

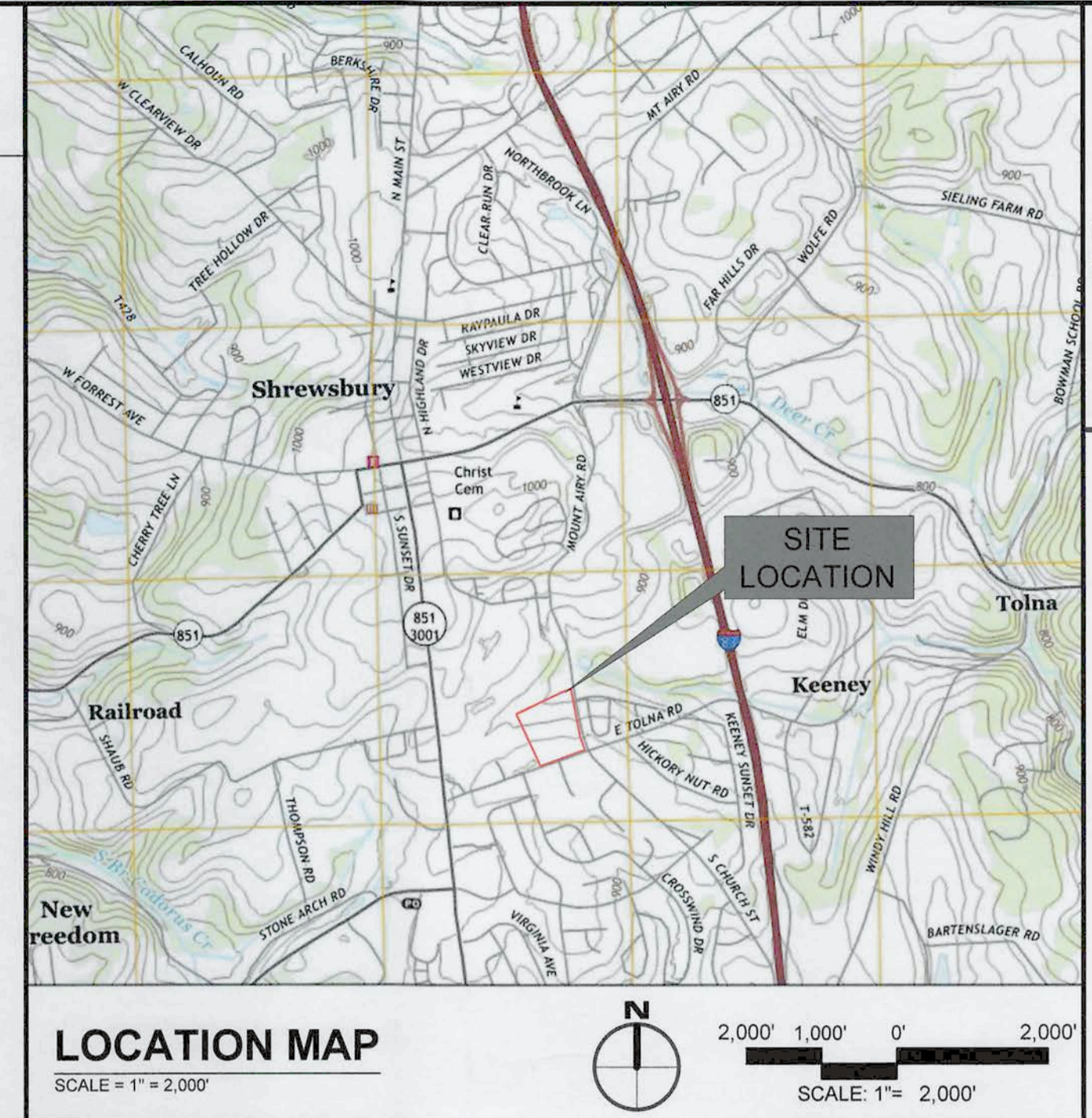
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LARICINA DEVELOPMENT

AT

EAST TOLNA ROAD & MT AIRY ROAD

SHREWSBURY TOWNSHIP YORK COUNTY, PENNSYLVANIA



PRELIMINARY/FINAL LAND DEVELOPMENT
LARICINA DEVELOPMENT
 AT
EAST TOLNA ROAD & MT AIRY ROAD
 SHREWSBURY TOWNSHIP
 YORK COUNTY

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20212701969, SUBMITTED ON 09/27/2021.

