DEPAUL
8400 ROOSEVELT BOULEVARD

CDR Package - REVISED

04/08/2024

meyer

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Design Team

OWNER
DEPAUL GROUP

DESIGN ARCHITECT
MEYER ARCHITECTS INC.

CIVIL ENGINEER
BOHLER ENGINEERING

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COMMUTER INFORMATION

MAIN ROADS

Roosevelt Boulevard

Strahle Street

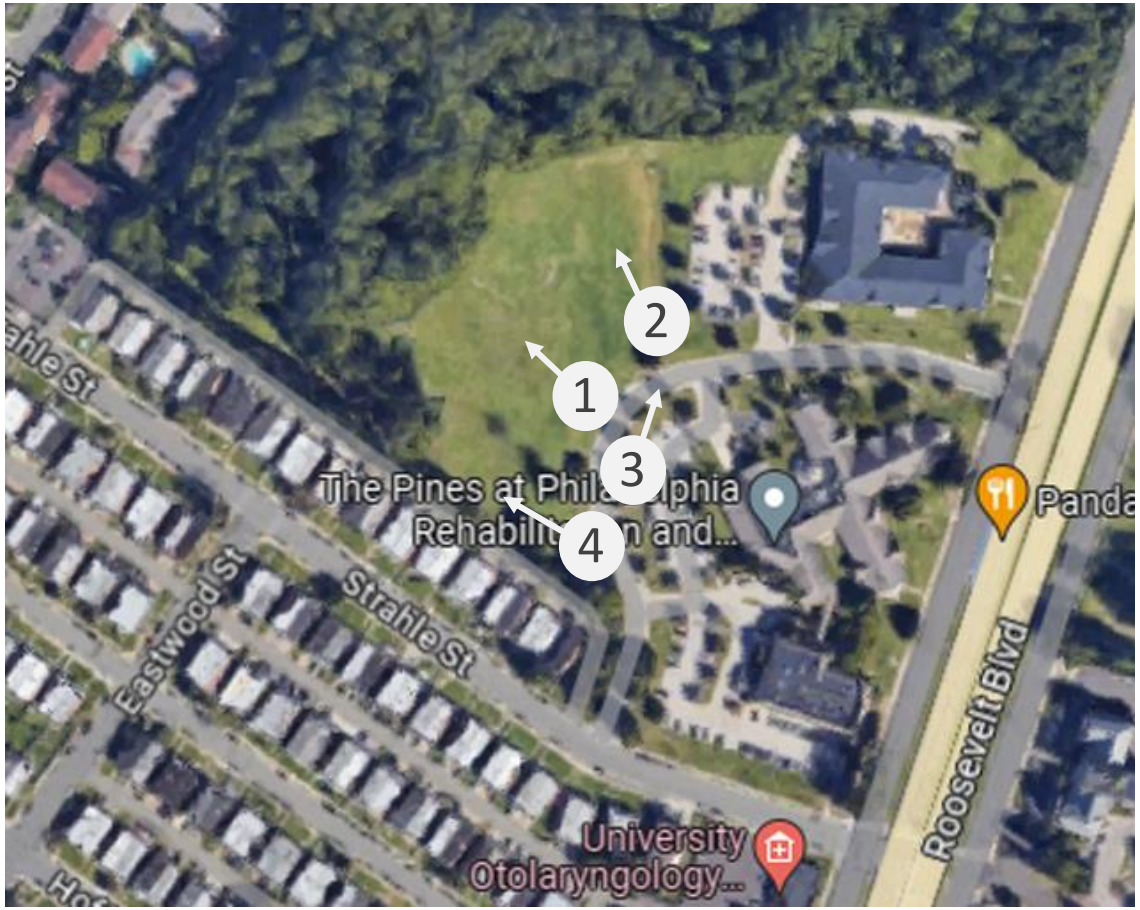
Hoffnagle Street

Solly Avenue

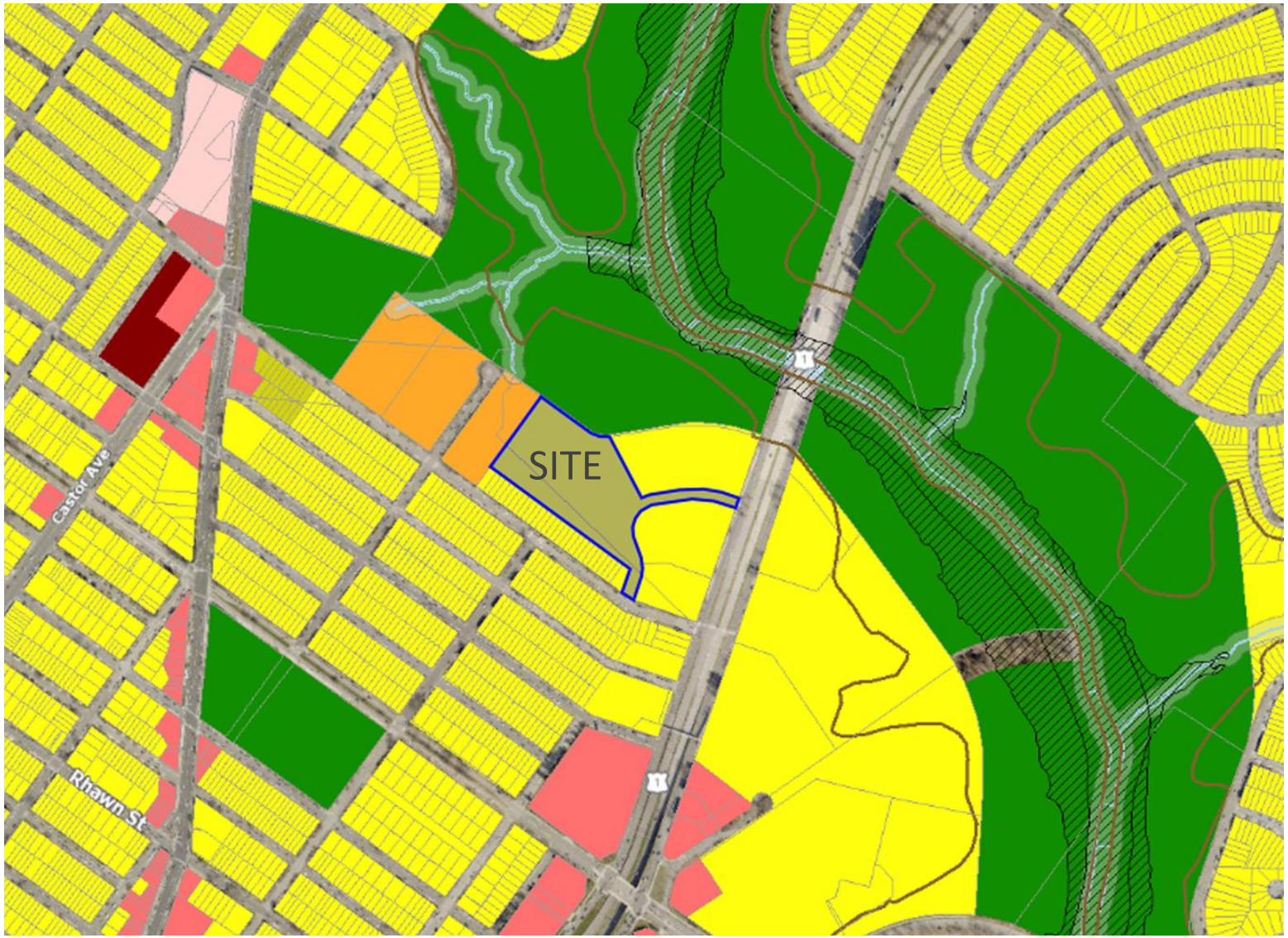
Bustleton Avenue

Holme Avenue

Context Images



Zoning Map



LEGEND

- SITE: RSA-1/RSA-2
- RSA-1
- RM-2
- CMX-1
- SP-PO-A
- CMX-4
- CA-1

Project Information

PROJECT ADDRESS	8400 Roosevelt Boulevard, #D
PROJECT DESCRIPTION	New three (3) story market rate multi-family residential building • 85 Dwelling Units On grade parking: 168 total spaces • Four (4) H/C spaces (1 van accessible) • Nine (9) EV parking spaces • One hundred fifty-eight (155) standard parking spaces
LOT SIZE	332,337 Square Feet
ZONING DISTRICT	RSA-1/RSA-2
STREET FRONTAGE	Roosevelt Boulevard & Strahle Avenue
GROSS FLOOR AREA	105,691 GSF (not including balcony area)
PROPOSED BUILDING AREA	35,297 GSF

CDR Application

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: ZP-2023-013531

What is the trigger causing the project to require CDR Review? Explain briefly.

(CDR Case 2) The proposed project will create more than 50,000 sq. ft. of new gross floor area and more than 50 dwelling units on a residentially zoned lot abutting a residential zoning district.

PROJECT LOCATION

Planning District: Central Northeast **Council District:** 10th District

Address: 8400 East Roosevelt Boulevard, #D
Philadelphia, PA 19115

Is this parcel within an Opportunity Zone? Yes [No] Uncertain
If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: DePaul Group C/O Kenneth Wenhold **Primary Phone:** 610-832-8000

Email: kwenhold@juddbuilders.com **Address:** 409 Stenton Avenue
Flourtown, PA 19031

Property Owner: Pennypack Associates, L.P. **Developer** DePaul Group
Architect: Meyer Architects, Inc.

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 332,337 SF

Existing Zoning: RSA-1/RSA-2 **Are Zoning Variances required?** Yes X No

Proposed Use:
PROSED USE(S): 85 multi-family dwelling units (105,691 SF conditioned space). Building will have a mix of one bedroom and two bedroom units.

