFIED THAT STRABAN TOWNSHIP MAKES NO REPRESENTATIONS OR ASSURANCES AS TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS BY ITS APPROVAL OF THIS PLAN, AND NEITHER STRABAN TOWNSHIP NOR ANY OF ITS OFFICERS, AGENTS, EMPLOYEES OR REPRESENTATIVES SHALL HAVE ANY LIABILITY WHATSOEVER RELATIVE TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS IN OR UPON THE LANDS DEPICTED ON THIS PLAN.

AGRICULTURAL NUISANCE DISCLAIMER

ALL OF THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED IN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS, AND OTHER USERS OF THESE PROPERTIES MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, SLUDGE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THESE PROPERTIES SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND THE POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982, "THE RIGHT TO FARM LAW", MAY BAR THEM FROM OBTAINING LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

PLAN PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO DESCRIBE AND DEPICT REVISIONS AND ADDITIONS TO THE PREVIOUSLY APPROVED COMMUNITY AMENITIES ON LOTS H-1 AND H-7.

THE ORIGINALLY APPROVED PRELIMINARY PLANS FOR THE OVERALL PROJECT PROPOSED NO CONSTRUCTION ON LOT H-7. THIS PLAN PROPOSES A WELCOME CENTER BUILDING, COMMUNITY GREENHOUSE AND FARM STAND AS WELL AS ASSOCIATED PARKING AND LANDSCAPING.

THE IMPROVEMENTS PREVIOUSLY APPROVED ON LOT H-1 INCLUDED A SINGLE COMMUNITY BUILDING, SWIMMING POOL, VARIOUS ATHLETIC/ACTIVITY FIELDS AND ASSOCIATED PARKING AREAS. THIS PLAN PROPOSES THE SAME GENERAL AMENITIES, EXCEPT THEY ARE BROKEN INTO SEVERAL BUILDINGS TO BETTER SEGREGATE SOCIAL ACTIVITIES FROM MORE VIGOROUS PHYSICAL ACTIVITIES. A COMMUNITY RESTAURANT BUILDING AND MAINTENANCE BUILDING ARE NOW PROPOSED. ADDITIONAL OUTDOOR AMENITIES ARE NOW PROPOSED AS WELL. THE FACILITIES AND THEIR ORIENTATION ARE MORE IN KEEPING WITH PRESENT PREFERENCES OF THE ACTIVE ADULT BUYER/RESIDENT.

PURSUANT TO THE DEVELOPMENT AGREEMENT EXECUTED BY THE TOWNSHIP AND THE DEVELOPER ON OR ABOUT 03 APRIL 2006, THE CHANGES PROPOSED HERewith ARE PERMITTED SO LONG AS THE REVISION DOES NOT INCREASE THE OVERALL IMPERVIOUS COVERAGE ON THE PROJECT. THROUGH DELETION OF TWO DWELLING UNITS AND A PREVIOUSLY PROPOSED VISITOR PARKING AREA SOUTH OF BASIN 1, AS WELL AS USE OF POROUS PAVEMENT AT VARIOUS LOCATIONS SHOWN HEREON, THERE IS NO NET INCREASE IN IMPERVIOUS COVERAGE.

CONSISTENT WITH THE DEVELOPMENT AGREEMENT AND THE PA MUNICIPALITIES PLANNING CODE, THIS PLAN IS PRESENTED IN CONFORMANCE WITH THE TOWNSHIP ZONING AND SUBDIVISION ORDINANCES IN EFFECT AT THE TIME OF THE ORIGINAL PLAN SUBMISSION AND APPROVAL.

SHEET INDEX

LD 1	TITLE SHEET
LD 2	EXISTING CONDITIONS PLAN
LD 3 - LD 4	LAND DEVELOPMENT PLANS
LD 5 - LD 6	GRADING PLANS
LD 7	SANITARY SEWER & WATER PROFILES
LD 8 - LD 9	STORM DRAIN PROFILES
LD 10	SITE DETAILS
LD 11 - LD 12	LANDSCAPE PLANS

Approved by the Straban Township Planning Commission this _____ day of _____, 2019.
Chairman _____ Secretary _____
Approved by the Straban Township Board of Supervisors this _____ day of _____, 2019.
Chairman _____ Secretary _____
Reviewed by the Adams County Planning Commission this _____ day of _____, 2019.
Authorized Signatory _____
SOURCE OF TITLE Deeds recorded in the Adams County Courthouse as follows: 5389-498 (TRACTS 2 & 4) and 6389-520
SURVEYOR'S CERTIFICATE I hereby certify that this survey and plan are accurate and correct and have been prepared in accordance with the PA Professional Engineers' Registration Law. Robert A. Sharrah, P.L.S. Date _____

SITE DATA

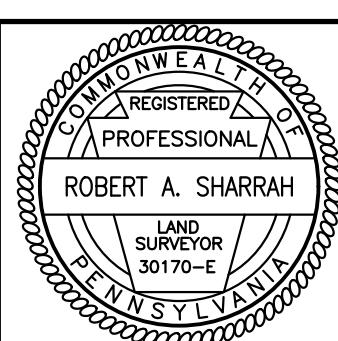
- GROSS AREA: H-1 35,125± AC. H-7 2,203± AC.
- APPLICABLE ZONING: EC-1 (EMPLOYMENT CENTER)
- CURRENT LAND USE: AGRICULTURAL & FOREST
- PROPOSED LAND USE: AGE-QUALIFIED HOUSING (20 140.65.1 AMENITY AREA)
- REQUIRED MINIMUM LOT WIDTH (NONRESIDENTIAL): 100'
- REQUIRED BUILDING SETBACKS (NONRESIDENTIAL BUILDINGS): FRONT-50', SIDE-10', REAR-25'
- MAXIMUM PERMITTED DEVELOPMENT COVERAGE: 50%
H-1 COVERAGE: 18.8% (6.62± AC.)
H-7 COVERAGE: 29.2% (6.62± AC.)
TOTAL: 7.23± AC.
- AREA OF IMPERVIOUS COVERAGE ON BOTH LOTS IN PRELIMINARY PLAN: 7.29± AC.
- MAXIMUM PERMITTED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 35' OR LESS.
- PARKING REQUIREMENTS: ONE SPACE PER 6 UNITS - TOTAL 2007 UNITS/6 = TOTAL 335 SPACES
(THE BALANCE OF PARKING SPACES WILL BE DEVELOPED WITH FUTURE SECTIONS)
- PROPOSED SEWAGE DISPOSAL: PADEP APPROVED COMMUNITY WWTP W/STREAM DISCHARGE
- PROPOSED WATER SUPPLY: PADEP APPROVED COMMUNITY WATER SYSTEM

OWNER/DEVELOPER

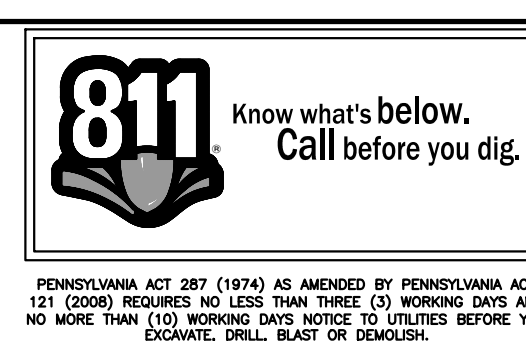
CCD ROCK CREEK LLC
275 GROVE STREET
SUITE 3-103
NEWTON, MA 02466

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, being _____ of CCD ROCK CREEK, LLC, who being duly sworn according to law, deposed and says that the limited liability corporation is the owner 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 the corporation, that the corporation desires the same to be recorded, that all necessary approval of the plan has been obtained and is endorsed thereon, and on behalf of the corporation, further acknowledges that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION" are hereby dedicated to public use.
AUTHORIZED SIGNATORY _____
NOTARY: _____
My Commission expires _____

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-6400
FAX: (717) 334-0922
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REVISIONS		XREFS
NO.	DATE	DESCRIPTION
1	07/19/19	PER REVIEW COMMENTS
2	09/05/19	PER REVIEW COMMENTS



PLAN PREPARATION	
DRAWN BY: RAS	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DRAWING: AA T01

TITLE SHEET
AMBLEBROOK ~ AMENITY AREA
A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE AS NOTED
SHEET NO. LD 1

LEGEND

- PROPERTY LINE
- - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- PAVEMENT
- CENTERLINE ROAD
- ROAD RIGHT-OF-WAY
- SOIL BOUNDARY W/DESIGNATIONS
- - - EXISTING OVERHEAD WIRES
- - - EASEMENT
- - - BUILDING SETBACK LINE
- - - TREELINE
- - - ZONING LINE
- ⊙ (SWM) INFILTRATION TEST
- ⊕ TRAFFIC SIGN
- ⊕ UTILITY POLE
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER MAIN
- ⊕ WATER HOUSE CONNECTION
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER MAIN
- ⊕ STORM DRAIN INLET
- SURFACE DRAINAGE FLOW
- STREAM
- ▨ WETLANDS

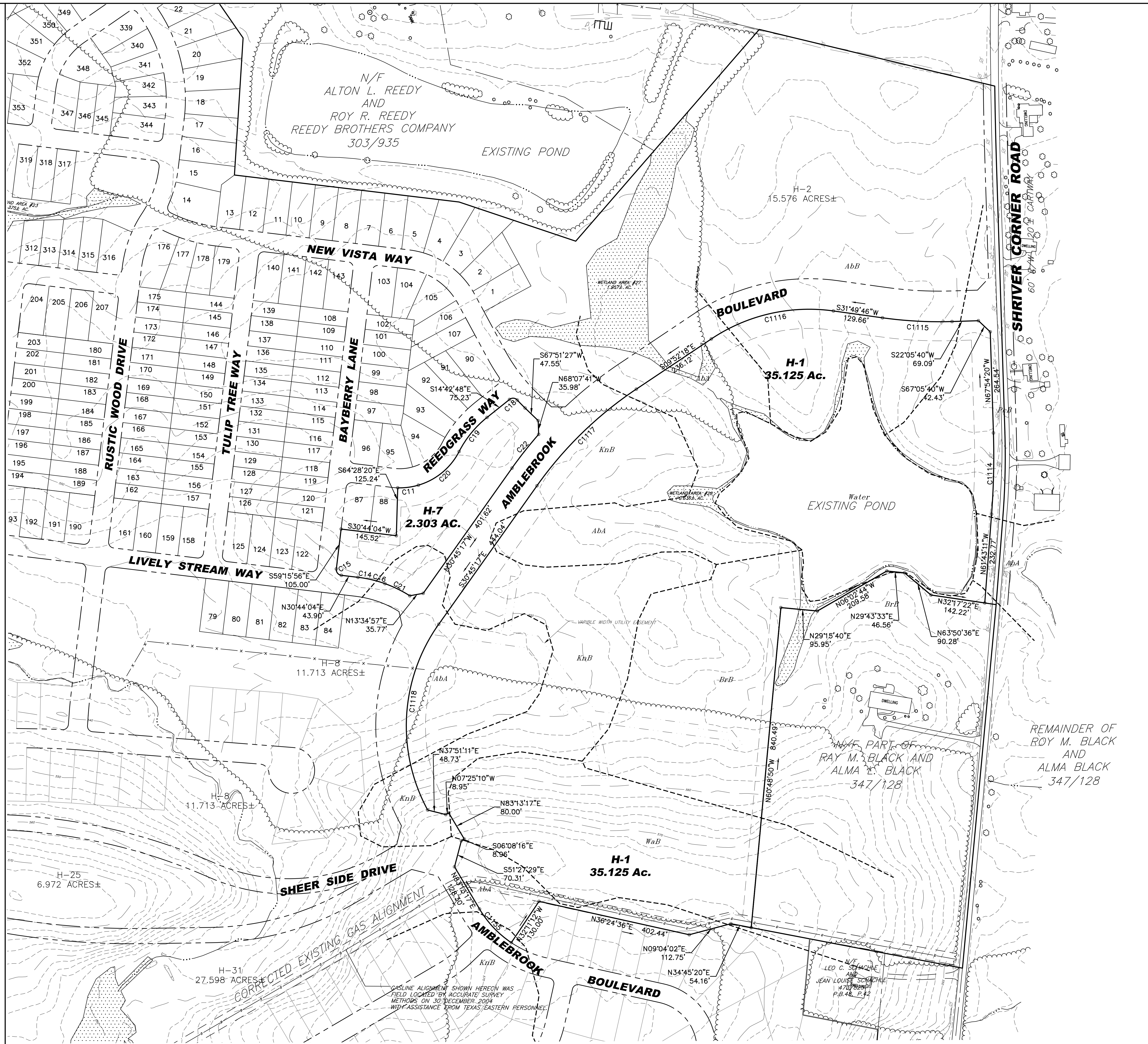
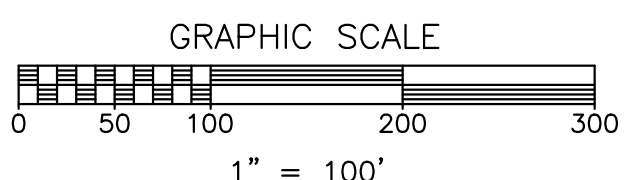
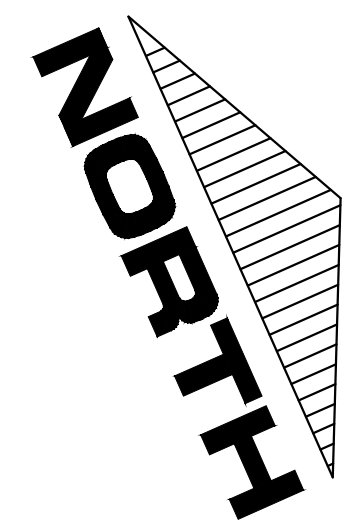
THE TWO GRAY-SHADED LOTS SHOWN HERE, NAMELY LOTS H-1 AND H-7, ARE THE LOTS TO WHICH REVISIONS AND ADDITIONS WILL BE MADE WHEN COMPARED TO THE ORIGINALLY APPROVED IMPROVEMENTS FOR THESE LOTS.

A DRIVEWAY AND PARKING AREA WILL ALSO BE REMOVED FROM THE SOUTH SIDE OF LOT H-2. THIS IS NOT DEPICTED HEREON SINCE IT IS A DELETION AND NOT A REVISION OR ADDITION OF A COMMUNITY AMENITY.

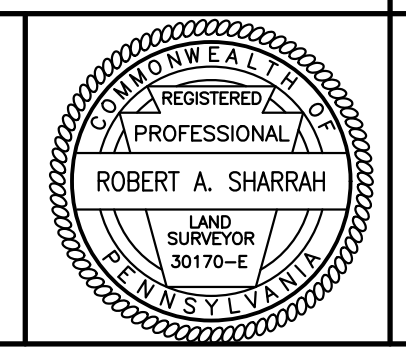
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C11	54.74	175.00	54.52	N16°33'58"E
C12	15.90	175.00	15.90	N28°07'52"E
C13	23.56	15.00	21.21	N14°15'56"W
C14	15.17	325.00	15.17	S32°04'18"W
C15	23.56	15.00	21.21	S75°44'04"W
C16	57.46	325.00	57.39	S38°28'26"W
C17	29.15	525.00	29.15	S69°26'53"W
C18	22.45	15.00	20.41	S28°09'46"W
C19	116.13	275.00	115.27	S26°48'39"E
C20	142.07	175.00	138.20	S15°39'07"E
C21	72.26	325.00	72.11	N49°54'30"E
C22	112.32	1000.00	112.27	N27°46'31"W
C1114	212.69	1970.00	212.58	N64°48'45"W
C1115	182.48	1074.00	182.26	N26°57'43"E
C1116	334.80	460.00	327.46	S10°58'44"W
C1117	364.48	1000.00	362.47	S30°18'47"E
C1118	512.94	460.00	486.77	S62°41'58"E
C1155	121.95	275.00	120.95	N70°31'02"E

ABBREVIATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
AbA	Abbotstown silt loam, 0-3% slopes	D
AbB	Abbotstown silt loam, 3-8% slopes	D
BrB	Brecknock channery silt loam, 3-8% slopes	B
KnB	Klinesville channery silt loam, 3-8% slopes	D
PcB	Penn silt loam, 3-8% slopes	B
WaB	Watchung silt loam, 3-8% slopes	C/D

SOURCE: NRCS Soil Survey for Adams County, PA



Sharrah Design Group, Inc.
 Land Surveying & Design
 20 Chambersburg Street
 Gettysburg, PA 17325
 Phone: (717) 334-5400
 Fax: (717) 334-0922



REVISIONS		XREFS
NO.	DATE	DESCRIPTION
1	07/19/19	PER REVIEW COMMENTS
2	09/05/19	PER REVIEW COMMENTS

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 267 (1974) AS AMENDED BY HOUSE BILL ACT 121 (2009) REQUIRES ALL LAND OWNERS TO LOCATE ALL UTILITIES AND NO MORE THAN 100 FEET FROM THE SURFACE OF THE GROUND BEFORE ANY EXCAVATION, DRILLING OR DREDGING.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA EX01

EXISTING CONDITIONS PLAN
AMBLEBROOK ~ AMENITY AREA
 A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
 STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

