LOT COVERAGE INFORMATION
PROPERTY SIZE = 49.21 ACRES
PROJECT AREA (NPDES PERMIT BOUNDARY/LIMIT OF EARTH DISTURBANCE) = 32 ACRES

LOT COVERAGE INFORMATION – PHASE 1
PROJECT AREA (LIMIT OF EARTH DISTURBANCE) = 10.13 ACRES
EXISTING IMPERVIOUS AREA = 8.49 ACRES
PROPOSED IMPERVIOUS AREA = 6.34 ACRES
EXISTING PERVIOUS AREA = 1.64 ACRES
PROPOSED PERVIOUS AREA = 3.79 ACRES

LOT COVERAGE INFORMATION – PHASE 2
PROJECT AREA (LIMIT OF EARTH DISTURBANCE) = 12.78 ACRES
EXISTING IMPERVIOUS AREA = 4.37 ACRES
PROPOSED IMPERVIOUS AREA = 6.35 ACRES
EXISTING PERVIOUS AREA = 8.41 ACRES
PROPOSED PERVIOUS AREA = 6.43 ACRES

LOT COVERAGE INFORMATION – PHASE 3
PROJECT AREA (LIMIT OF EARTH DISTURBANCE) = 8.60 ACRES
EXISTING IMPERVIOUS AREA = 8.60 ACRES
PROPOSED IMPERVIOUS AREA = 7.66 ACRES
EXISTING PERVIOUS AREA = 0.00 ACRES
PROPOSED PERVIOUS AREA = 0.94 ACRES

PARKING SPACE REQUIREMENTS – PHASE 1
(1) 2–STORY MEDICAL BUILDING TOTALING = 80,000 SQ.FT.
80,000 SQ.FT. FLOOR AREA / 250 SQ.FT. FLOOR AREA = 320 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 320 SPACES
PROPOSED PARKING SPACES = 262 SPACES
EXISTING PARKING SPACES = 100 SPACES (ADJACENT TO KMART STORE)
TOTAL PARKING SPACES PROVIDED = 362 SPACES (INCLUDING 8 HANDICAPPED)

