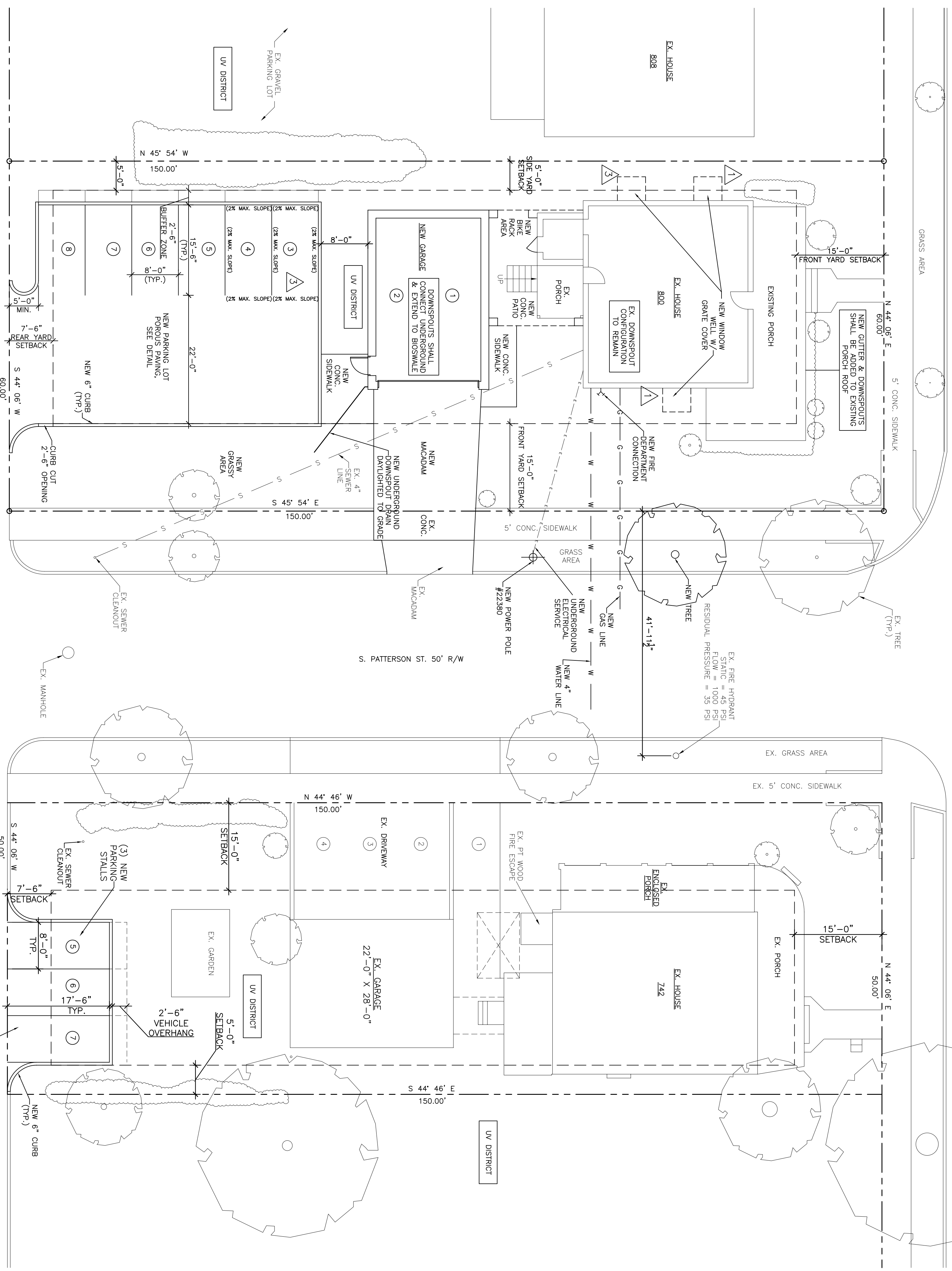
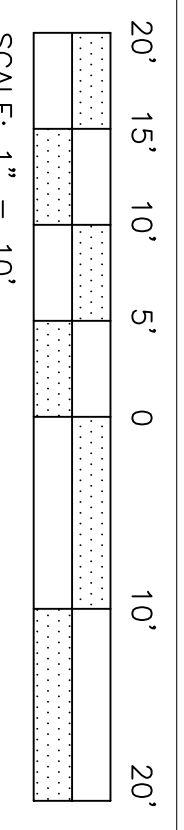