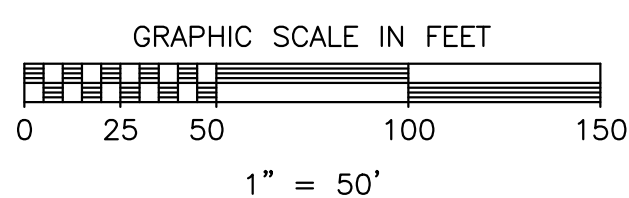
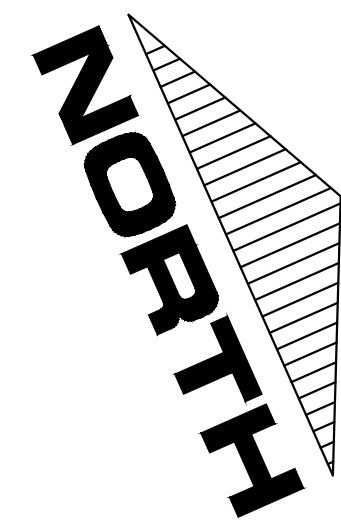
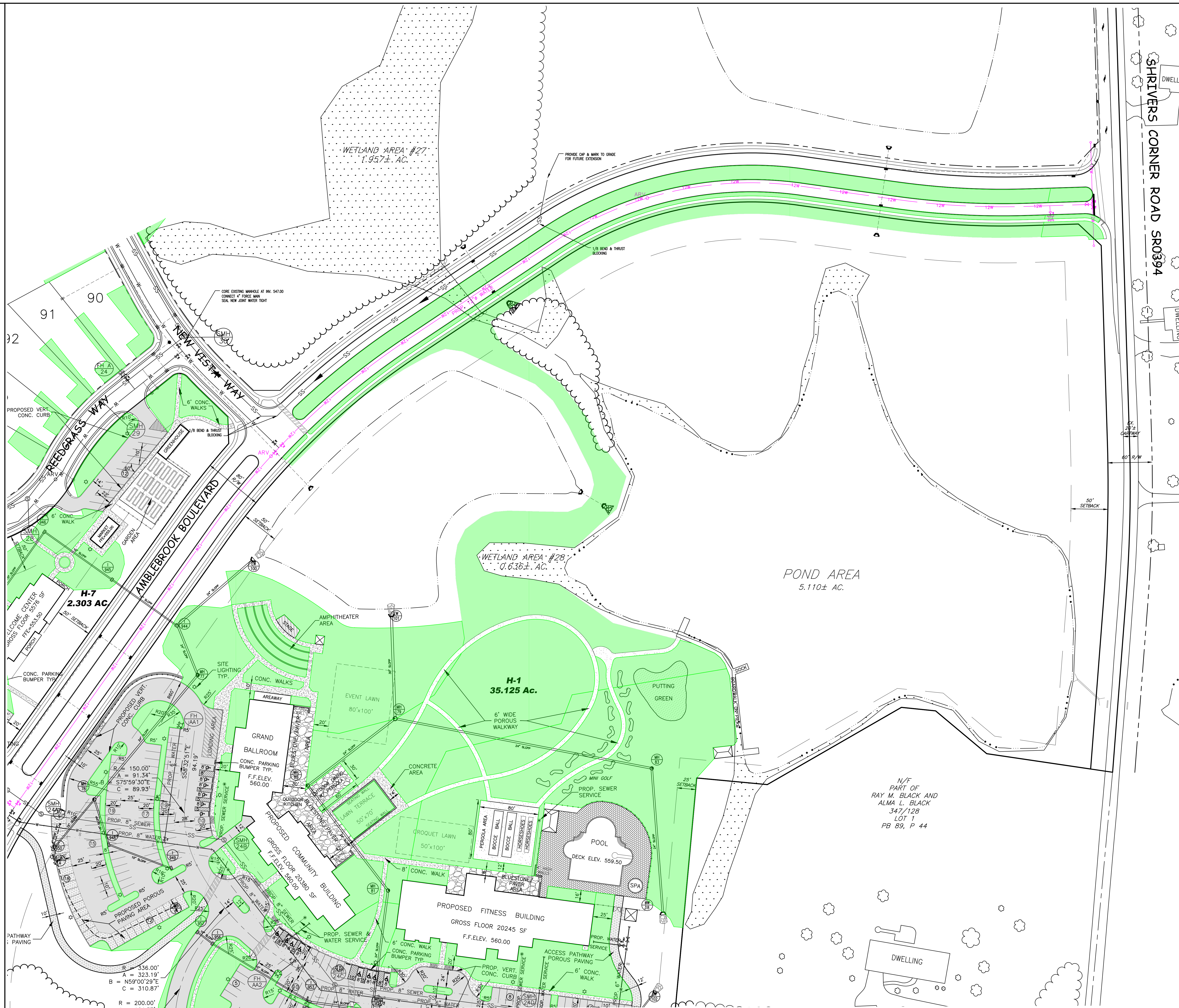
SCALE
1"=100'
 SHEET NO.
LD 2

- LEGEND**
- PROPERTY LINE
 - - - - - EXISTING MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - PAVEMENT
 - CENTERLINE ROAD
 - ROAD RIGHT-OF-WAY
 - SOIL BOUNDARY W/DESIGNATIONS
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 - WATER VALVE
 - FIRE HYDRANT
 - WATER MAIN
 - STORM DRAIN INLET
 - SURFACE DRAINAGE FLOW
 - STREAM
 - WETLANDS
 - AMENDED SOILS

PAVING / WALKWAY LEGEND

* INDICATES PERVIOUS SURFACE

- * POROUS PAVING 27300 SF
- BIT. CONC. PAVING 149900 SF
- CONCRETE WALKWAY 30900 SF
- BLUESTONE / PAVER WALKWAY 13140 SF
- * GRAVEL WALKWAY 16370 SF
- POOL DECK 9660 SF
- PICKLEBALL / TENNIS COURTS 38040 SF



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2	09/05/19	PER REVIEW COMMENTS



PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA ST01

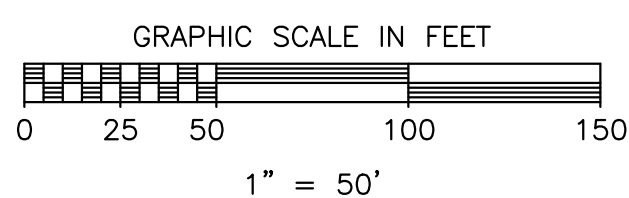
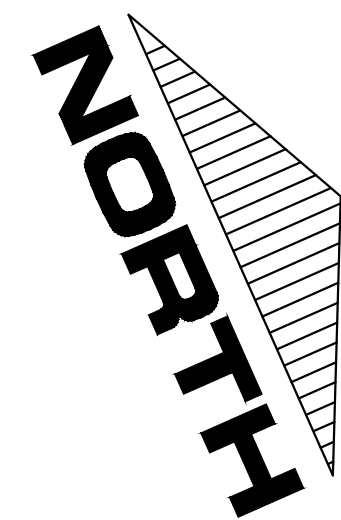
LAND DEVELOPMENT PLAN
AMBLEBROOK ~ AMENITY AREA
 A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
 STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=50'
 SHEET NO.
LD 3

- LEGEND**
- PROPERTY LINE
 - - - EXISTING MINOR CONTOUR
 - - - EXISTING MAJOR CONTOUR
 - PAVEMENT
 - CENTERLINE ROAD
 - ROAD RIGHT-OF-WAY
 - SOIL BOUNDARY W/DESIGNATIONS
 - EXISTING OVERHEAD WIRES
 - EASEMENT
 - BUILDING SETBACK LINE
 - TREELINE
 - ZONING LINE
 - ⊙ (SWM) INFILTRATION TEST
 - ⊕ TRAFFIC SIGN
 - ⊕ UTILITY POLE
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER MAIN
 - ⊕ WATER HOUSE CONNECTION
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER MAIN
 - ⊕ STORM DRAIN INLET
 - SURFACE DRAINAGE FLOW
 - STREAM
 - ▨ WETLANDS
 - ▨ AMENDED SOILS

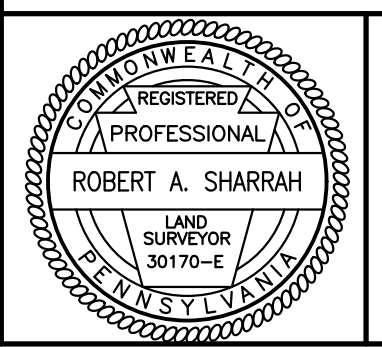
PAVING / WALKWAY LEGEND
* INDICATES PERVIOUS SURFACE

- * POROUS PAVING 27300 SF
- BIT. CONC. PAVING 149900 SF
- CONCRETE WALKWAY 30900 SF
- BLUESTONE / PAVER WALKWAY 13140 SF
- * GRAVEL WALKWAY 16370 SF
- POOL DECK 9660 SF
- PICKLEBALL / TENNIS COURTS 38040 SF



N/F PART OF
RAY M. BLACK AND
ALMA L. BLACK
347/128
LOT 1
PB 89, P 44

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922



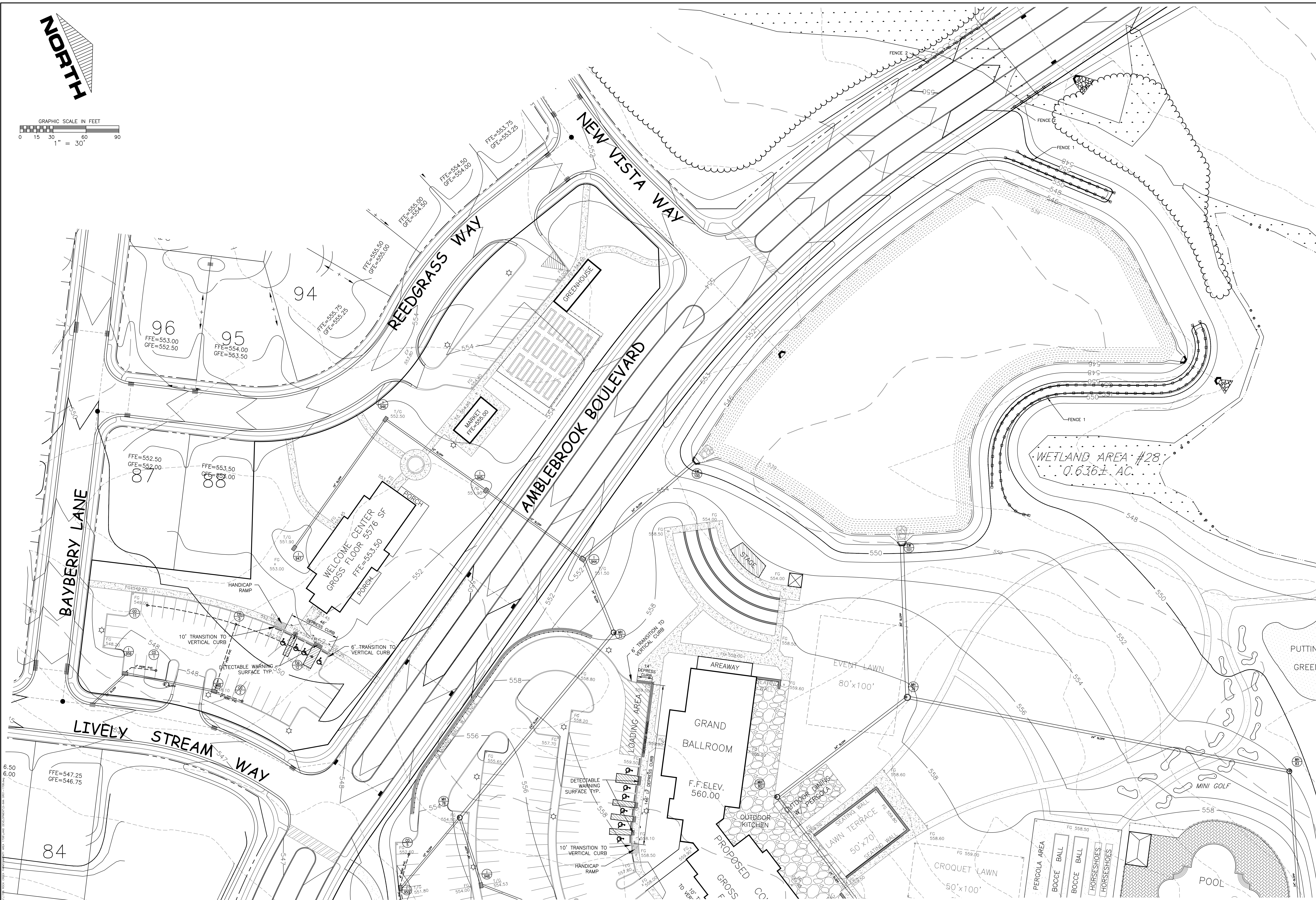
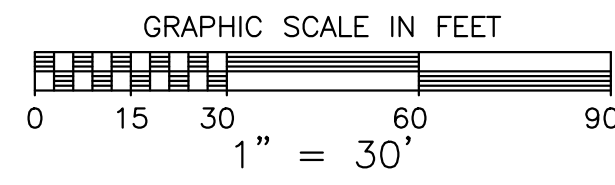
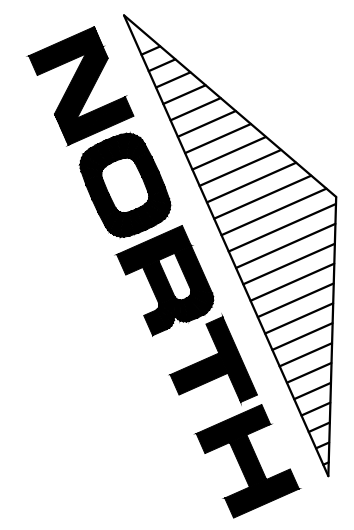
REVISIONS		XREFS
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811 Know what's below.
Call before you dig.
PENNSYLVANIA ACT 207 (1978) AS AMENDED BY PENNSYLVANIA ACT 151 (2009) REQUIRES ALL DEEP TRENCH, TRENCH, OR BORING WORK AND NO MORE THAN 48" DEEP TRENCH, TRENCH, OR BORING WORK TO BE LOCATED, DEPTH, BLAST OR DIGGING.

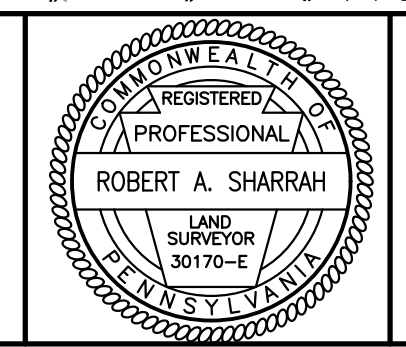
PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
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LAND DEVELOPMENT PLAN
AMBLEBROOK ~ AMENITY AREA
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STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=50'
SHEET NO.
LD 4