- UTILITIES:**
- COMPANY: COMCAST**
ADDRESS: C/O USIC LOCATING SERVICES INC.
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL
 - COMPANY: SHREWSBURY BOROUGH**
ADDRESS: 36 W RAILROAD AVE
SHREWSBURY, PA 17361
CONTACT: BRIAN SWEITZER
E-MAIL: BSWEITZER@SHREWSBURYBOROUGH.ORG
 - COMPANY: MET ED FIRSTENERGY**
ADDRESS: 2800 POTTSVILLE PIKE
READING, PA 19605
CONTACT: PETE HACHEM
E-MAIL: PHACHEM@FIRSTENERGYCORP.COM
 - COMPANY: SHREWSBURY TOWNSHIP**
ADDRESS: 12341 SUSQUEHANNA TRL
GLENROCK, PA 17327
CONTACT: MIKE MCCLAIN
E-MAIL: MIKEM@SHREWSBURYTOWNSHIP.ORG
 - COMPANY: VERIZON NORTH**
ADDRESS: 37 W 8TH ST
WYOMING, PA 18644
CONTACT: RONALD SILINSKIE
E-MAIL: RONALD.SILINSKIE@VERIZON.COM
 - COMPANY: YORK WATER COMPANY**
ADDRESS: 130 E MARKET ST
YORK, PA 17101
CONTACT: TYLER CLEMENS
E-MAIL: TYLERC@YORKWATER.COM



PLAN PREPARERS

INTEGRATED DEVELOPMENT PARTNERS, LLC
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: Elliot Shibley
TELEPHONE: 610-780-5714
EMAIL ADDRESS: Elliot@integrateddp.com



DEVELOPER

TEVET HOLDINGS, LLC
230 N. MAIN STREET
SHREWSBURY, PA 17361

CONTACT: JOHN HUENKE
TELEPHONE: 717-324-1001
EMAIL ADDRESS: JMHUENKE@GMAIL.COM

LANDOWNER

TEVET HOLDINGS, LLC
230 N. MAIN STREET
SHREWSBURY, PA 17361

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:

- \$22-403 - PRELIMINARY PLAN
- \$22-420.3 - ROOF DRAIN SEEPAGE PITS
- \$22-421.A - STORMWATER FILTERING
- \$22-711.2.A(1) - PLANTING ISLANDS
- \$22-505.11 - STREET CROWNS

APPROVAL DATE:

- 01/02/2024
- 01/02/2024
- 01/02/2024
- 01/02/2024
- 01/02/2024

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A 46 UNIT ACTIVE ADULT COMMUNITY WITH 30 SEMI-DETACHED UNITS AND 16 SINGLE FAMILY DETACHED UNITS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Matthew P. Davis 7/9/2025
 SURVEYOR DATE

MATTHEW P. DAVIS
 REGISTERED PROFESSIONAL SURVEYOR
 PENNSYLVANIA

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Justin Lee Kuhn 7/9/2025
 JUSTIN KUHN, P.E. No. 074912 DATE

JUSTIN LEE KUHN
 REGISTERED PROFESSIONAL ENGINEER
 PENNSYLVANIA

TOWNSHIP SWM CERTIFICATION

(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS _____ DAY OF _____, 20____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 26, "STORMWATER MANAGEMENT," OF THE TOWNSHIP'S CODE OF ORDINANCES.

SIGNATURE OF MUNICIPAL OFFICIAL OR DESIGNEE

AREA AND BULK REGULATIONS

LOCATION: EAST TOLNA ROAD, SHREWSBURY, PENNSYLVANIA

ZONE: SR - SUBURBAN RESIDENTIAL

USE: ACTIVE ADULT COMMUNITY (SERVED BY PUBLIC WATER AND SEWER)

