



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1778) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20203531256 (CITY OF LANCASTER)

COMCAST
1131 SOUTH DUKE STREET
LANCASTER, PA 17602
CONTACT: MARK DEATRICK
EMAIL: MARK.DEATRICK@COMCAST.COM

PFL ELECTRIC UTILITIES CORPORATION
4810 LYCOMING HALL
MONTGOMERYVILLE, PA 17754
CONTACT: PAMELA SEITZER
EMAIL: PSEITZER@PFLWEB.COM

CITY OF LANCASTER
120 NORTH DUKE STREET
P.O. BOX 1599
LANCASTER, PA 17608
CONTACT: BENJAMIN PERWIEN
EMAIL: BPERWIEN@CITYOFLANCASTERPA.COM

UGL UTIL LANCASTER
1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGL.COM

VERIZON PENNSYLVANIA LLC
1028 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.BARUM@VERIZON.COM

FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN PROPOSED RE-DEVELOPMENT FOR ADAMSBURY ASSOCIATES, L.P.

213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST. CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

PREPARED FOR:
ADAMSBURY ASSOCIATES, L.P.
4-6 WEST KING STREET, SUITE 4
LANCASTER, PA 17603-3824

CERTIFICATE OF CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER, THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CERTIFICATE FOR LANCASTER CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE LANCASTER CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN OR VICE-CHAIRMAN

CITY OF LANCASTER STORMWATER MANAGEMENT SITE PLAN APPROVAL

ON THIS DATE _____, 20____, THE CITY OF LANCASTER APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE CITY OF LANCASTER IN FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE CITY OF LANCASTER STORMWATER MANAGEMENT ORDINANCE.

CARBONATE GEOLOGY STATEMENT

I, SCOTT T. DEBELL, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES (CIRCLE ONE) (S) / IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

SCOTT T. DEBELL, P.E.
REGISTRATION NO. PE 060631-E
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE _____ SEAL _____

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

GRANT ALLEN ANDERSON, P.L.S.
REGISTRATION NO. SU 075471
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE _____ SEAL _____

CERTIFICATE OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE _____ SEAL _____
SCOTT T. DEBELL, P.E.
REGISTRATION NO. PE 060631-E
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

WAIVER/MODIFICATION REQUEST

AT A MEETING HELD ON _____, 2022, THE CITY OF LANCASTER PLANNING COMMISSION APPROVED THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE CITY OF LANCASTER SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

A) SECTION 265-26.D(4)(b)(6) WHICH REQUIRES SUBMITTAL OF AN ENVIRONMENTAL IMPACT REPORT
WAIVER/MODIFICATION IS REQUESTED TO NOT SUBMIT AN ENVIRONMENTAL IMPACT REPORT AS THERE ARE NO FEATURES ON THE PROJECT SITE PERTAINING TO THE REQUIREMENTS LISTED IN THE ORDINANCE.

SPECIAL EXCEPTION / VARIANCE REQUESTS

AT A MEETING HELD ON JANUARY 24, 2022, THE CITY OF LANCASTER ZONING HEARING BOARD APPROVED THE FOLLOWING VARIANCES FROM THE CITY OF LANCASTER ZONING ORDINANCE. RESOLUTION 22-007 FOR 213 COLLEGE AVENUE:

- A) SECTION 300-15: A SPECIAL EXCEPTION IS REQUIRED FOR MULTI-FAMILY DWELLING (NEW) USE FOR THE PORTION OF THE SITE IN THE R4 DISTRICT.
- B) SECTION 300-44(G): A SPECIAL EXCEPTION WILL BE REQUIRED FOR 213 COLLEGE AVE. PARCEL TO HAVE PARKING LOCATED "OFF-SITE" ON THE 217 COLLEGE AVE. AND 224 & 226 ELM ST. PARCEL.
- C) SECTION 300-20: A SIDE SETBACK VARIANCE FOR 213 COLLEGE AVE. PARCEL IS REQUIRED FOR THE USE OF THE EXISTING SOUTHERN WALL LOCATION DUE TO INCREASING THE HEIGHT/STORIES (APPROX. 6.5')
- D) SECTION 300-20: A REAR YARD VARIANCE FOR 213 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217 COLLEGE AVE. PARCEL.

RESOLUTION 22-008 FOR 217 COLLEGE AVENUE:

- A) SECTION 300-15: A USE VARIANCE IS REQUIRED FOR PORTION OF PROJECT LOCATED IN THE R4 DISTRICT.
- B) SECTION 300-20: A SIDE YARD VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE ELM ST. PARCEL.
- C) SECTION 300-20: A REAR YARD VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 213 COLLEGE AVE. PARCEL AND ELM ST. PARCEL.
- D) SECTION 300-20: A LOT COVERAGE VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE INCREASE FROM 87% TO 90%.
- E) SECTION 300-20: A BUILDING COVERAGE VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE INCREASE FROM 76% TO 77%.
- F) SECTION 300-42: A PARKING STALL SIZE VARIANCE IS REQUIRED FOR THE 217 COLLEGE AVE. PARCEL.

RESOLUTION 22-009 FOR 224 & 226 ELM STREET:

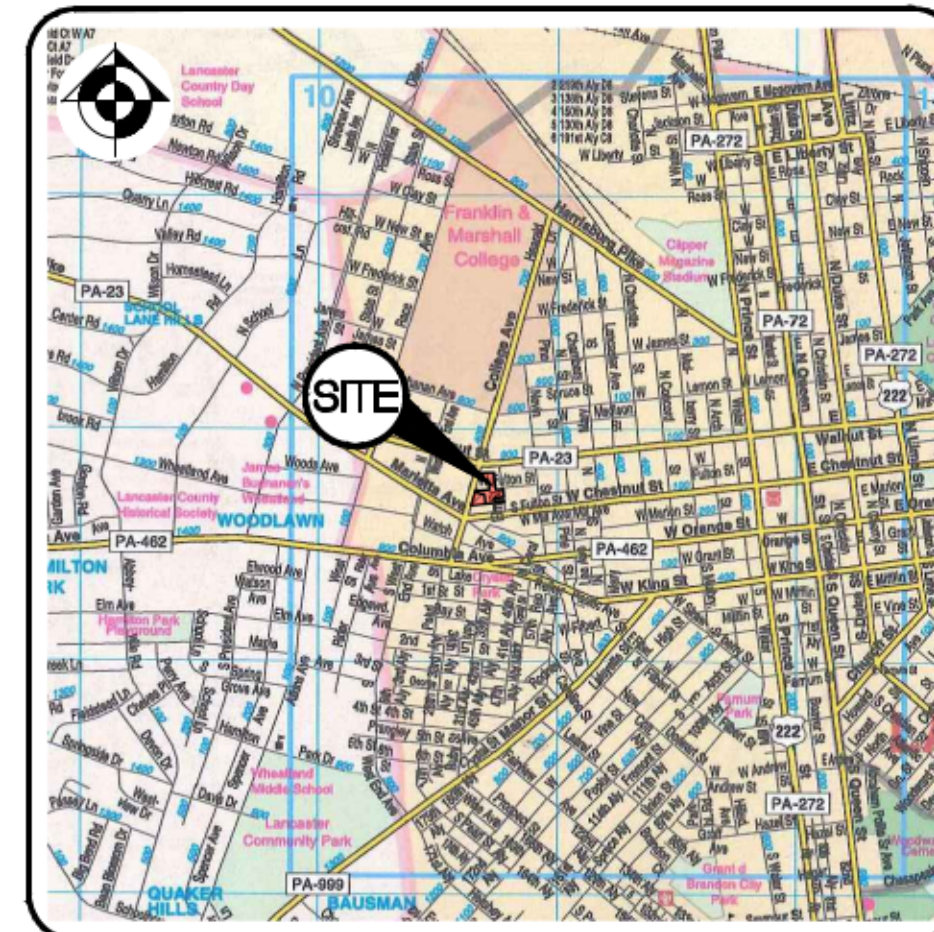
- A) SECTION 300-15: A USE VARIANCE IS REQUIRED FOR PORTION OF PROJECT LOCATED IN THE R4 DISTRICT.
- B) SECTION 300-20: A SIDE YARD VARIANCE FOR 224 & 226 ELM ST. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217 COLLEGE AVE. PARCEL.
- C) SECTION 300-20: A REAR YARD VARIANCE FOR 224 & 226 ELM ST. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217 COLLEGE AVE. PARCEL.
- D) SECTION 300-20: A FRONT SETBACK VARIANCE IS REQUIRED FOR 224 & 226 ELM ST. AND 217 COLLEGE AVE. TO SET THE PROPOSED BUILDING BACK FROM THE FRONTS OF THE EXISTING BUILDINGS ALONG ELM ST.
- E) SECTION 300-20: A LOT COVERAGE VARIANCE FOR 224 & 226 ELM ST. PARCEL IS REQUIRED DUE TO THE INCREASE FROM 0% TO 96%.
- F) SECTION 300-42: A PARKING STALL SIZE VARIANCE IS REQUIRED FOR THE 224 & 226 ELM ST. PARCEL.
- G) SECTION 300-44.D: A VARIANCE FOR PARKING IN THE FRONT YARD FOR THE 224 & 226 ELM ST. PARCEL.

CERTIFICATE OF ACCURACY FOR (STORMWATER MANAGEMENT, TRAFFIC IMPACT OR OTHER IMPROVEMENTS) PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE (STORMWATER MANAGEMENT, TRAFFIC CONTROL FACILITIES OR OTHER PLAN DETAILS NOT COVERED BY THE CERTIFICATE OF PLAN ACCURACY) SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMITY WITH THE LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE _____ SEAL _____
SCOTT T. DEBELL, P.E.
REGISTRATION NO. PE 060631-E
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	PARCEL ID
	213 COLLEGE AVENUE	335789800000
	217 COLLEGE AVENUE	3348920400000
	224 ELM STREET	335909300000
	226 ELM STREET	3356871300000



LOCATION MAP

SCALE: 1" = 2,000'

COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
C-1	TITLE SHEET
C-2	PROJECT NOTES AND PLAN LEGEND
C-3	LOT CONSOLIDATION PLAN
C-4	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C-5	SITE LAYOUT PLAN
C-6	SITE EASEMENT PLAN
C-7	SITE GRADING, UTILITY AND LANDSCAPING PLAN
C-8	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS AND PROFILE(S)
C-9	SITE DETAILS

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 335987300000)
(OWNER - PARCEL ID - 3359909300000)
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME,

_____ THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, BEING _____ OF LONGVIEW STRUCTURES, LLC _____ TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

LONGVIEW STRUCTURES, LLC
859 FAIRVIEW ROAD
MANNHEIM, PA 17545

CORPORATE OFFICER

TITLE

NOTARY PUBLIC

NOTARY STAMP SEAL

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 335789800000)
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME,

_____ THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, BEING _____ OF PINNACLE HEALTH LANCASTER HEALTH REGIONAL HEALTH CENTER TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

PINNACLE HEALTH LANCASTER HEALTH REGIONAL HEALTH CENTER
250 COLLEGE AVENUE
LANCASTER, PA 17603

CORPORATE OFFICER

TITLE

NOTARY PUBLIC

NOTARY STAMP SEAL

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, IN AND FOR LANCASTER COUNTY PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____, VOLUME _____, PAGE _____, WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____. (RECORD SHEETS 1-8)

RECORDER

STORMWATER ACKNOWLEDGEMENT BY OWNER

I (WE) THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE CITY OF LANCASTER.

OWNER(S) _____ DATE _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 3358920400000)
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME,

_____ THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, BEING _____ OF 217 COLLEGE AVENUE GARAGE, LLC _____ TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

217 COLLEGE AVENUE GARAGE, LLC
701 CATHEDRAL STREET, SUITE 10
BALTIMORE, MD 21201

CORPORATE OFFICER SIGNATURE

CORPORATE OFFICER PRINTED NAME

TITLE

NOTARY PUBLIC

NOTARY STAMP SEAL

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 335987300000)
(OWNER - PARCEL ID - 3359909300000)
(OWNER - PARCEL ID - 3358920400000)
(OWNER - PARCEL ID - 3357898000000)
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE 5th DAY OF April, 2022, BEFORE ME,

CLAUDE THIES, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, BEING SR VP OF ADAMSBURY ASSOCIATES, L.P. TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE "EQUITABLE" OWNER _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

ADAMSBURY ASSOCIATES, L.P.
4-6 WEST KING STREET, SUITE 4
LANCASTER, PA 17603-3824

CORPORATE OFFICER

TITLE

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Melissa A. Kelley, Notary Public
My commission expires January 6, 2025
Commission number: 1212765
Member, Pennsylvania Association of Notaries

NOTARY STAMP SEAL

NO.	DATE	COMMENTS

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE SHEET
PROJECT: PROPOSED RE-DEVELOPMENT FOR ADAMSBURY ASSOCIATES, L.P.
213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST.
CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC/JES
CHECKED BY	TBE
CONTACT	TBE
DATE	04.06.22
FILE NAME	763.15A-LD-1
JOB NO.	763.15A
SHEET NO.	C-1

PLAN LEGEND

Table with 2 columns: Symbol and Description. Lists various engineering symbols for utility lines, structures, and site features.

UTILITY NOTES

- 1. WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION...
2. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...
3. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MANS...

STORMWATER MANAGEMENT FACILITIES CONSTRUCTION NOTES

- 1. SITE PREPARATION
AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL...
2. EARTH FILL
A. MATERIAL
THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS...
3. CUTOFF TRENCH
THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT...

STORM DRAINAGE PIPE INSTALLATION NOTES

- 1. STORM DRAIN PIPES SHALL BE ADS-N-12 HOPE PIPE WITH ADS PRO-LINK ULTRA (N-LINE BELL) PIPE JOINTS (FOR WATER TIGHT CONNECTIONS)...
2. CURVILINEAR INSTALLATION OF ADS (N-12) PIPE SHALL USE PRO-LINK UT JOINTS FOR WATER TIGHT CONNECTIONS...
3. ALL EMBEDED MATERIALS USED FOR BEDDING, HALUNCHING AND INITIAL BACKFILL FOR HOPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

GEOTECHNICAL INVESTIGATION NOTE

BASED UPON A REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY EGS MID-ATLANTIC, LLC, DATED APRIL 1, 2022. THE SITE IS GENERALLY SUITABLE FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS...