W. COLLEGE AVE.  
50' R/W, 28' CARTWAY



**PROPOSED SITE PLAN**

SCALE: 1" = 10'-0"

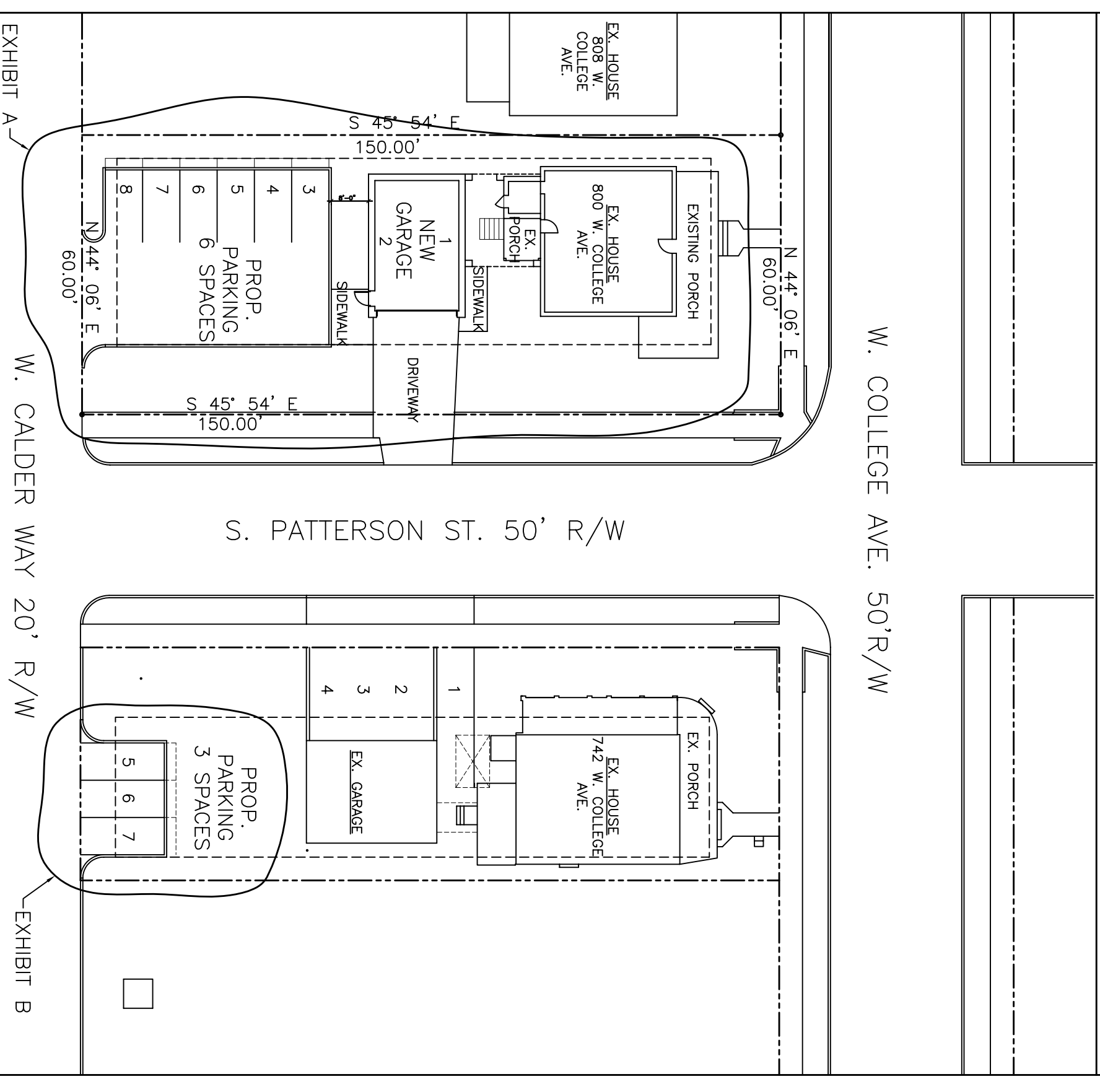


SCALE: 1" = 10'