Sharrah Design Group, Inc.
 Land Surveying & Design
 20 Chambersburg Street
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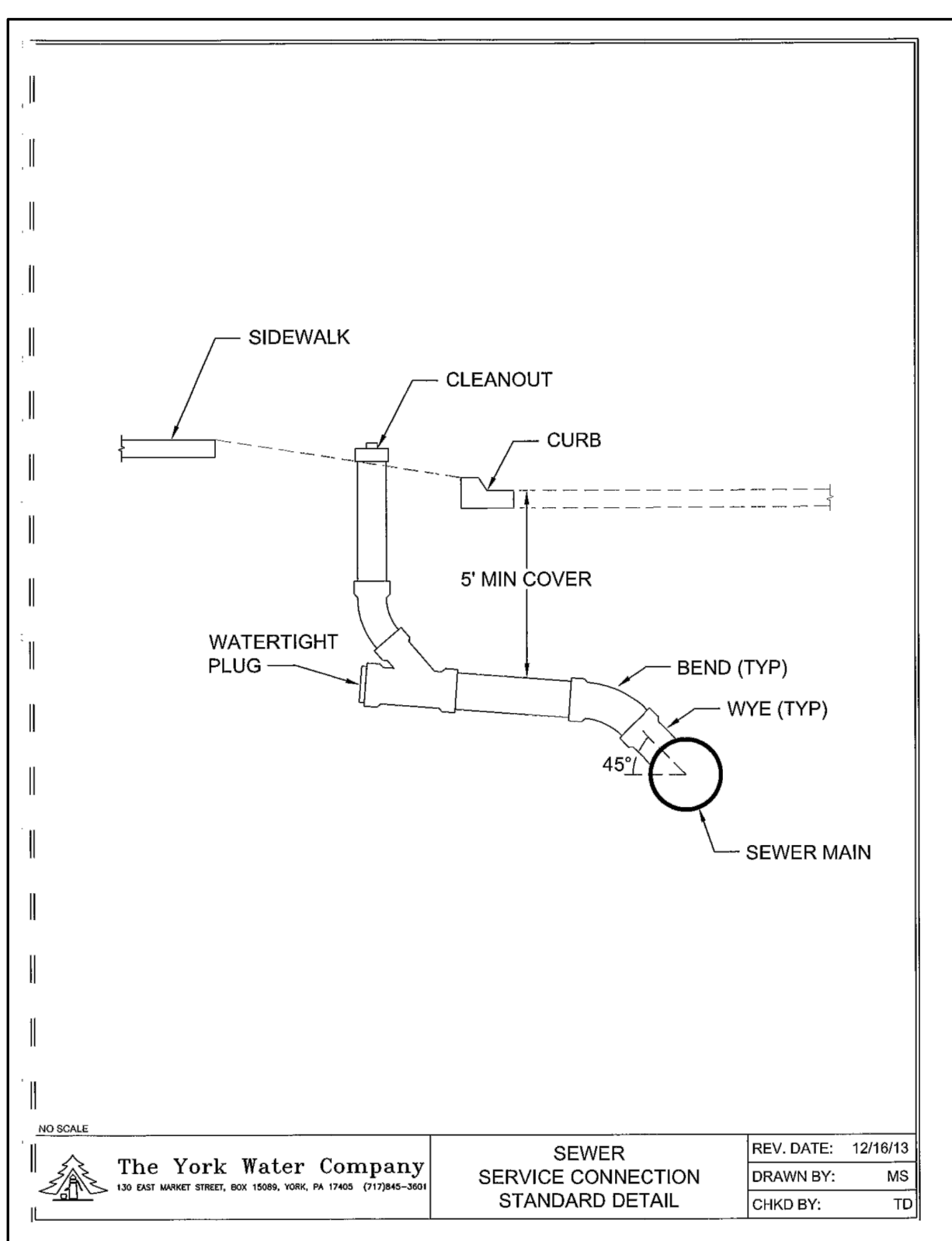
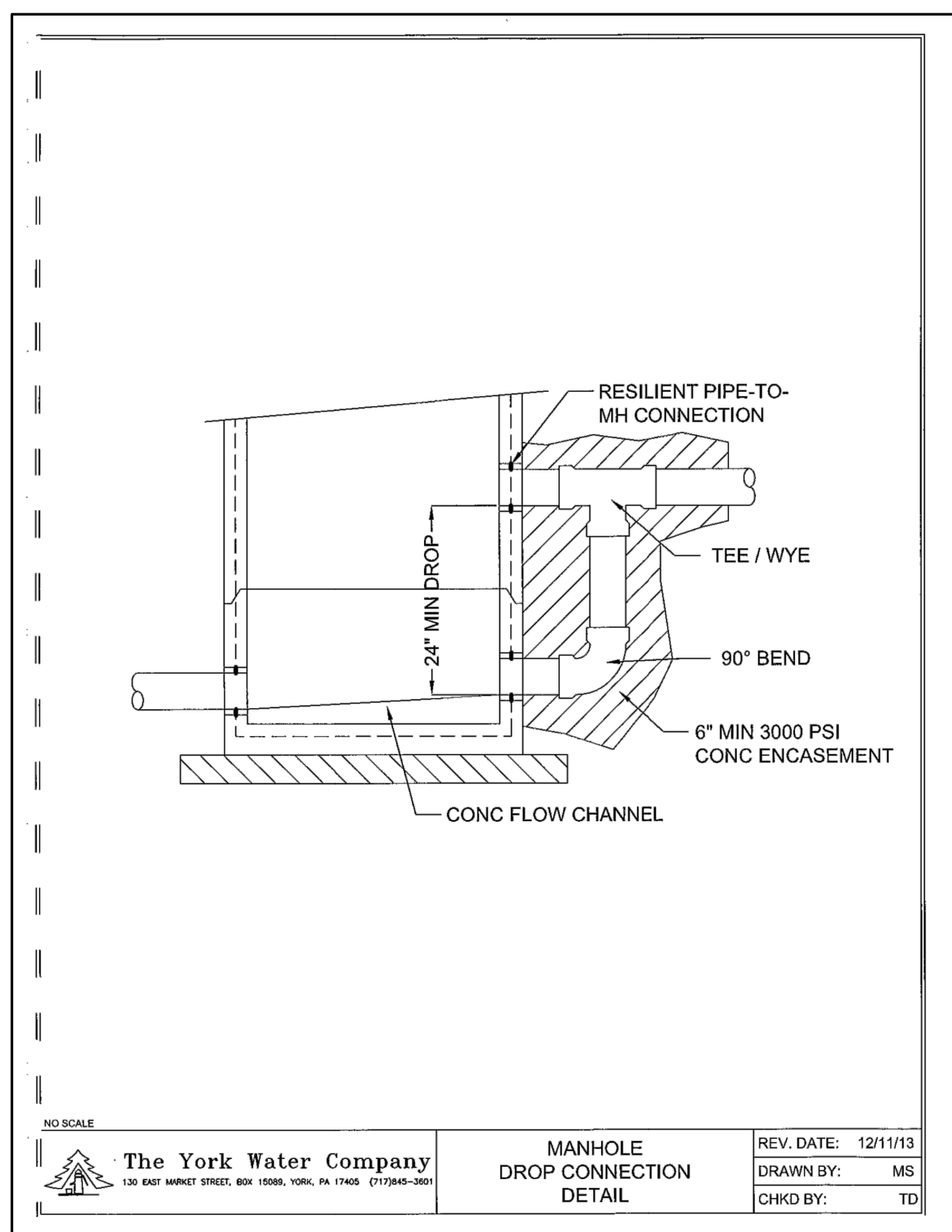
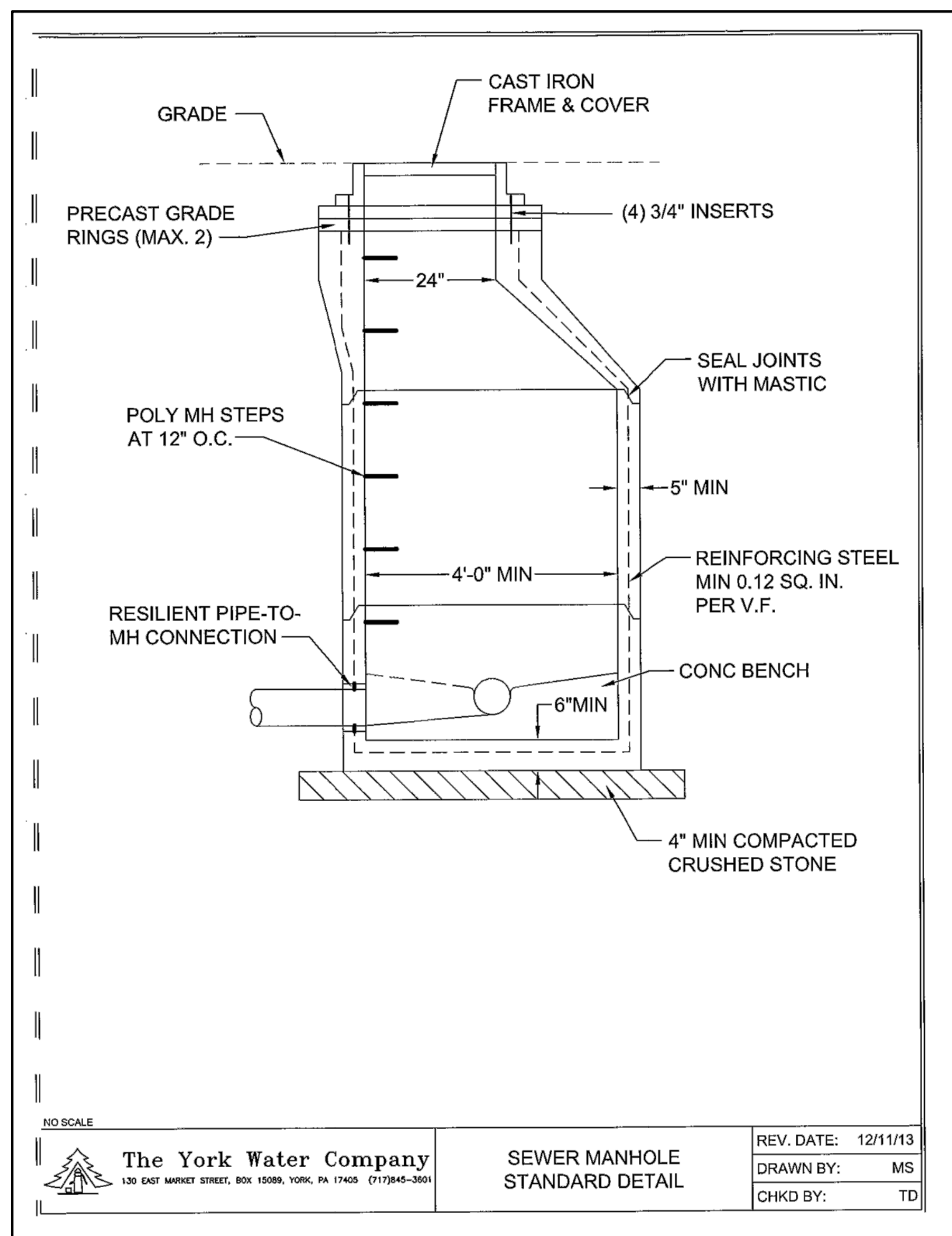
811 Know what's below.
 Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY HOUSE BILL 1211 (2014) AND SENATE BILL 102 (2014) IS APPLICABLE TO ALL EXCAVATION WORK. IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO OBTAIN NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND UTILITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES BEFORE ANY EXCAVATION WORK IS BEGUN.

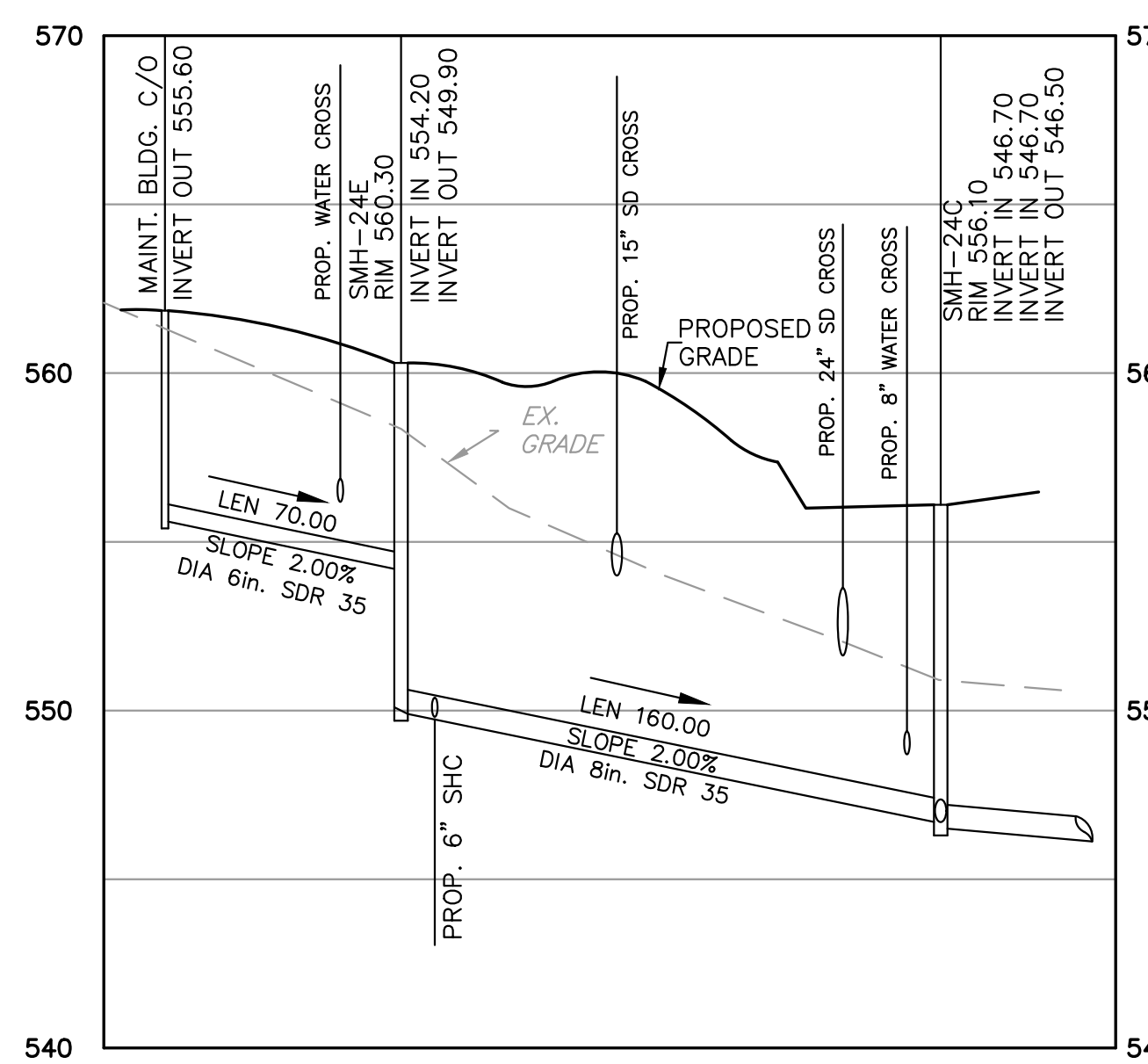
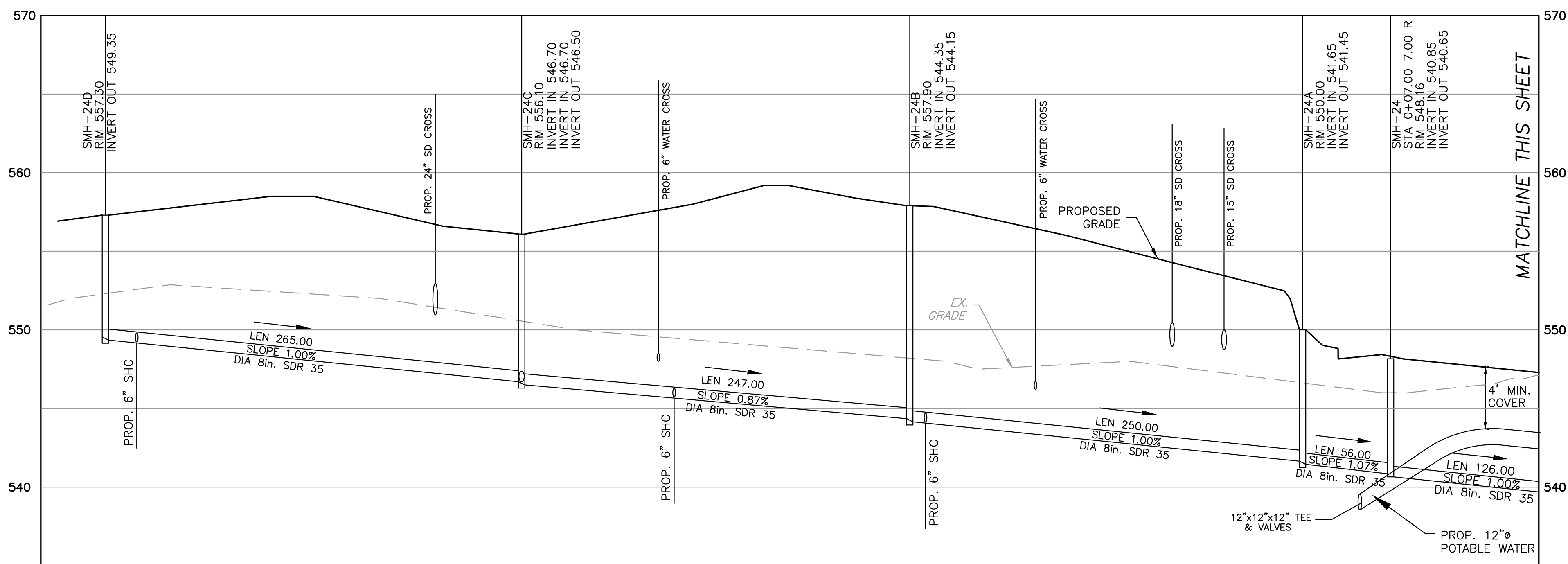
PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA GR01

GRADING PLAN
AMBLEBROOK ~ AMENITY AREA
 A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
 STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

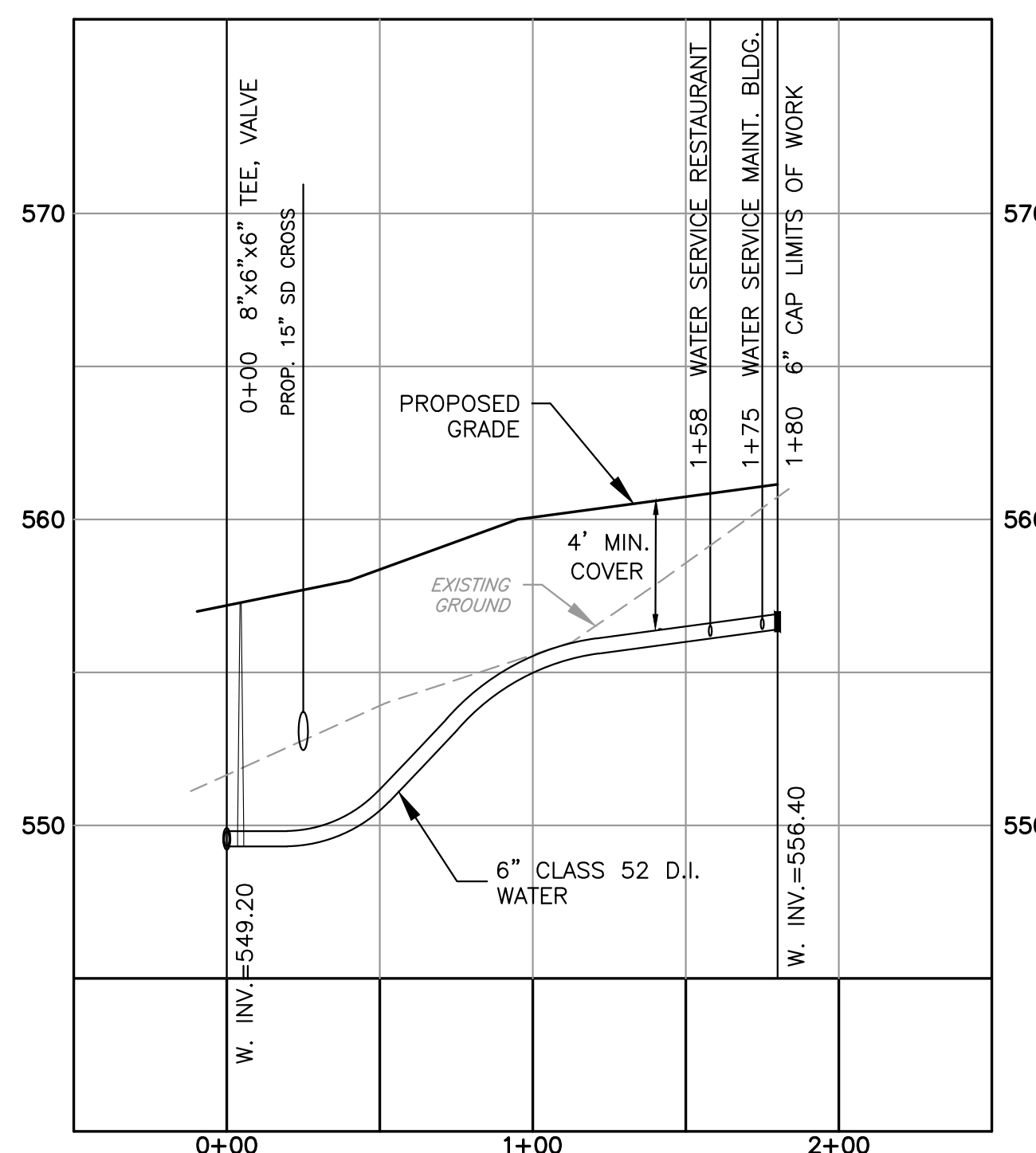
SCALE
 1" = 30'
 SHEET NO.
 LD 5



ALL SANITARY SEWER AND POTABLE WATER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE YORK WATER COMPANY.