PARKING: 168 total parking spaces provided.
- Standard: 155 total
- Accessible (H/C): 4 total
- EV Parking: 9 total

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: _____ **Time:** _____

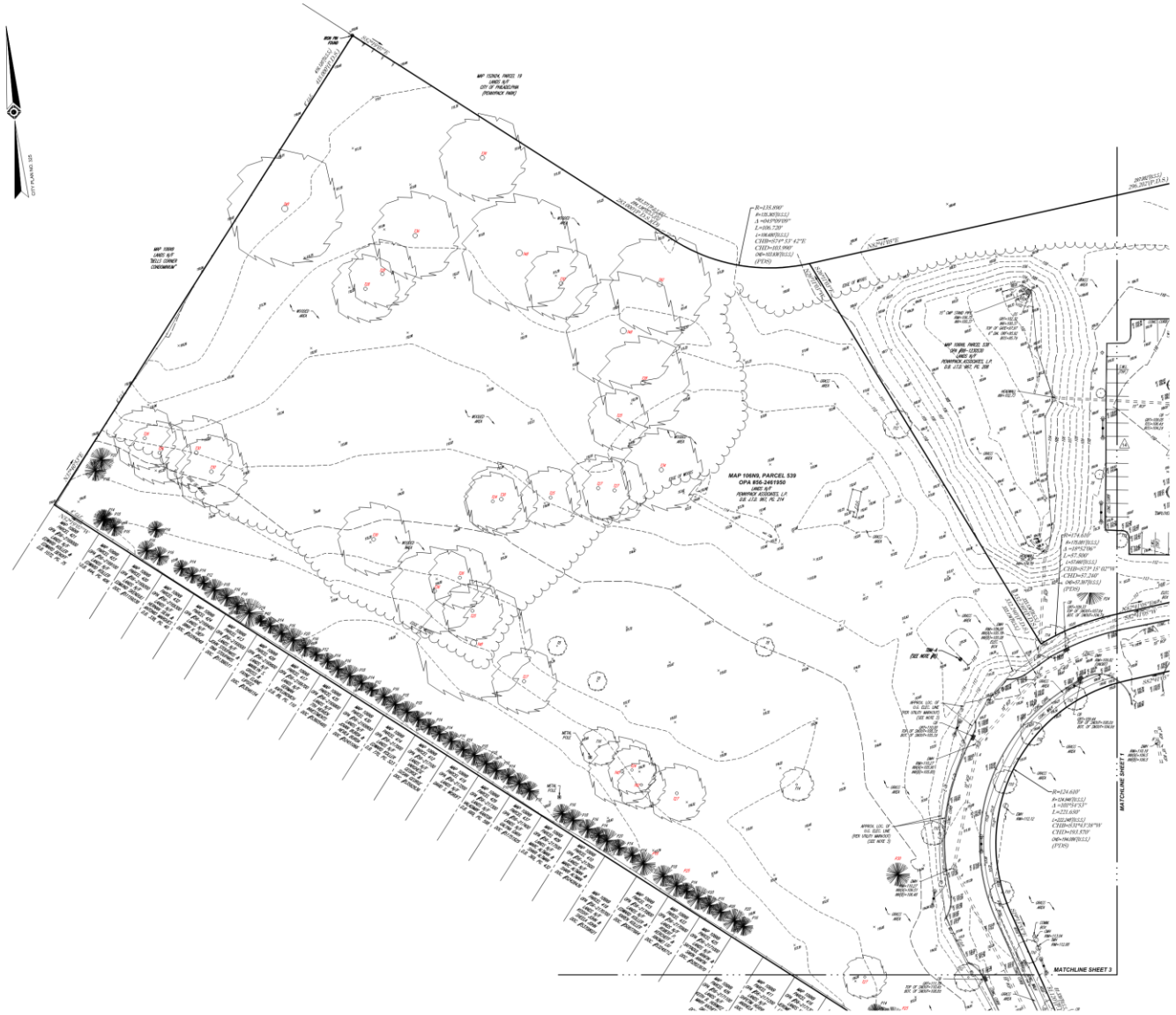
ZONING BOARD OF ADJUSTMENT HEARING

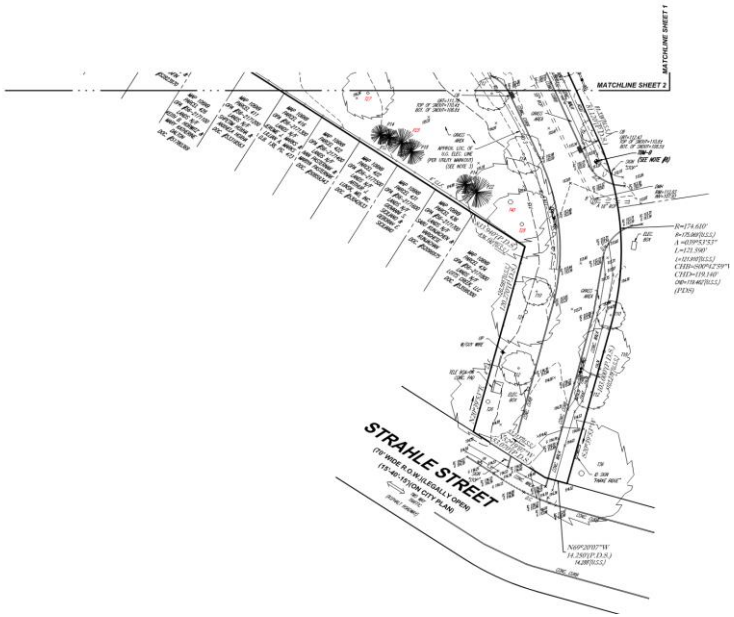
ZBA hearing scheduled: Yes X No ____ NA____

If yes, indicate the date hearing will be held:

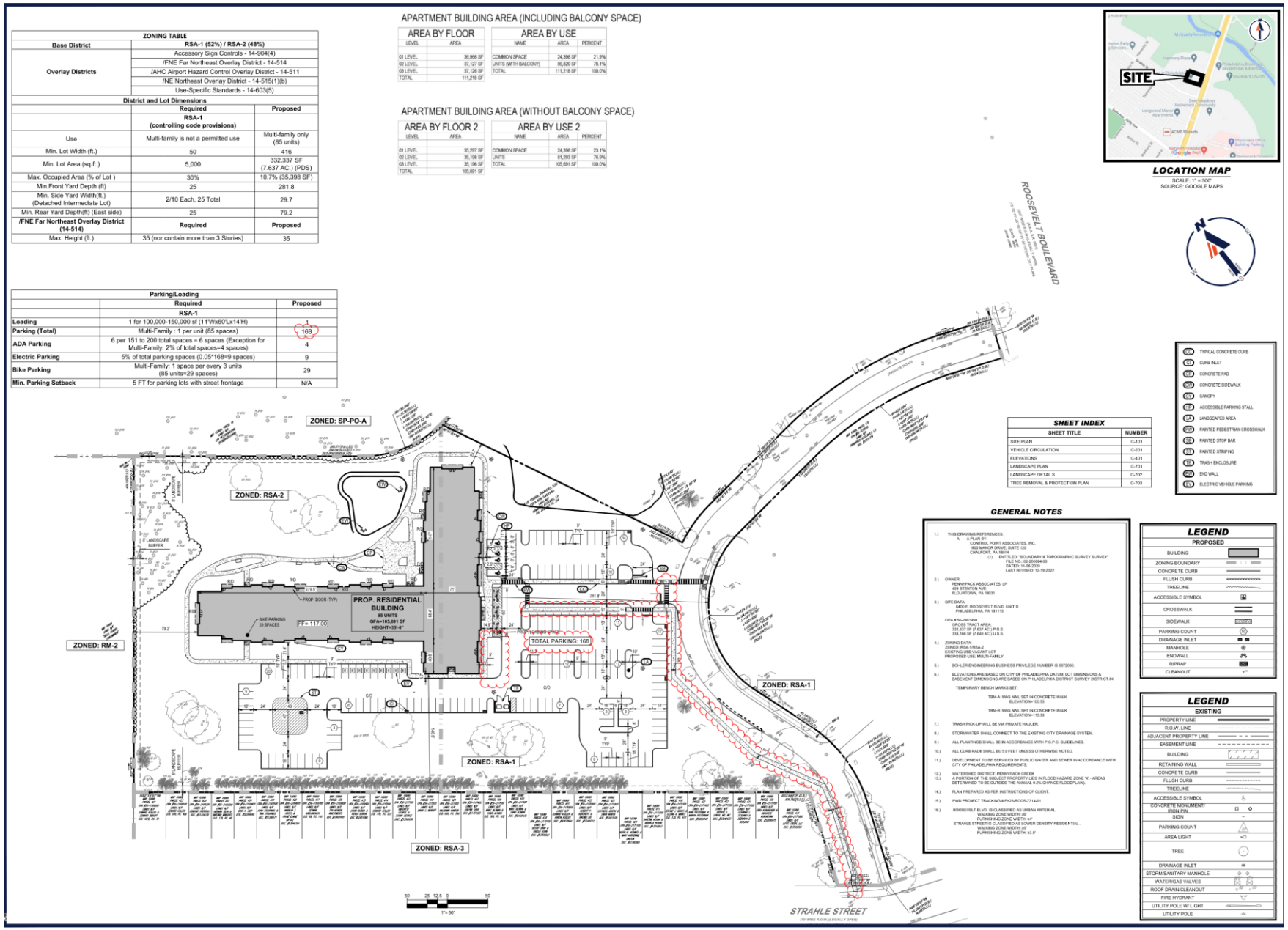
Date: July 17, 2024 at 2:00 P.M.