PARCEL(S): 45-000-BJ-0064.00-00000

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	\$27-903.1	40,000 SF	547,549 SF
2	MINIMUM PUBLIC STREET/BUILDING SETBACK	\$27-1404 ADULT ACTIVE DEVELOPMENT	40 FT FROM PUBLIC STREET R.O.W.	> 54 FT
3	MINIMUM PRIVATE STREET/BUILDING SETBACK	\$27-1404 ADULT ACTIVE DEVELOPMENT	20 FT FROM PRIVATE STREET CTWY.	> 22 FT
4	MINIMUM BUILDING WALL SETBACKS	\$27-1401 ADULT ACTIVE DEVELOPMENT	15 FT BETWEEN SIDES OF BLDGS, 25 FT BETWEEN REAR AND SIDE OF BLDGS AND 50 FT BETWEEN REARS OF BLDGS	> 15 FT BETWEEN SIDES OF BLDGS, N/A BETWEEN REAR AND SIDES OF BLDGS AND > 146 FT BETWEEN REARS OF BLDGS
5	MINIMUM FRONT SETBACK	\$27-903.1	10 FT	N/A
6	MINIMUM SIDE SETBACK	\$27-903.1	15 FT	N/A
7	MINIMUM REAR SETBACK	\$27-903.1	10 FT	N/A
8	MAXIMUM LOT COVERAGE	\$27-903.1	70%	38.74%
9	MAXIMUM BUILDING HEIGHT	\$27-903.1	40 FT	< 40 FT
10	MINIMUM LOT WIDTH	\$27-903.1	150 FT	623 FT
11	DENSITY	\$27-903.2.A(4) - ORD. NO. 2023-02 SUBSECTION (g) AS AMENDED	ACTIVE ADULT COMMUNITY (6 DU / ACRE)	46 UNITS / 8.05 ACRES = 5.72 DU / ACRE
12	MINIMUM HOUSING TYPES	\$27-1404 ADULT ACTIVE DEVELOPMENT	MIN. 30% SINGLE-FAMILY DETACHED	34.8% SINGLE-FAMILY DETACHED
13	MINIMUM CARTWAY WIDTH	\$27-1404 ADULT ACTIVE DEVELOPMENT	24 FT	24 FT
14	MINIMUM OFF-STREET PARKING	\$27-1404 ADULT ACTIVE DEVELOPMENT	3 SPACES PER DWELLING UNIT 46 DUs x 3 = 138 SPACES	237 SPACES PROPOSED 184 SPACES IN GARAGES AND DRIVEWAYS 53 OFF-STREET PARKING
15	PARKING SPACE DIMENSIONS	\$27-1404 - ORD. NO. 2023-02 AS AMENDED	MIN. 9 FT X 18 FT	9 FT X 18 FT

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH SHREWSBURY TOWNSHIP STANDARDS AND SPECIFICATIONS, YORK COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, SHREWSBURY BOROUGH AND SHREWSBURY MUNICIPAL SEWER AUTHORITY SPECIFICATIONS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT SO THAT APPROPRIATE CORRECT OR COMPLEMENTARY UTILITIES AND STORM PIPING ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES PRIOR TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM YORK COUNTY AND SHREWSBURY TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND SHREWSBURY TOWNSHIP.
- VERTICAL DATUM IS 1988 (NAVD 88).
- THE SITE SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SITE SHALL BE OWNED, OPERATED AND MAINTAINED BY THE LOT OWNER OR A HOMEOWNERS ASSOCIATION RECOGNIZED BY THE TOWNSHIP. MAINTENANCE SHALL CONSIST OF KEEPING THE INLET GRATE FREE OF DEBRIS, REPAIRING OR REPLACING PIPES, AND ANY OTHER EFFORT NECESSARY TO ENSURE THAT ALL STRUCTURES REMAIN FUNCTIONAL AT ALL TIMES. IF THE TOWNSHIP DETERMINES AT ANY TIME THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE OWNER OF THE PROPERTY SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN 60 DAYS FROM THE DATE SUCH NOTICES ARE SENT TO TAKE NECESSARY CORRECTIVE ACTION, AND THE PROCEDURES OF SECTION 22-5617, SUBSECTION 8, SHALL APPLY.
- SHREWSBURY TOWNSHIP, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND THE SHREWSBURY TOWNSHIP PLANNING COMMISSION DO NOT WARRANT AND ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE PROPOSED LINES SET FORTH UPON THIS SUBDIVISION PLAN, NOR DO THEY WARRANT THE TITLE TO THE PROPERTY SET FORTH UPON SUCH PLAN. RATHER, THEY RELY UPON THE REPRESENTATIONS AND GIVEN 60 DAYS FROM THE DATE SUCH NOTICES ARE SENT TO TAKE NECESSARY CORRECTIVE ACTION, AND THE PROCEDURES OF SECTION 22-5617, SUBSECTION 8, SHALL APPLY.
- STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE TOWNSHIP MUST BE ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
- THIS PROJECT IS ANTICIPATED TO BEGIN IN THE SPRING OF 2024 AND CONCLUDE IN THE FALL OF 2025.
- THE TOWNSHIP ENGINEER OR HIS/her MUNICIPAL ASSIGNEE SHALL INSPECT PHASES OF THE INSTALLATION OF THE PERMANENT SWM FACILITIES AS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER. IT IS THE RESPONSIBILITY OF THE APPLICANT TO NOTIFY THE TOWNSHIP ENGINEER 48 HOURS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION OF THE SWM FACILITIES.
- THE TOWNSHIP SHALL PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER THE APPROPRIATE FEES IF THE OWNER FAILS TO ADHERE TO THE O&M AGREEMENT.
- SIGNED AND SEALED AS-BUILT(S) OF STORMWATER MANAGEMENT IMPROVEMENTS, ALONG WITH AN EXPLANATION OF ANY DISCREPANCIES WITH THE APPROVED PLAN, SHALL BE PROVIDED UPON PROJECT COMPLETION.
- SANITARY - 46 EQUIVALENT DWELLING UNITS (EDUs), DEP PLANNING CODE B3-67855-316-3E DATED 06/10/2023.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF YORK

