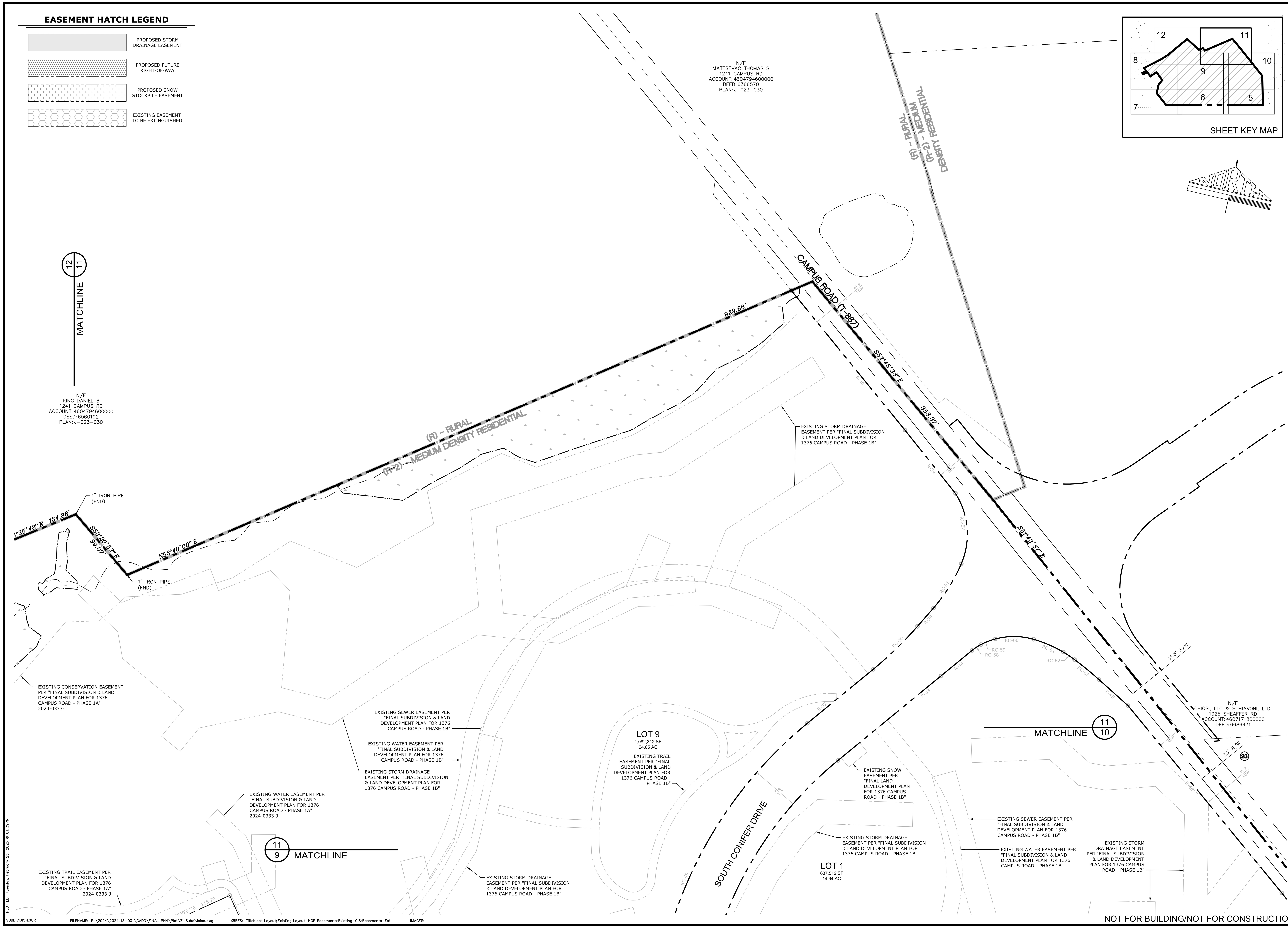


NOT FOR BUILDING/NOT FOR CONSTRUCTION

NO. | BY | DATE | REVISION

SEAL

PROJECT TITLE

1376 CAMPUS ROAD - PHASE 3

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE

SUBDIVISION & EASEMENT PLAN

CLIENT
1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
(571) 276-3184

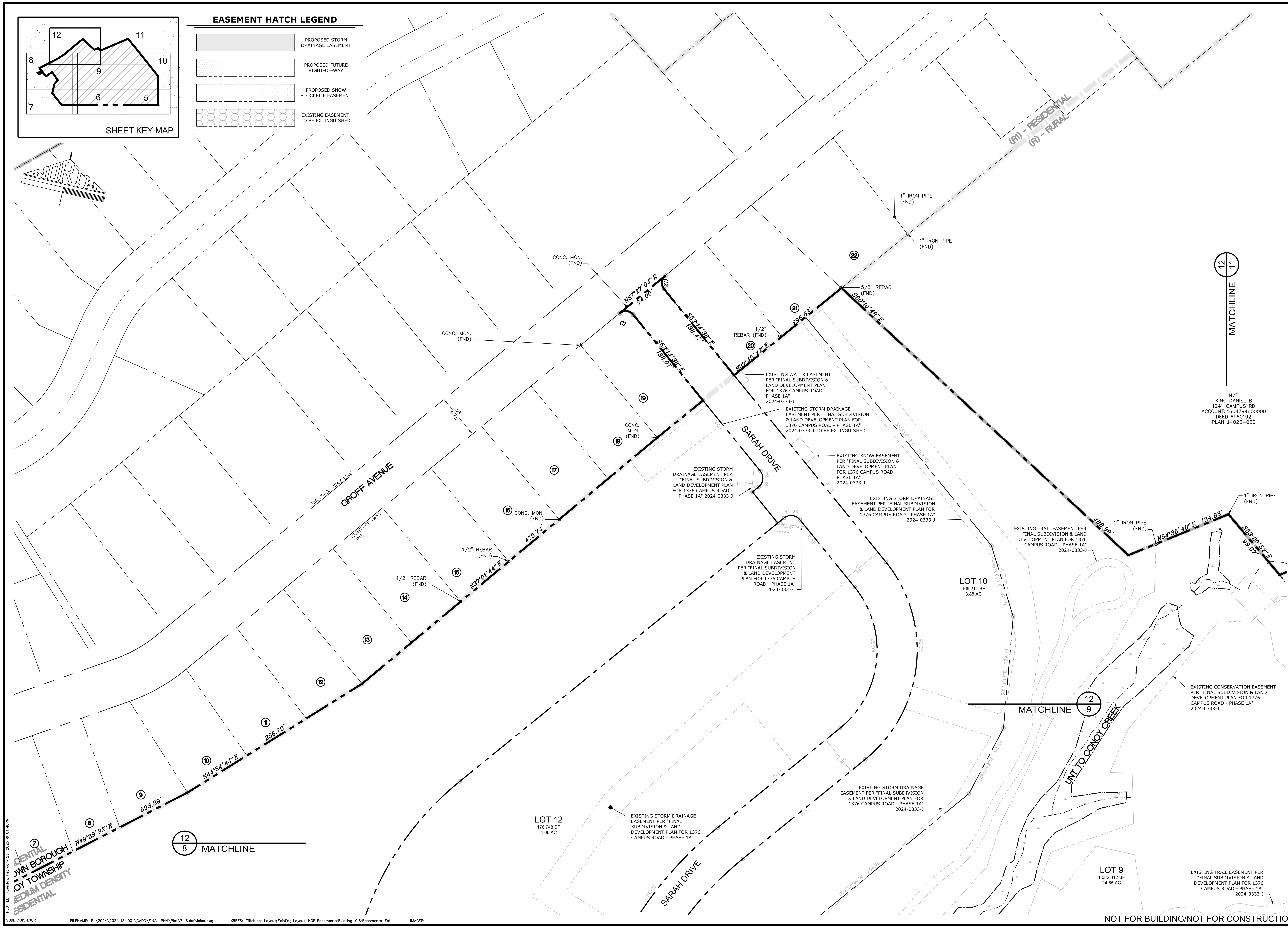
MANAGER: CHRIS VENARCHICK
DESIGN BY: NGG | CHECKED BY: CV
DRAWN BY: NGG | CHECKED BY: CV

SCALE 1" = 50'
0' 50' 100' 150'

RGS ASSOCIATES
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603, (717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401, (717) 854-3910
320 N. Market Street, Suite 550W, Harrisburg, PA 17101, (717) 599-7615
E-mail: info@rgsassociates.com
www.rgsassociates.com

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:

SHEET NO.: 11 OF 38



NO | BY | DATE | REVISION

SEAL

PROJECT TITLE

1376 CAMPUS ROAD - PHASE 3

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

CLIENT

1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
(571) 276-3184

MANAGER: CHRIS VENARCHICK
DESIGN BY: NGG | CHECKED BY: CV
DRAWN BY: NGG | CHECKED BY: CV

SCALE 1" = 50'

SHEET TITLE

SUBDIVISION & EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering

RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:

SHEET NO.: 12 OF 38

NOT FOR BUILDING/NOT FOR CONSTRUCTION

FILENAME: P:\2024\2024J13-001\CADD\FINAL PH4\Plot\Z-Subdivision.dwg XREFS: Titleblock; Layout; Existing; Layout-HOP; Easements; Existing-GIS; Easements-Ext IMAGES:

ROW CURVE DATA - PHASE 1A						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-1	24.00	37.79'	24.10'	90°13'36"	S88°44'31"W	34.01'
RC-2	14.00	21.99'	14.00'	90°00'00"	S1°22'18"E	19.80'
RC-3	14.00	21.99'	14.00'	90°00'00"	S88°37'42"W	19.80'
RC-4	2525.00	452.09'	226.65'	10°15'31"	N48°45'28"E	451.49'
RC-5	24.00	34.59'	21.07'	82°34'18"	S12°36'04"W	31.67'
RC-6	355.00	18.29'	9.15'	2°57'08"	N27°12'30"W	18.29'
RC-7	295.00	171.77'	88.40'	33°21'46"	N42°24'49"W	169.36'
RC-8	1530.00	99.28'	49.66'	3°43'04"	S57°14'10"E	99.26'
RC-9	24.00	36.94'	23.25'	88°11'35"	S80°31'35"W	33.40'
RC-10	325.00	237.42'	124.29'	41°51'24"	N57°21'29"E	232.18'
RC-11	1475.00	488.15'	246.33'	18°57'43"	S68°48'19"W	485.93'
RC-12	400.00	397.92'	217.17'	56°59'54"	N87°49'25"E	381.72'
RC-13	125.00	167.10'	98.71'	76°35'36"	S78°01'34"W	154.93'
RC-14	175.00	64.68'	32.72'	21°10'40"	N50°19'06"E	64.32'
RC-15	14.00	19.70'	11.87'	80°36'31"	S20°36'11"W	18.11'
RC-16	225.00	5.63'	2.81'	1°25'57"	N18°59'06"W	5.63'
RC-17	175.00	81.06'	41.27'	26°32'22"	N31°32'18"W	80.34'
RC-18	475.00	353.43'	185.34'	42°37'53"	S23°29'33"E	345.33'
RC-19	14.00	20.87'	12.92'	85°25'32"	N44°53'22"W	18.99'
RC-20	14.00	20.87'	12.92'	85°25'32"	N49°41'06"E	18.99'
RC-21	475.00	255.21'	130.77'	30°47'02"	S22°21'51"W	252.15'
RC-22	125.00	196.35'	125.00'	90°00'00"	N7°14'38"W	176.78'
RC-23	14.00	21.99'	14.00'	90°00'00"	S82°45'22"W	19.80'
RC-24	14.00	21.99'	14.00'	90°00'00"	N7°14'38"W	19.80'
RC-25	175.00	274.89'	175.00'	90°00'00"	N7°14'38"W	247.49'
RC-26	425.00	612.43'	373.14'	82°33'51"	S3°31'33"E	560.80'
RC-27	225.00	24.83'	12.43'	6°19'26"	N41°38'46"W	24.82'
RC-28	14.00	19.70'	11.87'	80°36'31"	S78°47'18"E	18.11'
RC-29	125.00	46.20'	23.37'	21°10'40"	N50°19'06"E	45.94'
RC-30	175.00	233.94'	138.19'	76°35'36"	S78°01'34"W	216.91'
RC-31	14.00	21.99'	14.00'	90°00'00"	N71°19'22"E	19.80'
RC-32	14.00	23.62'	15.73'	96°39'56"	S22°00'36"E	20.92'
RC-33	350.00	307.47'	164.45'	50°19'58"	N84°29'27"E	297.67'
RC-34	1525.00	504.70'	254.68'	18°57'43"	S68°48'19"W	502.40'
RC-35	275.00	200.90'	105.17'	41°51'24"	N57°21'29"E	196.46'
RC-36	24.00	36.94'	23.25'	88°11'35"	N7°40'00"W	33.40'
RC-37	1530.00	41.38'	20.69'	1°32'58"	S50°59'19"E	41.37'
RC-38	530.00	151.60'	76.32'	16°23'21"	S42°01'09"E	151.09'
RC-39	24.00	34.86'	21.32'	83°13'19"	N75°26'08"W	31.88'
RC-40	400.00	261.76'	135.76'	37°29'41"	N81°42'03"E	257.12'
RC-41	14.00	19.62'	11.81'	80°17'18"	S60°18'15"W	18.05'
RC-42	225.00	21.41'	10.72'	5°27'11"	N22°53'11"E	21.41'
RC-43	175.00	10.29'	5.15'	3°22'14"	N23°55'40"E	10.29'
RC-44	14.00	22.22'	14.23'	90°56'17"	N23°13'36"W	19.96'
RC-45	400.00	200.18'	102.23'	28°40'24"	S54°21'32"E	198.10'
RC-46	14.00	21.42'	13.44'	87°38'33"	N83°50'37"W	19.39'
RC-47	350.00	481.79'	287.85'	78°52'13"	S77°06'00"E	444.64'
RC-48	24.00	36.50'	22.83'	87°08'06"	N19°53'51"E	33.08'
RC-49	530.00	565.70'	313.16'	61°09'18"	S6°54'27"W	539.23'
RC-50	464.00	77.03'	38.61'	9°30'44"	N32°43'44"E	76.94'
RC-51	209.00	65.70'	33.12'	18°00'43"	N18°58'00"E	65.43'
RC-52	94.00	91.43'	49.70'	55°43'56"	N17°54'19"W	87.87'
RC-53	2475.00	443.14'	222.16'	10°15'31"	N48°45'28"E	442.55'
RC-54	24.00	34.59'	21.07'	82°34'18"	S84°49'38"E	31.67'
RC-55	355.00	96.37'	48.48'	15°33'13"	N51°19'05"W	96.07'
RC-56	1470.00	227.86'	114.16'	8°52'52"	S54°39'16"E	227.63'
RC-57	470.00	719.40'	451.49'	87°41'55"	S6°21'52"E	651.20'
RC-58	64.00	13.22'	6.63'	11°50'13"	S43°24'12"W	13.20'
RC-59	89.00	19.21'	9.64'	12°21'58"	S55°30'18"W	19.17'
RC-60	89.00	48.46'	24.85'	31°11'52"	S77°17'13"W	47.86'
RC-61	159.00	40.51'	20.37'	14°35'56"	N79°48'54"W	40.40'
RC-62	159.00	16.83'	8.42'	6°03'47"	N69°29'02"W	16.82'
RC-63	433.99	39.40'	19.75'	5°12'43"	N63°51'06"W	39.38'
RC-64	24.00	38.15'	24.45'	91°04'25"	N1°54'30"W	34.26'

PROPOSED ROW LINE DATA - PHASE 1A		
LINE	BEARING	LENGTH
R-1	N44°42'09"W	36.88
R-2	N46°08'41"W	16.07
R-3	S43°37'42"W	105.77
R-4	S46°22'18"E	5.00
R-5	S43°37'42"W	50.00
R-6	N46°22'18"W	5.00
R-7	N43°37'42"E	112.03
R-8	N53°53'13"E	5.81
R-9	N64°16'04"E	60.00
R-10	S36°25'48"W	48.01
R-11	N63°40'38"W	262.07
R-12	N60°54'26"E	12.05
R-13	N71°43'53"E	50.00
R-14	N87°36'08"W	10.00
R-15	S02°23'45"W	50.00
R-16	S87°36'08"E	10.00
R-17	N37°45'22"E	196.99
R-18	S52°14'38"E	108.53
R-19	S37°45'22"W	10.00
R-20	S52°14'38"E	50.00
R-21	S37°45'22"W	10.00
R-22	S52°14'38"E	113.45
R-23	S52°14'38"E	299.98
R-24	S37°45'22"W	196.99
R-25	S60°54'26"W	12.05
R-26	S63°40'38"E	223.07
R-27	N26°19'22"E	6.15
R-28	S63°40'38"E	50.00
R-29	S26°19'22"W	3.88
R-30	S36°25'48"W	48.01
R-31	N64°23'13"W	50.00
R-32	S52°20'07"W	7.85
R-33	N37°39'53"W	50.00
R-34	S52°20'07"W	15.50
R-35	S52°20'07"W	56.00
R-36	N37°39'53"W	46.97
R-37	S37°29'06"W	106.01
R-38	N27°58'22"E	30.30
R-39	S51°43'17"E	101.01
R-40	N52°17'26"W	224.56
R-41	N43°37'42"E	295.06
R-42	N53°53'13"E	5.81
R-43	S37°29'06"W	165.76
R-44	S37°29'06"W	50.58
R-45	N61°15'04"W	48.74
R-46	S52°31'26"E	302.02
R-47	S51°23'26"E	246.01
R-48	S51°08'53"E	161.14
R-49	S47°26'43"E	13.68

PROPOSED ROW LINE DATA - PHASE 3		
LINE	BEARING	LENGTH
R-60	N46°22'18"W	6.00
R-61	N13°08'59"W	587.92
R-62	N76°51'01"E	570.00
R-63	N76°51'01"E	322.08
R-64	S76°51'01"W	151.63
R-65	S13°08'59"E	195.79
R-66	S13°08'59"E	195.79
R-67	N76°51'01"E	284.00
R-68	N13°08'59"W	136.00
R-69	N76°51'01"E	208.00
R-70	N13°08'59"W	373.92
R-71	S46°22'18"E	6.00
R-72	N13°08'59"W	72.00
R-73	N76°51'01"E	144.00
R-74	N13°08'59"W	72.00
R-75	N76°51'01"E	144.00

ROW CURVE DATA - PHASE 2						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-65	475.00	162.55'	82.08'	19°36'27"	N62°08'20"E	161.76'
RC-66	225.00	490.48'	431.31'	124°54'03"	S9°29'32"W	398.97'
RC-67	14.00	19.37'	11.60'	79°16'51"	N13°19'04"W	17.86'
RC-68	525.00	179.66'	90.72'	19°36'27"	N62°08'20"E	178.79'
RC-69	175.00	372.86'	316.21'	122°04'38"	S10°54'14"W	306.23'
RC-70	14.00	22.27'	14.28'	91°08'03"	N84°17'54"E	19.99'
RC-71	275.00	150.12'	76.98'	31°16'39"	S54°22'12"W	148.26'
RC-72	1475.00	258.00'	129.33'	10°01'19"	N64°59'52"E	257.67'
RC-73	175.00	104.99'	54.13'	34°22'26"	N42°48'00"E	103.42'

PROPOSED ROW LINE DATA - PHASE 2		
LINE	BEARING	LENGTH
R-50	N52°20'07"E	48.05
R-51	N26°19'22"E	71.31
R-52	N52°20'07"E	48.05