AMENITY AREA - SANITARY SEWER
SCALE: HOR 1"=50' VERT 1"=5'

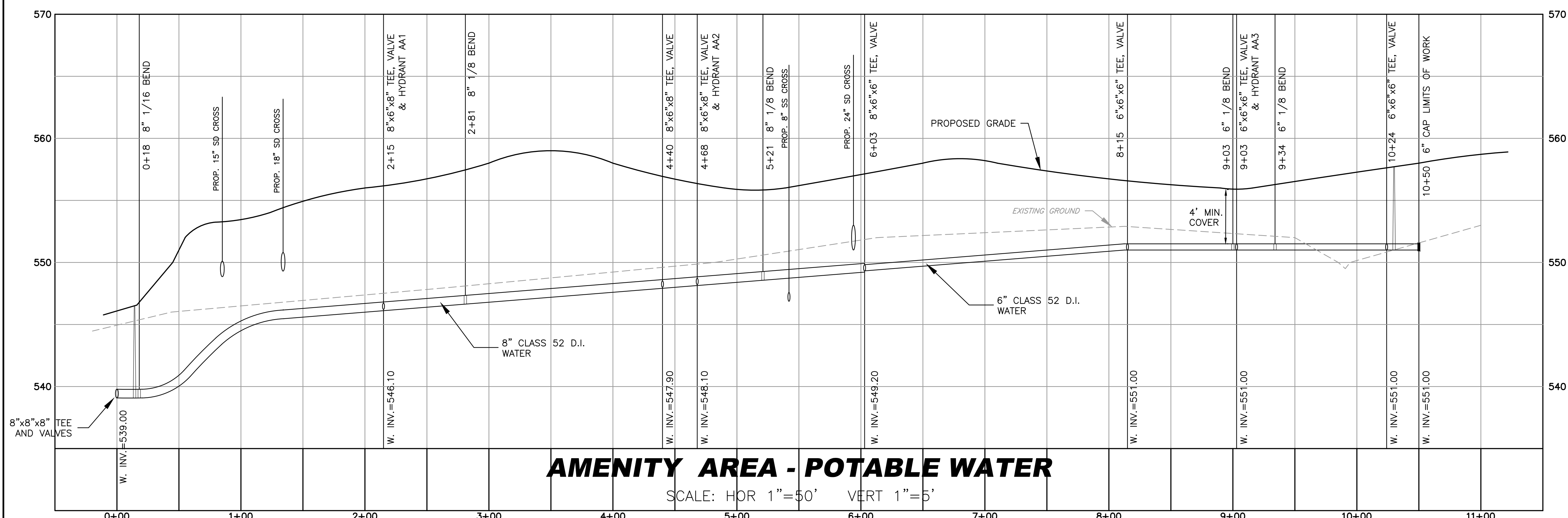


SPECIAL NOTES:

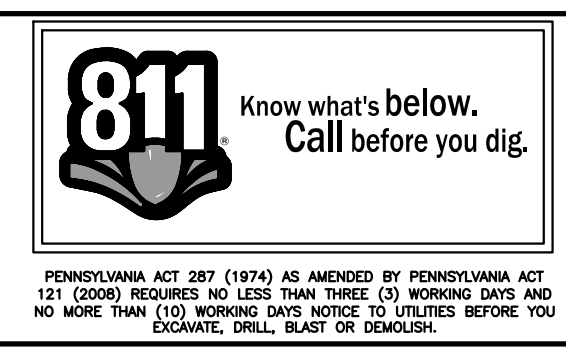
- IF 18" MIN. VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN THE WATER MAINS AND OTHER UTILITIES, PROVIDE CONCRETE ENCASEMENT, 10' IN ALL DIRECTIONS OF THE CROSSING.
- IN THE EVENT A WATER MAIN MUST BE INSTALLED VERTICALLY BELOW A SEWER MAIN, EVEN IF THE 18" VERTICAL SEPARATION CAN BE MAINTAINED, PROVIDE CONCRETE ENCASEMENT 10' IN ALL DIRECTIONS OF THE CROSSING.

AMENITY AREA - POTABLE WATER RESTAURANT & MAINTENANCE BLDG.