SINKHOLE PRONE SOILS

- ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES...
1. THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEOTECHNICAL ENGINEER...
2. ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE...
3. THE APPROPRIATE REMEDIAL TREATMENT - WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES - SHOULD BE IMPLEMENTED.

GENERAL CONSTRUCTION NOTES

- 1. PRIOR TO COMMENCEMENT OF PROJECT, CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE OF PROPOSED IMPROVEMENTS WITH THE OWNER, PROJECT ENGINEER, MUNICIPALITY, AND ALL ADJOINING PROPERTY OWNERS...
2. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION...
3. EXTREME CARE SHOULD BE TAKEN DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING PROPERTY CORNER MONUMENTATION...
4. UNLESS NOTED OTHERWISE HEREIN, MISCELLANEOUS SIGNS, MAILBOXES, FENCES, ETC. LOCATED WITHIN CONSTRUCTION AREAS SHALL BE REMOVED AND RELOCATED BY THE CONTRACTOR, AS REQUIRED...
5. IF DISCREPANCIES BETWEEN SCALED AND LABELED DIMENSIONS SHOWN ON THESE PLANS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT SITE DESIGN CONCEPTS, INC. FOR CLARIFICATION...
6. UNLESS NOTED OTHERWISE, IN CASE OF CONFLICTS BETWEEN THE PLANS AND DETAILS SHOWN HEREIN AND MUNICIPAL ORDINANCES OR CONSTRUCTION SPECIFICATIONS, THE MUNICIPAL REQUIREMENTS SHALL TAKE PRECEDENCE...
7. ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED, OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE OWNER, PROJECT OR MUNICIPAL ENGINEER, AS APPLICABLE...
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL, AS APPLICABLE...
9. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...
10. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS...
11. ALL EXISTING LAWN AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MINIMUM SIX INCHES (6") TOPSOIL, GRADED TO SMOOTH, TRUE LINES AND SEEDED AND MULCHED PER SPECIFICATIONS HEREIN...
12. ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED WITH SEEDING AND MULCHING SHALL BE STABILIZED WITH AN EROSION CONTROL OR TURF REINFORCEMENT MATTING...
13. HANDICAP CURB RAMPS SHALL BE PROVIDED TO PROPOSED SIDEWALKS AT ALL PROPOSED STREET INTERSECTIONS AND AT LOCATIONS INDICATED ON THE SITE PLANS...
14. PROPOSED STORMWATER MANAGEMENT FACILITIES:
THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS...
15. ALL PROPOSED STORM INLETS LOCATED WITHIN EXISTING/PROPOSED PUBLIC RIGHTS-OF-WAY SHALL BE PENNDOT 2X4" TYPE M OR C AS SPECIFIED ON THE PROFILES...
16. ALL ELEVATIONS ARE AT THE CENTER OF STRUCTURE AT THE FLOWLINE OF THE FACE OF CURB OR AT THE CENTER OF STRUCTURE IN GRASSY AREAS, UNLESS OTHERWISE NOTED...
17. FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK...
18. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS F SHOWN ON THIS PLAN AND SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION...
19. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS...
20. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS AND CURBS...
21. WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXISTING ROAD OR PAVEMENT, SAW OUT THE EXISTING EDGE OF PAVEMENT AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE...
22. SITE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILT INFORMATION TO PROJECT ENGINEER FOR ALL PROPOSED SANITARY SEWER AND STORMWATER MANAGEMENT, CONVEYANCE AND B.M.P. STRUCTURES / FACILITIES (PUBLIC AND PRIVATE) FOR PROJECT ENGINEER'S USE IN PREPARATION OF RECORD DRAWINGS.

GEOTECHNICAL NOTES

- THE SITE IS GENERALLY SUITABLE FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE FOLLOWING PROCEDURES ARE REQUIRED:
1. CLEARING, GRUBBING, DEMOLITION OF EXISTING STRUCTURES, AND THE STRIPPING OF ORGANIC SURFACE SOILS SHOULD BE PERFORMED IN ADVANCE OF ANY GRADING OPERATIONS IN STRUCTURAL AREAS...
2. AFTER CLEARING, GRUBBING, AND STRIPPING HAVE BEEN COMPLETED, THE RESULTING STRUCTURAL FILL SUBGRADE SHOULD BE PROFILES WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO LOCATE ANY UNSUITABLE OR UNSTABLE AREAS PRIOR TO STRUCTURAL FILL PLACEMENT...
3. SOILS SHALL BE DREDGED BY PLACING IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND DISCHING AND AERATING THE SOIL OR TREATING WITH LIME OR CEMENT UNTIL MOISTURE FALLS WITHIN THE ACCEPTABLE LIMITS...
4. SPRINGS AND AREAS OF HIGH GROUNDWATER TABLE ENCOUNTERED DURING CONSTRUCTION SHALL BE DEWATERED USING A PUMPED WATER FILTER BAG IN AREAS OF PERMANENT EXCAVATION, CEASE WORK AND CONTACT THE PROJECT AND GEOTECHNICAL ENGINEER...
5. STRUCTURAL FILLS SUPPORTING FOUNDATIONS, SLABS, AND ROADWAYS AND WITHIN EMBANKMENT SLOPES STEEPER THAN 3(H):1(V) SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 98% OF ASTM D-698 (ASHSTO T-99) AT +/- 2% OF THE OPTIMUM MOISTURE CONTENT...
6. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER, THE MAXIMUM PARTICLE SIZE FOR STRUCTURAL FILLS WITHIN THE UPPERMOST ONE (1) FOOT OF FLOOR SLAB LOCATIONS IS REQUIRED AT THE BASE OF ALL STORM, SANITARY SEWER AND WATER SYSTEM STRUCTURES AND PIPES THAT ARE LOCATED IN FILL AREAS...
7. ALL SLOPE TYPES LOCATED WITHIN THE PROJECT SITE ARE TYPE UC, URBAN LAND.

GENERAL NOTES

- 1. THE PURPOSE OF THIS LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN IS TO DEPICT THE EXISTING AND PROPOSED SITE CONDITIONS ON TAX ACCT. NO. 3357698900000-213 COLLEGE AVENUE, 334892040000-217 COLLEGE AVENUE, 3359909300000-224 ELM STREET, AND 3359871300000-228 ELM STREET, LANCASTER CITY, LANCASTER COUNTY PA.
2. PARCEL INFORMATION:
TAX ACCT. NO. 3357698900000, 3359909300000, 3359871300000
DEED REFERENCE: DEED INSTRUMENT 6464849
TAX ACCT. NO. 2259909300000, 3359909300000
DEED REFERENCE: DEED INSTRUMENT 611352
TAX ACCT. NO. 3358920400000
DEED REFERENCE: DEED INSTRUMENT 6661019
3. EXISTING LAND TRACT(S) ARE ZONED: RO, HIGH DENSITY RESIDENTIAL / INSTITUTIONAL
R-4, RESIDENTIAL HIGH DENSITY
4. ADJACENT LAND TRACTS ARE ZONED:
NORTH: R-3, RESIDENTIAL MEDIUM DENSITY
SOUTH: R-4, RESIDENTIAL HIGH DENSITY
EAST: R-3, RESIDENTIAL MEDIUM DENSITY
WEST: MU, RESIDENTIAL MIXED-USE
5. EXISTING LAND TRACT(S) USE: VACANT BUILDING, PARKING GARAGE, VACANT LAND
PROPOSED LAND TRACT USE: MULTI-FAMILY BUILDING AND PARKING GARAGE
6. EXISTING LOT AND PROPOSED PROJECT IS/WILL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY LANCASTER CITY WATER AUTHORITY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY LANCASTER CITY.
7. MINIMUM REQUIRED LOT AREA - MULTIFAMILY DWELLING (OVER 3 STORES):
6,300 S.F. (R-4 AND RO DISTRICT)
EXISTING 3357698900000 LOT AREA: 14,848 S.F. (0.41 AC) GROSS/NET
EXISTING 3348920400000 LOT AREA: 45,661 S.F. (1.046 AC) GROSS/NET
EXISTING 3359909300000 LOT AREA: 1,768 S.F. (0.041 AC) GROSS/NET
EXISTING 3359871300000 LOT AREA: 1,663 S.F. (0.038 AC) GROSS/NET
8. MINIMUM REQUIRED LOT WIDTH - MULTIFAMILY DWELLING (OVER 3 STORES): 70 FT. (R-4 AND RO DISTRICT)
EXISTING 3357698900000 LOT WIDTH: 147 FT.
EXISTING 3348920400000 LOT WIDTH: 171 FT.
EXISTING 3359909300000 LOT WIDTH: 18 FT.
EXISTING 3359871300000 LOT WIDTH: 17 FT.
PROPOSED CONSOLIDATED LOT WITH 3359909300000 AND 3359871300000: 35 FT.
9. MINIMUM REQUIRED SETBACKS:
MULTIFAMILY DWELLING (OVER 3 STORES)
PRINCIPAL BUILDINGS & STRUCTURES:
SIDE: 10 FT.
FRONT: 12 FT.
REAR: 20 FT.
10. MAXIMUM ALLOWABLE BUILDING HEIGHT:
MULTIFAMILY DWELLING (OVER 3 STORES): 60 FT. (5 STORES)
PROPOSED BUILDING HEIGHT: 56.0 FT.
11. MAXIMUM ALLOWABLE LOT COVERAGE:
MULTIFAMILY DWELLING (OVER 3 STORES): 85%
EXISTING 3357698900000 LOT COVERAGE: 50% (8,197 S.F./14,848 S.F.)
EXISTING 3348920400000 LOT COVERAGE: 80% (39,213 S.F./45,661 S.F.)
EXISTING 3359909300000 LOT AREA: 0% (0 S.F./1,768 S.F.)
EXISTING 3359871300000 LOT AREA: 0% (0 S.F./1,663 S.F.)
PROPOSED 3357698900000 LOT COVERAGE: 60% (10,210 S.F./14,848 S.F.)
PROPOSED 3348920400000 LOT COVERAGE: 80% (41,202 S.F./45,661 S.F.)
PROPOSED CONSOLIDATED LOTS 3359909300000 AND 3359871300000 LOT AREA: 96% (3,308 S.F./3,431 S.F.)
12. MAXIMUM BUILDING COVERAGE:
MULTIFAMILY DWELLING (OVER 3 STORES): 70%
EXISTING 3357698900000 BUILDING COVERAGE: 30% (4,464 S.F./14,848 S.F.)
EXISTING 3348920400000 BUILDING COVERAGE: 70% (34,861 S.F./45,661 S.F.)
EXISTING 3359909300000 BUILDING COVERAGE: 0% (0 S.F./1,768 S.F.)
EXISTING 3359871300000 BUILDING COVERAGE: 0% (0 S.F./1,663 S.F.)
PROPOSED 3357698900000 BUILDING COVERAGE: 57% (8,522 S.F./14,848 S.F.)
PROPOSED 3348920400000 BUILDING COVERAGE: 80% (36,724 S.F./45,661 S.F.)
PROPOSED CONSOLIDATED LOTS 3359909300000 AND 3359871300000 BUILDING COVERAGE: 44% (1,514 S.F./3,431 S.F.)
13. PARKING REQUIREMENTS:
BASIS: ONE (1) SPACE PER DWELLING UNIT.
REQUIRED NO. OF SPACES = 64 SPACES + 10% REDUCTION FOR BIKE PARKING = 58 SPACES
EXISTING NO. OF SPACES (TO REMAIN) = 144 SPACES (72 LOWER/UPPER LEVEL)
TOTAL NO. OF PARKING SPACES = 181 SPACES
REQUIRED NO. OF ADA HANDICAP PARKING SPACES = 3 SPACES
EXISTING NO. OF ADA PARKING SPACES (TO REMAIN) = 9 SPACES
PROPOSED NO. OF ADA HANDICAP PARKING SPACES (UPPER LEVEL) = 4 SPACES (EX. EXPANDED PARKING GARAGE UNDER PR. BLDG.)
PROPOSED NO. OF ADA HANDICAP PARKING SPACES (LOWER LEVEL) = 3 SPACES (EX. EXPANDED PARKING GARAGE UNDER PR. BLDG.)
TOTAL NO. OF ADA HANDICAP PARKING SPACES = 16 SPACES
14. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF LANCASTER, COMMUNITY NUMBER 420553, PANEL 0362, SUFFIX F, MAP NUMBER 4207030362, EFFECTIVE DATE: APRIL 5, 2016.
15. SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC. IN JANUARY 2022.
16. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
17. SITE BENCH MARK:
SPIKE NAIL IN LANDSCAPING ON WEST SIDE OF COLLEGE AVENUE, ELEV = 397.68. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
18. CLEAR SIGHT TRIANGLE REQUIREMENTS:
A 10-FOOT SIGHT TRIANGLE MEASURED 10 FEET ALONG THE PROPERTY LINE AND INTERSECTING DRIVEWAY EDGE WITH A THIRD LINE FORMING THE TRIANGLE, SHALL BE ESTABLISHED, WITHIN WHICH NOTHING SHALL BE ERRECTED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO BLOCK VISION BETWEEN A HEIGHT OF 3 FEET AND 10 FEET ABOVE THE GROUND; HOWEVER, DECIDUOUS TREES MAY BE PLANTED, PROVIDED ONLY THE TRUNK (NO LIMBS/LEAVES EXCEPTED DURING THE EARLY GROWING YEARS) IS WITHIN THE SIGHT TRIANGLE AND THE TRUNK DOES NOT OBSTRUCT VEHICULAR VISIBILITY. PLANTING AT INTERSECTIONS SHALL COMPLY WITH § 300-24, VISIBILITY AT INTERSECTIONS.
19. THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
20. ALL PROPERTY CORNERS NOT CURRENTLY SET SHALL BE SET IN ACCORDANCE WITH CITY OF LANCASTER SPECIFICATIONS.
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LANCASTER CONSTRUCTION SPECIFICATIONS.
22. ALL EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN THE CITY OF LANCASTER ZONING ORDINANCE AND BE ARRANGED SO AS NOT TO REFLECT OR GLARE ON ADJOINING LOTS OR STREETS.
23. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS PROHIBITED BY THE UTILITY COMPANY.
24. PROPOSED SANITARY SEWER SYSTEM LOCATED WITHIN EXISTING AND PROPOSED PUBLIC SEWER EASEMENT OR STREET RIGHTS-OF-WAY SHALL BE DEDICATED TO CITY OF LANCASTER.
25. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORM WATER OR UTILITY RIGHTS-OF-WAY/EASEMENTS, TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORM WATER, OR UTILITIES, OR CHANGE IN GROUND CONTOURS WITHIN THE RIGHTS-OF-WAY/EASEMENTS MAY BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE CITY OF LANCASTER.
26. THE OWNER HEREBY GRANTS CITY OF LANCASTER OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITIES.
27. ALL SOL TYPES LOCATED WITHIN THE PROJECT SITE ARE TYPE UC, URBAN LAND.
28. LAND OWNER(S):
PRINCIPAL HEALTH LANCASTER REGIONAL 213 COLLEGE AVENUE
201 CANTON RD, LANCASTER, PA 17603
250 COLLEGE AVENUE
LANCASTER, PA 17603
217 COLLEGE AVENUE, LLC 217 COLLEGE AVENUE
201 CANTON RD, SUITE 101 LANCASTER, PA 17603
Baltimore, MD 21201
859 FARMWAY STRUCTURES, LLC 224 AND 226 ELM STREET
1850 FARVIEW ROAD LANCASTER, PA 17603
MANHEIM, PA 17545