ROW CURVE DATA - PHASE 3						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-89	175.00	101.47'	52.21'	33°13'18"	N29°45'38"W	100.05'
RC-90	50.00	224.59'	-62.45'	257°21'52"	S25°31'56"W	78.06'
RC-91	14.00	18.90'	11.21'	77°21'52"	S64°28'03"E	17.50'
RC-92	24.00	37.70'	24.00'	90°00'00"	N31°51'01"E	33.94'
RC-93	295.00	64.78'	32.52'	12°34'57"	N19°26'28"W	64.65'
RC-94	355.00	77.96'	39.14'	12°34'57"	N19°26'28"W	77.80'
RC-95	24.00	37.70'	24.00'	90°00'00"	S58°08'59"E	33.94'
RC-96	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-97	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-98	125.00	72.48'	37.29'	33°13'18"	N29°45'38"W	71.47'
RC-99	14.00	21.99'	14.00'	90°00'00"	N58°08'59"W	19.80'
RC-100	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-101	14.00	21.99'	14.00'	90°00'00"	S58°08'59"E	19.80'
RC-102	14.00	21.99'	14.00'	90°00'00"	S31°51'01"W	19.80'

PROPOSED LOT LINE DATA		
LINE	BEARING	LENGTH
L-1	S13°08'59"E	98.00

PROPOSED LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-1	24.00	37.70'	24.00'	90°00'00"	S31°51'01"W	33.94'

PROPOSED STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-400	S25°35'33"E	63.03
SDE-401	S71°15'45"E	37.79
SDE-402	S80°07'29"E	27.31
SDE-403	N84°52'25"E	32.29
SDE-404	N76°51'01"E	264.20
SDE-405	N76°51'01"E	202.73
SDE-406	N71°08'23"E	60.30
SDE-407	N76°51'11"E	420.27
SDE-408	S13°08'49"E	30.00
SDE-409	S76°51'11"W	418.78
SDE-410	S71°08'23"W	60.30
SDE-411	S76°51'01"W	204.22
SDE-412	S76°51'01"W	266.31
SDE-413	S84°52'25"W	38.34
SDE-414	N80°07'29"W	33.46
SDE-415	N71°21'20"W	30.51
SDE-416	S75°33'36"W	207.37
SDE-417	N86°41'10"W	61.17
SDE-418	N68°20'26"W	45.13
SDE-419	N00°30'32"E	37.51
SDE-420	N55°23'06"W	31.41
SDE-421	N61°13'06"E	8.03
SDE-422	N00°26'23"W	38.91
SDE-423	N80°26'56"E	30.09
SDE-424	N75°56'16"E	61.49
SDE-425	S14°40'26"E	38.35
SDE-426	N74°31'06"E	46.62
SDE-427	N40°50'15"E	127.75
SDE-428	S81°07'33"E	27.58
SDE-429	N27°49'53"E	101.95
SDE-430	S67°42'02"E	116.49
SDE-431	N67°42'02"W	89.14
SDE-432	S27°49'53"W	74.49
SDE-433	S15°29'35"E	54.04
SDE-434	N68°40'59"W	20.78
SDE-435	S67°19'09"W	42.38
SDE-436	S76°50'59"W	56.46
SDE-437	N76°50'59"E	56.27
SDE-438	N67°19'09"E	75.29
SDE-439	N52°42'53"E	267.28
SDE-440	S88°02'37"E	24.58
SDE-441	S52°50'15"E	22.92
SDE-442	S15°55'16"E	82.33
SDE-443	S60°39'34"W	90.87
SDE-444	S00°55'36"E	68.34
SDE-445	S55°29'09"E	47.83
SDE-446	S76°51'01"W	22.75
SDE-447	S13°08'59"E	19.58
SDE-448	N55°29'42"W	48.27
SDE-449	S70°53'26"W	78.68
SDE-450	S17°12'08"W	41.65
SDE-451	S79°55'09"W	53.72
SDE-452	N78°48'34"W	27.20
SDE-453	N11°00'02"W	91.25
SDE-454	N13°08'59"W	305.88
SDE-455	N17°06'19"W	40.87
SDE-456	N24°20'17"W	32.71
SDE-457	N31°47'34"W	49.86
SDE-458	N56°06'13"E	30.00
SDE-459	S31°46'30"E	53.20
SDE-460	S24°20'17"E	35.60
SDE-461	S17°10'58"E	44.84
SDE-462	S13°08'59"E	560.81
SDE-463	S76°51'01"W	30.00
SDE-464	N13°08'59"W	224.25
SDE-465	S77°42'42"W	92.01
SDE-466	N13°08'59"W	30.00
SDE-467	N77°42'42"E	92.01

STORM DRAINAGE EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
SDEC-400	50.06	30.47'	15.72'	34°52'09"	S22°30'54"W	30.00'
SDEC-401	355.00	30.10'	15.06'	4°51'28"	N17°33'00"W	30.09'

PROPOSED SNOW EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
EC-100	50.00	32.35'	16.76'	37°04'02"	N44°19'08"W	31.79'
EC-101	65.00	42.05'	21.79'	37°04'02"	S44°19'08"E	41.32'
EC-102	50.17	10.22'	5.13'	11°40'35"	S22°28'46"W	10.21'
EC-103	70.00	31.11'	15.82'	25°27'48"	N22°28'46"E	30.85'
EC-104	24.00	37.70'	24.00'	90°00'00"	N31°51'01"E	33.94'
EC-105	9.00	14.14'	9.00'	90°00'00"	S31°51'01"W	12.73'

PROPOSED STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
E-100	N27°08'51"E	15.00
E-101	S64°12'53"W	15.00
E-102	S83°08'46"W	21.07
E-103	S38°11'15"E	21.07
E-104	S13°08'59"E	15.00
E-105	S76°51'01"W	15.00
E-106	N13°08'59"W	15.00
E-107	N76°51'01"E	30.00
E-108	S13°08'59"E	15.00
E-109	S76°51'01"W	30.00
E-110	N76°51'01"E	11.00
E-111	N13°08'59"W	24.82
E-112	N76°51'01"E	15.00
E-113	S13°08'59"E	39.82
E-114	S76°51'01"W	26.00
E-115	N13°08'59"W	15.00
E-116	N76°51'01"E	15.00
E-117	S13°08'59"E	30.00
E-118	S76°51'01"W	15.00
E-119	N13°08'59"W	30.00

ACCESS EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
AEC-200	24.00	37.70'	24.00'	90°00'00"	S31°51'01"W	33.94'
AEC-201	24.00	37.70'	24.00'	90°00'00"	N58°08'59"W	33.94'

ACCESS EASEMENT LINE DATA		
LINE	BEARING	LENGTH
AE-200	S13°08'59"E	98.00
AE-201	S76°51'01"W	60.00
AE-202	N13°08'59"W	98.00
AE-203	N76°51'01"E	108.00

NO. BY DATE REVISION

SEAL

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MANAGER: CHRIS VENARCHICK
DESIGN BY: NGG
CHECKED BY: CV
DRAWN BY: NGG
CHECKED BY: CV

CLIENT
1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
(571) 276-3184

SCALE
1" = 50'
0' 50' 100' 150'

PROJECT TITLE
1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA

SHEET TITLE
SUBDIVISION & EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street Suite 101, Lancaster, PA 17603 (717) 735-1396 FAX (717) 435-8277
221 W. Philadelphia Street Suite 108E, York, PA 17401 (717) 854-3910
320 N. Market Street Suite 300M, Harrisburg, PA 17101 (717) 599-7615
E-mail: info@rgsassociates.com www.rgsassociates.com
RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:

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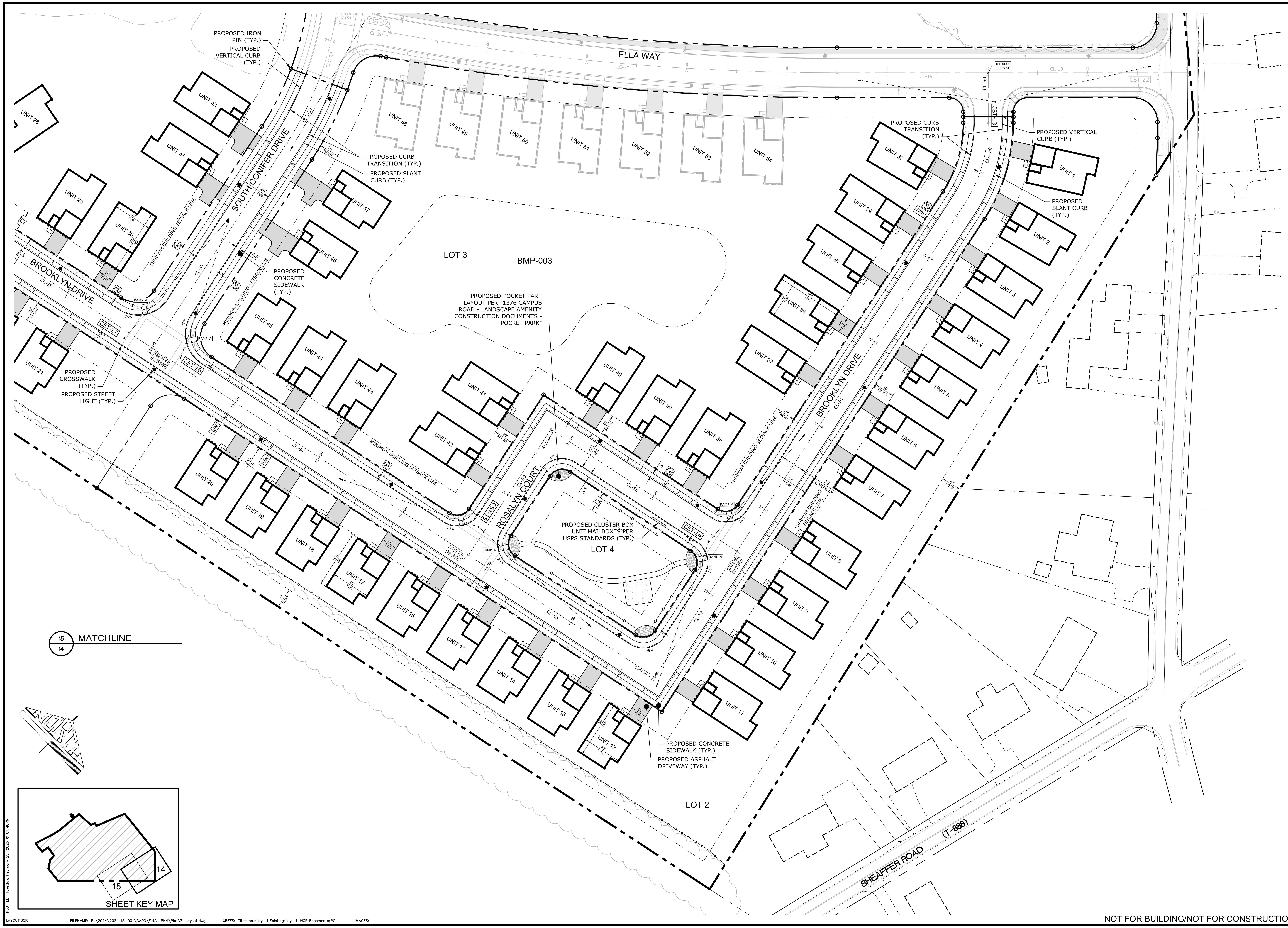
SHEET NO.: 13 OF 38