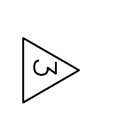
**OFF-SITE PARKING AGREEMENT**  
 SWARKY SHELTERS, LLC AND SWARKY SHELTERS, LLC  
 HAVE ENTERED INTO A PARKING AGREEMENT.  
 THIS AGREEMENT HAS BEEN COUNTY RECORDER'S OFFICE. IT  
 WAS RECORDED ON 02/05/2010 AT 11:11 AM.  
 RECORD BOOK 020555 PAGE 0123.

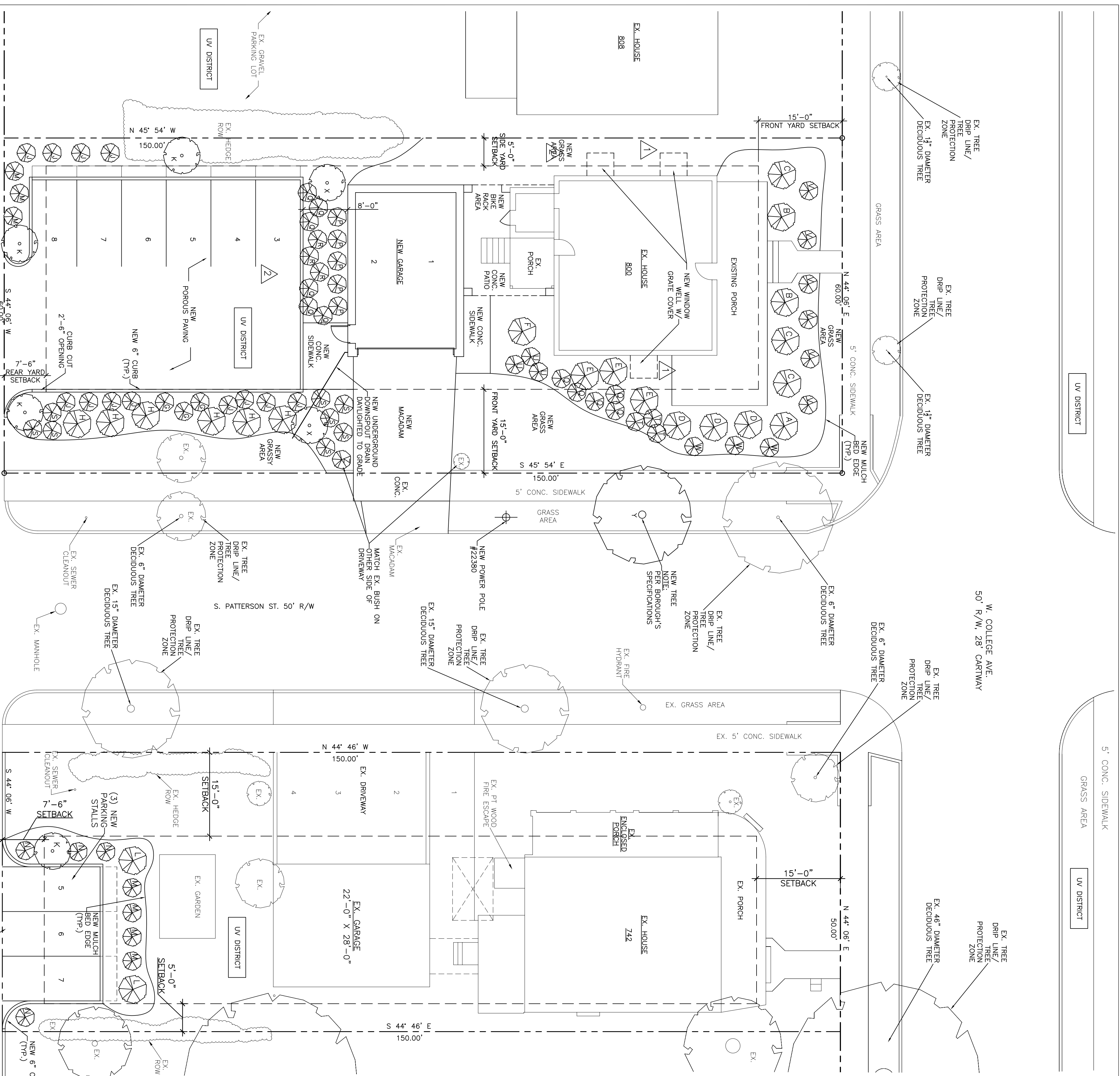
IN ACCORDANCE WITH THE STATE COLLEGE BOROUGH ZONING  
 ORDINANCE, URBAN VILLAGE DISTRICT, SECTION 1927 (1) (2),  
 DO HEREBY SUBMIT THIS AGREEMENT, TO ASSURE THAT THE  
 REQUIRED (3) OFF-SITE PARKING SPACES WILL REMAIN PARKING  
 SPACES FOR THE LIFE OF THE PROJECT.  
 ADDITIONAL PARKING LOCATED ON THIS DRAWING.