Project notes and plan legend sidebar containing site design concepts logo, project name (ADAMSBUARY ASSOCIATES, L.P.), project address (213 AND 226 ELM ST. CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA), and drawing information (SCALE AS NOTED, DRAWN BY SJC/JES, CHECKED BY TBE, CONTACT TBE, DATE 04.06.22, FILE NAME 76315A-LD-1, JOB NO. 76315A, SHEET NO. C-2, REV. 1).

SOIL INFILTRATION TEST RESULTS			
TEST PIT NUMBER	EX. GRADE AT TEST	ELEVATION OF TEST	INFILTRATION RATE (W/SAFETY FACTOR)
1	388.50	383.50	0.10 IN./HR.
2	398.50	394.00	0.25 IN./HR.

SOILS LEGEND
Uc URBAN LAND

SOIL TEST LEGEND

- B-1 PROPOSED SOIL BORING LOCATION
- I-1 PROPOSED INFILTRATION TEST LOCATION
- TP-1 PROPOSED SOIL TEST PIT LOCATION

ADJOINING PARCEL INFORMATION			
NO.	ACCOUNT	OWNER(S) (NOW OR FORMERLY)	DEED
1	3358040400000	INOCLE WECHE	5337802
2	3358281300000	MATTHEW R. AND MARLA P. LESTER	5265600
3	3358501400000	HIBERMAN JOSEPH AND MARIE C. JOSEPH	5313887
4	3358711600000	LAURA PALMER	5329371
5	3358891700000	BROOKE G. NARDO	6524303
6	3359061900000	HART PROPERTY GROUP, LLC	6029056
7	3359242100000	ELIZABETH A. POWERS COSTELLO	6458068
8	3359607300000	ERIC BENTLEY AND SHARON BOMBERGER	6396120
9	3359635500000	JAMES DAVID ENGLERT, JR.	5614128
10	3359663800000	ANDREW J. AND AMARA M. RILEY	6521124
11	3359682100000	MATTHEW P. AND STEPHANIE M. KLEIN	6366186
12	3359700400000	CHARLES R. AND ANISA C. ADAMS	6429687
13	3359738600000	ROBIN N. CATHEY	5782166
14	3359756900000	GEOFFREY ANDREW PAYNE	5803469
15	3359785200000	DANIEL KEHOE	5263786
16	3359803500000	ZACHARY C. WALLER	5505742
17	3359831500000	MICAH L. WEBSTER	6470691
18	3350369600000	CALLAHAN AND PASIE, LLC	6545781
19	3350069100000	KARL E. WILLEMS AND KAREN L. WILLEMS	0513 / 0335
20	3359818800000	647 WEST, LLC	6096062
21	3359568400000	JAMES P. HARMON	6921 / 0071
22	3359328000000	JAMES P. HARMON	6921 / 0071
23	3359047600000	PETER N. XENIAS	3255 / 070
24	3358757100000	BETH B. BATHE	5987099
25	3358506700000	ANDREW ALLWINE AND MICHAELA ALLWINE	6561552
26	3358256400000	CHARLES BAUSMAN	6428536
27	3358060600000	JAY B. ROSENTHAL	6473023
28	3357556000000	MICHELLE E. VONNIEDA-LAGRASSA	6383804
29	3357615200000	MICHAEL LARROSA	6200120
30	3357053300000	MILAGRO HOUSE, INC	5352800

DEMOLITION NOTE:
ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED AND REMOVED FROM THE SITE, ABANDONED IN-PLACE WITH DEVELOPER'S APPROVAL, OR REUSED ON-SITE WITH DEVELOPER'S APPROVAL ARE SHOWN AS RED.

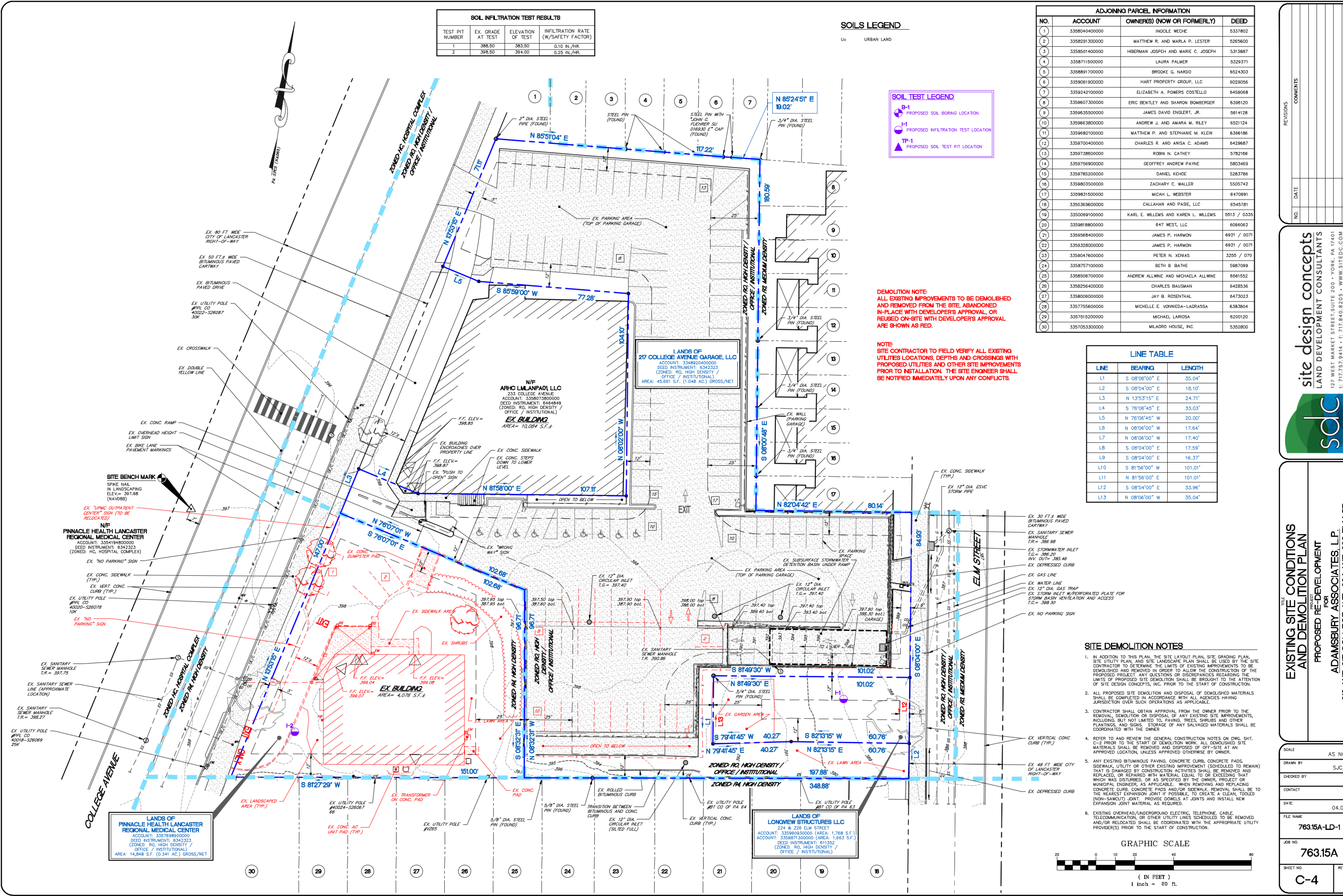
NOTE:
SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED UTILITIES AND OTHER SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON ANY CONFLICTS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 08°06'00" E	35.04'
L2	S 08°04'00" E	18.10'
L3	N 13°53'15" E	24.71'
L4	S 76°06'45" E	33.03'
L5	N 76°06'45" W	20.00'
L6	N 08°06'00" W	17.64'
L7	N 08°06'00" W	17.40'
L8	S 08°04'00" E	17.59'
L9	S 08°04'00" E	16.37'
L10	S 81°56'00" W	101.01'
L11	N 81°56'00" E	101.01'
L12	S 08°04'00" E	33.96'
L13	N 08°06'00" W	35.04'

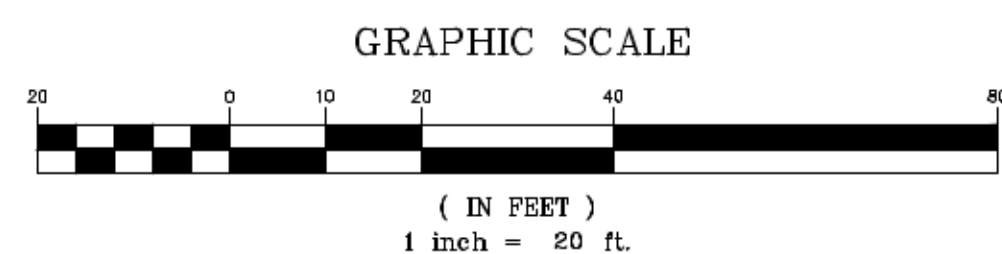
site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
T: 717.757.9414 • F: 717.840.8205 • WWW.SITDEC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

EXISTING SITE CONDITIONS AND DEMOLITION PLAN
PROPOSED RE-DEVELOPMENT
FOR
ADAMSBUARY ASSOCIATES, L.P.
213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST.
CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

SCALE AS NOTED
DRAWN BY SJC/JES
CHECKED BY TBE
CONTACT TBE
DATE 04.06.22
FILE NAME 76315A-LD-1
JOB NO. 76315A
SHEET NO. C-4



- SITE DEMOLITION NOTES**
- IN ADDITION TO THIS PLAN, THE SITE LAYOUT PLAN, SITE GRADING PLAN, SITE UTILITY PLAN, AND SITE LANDSCAPE PLAN SHALL BE USED BY THE SITE CONTRACTOR TO DETERMINE THE LIMITS OF EXISTING IMPROVEMENTS TO BE DEMOLISHED AND REMOVED IN ORDER TO ALLOW THE CONSTRUCTION OF THE PROPOSED PROJECT. ANY QUESTIONS OR DISCREPANCIES REGARDING THE LIMITS OF PROPOSED SITE DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF SITE DESIGN CONCEPTS, INC. PRIOR TO THE START OF CONSTRUCTION.
 - ALL PROPOSED SITE DEMOLITION AND DISPOSAL OF DEMOLISHED MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH ALL AGENCIES HAVING JURISDICTION OVER SUCH OPERATIONS AS APPLICABLE.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE REMOVAL, DEMOLITION OR DISPOSAL OF ANY EXISTING SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PAVING, TREES, SHRUBS AND OTHER PLANTINGS AND SIGNS. STORAGE OF ALL SALVAGED MATERIALS SHALL BE COORDINATED WITH THE OWNER.
 - REFER TO AND REVIEW THE GENERAL CONSTRUCTION NOTES ON DWG. SHT. C-2 PRIOR TO THE START OF DEMOLITION WORK. ALL DEMOLISHED SITE MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION, UNLESS APPROVED OTHERWISE BY OWNER.
 - ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE OWNER, PROJECT OR MUNICIPAL ENGINEER, AS APPLICABLE. WHEN REMOVING AND REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANSION JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SANDY) JOINT. PROVIDE DOWELS AT JOINTS AND INSTALL NEW EXPANSION JOINT MATERIAL AS REQUIRED.
 - EXISTING OVERHEAD/UNDERGROUND ELECTRIC, TELEPHONE, CABLE, TELECOMMUNICATION, OR OTHER UTILITY LINES SCHEDULED TO BE REMOVED AND/OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER(S) PRIOR TO THE START OF CONSTRUCTION.