Existing Site Survey Plan





Site Plan


ZONING TABLE
Base District: RSA-1 (52%) / RSA-2 (48%)
Overlay Districts: Accessory Sign Controls - 14-904(4); /FNE Far Northeast Overlay District - 14-514; /AHC Airport Hazard Control Overlay District - 14-511; /NE Northeast Overlay District - 14-515(1)(b); Use-Specific Standards - 14-603(5)
District and Lot Dimensions
Required: RSA-1 (controlling code provisions) | Proposed
Use: Multi-family is not a permitted use | Multi-family only (85 units)
Min. Lot Width (ft.): 50 | 416
Min. Lot Area (sq.ft.): 5,000 | 332,337 SF (7.637 AC.) (PDS)
Max. Occupied Area (% of Lot): 30% | 10.7% (35,398 SF)
Min.Front Yard Depth (ft): 25 | 281.8
Min. Side Yard Width(ft.) (Detached Intermediate Lot): 2/10 Each, 25 Total | 29.7
Min. Rear Yard Depth(ft) (East side): 25 | 79.2
/FNE Far Northeast Overlay District (14-514): Required | Proposed
Max. Height (ft.): 35 (nor contain more than 3 Stories) | 35
APARTMENT BUILDING AREA (INCLUDING BALCONY SPACE)
AREA BY FLOOR
LEVEL | AREA
01 LEVEL | 38,996 SF
02 LEVEL | 37,127 SF
03 LEVEL | 37,126 SF
TOTAL | 111,218 SF
AREA BY USE
NAME | AREA | PERCENT
COMMON SPACE | 24,396 SF | 21.9%
UNITS (WITH BALCONY) | 86,820 SF | 78.1%
TOTAL | 111,218 SF | 100.0%
APARTMENT BUILDING AREA (WITHOUT BALCONY SPACE)
AREA BY FLOOR 2
LEVEL | AREA
01 LEVEL | 35,297 SF
02 LEVEL | 35,198 SF
03 LEVEL | 35,196 SF
TOTAL | 105,691 SF
AREA BY USE 2
NAME | AREA | PERCENT
COMMON SPACE | 24,396 SF | 23.1%
UNITS | 81,293 SF | 76.9%
TOTAL | 105,691 SF | 100.0%
Parking/Loading
Required: RSA-1 | Proposed
Loading: 1 for 100,000-150,000 sf (11'Wx60'Lx14'H) | 1
Parking (Total): Multi-Family : 1 per unit (85 spaces) | 168
ADA Parking: 6 per 151 to 200 total spaces = 6 spaces (Exception for Multi-Family: 2% of total spaces=4 spaces) | 4
Electric Parking: 5% of total parking spaces (0.05*168=9 spaces) | 9
Bike Parking: Multi-Family: 1 space per every 3 units (85 units=29 spaces) | 29
Min. Parking Setback: 5 FT for parking lots with street frontage | N/A
SITE
LOCATION MAP
SCALE: 1" = 500'
SOURCE: GOOGLE MAPS
ROOSEVELT BOULEVARD
ZONED: SP-PO-A
ZONED: RSA-2
ZONED: RM-2
ZONED: RSA-1
ZONED: RSA-3
PROP. RESIDENTIAL BUILDING
85 UNITS
GFA=105,691 SF
HEIGHT=35'-8"
FF= 117.00
TOTAL PARKING: 168
BIKE PARKING 29 SPACES
PROP. DOOR (TYP)
STRAHLE STREET
SHEET INDEX
SHEET TITLE | NUMBER
SITE PLAN | C-101
VEHICLE CIRCULATION | C-201
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LANDSCAPE PLAN | C-701
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TREE REMOVAL & PROTECTION PLAN | C-703
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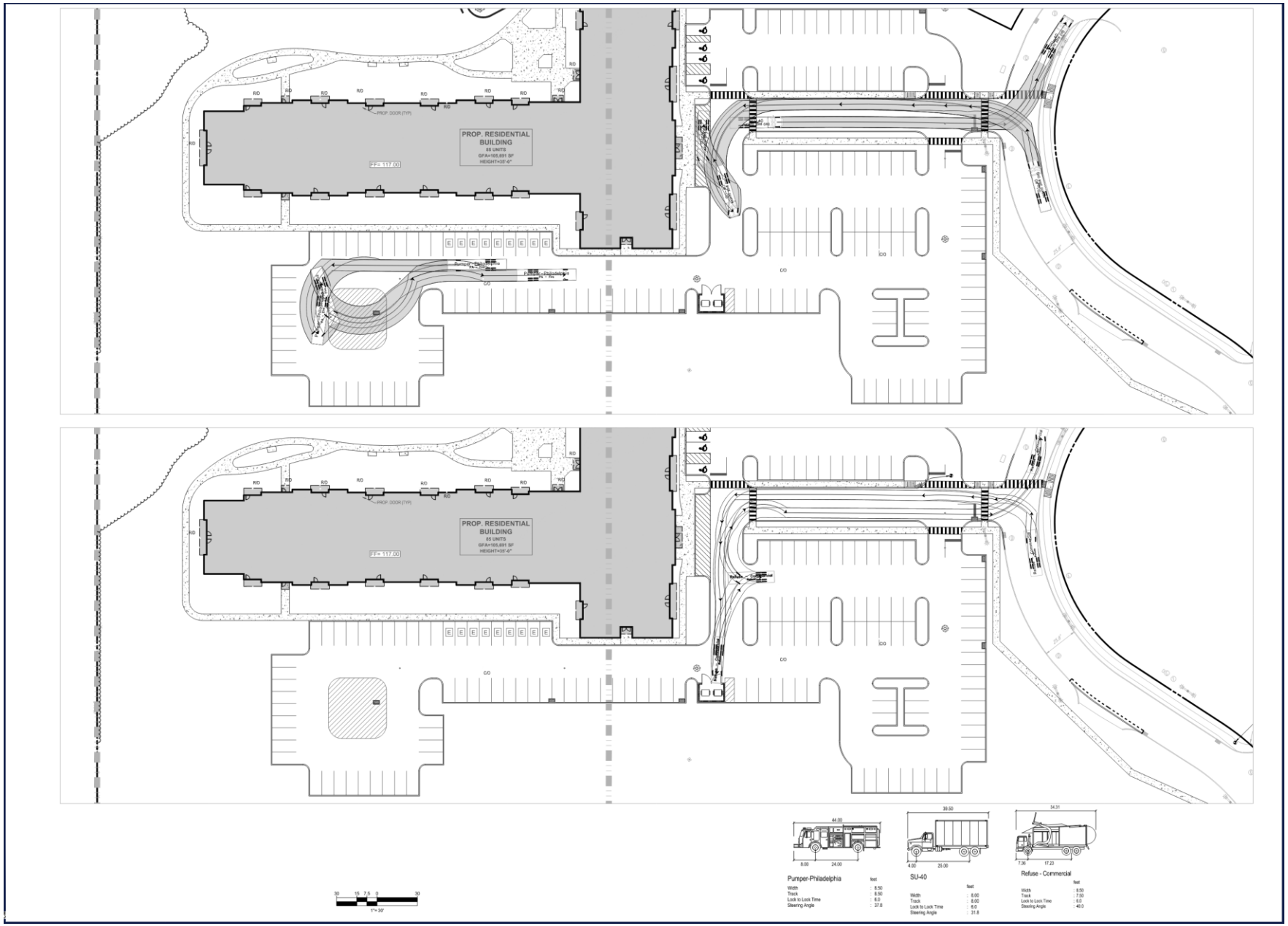
CURB INLET
CONCRETE PAD
CONCRETE SIDEWALK
CANOPY
ACCESSIBLE PARKING STALL
LANDSCAPED AREA
PAINTED PEDESTRIAN CROSSWALK
PAINTED STOP BAR
PAINTED STRIPING
TRASH ENCLOSURE
END WALL
ELECTRIC VEHICLE PARKING
GENERAL NOTES
1.) THIS DRAWING REFERENCES:
A. A PLAN BY: CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914
(1). ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY SURVEY" FILE NO.: 02-200084-09 DATED: 11-06-2020 LAST REVISED: 12-19-2022
2.) OWNER: PENNYPACK ASSOCIATES, LP 409 STERITON AVE. FLOURTOWN, PA 19031
3.) SITE DATA: 8400 E. ROOSEVELT BLVD. UNIT D PHILADELPHIA, PA 19111S
OPA # 56-2481950
GROSS TRACT AREA: 332,337 SF (7.637 AC.) (P.D.S) 333,168 SF (7.648 AC.) U.S.S.
4.) ZONING DATA: ZONED: RSA-1/RSA-2 EXISTING USE:VACANT LOT PROPOSED USE: MULTI-FAMILY
5.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 6872030.
6.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT SURVEY DISTRICT #4
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN CONCRETE WALK ELEVATION=100.55
TBM-B: MAG NAIL SET IN CONCRETE WALK ELEVATION=113.36
7.) TRASH PICK-UP WILL BE VIA PRIVATE HAULER.
8.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
9.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
10.) ALL CURB RADII SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
11.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
12.) WATERSHED DISTRICT: PENNYPACK CREEK
13.) A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE "X - AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOODPLAIN).
14.) PLAN PREPARED AS PER INSTRUCTIONS OF CLIENT.
15.) PWD PROJECT TRACKING # FY23-ROOS-7314-01
16.) ROOSEVELT BLVD: IS CLASSIFIED AS URBAN ARTERIAL. WALKING ZONE WIDTH: 10' FURNISHING ZONE WIDTH: 14' STRAHLE STREET IS CLASSIFIED AS LOWER DENSITY RESIDENTIAL. WALKING ZONE WIDTH: 10' FURNISHING ZONE WIDTH: 13.5'
LEGEND
PROPOSED
BUILDING
ZONING BOUNDARY
CONCRETE CURB
FLUSH CURB
TREELINE
ACCESSIBLE SYMBOL
CROSSWALK
SIDEWALK
PARKING COUNT
DRAINAGE INLET
MANHOLE
ENDWALL
RIPRAP
CLEANOUT
LEGEND
EXISTING
PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING
RETAINING WALL
CONCRETE CURB
FLUSH CURB
TREELINE
ACCESSIBLE SYMBOL
CONCRETE MONUMENT/ IRON PIN
SIGN
PARKING COUNT
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE

