

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

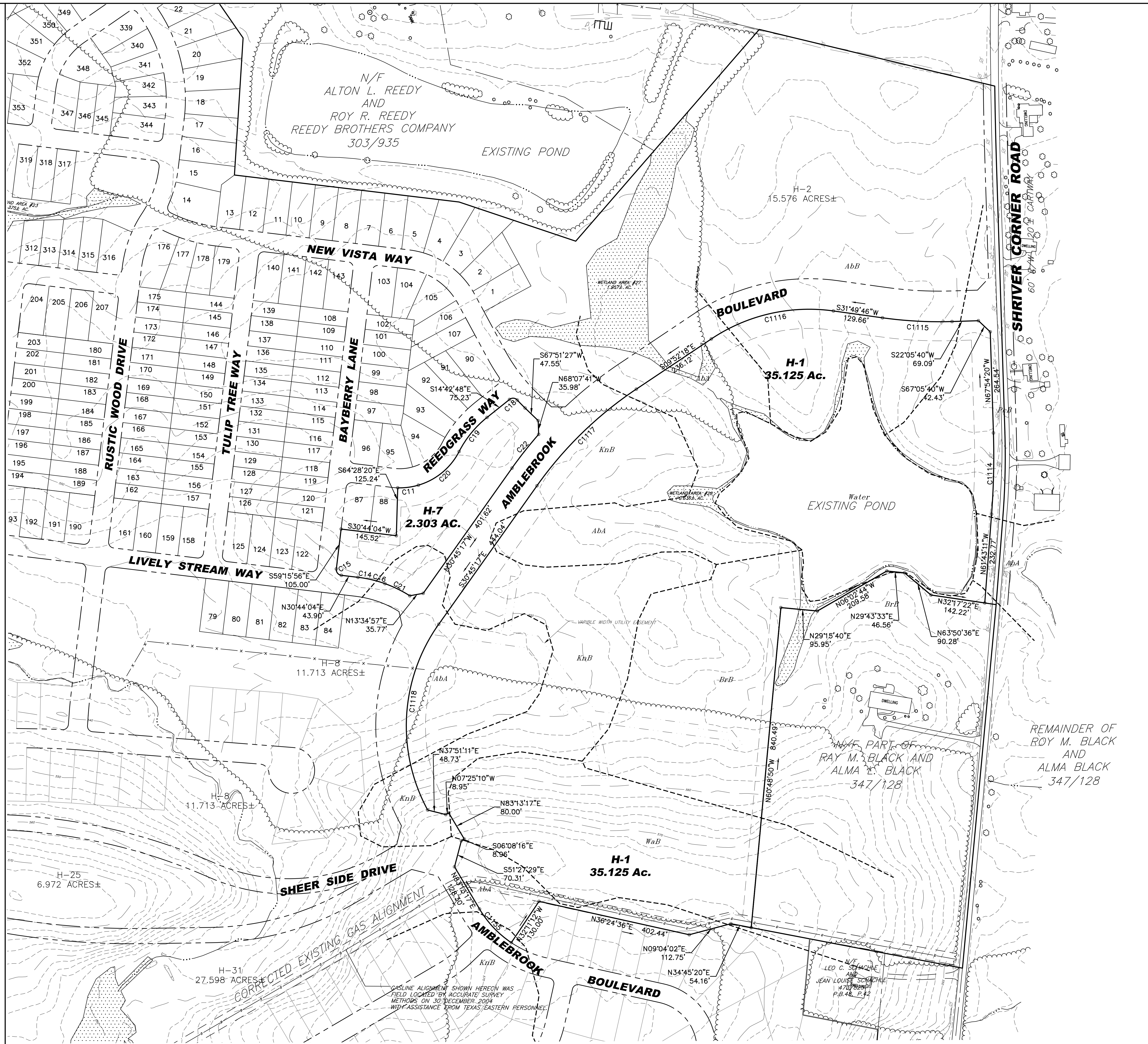
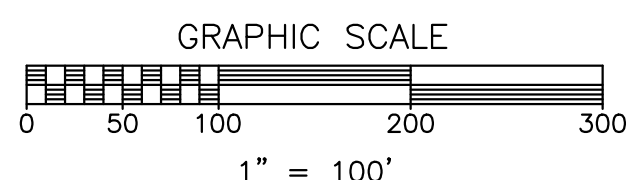
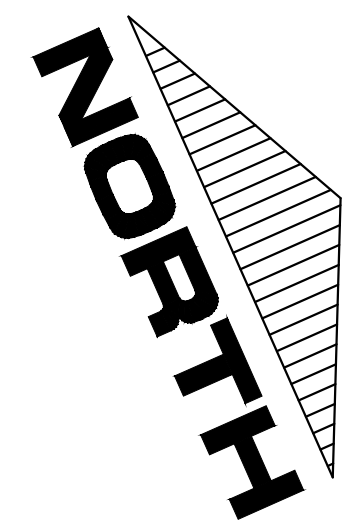
THE TWO GRAY-SHADED LOTS SHOWN HERE, NAMELY LOTS H-1 AND H-7, ARE THE LOTS TO WHICH REVISIONS AND ADDITIONS WILL BE MADE WHEN COMPARED TO THE ORIGINALLY APPROVED IMPROVEMENTS FOR THESE LOTS.

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 TABLE				
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



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 PENNSYLVANIA ACT 121 (2004) REQUIRES ALL LAND OWNERS TO KNOW THE LOCATION AND DEPTH OF ALL UTILITIES LOCATED ON THEIR PROPERTY BEFORE ANY EXCAVATION, DRILLING, OR DIGGING.

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'

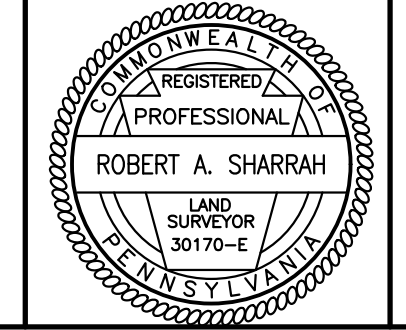
SHEET NO.
LD 2

Sharrah Design Group, Inc.

Land Surveying & Design

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

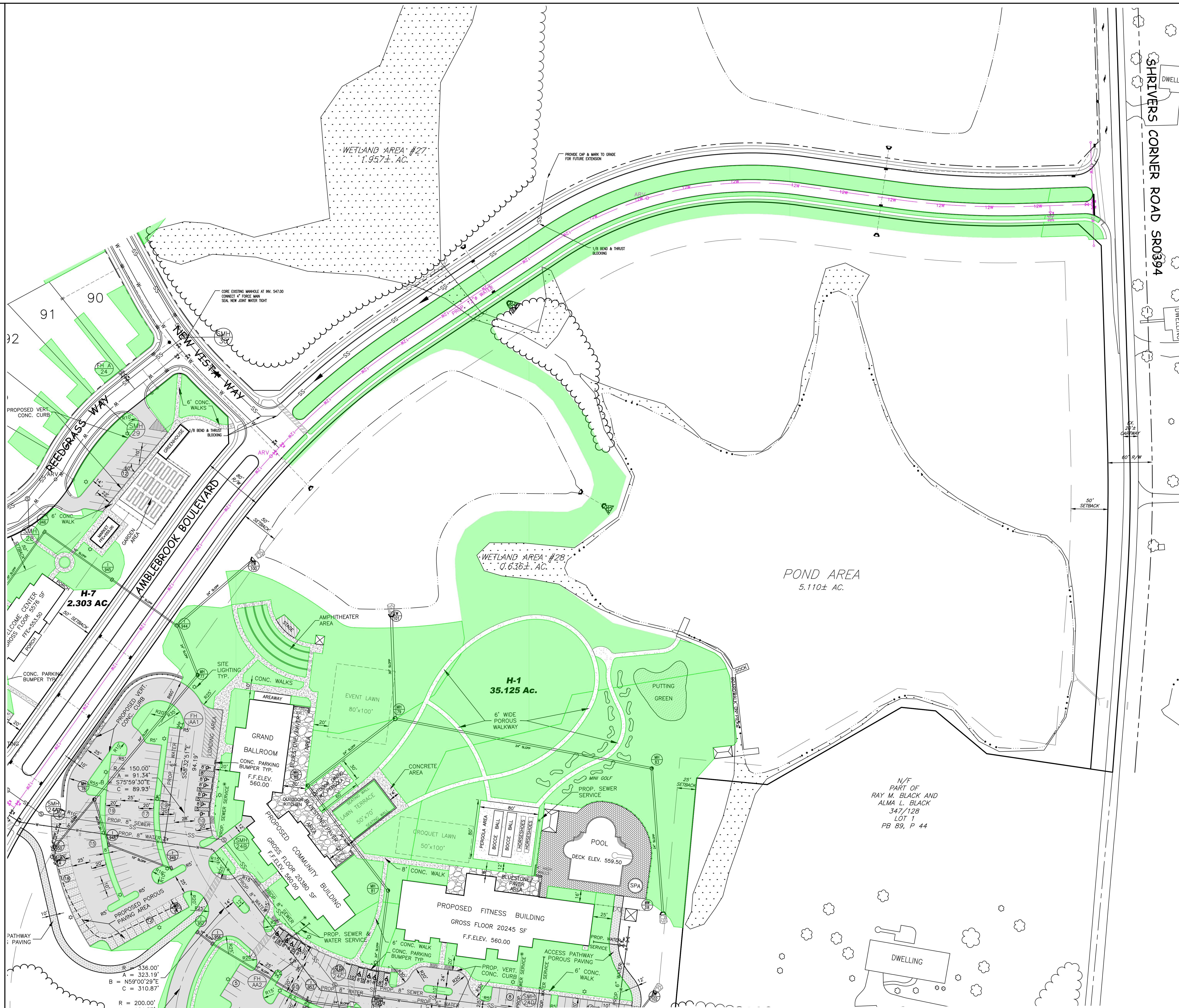
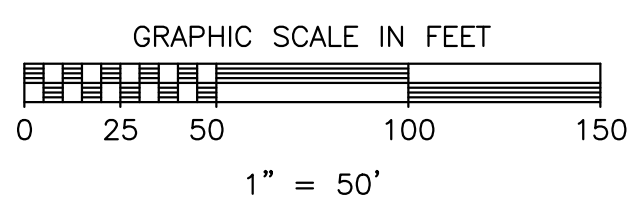
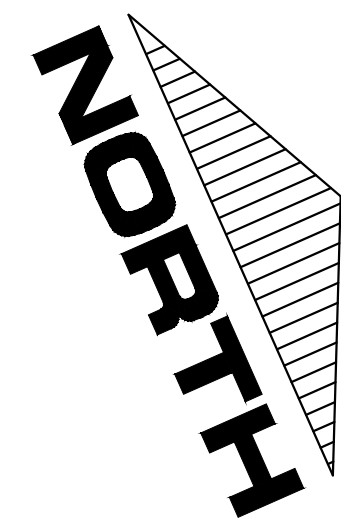
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 - SURFACE DRAINAGE FLOW
 - STREAM
 - ⋯ WETLANDS
 - AMENDED SOILS

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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811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 207 (1747) AS AMENDED BY PENNSYLVANIA ACT 121 (2007) REQUIRES ALL DEEPER THAN THREE (3) INCHES DEEP AND NO MORE THAN 48 INCHES WIDE TRENCHES, CUTS, BORINGS, SHIMS AND NO MORE THAN 48 INCHES DEEP OR THREE (3) INCHES WIDE BEFORE YOU DIG. CALL 811 OR VISIT 811.PA.GOV

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

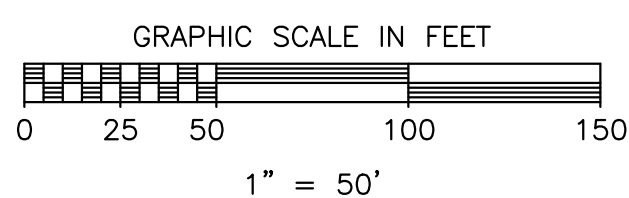
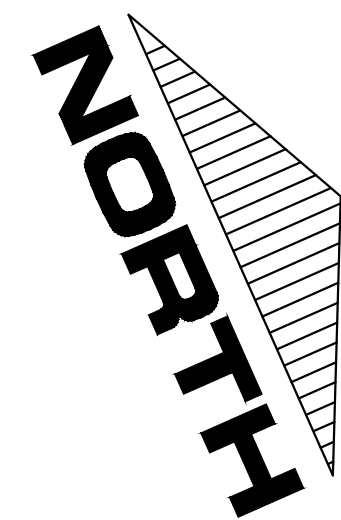
LAND DEVELOPMENT PLAN
AMBLEBROOK ~ AMENITY AREA
A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=50'
SHEET NO.
LD 3

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 - ▨ AMENDED SOILS

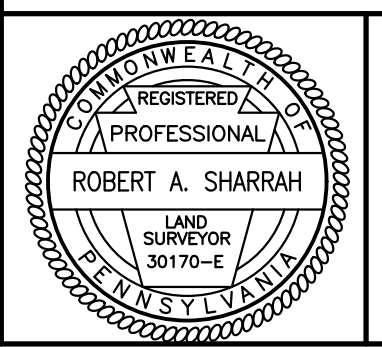
PAVING / WALKWAY LEGEND
* INDICATES PERVIOUS SURFACE

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- 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