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WEST CONSHOHOCKEN, PA 19428
(571) 276-3184

MANAGER: CHRIS VENARCHICK
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SCALE 1" = 40'

PROJECT TITLE
1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA

SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering

RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:
SHEET NO.: 14 OF 38

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PLOTTED: Tuesday, February 25, 2025 @ 01:40PM

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NO.	BY	DATE	REVISION

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MANAGER: CHRIS VENARCHICK
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SCALE 1" = 40'
0' 40' 80' 120'

PROJECT TITLE
1376 CAMPUS ROAD - PHASE 3
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MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering

RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:

SHEET NO.: 15 OF 38

DRIVEWAY CLEAR SIGHT TRIANGLE AND SAFE SIGHT STOPPING DISTANCE

UNIT	STREET	INTERSECTING STREET	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET) REQUIRED:	ACTUAL:
1	BROOKLYN DRIVE	UNIT 1 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	+1.25	145	>145
2	BROOKLYN DRIVE	UNIT 2 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	-8.00	161	>161
3	BROOKLYN DRIVE	UNIT 3 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	-8.00	161	>161
4	BROOKLYN DRIVE	UNIT 4 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	-8.00	161	>161
5	BROOKLYN DRIVE	UNIT 5 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	-8.00	161	>161
6	BROOKLYN DRIVE	UNIT 6 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+8.00	137	>137
			TO THE RIGHT	-8.00	161	>161
7	BROOKLYN DRIVE	UNIT 7 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	0.00	147	>147
			TO THE RIGHT	-8.00	161	>161
8	BROOKLYN DRIVE	UNIT 8 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-2.75	151	>151
			TO THE RIGHT	0.00	147	>147
9	BROOKLYN DRIVE	UNIT 9 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-2.75	151	>151
			TO THE RIGHT	+2.75	144	>144
10	BROOKLYN DRIVE	UNIT 10 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-2.75	151	>151
			TO THE RIGHT	+2.75	144	>144
11	BROOKLYN DRIVE	UNIT 11 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-2.75	151	>151
			TO THE RIGHT	+2.75	144	>144
12	BROOKLYN DRIVE	UNIT 12 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	N/A	N/A	N/A
13	BROOKLYN DRIVE	UNIT 13 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	N/A	N/A
14	BROOKLYN DRIVE	UNIT 14 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	N/A	N/A
15	BROOKLYN DRIVE	UNIT 15 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
16	BROOKLYN DRIVE	UNIT 16 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
17	BROOKLYN DRIVE	UNIT 17 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
18	BROOKLYN DRIVE	UNIT 18 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
19	BROOKLYN DRIVE	UNIT 19 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
20	BROOKLYN DRIVE	UNIT 20 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
21	BROOKLYN DRIVE	UNIT 21 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
22	BROOKLYN DRIVE	UNIT 22 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.55	145	>145
			TO THE RIGHT	-1.55	150	>150
23	BROOKLYN DRIVE	UNIT 23 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-1.25	N/A	N/A
			TO THE RIGHT	+1.25	145	>145
24	BROOKLYN DRIVE	UNIT 24 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	N/A	N/A	N/A
			TO THE RIGHT	+1.25	145	>145
25	BROOKLYN DRIVE	UNIT 25 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	N/A	N/A	N/A
			TO THE RIGHT	N/A	N/A	N/A
26	BROOKLYN DRIVE	UNIT 26 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	N/A	N/A	N/A
			TO THE RIGHT	N/A	N/A	N/A
27	BROOKLYN DRIVE	UNIT 27 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	N/A	N/A	N/A
			TO THE RIGHT	N/A	N/A	N/A
28	BROOKLYN DRIVE	UNIT 28 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	N/A	N/A	N/A
			TO THE RIGHT	N/A	N/A	N/A
29	BROOKLYN DRIVE	UNIT 29 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.50	145	>145
			TO THE RIGHT	-1.50	150	>150
30	BROOKLYN DRIVE	UNIT 30 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	+1.50	145	>145
			TO THE RIGHT	-1.50	150	>150
31	SOUTH CONIFER DRIVE	UNIT 31 DRIVEWAY AND STREET SOUTH CONIFER DRIVE	TO THE LEFT	+1.25	145	>145
			TO THE RIGHT	-1.25	150	>150
32	SOUTH CONIFER DRIVE	UNIT 32 DRIVEWAY AND STREET SOUTH CONIFER DRIVE	TO THE LEFT	+1.25	145	>145
			TO THE RIGHT	-1.25	150	>150
33	BROOKLYN DRIVE	UNIT 33 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-8.00	161	>161
			TO THE RIGHT	+8.00	137	>137

DRIVEWAY CLEAR SIGHT TRIANGLE AND SAFE SIGHT STOPPING DISTANCE

UNIT	STREET	INTERSECTING STREET	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET) REQUIRED:	ACTUAL:
34	BROOKLYN DRIVE	UNIT 34 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-8.00	161	>161
			TO THE RIGHT	+8.00	137	>137
35	BROOKLYN DRIVE	UNIT 35 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-8.00	161	>161
			TO THE RIGHT	+8.00	137	>137
36	BROOKLYN DRIVE	UNIT 36 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-8.00	161	>161
			TO THE RIGHT	+8.00	137	>137
37	BROOKLYN DRIVE	UNIT 37 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	0.00	147	>147
			TO THE RIGHT	0.00	147	>147
38	ROSALYN COURT	UNIT 38 DRIVEWAY AND STREET ROSALYN COURT	TO THE LEFT	-1.95	150	>150
			TO THE RIGHT	+1.95	145	>145
39	ROSALYN COURT	UNIT 39 DRIVEWAY AND STREET ROSALYN COURT	TO THE LEFT	-1.95	150	>150
			TO THE RIGHT	+1.95	145	>145
40	ROSALYN COURT	UNIT 40 DRIVEWAY AND STREET ROSALYN COURT	TO THE LEFT	-1.95	150	>150
			TO THE RIGHT	+1.95	145	>145
41	ROSALYN COURT	UNIT 41 DRIVEWAY AND STREET ROSALYN COURT	TO THE LEFT	+3.50	143	>143
			TO THE RIGHT	-3.50	153	>153
42	ROSALYN COURT	UNIT 42 DRIVEWAY AND STREET ROSALYN COURT	TO THE LEFT	+3.50	143	>143
			TO THE RIGHT	-3.50	153	>153
43	BROOKLYN DRIVE	UNIT 43 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-1.55	150	>150
			TO THE RIGHT	+1.55	145	>145
44	BROOKLYN DRIVE	UNIT 44 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-1.55	150	>150
			TO THE RIGHT	+1.55	145	>145
45	BROOKLYN DRIVE	UNIT 45 DRIVEWAY AND STREET BROOKLYN DRIVE	TO THE LEFT	-1.55	150	>150
			TO THE RIGHT	+1.55	145	>145
46	SOUTH CONIFER DRIVE	UNIT 46 DRIVEWAY AND STREET SOUTH CONIFER DRIVE	TO THE LEFT	-1.25	150	>150
			TO THE RIGHT	+1.25	145	>145
47	SOUTH CONIFER DRIVE	UNIT 47 DRIVEWAY AND STREET SOUTH CONIFER DRIVE	TO THE LEFT	-1.25	150	>150
			TO THE RIGHT	+1.25	145	>145

CLEAR SIGHT TRIANGLE AND SAFE SIGHT STOPPING DISTANCE (CST)

LOCATION CST- #	INTERSECTION	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET) REQUIRED:	ACTUAL:
12	ELLA WAY & SOUTH CONIFER DRIVE	TO THE LEFT	+1.00%	145'	>145'
		TO THE RIGHT	-1.00%	148'	>148"
13	BROOKLYN DRIVE & ELLA WAY	TO THE LEFT	+5.25%	139'	>139'
		TO THE RIGHT	-5.25%	157'	>157'
14	ROSALYN COURT (EAST) & BROOKLYN DRIVE	TO THE LEFT	+2.75%	143'	>143'
		TO THE RIGHT	-2.75%	151'	>151'
15	ROSALYN COURT (SOUTH) & BROOKLYN DRIVE	TO THE LEFT	-1.55%	150'	>150'
		TO THE RIGHT	+1.55%	144'	>144'
16	BROOKLYN DRIVE (EAST) & SOUTH CONIFER DRIVE	TO THE LEFT	-1.25%	150'	>150'
		TO THE RIGHT	+1.25%	144'	>144'
17	BROOKLYN DRIVE (WEST) & SOUTH CONIFER DRIVE	TO THE LEFT	+1.25%	144'	>144'
		TO THE RIGHT	-1.25%	150'	>144'