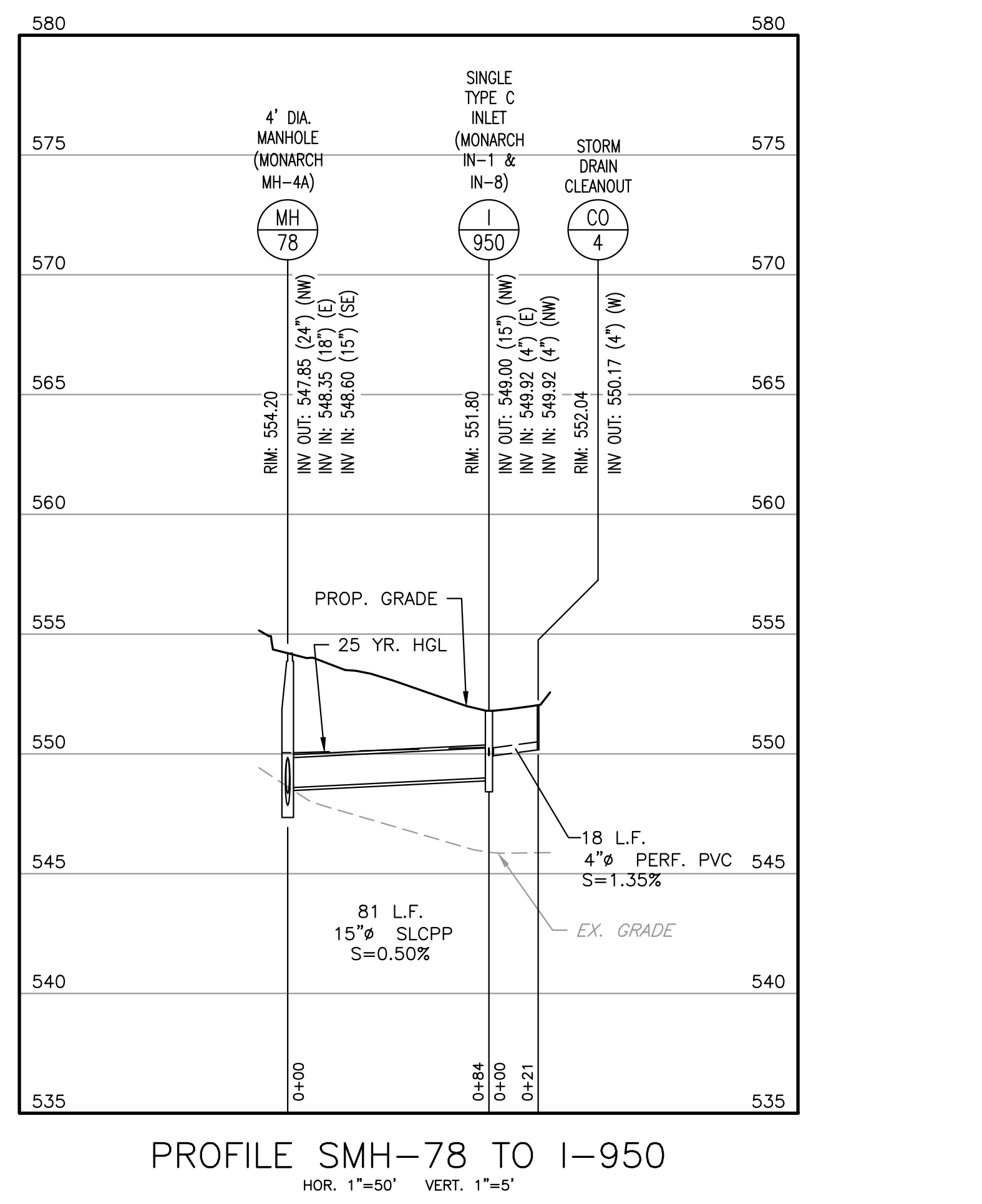
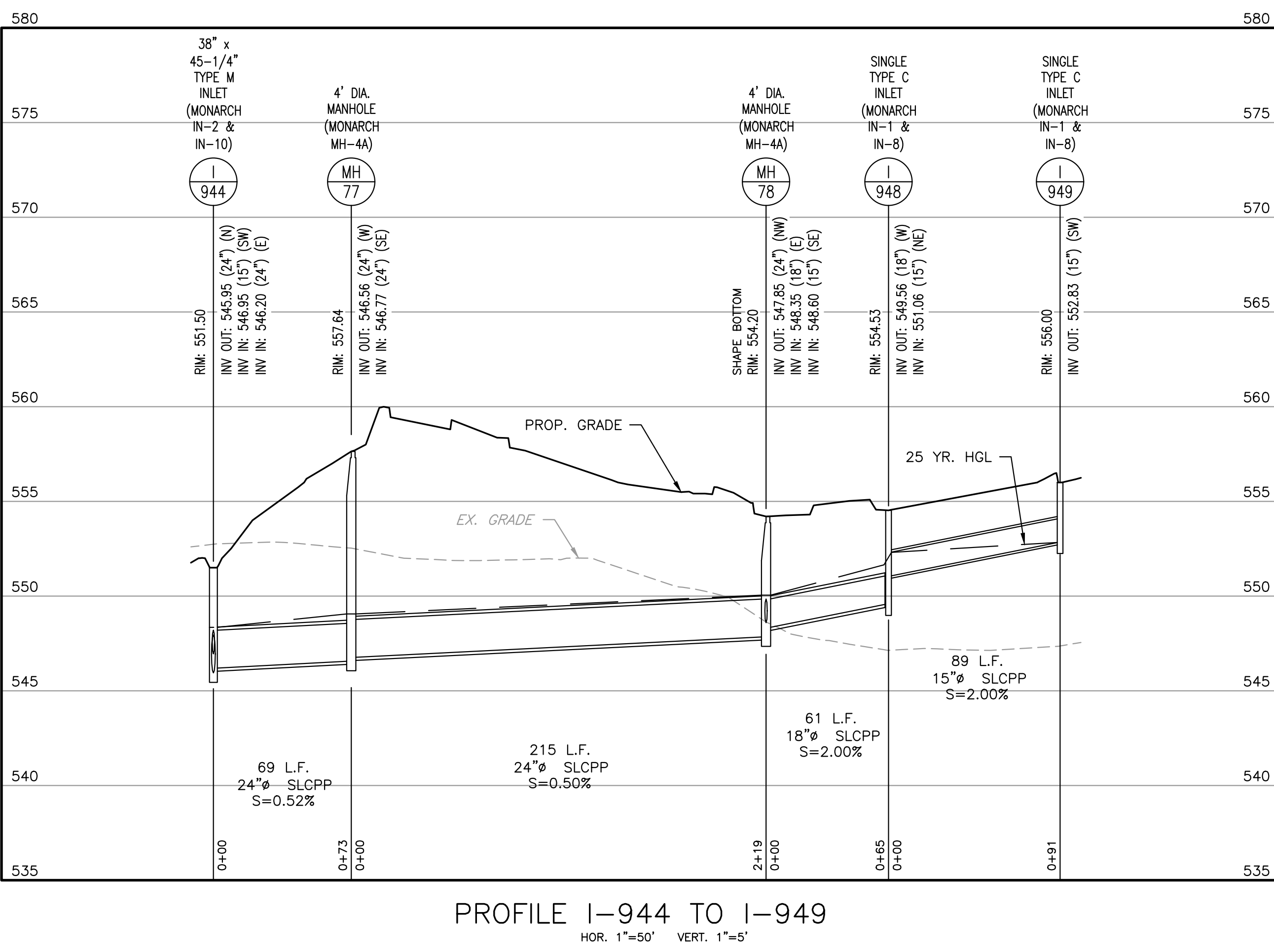
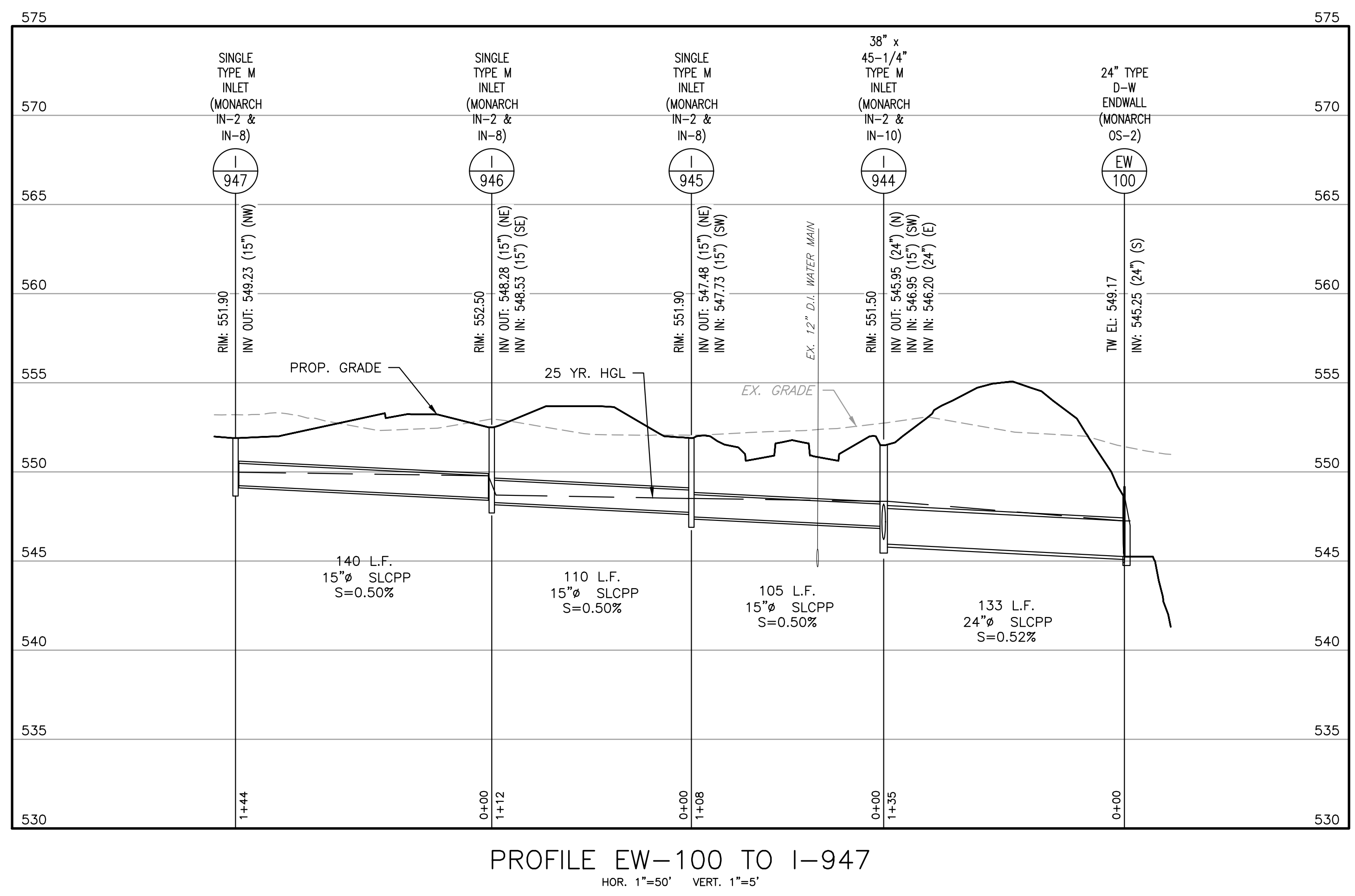
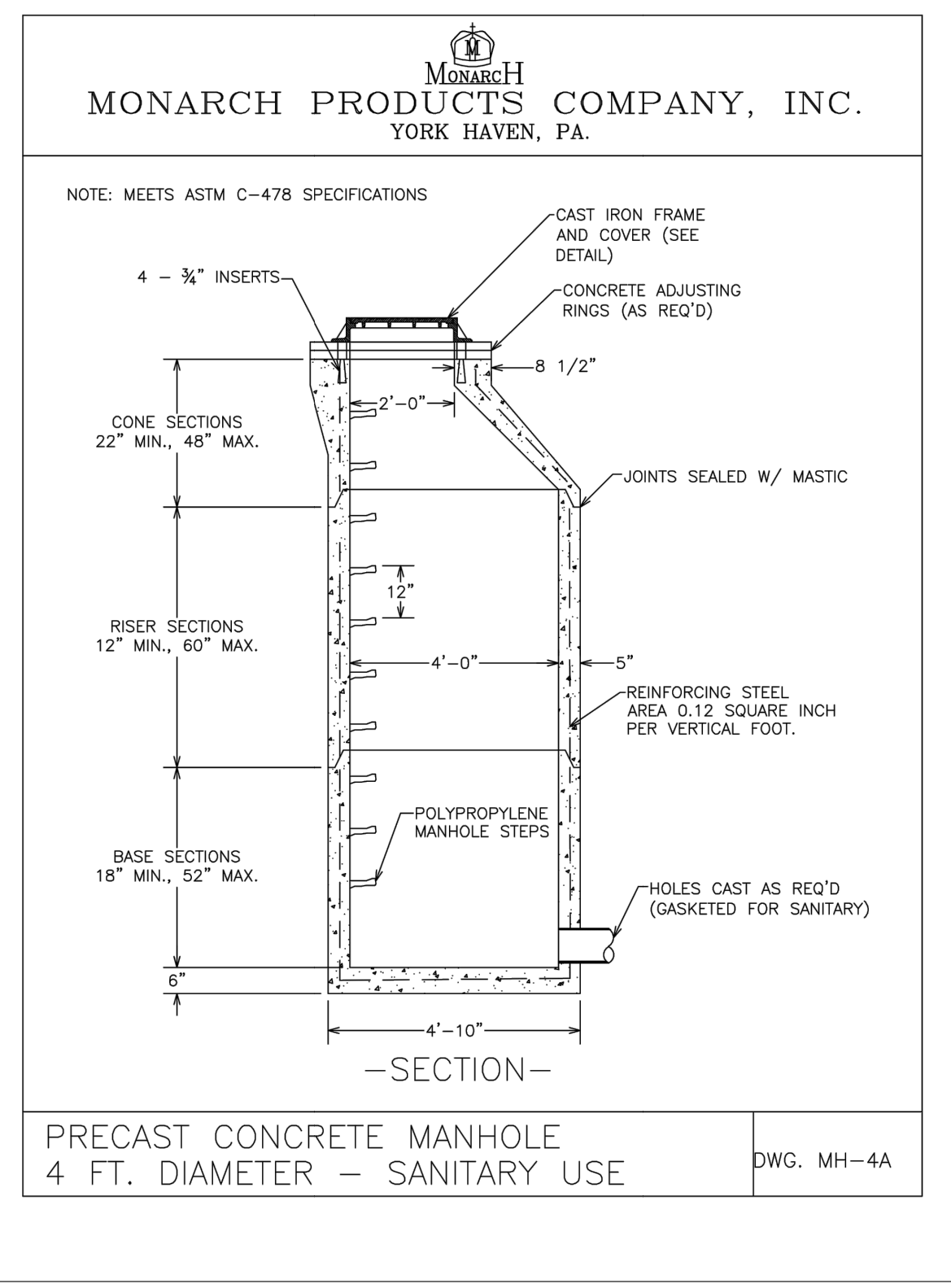
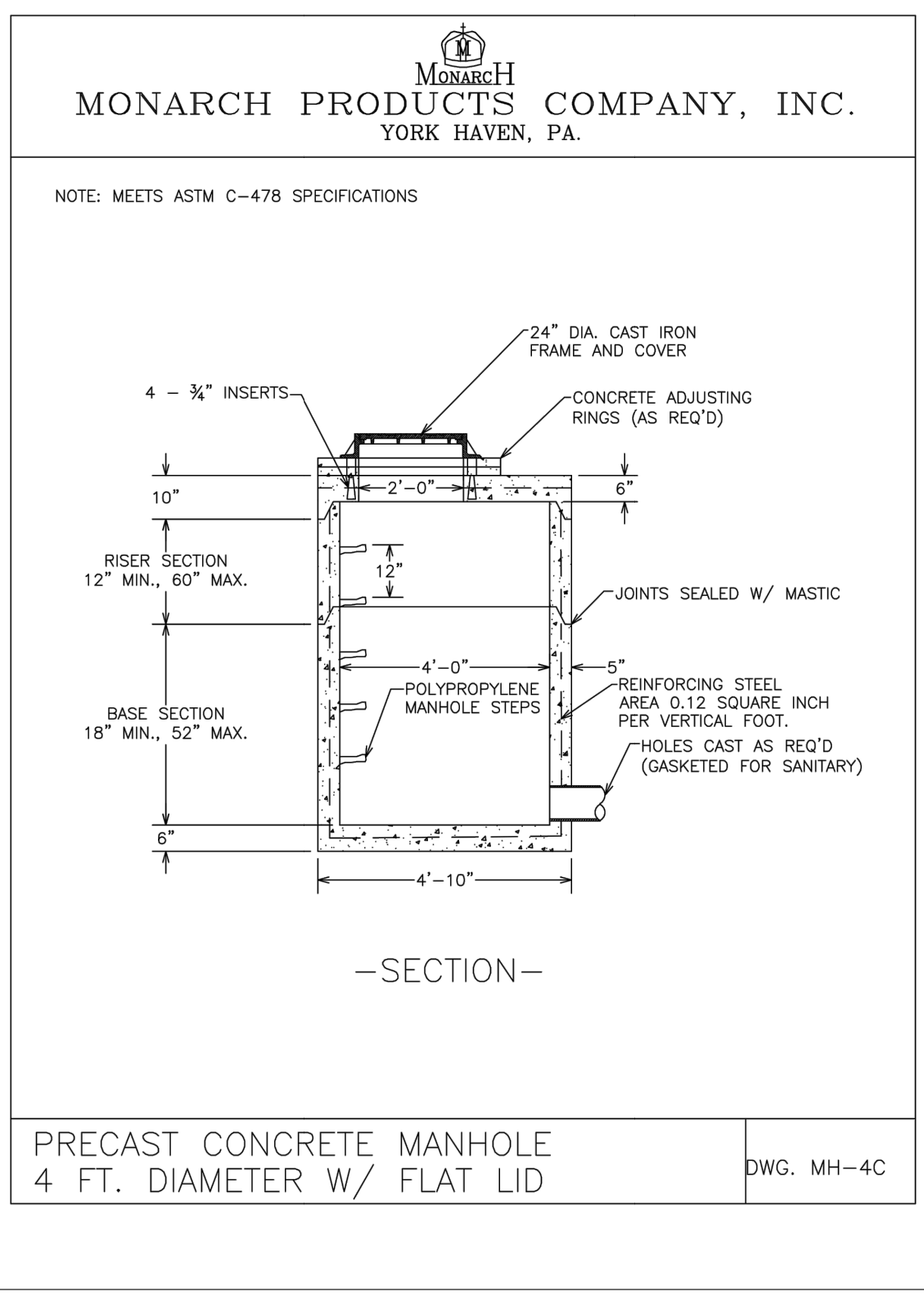
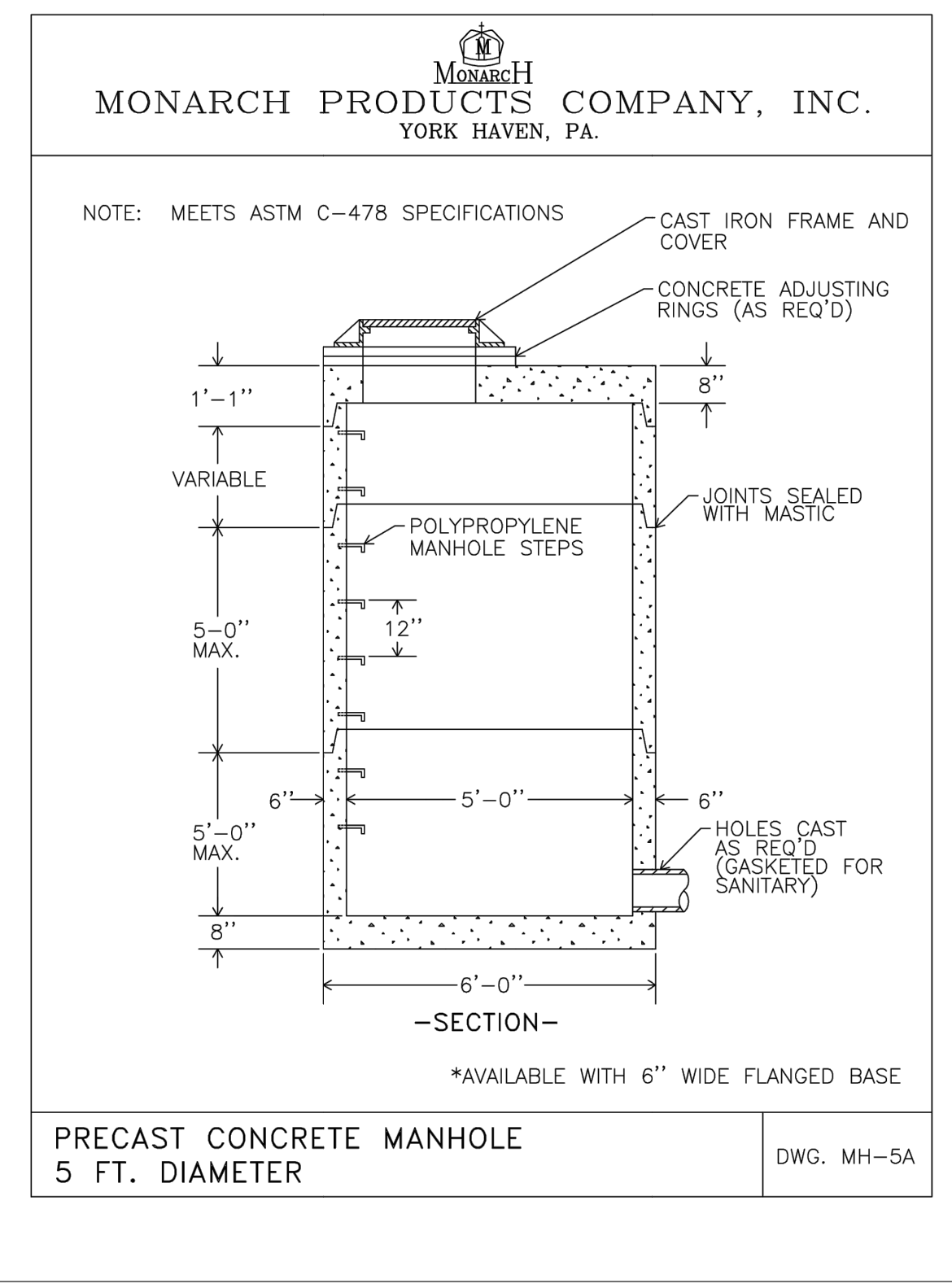
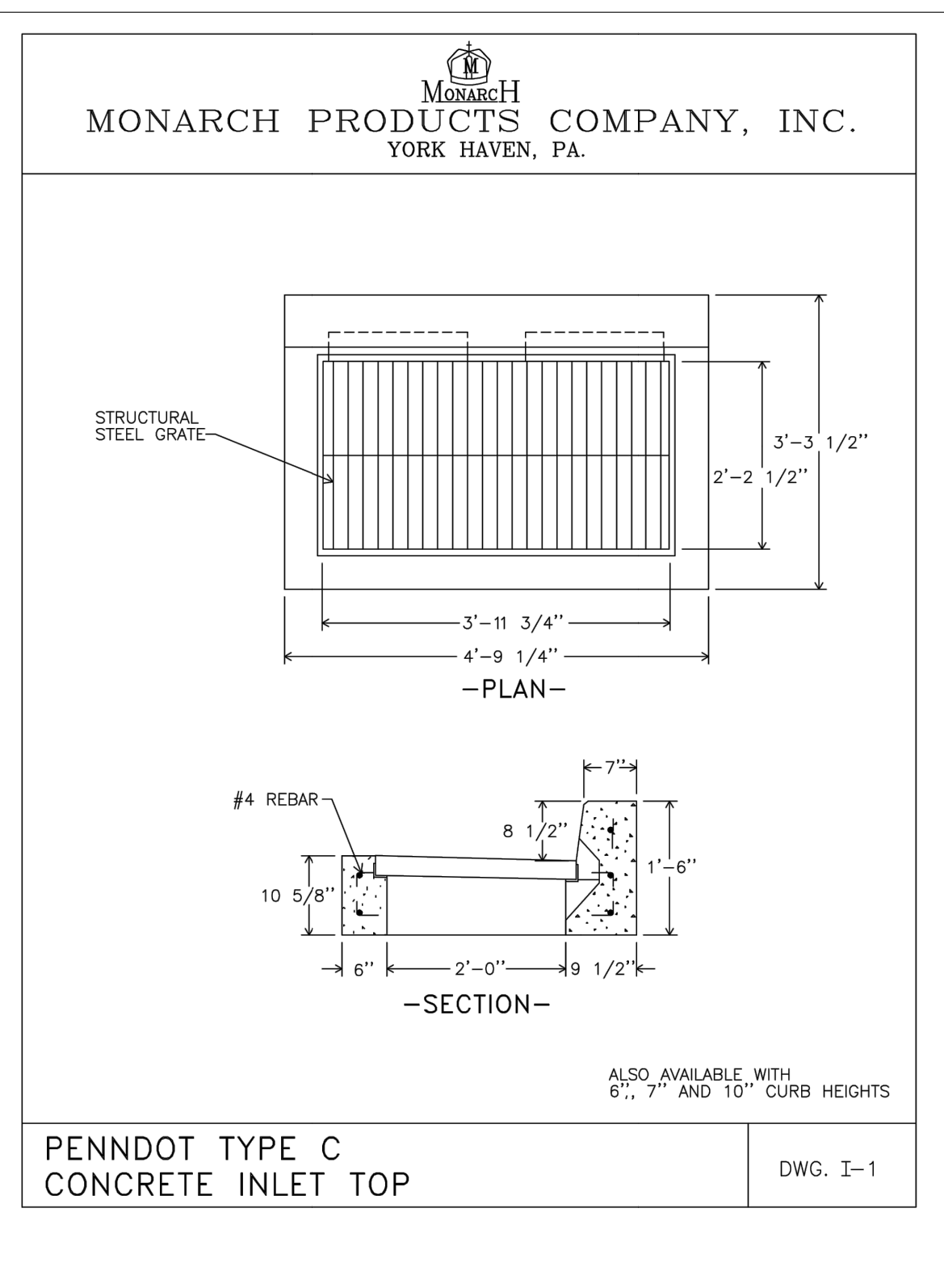
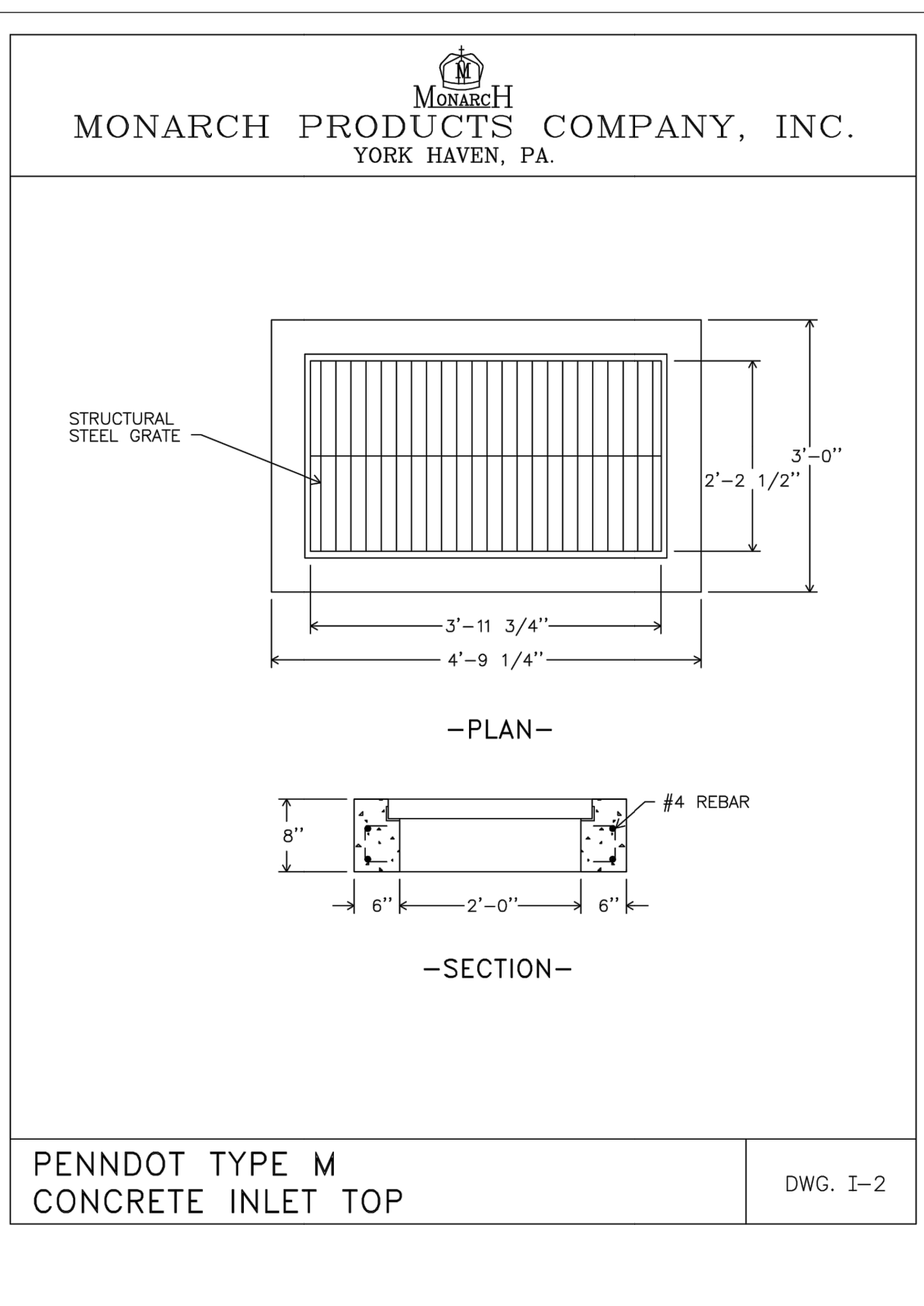
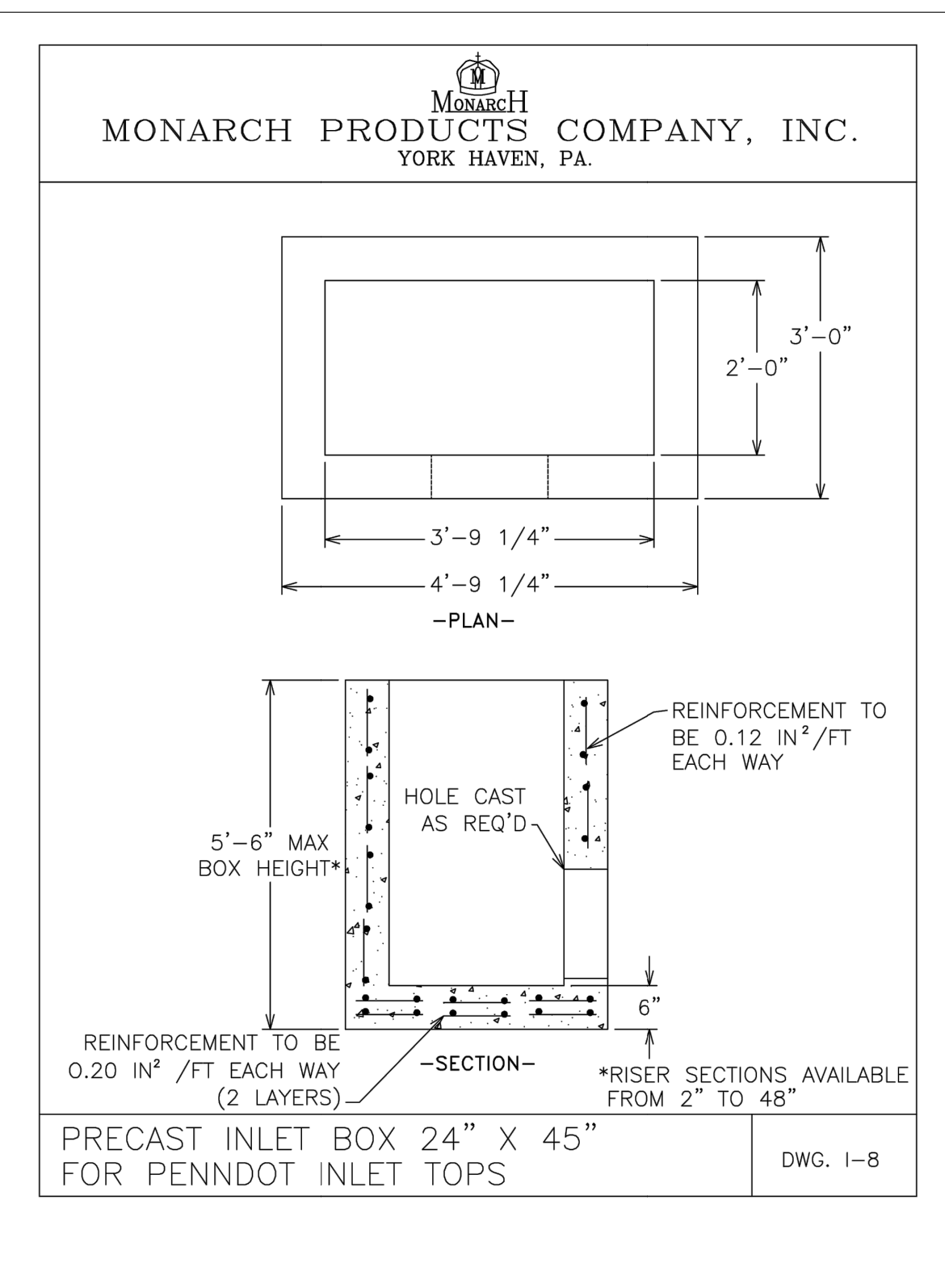
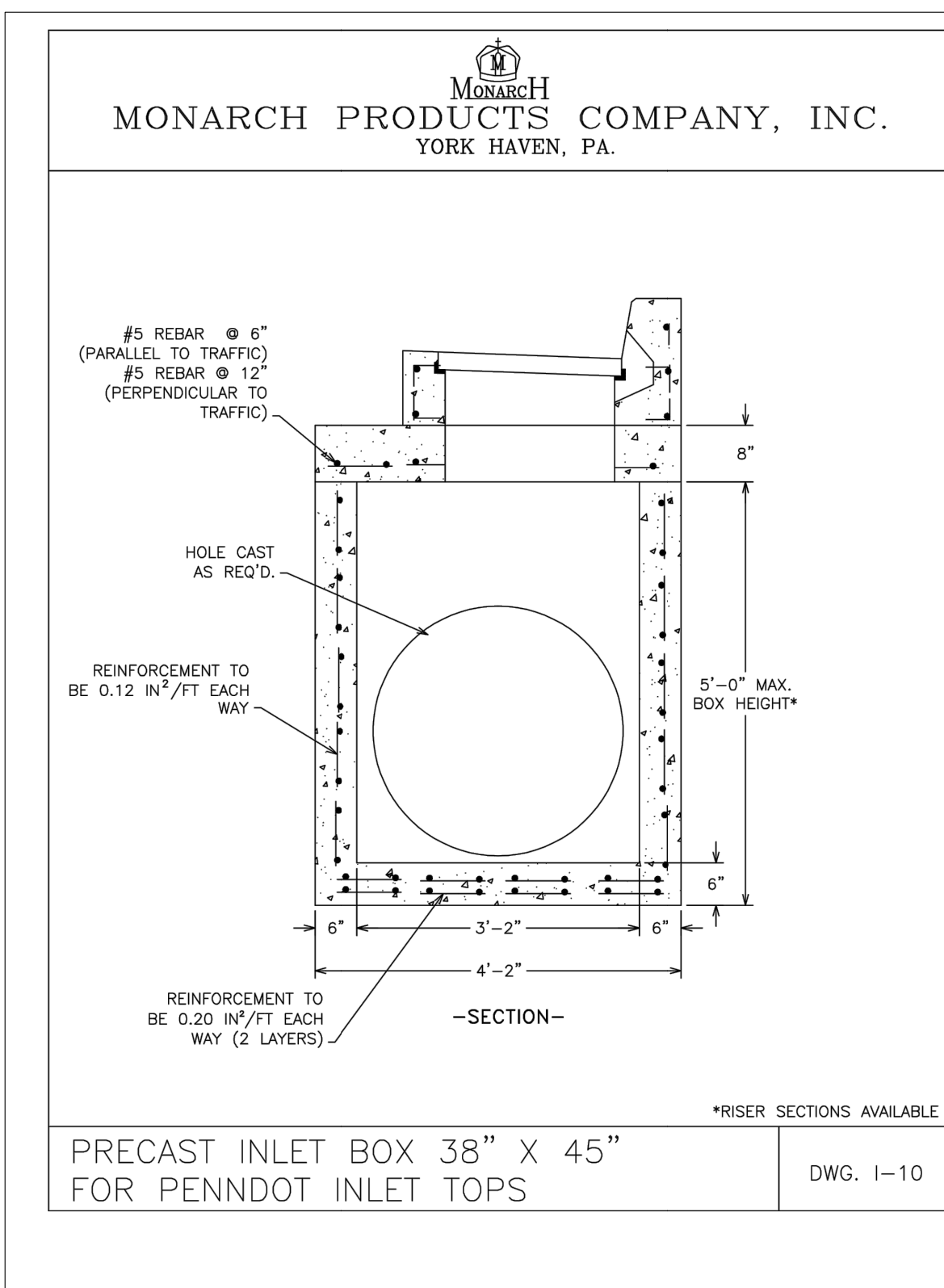
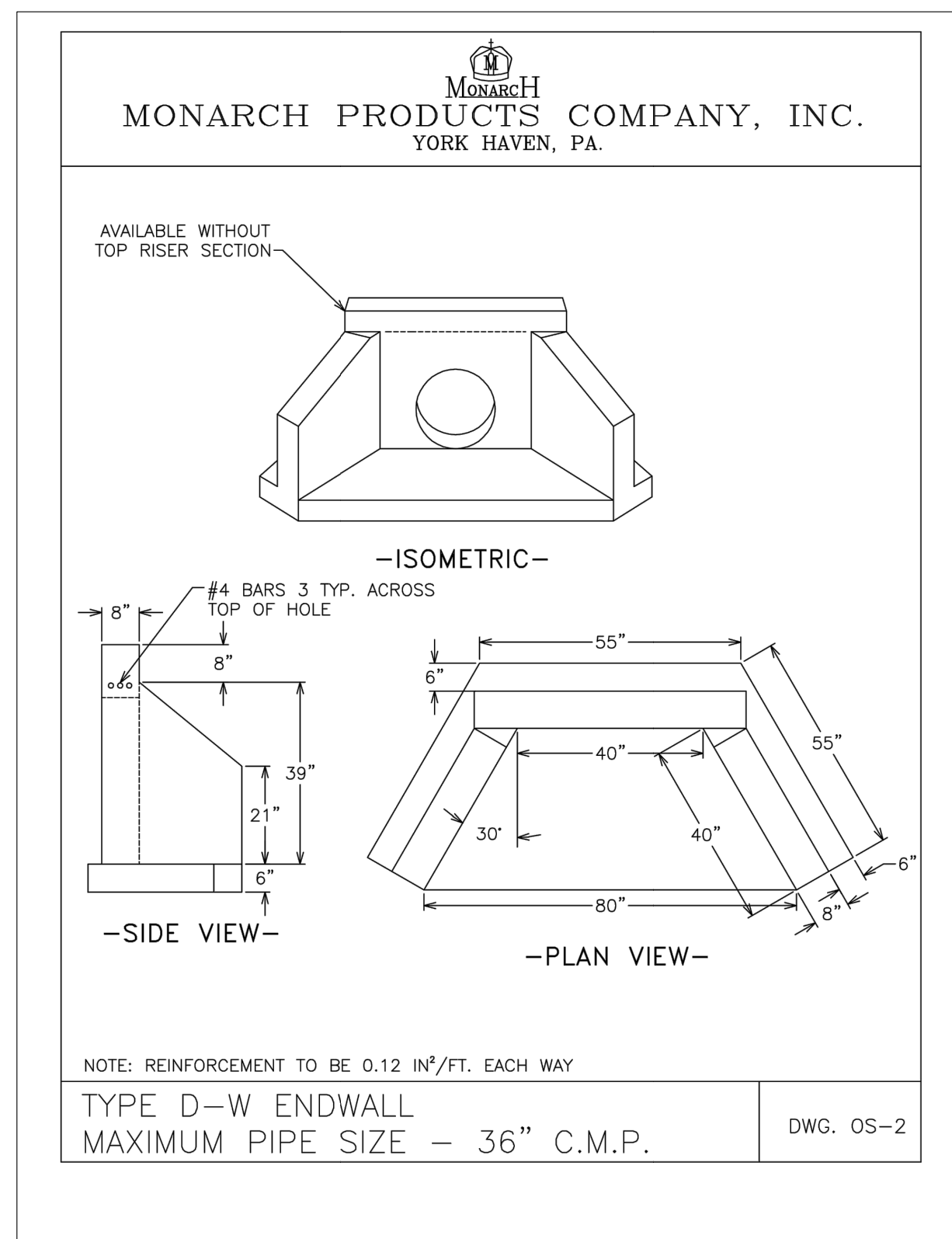
SCALE: HOR 1"=50' VERT 1"=5'