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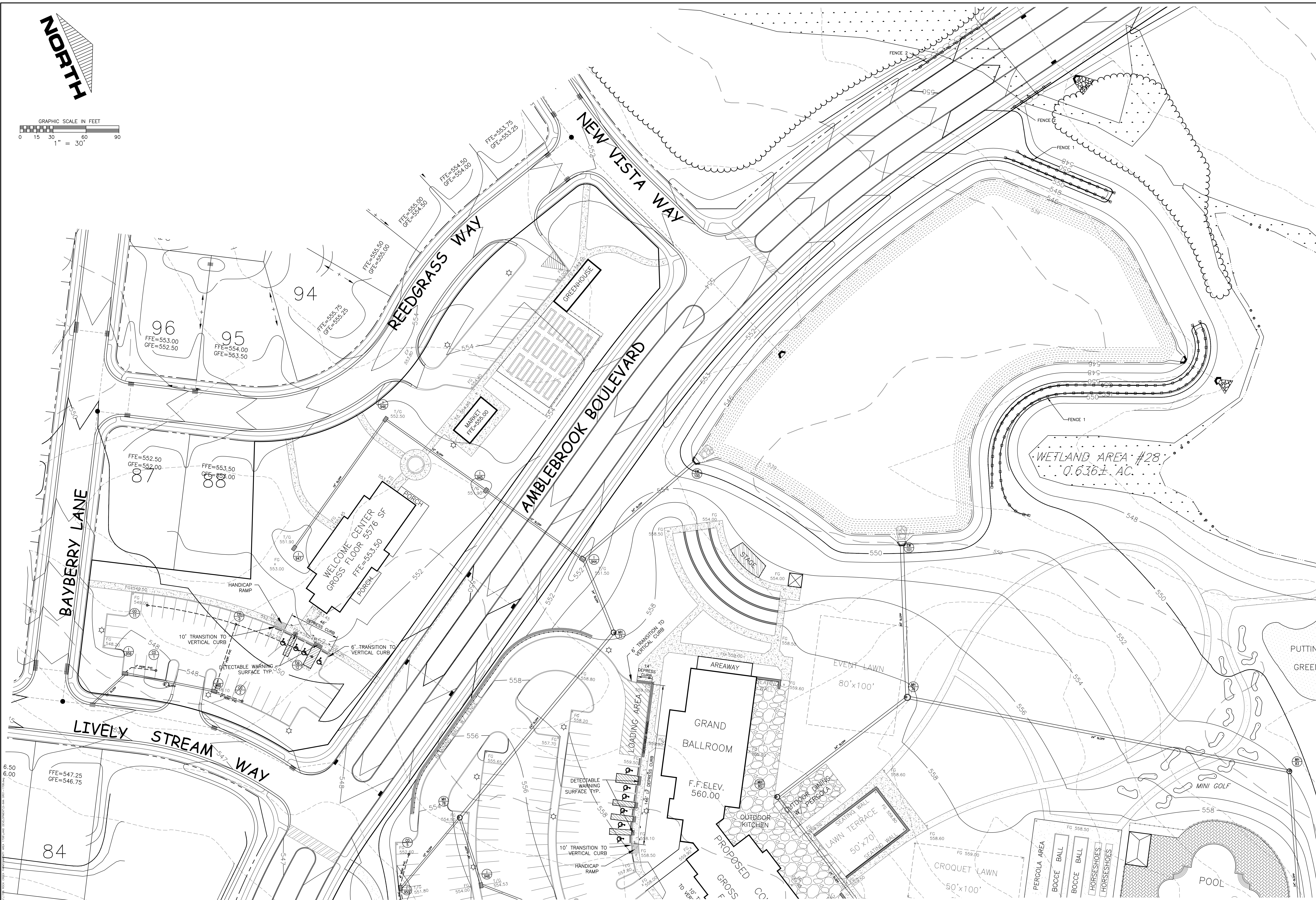
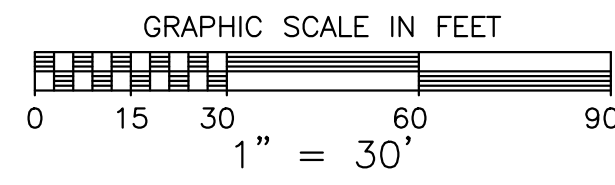
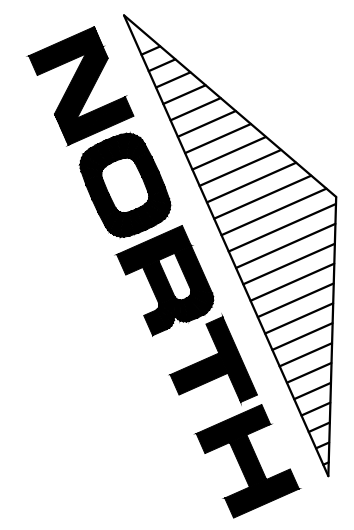
811 Know what's below.
Call before you dig.

PENNSYLVANIA ACT 207 (1978) AS AMENDED BY PENNSYLVANIA ACT 151 (2009) REQUIRES AN 811 CALL BEFORE ANY EXCAVATION OR DRILLING OF ANY KIND. CALLING 811 DOES NOT EXEMPT YOU FROM OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

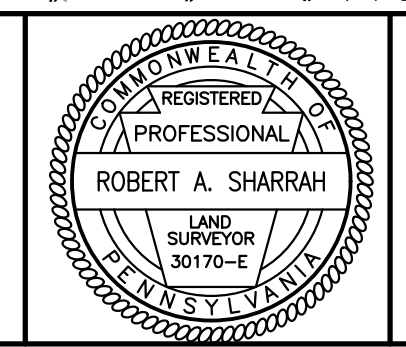
PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA ST01

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

SCALE
1"=50'
SHEET NO.
LD 4



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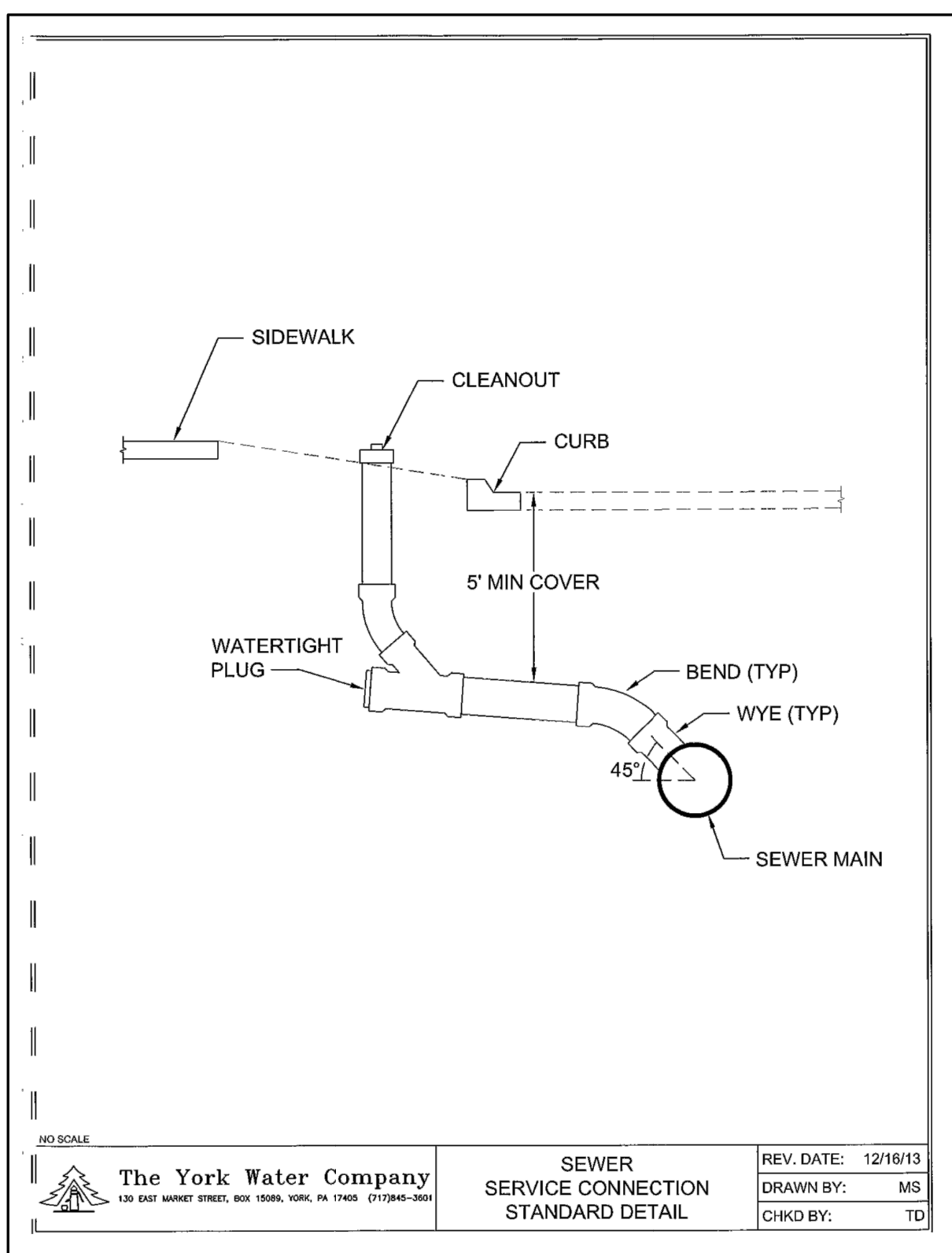
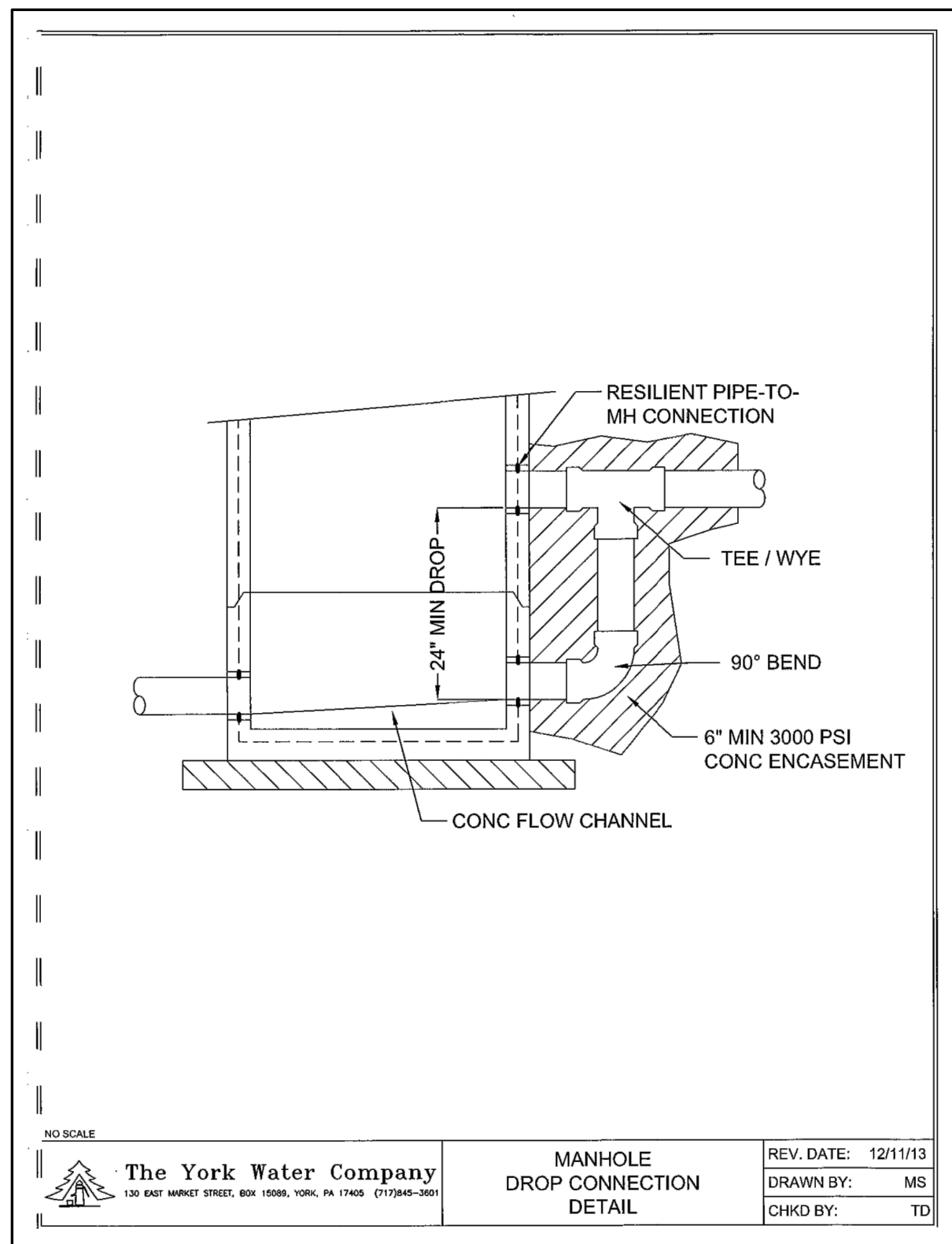
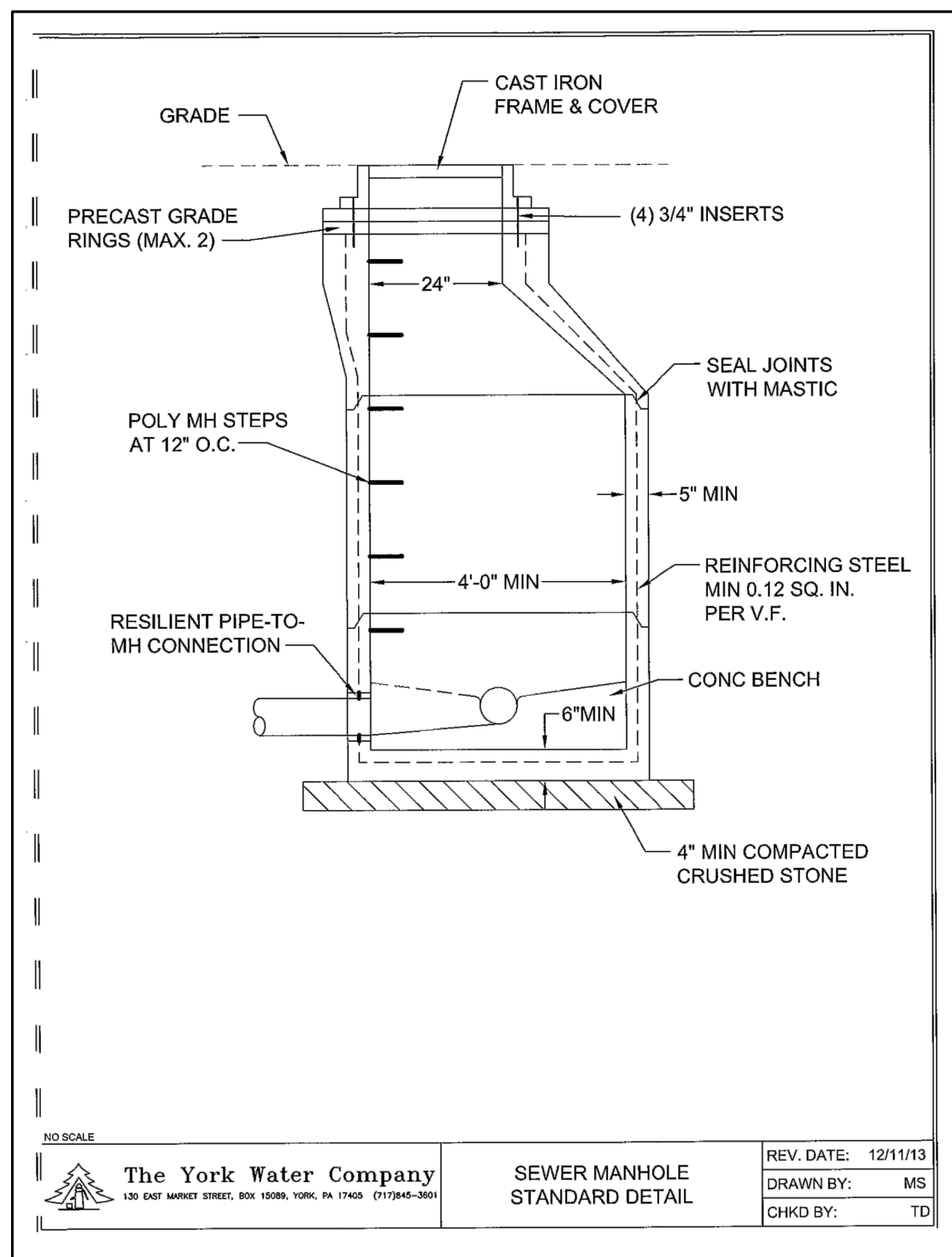
XREFS

811 Know what's below.
 Call before you dig.
 PENNSYLVANIA ACT 207 (17PA) AS AMENDED BY PENNSYLVANIA ACT 121 (2009) REQUIRES ALL DEEP TRENCH PROJECTS TO BE MARKED PRIOR TO ANY EXCAVATION. CALL BEFORE YOU DIG. (SEE THE STATE OF PENNSYLVANIA'S WEBSITE FOR THE LATEST ORIGINATOR.)