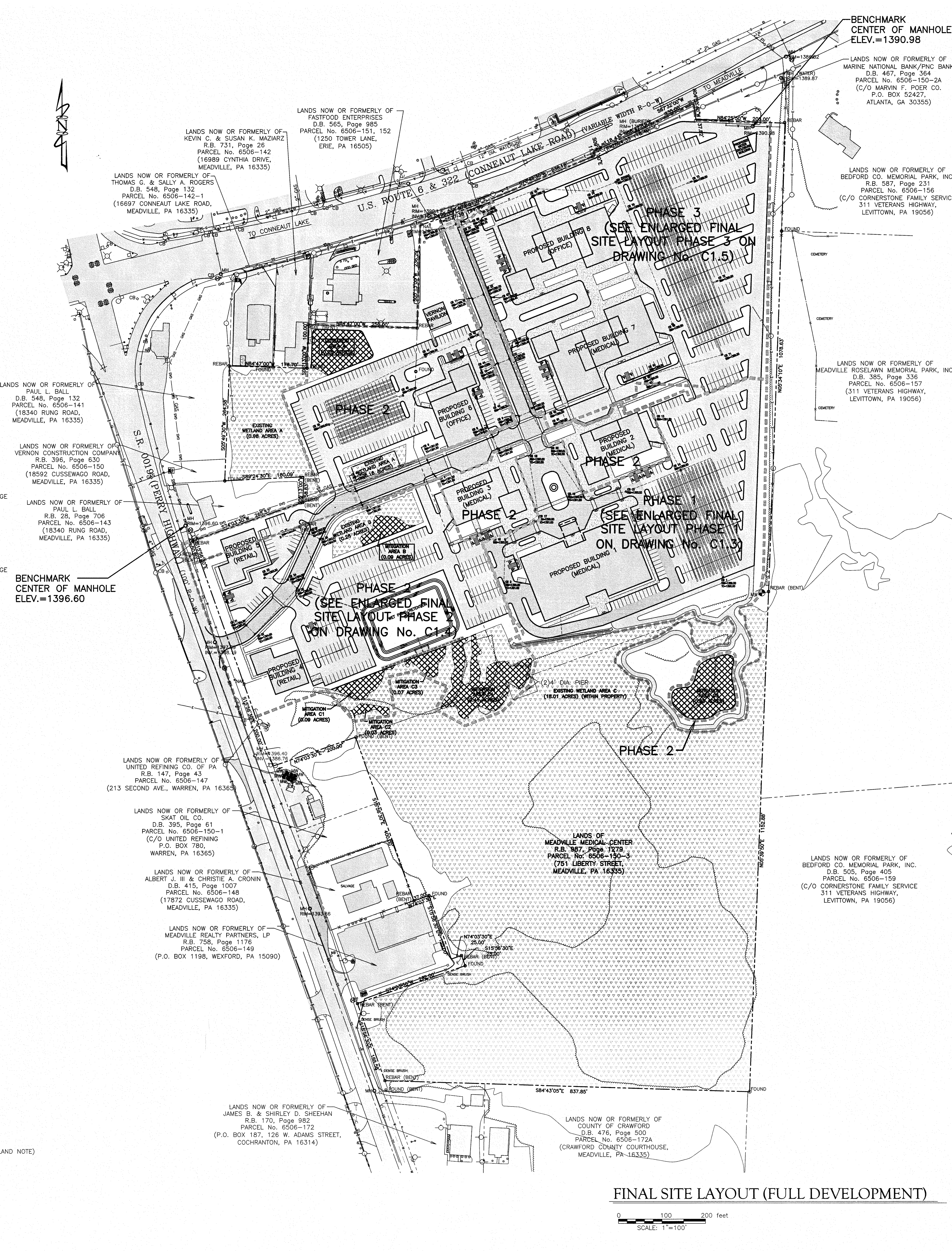
PARKING SPACE REQUIREMENTS – PHASE 2
(2) 2–STORY MEDICAL BUILDINGS TOTALING = 60,000 SQ.FT.
60,000 SQ.FT. FLOOR AREA / 250 SQ.FT. FLOOR AREA = 240 SPACES REQUIRED
(2) 1–STORY RETAIL COMMERCIAL BUILDINGS TOTALING = 16,400 SQ.FT.
16,400 SQ.FT. FLOOR AREA / 200 SQ.FT. FLOOR AREA = 82 SPACES REQUIRED
(1) 2–STORY OFFICE WITHOUT CUSTOMER SERVICE TOTALING = 30,000 SQ.FT.
30,000 SQ.FT. FLOOR AREA / 400 SQ.FT. FLOOR AREA = 75 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 397 SPACES
TOTAL PARKING SPACES PROVIDED = 420 SPACES (INCLUDING 12 HANDICAPPED)

PARKING SPACE REQUIREMENTS – PHASE 3
(1) 2–STORY MEDICAL BUILDING TOTALING = 62,000 SQ.FT.
62,000 SQ.FT. FLOOR AREA / 250 SQ.FT. FLOOR AREA = 248 SPACES REQUIRED
(1) 2–STORY OFFICE WITHOUT CUSTOMER SERVICE TOTALING = 62,000 SQ.FT.
62,000 SQ.FT. FLOOR AREA / 400 SQ.FT. FLOOR AREA = 155 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 403 SPACES
TOTAL PARKING SPACES PROVIDED = 435 SPACES (INCLUDING 10 HANDICAPPED)

LANDSCAPE REQUIREMENTS – PHASE 1
SHADE TREES REQUIRED PER PARKING SPACES
ONE SHADE TREE PER 15 PARKING SPACES
362 PARKING SPACES / 15 = 24.1 = 25 TREES REQUIRED
56 SHADE TREES PROVIDED

LANDSCAPE REQUIREMENTS – PHASE 2
SHADE TREES REQUIRED PER PARKING SPACES
ONE SHADE TREE PER 15 PARKING SPACES
420 PARKING SPACES / 15 = 28 TREES REQUIRED
64 SHADE TREES PROVIDED
SHADE TREES REQUIRED PER CONNEAUT CORRIDOR LANDSCAPING
ONE WHITE FLOWERING TREE NO GREATER THAN 30–FT. CENTER–TO–CENTER ALONG FRONTAGE
13 WHITE FLOWERING TREES REQUIRED
13 WHITE FLOWERING TREES PROVIDED