CENTERLINE LINE DATA

SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-50	50.00'	S46°22'18"E	BROOKLYN DRIVE
CL-51	412.92'	S13°08'59"E	BROOKLYN DRIVE
CL-52	150.00'	S13°08'59"E	BROOKLYN DRIVE
CL-53	222.00'	S76°51'01"W	BROOKLYN DRIVE
CL-54	377.00'	S76°51'01"W	BROOKLYN DRIVE
CL-55	224.16'	S76°51'01"W	BROOKLYN DRIVE
CL-57	244.79'	S13°08'59"E	SOUTH CONIFER DRIVE
CL-58	222.00'	S76°51'01"W	ROSALYN COURT
CL-59	150.00'	S13°08'59"E	ROSALYN COURT

CENTERLINE CURVE DATA

SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-50	150.00'	86.97'	44.75'	S29°45'38"E	85.76'	33°13'18"	BROOKLYN DRIVE
CLC-51	50.00'	45.38'	24.39'	N77°08'54"W	43.84'	52°00'09"	BROOKLYN DRIVE
CLC-52	325.00'	75.74'	38.04'	S19°49'34"E	75.57'	13°21'09"	SOUTH CONIFER DRIVE

NO	BY	DATE	REVISION

SEAL

SEAL

MANAGER: CHRIS VENARCHICK
DESIGN BY: NGG
CHECKED BY: CV
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CHECKED BY: CV

CLIENT
1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
(571) 276-3184

SCALE
N.T.S.
0' 40' 80' 120'

PROJECT TITLE
1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION &
LAND DEVELOPMENT PLAN
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE
CENTERLINE & SIGHT DISTANCE DATA

Land Planning
Landscape Architecture
Civil Engineering

RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:
SHEET NO.: 16 OF 38

NOT FOR BUILDING/NOT FOR CONSTRUCTION

FILENAME: P:\2024\2024J13-001\CADD\FINAL PH4\Plot\Z-Layout.dwg XREFS: Titleblock;Layout;Existing;Layout-HOP;Easements;PG IMAGES:

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(571) 276-3184

SCALE
1" = 150'
0' 150' 300' 450'

PROJECT TITLE

1376 CAMPUS ROAD - PHASE 3

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE

OVERALL GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering

53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277

221 W. Philadelphia Street
Suite 108E, York, PA 17401
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DATE: FEBRUARY 24, 2025

PROJECT NO.: 2024J13-001

LCPC NO.:

SHEET NO.: 17 OF 38

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1376 CAMPUS ROAD ASSOCIATES, LLC
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GRADING PLAN

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DATE: FEBRUARY 24, 2025
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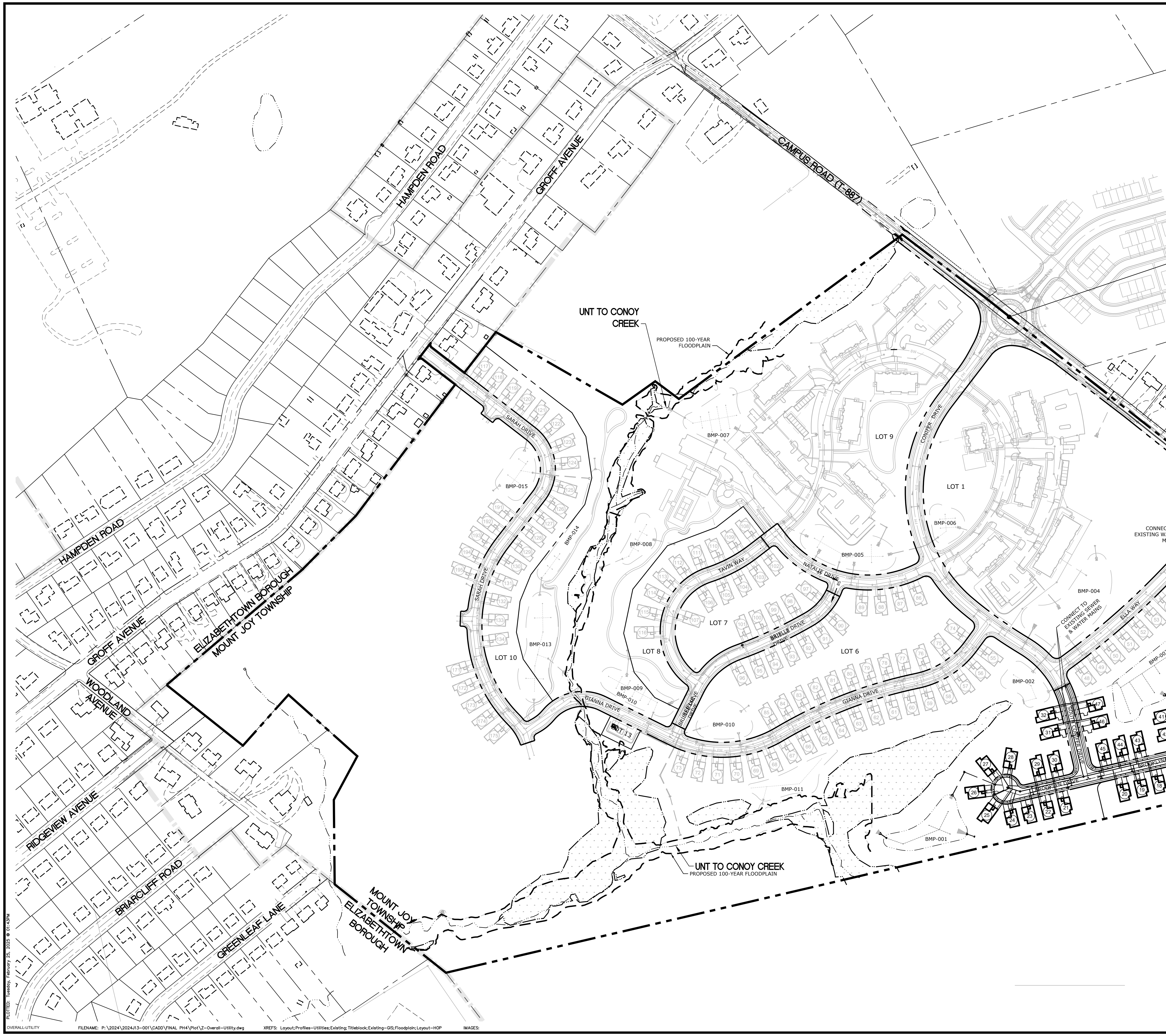
SHEET NO.: 19 OF 38



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FINAL SUBDIVISION &
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SHEET TITLE

OVERALL UTILITY PLAN

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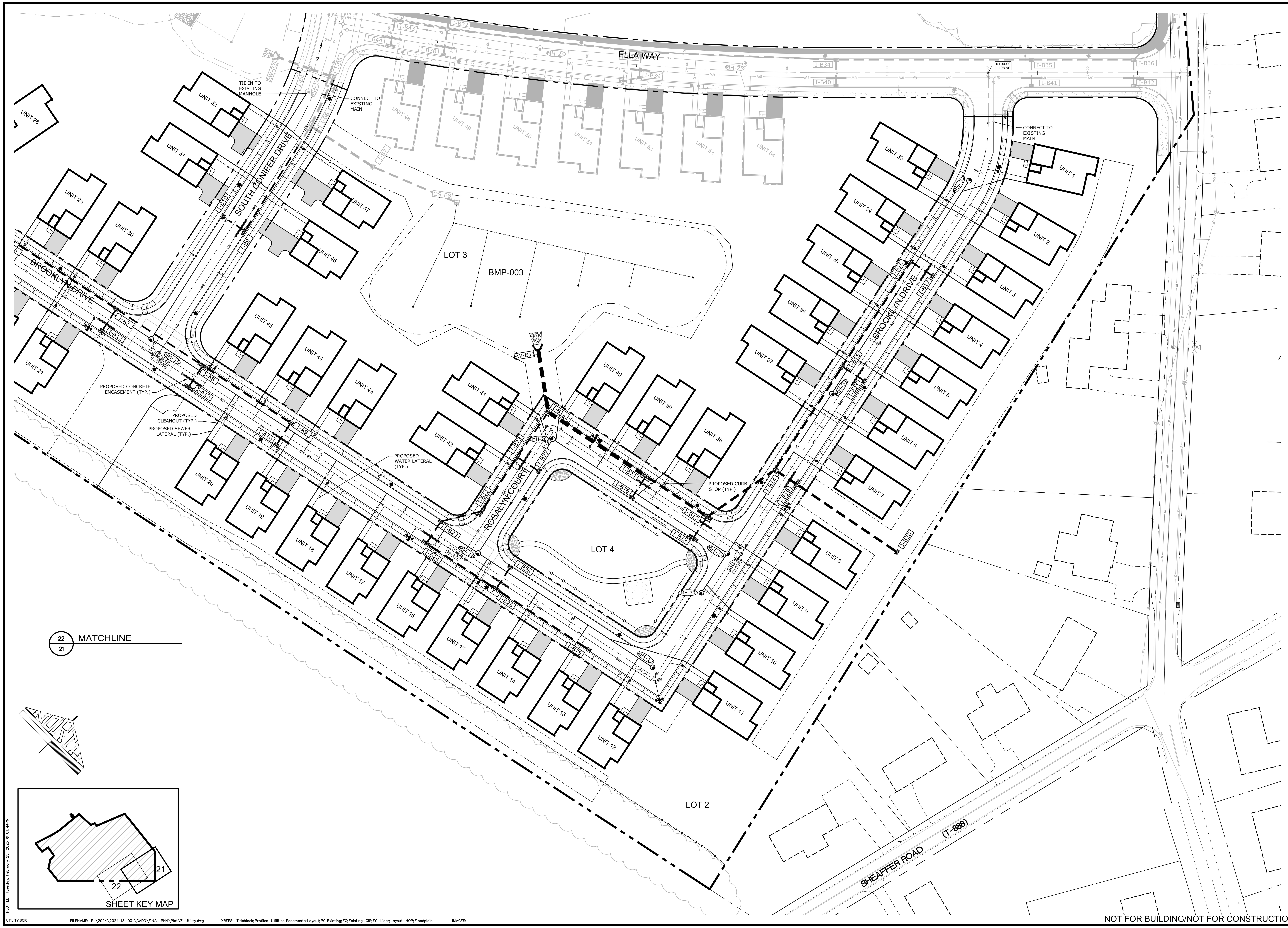