**SITE PLAN FOR OFF-SITE ADDITIONAL PARKING - N.T.S.**



LOCATION	SHARED PARKING INFORMATION		PROPOSED/PROVIDED EXTRA PARKING SPACES	
	EXISTING/PARKING SPACES	REQUIRING/PARKING SPACES	PROPOSED/PARKING SPACES	PROVIDED/PARKING SPACES
800 W. COLLEGE AVE.	2	2	11/3	8
742 W. COLLEGE AVE.	4	4	7	0
TOTAL:	6	6	15/3	15/3



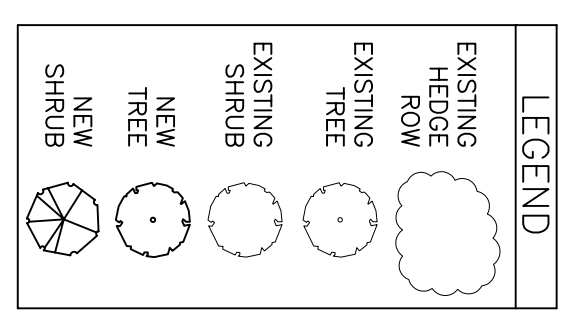


**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"

SCALE: 1" = 10'

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	A	CHAMAECYPARIS OBTUSE 'NAVA GRACIUS'	DWARF HINOKI CYPRESS	18-24" HT.	CONTAINER
2	B	CHAMAECYPARIS OBTUSA	FERN SPRAY CHAMAECYPARIS	18-24" HT.	CONTAINER
3	C	HYDRANGEA ARBORESCENS INVINCIBLE SPIRIT	INVINCIBLE SPIRIT HYDRANGEA	18-24" HT.	CONTAINER
3	D	HYDRANGEA QUERIFOLIA 'PEE WEE'	PEE WEE OAK LEAF HYDRANGEA	18-24" HT.	CONTAINER
3	E	HIBISCUS SYRIACUS 'SALIN VIOLET'	ROSE OF SHARON VIOLET SATIN	18-24" HT.	CONTAINER
1	F	CHAMAECYPARIS OBTUSA 'TEDDY BEAR'	TEDDY BEAR CHAMAECYPARIS	30-36" HT.	CONTAINER
3	G	SPIREA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	30-36" HT.	CONTAINER
6	H	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	30-36" HT.	CONTAINER
12	J	ILEX X MESSEYAE	BLUE PRINCESS/PRINCE HOLLY	30-36" HT.	CONTAINER
4	K	CORNUS KOUSA	SHADE MASTER LOCUST	2.5-3" CAL.	B&B
2	L	PHYSOCARPUS OPULIFOLIUS 'WINDA'	COPPERTINA NINEBARK	30-36" HT.	CONTAINER
7	M	CORNUS ALBA 'BALHALO'	IVORY HALO DOGWOOD	18-24" HT.	CONTAINER
4	N	FORSTHIA 'WINDA'	SHOW OFF FORSTHIA	18-24" HT.	CONTAINER
5	P	ROSA 'RADAZZ'	KNOCK OUT ROSE	18-24" HT.	CONTAINER
11	Q	HOSTA FORTUNE 'GOLD STANDARD'	PATRIOT HOSTA	18-24" HT.	CONTAINER
3	R	HOSTA FORTUNE 'GOLD STANDARD'	GOLD STANDARD HOSTA	18-24" HT.	CONTAINER
8	S	HEMEROCALLIS 'RUBY STELLA'	RUBY RED STELLA	18-24" HT.	CONTAINER
3	T	ASTILBE ARENDSII	FAVAL ASTILBE	18-24" HT.	CONTAINER
3	U	ASTILBE X ARENDSII 'DEUTSCHLAND'	DEUTSCHLAND ASTILBE	18-24" HT.	CONTAINER
6	V	HEMEROCALLIS	PURPLE DEORE DAYLILY	18-24" HT.	CONTAINER
3	W	HEUCHERA MICHANATHA	HEUCHERA	18-24" HT.	CONTAINER
2	X	CORNUS KOUSA	KOLSA DOGWOOD	8' HT.	B&B
1	Y	PER BOROUGH'S SPECIFICATIONS		2.5-3" CAL.	B&B
1	Z	MATCH EXISTING BUSH		30-36" HT.	CONTAINER