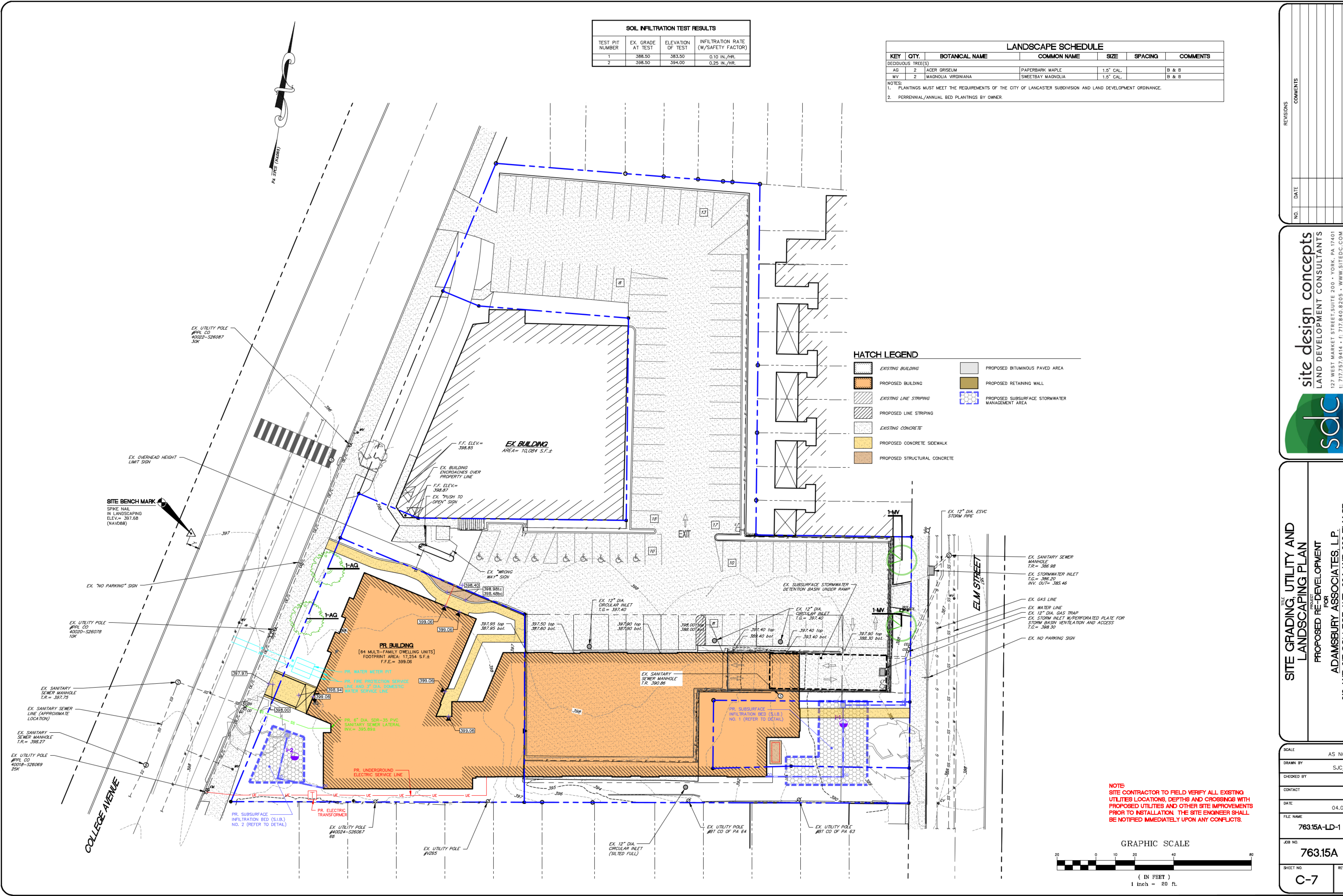


SOIL INFILTRATION TEST RESULTS			
TEST PIT NUMBER	EX. GRADE AT TEST	ELEVATION OF TEST	INFILTRATION RATE (W/SAFETY FACTOR)
1	388.50	383.50	0.10 IN./HR.
2	398.50	394.00	0.25 IN./HR.

LANDSCAPE SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREE(S)						
AG	2	ACER ORISEUM	PAPERBARK MAPLE	1.5" CAL.		B & B
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL.		B & B

NOTES:
 1. PLANTINGS MUST MEET THE REQUIREMENTS OF THE CITY OF LANCASTER SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 2. PERENNIAL/ANNUAL BED PLANTINGS BY OWNER.

HATCH LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING LINE STRIPING
	PROPOSED LINE STRIPING
	EXISTING CONCRETE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED STRUCTURAL CONCRETE
	PROPOSED BITUMINOUS PAVED AREA
	PROPOSED RETAINING WALL
	PROPOSED SUBSURFACE STORMWATER MANAGEMENT AREA



NO.	DATE	COMMENTS

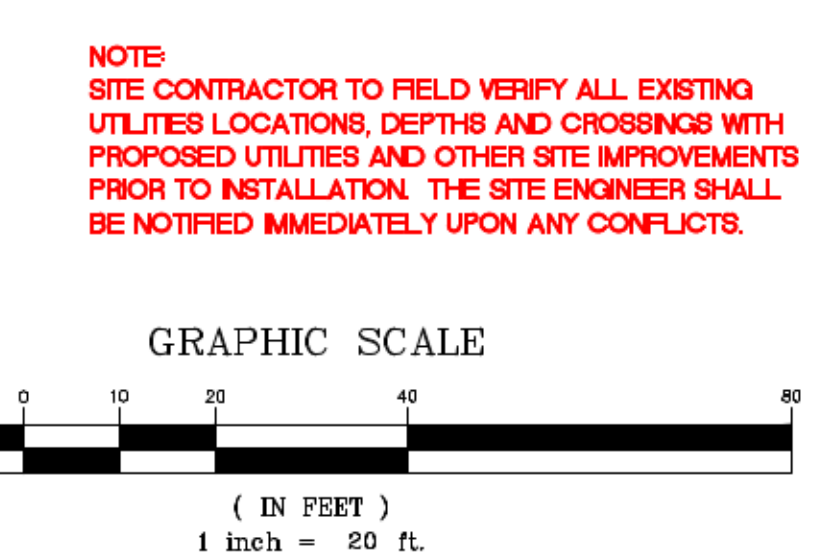
site design concepts
 LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
 t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM

sdc
 Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SITE GRADING, UTILITY AND LANDSCAPING PLAN
 PROPOSED RE-DEVELOPMENT
 FOR
ADAMSURY ASSOCIATES, L.P.
 213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST.
 CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC/JES
CHECKED BY	TBE
CONTACT	TBE
DATE	04.06.22
FILE NAME	763.15A-LD-1
JOB NO.	763.15A
SHEET NO.	C-7



P:\C\150763.15A - HBC - College Ave Site - Lancaster City\DWG\LAND DEVELOPMENT\15A-LD-1.dwg 4/6/2022 4:14 PM

INSPECTION / MAINTENANCE / REPAIRS FOR BMP FACILITIES

STORMWATER MANAGEMENT BMP'S SHALL BE INSPECTED BY THE LANDOWNER OR THE OWNER'S DESIGNEE ACCORDING TO THE FOLLOWING LIST OF MINIMUM FREQUENCIES:

1. AT LEAST FOUR TIMES EACH YEAR.
2. DURING OR IMMEDIATELY AFTER THE CESSATION OF A STORM EVENT EXCEEDING 1 INCH OF RAINFALL.
3. ALL WASTE AND MATERIALS DEPOSITED IN AND REMOVED FROM POST CONSTRUCTION STORMWATER MANAGEMENT (PSCM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS AND PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

SUBSURFACE INFILTRATION BEDS

MAINTENANCE & INSPECTION

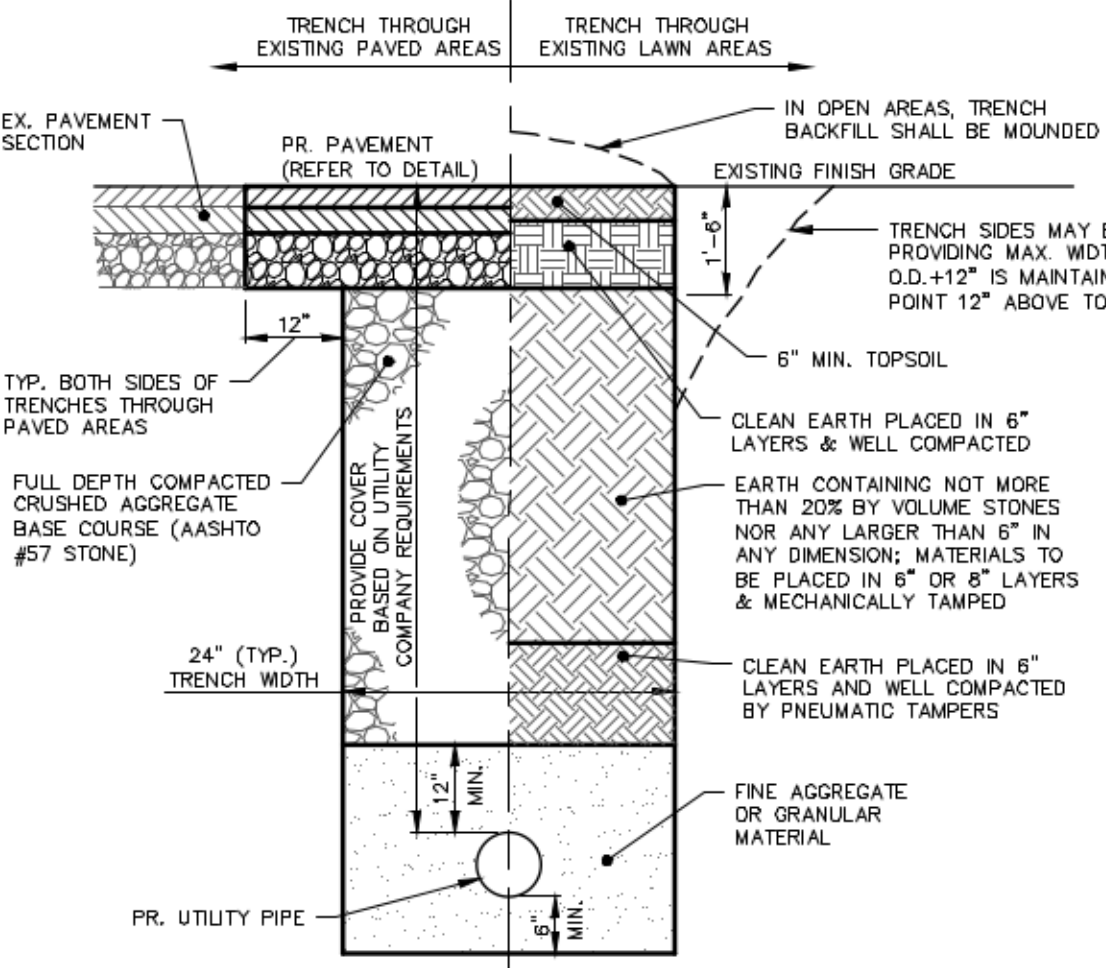
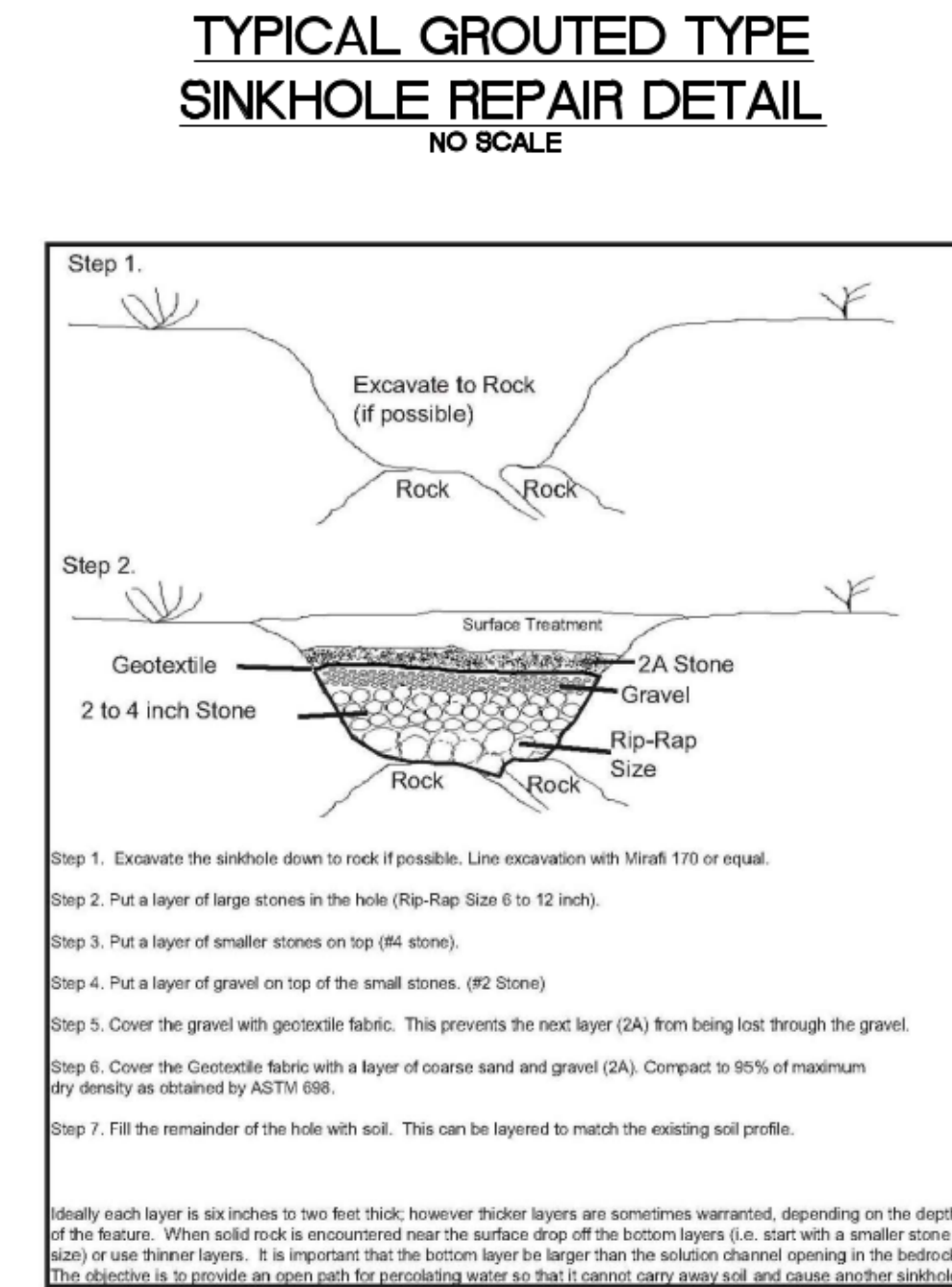
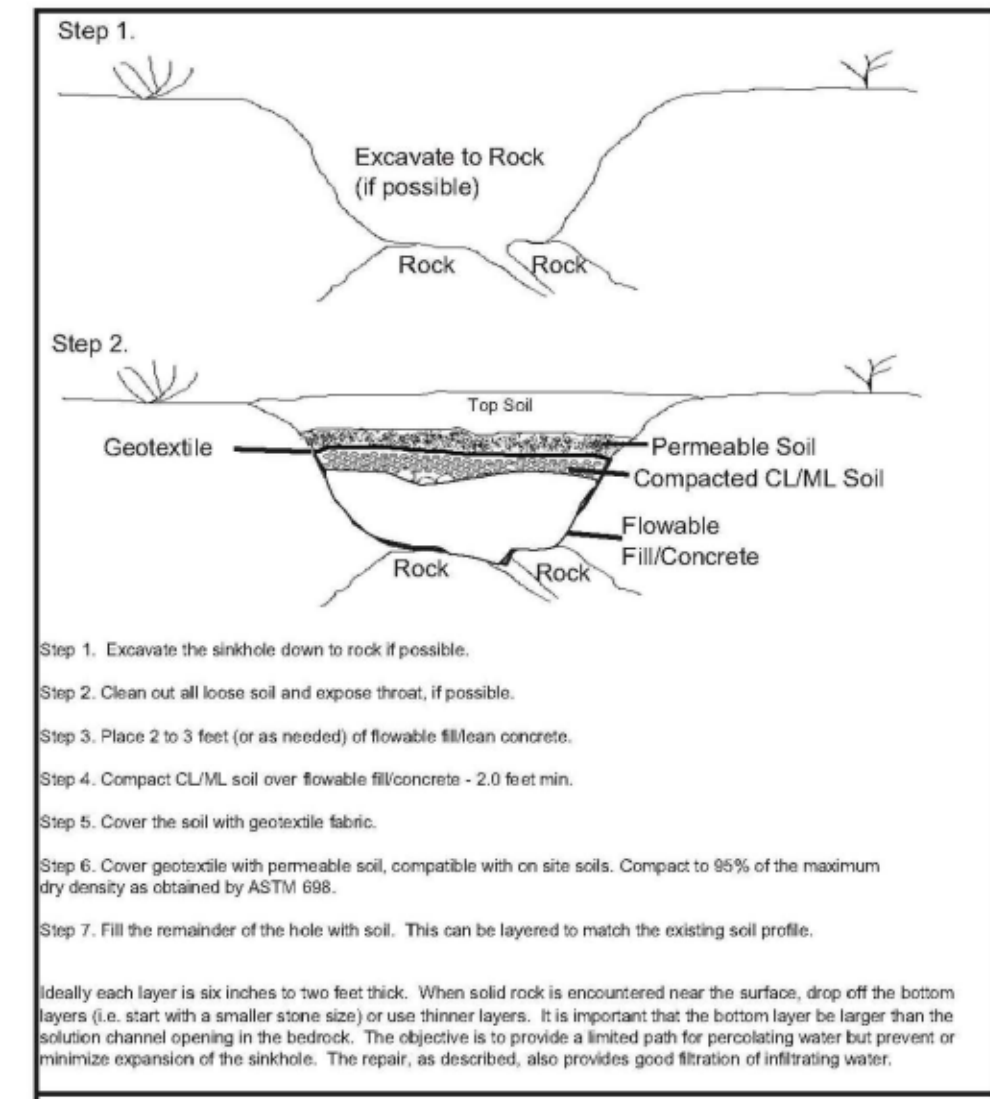
- INSPECTION SHALL INCLUDE SUBSURFACE INFILTRATION BED MEADOW OR GRASS AREAS, OUTLET CONTROL STRUCTURE, INLET STRUCTURES, AND AREAS DRAINING TO BEDS.
- IF FOUND DURING INSPECTIONS, REMOVE SEDIMENT, TRASH AND OTHER DEBRIS FROM SUBSURFACE INFILTRATION BED MEADOW OR GRASS AREAS, INLET STRUCTURES AND AREAS DRAINING TO BEDS. IMMEDIATELY IMPLEMENT NEEDED REPAIRS OR ACTIONS.
- DURING INSPECTIONS AFTER RAIN EVENTS, INSPECT SUBSURFACE INFILTRATION BED MEADOW OR GRASS AREAS AND INLETS TO DETERMINE IF THE FACILITIES DRAIN BETWEEN 24 AND 72 HOURS.
- MAINTAIN SUBSURFACE INFILTRATION BED MEADOW AREAS IN GOOD CONDITION (I.E. UNIFORM PERENNIAL VEGETATIVE COVERAGE). IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. RESTRICT MOWING OF BED MEADOW AREAS TO ONCE EACH SPRING AND ONCE EACH FALL, DURING DRY PERIODS GREATER THAN 72 HOURS AFTER STORM/RAINFALL EVENTS.
- MAINTAIN SUBSURFACE INFILTRATION BED GRASS AREAS IN GOOD CONDITION, GRASS STABILIZATION (I.E. >75% UNIFORM PERENNIAL 3"-6" GRASS COVERAGE). IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. RESTRICT MOWING TO DRY PERIODS GREATER THAN 72 HOURS AFTER STORM/RAINFALL EVENTS.
- RESTRICT VEHICULAR OR OTHER EQUIPMENT TRAFFIC ON INFILTRATION AREAS TO ONLY THAT NECESSARY FOR MOWING OR BMP REPAIRS.
- PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON ANY AREA THAT DRAINS TO SUBSURFACE INFILTRATION BEDS.