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SCALE
1" = 40'
0' 40' 80' 120'

PROJECT TITLE
1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE
LANDSCAPE PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
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RGS ASSOCIATES

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:
SHEET NO.: 23 OF 38

LANDSCAPE.SCR FILENAME: P:\2024\2024J13-001\CADD\FINAL PH4\Plot\Z-Landscape.dwg XREFS: Titleblock;Profiles-Utilities;Easements;Landscape;Layout;PG;Existing;Existing-GIS;EG-Lidar;Layout-HOP IMAGES:

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23
MATCHLINE

NO	BY	DATE	REVISION

SEAL

SEAL

CLIENT
1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
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MANAGER	
CHRIS VENARCHICK	
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DRAWN BY: NGG	CHECKED BY: CV

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NOT FOR BUILDING/NOT FOR CONSTRUCTION

LANDSCAPE CONTRACTOR NOTES:

A. GENERAL PLANTING NOTES:
1. CONTRACTOR SHALL CONTACT PA ONE CALL (8-1-1), AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING, AND SHALL FIELD-ADJUST THE LOCATIONS OF TREES AND SHRUBS, IF NECESSARY, TO AVOID ANY CONFLICT WITH THESE UTILITIES. **CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY PROPOSED DESIGN CHANGES.**
3. THIS PLAN IS FOR PLANTING INFORMATION ONLY. REFER TO GRADING, UTILITY, SITE LAYOUT AND SEDIMENT EROSION CONTROL PLANS FOR ALL RELATED INFORMATION.
4. ALL PLANTS AND SHRUBS SHALL BE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE DETAILS AND COMMENTS NOTED ON THESE DRAWINGS.
5. PLANT MATERIALS INSTALLED WITHOUT PRIOR APPROVAL ARE SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT HIS/HER EXPENSE IF DETERMINED TO BE UNSATISFACTORY. REJECTED PLANT MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
6. PROPOSED LOCATIONS OF ALL NON-HERBACEOUS PLANT MATERIALS AND PLANTING BED OUTLINES SHALL BE STAKED AND OUTLINED IN THE FIELD BY THE **CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT** OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS, AND SHALL REPORT ANY IDENTIFIED DISCREPANCIES TO THE LANDSCAPE ARCHITECT. IF SITE WORK HAS BEEN MODIFIED AND DIFFERS FROM INFORMATION SHOWN ON THE APPROVED PLANS, AND POTENTIAL CHANGES TO THE PLANTING DESIGN ARE NECESSARY, THE CONTRACTOR **SHALL CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.**
8. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE.
9. PLANT TREES, SHRUBS, AND OTHER PLANT MATERIALS AFTER FINISHED GRADES ARE ESTABLISHED, AND BEFORE PLANTING ANY TURF AREAS UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL VISUALLY INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOIL IS PLACED OR PLANTING BEGINS TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE PLANTED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR **SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CORRECTIVE ACTION.**
11. REMOVE ANY EXCESS SOIL FROM PLANT ROOT FLARES, IF PRESENT.
12. LANDSCAPE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING IN AREAS OF EXISTING VEGETATION THAT IS TO REMAIN AND TO BE PROTECTED. IF SUCH VEGETATION IS INJURED OR DESTROYED DURING CONSTRUCTION, IT SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH PLANTS OF A SIZE AND SPECIES **AS DETERMINED BY THE LANDSCAPE ARCHITECT,** AND SUCH REPLACEMENT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
13. PLANT QUANTITIES NOTED ON THE PLANT LIST SHOULD MATCH THE PLANT SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES AND **SHALL CONTACT THE LANDSCAPE ARCHITECT** IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE DRAWING SYMBOLS.
14. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

B. PLANT STANDARDS
1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY, AND VIGOROUS. THEY SHALL BE FREE FROM DISEASE.
3. REQUIREMENTS FOR PLANT MEASUREMENTS, BRANCHING, GRADING, QUALITY, AND BALLING AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, AS AMENDED. DO NOT PRUNE TO ATTAIN REQUIRED SIZES.
4. IF FORMAL PLANTING ARRANGEMENTS OR A CONSISTENT ORDER OF PLANTS IS INDICATED ON THE DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.
5. ALL STREET TREES AND SCREENING PLANT MATERIALS SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF OTHER SITE WORK.THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, AND WEEDING TO KEEP THE COMPLETED WORK AND/OR UNCOMPLETED WORK IN A CLEAN AND NEAT CONDITION AT ALL TIMES.

C. PLANT GUARANTEE
1. ALL MATERIAL SHALL BE GUARANTEED BY INSTALLER FOR THE DURATION OF 12 MONTHS FOLLOWING THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL BE MAINTAINED AFTER REPLAINTING FOR AN ADDITIONAL 18 MONTHS.
2. THE CONTRACTOR SHALL GUARANTEE THAT PLANTS SHALL BE IN VIGOROUS AND THRIVING CONDITION AT THE END OF THE GUARANTEE PERIOD. SHOULD ANY PLANTS APPEAR TO BE IN POOR HEALTH OR LACK NORMAL GROWTH HABIT, AS DETERMINED BY THE LANDSCAPE ARCHITECT, THEY SHALL BE REMOVED AT ONCE AND REPLACED.
3. DURING THE TIME BETWEEN THE INSTALLATION OF PLANTS AND THE BEGINNING OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SUPERINTENDENCE OF THE PLANTINGS. SHOULD ANY PLANT BE STOLEN OR OTHERWISE REMOVED, ANY SUCH PLANT SHALL BE REPLACED BY THE CONTRACTOR. THE GUARANTEE PERIOD WILL BEGIN WHEN ALL PLANTS ARE INSTALLED AS SHOWN AND SPECIFIED IN THESE PLANS.

D. SOIL PREPARATION:
1. NOTES IN THIS SECTION APPLY TO ALL PLANTING AREAS OTHER THAN LANDSCAPED PCSM BMPS. SOIL PREPARATION REQUIREMENTS FOR PCSM BMPS CAN BE FOUND ON SHEET 41.
2. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL OBTAIN, AND FORWARD TO THE LANDSCAPE ARCHITECT, SOIL AGRONOMY TESTING REPORTS FROM AN APPROVED SOILS LABORATORY SUCH AS PENNSYLVANIA STATE UNIVERSITY'S AGRICULTURAL ANALYTICAL SERVICES LABORATORY. TESTS SHALL BE COMPLETED FOR EACH EXISTING SOIL TYPE AND FOR EACH BATCH OF IMPORTED TOPSOIL. TESTS TO INCLUDE SOIL FERTILITY, PARTICLE SIZE, SAND SEIVE ANALYSIS, ORGANIC MATTER AND SOLUBLE SALTS. CONTRACTOR TO REQUEST SOIL AMENDMENT RECOMMENDATIONS FOR EACH CATEGORY OF TURF AND/OR LANDSCAPE PLANT TO BE INSTALLED IN THE SUBJECT SOIL.
3. ALL SOIL AMENDMENTS SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT, AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
4. PERENNIAL, ANNUAL AND BULB PLANTING AREAS SHALL HAVE AMENDED SOILS AS FOLLOWS FOR EACH 100 S.F. AREA:
   - 6 CU. FT. OF CLEAN COMPOST
   - 5-6 LBS. MILORGANITE OR EQUAL
   - 2-3 LBS. OF 0-20-20 FERTILIZER
5. AGRIFORM 20-10-5 PLANTING TABLETS OR EQUIVALENT SHALL BE USED FOR ALL TREE AND SHRUB PLANTINGS PER THE MANUFACTURER'S SPECIFICATIONS. TABLETS ARE NOT A REPLACEMENT FOR AMENDMENTS REQUIRED BY THE SOIL AGRONOMY TEST RESULTS.
6. APPLY AMENDMENTS ON-SITE, AND MIX SOIL TO FULLY ADDRESS ALL EXISTING SOIL DEFICIENCIES. DO NOT APPLY AMENDMENTS NOR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. LANDSCAPE PLANTING AREAS SHALL BE FREE OF ANY DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE RUBBLE, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE TAR, ROOFING COMPOUND, ACID, AND STONES LARGER THAN 3" IN ANY DIRECTION.
8. TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 6".
9. IN ALL PLANTING AREAS. IF INSUFFICIENT TOPSOIL IS PRESENT PRIOR TO PLANTING, THE SITE CONTRACTOR SHALL PROVIDE AND PLACE THE REQUIRED TOPSOIL AT THE LANDSCAPE CONTRACTOR'S REQUEST. THE TOPSOIL SHALL BE ROUGH GRADED BY THE SITE CONTRACTOR AND FINISH GRADED BY THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR SHALL KILL OFF ANY EXISTING TURF AND UNWANTED VEGETATION WITHIN PROPOSED BED LIMITS. COMPLETE REMOVAL OF TURF BY MEANS OF A SOD CUTTER OR SCUFFING IS AN ACCEPTABLE ALTERNATIVE METHOD TO HERBICIDE APPLICATION. IF HERBICIDE IS NOT USED, THE CONTRACTOR SHALL COMPLETELY REMOVE ALL EXISTING PLANT ROOTS.