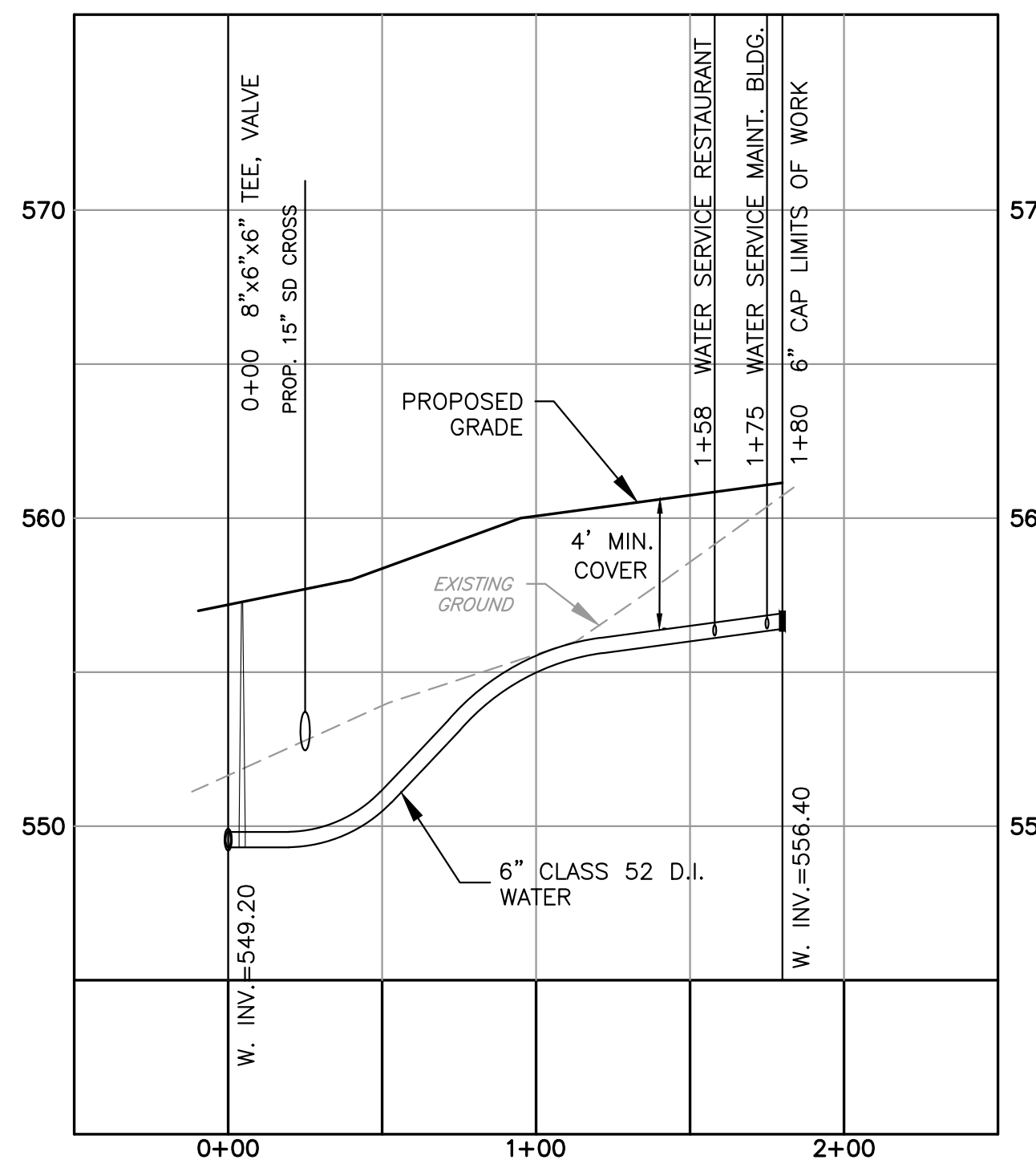
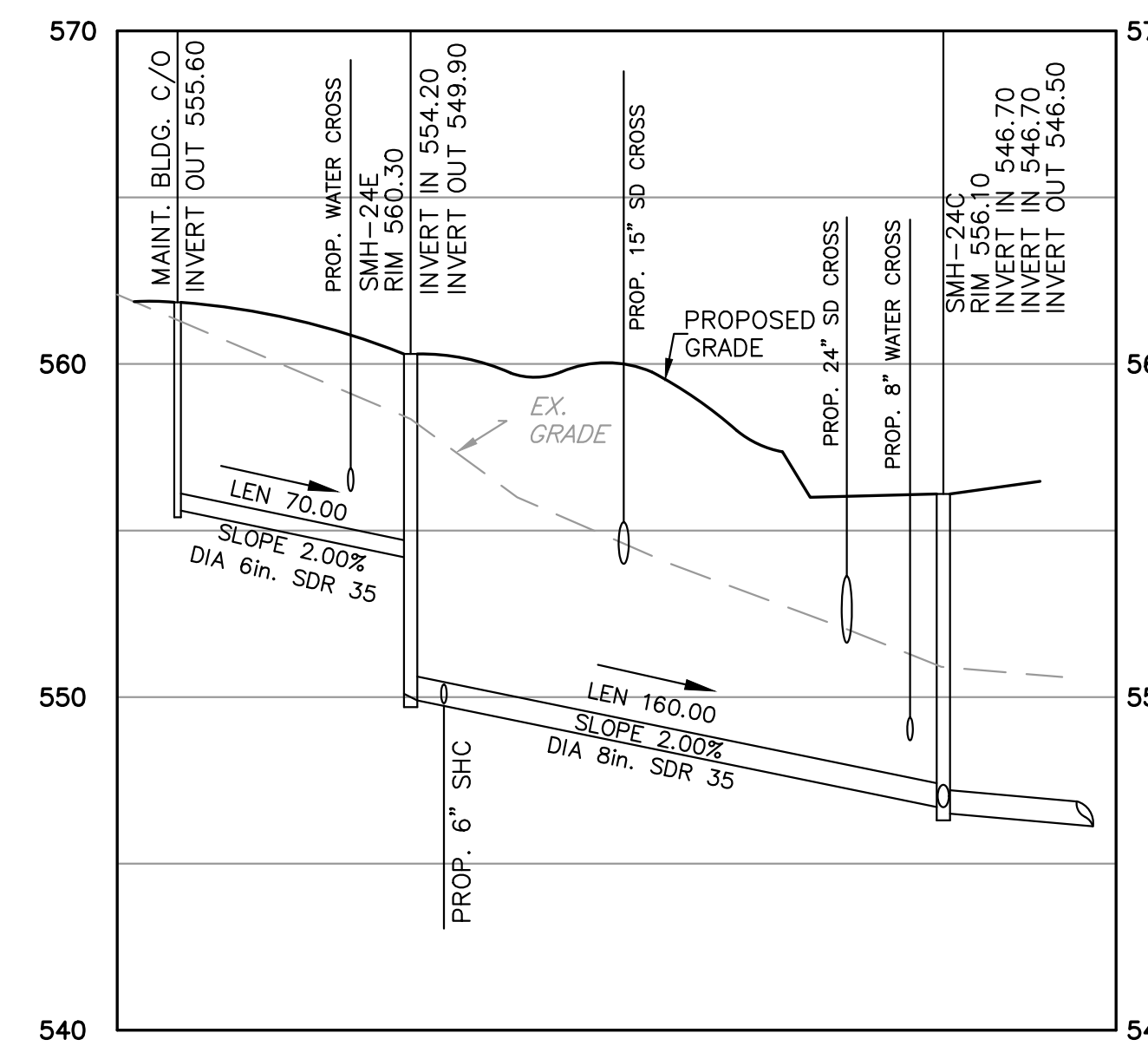
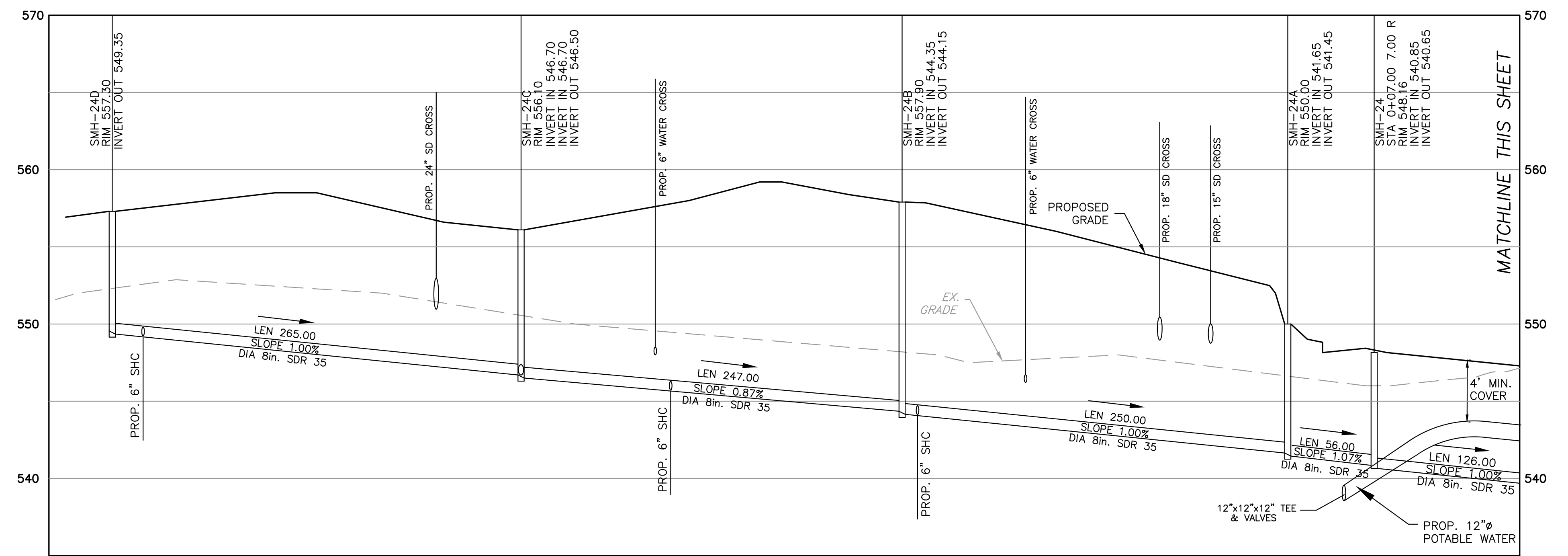
PLAN PREPARATION	
DRAWN BY: WLM	DATE: 10 MAY, 2019
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DWG NO.: AA GR01

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

SCALE
 1" = 30'
 SHEET NO.
 LD 5

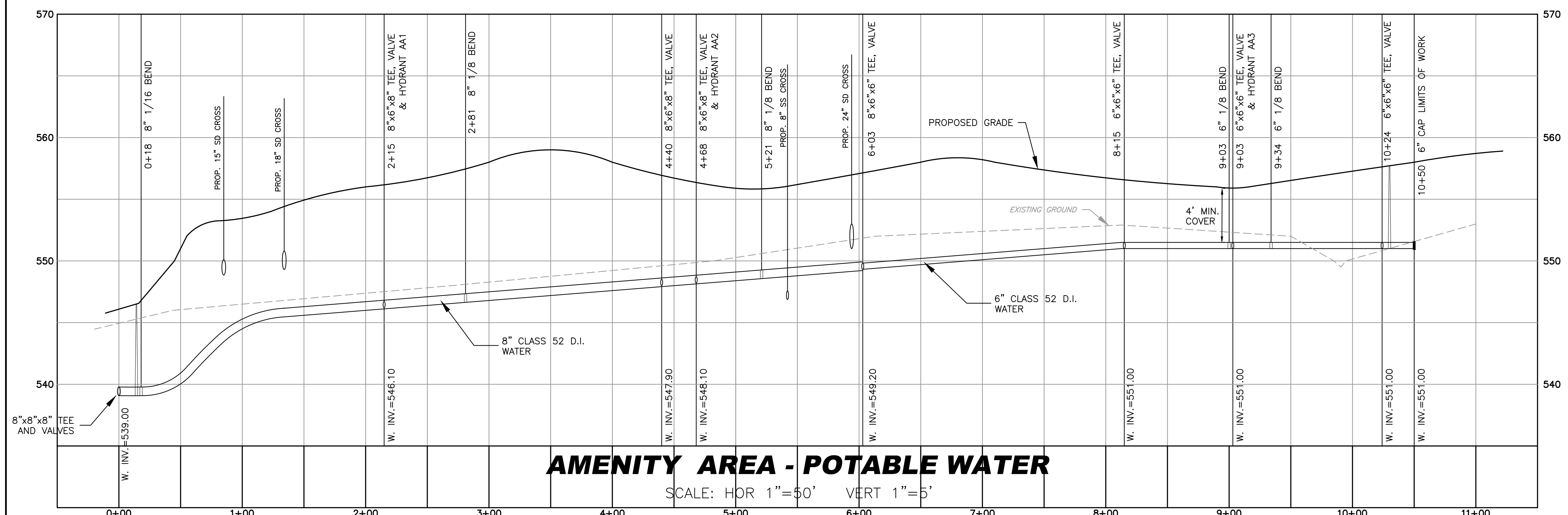


ALL SANITARY SEWER AND POTABLE WATER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE YORK WATER COMPANY.

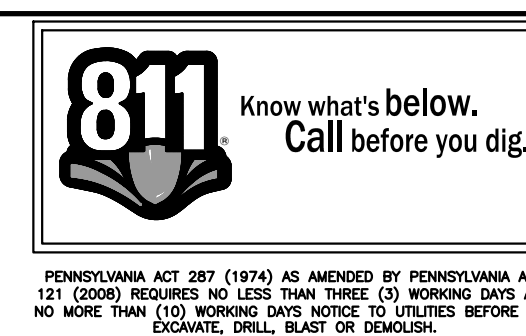


AMENITY AREA - POTABLE WATER RESTAURANT & MAINTENANCE BLDG.