REPAIR OR REPLACEMENT - SUBSURFACE INFILTRATION BEDS

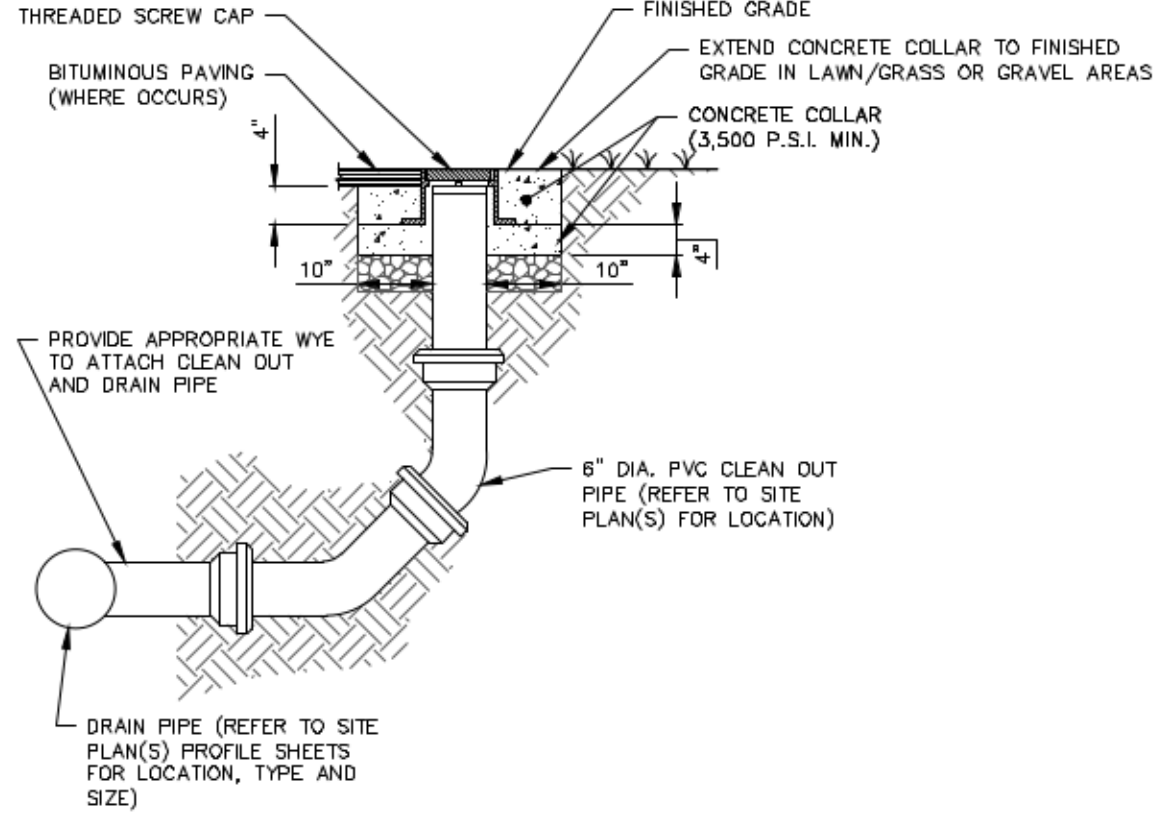
- IF STANDING WATER CONSISTENTLY REMAINS WITHIN 72 HOURS OF A STORM EVENT EXCEEDING 1" OF RAINFALL, CONTACT THE ENGINEER FOR RECOMMENDATIONS INCLUDING FLUSHING/VACUUMING SERVICES OR POSSIBLY ADDITIONAL STORMWATER DESIGN THAT WOULD ALLOW BEDS TO BE USED FOR RATE CONTROL ONLY.

STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE NOTES

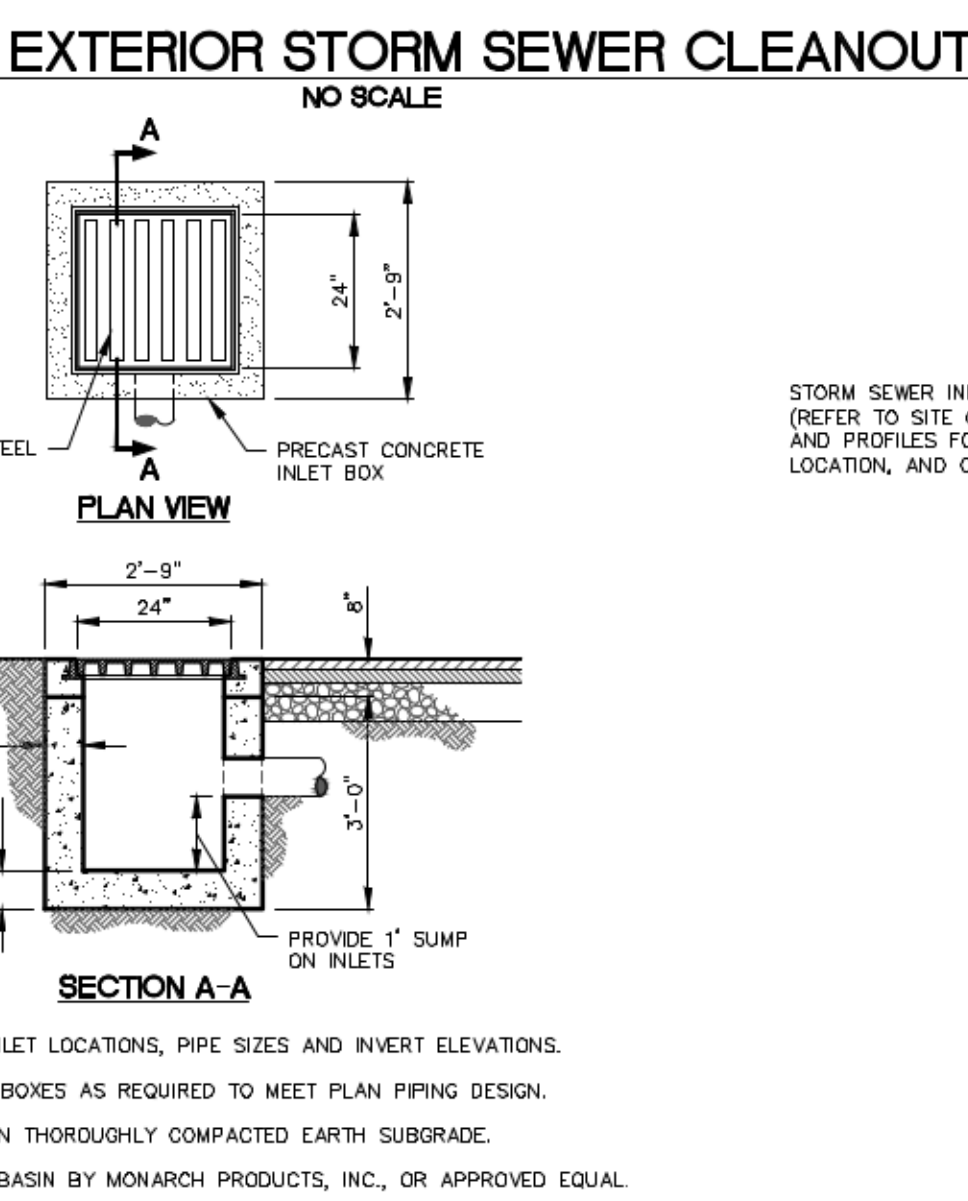
1. THE OWNER OF THE PROPERTY ON WHICH THE STORMWATER MANAGEMENT FACILITIES (SUBSURFACE INFILTRATION BEDS 1 AND 2) ARE CONSTRUCTED SHALL MAINTAIN THE BMP'S IN GOOD CONDITION AND PROMPTLY REPAIR AND RESTORE ALL GRADE SURFACES, DRAINS, INLET STRUCTURES, VEGETATION AND OTHER PROTECTIVE DEVICES. SUCH REPAIRS OR RESTORATIONS, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH APPROVED PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE BMP'S UNTIL RELEASED FROM THIS PROJECT. THE LAND OWNERS/RESPONSIBLE PARTY (AS DEFINED BELOW) SHALL MAINTAIN THE BMP'S THEREAFTER.
3. UPON RELEASE OF THE CONTRACTOR FROM REPAIR AND MAINTENANCE OF THE BMP'S, THE OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR REPAIRING ANY STRUCTURAL DAMAGES OR FAILURES TO THE BMP'S WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, OWNER SHALL BE RESPONSIBLE TO MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE, BUT, IN ANY CASE, WITHIN A PERIOD NOT EXCEEDING 60 DAYS.
4. MAINTAIN AREAS DRAINING TO THE BMP'S TO PREVENT SOIL WASHOUT INTO THE FACILITIES. IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. IMMEDIATELY REMOVE ALL TRASH OR OTHER LITTER.
5. RESTRICT VEHICULAR OR OTHER EQUIPMENT TRAFFIC WITHIN THE INFILTRATION BASINS TO ONLY THAT IS NECESSARY FOR MOWING OR BMP REPAIRS.
6. PROHIBIT STORAGE OF SOIL, MULCH OR HAZARDOUS MATERIALS ON THE BMP'S OR WITHIN AREAS THAT DRAIN TO THE BMP'S.
7. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORM WATER OR UTILITY RIGHTS-OF-WAY/EASEMENTS, TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMINGLING OF SANITARY SEWER, STORM WATER, OR UTILITIES, OR CHANGE IN GROUND CONTOURS WITHIN THE RIGHTS-OF-WAY/EASEMENTS MAY BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE MUNICIPALITY.
8. ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE LAND OWNER FOR NOT LESS THAN FIVE (5) YEARS AND SHALL BE MADE AVAILABLE TO THE MUNICIPALITY WITHIN FIVE (5) CALENDAR DAYS, OF RECEIPT OF WRITTEN REQUEST BY THE MUNICIPALITY.
9. RESPONSIBLE PARTY: ADAMSURBY ASSOCIATES, L.P., HEIRS OR ASSIGNS.