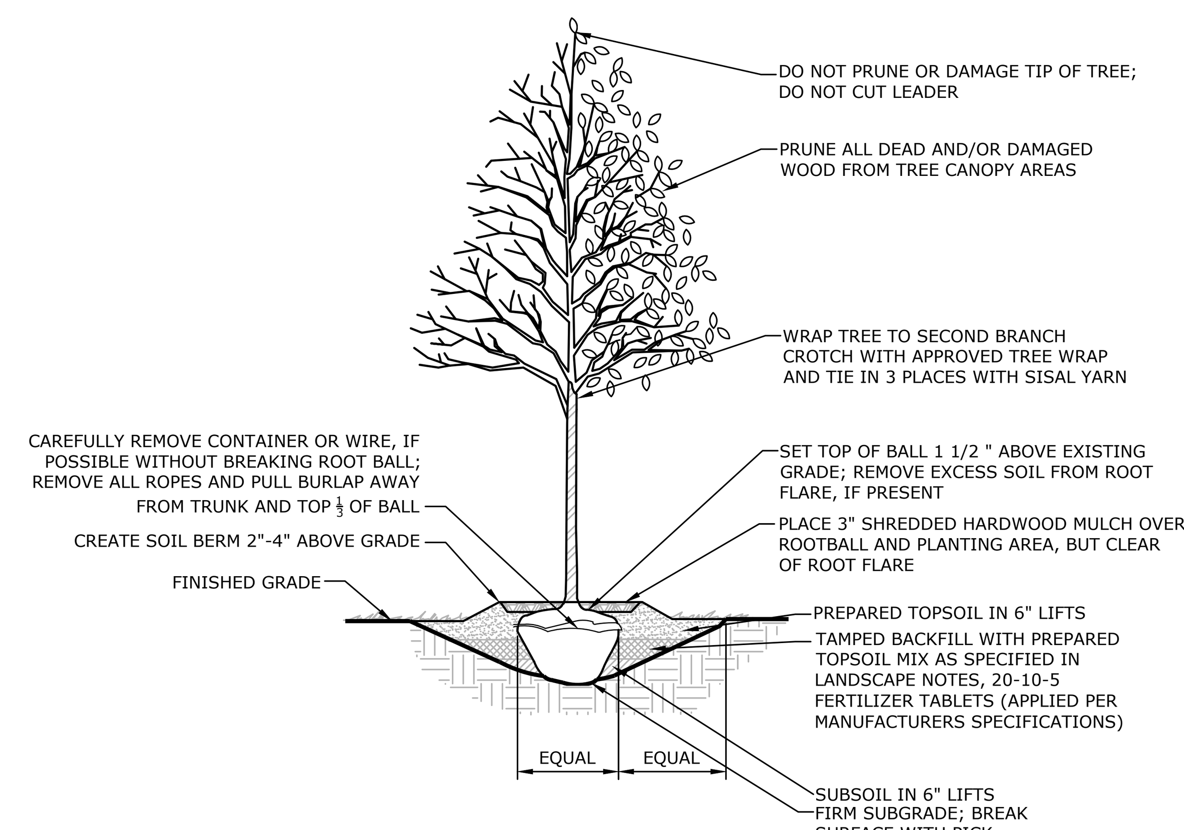
E. MULCH:
1. THE CONTRACTOR MAY APPLY A PRE-EMERGENT HERBICIDE PER THE MANUFACTURERS SPECIFICATIONS TO THE ENTIRE PLANTING BED FOR CONTROL OF WEED GERMINATION.
2. A LAYER OF NATURAL, NON-COLORED ORGANIC MULCH SHALL BE APPLIED ACROSS THE ENTIRE PLANTING BED AREA UNLESS OTHERWISE INDICATED ON THE PLAN. MULCH DEPTH SHALL NOT BE GREATER THAN 3" NOR LESS THAN 2".
3. MULCH SHALL BE ORGANIC, DOUBLE-CUT, NATURAL, UN-DYED AND FREE FROM DELETERIOUS MATERIALS.
4. MULCH SHALL NOT COVER THE CROWNS OF ANY HERBACEOUS PLANTS, NOR THE ROOT FLARES OF ANY WOODY PLANTS.

F. SEED/SOD ESTABLISHMENT NOTES:
1. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULING FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. TURFGRASS SOD SHALL COMPLY WITH 'SPECIFICATIONS FOR TURFGRASS SOD MATERIALS' IN TPI GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING. TURFGRASS SOD SHALL BE A VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. IT SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT.
3. RECOMMENDED TIME OF TURFGRASS SEEDING IS SEPTEMBER 1ST TO OCTOBER 15TH. WHERE SPRING SEEDINGS ARE NECESSARY, SEED NO LATER THAN APRIL 1ST FOR BEST RESULTS.
4. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE IN CLIMATIC CONDITIONS OF THE SPECIFIC SITE AREA.
5. PRIOR TO SEEDING AND/OR SODDING, REMOVE ANY EXISTING VEGETATION FROM PROPOSED LAWN AREAS.
6. EXCESS DEAD VEGETATION SHOULD BE TURNED UNDER, IF THE SITE IS NOT TOO WET FOR TILLING WITHOUT EXCESSIVE SOIL COMPACTION.
7. IF TOPSOIL HAS BEEN DEPLETED OR REMOVED IN THE AREA TO BE SEEDED OR SODDED, PROVIDE SOIL AMENDMENTS PER THE SOIL AGRONOMY REPORT.
8. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION, AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
9. EXTRA CARE SHALL BE TAKEN TO ELIMINATE DEPRESSIONS OR AIR POCKETS BY ROLLING OR TAMPING LAWN BASE BEFORE INSTALLATION. ALL SOD MUST BE DELIVERED AND INSTALLED WITHIN 36 HOURS OF BEING CUT. SOD SHALL BE LAID SMOOTHLY, EDGE TO EDGE WITH STAGGERED JOINTS. IMMEDIATELY AFTER INSTALLATION, THE SOD SHALL BE WATERED TO A DEPTH OF 4" INTO THE SOIL.
10. MULCHING WITH STRAW, HYDROMULCH, OR FIBER MATS IS RECOMMENDED TO PROTECT SEED FROM DRYING OUT OR WASHING AWAY. HEAVY MULCHES SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.
11. BOUNDARIES OF NEWLY SEEDED AREAS SHALL BE WELL DEFINED WITH SIGNS OR OTHER MARKERS TO DETER INTRUSION UNTIL LAWN AREAS ARE FULLY ESTABLISHED.
12. CONTRACTOR IS RESPONSIBLE FOR TURF MAINTENANCE UNTIL SATISFACTORY TURF IS ESTABLISHED, AS DETERMINED BY THE LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
   a. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
   b. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
   c. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.
13. WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.
   a. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   b. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.
14. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET.
15. TURF POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF AT LEAST 1 LB/1000 SQ. FT. TO TURF AREA.
16. SATISFACTORY TURF - TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT/ENGINEER: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
17. CONTRACTOR TO USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

G. PLUG INSTALLATION NOTES:
1. PRIOR TO FINAL SEEDING/PLANTING OF THE STORMWATER MANAGEMENT FACILITIES, THE CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION INFILTRATION TESTING IN THE BIO-RETENTION FACILITIES TO DETERMINE ACTUAL DEWATERING RATES. RESULTS TO BE PROVIDED TO PROJECT'S LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER WHO WILL THEN RECOMMEND ANY REQUIRED ADJUSTMENTS TO PROPOSED PLANTINGS. FINAL PLANT SPECIES SELECTIONS MAY BE MODIFIED AS NECESSARY BASED UPON ACTUAL FIELD-CONDITION INFILTRATION RATES.
2. PLUGS SHALL ONLY BE INSTALLED WHEN THEY ARE IN ACTIVE GROWTH. PROPER INSTALLATION PERIODS VARY BY SPECIES. CONSULT PLANT SUPPLIER FOR GUIDANCE ON PLANTING PERIODS AND TIMING. INSTALLATION OUTSIDE OPTIMAL PLANTING PERIODS COULD RESULT IN PLANT LOSS.
3. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE. AVOID PLANTING IN EXCESSIVELY MOIST CONDITIONS UNLESS PLANTING IN HYDRIC SOILS.
4. CONTRACTOR TO LAYOUT AND INSTALL PLUGS AS SOON AS POSSIBLE FOLLOWING PLANT DELIVERY TO SITE.
5. IF PLANTING MUST BE DELAYED DUE TO WEATHER OR CONSTRUCTION DELAYS, MOVE PLUGS TO A PROTECTED AND SHADED AREA. IRRIGATE AS NEEDED.
6. THOROUGHLY WATER PLUG TRAYS PRIOR TO PLUG REMOVAL AND PLANTING.
7. PLUG SPECIES ARE TO BE DISTRIBUTED ACROSS THE FACILITY AT THE SPECIFIED SPACING, AND SHALL BE COMBINED WITH OTHER SPECIES (IF SO NOTED) IN A RANDOM FASHION.
8. FOR PLANTING AREAS TO BE MULCHED, APPLY MULCH PRIOR TO INSTALLATION OF THE PLUGS.
9. WHERE APPLICABLE, SECURE EROSION CONTROL MATTING PRIOR TO PLANTING. PLANT PLUGS DIRECTLY THROUGH THE EROSION CONTROL MATTING.
10. CONTRACTOR SHALL ONLY REMOVE PLUGS FROM TRAYS BY PUSHING PLANTS UP THROUGH THE BOTTOM OF THE LINER. DO NOT PULL THE PLANTS BY THEIR FOLIAGE.
11. CONTRACTOR SHALL NOT 'TEASE' THE PLUG ROOT SYSTEMS APART AS IS CUSTOMARY WITH OTHER CONTAINERIZED PLANTS WITH DENSE ROOT SYSTEMS.
12. PLUGS SHALL BE PLANTED SO THAT THE TOP OF THE PLUG SOIL MEDIA IS FLUSH WITH THE FINISHED GRADE. LIGHTLY TAMP SURROUNDING SOIL TO INCREASE SOIL-ROOT CONTACT AND TO MINIMIZE FROST HEAVING POTENTIAL.
13. PLUGS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING TO REDUCE AIR POCKETS AND TO MAXIMIZE CONTACT BETWEEN THE PLUG ROOTS AND PREPARED SOIL.
14. MONITOR NEW PLANTINGS FOR SIGNS OF DISEASES, PESTS AND WATER STRESS.
15. KEEP NEW PLANTINGS FREE OF UNDESIRABLE AND INVASIVE SPECIES.
16. CONTRACTOR SHALL REMOVE ALL CUT VEGETATION TO ENSURE STORMWATER MANAGEMENT CONTROL STRUCTURES ARE KEPT CLEAR AND FREE OF DEBRIS.