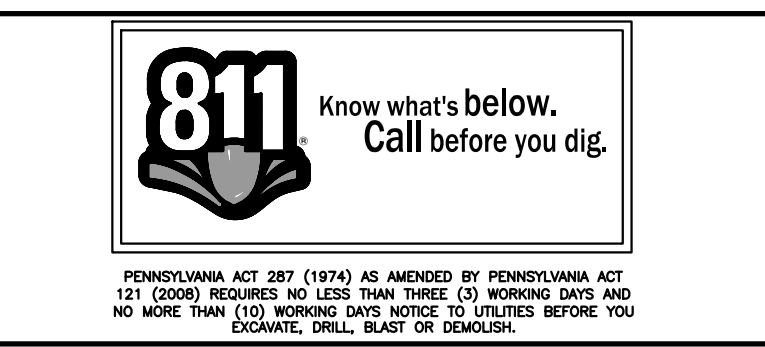
REVISIONS		XREFS	
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PLAN PREPARATION	
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DESIGNED BY:	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA PRSD

SOIL AMENDMENT & RESTORATION

DESCRIPTION

Soil amendment and restoration is a technique used to restore and enhance compacted soils or soils low in organic content by physical treatment and mixture with additives such as compost and/or sand. Amending soil with compost has many benefits:

- 1)Improvement in soil structure.
- 2)Create and enhance passageways in the soil for movement of air and water.
- 3)Create a better environment for plant growth.
- 4)Promote slow release of nutrients such as nitrogen, phosphorus, potassium and sulfur to plants.
- 5)Reuse natural resources thereby reducing waste and cost.

Amendments can have enhanced benefits if the underlying existing soils are ripped, scarified, or otherwise tilled to reduce compaction and add air space.

SPECIFICATIONS

- 1)Compost soil amendment soil restoration shall not take place until all other construction is completed.
- 2)Only compost materials that meet applicable state and federal regulations pertaining to its production and distribution may be used in this application. Approved compost materials must meet state and federal chemical contaminant and pathogen limit standards pertaining to the feedstocks (source materials) from which it is derived.
- 3)Coarse compost should be avoided as it will make planting difficult.
- 4)For installation, spread a layer of approved compost 2-3" thick over the existing, or replaced, topsoil (minimum topsoil starting depth = 4", 6" preferred). Till compost into the existing soil with a rotary tiller that is set to a depth of 6 inches. Add an additional four inches of approved compost and bring the area to final grade.
- 5)Fine grade the area and provide permanent seeding or install sod.
- 6)Soil to be utilized in the soil/compost mix shall be in compliance with ASTM D2487 soil classification groups OW, OY, OM, SM, SW and SP.
- 7)Compost shall be well decomposed, weed free organic matter derived from agriculture, food, stump grindings and yard or wood/bark organic matter. It shall be aerobically composted. The compost shall possess no objectionable odor and shall be reasonably free (< 1% by dry weight) of moisture foreign matter. The compost shall not resemble the raw material from which it is derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix. The following standards shall apply:

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 6.5
Moisture Content	30% - 60%
Particle Size	30% - 50% pass through a 3/8" sieve
Soluble Salt Concentration	5.0g/5m (mmhos/cm) Maximum

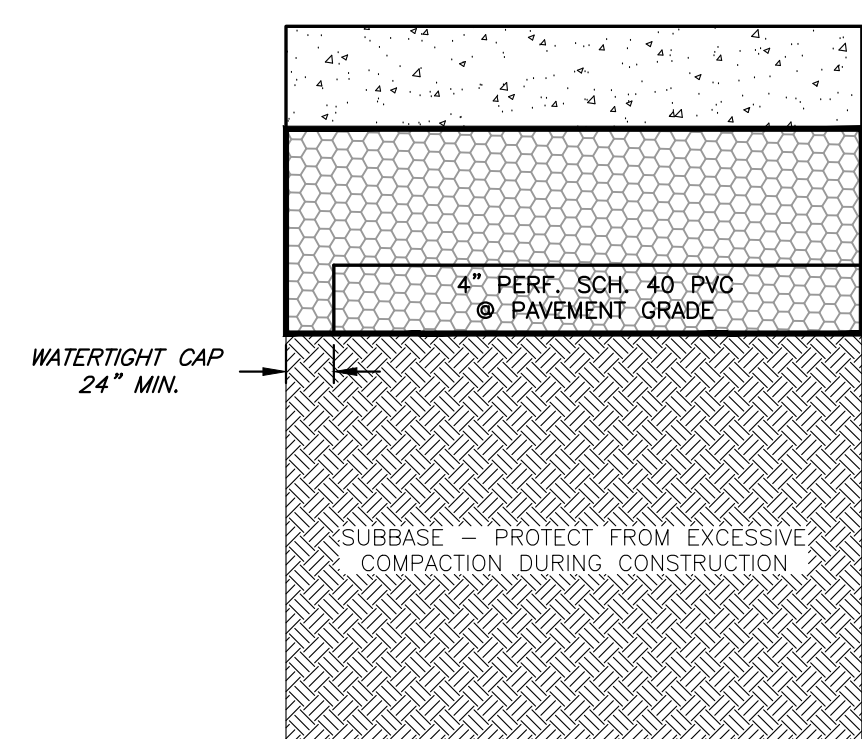
8)Sand can be added as part of the soil amendment process. In this case it is not mandatory. However, if used to improve soil structure, it shall be in accordance with PennDOT Specifications Form 408 Type A sand.

POROUS PAVEMENT MAINTENANCE PROGRAM

ACTIVITY	SCHEDULE
INITIAL INSPECTION	MONTHLY FOR THREE MONTHS AFTER INSTALLATION
ENSURE THAT THE POROUS PAVEMENT SURFACE IS FREE OF SEDIMENT	MONTHLY
ENSURE THAT THE CONTRIBUTING AND ADJACENT AREAS ARE STABILIZED, MOWED AND CLIPPINGS REMOVED	AS NEEDED, BASED ON INSPECTION
VACUUM SWEEP POROUS PAVEMENT SURFACE FOLLOWED BY HIGH PRESSURE HOSE TO KEEP PORES FREE OF SEDIMENT	FOUR TIMES PER YEAR
INSPECT THE SURFACE FOR DETERIORATION OR SPALLING	ANNUALLY
CHECK TO MAKE SURE THE SYSTEM DENATERS BETWEEN STORMS	ANNUALLY
SPOT CLOGGING CAN BE HANDLED BY DRILLING 1/2" HOLES THROUGH THE PAVEMENT EVERY FEW FEET	UPON FAILURE
REHABILITATION OF POROUS PAVEMENT PAVEMENT SYSTEM, INCLUDING THE TOP AND BASE COURSE AS NEEDED	UPON FAILURE

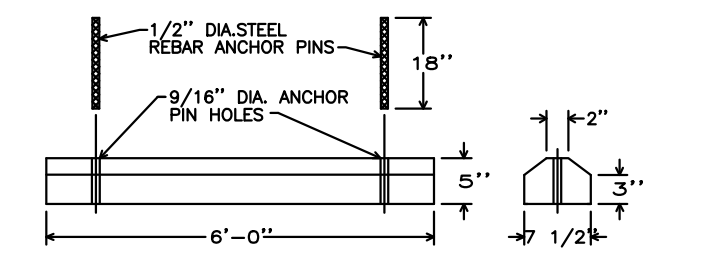
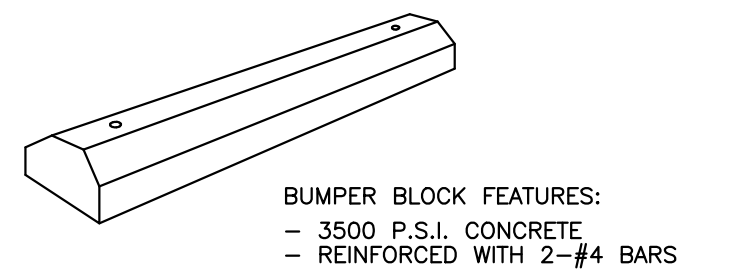
POROUS PAVEMENT CONSTRUCTION NOTES

- 1) EXERCISE SPECIAL CARE DURING PREPARATION OF THE SUBBASE TO AVOID COMPACTION. RIPPING OR TILLING IS ADVISED AFTER ATTAINING SUBBASE ELEVATIONS.
- 2) INSTALLATION OF THE POROUS PAVEMENT SYSTEM SHALL BE SCHEDULED NEAR PROJECT COMPLETION TO MINIMIZE SEDIMENTATION POTENTIAL.
- 3) WARNING SIGNS SHALL BE INSTALLED AT THE DEPICTED LOCATIONS THAT STATE: "POROUS PAVEMENT IN THIS AREA USED FOR STORMWATER MANAGEMENT. DO NOT RESURFACE WITH NON-POROUS MATERIAL. CALL 717-334-5400 OR 717-334-4833 FOR MORE INFORMATION."