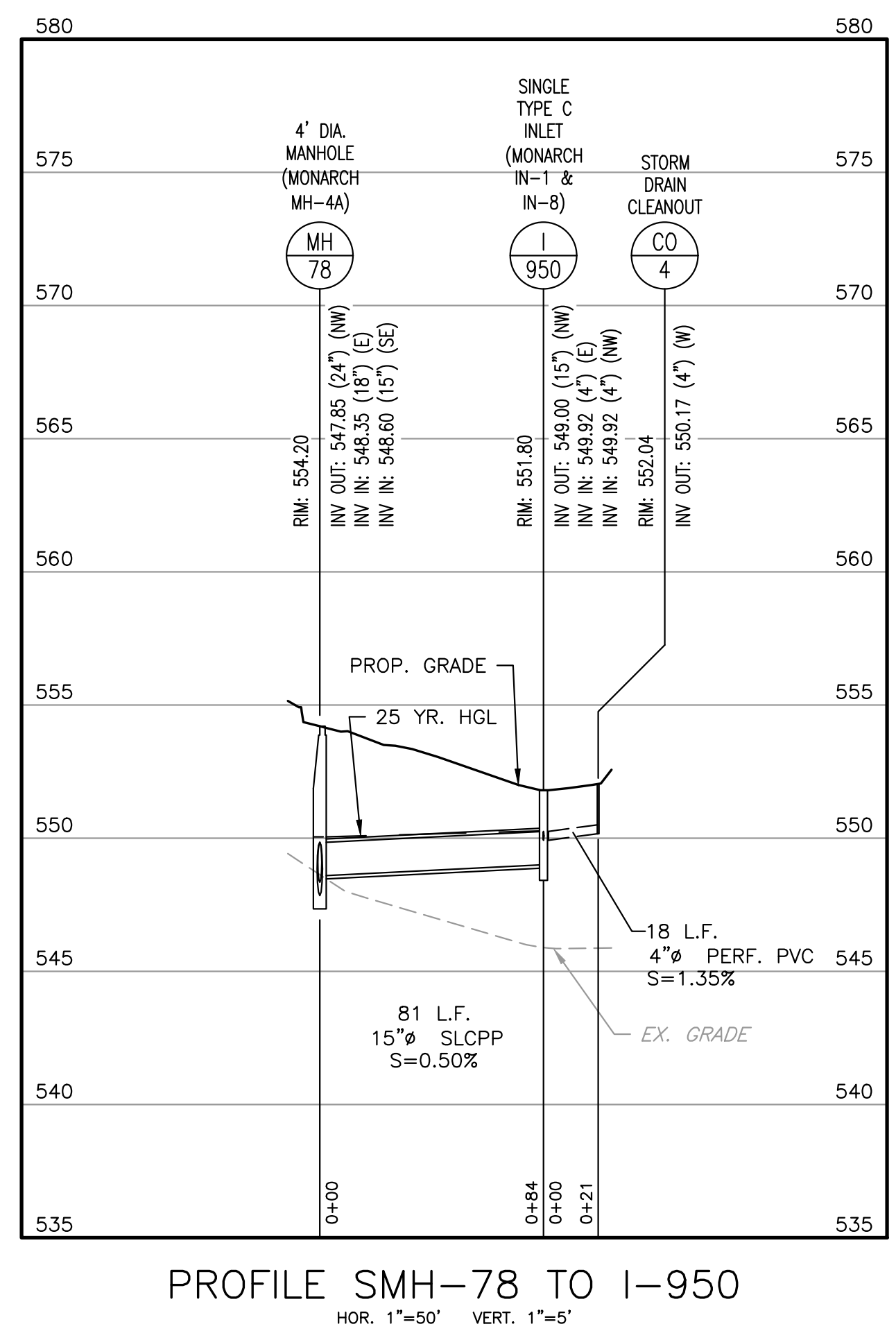
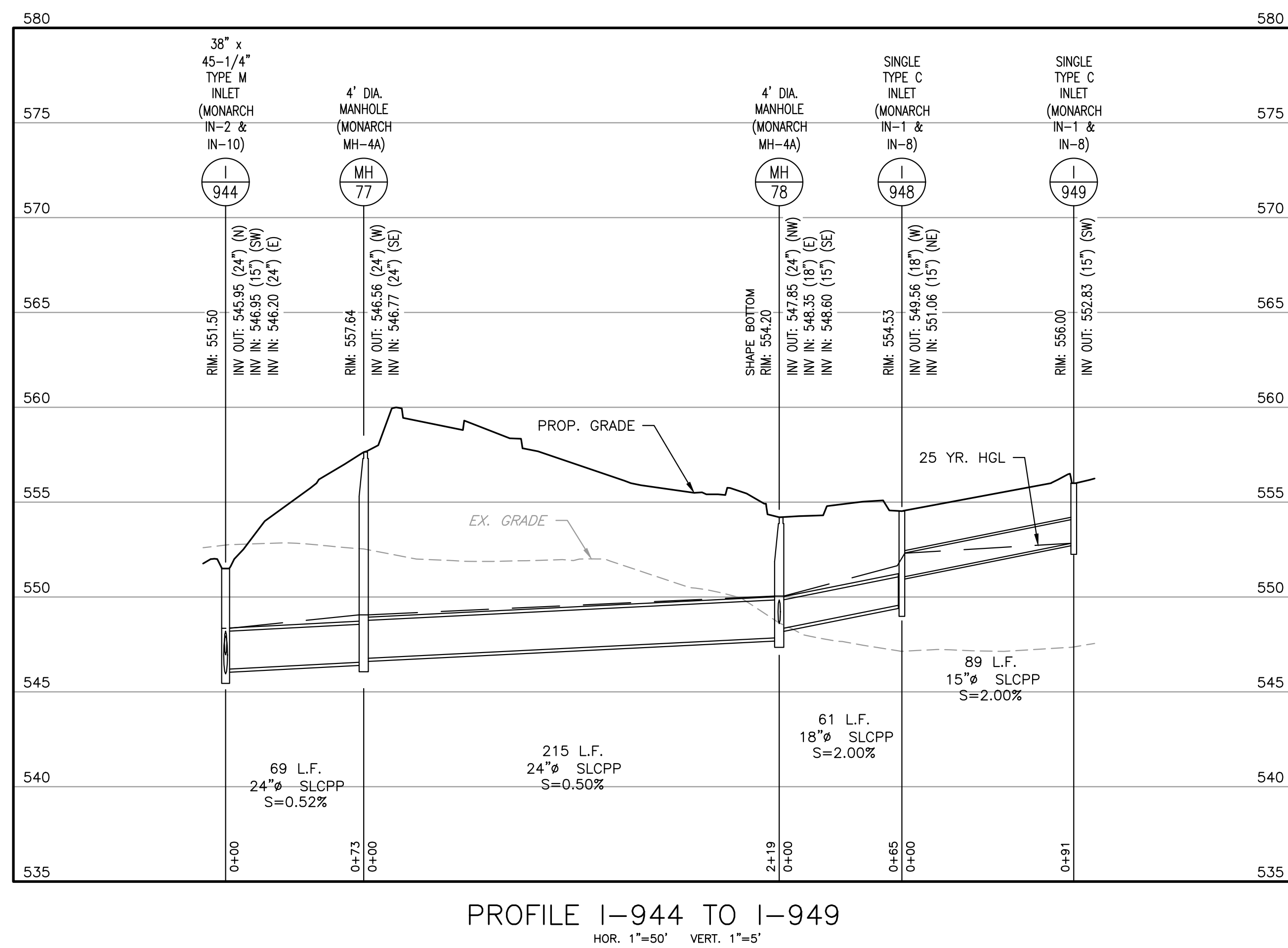
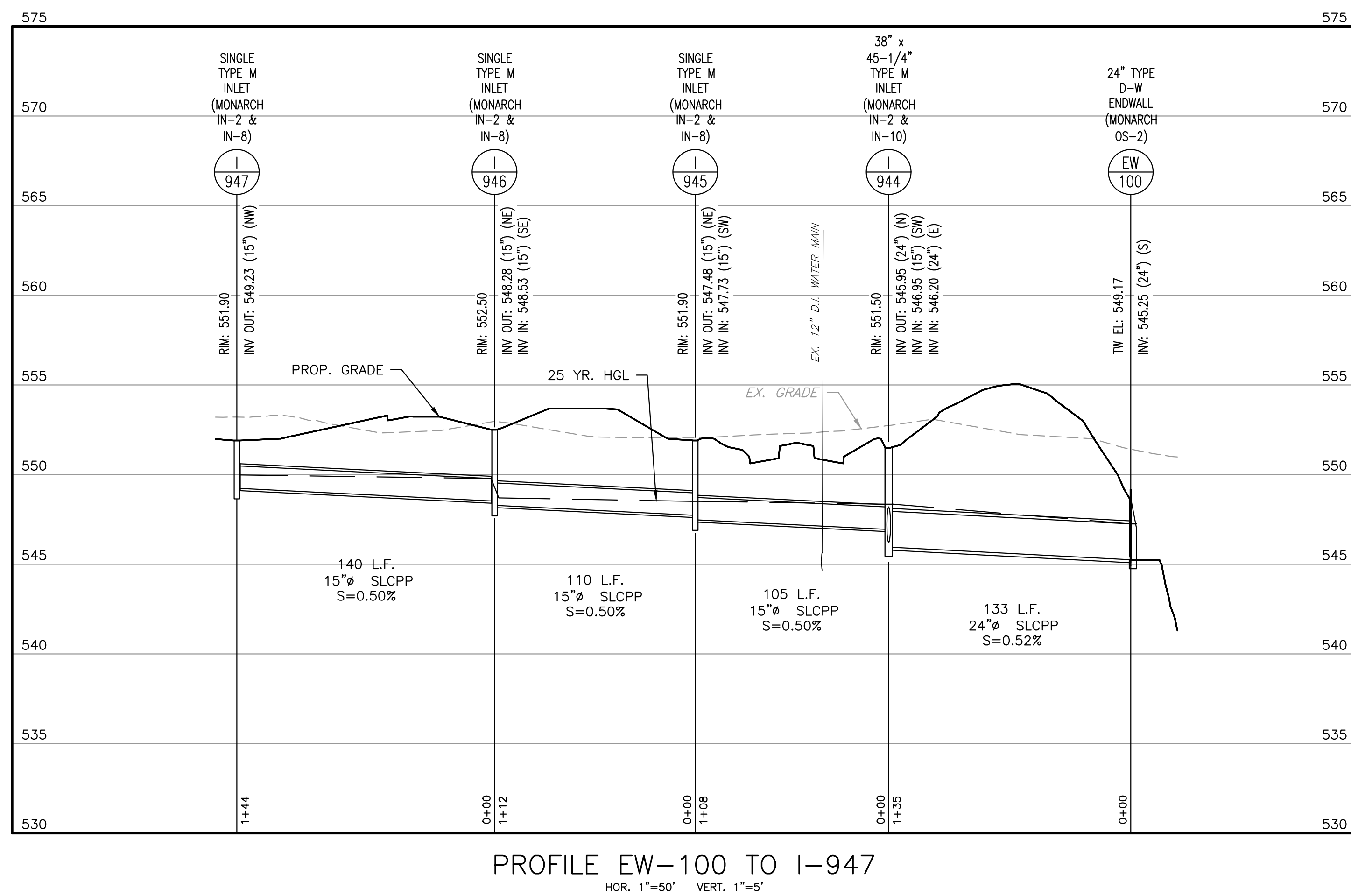
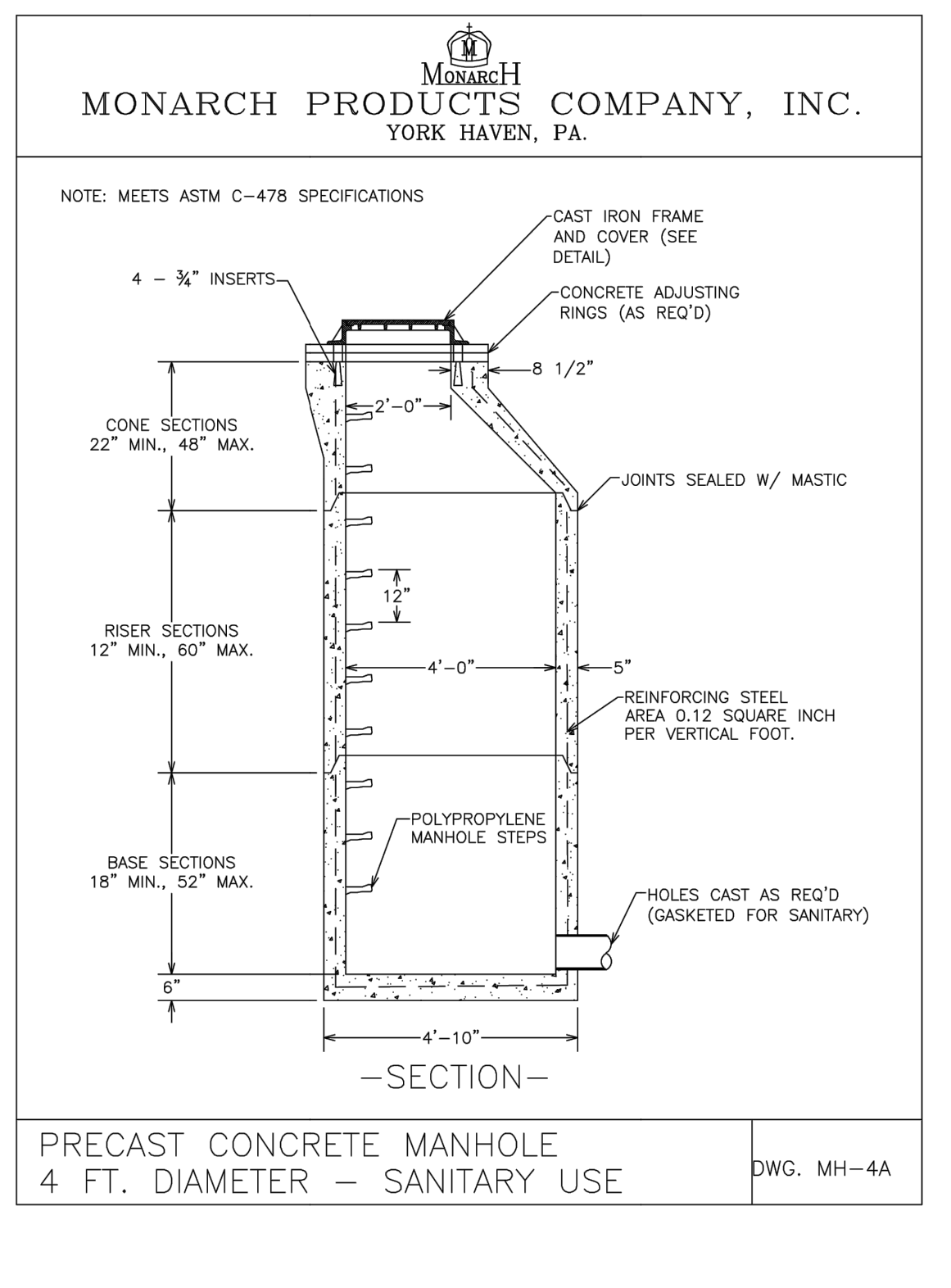
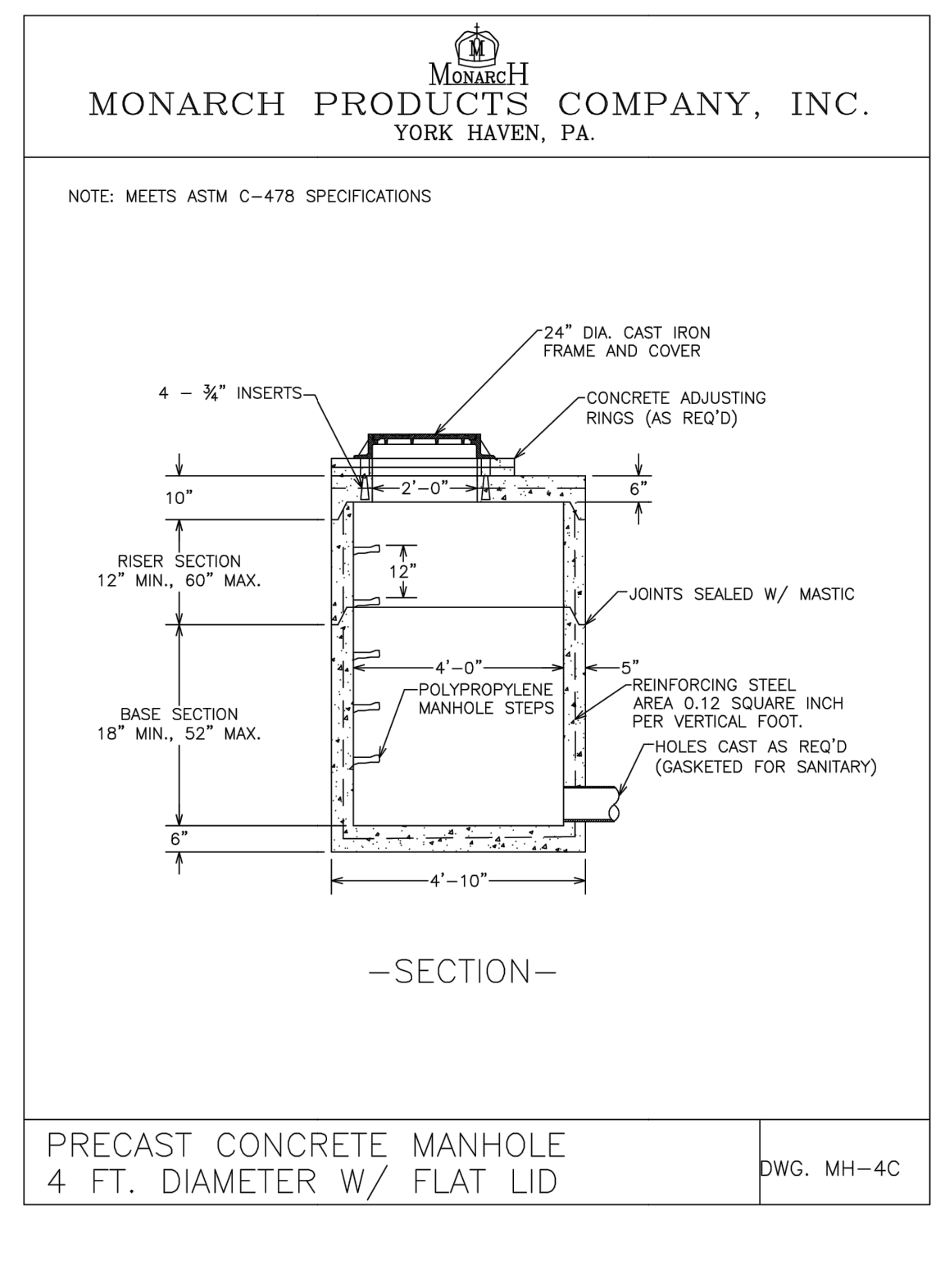
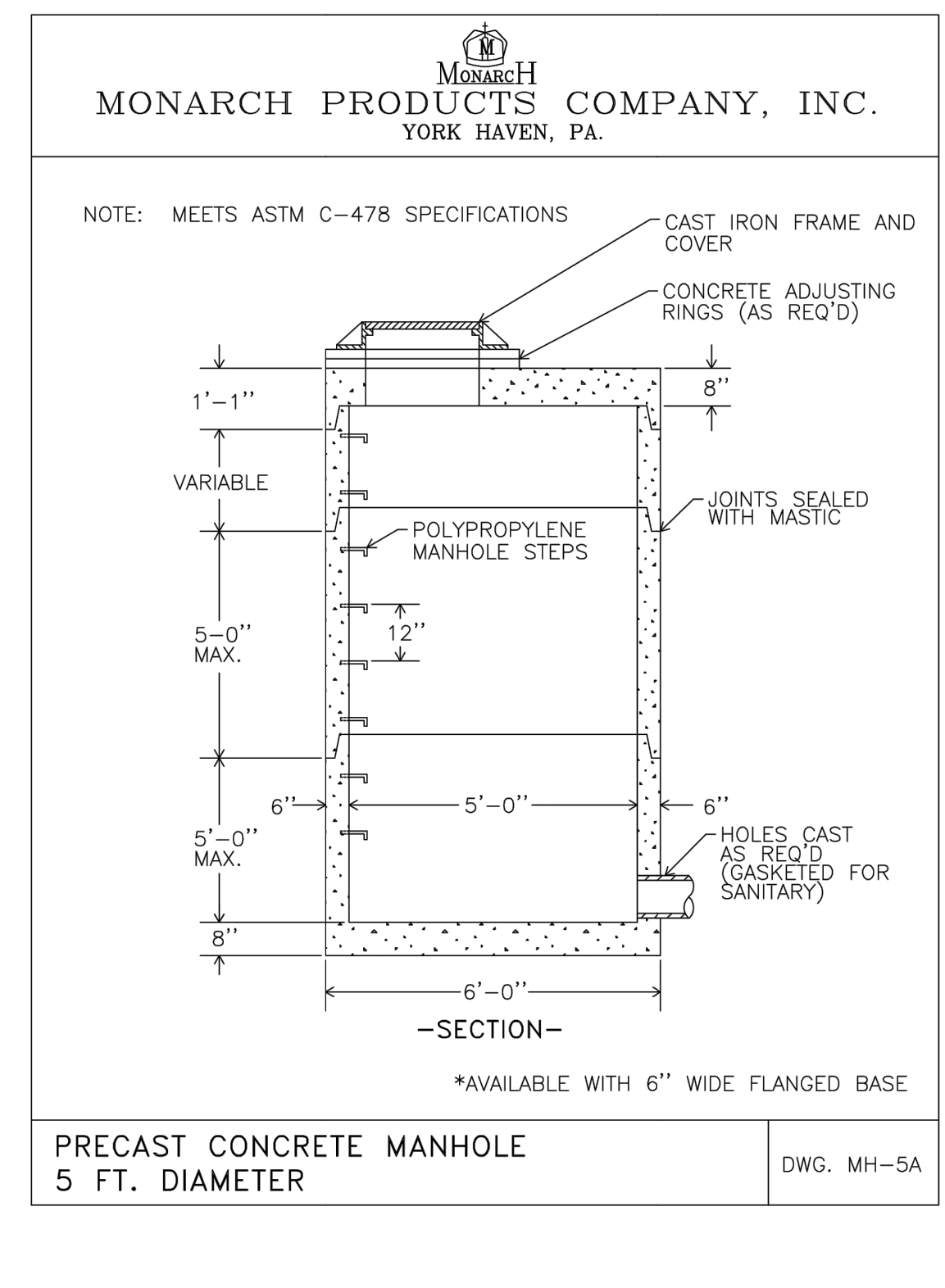