Vehicle Circulation Plan



Landscape Concept Plan

Landscape Details

COMPLIANCE CHART

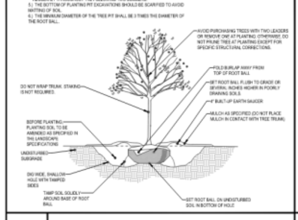
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705.(1)(d) BUFFERING REQUIREMENTS	(.1) A LANDSCAPE BUFFER SATISFYING THE REQUIREMENTS OF § 14-705(1)(d)(.2) (BUFFERING REQUIREMENTS) SHALL BE PROVIDED ALONG NON-PRIMARY STREET FRONTAGES AND THE SIDE AND REAR LOT LINES, WHERE A YARD IS PROVIDED, FOR THE FOLLOWING: (.c) SIDE AND REAR LOT LINES AND NON-PRIMARY STREET FRONTAGES OF A LOT THAT ABUTS OR INCLUDES THE RIGHT-OF-WAY OF A RAILROAD OR ANY OF THE FOLLOWING PUBLIC HIGHWAYS AND THEIR ASSOCIATED ACCESS RAMPS:	BUFFERS HAVE BEEN PROVIDED ALONG SIDE AND REAR LOT LINES.	COMPLIES
	(.2)(.a)(i) THE APPLICANT SHALL PROVIDE A MINIMUM 8-FOOT WIDE BUFFER ALONG THE ENTIRETY OF THE LOT LINE THAT ABUTS A LOT IN A DIFFERENT ZONING DISTRICT FROM THAT OF THE SUBJECT PARCEL. (ii) ALL SUCH BUFFERS SHALL INCLUDE AT LEAST ONE TREE AND THREE SHRUBS PER 20 LINEAR FEET. (iv) ALL OTHER LANDSCAPE BUFFERS REQUIRED UNDER THIS SECTION SHALL INCLUDE A FENCE, WALL, OR BERM AT LEAST SIX FEET IN HEIGHT. (.b) A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED BUFFER TREES SHALL BE OF AN EVERGREEN TREE SPECIES.	TOTAL LENGTH ALONG SOUTHWEST PROPERTY LINE ADJACENT TO RSA-3 DISTRICT = 836.2 ± LF REQUIRED: 836.2 / 20 = 41.8 OR 42 TREES (836.2 / 20) x 3 = 125.4 OR 126 SHRUBS PROVIDED: 58 EXISTING TREES TO REMAIN (58 TREES, 100% EVERGREEN); 16 FXM, 21 HQSQ, 9 IGS, 12 IV, 2 JCHC, 22 LB, 28 TH, 16 TOE (126 SHRUBS)	COMPLIES
		TOTAL LENGTH ALONG NORTHWEST PROPERTY LINE ADJACENT TO RM-2 DISTRICT = 416.9 ± LF REQUIRED: 416.9 / 20 = 20.8 OR 21 TREES (416.9 / 20) x 3 = 62.5 OR 63 SHRUBS PROVIDED: 7 ABC, 3 PIAB, 9 PP, PLUS 2 EXISTING TREES TO REMAIN (21 TREES, 100% EVERGREEN); 5 FXM, 5 IV, 1 IVJD, 11 IVRS, 20 JCHC, 21 TOE (63 SHRUBS)	COMPLIES
14-705.(1)(f) PRESERVATION OF HERITAGE TREES	(.2) IF THE STANDARDS OF § 14-705(1)(F)(.1) ARE NOT MET, A HERITAGE TREE MAY NOT BE REMOVED FROM ANY PROPERTY UNLESS THE APPLICANT OBTAINS A SPECIAL EXCEPTION APPROVAL. THE ZONING BOARD SHALL GRANT A SPECIAL EXCEPTION TO REMOVE A HERITAGE TREE IF: (.a) THE APPLICANT REPLACES THE REMOVED HERITAGE TREE IN ACCORDANCE WITH § 14-705(1)(G) (TREE REPLACEMENT REQUIREMENTS)	REMOVED HERITAGE TREES HAVE BEEN REPLACED. SEE 14-705.(1)(g) BELOW.	SPECIAL EXCEPTION
14-705.(1)(g) TREE REPLACEMENT REQUIREMENTS	(.1) EXCEPT AS SET FORTH IN § 14-705(1)(g)(.2) OR § 14-705(1)(g)(.3) BELOW, ALL HEALTHY TREES ON THE LOT OF 2.5 IN. DBH OR LARGER THAT ARE REMOVED, DAMAGED, OR DESTROYED AS A RESULT OF DEVELOPMENT ACTIVITIES SHALL BE REPLACED ON THE SAME LOT OR AN ABUTTING LOT IN ACCORDANCE WITH THE FOLLOWING STANDARDS: (.a) ALL TREES PROPOSED FOR REMOVAL AND ALL PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN. (.b) THE TOTAL CALIPER OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL CALIPER OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 IN. DBH AT PLANTING. (.c) IN THE EVENT THAT THE REPLACEMENT TREES ARE PROPOSED ON AN ABUTTING LOT AND SUCH LOT IS NOT UNDER THE SAME OWNERSHIP AS THE PRINCIPAL LOT, A WRITTEN AGREEMENT BETWEEN THE RECORD OWNERS SHALL BE SUBMITTED TO L&I WITH THE ZONING PERMIT APPLICATION.	TOTAL CALIPER OF TREES 2.5" DBH OR GREATER REMOVED = 418" CAL (EXCLUDING DEAD OR DECLINE TREES) REQUIRED: 418" CAL IN REPLACEMENT TREES PROVIDED: 11 ARA, 16 ASB, 9 CCA, 10 LSR, 11 NS, 11 QPH, 7 TA, 8 UP, 9 ABC, 11 PGL, 5 PIAB, 6 PP, 21 PS (420.5" CAL IN REPLACEMENT TREES)	COMPLIES
14-803(5) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF-STREET LOADING AREAS	(c) WHEN A PARKING LOT, LOADING SPACE, OR DRIVE-THROUGH (INCLUDING DRIVEWAYS AND AISLES) ABUTS A LOT IN A RESIDENTIAL ZONING DISTRICT, A CONTINUOUS SCREEN SHALL BE PROVIDED BETWEEN THE PARKING LOT, LOADING SPACE, OR DRIVE-THROUGH DRIVEWAY AND THE ABUTTING LOT FOR THE FOLLOWING: (.1) ON LOTS 5,000 SQ. FT. IN SIZE OR GREATER, THE APPLICANT SHALL PROVIDE A MINIMUM 8-FOOT WIDE BUFFER. SUCH BUFFER SHALL CONSIST OF AT LEAST ONE TREE PER 20 LINEAR FEET, FOUR SHRUBS PER 20 LINEAR FEET, AND A MINIMUM 5-FOOT HIGH OPAQUE FENCE, WALL, OR BERM.	SEE SECTION 14-705.(.1).(d). ABOVE TO MEET THE INTENT OF THIS REQUIREMENT.	COMPLIES
	(e).(.1) INTERIOR PARKING LOTS AND OFF-STREET LOADING AREAS SHALL PROVIDE AN INTERIOR LANDSCAPED AREA CALCULATED AS A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL AREA OF ALL PARKING SPACES, LOADING SPACES, DRIVEWAYS THAT PROVIDE ACCESS TO PARKING SPACES AND LOADING SPACES, AND DRIVE AISLES. LOTS LESS THAN 5,000 SQ. FT. AND USES IN THE PERSONAL/COMMERCIAL VEHICLE SALES AND RENTALS CATEGORY SHALL BE EXEMPT FROM THIS REQUIREMENT. LOTS LESS THAN 5,000 SQ. FT. ARE REQUIRED TO PROVIDE TREES ACCORDING TO THE PROVISIONS OF § 14- 803(5)(E)(.5)(.B).	TOTAL PARKING AREA = 81,938.4 ± SF REQUIRED (10%): 8,193.8 ± SF INTERIOR LANDSCAPE AREA PROVIDED: 8,480 ± SF INTERIOR LANDSCAPE AREA (10.3%)	COMPLIES
	(e).(.5) SHADE TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER SHALL BE PROVIDED AS FOLLOWS: (.a) FOR LOTS GREATER THAN OR EQUAL TO 5,000 SQ. FT., THE APPLICANT SHALL PROVIDE ONE SHADE TREE PER 200 SQ. FT., THREE SHRUBS PER 200 SQ. FT., AND 15 PERENNIALS OR GROUND COVER PER 200 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MAXIMUM OF 20% OF REQUIRED SHRUBS MAY BE REPLACED ONE-FOR-ONE WITH A TALL GRASS SPECIES.	TOTAL INTERIOR LANDSCAPE AREA = 8,480 ± SF REQUIRED: 8,480 / 200 = 42.4 OR 43 SHADE TREES (8,480 / 200) x 3 = 127.2 OR 128 SHRUBS (8,480 / 200) x 15 = 636 PERENNIALS OR GROUND COVER PROVIDED: 9 AROG, 26 GTIK, 8 PXAB (43 SHADE TREES); 46 CAH, 6 CS, 60 IGS, 8 IV, 9 VR. (129 SHRUBS); 368 JHIB, 204 RAG, 28 PVN, 36 SSO (636 PERENNIALS OR GROUND COVER)	COMPLIES

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ARA	11	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3.5" CAL.	B&B
AROG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
ASB	16	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	3.5" CAL.	B&B
CCA	9	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3.5" CAL.	B&B
GTIK	26	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	10	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	3.5" CAL.	B&B
MG	12	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	6-8'	B&B
NS	11	NYSSA SYLVATICA	SOUR GUM	3.5" CAL.	B&B
PXAB	8	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3.5" CAL.	B&B
QPH	11	QUERCUS PHELLOS	WILLOW OAK	3.5" CAL.	B&B
TA	7	TILIA AMERICANA	AMERICAN LINDEN	3.5" CAL.	B&B
UP	8	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ABC	16	ABIES CONCOLOR	WHITE FIR	6-8'	B&B
PGL	11	PICEA GLAUCA	WHITE SPRUCE	6-8'	B&B
PIAB	8	PICEA ABIES	NORWAY SPRUCE	6-8'	B&B
PP	15	PICEA PUNGENS	COLORADO SPRUCE	6-8'	B&B
PS	21	PINUS STROBUS	WHITE PINE	6-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CAH	45	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	CONTAINER
CS	6	CORNUS SERICEA	RED TWIG DOGWOOD	2-3'	B&B
FXM	21	FOTHERGILLA X 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24-30"	B&B
HQSQ	21	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	69	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	25	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	11	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JCHC	22	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5'	B&B
JHIB	368	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
LB	22	LINDERA BENZOIN	SPICEBUSH	30-36"	CONTAINER
RAG	204	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
TH	28	TAXUS X MEDIA 'HICKSII'	HICKS YEW	30-36"	B&B
TOE	48	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	5-6'	B&B
VR	9	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVN	28	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER
SSO	36	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL.	CONTAINER

NOTES:

1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD OR CUT BURLAP BACK FROM TOP 1/3 OF ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL.
6.) THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.

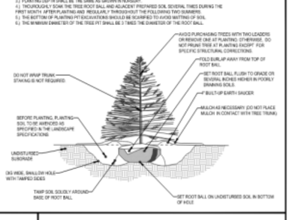


L-1 **DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

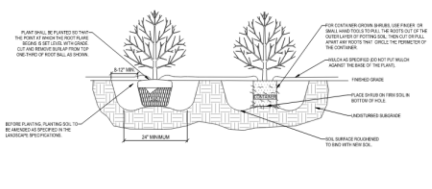
NOTES:

1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL.
6.) THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.



L-2 **EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE



L-5 **SHRUB PLANTING DETAIL**

NOT TO SCALE

ERNST SEED CO. RAIN GARDEN MIX SEEDING SPECIFICATIONS (ERNMX-180):

CHASMANTHIUM LATIFOLIUM (PA/VA ECOTYPE BLEND)	RIVER OATS	38%
ELYMUS VIRGINICUS (PA ECOTYPE)	VIRGINIA WILD RYE	20%
CAREX VULPINOIDEA (PA ECOTYPE)	FOX SEDGE	10%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	4%
PENSTEMON DIGITALIS (PA ECOTYPE)	TALL WHITE BEARDTONGUE	3%
RUDBECKIA HIRTA (COASTAL PLAIN NC ECOTYPE)	BLACKEYED SUSAN	3%
COREOPSIS LANCEOLATA (COASTAL PLAIN NC ECOTYPE)	LANCELEAF COREOPSIS	3%
TRADESCANTIA OHIENSIS (PA ECOTYPE)	OHIO SPIDERWORT	2%
HELIOPSIS HELIANTHOIDES (PA ECOTYPE)	OXEYE SUNFLOWER	2%
AGROSTIS PERENNANS (PA ECOTYPE)	AUTUMN BENTGRASS	2%
CHAMAECRISTA FASCICULATA (PA ECOTYPE)	PARTRIDGE PEA	2%
LIATRIS SPICATA (PA ECOTYPE)	MARSH (DENSE) BLAZING STAR	2%
ASTER LAEVIS (NY ECOTYPE)	SMOOTH BLUE ASTER	1.5%
SENNA HEBECARPA (VA & WV ECOTYPE)	WILD SENNA	1%
ASTER NOVAE-ANGLIAE (PA ECOTYPE)	NEW ENGLAND ASTER	1%
ASCLEPIAS INCARNATA (PA ECOTYPE)	SWAMP MILKWEED	1%
JUNCUS TENUIS (PA ECOTYPE)	PATH RUSH	1%
JUNCUS EFFUSUS	SOFT RUSH	1%
MONARDA FISTULOSA (FORT INDIANTOWN GAP-PA ECOTYPE)	WILD BERGAMOT	1%
EUPATORIUM COELESTINUM (VA ECOTYPE)	MISTFLOWER	0.5%
BAPTISIA AUSTRALIS (SOUTHERN WV ECOTYPE)	BLUE FALSE INDIGO	0.5%
SOLIDAGO JUNCEA (VA ECOTYPE)	EARLY GOLDENROD	0.5%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.2%