PLANT SCHEDULE

TREES - DECIDUOUS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
Ao	15	Acer saccharum	Red Maple 'October Glory'	2" - 2.5" Cal.	B&B
Gt	1	Gleditsia triacanthos f. inermis	Thornless Honey Locust	2" - 2.5" Cal.	B&B
Lt	12	Liriodendron tulipifera	Tulip Poplar	2" - 2.5" Cal.	B&B
Qr	2	Quercus rubra	Red Oak	2" - 2.5" Cal.	B&B
Ta	21	Tilia americana	American Linden	2" - 2.5" Cal.	B&B



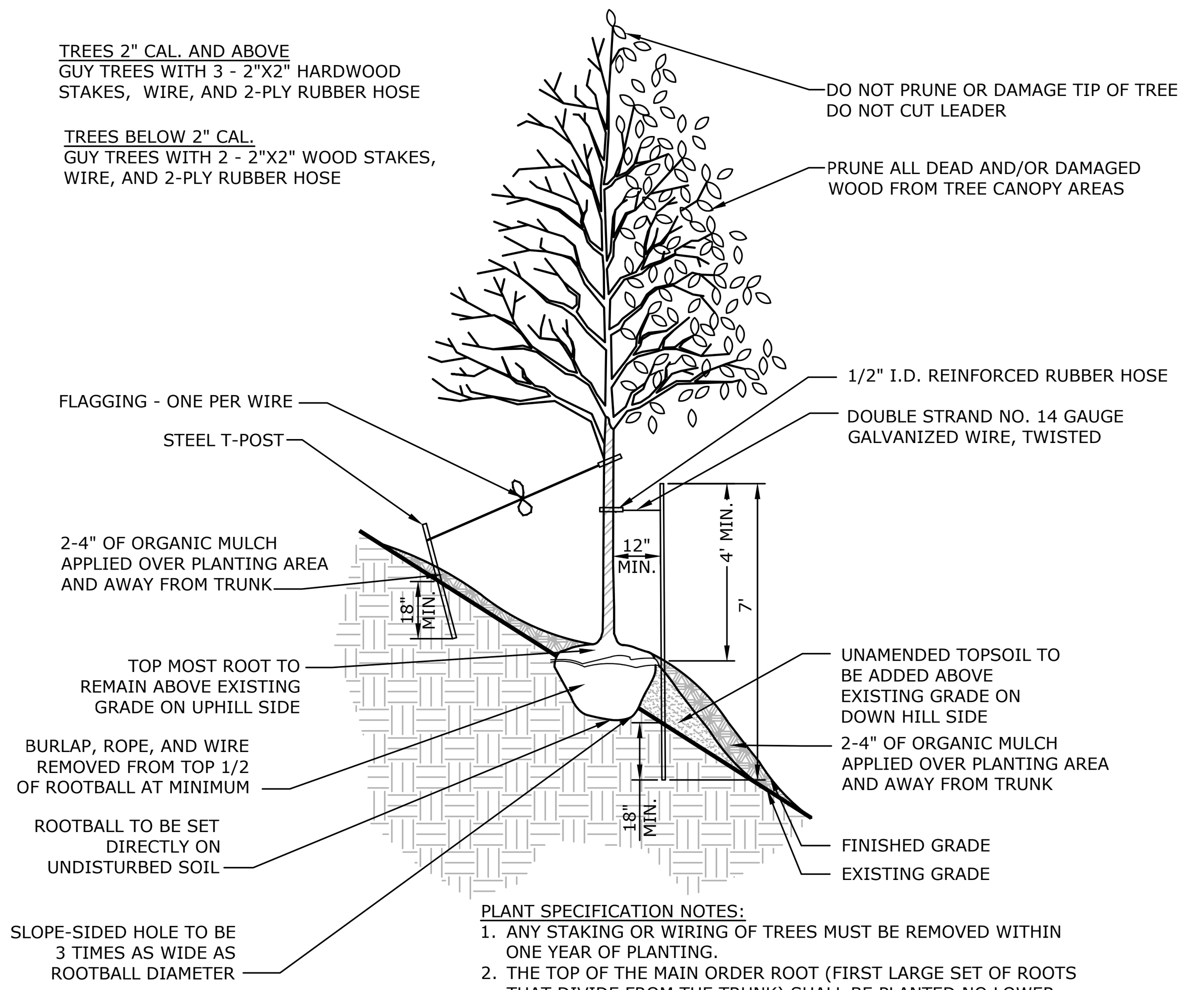
PLANT SPECIFICATION NOTES:
1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL TREES SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
4. REQUIREMENTS FOR TREE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED.
5. SEE LANDSCAPE NOTES FOR REQUIRED SOIL TESTING, PREPARATION AND AMENDMENT.
6. THE TOP OF THE MAIN ORDER ROOT (FIRST LARGE SET OF ROOTS THAT DIVIDE FROM THE TRUNK) SHALL BE PLANTED NO LOWER THAN ONE OR TWO INCHES INTO THE SOIL.

1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

TREES 2" CAL. AND ABOVE
GUY TREES WITH 3 - 2"X2" HARDWOOD STAKES, WIRE, AND 2-PLY RUBBER HOSE

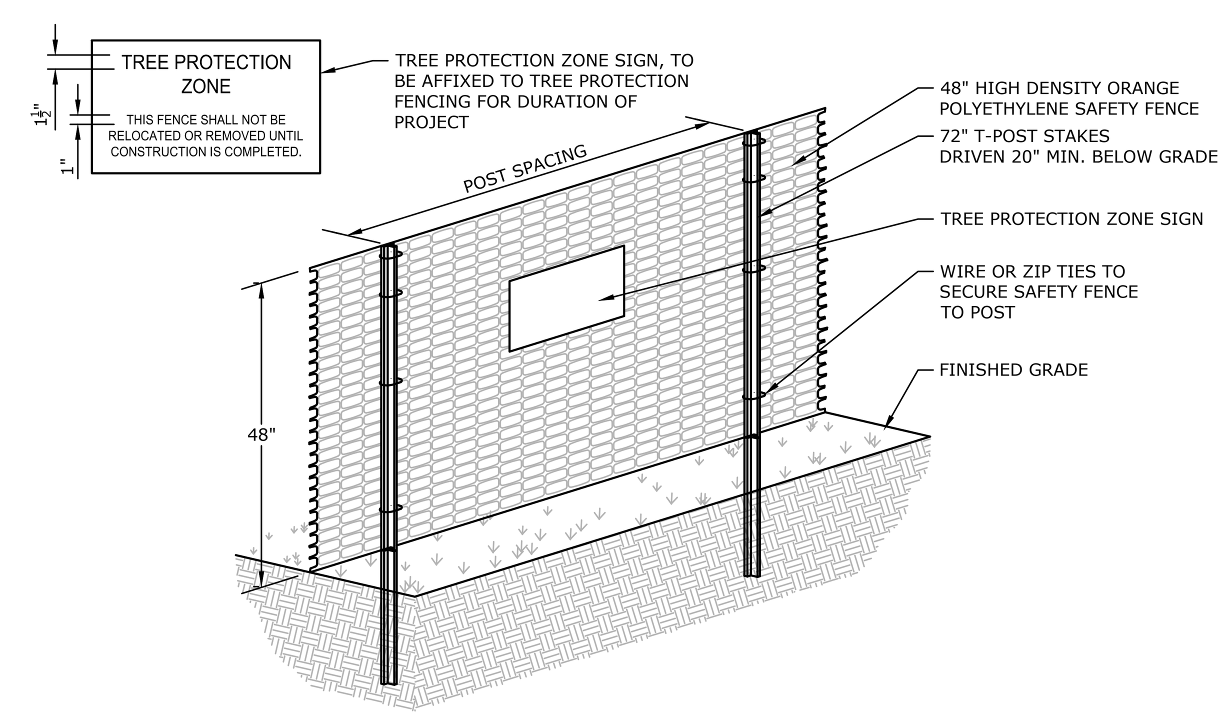
TREES BELOW 2" CAL.
GUY TREES WITH 2 - 2"X2" WOOD STAKES, WIRE, AND 2-PLY RUBBER HOSE



PLANT SPECIFICATION NOTES:
1. ANY STAKING OR WIRING OF TREES MUST BE REMOVED WITHIN ONE YEAR OF PLANTING.
2. THE TOP OF THE MAIN ORDER ROOT (FIRST LARGE SET OF ROOTS THAT DIVIDE FROM THE TRUNK) SHALL BE PLANTED NO LOWER THAN ONE OR TWO INCHES INTO THE SOIL.

2 TYPICAL DECIDUOUS/EVERGREEN TREE PLANTING DETAIL FOR STEEP SLOPES

NOT TO SCALE



1. ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED AS SHOWN ON PLANS.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH ORANGE POLYETHYLENE SAFETY/CONSTRUCTION FENCE. INSTALL ORANGE CONSTRUCTION FENCE OUTSIDE THE TREE PROTECTION ZONE (TPZ) NOTED ON THE PLANS, SEE SHEET 3. ORANGE CONSTRUCTION FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
3. ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED AS SHOWN ON THE PLAN.
4. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED BY **THE LANDSCAPE ARCHITECT**.
5. POST SPACING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

3 TREE PROTECTION ZONE (TPZ) FENCE DETAIL

NOT TO SCALE

NOT FOR BUILDING/NOT FOR CONSTRUCTION

PLOTTED: Tuesday, February 25, 2025 @ 01:46PM

FILENAME: P:\2024\2024J13-001\CADD\FINAL PH4\Plot\Z-Landscape-Details.dwg XREFS: Details; Titleblock IMAGES:

NO | BY | DATE | REVISION

SEAL

SEAL

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