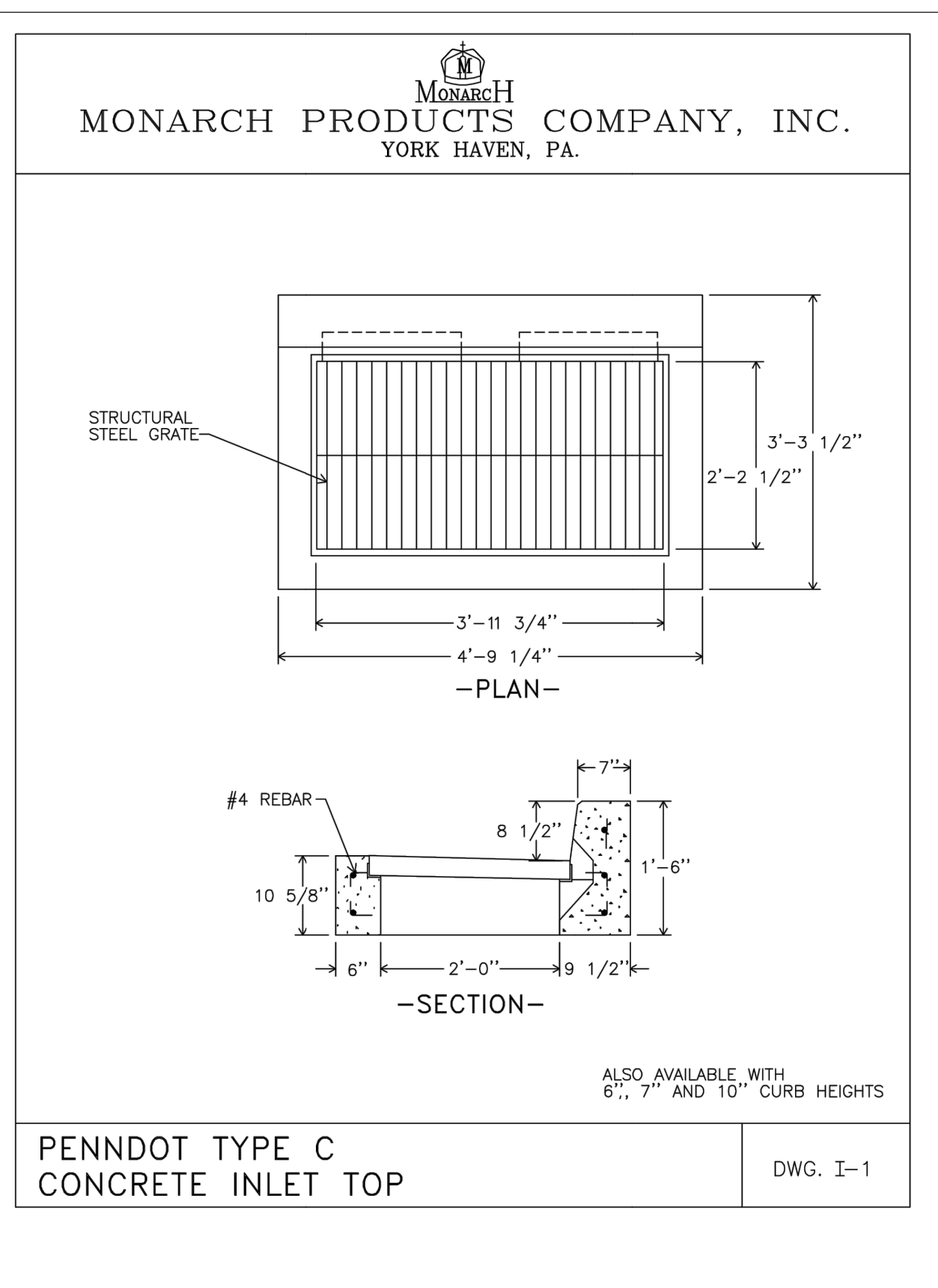
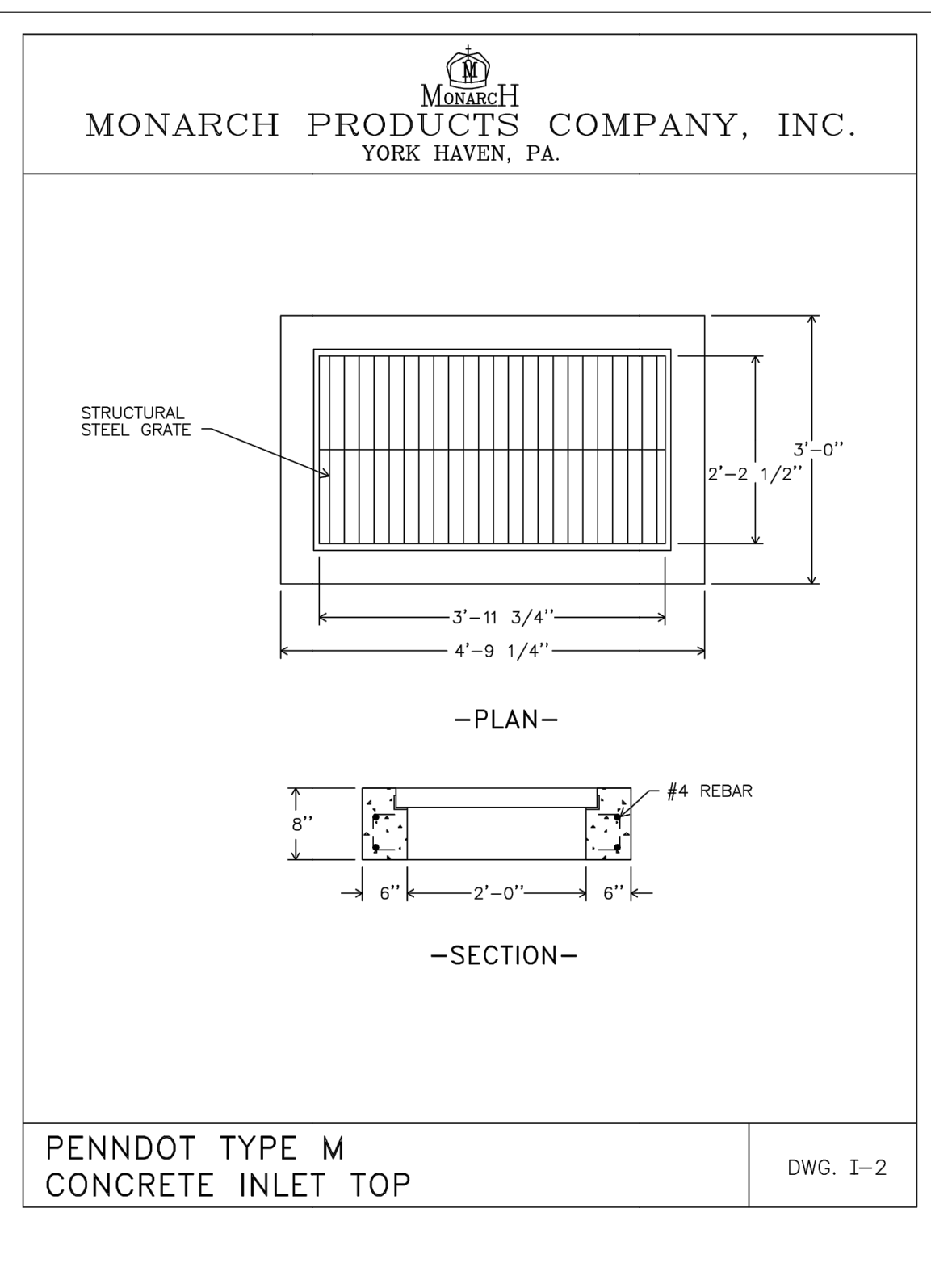
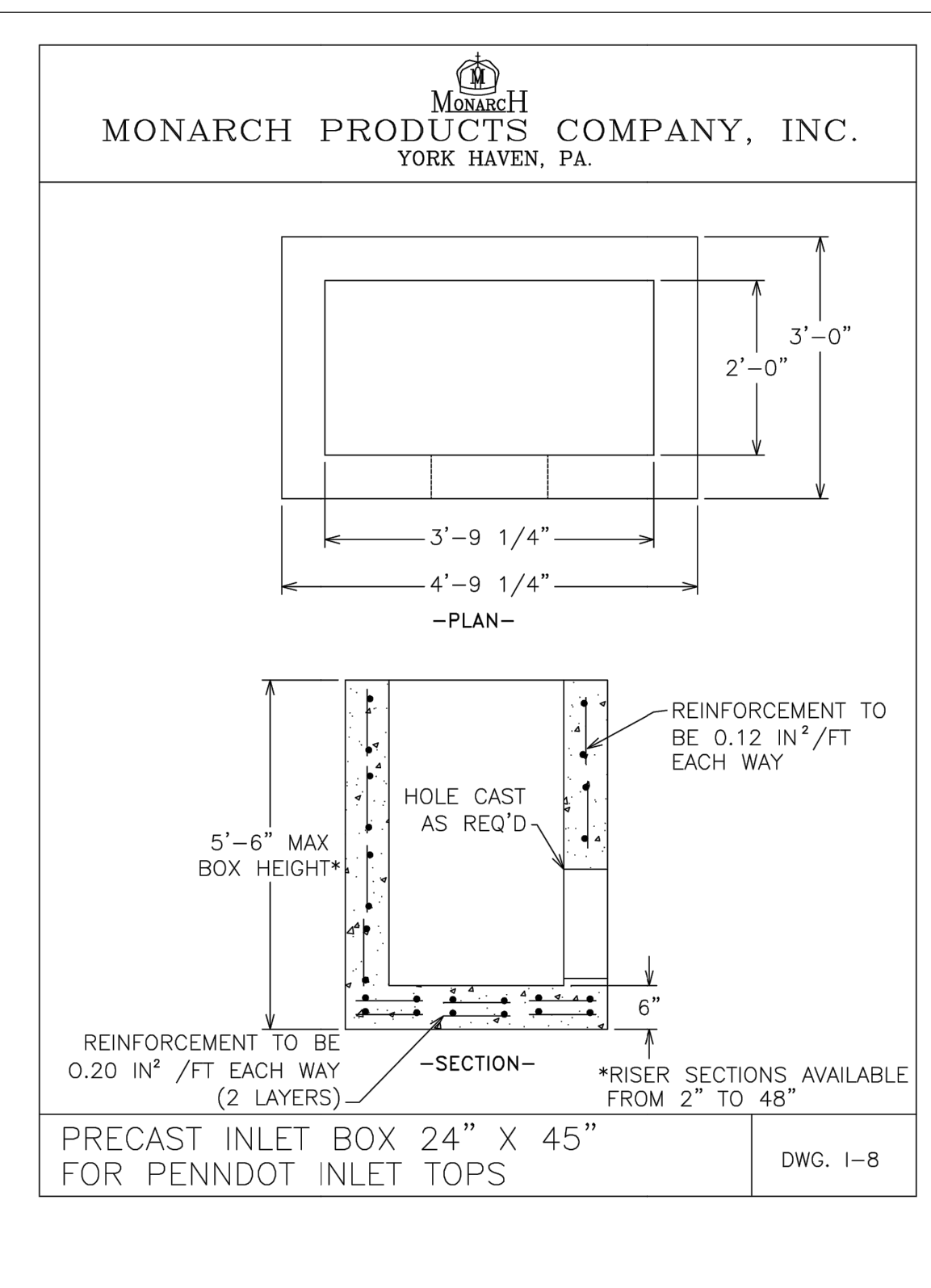
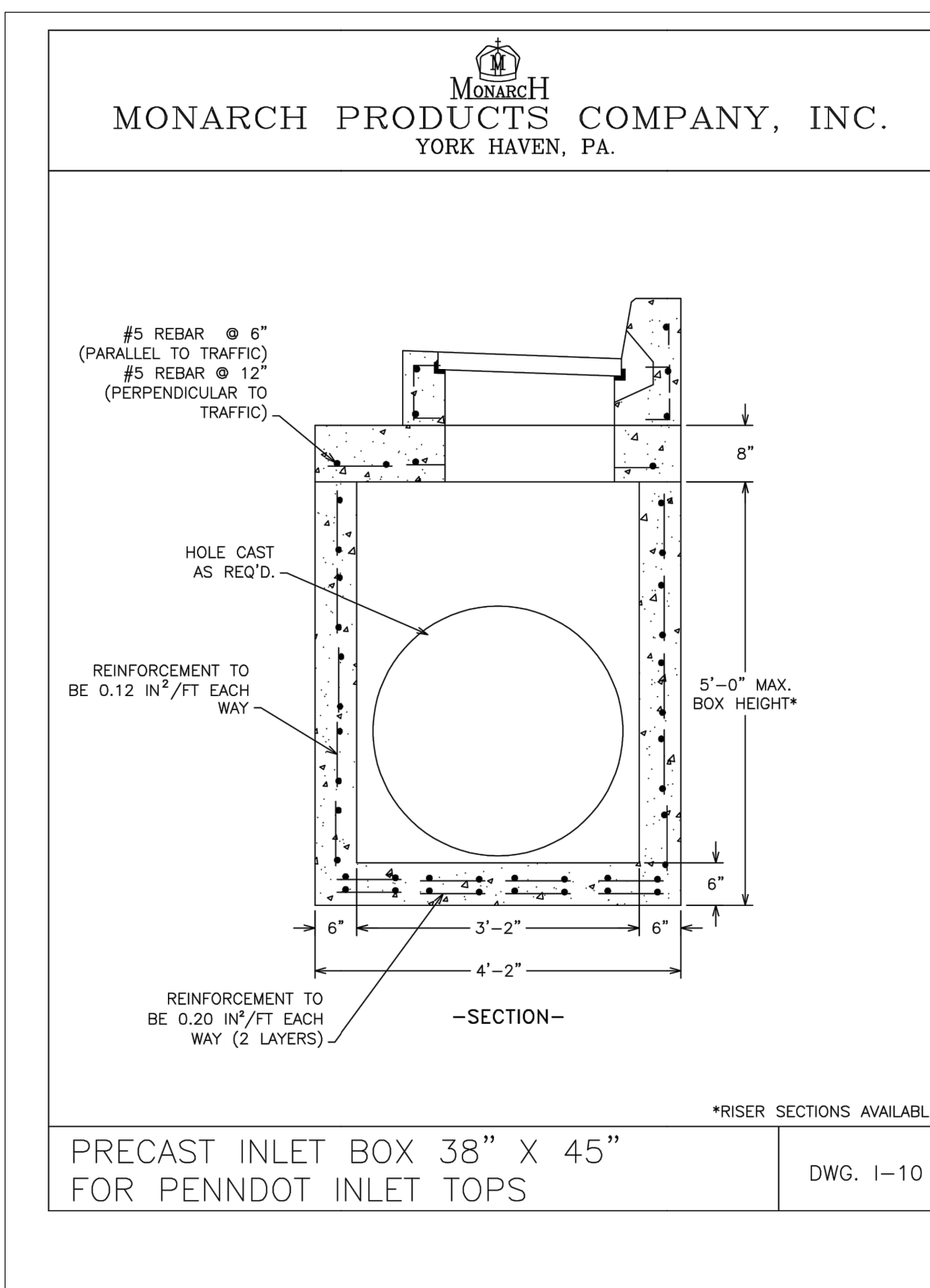
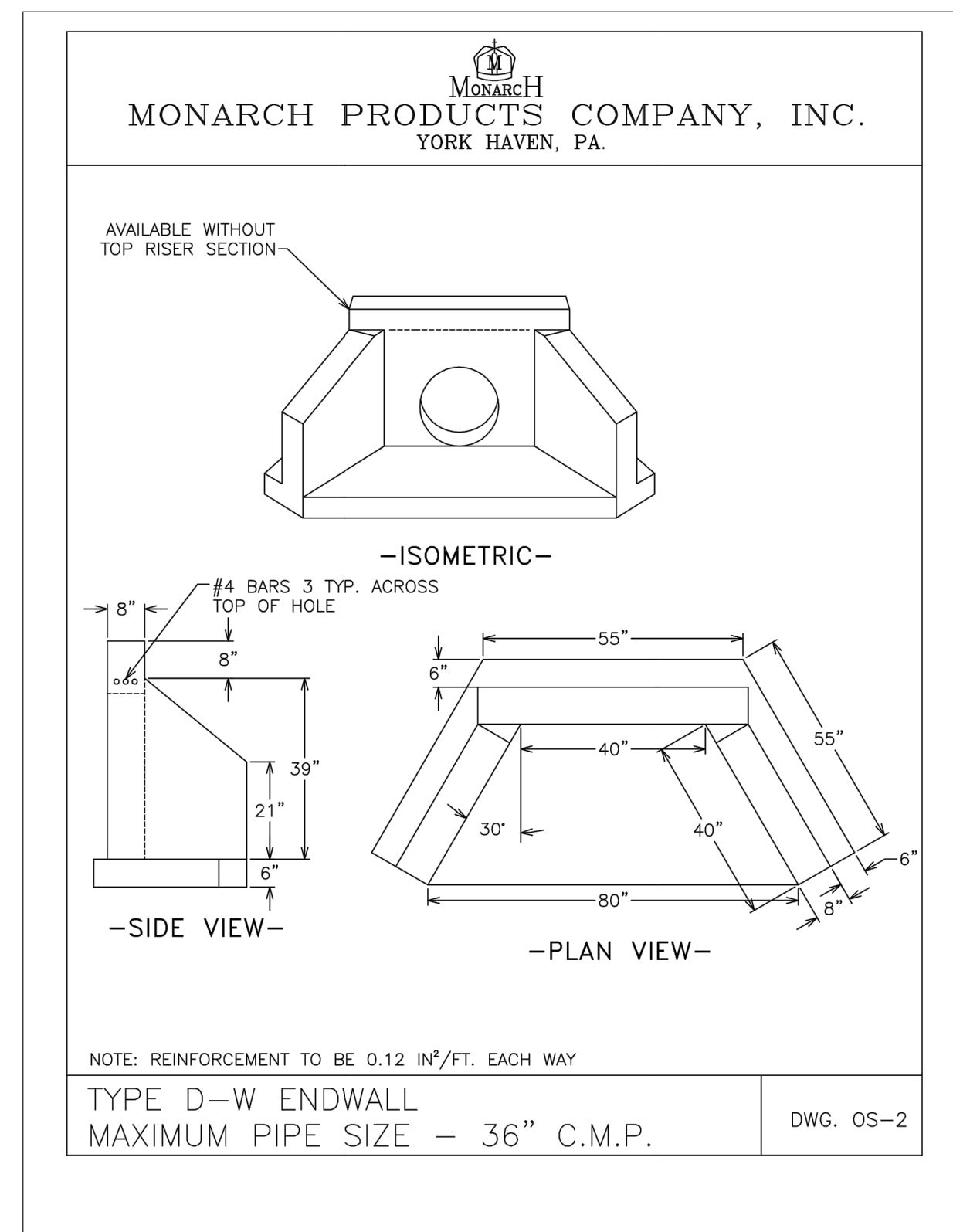
SCALE: HOR 1"=50' VERT 1"=5'