SEEDING RATE: 20 lb. PER ACRE OF THE ERNST MIX

NURSE CROP: THE ERNST SEED MIX MUST BE ACCOMPANIED BY ONE OF THE FOLLOWING TEMPORARY SEED SPECIFICATIONS APPROPRIATE FOR THE TIME OF YEAR:
- ANNUAL RYE (10 LBS PER ACRE)
- OR SPRING OATS (64 LBS PER ACRE)
- OR WINTER RYE (56 LBS PER ACRE)

NOTES:

1.) THE FORMULATION NOTED ABOVE IS REPRESENTATIVE OF THE ERNST SEED SPECIFICATION. THE MOST CURRENT FORMULATION AS SPECIFIED BY THE ERNST COMPANY AT THE TIME OF PLANTING SHALL BE USED.
2.) SEED SHOULD BE APPLIED USING DRILL SEEDING OR BROADCAST SEEDING METHODS ONLY. THE CONTRACTOR MUST ENSURE DIRECT SEED-TO-SOIL CONTACT. HYDROSEEDING IS NOT PERMITTED WITH THIS SEED MIX; IT WILL PROHIBIT GERMINATION.
3.) THE ENTIRE FACILITY SHALL BE STABILIZED WITH A NORTH AMERICAN GREEN SC150 STRAW & COCONUT BLANKET (OR APPROVED EQUAL). THE BLANKET SHOULD BE INSTALLED ON TOP OF THE SEED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
4.) THE SEED MIX WILL NEED DAILY SUPPLEMENTAL WATERING UNTIL IT HAS GERMINATED AND REACHED AN AVERAGE HEIGHT OF AT 12-18".
5.) THE SEEDING AREA SHALL BE MOWED ONCE AFTER THE FIRST GROWING SEASON, EARLY IN THE SPRING, AND THEN SHALL BE MOWED NO MORE THAN ONCE EVERY THREE YEARS THEREAFTER EARLY IN SPRING ONLY.

ERNST SEED CO. FACW WETLAND MEADOW MIX SEEDING SPECIFICATIONS (ERNMX-122):

CAREX VULPINOIDEA (PA ECOTYPE)	FOX SEDGE	29.8%
ELYMUS VIRGINICUS (MADISON NY ECOTYPE)	VIRGINIA WILD RYE	16%
CAREX LUPULINA (PA ECOTYPE)	HOP SEDGE	11%
CAREX SCOPARIA (PA ECOTYPE)	BLUNT BROOM SEDGE	11%
CAREX LURIDA (PA ECOTYPE)	LURID SEDGE	8.5%
CINNA ARUNDINACEA (PA ECOTYPE)	WOOD REEDGRASS	5.2%
VERBENA HASTATA (PA ECOTYPE)	BLUE VERVAIN	4%
JUNCUS EFFUSUS	SOFT RUSH	3%
ASCLEPIAS INCARNATA (PA ECOTYPE)	SWAMP MILKWEED	2%
HELIOPSIS HELIANTHOIDES (PA ECOTYPE)	OXEYE SUNFLOWER	2%
BIDENS CERNUA (PA ECOTYPE)	NODDING BUR MARIGOLD	1%
ONOCLEA SENSIBILIS	SENSITIVE FERN	1%
EUPATORIUM PERFOLIATUM (PA ECOTYPE)	BONESET	0.8%
HELENIUM AUTUMNALE (PA ECOTYPE)	COMMON SNEEZEWEED	0.8%
IRIS VERSICOLOR	BLUEFLAG	0.8%
ZIZIA AUREA	GOLDEN ALEXANDERS	0.7%
ASTER NOVAE-ANGLIAE (PA ECOTYPE)	NEW ENGLAND ASTER	0.3%
ASTER PRENANTHOIDES (PA ECOTYPE)	ZIGZAG ASTER	0.3%
EUPATORIUM FISTULOSUM (PA ECOTYPE)	JOE PYE WEED	0.3%
LOBELIA SIPHILITICA (PA ECOTYPE)	GREAT BLUE LOBELIA	0.3%
SCIRPUS CYPERINUS (PA ECOTYPE)	WOOL GRASS	0.3%
ASTER PUNICEUS (PA ECOTYPE)	PURPLESTEM ASTER	0.2%
ASTER UMBELLATUS (PA ECOTYPE)	FLAT TOPPED WHITE ASTER	0.2%
PENTHORUM SEDOIDES (PA ECOTYPE)	DITCH STONECROP	0.2%
SOLIDAGO RUGOSA (PA ECOTYPE)	WRINKLELEAF GOLDENROD	0.2%
MIMULUS RINGENS (PA ECOTYPE)	SQUARE STEMMED MONKEYFLOWER	0.1%

SEEDING RATE: 20 lb. PER ACRE OF THE ERNST MIX

NURSE CROP: THE ERNST SEED MIX MUST BE ACCOMPANIED BY ONE OF THE FOLLOWING TEMPORARY SEED SPECIFICATIONS APPROPRIATE FOR THE TIME OF YEAR:
- ANNUAL RYE (10 LBS PER ACRE)
- OR SPRING OATS (64 LBS PER ACRE)
- OR WINTER RYE (56 LBS PER ACRE)

NOTES:

1.) THE FORMULATION NOTED ABOVE IS REPRESENTATIVE OF THE ERNST SEED SPECIFICATION. THE MOST CURRENT FORMULATION AS SPECIFIED BY THE ERNST COMPANY AT THE TIME OF PLANTING SHALL BE USED.
2.) SEED SHOULD BE APPLIED USING DRILL SEEDING OR BROADCAST SEEDING METHODS ONLY. THE CONTRACTOR MUST ENSURE DIRECT SEED-TO-SOIL CONTACT. HYDROSEEDING IS NOT PERMITTED WITH THIS SEED MIX; IT WILL PROHIBIT GERMINATION.
3.) THE ENTIRE FACILITY SHALL BE STABILIZED WITH A NORTH AMERICAN GREEN SC150 STRAW & COCONUT BLANKET (OR APPROVED EQUAL). THE BLANKET SHOULD BE INSTALLED ON TOP OF THE SEED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
4.) THE SEED MIX WILL NEED DAILY SUPPLEMENTAL WATERING UNTIL IT HAS GERMINATED AND REACHED AN AVERAGE HEIGHT OF AT 12-18".
5.) THE SEEDING AREA SHALL BE MOWED ONCE AFTER THE FIRST GROWING SEASON, EARLY IN THE SPRING, AND THEN SHALL BE MOWED NO MORE THAN ONCE EVERY THREE YEARS THEREAFTER EARLY IN SPRING ONLY.

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (6"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

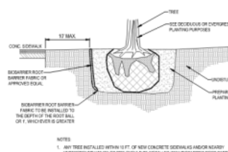
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

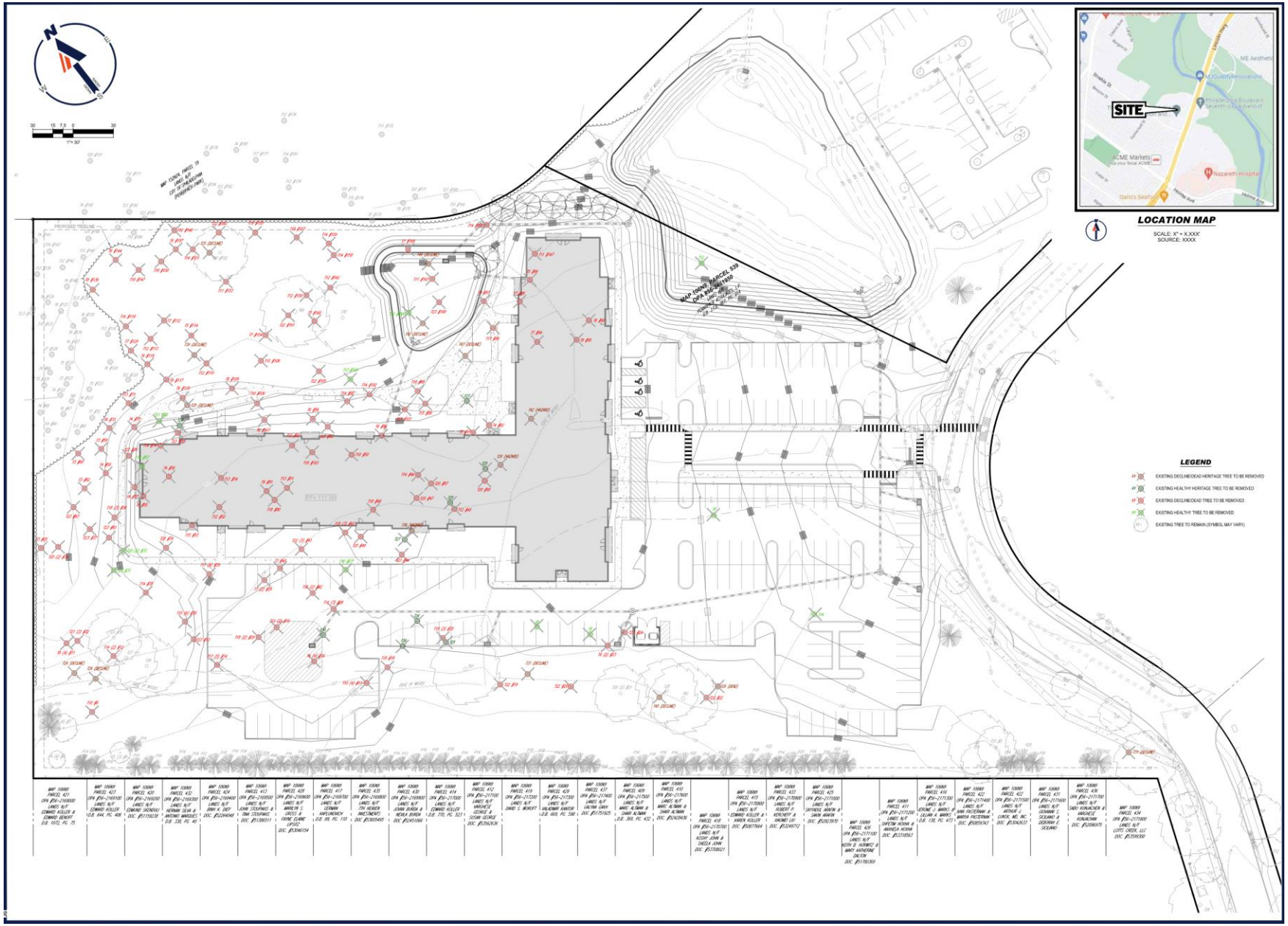


NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN.
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