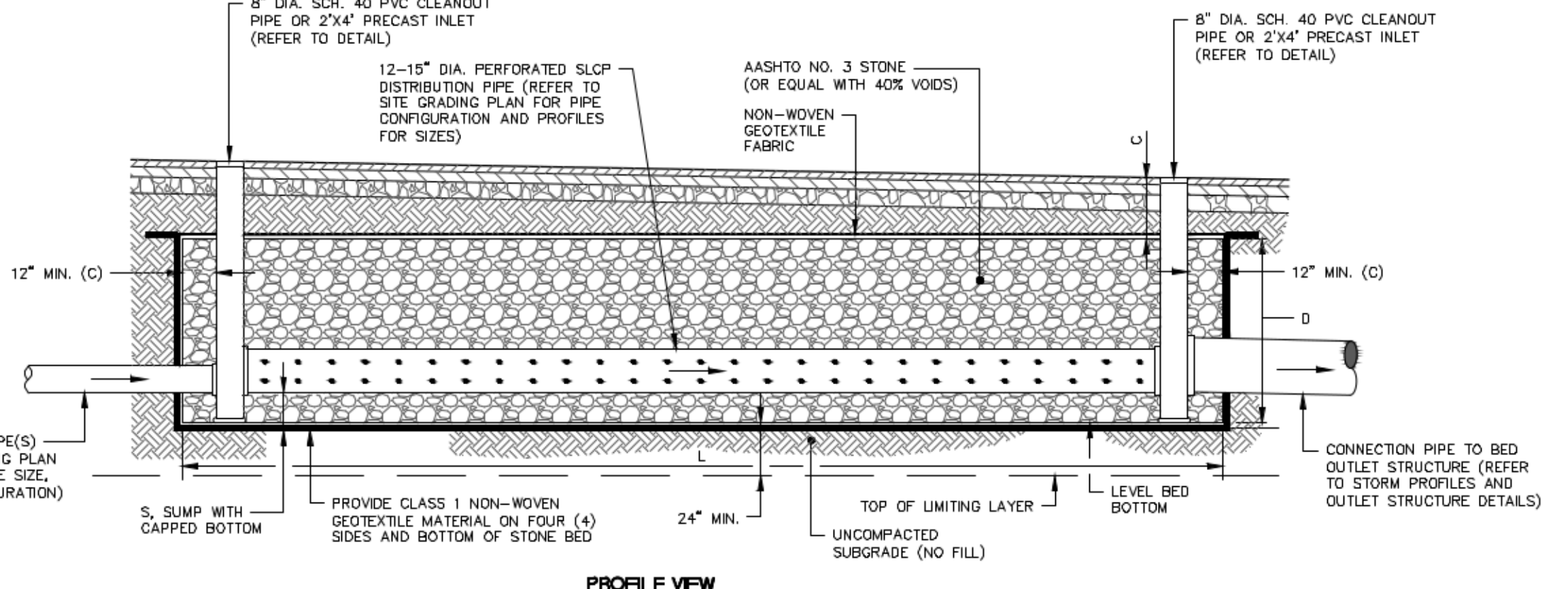
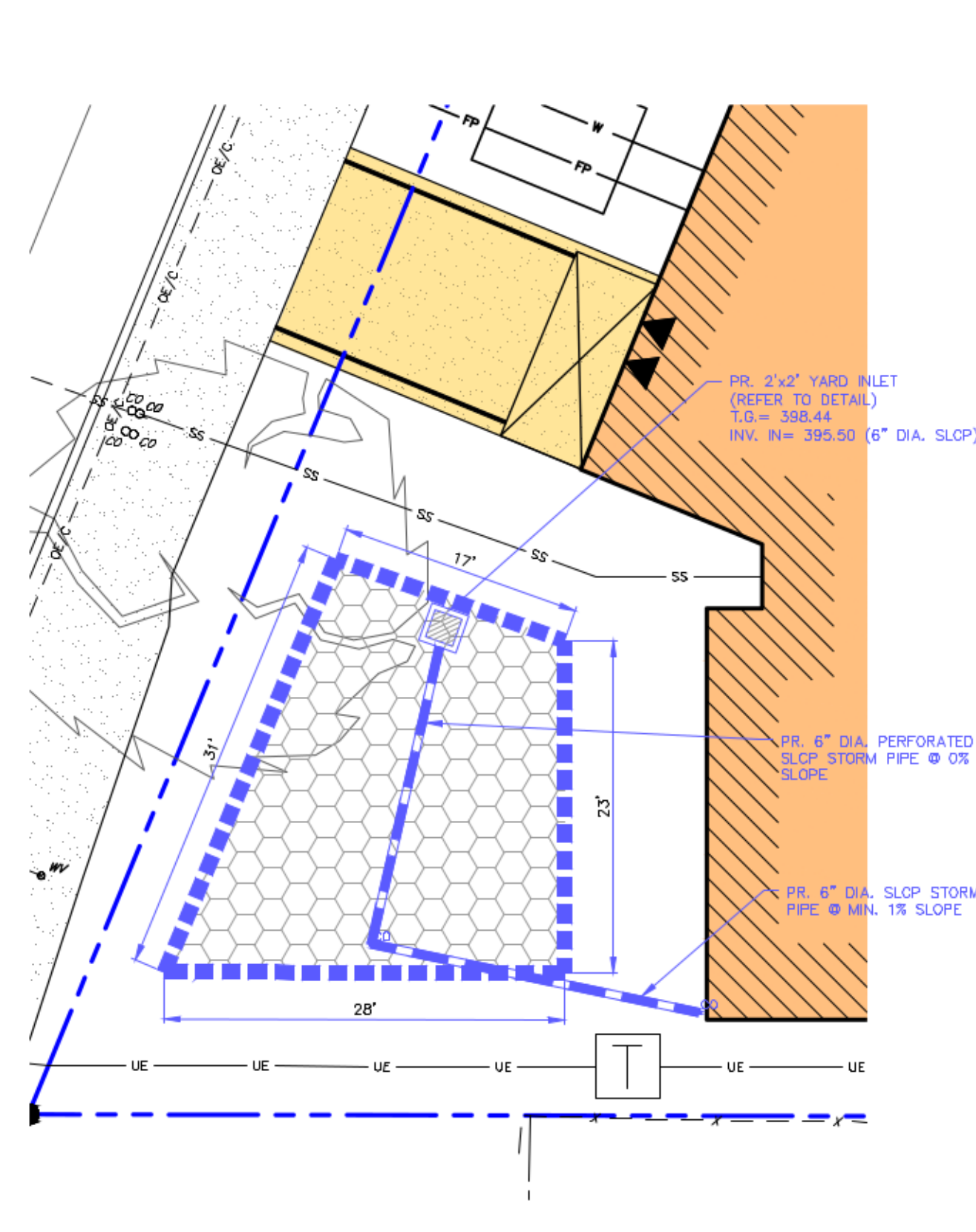
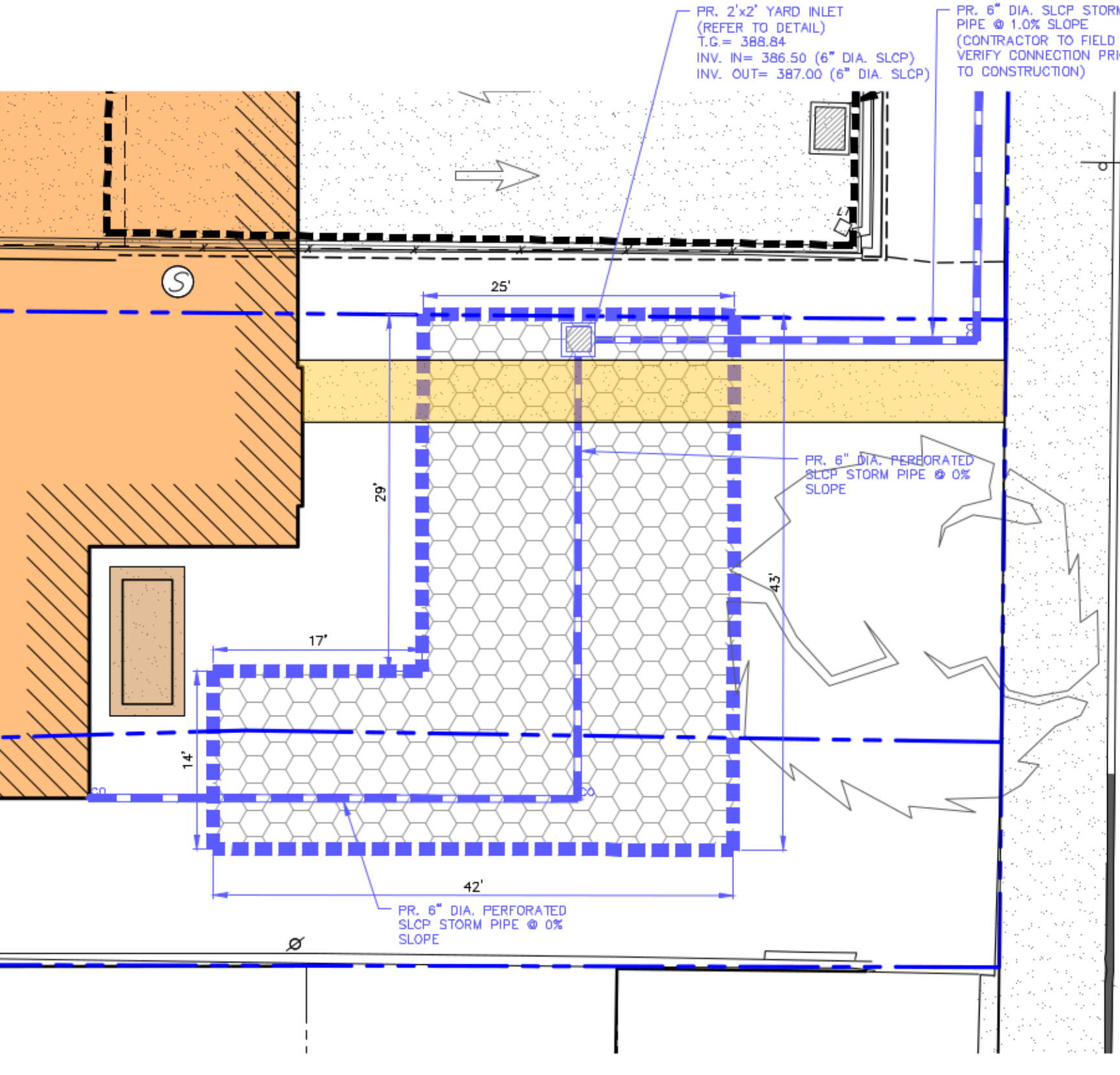
NOTE: 1. PIPE INSTALLATION SHALL BE PER MUNICIPAL AND/OR UTILITY PROVIDER CONSTRUCTION & MATERIAL SPECIFICATIONS.



NOTE: 1. REFER TO SITE PLAN AND/OR STORM PROFILE(S) FOR CLEANOUT LOCATIONS.



NOTES: 1. SEE SITE PLAN FOR INLET LOCATIONS, PIPE SIZES AND INVERT ELEVATIONS. 2. CAST HOLES IN INLET BOXES AS REQUIRED TO MEET PIPING DESIGN. 3. PLACE INLET BOXES ON THOROUGHLY COMPACTED EARTH SUBGRADE. 4. USE PRECAST CATCH BASIN BY MONARCH PRODUCTS, INC., OR APPROVED EQUAL.