REVISIONS		DESCRIPTION
NO.	DATE	
1	07/18/19	PER REVIEW COMMENTS
2	09/05/19	PER REVIEW COMMENTS



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



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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", if 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

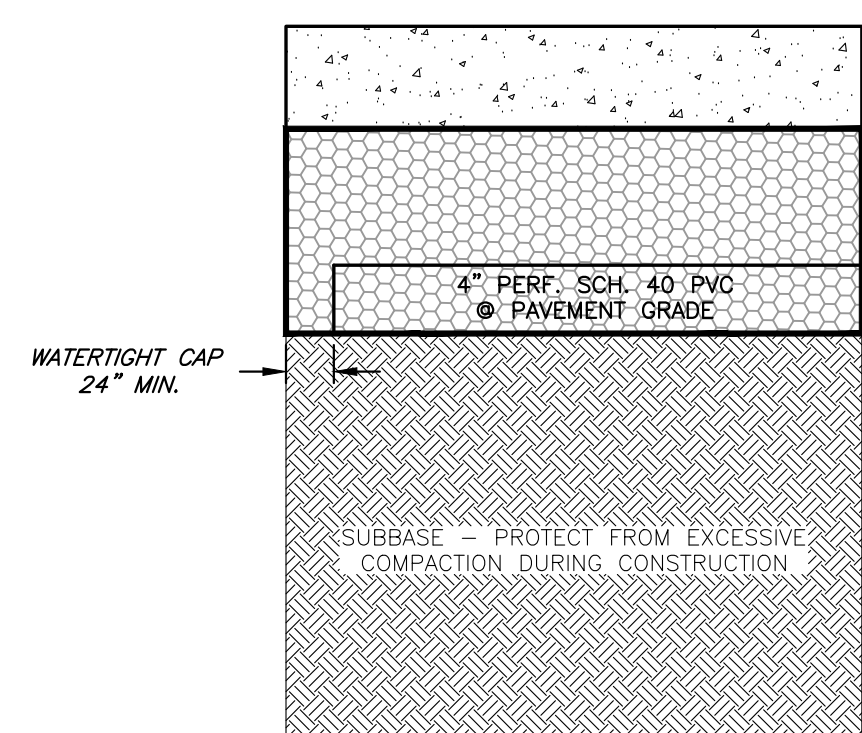
8)Sand can be added as part of the soil amendment process. In this case it is not mandatory. However, if used to improve soil structure, it shall be in accordance with PennDOT Specifications Form 408 Type A sand.