L-11 **BIOBARRIER ROOT BARRIER DETAIL**

NOT TO SCALE

Tree Removal Plan



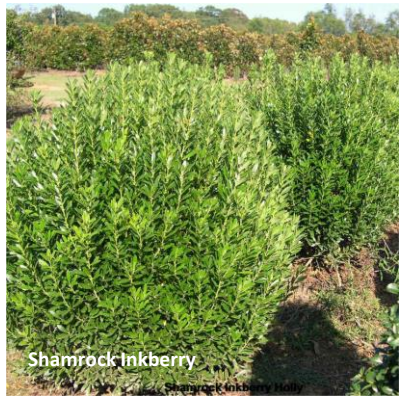
Rendered Landscape Plan

Proposed Plantings


Red Twig Dogwood


Mount Airy Fothergilla


Snow Queen Oakleaf Hydrangea


Shamrock Inkberry


Henry's Garnet Sweetspire


Jim Dandy Winterberry

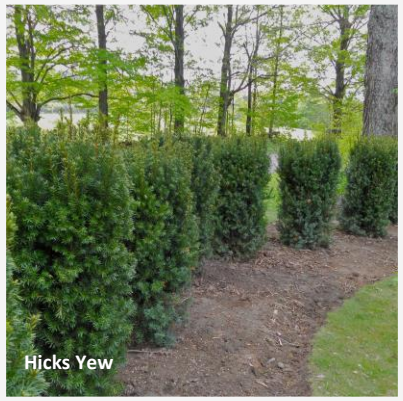

Red Sprite Winterberry


Columnar Hetz Juniper


Icee Blue Juniper


Spicebush


Gro-Low Fragrant Sumac


Hicks Yew


Emerald Arborvitae


Leatherleaf Viburnum


Northwind Switch Grass


Standing Ovation Little Bluestem Grass


Hummingbird Summersweet

Canopy Trees
(Suggestion Only)


Armstrong Red Maple


October Glory Red Maple

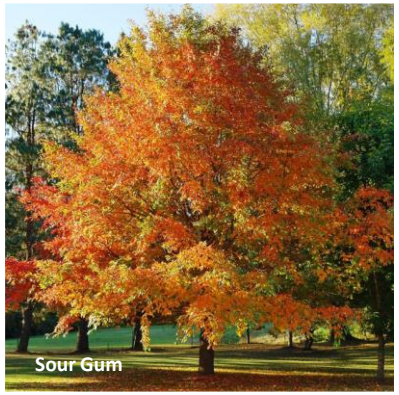

Bonfire Sugar Maple


American Hornbeam


Skyline Thornless Honey Locust


Round-Lobed Seedless Sweet Gum


Dawn Redwood


Sour Gum


Willow Oak


American Linden


American Elm

Evergreen Trees
(Suggestion Only)


White Fir


White Spruce


Norway Spruce


Colorado Spruce


White Pine

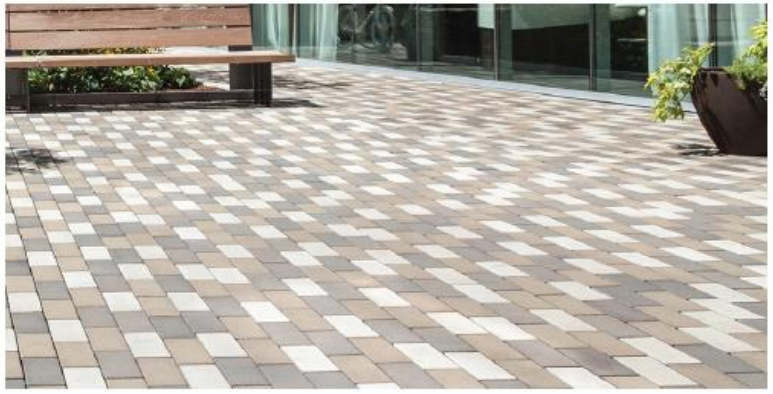
Site Amenities












First Floor Plan

UNIT MATRIX								
NAME	NET RENTABLE	BALCONY	OCCUPANCY	1ST	2ND	3RD	TOTAL	PERCENT
APARTMENT								
UNIT A1	707 SF ... 738 SF	65 SF	1BR	14	17	17	48	56.5%
UNIT A2	859 SF	65 SF	1BR	0	2	2	4	4.7%
UNIT B1	1,127 SF ... 1,131 SF	70 SF	2BR	11	10	10	31	36.5%
UNIT B2	1,155 SF	70 SF	2BR	0	1	1	2	2.4%
UNIT TOTAL				25	30	30	85	100.0%

UNIT TYPE		
OCCUPANCY	TOTAL	PERCENT
1BR	52	61.2%
2BR	33	38.8%
UNIT TOTAL	85	100.0%

APARTMENT BUILDING AREA (INCLUDING BALCONY SPACE)

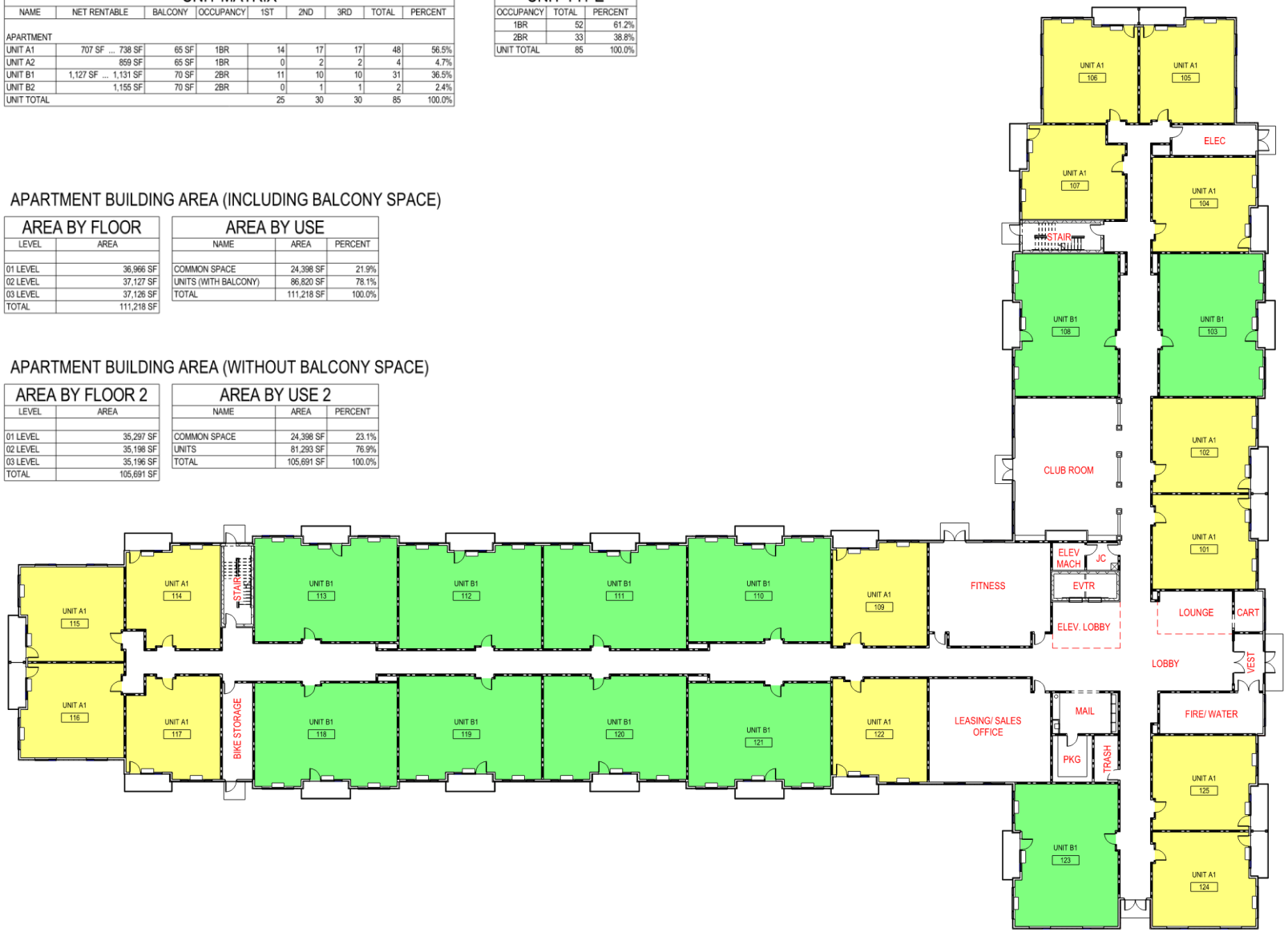
AREA BY FLOOR	
LEVEL	AREA
01 LEVEL	36,966 SF
02 LEVEL	37,127 SF
03 LEVEL	37,126 SF
TOTAL	111,218 SF

AREA BY USE		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	21.9%
UNITS (WITH BALCONY)	86,820 SF	78.1%
TOTAL	111,218 SF	100.0%

APARTMENT BUILDING AREA (WITHOUT BALCONY SPACE)

AREA BY FLOOR 2	
LEVEL	AREA
01 LEVEL	35,297 SF
02 LEVEL	35,198 SF
03 LEVEL	35,196 SF
TOTAL	105,691 SF

AREA BY USE 2		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	23.1%
UNITS	81,293 SF	76.9%
TOTAL	105,691 SF	100.0%



Second Floor Plan

UNIT MATRIX								
NAME	NET RENTABLE	BALCONY	OCCUPANCY	1ST	2ND	3RD	TOTAL	PERCENT
APARTMENT								
UNIT A1	707 SF ... 738 SF	65 SF	1BR	14	17	17	48	56.5%
UNIT A2	859 SF	65 SF	1BR	0	2	2	4	4.7%
UNIT B1	1,127 SF ... 1,131 SF	70 SF	2BR	11	10	10	31	36.5%
UNIT B2	1,155 SF	70 SF	2BR	0	1	1	2	2.4%
UNIT TOTAL				25	30	30	85	100.0%