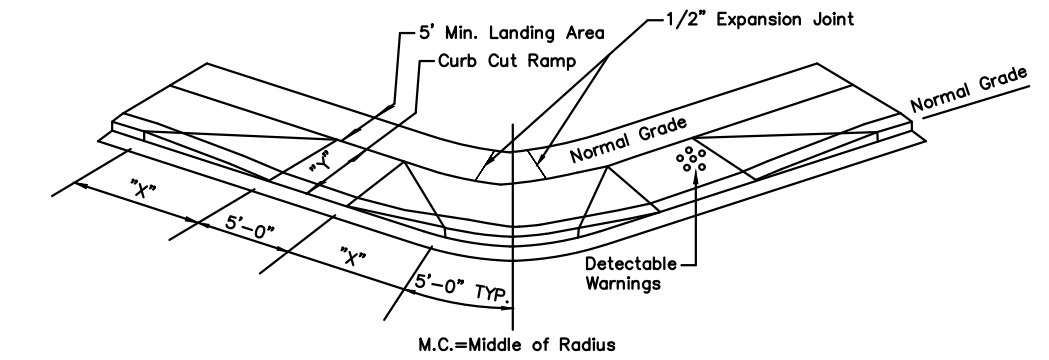


POROUS PAVEMENT SECTION
NOT TO SCALE

*POROUS PAVEMENT DEPTH IS SUBJECT TO REVIEW AND REVISION BY THE GEOTECHNICAL ENGINEER AND/OR PAVEMENT SUPPLIER
NOTE: THE FINAL MIX OF THE POROUS PAVEMENT MUST BE APPROVED BY THE TOWNSHIP ENGINEER



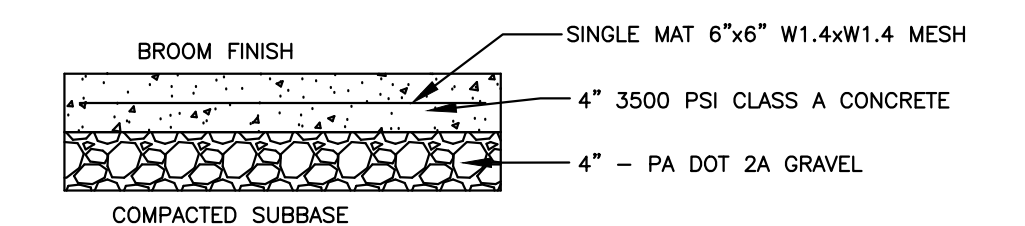
PRECAST CONCRETE PARKING BUMPER
NOT TO SCALE



*x - Length needed to maintain a maximum 12:1 slope along the face of the curb.
*y - Length needed to maintain a maximum 12:1 slope from the curb line to the top of the ramp.

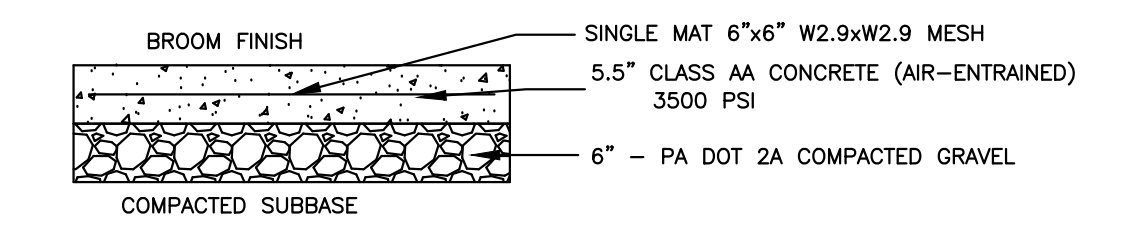
Detachable warnings to be raised truncated domes with a diameter of 0.9 inches (23mm), a height of 0.2 inches (5mm) on a 2.35 inch center to center spacing and shall contrast visually with adjoining surfaces.

HANDICAPPED RAMP DETAILS
NOT TO SCALE

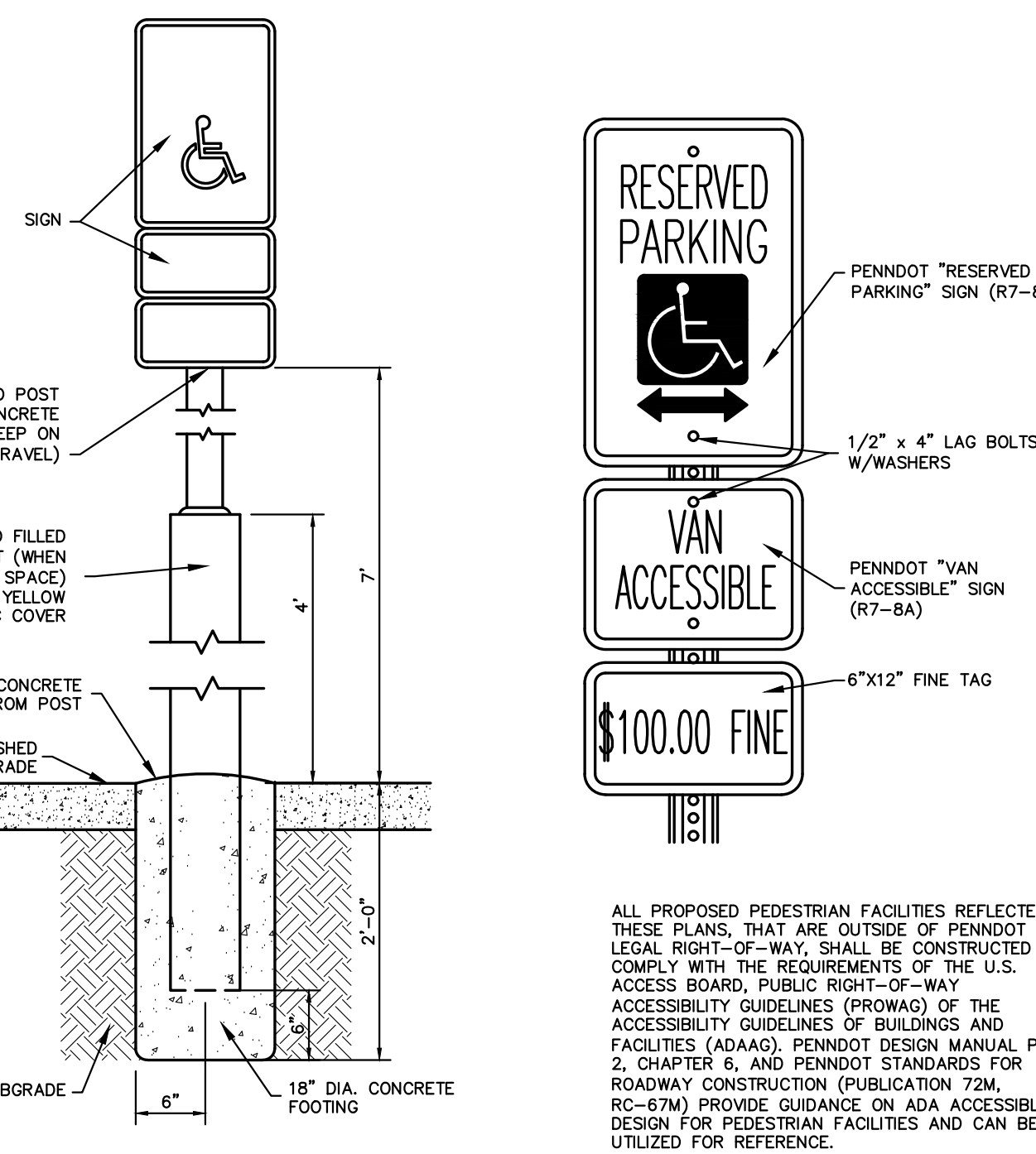


NOTES:
1. MINIMUM WIDTH 5'
2. EXPANSION JOINTS LOCATED AT 20' O.C.
3. TOOLED JOINTS LOCATED AT 5' O.C.
4. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.

CONCRETE SIDEWALK
NOT TO SCALE

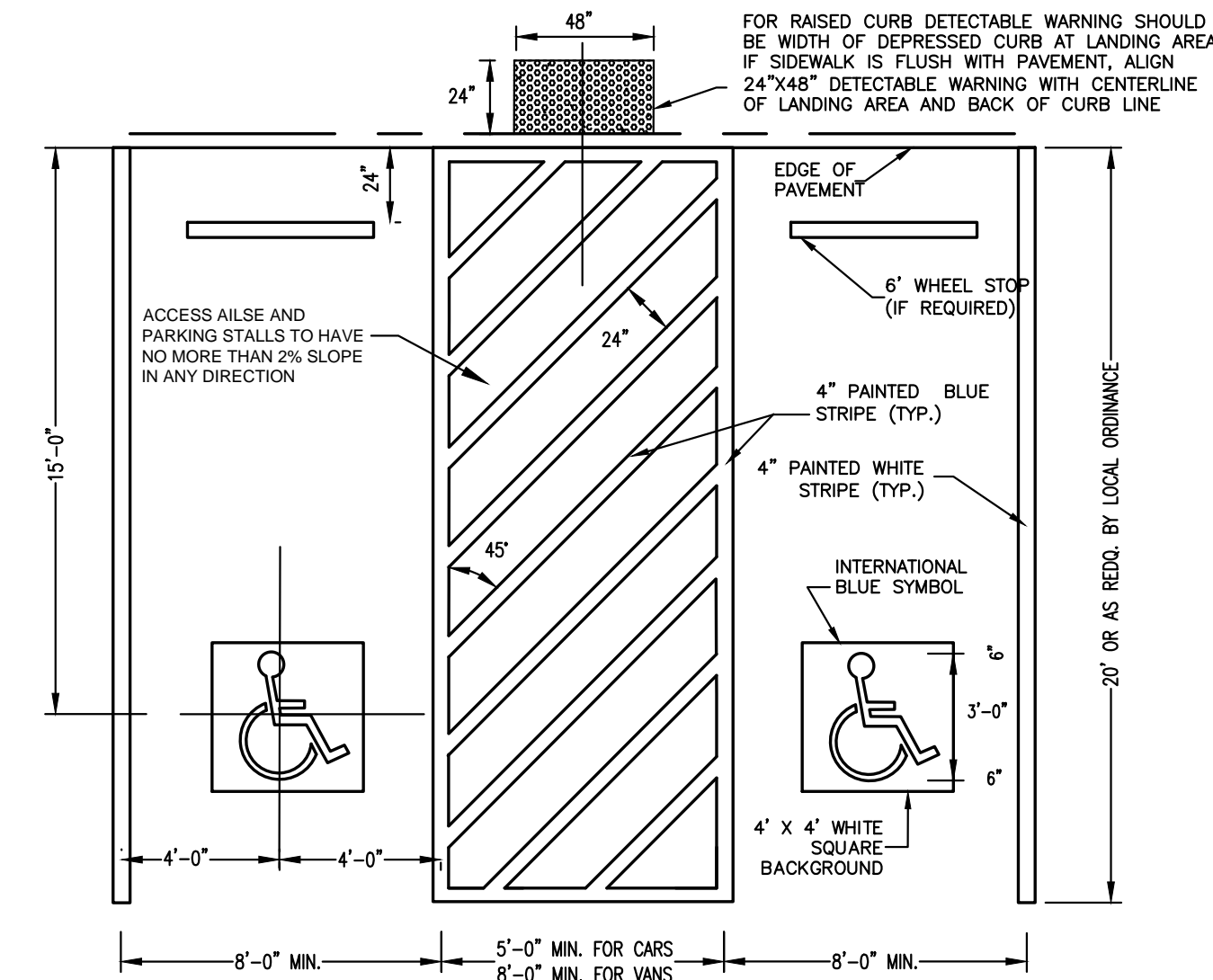


DUMPSTER/DELIVERY PAD
NOT TO SCALE



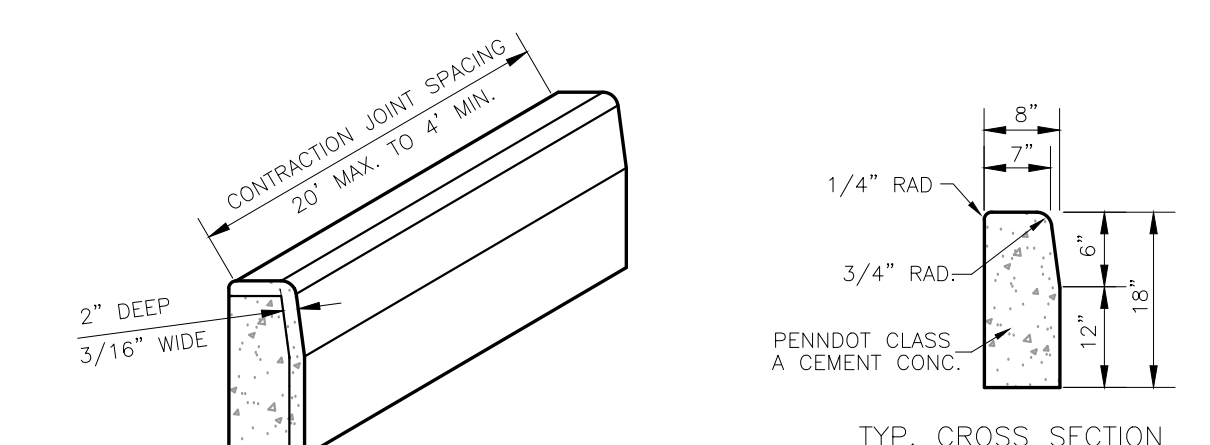
TYPICAL HANDICAP ACCESSIBLE SIGN
NOT TO SCALE

ACCESSIBLE ROUTE (MIN. 48\"/>



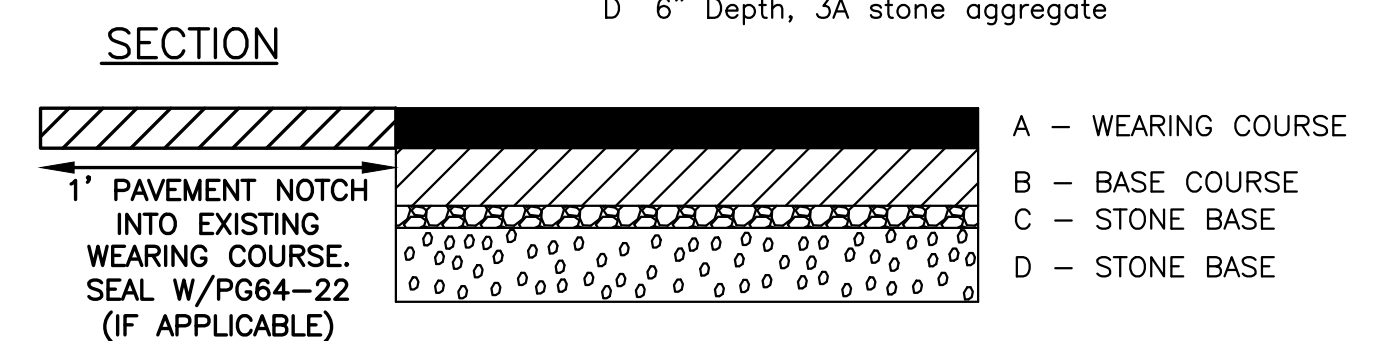
NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF SWANNAH CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA ACCESSIBLE PARKING SPACE STRIPING



ONSITE CONCRETE CURB DETAIL
NOT TO SCALE

- A 2" Depth, Superpave Asphalt Mixture Design, 12.5 mm, PG 64-22, HMA Binder Course, 0.3 to <3.0 million ESAL's
B 4" Depth, Superpave Asphalt Mixture Design, 25 mm, PG 64-22, HMA Base Course, 0.3 to <3.0 million ESAL's
C 2" Depth, 2A stone aggregate
D 6" Depth, 3A stone aggregate



PAVING SECTION
NOT TO SCALE

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PLANTING SCHEDULE - AMENITY AREA H-7						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	PU
RM	8	RED MAPLE	ACER RUBRUM 'RED SUNSET'	2" CAL.	B&B	8
SM	9	SUGAR MAPLE	ACER SACCHARUM 'GREEN MT.'	2" CAL.	B&B	9
BR	4	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	2" CAL.	B&B	4
YW	5	YELLOWWOOD	CLADRSTIS KENTUCKEA 'PERKINS PINK'	2" CAL.	B&B	5
HL	5	HONEYLOCUST	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	B&B	5
LP	7	LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CAL.	B&B	7
EL	12	ELM	ULMUS PARVIFOLIA 'ALLEE'	2" CAL.	B&B	12
SB	14	SERVICEBERRY	AMELANCHIER CANADENSIS	6"-8" MS	B&B CLUMP	7.0
CA	13	CRABAPPLE	MALUS 'PRAIRIFIRE'	1.5" CAL.	B&B	6.5
CR	9	CRABAPPLE	MALUS 'SNOWDRIFT'	1.5" CAL.	B&B	4.5
CH	4	FLOWERING CHERRY	PRUNUS SUBHIRTTELLA 'AUTUMNALIS'	1.5" CAL.	B&B	2.0
HY	3	AMERICAN HOLLY	ILEX OPACA 'SATYR HILL'	5" - 6"	B&B	1.5
CS	15	COLORADO SPRUCE	PICEA PUNGENS VAR. GLAUCA	5" - 6"	B&B	7.5
	108	TOTAL TREES			TOTAL PU	79

LANDSCAPE COMPLIANCE DATA - AMENITY AREA H-7

STRABAN TOWNSHIP - CHAPTER 140: ZONING
140-72.D: Interior Parking Area Landscaping N/A

The parking area proposed for the Welcome Center is less than 0.50 acres.

STRABAN TOWNSHIP - CHAPTER 117: SUBDIVISION OF LAND
ARTICLE X - LANDSCAPING

117-57.C: Nonresidential development.

(1) Quantity of landscaping.

(a) One planting unit is required for every 20 linear feet of centerline along adjacent road.
520' Amblebrook Blvd. frontage requires 26.0 PU.
80' New Vista Way frontage requires 4.0 PU.
120' Bayberry Lane frontage requires 6.0 PU.
400' Reedgrass Way frontage requires 20.0 PU.
200' Lively Stream frontage requires 10.0 PU.