FACILITY NO.	C (IN.)	D (IN.)	L (FT.)	S (IN.)	W (FT.)	MINIMUM AREA OF BED (S.F.)	STONE TOP ELEV.	STONE BOTTOM ELEV.	PERF. PIPE ELEV.	SUMP ELEV.
SIB 1	12 MIN.	24	VARIES	12	VARIES	1,316	387.50	385.50	386.50	N/A
SIB 2	12 MIN.	36	VARIES	12	VARIES	594	397.50	394.50	395.50	N/A

** REFER TO SITE PLAN FOR LOCATION(S), SIZE(S) AND LENGTH(S) OF PIPE(S) AND CONFIGURATION(S) OF SYSTEM(S).

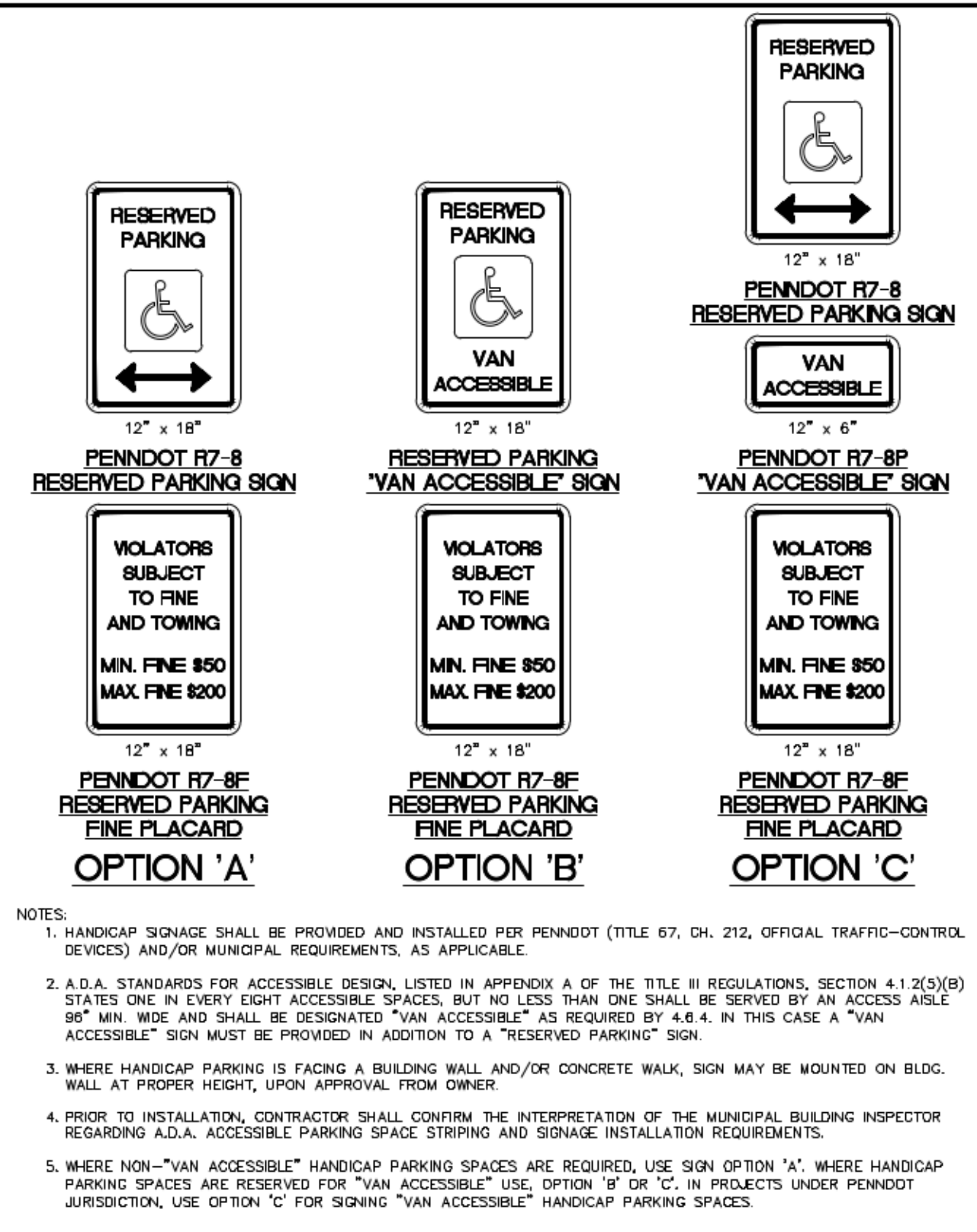
NOTES: 1. ALL CLEANOUTS SHALL CONTAIN THREADED CAPS. REFER TO SITE PLAN FOR LOCATION OF INLETS, CLEANOUTS, LOCATED WITHIN ALL SUBSURFACE STONE INFILTRATION BEDS. REFER TO ENLARGED GRADING PLAN AND PROFILES FOR TOP ELEVATIONS OF INLETS AND CLEANOUTS LOCATED WITHIN THE SUBSURFACE STONE INFILTRATION BEDS. 2. DISTRIBUTION PIPES FOR SUBSURFACE INFILTRATION BED SHALL BE CONTINUOUSLY PERFORATED SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 17 INCHES. SCLP PIPE SHALL MEET AASHTO M262, TYPE S OR AASHTO M294, TYPE S. 3. CAPPED CLEANOUTS MUST BE PROVIDED AT 100 FOOT INTERVALS FROM ROOF DOWNSPOUTS TO SUBSURFACE INFILTRATION BED AND MAY BE PROVIDED AT ENDS OF DISTRIBUTION PIPES.

NO.	DATE	REVISIONS	COMMENTS

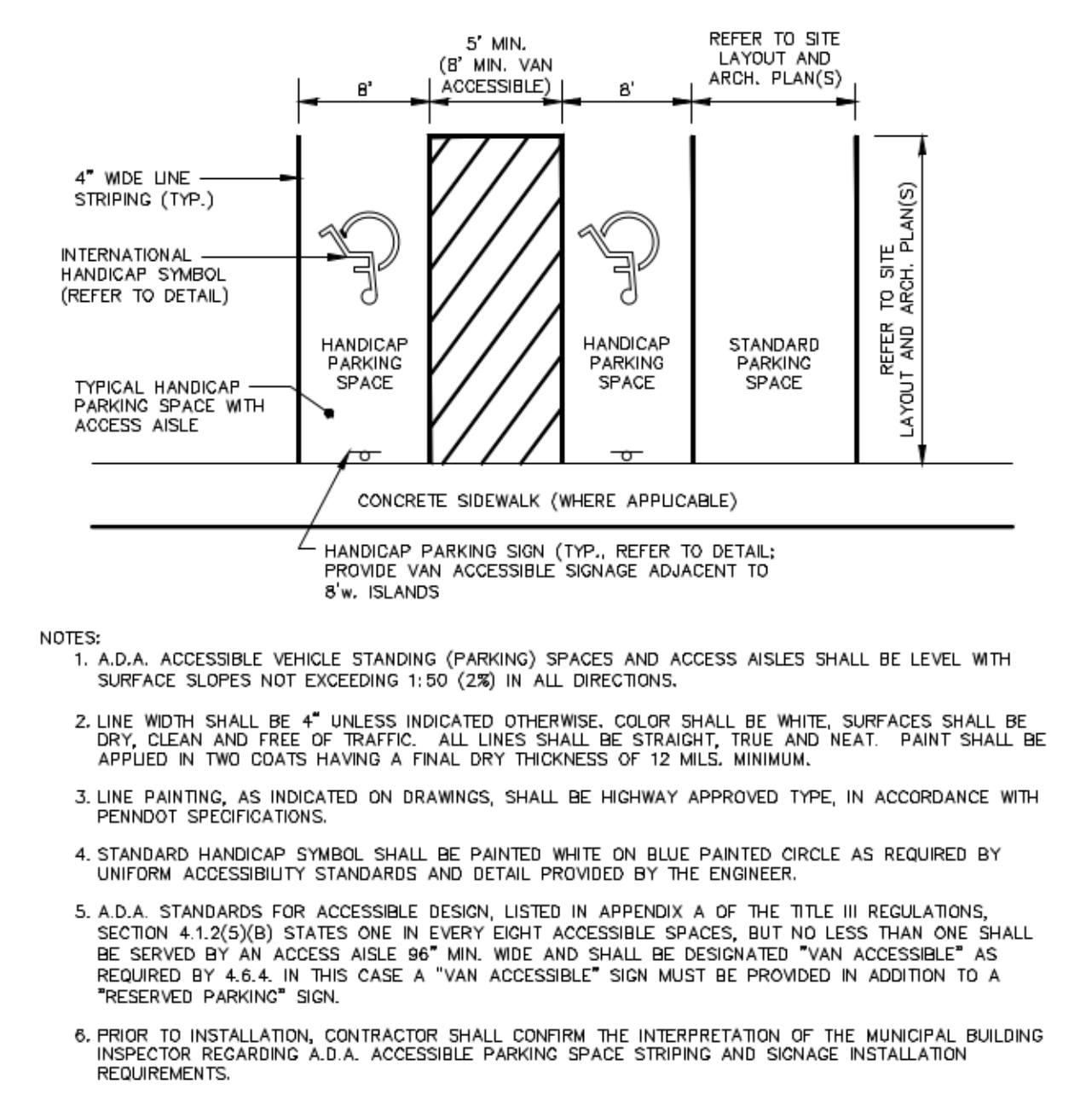
site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS AND PROFILE(S)
PROPOSED RE-DEVELOPMENT
ADAMSURBY ASSOCIATES, L.P.
213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST.
CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

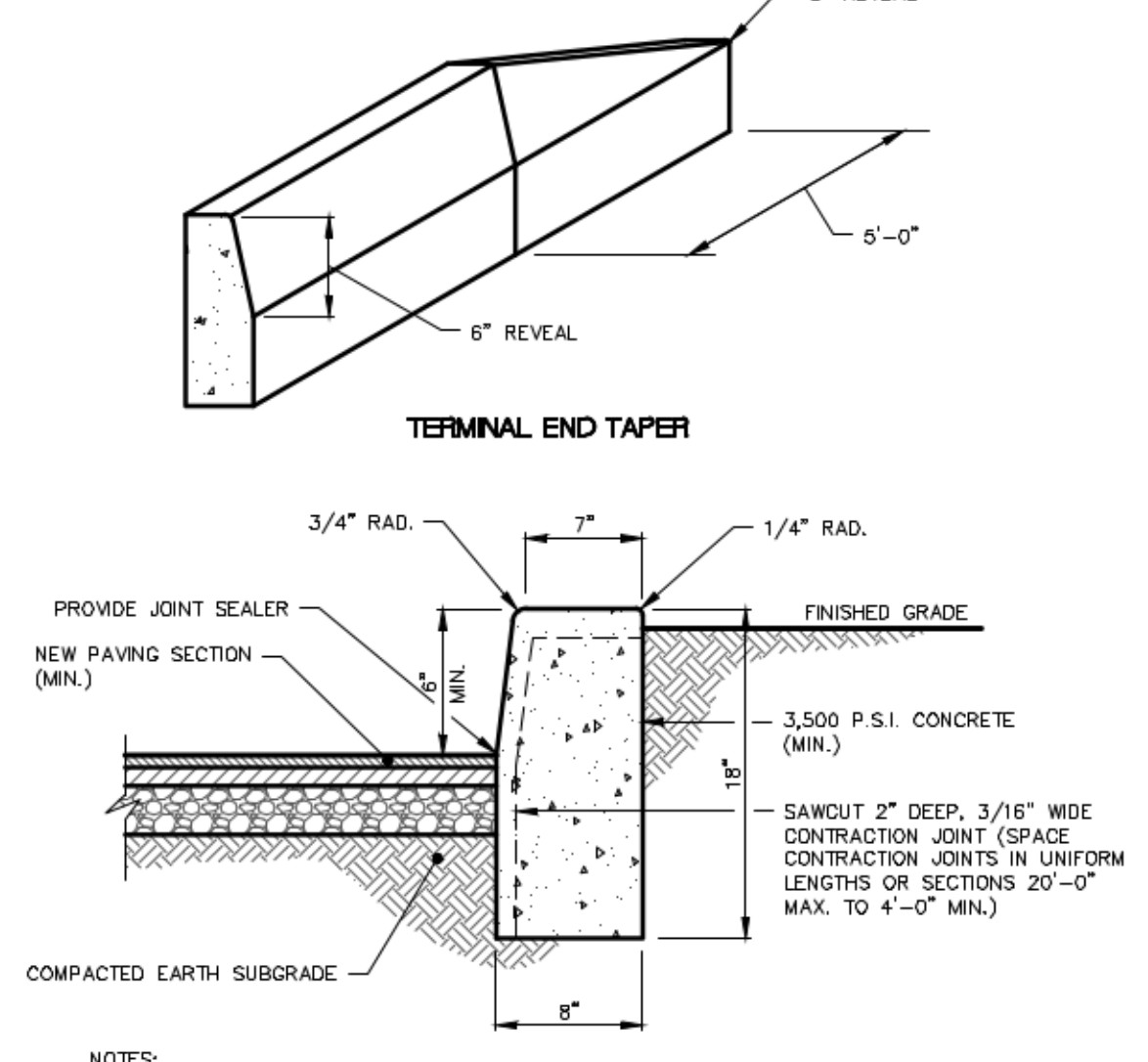
SCALE	AS NOTED
DRAWN BY	SJC/JES
CHECKED BY	TBE
CONTACT	TBE
DATE	04.06.22
FILE NAME	76315A-LD-1
JOB NO.	76315A
SHEET NO.	C-8