UNIT TYPE		
OCCUPANCY	TOTAL	PERCENT
1BR	52	61.2%
2BR	33	38.8%
UNIT TOTAL	85	100.0%

APARTMENT BUILDING AREA (INCLUDING BALCONY SPACE)

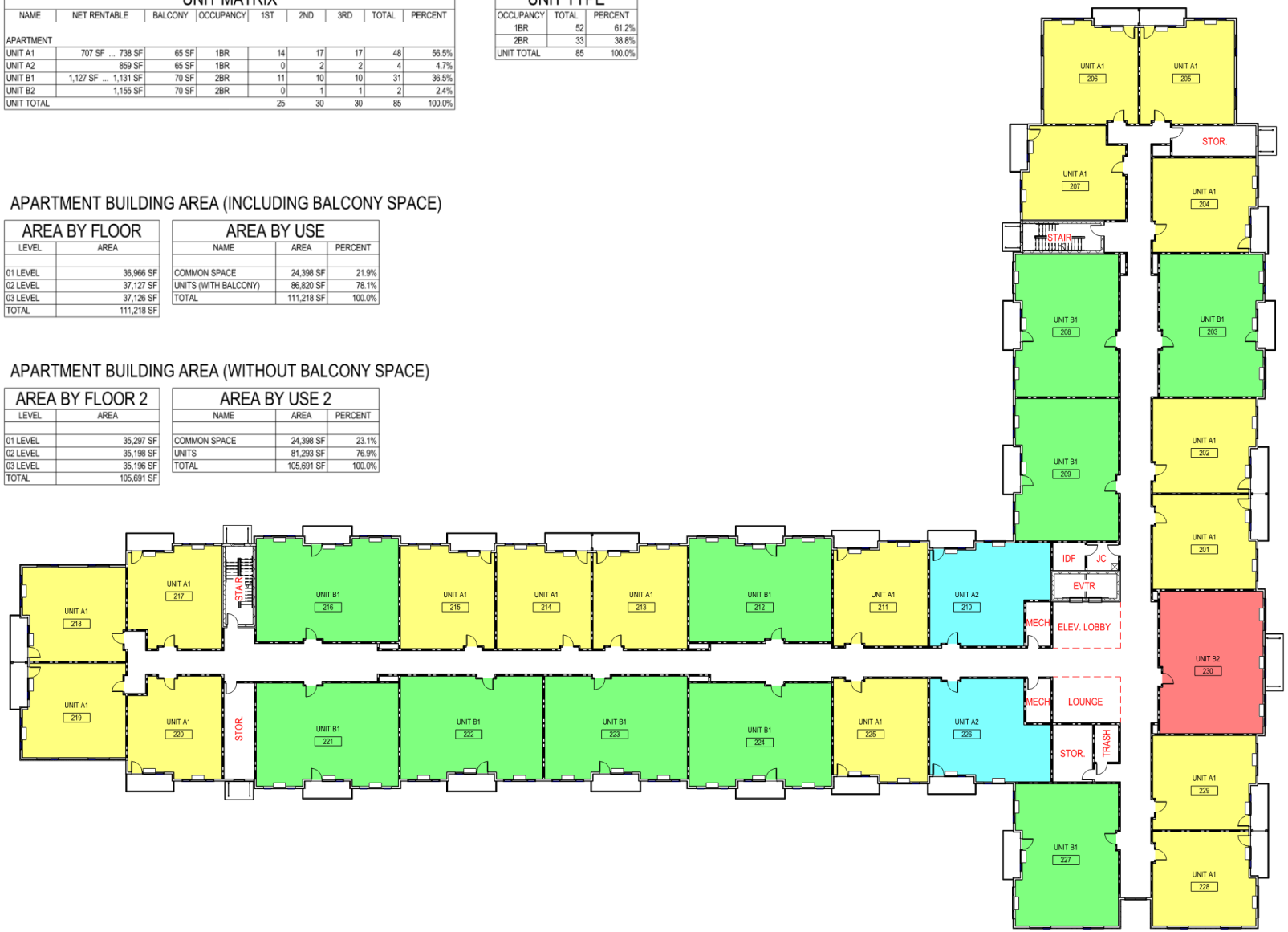
AREA BY FLOOR	
LEVEL	AREA
01 LEVEL	36,966 SF
02 LEVEL	37,127 SF
03 LEVEL	37,126 SF
TOTAL	111,218 SF

AREA BY USE		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	21.9%
UNITS (WITH BALCONY)	86,820 SF	78.1%
TOTAL	111,218 SF	100.0%

APARTMENT BUILDING AREA (WITHOUT BALCONY SPACE)

AREA BY FLOOR 2	
LEVEL	AREA
01 LEVEL	35,297 SF
02 LEVEL	35,198 SF
03 LEVEL	35,196 SF
TOTAL	105,691 SF

AREA BY USE 2		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	23.1%
UNITS	81,293 SF	76.9%
TOTAL	105,691 SF	100.0%



Third Floor Plan

UNIT MATRIX								
NAME	NET RENTABLE	BALCONY	OCCUPANCY	1ST	2ND	3RD	TOTAL	PERCENT
APARTMENT								
UNIT A1	707 SF ... 738 SF	65 SF	1BR	14	17	17	48	56.5%
UNIT A2	859 SF	65 SF	1BR	0	2	2	4	4.7%
UNIT B1	1,127 SF ... 1,131 SF	70 SF	2BR	11	10	10	31	36.5%
UNIT B2	1,155 SF	70 SF	2BR	0	1	1	2	2.4%
UNIT TOTAL				25	30	30	85	100.0%

UNIT TYPE		
OCCUPANCY	TOTAL	PERCENT
1BR	52	61.2%
2BR	33	38.8%
UNIT TOTAL	85	100.0%

APARTMENT BUILDING AREA (INCLUDING BALCONY SPACE)

AREA BY FLOOR	
LEVEL	AREA
01 LEVEL	36,966 SF
02 LEVEL	37,127 SF
03 LEVEL	37,126 SF
TOTAL	111,218 SF

AREA BY USE		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	21.9%
UNITS (WITH BALCONY)	86,820 SF	78.1%
TOTAL	111,218 SF	100.0%

APARTMENT BUILDING AREA (WITHOUT BALCONY SPACE)

AREA BY FLOOR 2	
LEVEL	AREA
01 LEVEL	35,297 SF
02 LEVEL	35,198 SF
03 LEVEL	35,196 SF
TOTAL	105,691 SF

AREA BY USE 2		
NAME	AREA	PERCENT
COMMON SPACE	24,398 SF	23.1%
UNITS	81,293 SF	76.9%
TOTAL	105,691 SF	100.0%

Exterior Elevation

1 AEX-05 NORTH BUILDING ELEVATION
3/32" = 1'-0"

2 AEX-05 WEST BUILDING ELEVATION
3/32" = 1'-0"

3 AEX-05 SOUTH BUILDING ELEVATION
3/32" = 1'-0"

4 AEX-05 EAST BUILDING ELEVATION
3/32" = 1'-0"

PROJECT NORTH

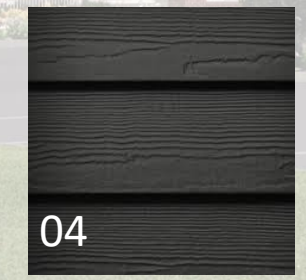
Exterior Rendering

RENDERING SHOWN FOR ARCHITECTURAL INTENT. LANDSCAPING MAY NOT FULLY REFLECT ALL LANDSCAPING PROPOSED. SEE LANDCAPE PLAN FOR FINAL PLANTING SELECTIONS AND LOCATIONS.