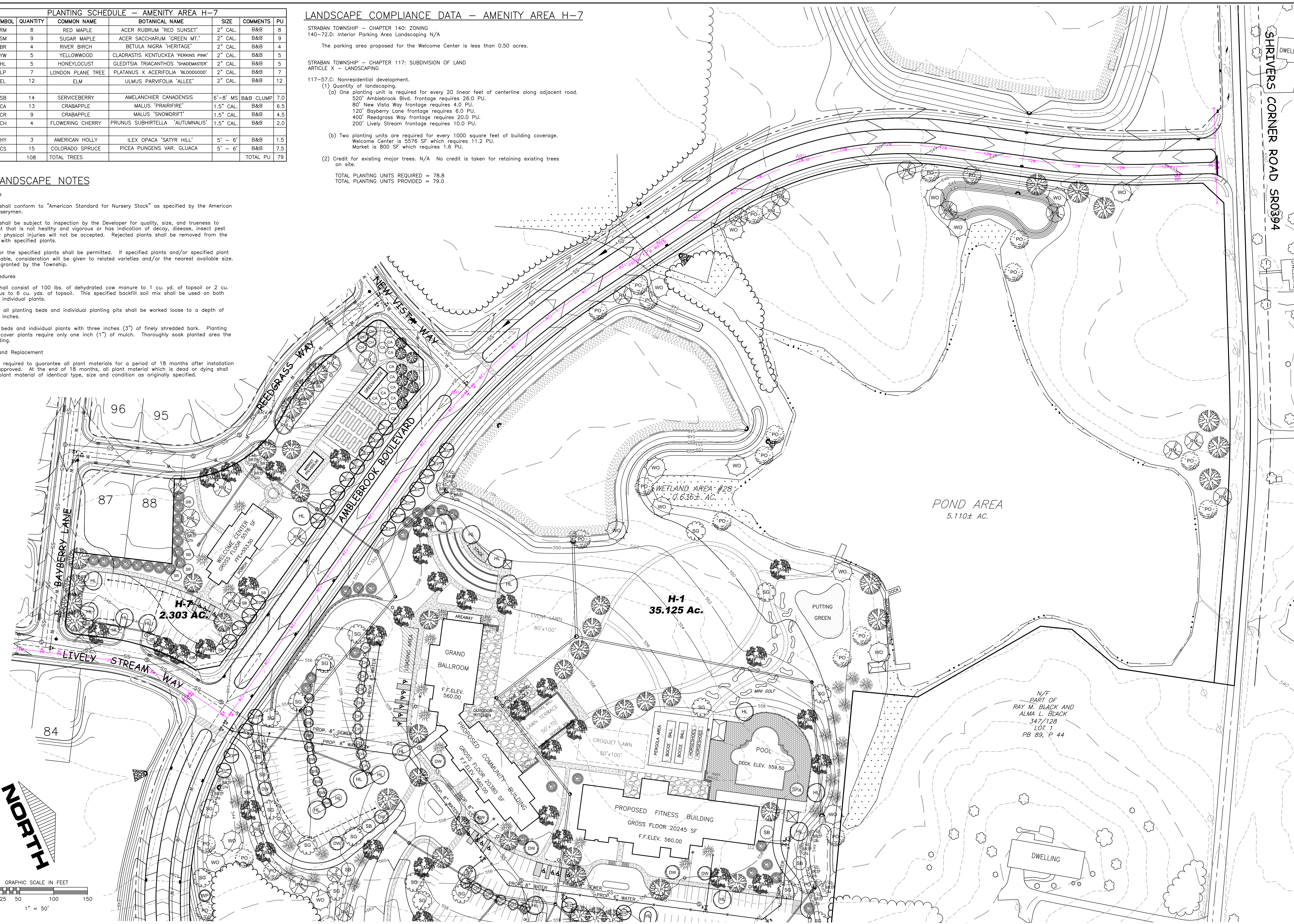
(b) Two planting units are required for every 1000 square feet of building coverage.
Welcome Center is 5576 SF which requires 11.2 PU.
Market is 800 SF which requires 1.6 PU.

(2) Credit for existing major trees. N/A No credit is taken for retaining existing trees on site.

TOTAL PLANTING UNITS REQUIRED = 78.8
TOTAL PLANTING UNITS PROVIDED = 79.0

LANDSCAPE NOTES

- Plant Materials**
All nursery stock shall conform to "American Standard for Nursery Stock" as specified by the American Association of Nurserymen.
All nursery stock shall be subject to inspection by the Developer for quality, size, and trueness to species. Any plant that is not healthy and vigorous or has indication of decay, disease, insect pest infestation, and/or physical injuries will not be accepted. Rejected plants shall be removed from the site and replaced with specified plants.
No substitutions for the specified plants shall be permitted. If specified plants and/or specified plant sizes are unavailable, consideration will be given to related varieties and/or the nearest available size. Approval shall be granted by the Township.
- Planting Procedures**
Backfill soil mix shall consist of 100 lbs. of dehydrated cow manure to 1 cu. yd. of topsoil or 2 cu. yds. of peat humus to 6 cu. yds. of topsoil. This specified backfill soil mix shall be used on both planting beds and individual plants.
Existing soil within all planting beds and individual planting pits shall be worked loose to a depth of four to six (4-6) inches.
Mulch all planting beds and individual plants with three inches (3") of finely shredded bark. Planting beds with ground cover plants require only one inch (1") of mulch. Thoroughly soak planted area the same day of planting.
- Maintenance and Replacement**
Developer shall be required to guarantee all plant materials for a period of 18 months after installation is complete and approved. At the end of 18 months, all plant material which is dead or dying shall be replaced with plant material of identical type, size and condition as originally specified.



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20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922

REGISTERED PROFESSIONAL LAND SURVEYOR
WAYNE LEE MAYERS

REVISIONS		XREFS
NO.	DATE	DESCRIPTION
1	07/19/19	PER REVIEW COMMENTS
2	09/05/19	PER REVIEW COMMENTS

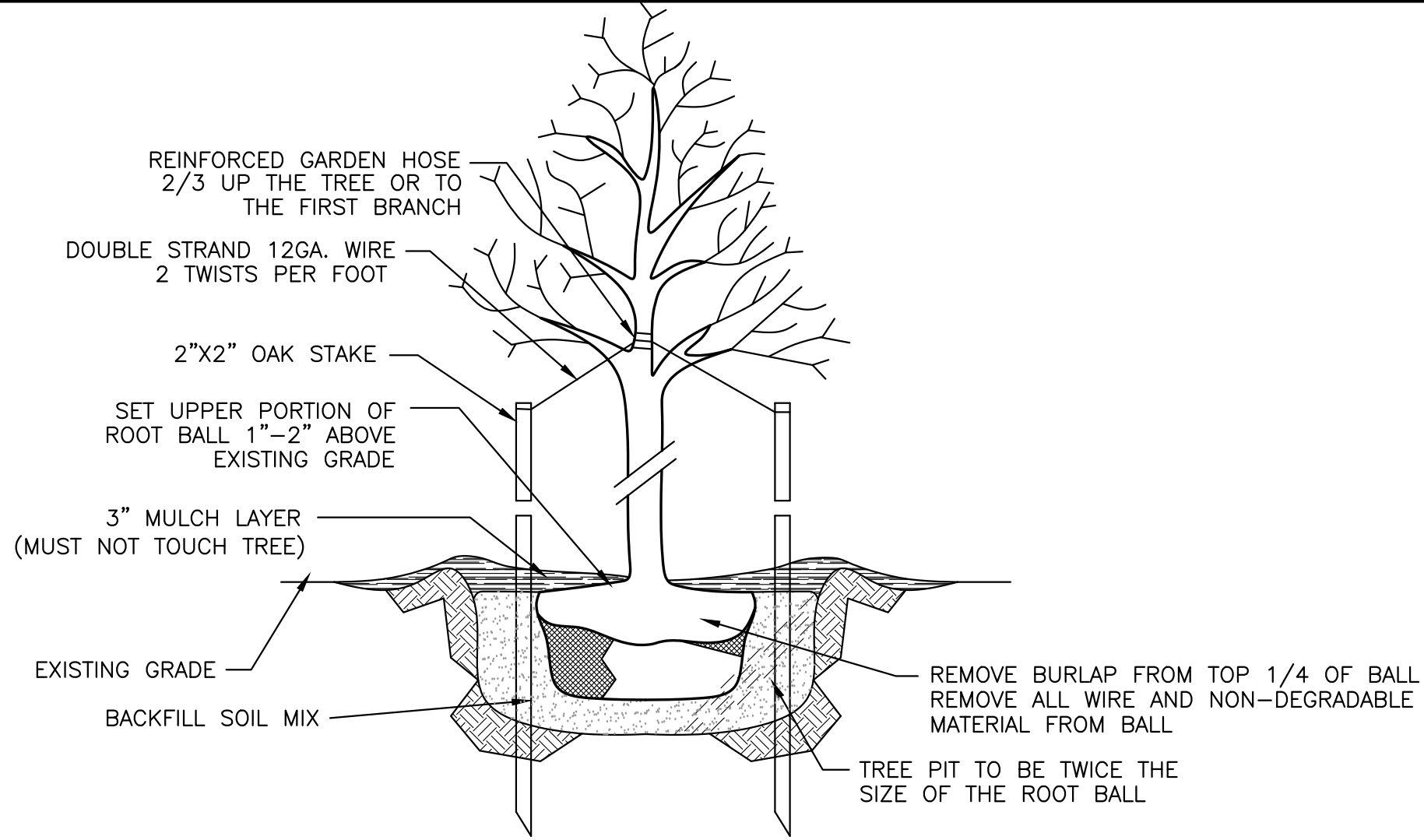
811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 207 (1978) AS AMENDED BY PENNSYLVANIA ACT 121 (2009) REQUIRES YOU CALL BEFORE YOU DIG. CALLING BEFORE YOU DIG. CAN SAVE YOU TIME AND MONEY. CALL 811 BEFORE YOU DIG.

PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA LS01

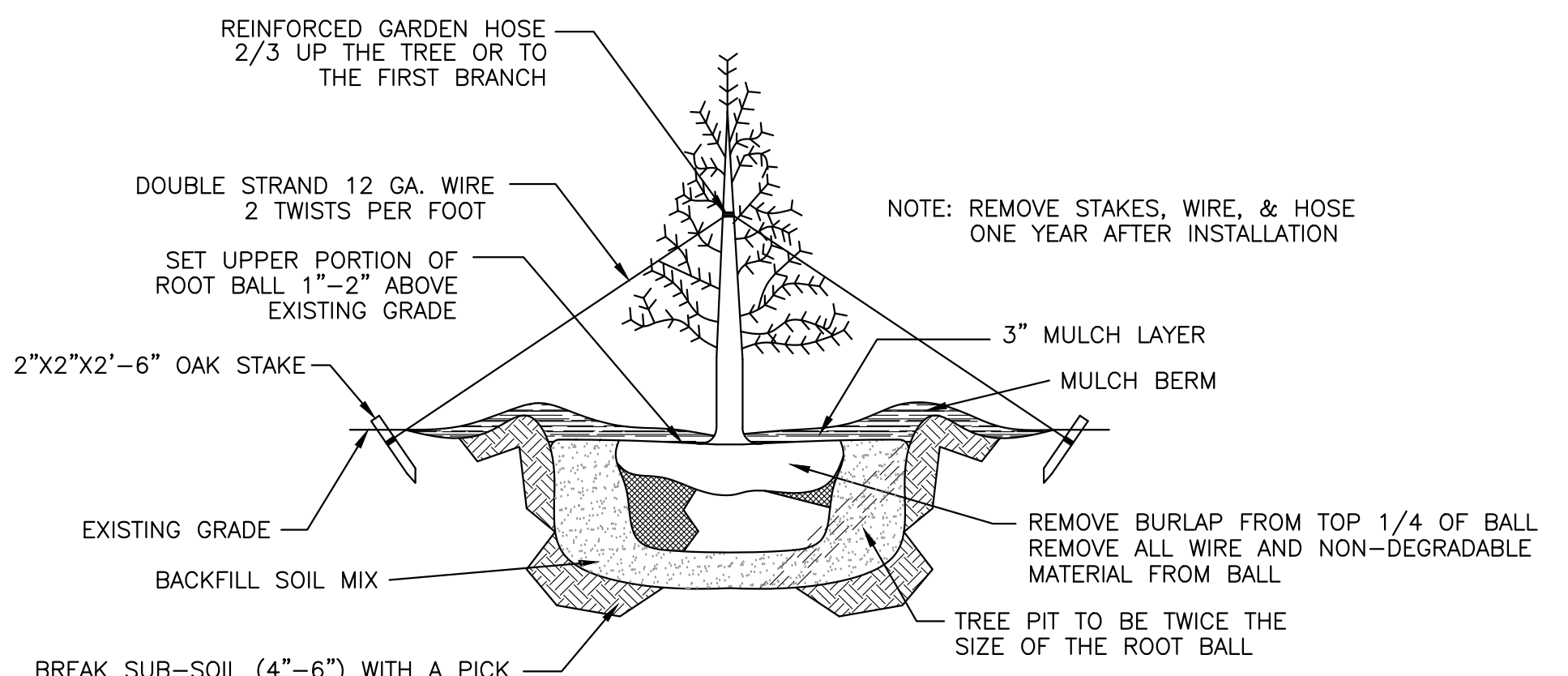
LANDSCAPE PLAN
AMBLEBROOK ~ AMENITY AREA
A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=50'
SHEET NO.
LD 11



TREE PLANTING AND STAKING DETAIL

NOT TO SCALE



EVERGREEN PLANTING AND STAKING DETAIL

NOT TO SCALE

LANDSCAPE COMPLIANCE DATA - AMENITY AREA H-1

STRABAN TOWNSHIP - CHAPTER 140: ZONING
140-72.D: Interior Parking Area Landscaping

A minimum of 10% of the total parking area must be devoted to interior area landscaping.
Community Building parking area is 1.35 acres (58844 SF) and 7165 SF or 12% interior is provided.
Fitness Building parking area is 1.78 acres (77427 SF) and 7892 SF or 10% interior is provided.

STRABAN TOWNSHIP - CHAPTER 117: SUBDIVISION OF LAND
ARTICLE X - LANDSCAPING

117-57.C: Nonresidential development.

(1) Quantity of landscaping.

(a) One planting unit is required for every 20 linear feet of centerline along adjacent road.
710' Shriver Corner Road frontage requires 35.5 PU.
2700' Amblebrook Blvd. frontage requires 135.0 PU.

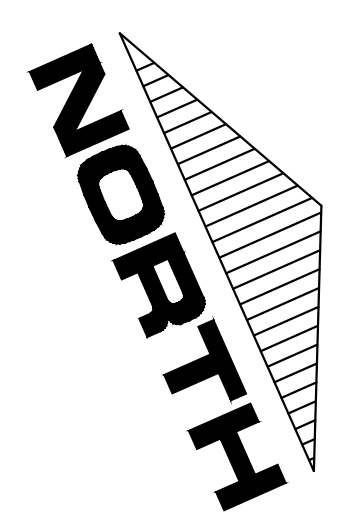
(b) Two planting units are required for every 1000 square feet of building coverage.
Community Building is 20380 SF which requires 40.8 PU.
Fitness Building is 20245 SF which requires 40.5 PU.
Maintenance Building is 2400 SF which requires 4.8 PU.
Restaurant is 4200 SF which requires 8.4 PU.

(2) Credit for existing major trees. N/A No credit is taken for retaining existing trees on site.

TOTAL PLANTING UNITS REQUIRED = 265
TOTAL PLANTING UNITS PROVIDED = 270

PLANTING SCHEDULE - AMENITY AREA H-1

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	PU
RM	15	RED MAPLE	ACER RUBRUM 'RED SUNSET'	2" CAL.	B&B	15
SM	25	SUGAR MAPLE	ACER SACCHARUM 'GREEN MT.'	2" CAL.	B&B	25
BR	10	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	2" CAL.	B&B	10
YW	20	YELLOWWOOD	CLADRASTIS KENTUCKEA 'PERKINS PINK'	2" CAL.	B&B	20
HL	20	HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	B&B	20
SG	20	SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	2" CAL.	B&B	20
LP	15	LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CAL.	B&B	15
WO	20	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B&B	20
PO	25	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	B&B	25
EL	15	ELM	ULMUS PARVIFOLIA 'ALLEE'	2" CAL.	B&B	15
SB	15	SERVICEBERRY	AMELANCHIER CANADENSIS	6"-8" MS	B&B CLUMP	7.5
RB	15	REDBUD	CERCIS CANADENSIS	6"-8" MS	B&B CLUMP	7.5
DW	10	DOGWOOD	CORNUS FLORIDA	1.5" CAL.	B&B	5
WH	15	WITCHHAZEL	HAMAMELIS VIRGINIANA	5' - 6'	B&B	7.5
SW	10	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	6"-8" MS	B&B CLUMP	5
CH	25	FLOWERING CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	1.5" CAL.	B&B	12.5
HY	10	AMERICAN HOLLY	ILEX OPACA 'SATYR HILL'	5' - 6'	B&B	5
NS	20	NORWAY SPRUCE	PICEA ABIES	5' - 6'	B&B	10
CS	20	COLORADO SPRUCE	PICEA PUNGENS VAR. GLAUCA	5' - 6'	B&B	10
WP	30	WHITE PINE	PINUS STROBUS	5' - 6'	B&B	15
	350	TOTAL TREES			TOTAL PU	270



Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
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REGISTERED PROFESSIONAL
WAYNE LEE MAYERS
ARCHITECT
LANDSCAPE ARCHITECT

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PROFESSIONAL ACT 287 (1974) AS AMENDED BY PROFESSIONAL ACT 121 (2004) REQUIRES ALL LEISURE TIME TRAILERS TO BE REGISTERED AND NO MORE THAN 1000 POUNDS OF WEIGHT BEING BEFORE YOU DRIVE. CALL 811 OR VISIT WWW.811.PA.GOV FOR MORE INFORMATION.

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