ON THIS, THE 9 DAY OF July, 2025 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED John Huenke, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE 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 HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES 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 PUBLIC USE.

John Huenke
 OWNER

Matthew P. Davis
 SURVEYOR

Matthew P. Davis
 MANAGING MEMBER

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Caitlyn Strawser, Notary Public
 Cumberland County
 My Commission Expires March 15, 2028
 Commission number 1444225
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES March 15, 2028

TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

Benjamin C. Butler
 Benjamin C. Butler

John Huenke
 John Huenke

Matthew P. Davis
 Matthew P. Davis

TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS 3rd DAY OF December, 2025.

Benjamin C. Butler
 Benjamin C. Butler

John Huenke
 John Huenke

Matthew P. Davis
 Matthew P. Davis

TOWNSHIP ENGINEER

REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

Matthew P. Davis
 Matthew P. Davis

TOWNSHIP SEWAGE ENFORCEMENT OFFICER

REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER THIS _____ DAY OF _____, 20____.

Matthew P. Davis
 Matthew P. Davis

TOWNSHIP CODE ENFORCEMENT OFFICER

REVIEWED BY SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER THIS _____ DAY OF _____, 20____.

Matthew P. Davis
 Matthew P. Davis

COUNTY PLANNING COMMISSION

REVIEWED BY THE COUNTY PLANNING COMMISSION THIS 7th DAY OF December, 2021.

Matthew P. Davis
 Matthew P. Davis

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK 2881, PAGE 496c, THIS 3rd DAY OF December, 2025.

SHEET INDEX

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09	LANDSCAPE DETAILS
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17	LIGHTING PLAN

PLAN DATE

ISSUE DATE: OCTOBER 19, 2021

REVISED: OCTOBER 18, 2023
 JANUARY 8, 2024
 JUNE 10, 2025
 JULY 8, 2025

PROFESSIONAL SEAL

DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/19/2021
PROJECT NO.	21-0165
CAD FILE:	01 - LD COVERSHEET

REVISIONS

NO.	DATE	DESCRIPTION
01	10/19/2021	REVISED PER TOWNSHIP AND COUNTY PLANNING COMMENTS
02	01/08/2024	REVISED PER TOWNSHIP AND AUTHORITY COMMENTS
03	06/10/2025	REVISED PER AMENITY CHANGES
04	07/08/2025	REVISED PER TOWNSHIP COMMENTS

COVER SHEET

SHEET NO.
01 of 17

LEGEND

-  DECIDUOUS TREES / SHRUBS
-  EVERGREEN TREES / SHRUBS
-  RAIN GARDEN PLANT PALETTE
-  PROPOSED LAWN SEED MIXTURE
-  STEEP SLOPE PLANT PALETTE

LANDSCAPE NOTES

- NO VEGETATION MAY BE PLANTED WITHIN 10 FT OF ANY FIRE HYDRANT WHICH MAY OBSTRUCT THE USE OF THE HYDRANT. NO ALTERATION, INCLUDING PAINTING, SHALL BE ALLOWED.