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

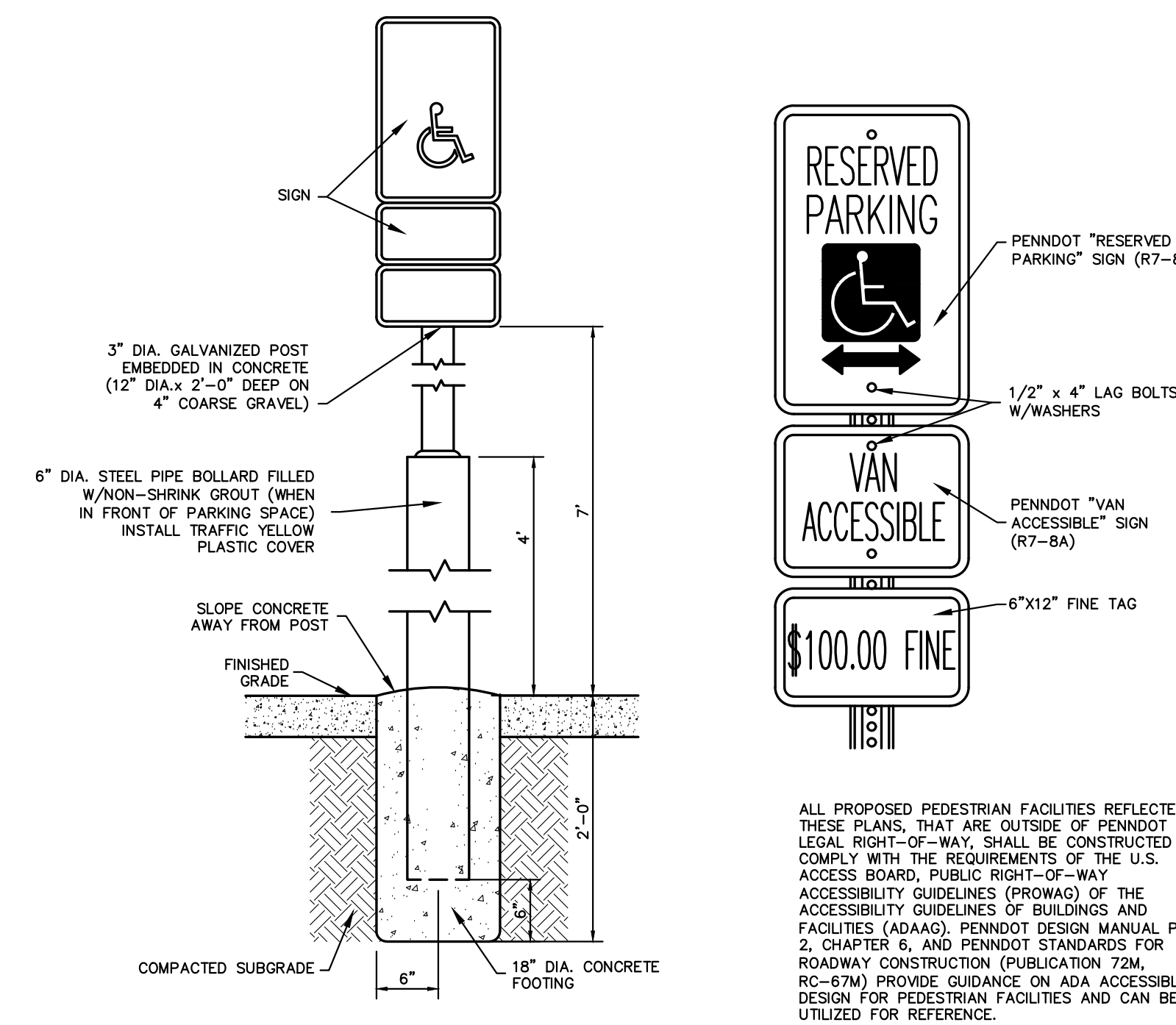
POROUS PAVEMENT CONSTRUCTION NOTES

- 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."



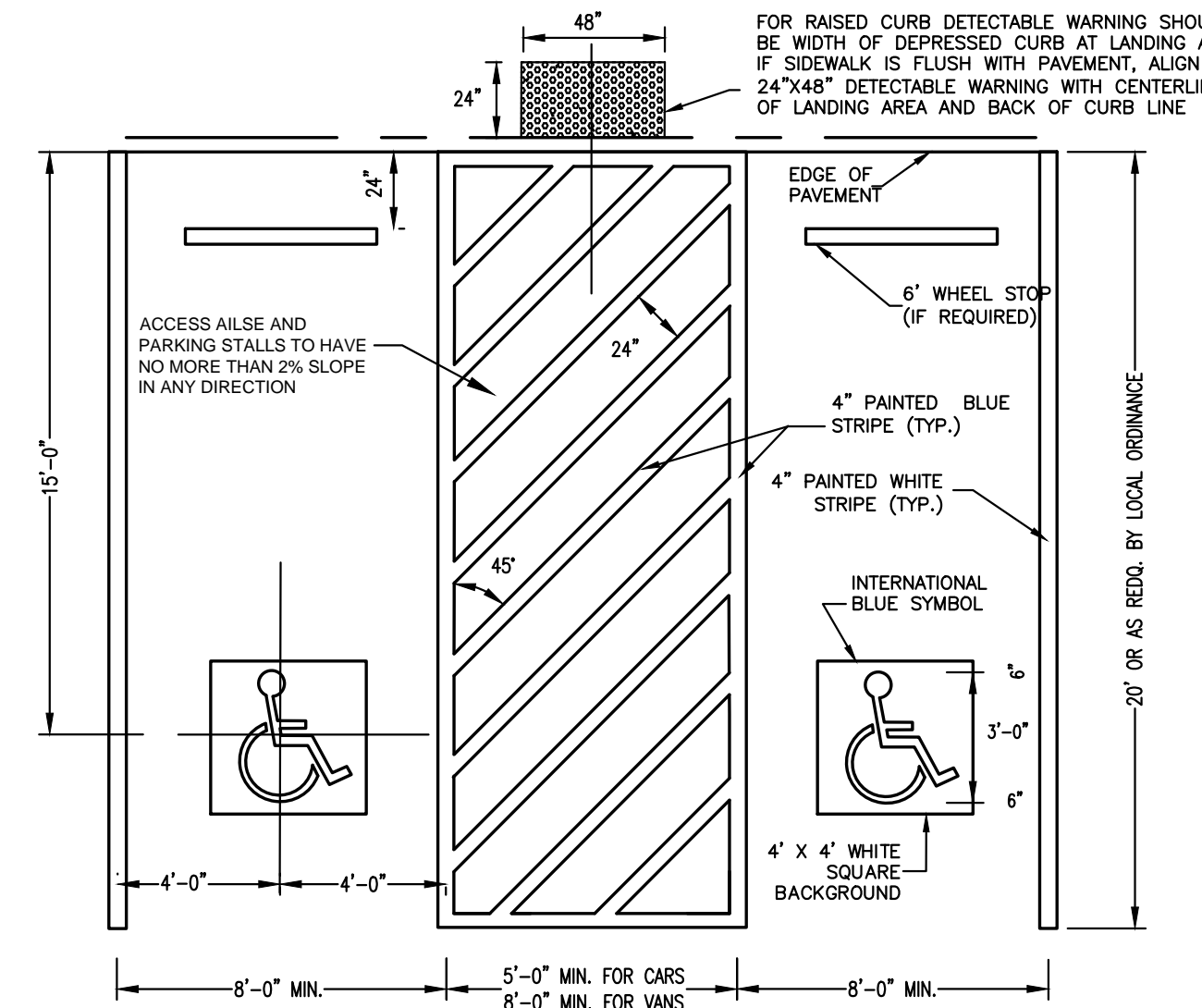
POROUS PAVEMENT SECTION
NOT TO SCALE

*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



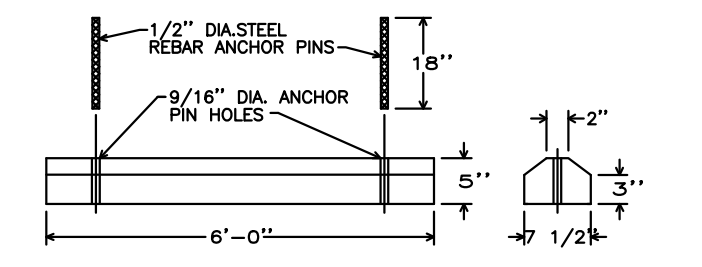
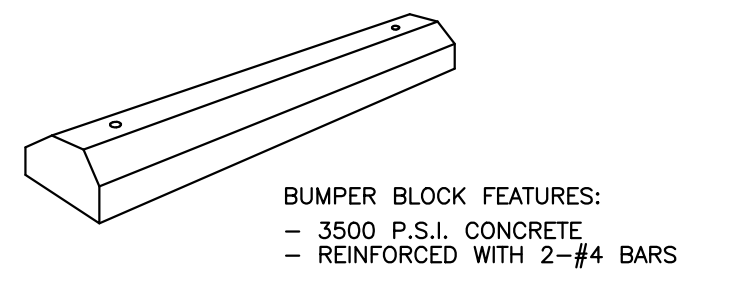
TYPICAL HANDICAP ACCESSIBLE SIGN
NOT TO SCALE

ACCESSIBLE ROUTE (MIN. 48\"/>

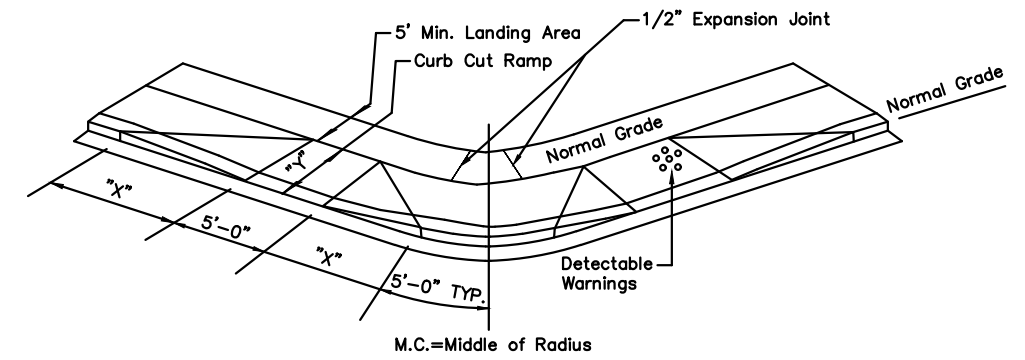


- NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF SWANNAH CODES AND SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA ACCESSIBLE PARKING SPACE STRIPING

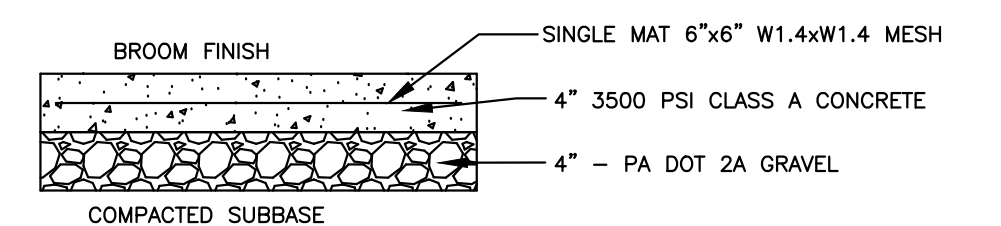


PRECAST CONCRETE PARKING BUMPER
NOT TO SCALE



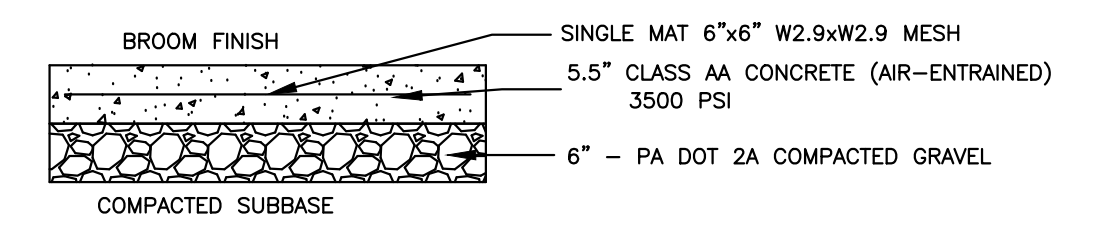
- *x - Length needed to maintain a maximum 12:1 slope along the face of the curb.
*y - Length needed to maintain a maximum 12:1 slope from the curb line to the top of the ramp.
*z - Detectable warnings to be raised truncated domes with a diameter of 0.9 inches (23mm), a height of 0.2 inches (5mm) on a 2.35 inch center to center spacing and shall contrast visually with adjoining surfaces.

HANDICAPPED RAMP DETAILS
NOT TO SCALE

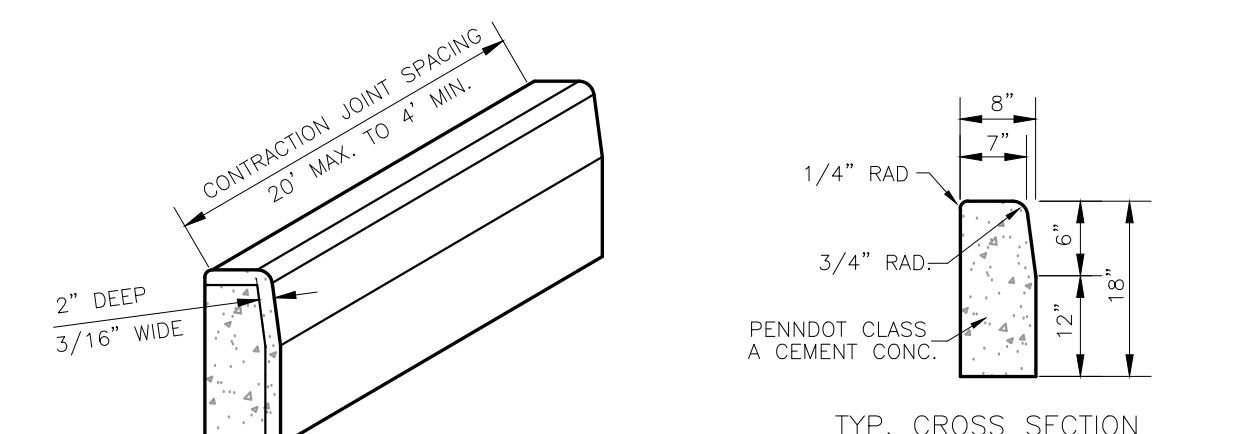


- NOTES:
1. MINIMUM WIDTH 5'
 2. EXPANSION JOINTS LOCATED AT 20' O.C.
 3. TOOLED JOINTS LOCATED AT 5' O.C.
 4. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.