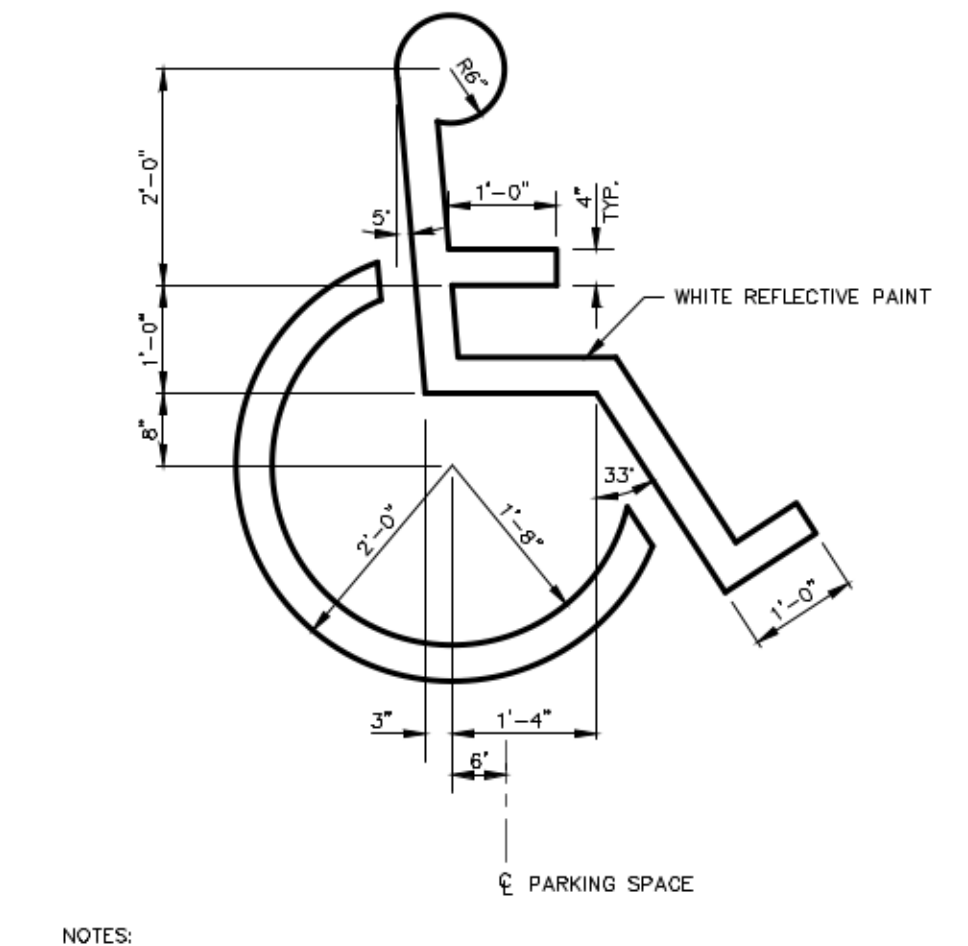
TYPICAL HANDICAP PARKING SIGNAGE OPTIONS
NO SCALE



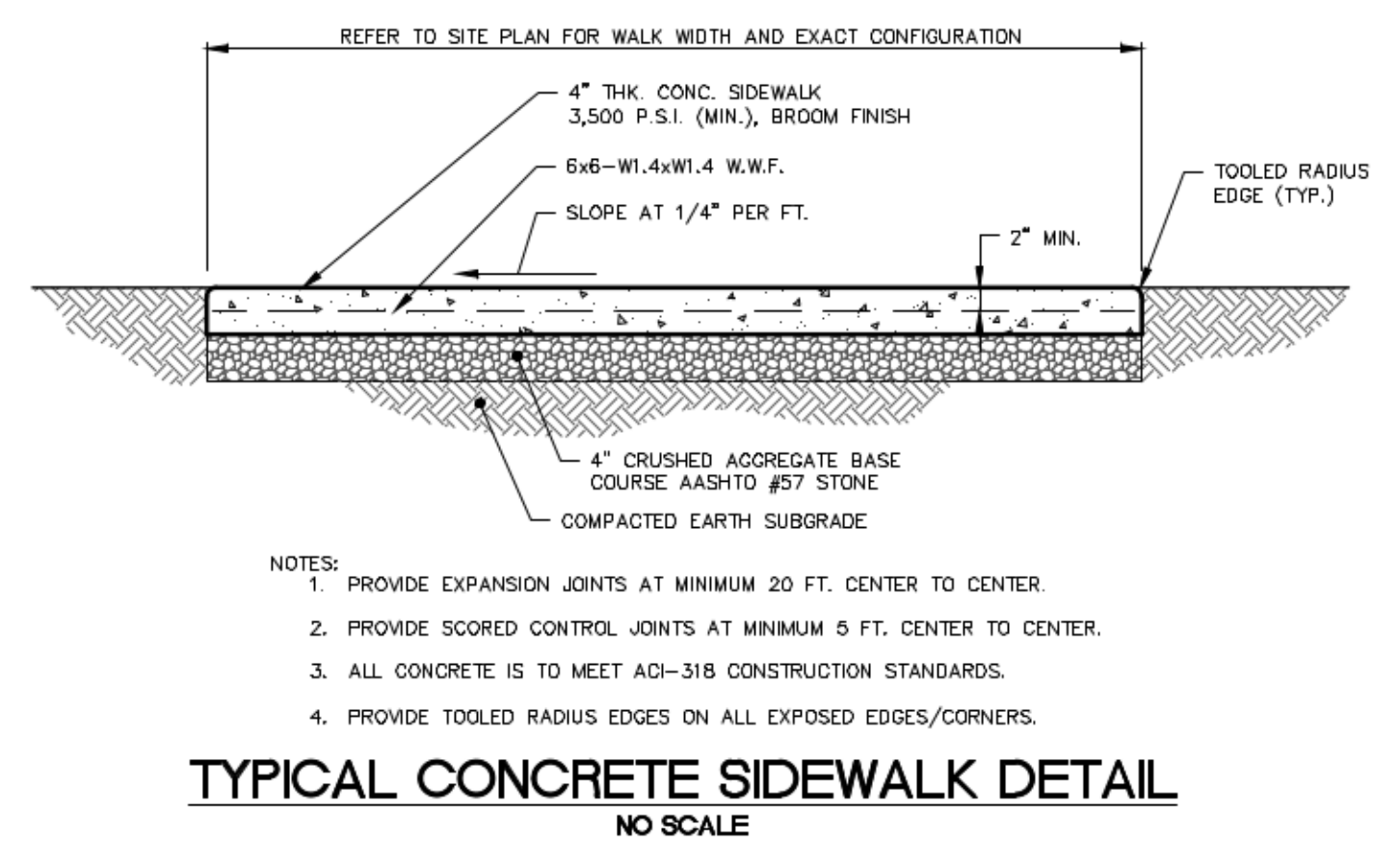
TYPICAL HANDICAP PARKING SPACE STRIPING
NO SCALE



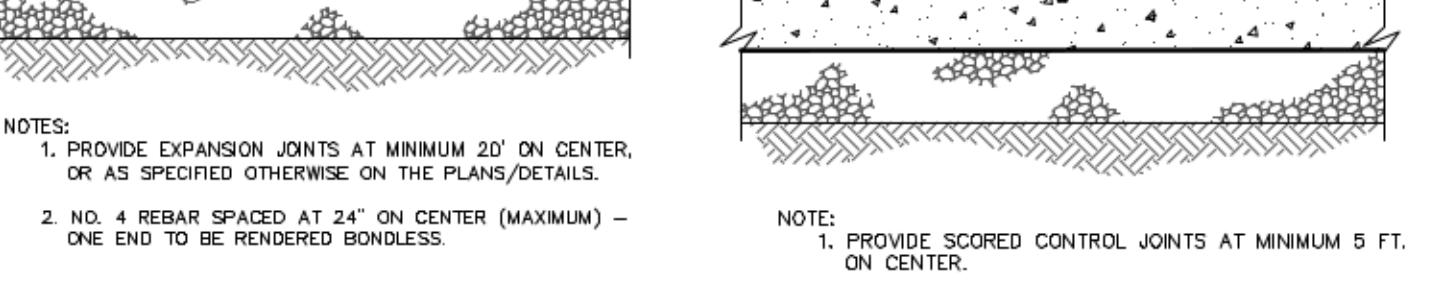
TYPICAL 18' VERTICAL CONCRETE CURB WITH TERMINAL END TAPER DETAIL
NO SCALE



INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL
NO SCALE



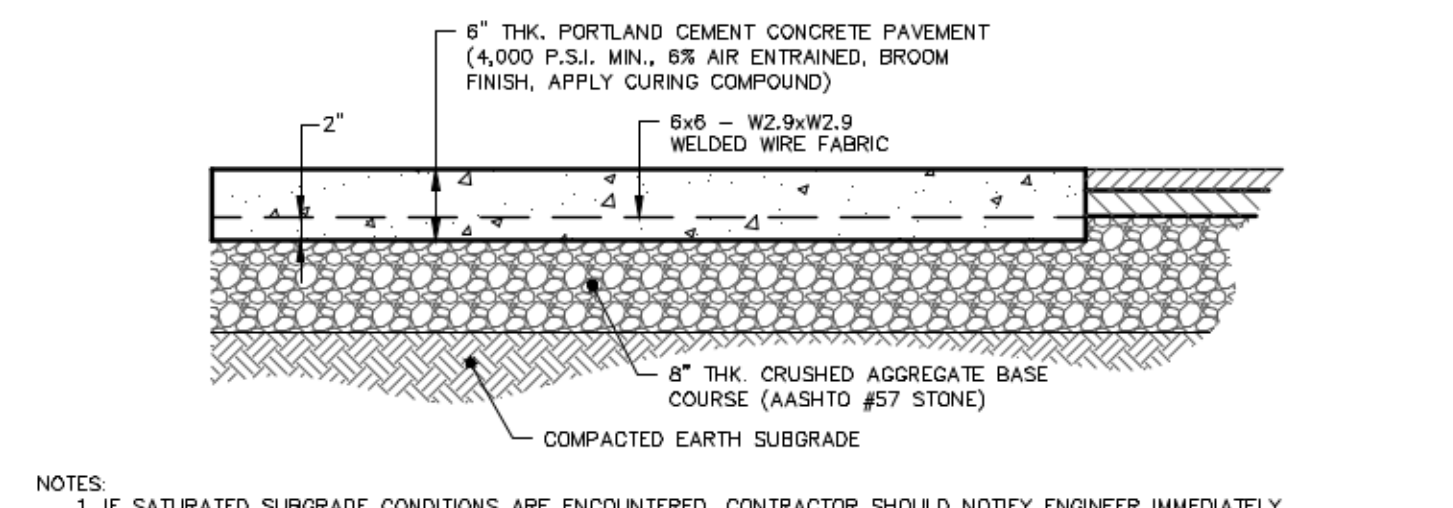
TYPICAL CONCRETE SIDEWALK DETAIL
NO SCALE



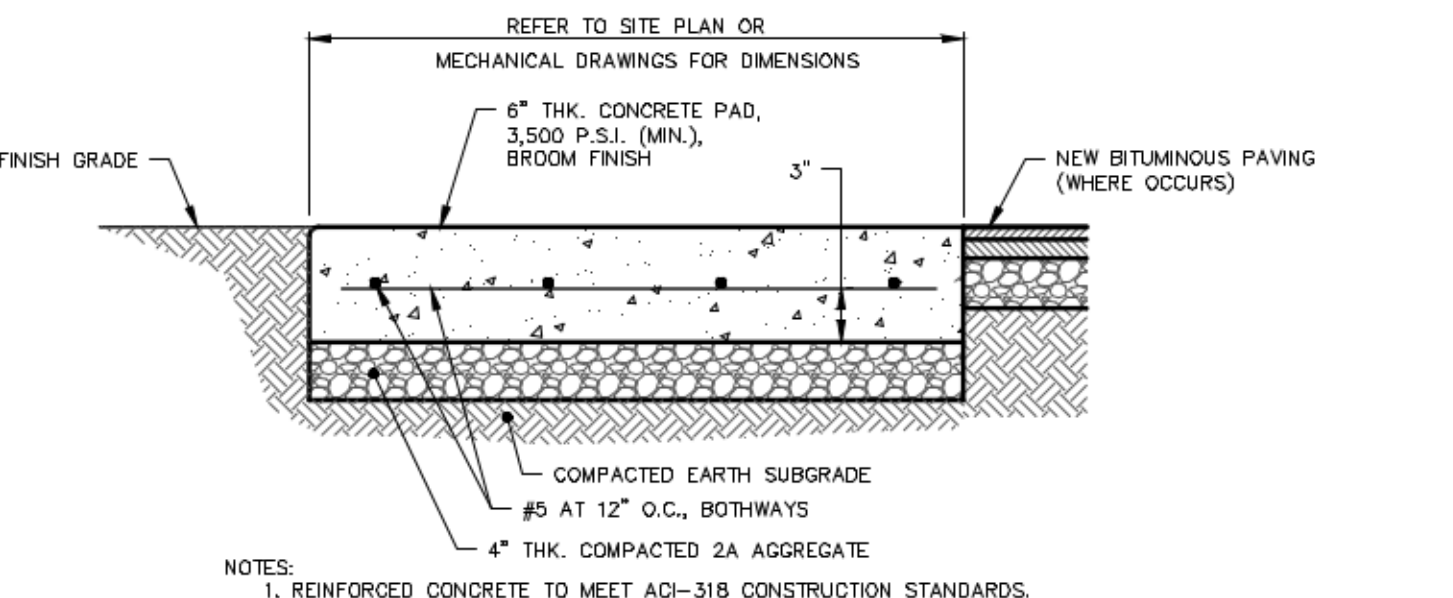
TYPICAL CONCRETE EXPANSION JOINT DETAIL
NO SCALE



TYPICAL CONCRETE SIDEWALK CONTROL JOINT DETAIL
NO SCALE



TYPICAL HEAVY DUTY CONCRETE PAVING SECTION
NO SCALE



TYPICAL CONCRETE MECHANICAL EQUIPMENT PAD
NO SCALE

NO.	DATE	COMMENTS

site design concepts
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITDEC.COM

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SITE DETAILS

PROJECT: **PROPOSED RE-DEVELOPMENT FOR ADAMS BURRY ASSOCIATES, L.P.**
213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST.
CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC/JES
CHECKED BY	TBE
CONTACT	TBE
DATE	04.06.22
FILE NAME	763.15A-LD-1
JOB NO.	763.15A
SHEET NO.	C-9