LANDSCAPE REQUIREMENTS – PHASE 3
SHADE TREES REQUIRED PER PARKING SPACES
ONE SHADE TREE PER 15 PARKING SPACES
435 PARKING SPACES / 15 = 29 TREES REQUIRED
39 SHADE TREES PROVIDED
SHADE TREES REQUIRED PER CONNEAUT CORRIDOR LANDSCAPING
ONE WHITE FLOWERING TREE NO GREATER THAN 30–FT. CENTER–TO–CENTER ALONG FRONTAGE
23 WHITE FLOWERING TREES REQUIRED
23 WHITE FLOWERING TREES PROVIDED



FINAL SITE LAYOUT (FULL DEVELOPMENT)

0 100 200 feet
SCALE: 1"=100'

LEGEND
- UTILITY POLE
- UTILITY POLE ANCHOR
- LIGHT POLE
- UTILITY POLE WITH LIGHT FIXTURE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- ELECTRIC METER
- EXISTING FENCE
- HYDRANT
- VALVE
- WATERLINE
- WATER WELL
- GAS METER
- GAS VALVE
- GAS LINE MARKER
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- TELEPHONE TRANSFORMER
- MH MANHOLE
- SANITARY SEWER
- CB EXISTING CATCH BASIN
- STORM SEWER
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- ROADWAY CENTERLINE
- I.P. IRON PIN SET
- FOUND IRON PIN FOUND
- FOUND IRON PIPE FOUND
- REBAR REBAR FOUND
- NAIL NAIL FOUND
- EVERGREEN TREE
- EXISTING TREE
- EDGE OF WOODED AREA
- EXISTING SIGN
- WETLAND AREA (SEE IMPORTANT WETLAND NOTE)
- MW MONITORING WELL
- PHASE BOUNDARY LINE
- CONSTRUCTED WETLAND AREA

ADA PARKING SPACE NOTES
ACCESSIBLE PARKING SPACES IN A LOT SHALL BE THE SPACES LOCATED CLOSEST TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE.

ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1000 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

AN ACCESSIBLE PARKING SPACE SHALL BE AT LEAST 96" WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE AT LEAST 60" WIDE. A VAN PARKING SPACE SHALL BE AT LEAST 96" WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE AT LEAST 96" WIDE. ACCESSIBLE PARKING SHALL BE DESIGNATED AS RESERVED FOR THE DISABILITY BY A SIGN CONTAINING THE SYMBOL OF ACCESSIBILITY. AN ACCESSIBLE PARKING SPACE SHALL BE FURTHER IDENTIFIED BY HAVING AT LEAST THE PERIMETERS OF THE SPACE PAINTED BLUE.

NOTES:

1. THE PROPERTY BOUNDARY INFORMATION SHOWN (e.g. DISTANCES AND BEARINGS) ON THIS DRAWING WERE REPRODUCED FROM A BOUNDARY SURVEY (PROJECT No. 24391.03) DATED OCTOBER 8, 2009 PREPARED BY TRANT CORPORATION.
2. THE PHYSICAL FEATURES AND EXISTING CONTOURS SHOWN ON THIS DRAWING WERE PHOTOGRAMMETRICALLY COMPILED BY KUCERA INTERNATIONAL INC. USING AERIAL PHOTOGRAPHY TAKEN ON APRIL 5, 2012, KUCERA JOB No. 60046 AND AS SURVEYED BY PORTER CONSULTING ENGINEERS, P.C.
3. THE ENTIRE PARCEL SUBJECT OF THIS LAND DEVELOPMENT IS LOCATED WITHIN THE CONNEAUT CORRIDOR ZONING DISTRICT AS SHOWN ON THE VERNON TOWNSHIP ZONING DISTRICT MAP.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINE LOCATIONS. THE UTILITY LINE LOCATIONS SHOWN ON THIS PLAN WERE OBSERVED FROM FIELD EVIDENCE AND INFORMATION PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE.
5. NO SUBSURFACE UTILITY LOCATIONS WERE DETERMINED BY PORTER CONSULTING ENGINEERS, P.C. THE SUBSURFACE UTILITIES SHOWN ON THIS PLAN ARE BASED ON VISIBLE MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL PERTINENT UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES.
7. ANY EXTERIOR LIGHTING PROVIDED ON THE SITE WILL BE INSTALLED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE VERNON TOWNSHIP REQUIREMENTS, AND PARKING LOT LIGHTS SHALL BE LOCATED AND AIMED SO THAT NO DIRECT LIGHT SOURCE SHALL BE VISIBLE FROM ADJACENT STREET OR NEARBY RESIDENTIAL PROPERTIES.
8. ANY SIGN PLACED ON THE SUBJECT PARCEL SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE VERNON TOWNSHIP REQUIREMENTS. ADDITIONALLY, THE SIGN WILL HAVE NO FLASHING, BLINKING OR OTHERWISE OBJECTIONABLE LIGHTING.
9. FOR CLARITY, THE PROPOSED LANDSCAPING HAS BEEN OMITTED FROM THIS DRAWING AND IS SHOWN ON THE LANDSCAPING PLAN.
10. THE STORMWATER RUNOFF FROM THIS SITE WILL BE MANAGED IN ACCORDANCE WITH ALL VERNON TOWNSHIP REQUIREMENTS. ALL ROOF GUTTERS AND DOWNSPOUTS WILL BE CONNECTED TO THE STORMWATER FACILITIES VIA SUBSURFACE PIPING.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT, ALL APPLICABLE PERMITS FOR CONNECTION TO THE ADJACENT PUBLIC SANITARY SEWER WILL BE OBTAINED BY THE DEVELOPER FROM THE VERNON TOWNSHIP SEWER DEPARTMENT.
12. PRIOR TO ISSUANCE OF A BUILDING PERMIT, ALL APPLICABLE PERMITS FOR CONNECTION TO THE ADJACENT PUBLIC WATER SYSTEM WILL BE OBTAINED BY THE DEVELOPER FROM VERNON TOWNSHIP WATER AUTHORITY.
13. ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. HANDICAP PARKING SPACES AND THEIR ACCESSIBLE AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
14. APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED/INSTALLED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. REFER TO THE EROSION AND SEDIMENTATION CONTROL PLANS, DRAWINGS AND DETAILS.

IMPORTANT WETLAND NOTE:

THE WETLAND BOUNDARIES SHOWN WERE REPRODUCED FROM A WETLAND AND STREAM DELINEATION REPORT PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) PROJECT No. 100–700, DATED JANUARY 4, 2011. JURISDICTIONAL DETERMINATION WAS ISSUED FOR SAID WETLAND BOUNDARIES BY THE US ARMY CORPS OF ENGINEERS ON JUNE 20, 2012.

PROPERTY OWNER/DEVELOPER
MEADVILLE MEDICAL CENTER
751 LIBERTY STREET
MEADVILLE, PA 16335

NOTE TO GENERAL CONTRACTOR AND ALL SUB CONTRACTORS:
BENCHMARKS MUST BE FIELD–VERIFIED PRIOR TO SETTING FINAL GRADES FOR ALL ON AND OFF–SITE WORK.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER 20120860769

No.	Date	Revisions	By

Engineer's Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL L. ASHLEY PORTER ENGINEER No. 052292-E
Engineer's Signature: L. Ashley Porter, P.E. Lic. No. PE–052292–E

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MEADVILLE MEDICAL CENTER
VERNON PLACE
FINAL SITE LAYOUT (FULL DEVELOPMENT)
VERNON TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA

File No.: 12045–1204–G | Drawn by: ROBYN M. KEITH | Drawing No. C1.2
Scale: SHOWN | Checked by:
Date: 9/7/2012 | Approved by:

\\Disc–"M"–Meadville Medical Center – VERNON PLACE\G–Land Development\dwg\12045–1204–G