CONCRETE SIDEWALK
NOT TO SCALE



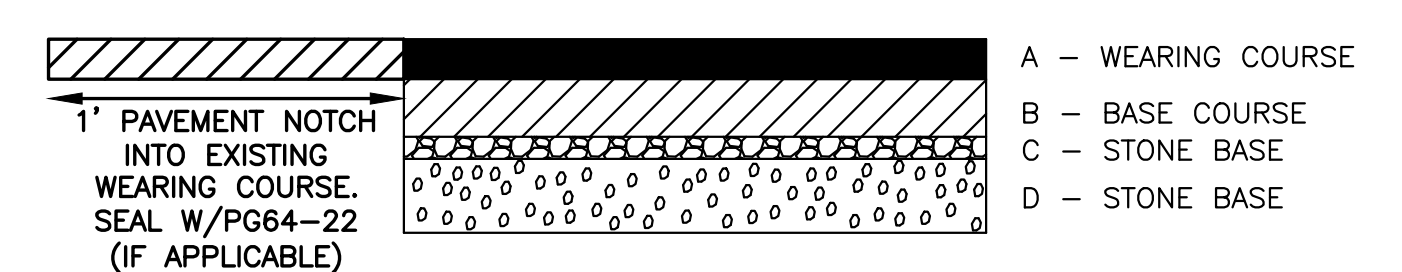
DUMPSTER/DELIVERY PAD
NOT TO SCALE



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

SECTION



PAVING SECTION
NOT TO SCALE

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

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

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	CLADRASTIS 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 SUBHIRTELLA '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.

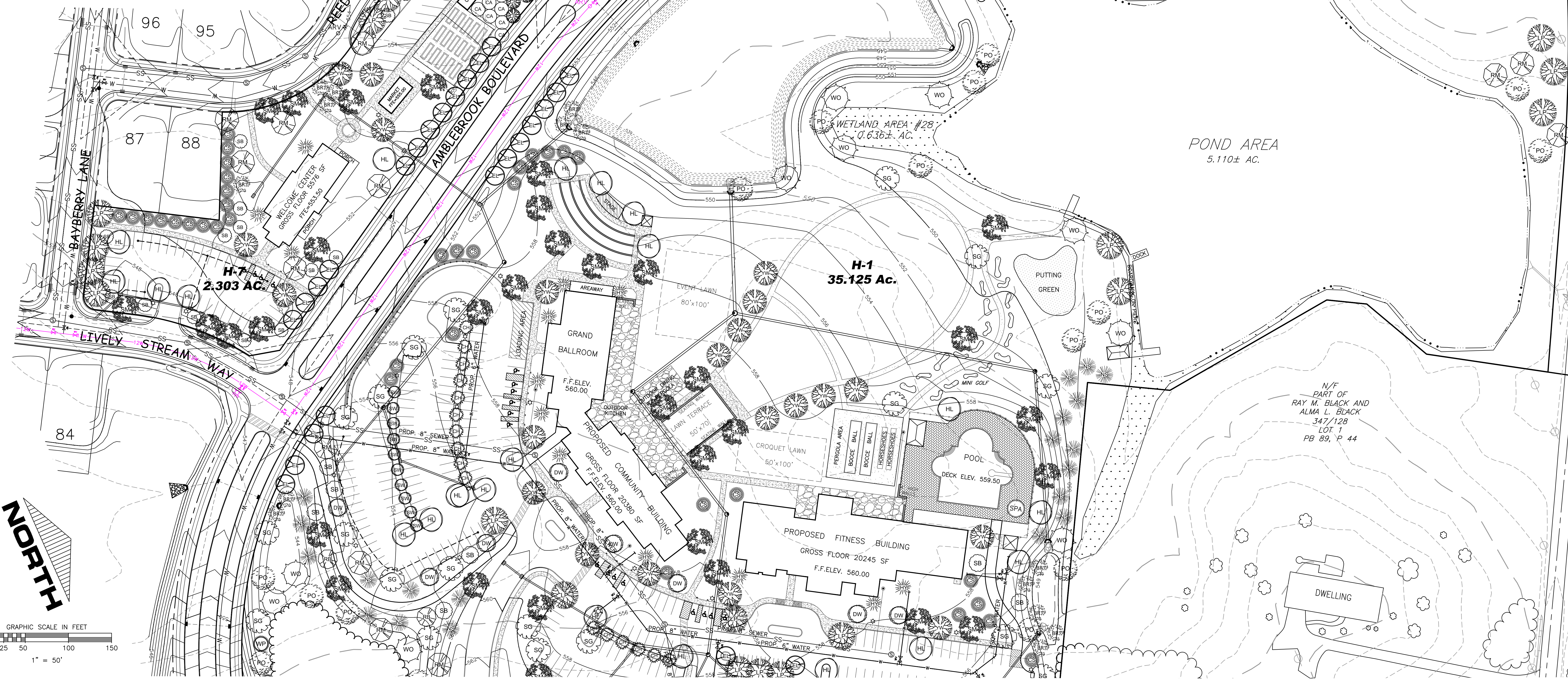
(b) Two planting units are required for every 1000 square feet of building coverage.
Welcome Center is 5576 SF which requires 11.2 PU.
Market is 800 SF which requires 1.6 PU.

(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.



Sharrah Design Group, Inc.
Land Surveying & Design
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

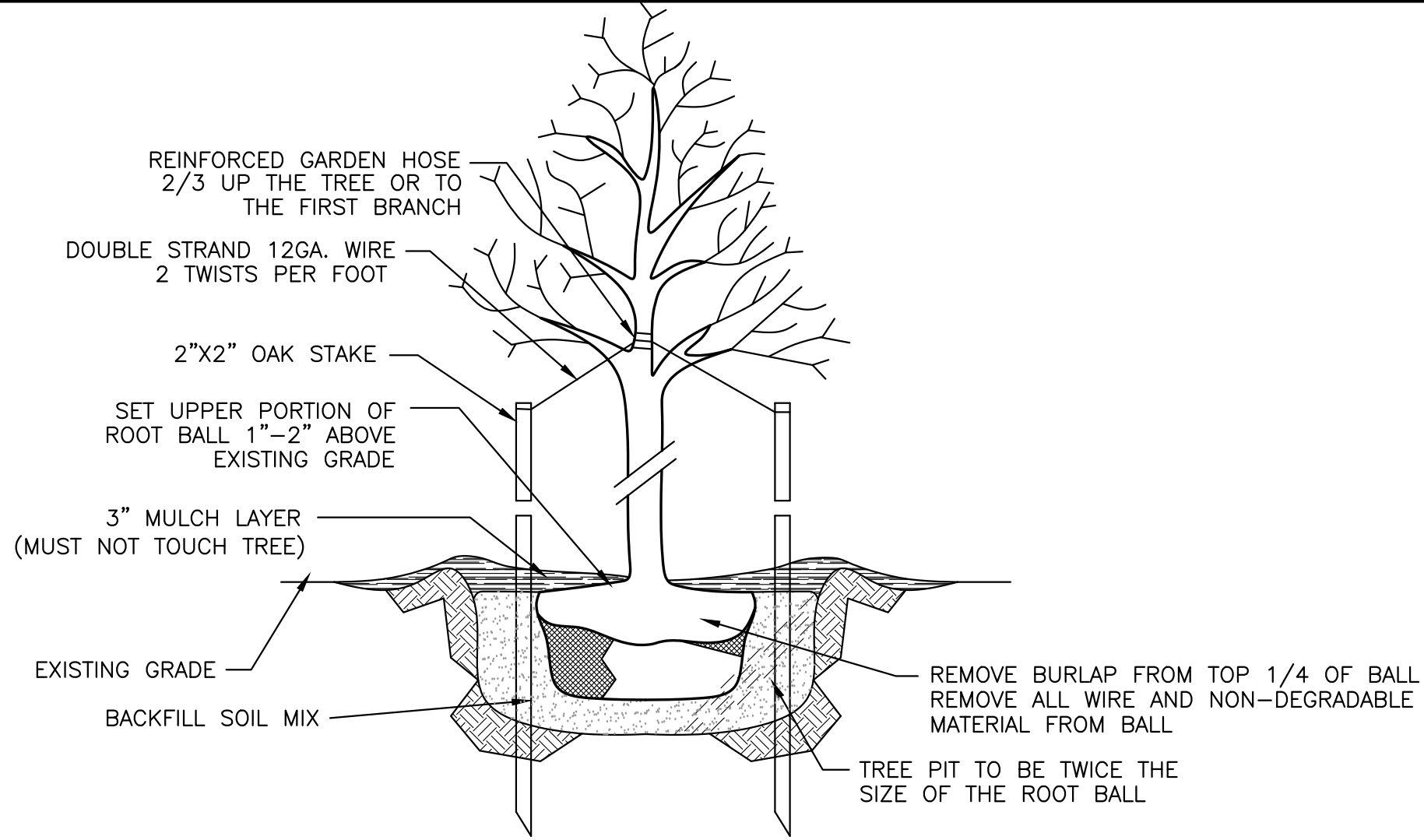
811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 207 (1978) AS AMENDED BY PENNSYLVANIA ACT 121 (2009) REQUIRES YOU CALL BEFORE YOU DIG. CALLING 811 BEFORE YOU DIG WILL HELP YOU IDENTIFY THE LOCATION, DEPTH, AND DIRECTION OF UNDERGROUND UTILITIES.

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

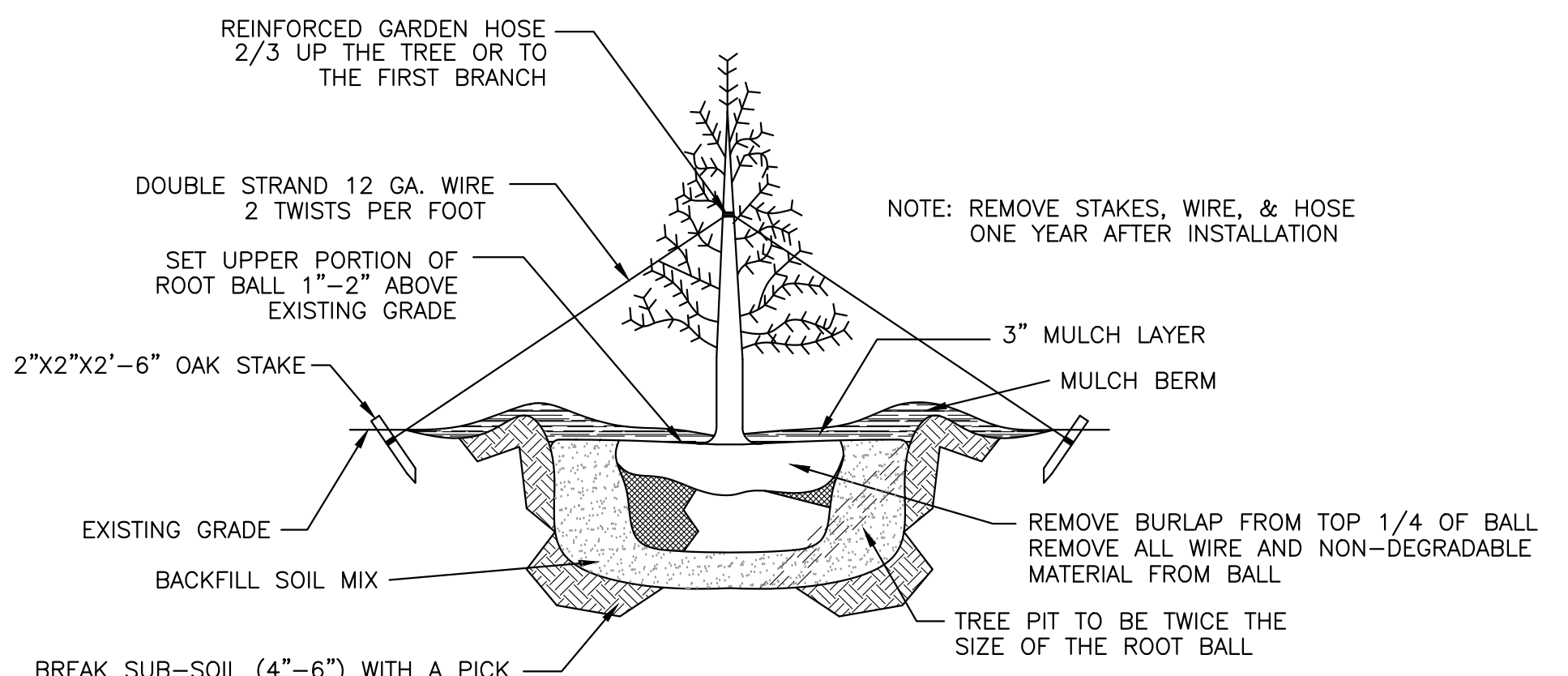
LANDSCAPE PLAN
AMBLEBROOK ~ AMENITY AREA
A PLANNED RESIDENTIAL COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

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.

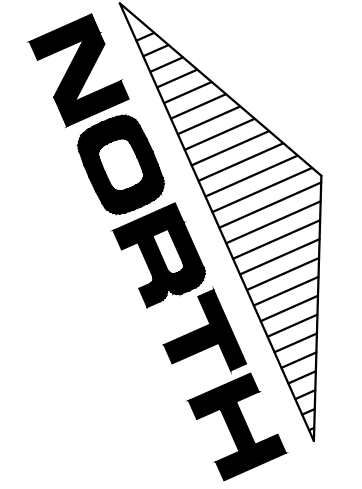
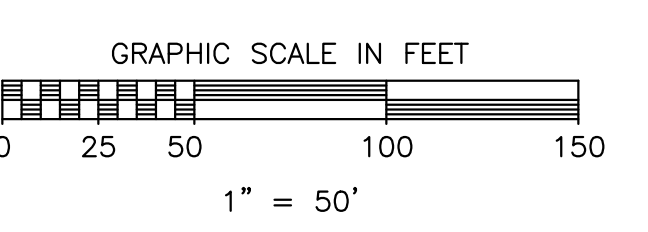
(1) Quantity of landscaping.
(a) One planting unit is required for every 20 linear feet of centerline along adjacent road.
710' Shriver Corner Road frontage requires 35.5 PU.
2700' Amblebrook Blvd. frontage requires 135.0 PU.
(b) Two planting units are required for every 1000 square feet of building 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

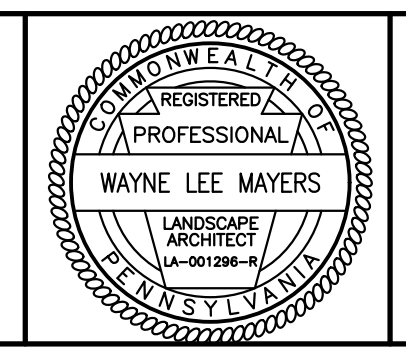
PLANTING SCHEDULE - AMENITY AREA H-1

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	CLADRSTIS 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. GLUACA	5' - 6'	B&B	10
WP	30	WHITE PINE	PINUS STROBUS	5' - 6'	B&B	15
	350	TOTAL TREES			TOTAL PU	270



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

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

PENNSYLVANIA ACT 267 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2006) REQUIRES ALL LEAN-TYPE TREES TO BE MARKED WITH AND NO MORE THAN (2) MARKERS PER TREE. CALL BEFORE YOU DIG TO LOCATE ALL UTILITIES, DEEP-BLAST OR GULCHES.

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 12