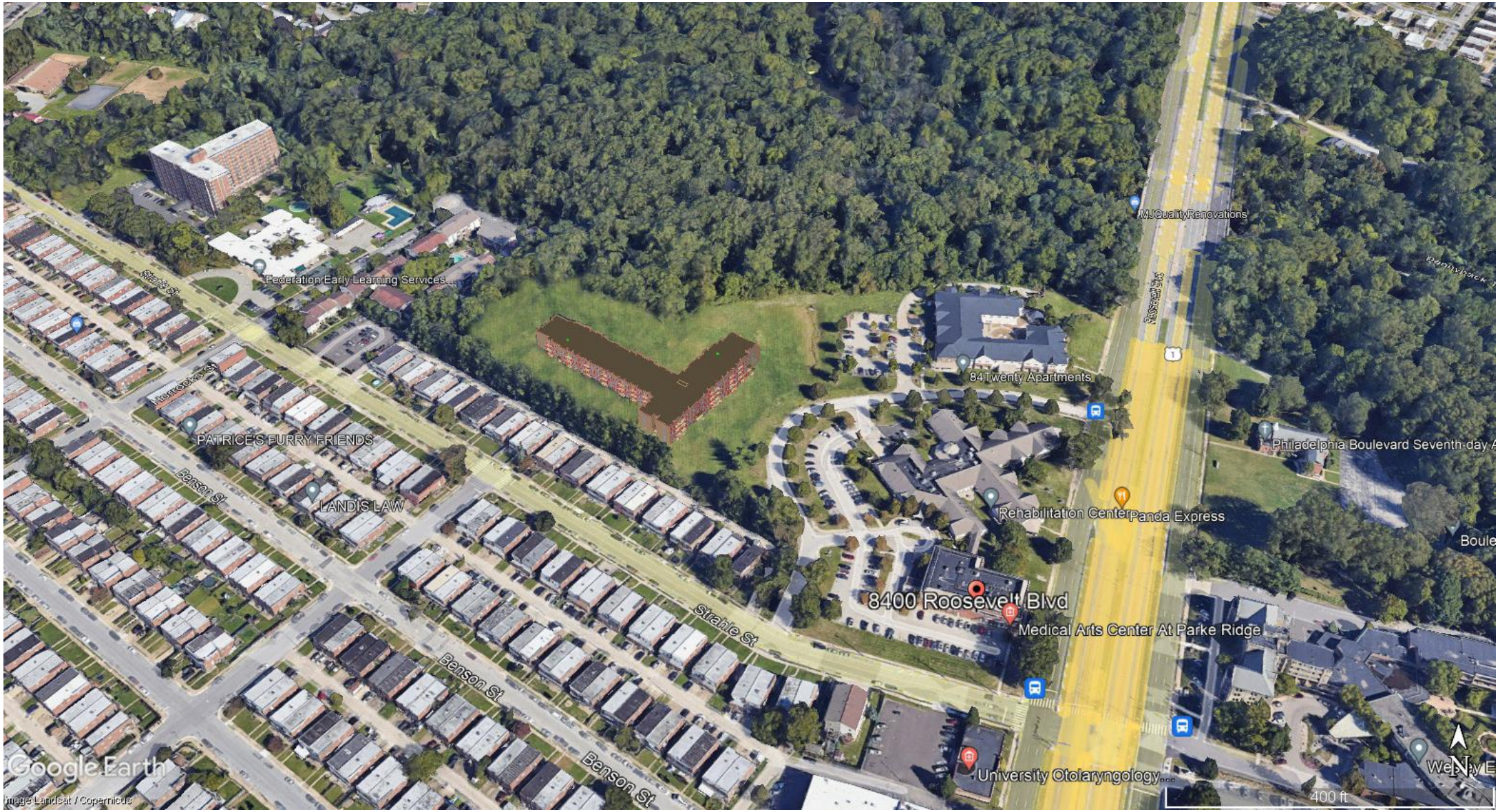
Exterior Finish Materials

EXTERIOR MATERIAL LEGEND

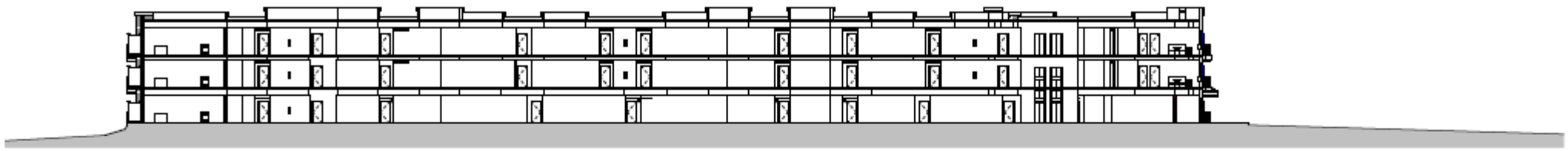
1. BRICK VENEER: GLEN GARY (RUSTIC BURGUNDY) OR SIMILAR
2. HORIZONTAL SIDING: JAMES HARDIE OR SIMILAR (PEARL GRAY/SMOOTH)
3. HORIZONTAL SIDING: JAMES HARDIE OR SIMILAR (GRAY SLATE/SMOOTH)
4. HORIZONTAL SIDING: JAMES HARDIE OR SIMILAR (IRON GRAY/SMOOTH)
5. PANEL AND BATTEN: AZEK POLYURETHANE TRIM OR SIMILAR (WHITE/SMOOTH)
6. TRIM: AZEK POLYURETHANE TRIM OR SIMILAR (WHITE/SMOOTH)
7. GUARDRAIL/PRIVACY PANEL: 42”H. ALUMINUM RAIL SYSTEM (WHITE)/72”H. VINYL PRIVACY PANEL (WHITE)
8. WINDOW UNITS: ANDERSEN VINYL OR SIMILAR (WHITE)



Context Site Aerial Perspective

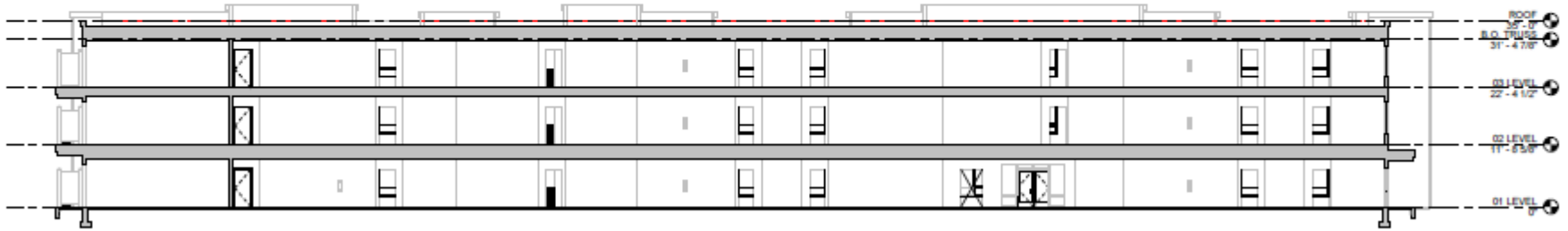


Building Section



3 AEX-05 SITE SECTION
1/16" = 1'-0"

1 AEX-05 BUILDING SECTION 1 Copy 1
3/32" = 1'-0"



2 AEX-05 BUILDING SECTION 2 Copy 1
3/32" = 1'-0"

Sustainable Design Checklist

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use.

Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks.

These metrics go above and beyond the minimum requirements in the Zoning and Building codes.

All benchmarks are based on adaptions from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	There are bus stops at both nearby streets (Roosevelt Boulevard and Strahle Street). Additional stops are located at Strahle St. and Bustleton Ave.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	All parking is on-grade and is less than 40% of the total site area.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	5% of parking spaces will be set aside for electric vehicle parking. Spaces will be designated by signage.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. **(If setback used, specify distance)**[i]	Building does not front on a railway.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Building does not incorporate a bike share station.

Sustainable Design Checklist

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	The project proposes native and adapted plants that do not require permanent irrigation beyond establishment.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	The project proposes 89.3% open space (296,939 sf) with more than 50% of this being vegetated or previous.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The project conforms to the stormwater requirements of the Philadelphia Water Department.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	The project proposes trees throughout the parking area and along the private driveway frontage to assist with reducing the heat island affect.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.[ii]	ComCheck will be used to check compliance with the 2018 IECC.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	The owners currently do not intend to pursue additional energy performance measures.
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.[iv]	The project site is within 1000' of Roosevelt Boulevard (Route 1). All occupied spaces will comply with the required MERV 13 guideline.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	The owners currently do not intend to include renewable energy on-site.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Building materials are proposed to be selected by manufacturers that provide materials that have a certified post consumer waste program.

i Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ii Title 4 The Philadelphia Building Construction and Occupancy Code
See also, "The Commercial Energy Code Compliance" information sheet:
https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf

and the "What Code Do I Use" information sheet:
https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf

iii LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

iv Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

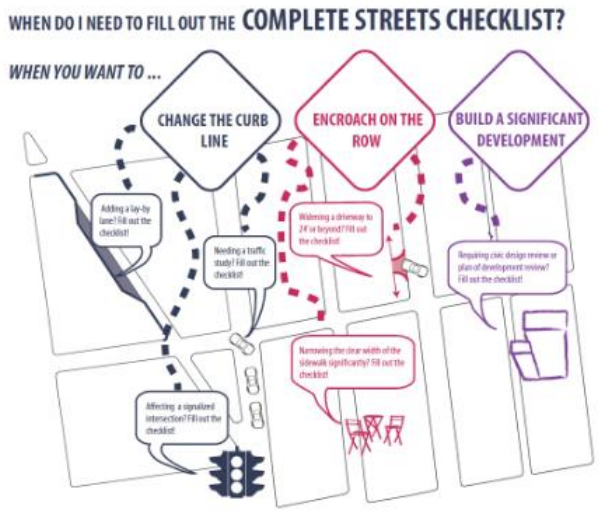
Philadelphia City Planning Commission

INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at
http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx



PRELIMINARY PCPC REVIEW AND COMMENT: DATE

FINAL STREETS DEPT REVIEW AND COMMENT: DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ☐ This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- ☐ All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- ☐ All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- ☐ Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ☐ ADA curb-ramp designs must be submitted to Streets Department for review
- ☐ Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at http://www.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing of a new street;
  - Removal of an existing street;
  - Changes to roadway grades, curb lines, or widths; or
  - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED
  - CURB CUTS/DRIVEWAYS/LAYBY LANES
  - TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
  - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
  - PROPOSED TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS

***APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY**

Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
   8400 Roosevelt Unit D
2. DATE
   02/28/2024
3. APPLICANT NAME
   Pennypack Associates, LP
4. APPLICANT CONTACT INFORMATION
   kwenhold@juddbuilders.com
5. PROJECT AREA: list precise street limits and scope
   The total lot area is 332,337 SF (7.637 AC.) PDS. This is Lot D, Parcel A, which is part for the overall 8400 Roosevelt Boulevard property. The development is proposed along a Private Road, which can be accessed from Strahle Street and Roosevelt Blvd.
6. OWNER NAME
   Pennypack Associates, LP
7. OWNER CONTACT INFORMATION
   kwenhold@juddbuilders.com
8. ENGINEER / ARCHITECT NAME
   Matthew Kearse
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   mkearse@bohlereng.com
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
Roosevelt Blvd.	Strahle St	Winchester Ave	Urban Arterial
Strahle St.	Eastwood St.	Roosevelt Blvd.	Walkable Commercial Corridor

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☒ NO ☐ N/A ☐
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐ N/A ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

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PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Roosevelt Blvd.	12' / 9.6' / 9.6'	13' / N/A
Strahle St.	12' / 14' / 14'	15' / N/A

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Roosevelt Blvd.	6' / 4.8' / 4.8'
Strahle St.	6' / 4.4' / 4.4'

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N/A		

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N/A		

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PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?	YES ☒ NO ☐	YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: No improvements or disturbance is proposed within the R.O.W.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

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BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, **existing and proposed** Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
N/A	N/A

17. FURNISHING ZONE: list the MINIMUM, **recommended, existing, and proposed** Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Roosevelt Blvd.	4' / 2.3' / 2.3'
Strahle St.	4' / 4.8' / 4.8'

				DEPARTMENTAL APPROVAL
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?				
▪ Bicycle Parking	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
▪ Lighting	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
▪ Benches	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
▪ Street Trees	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
▪ Street Furniture	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
19. Does the design avoid tripping hazards?	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐
20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception	YES ☐ NO ☐	N/A ☒		YES ☐ NO ☐

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BUILDING & FURNISHING COMPONENT (continued)

21.	Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
22.	Does the design maintain adequate visibility for all roadway users at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: No improvements or disturbance is proposed within the R.O.W.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    No improvements or disturbance is proposed within the R.O.W.

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
N/A				

				DEPARTMENTAL APPROVAL	
25.	Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?				
	▪ Conventional Bike Lane	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐
	▪ Buffered Bike Lane	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐
	▪ Bicycle-Friendly Street	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐
	▪ Indego Bicycle Share Station	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐
26.	Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐
27.	Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☐	NO ☐ N/A ☒	YES ☐	NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: No improvements or disturbance is proposed within the R.O.W.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

Streets Checklist

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Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES ☐	NO ☒		YES ☐	NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES ☐	NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: No improvements or disturbance is proposed within the R.O.W.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A				

				DEPARTMENTAL APPROVAL	
33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-40			YES ☐	NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		YES ☐	NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		YES ☐	NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐	NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐	N/A ☒	YES ☐	NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐	NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreets.com/images/uploads/documents/Historical_Street_Paving.pdf

Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

				DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: ____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; **if not, go to question No. 48.**

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A		

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? *If yes, City Plan Action may be required.*	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES ☐	NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

Street Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Thank You!