NOTE:  
SEE SHEET S14 FOR ADDITIONAL LANDSCAPE DETAILS.



- LANDSCAPING NOTES:**
01. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
  02. ALL RECOMMENDED TREES AND PLANT MATERIALS SHALL BE INSPECTED AND CERTIFIED AS REQUIRED BY PENNSYLVANIA DEPARTMENT OF AGRICULTURE AND THE PENNSYLVANIA PLANT PEST ACT.
  03. ALL PLANT MATERIAL AND INSTALLATION SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK AND THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
  04. ALL PLANTS SHALL BE FERTILIZED AS PER THE MANUFACTURER'S SPECIFICATIONS AND THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE.
  05. ALL PLANTING BEDS AND PITS SHALL REQUIRE ENRICHED PLANTING MEDIUM (PEAT MOSS) OTHER THAN THE SITE TOP SOIL. IT SHALL PROVIDE A GOOD PLANTABLE AND THOROUGHLY MIXED MEDIUM WITH ADEQUATE AERATION, DRAINAGE AND WATER HOLDING CAPACITY. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
  06. ALL PLANTING BEDS, TREE PITS AND CUT-OUTS SHALL RECEIVE A 3" LAYER OF MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
  07. THE PLANT MATERIAL LIST IS PRESENT FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
  08. PLANTS SHALL MEET SIZE, CONDITION, AND SPACING AT THE CONTRACTOR'S EXPENSE.
  09. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AT THE TIME OF DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
  11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE NOTES AND/OR SPECIFICATIONS.
  12. PLANT MATERIAL SHALL BE BID AS NOTED AND/OR SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
  13. ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN SET AND/OR NOTES AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE ARCHITECT.
  14. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
  15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE, IN WRITING, PLANT SURVIVABILITY FOR A PERIOD OF TWELVE (12) MONTHS FROM FINAL ACCEPTANCE BY THE OWNER.
  16. ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
  17. IF MATERIALS OR LABOR DO NOT ADHERE TO NOTES AND/OR SPECIFICATIONS, THEY WILL BE REJECTED BY THE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
  18. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PLANTING AND PLANTING BEDS.
  19. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE REINSTALLED AND EXISTING WITHIN THE OVERALL PROJECT DUE TO NEW CONSTRUCTION AND NOT SHOWN IMPROVED ON THESE DRAWINGS SHALL BE RESEDED AND/OR MULCHED TO MATCH EXISTING AT THE EXPENSE OF THE CONTRACTOR WHO DAMAGED THE AREAS).
  20. STRAW MULCHING OR APPROVED EQUAL PROCESS REQUIRED.
  21. ALL AREAS SHOWN AS LAWN SHALL BE RAKED, SEDED, ROLLED, FERTILIZED AND CORRECTED FOR PROPER PH, STRAW MULCHING OR APPROVED EQUAL PROCESS REQUIRED.
  22. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE WORK.
  23. PROPOSED PLANTING DATES SHALL BE EITHER IN THE SPRING OR FALL PLANTING SEASON.