LANDSCAPE REQUIREMENTS

SECTION:	REQUIRED	PROPOSED	WAIVER	
\$22-709.1	STREET TREES	SPACING TO MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1	STREET TREES SPACED ON AVERAGE 40 FT APART SO CROWNS ARE NO MORE THAN 18 FT APART AT MATURITY	NO
\$22-711.2A(1)	PLANTING ISLANDS	1 ISLAND AT INTERVALS NO GREATER THAN 10 PARKING SPACES	TWO LOTS PROPOSE ISLANDS AT INTERVALS GREATER THAN 10 SPACES	YES
\$22-713.A&B	STORMWATER FACILITIES	SPECIFIC PLANTINGS FOR WET MEADOWS AND WET EDGES	RAIN GARDEN PLANT PALETTE	NO
\$22-713.D	STORMWATER FACILITIES	SPECIFIC PLANTINGS FOR SLOPES	STEEP SLOPE PLANT PALETTE	NO
\$22-713.E	STORMWATER FACILITIES	SCREENING AND BUFFERING	BERM / SCREENING PLANT PALETTE	NO

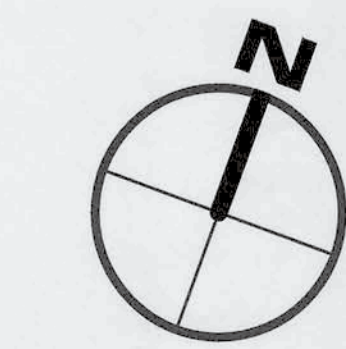
LANDSCAPING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
STREET TREE PALETTE (NO MORE THAN 50% OF ONE SPECIES)					
AR	Acer rubrum	Red Maple	2" cal	B/B	6' Br./Full heads
PO	Platanus occidentalis	American Sycamore	2" cal	B/B	6' Br./Full heads
GT	Gleditsia triacanthos in. Skyline	Skyline Seedless Honeylocust	2" cal	B/B	6' Br./Full heads
ORNAMENTAL TREE PALETTE (NO MORE THAN 50% OF ONE SPECIES)					
CC	Cornus canadensis	Eastern Redbud	6-7"	B/B	Multi-stem(3) Full
CF	Cornus florida	Flowering Dogwood	1.5" cal	B/B	Full to ground
CP	Crataegus phaenopynum	Washington Hawthorn	1.5" cal	B/B	Full
BERM/SCREENING PLANTING PALETTE					
LSR	Liquidambar styraciflua Rotundifolia	Roundleaf (Sweetgum) Sweet Gum	2" cal	B/B	6' Br./Full heads
TC	Tilia cordata	Littleleaf Linden	2" cal	B/B	6' Br./Full heads
CV	Chionanthus virginicus	White Fringe Tree	5"	B/B	Multi-stem(3) Full
PS	Pinus strobus	Eastern White Pine	5"	B/B	Full to ground
PV	Pinus virginiana	Virginia Pine	5"	B/B	Full to ground
RAIN GARDEN PALETTE					
BH	Betula Nigra "Heritage"	Heritage River Birch	2" cal	B/B	Multi-stem(3) Full
AA	Ameniaclia arborescens	Serviceberry	5-6"	B/B	Multi-stem
CS	Cornus sericea	Redosier Dogwood "Winter Flame"	18-24"	3 gal	Full
FG	Fothergilla gardenii	Dwarf Fothergilla	18-24"	3 gal	Full, matching plants
IV	Ilex verticillata	Common Winterberry	18-24"	3 gal	Full plant to base
PV	Panicum virgatum "Switch Grass"	Switch Grass	18-24"	1 gal	Staggered spacing
IV	Iris versicolor	Blue Flag	1 gal	1 gal	Staggered spacing
STEEP SLOPE PALETTE					
PA	Pennisetum alopecuroides "Hamel"	Dwarf Fountain Grass	-	1 gal	0
AS	Andropogon gerardii	Big Bluestem	-	1 gal	0
PSB	Phlox subulata	Blue Emerald Phlox	-	1 gal	0
LS	Liriope spicata	Liriope	-	0	0
JHB	Juniperus horizontalis "Tooe Blue"	Low Blue Creeping Juniper	6-8"	3 gal	0
FCO	Forsythia "Coutasco" Gold Tide	Forsythia Gold Tide	18-24"	3 gal	0

LANDSCAPE ARCHITECT'S CERTIFICATION

Elliott Shibley
ELLIOT SHIBLEY, RLA

7/17/2025
DATE



40' 20' 0' 40'
SCALE: 1" = 40'