



# CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

## STAFF REPORT

PROPERTY LOCATION: Former 18<sup>th</sup> Street Right of Way & Parcel W59-1

NATURE OF REQUEST: Site Plan Review

APPLICANT: West Virginia Northern Community College

### BACKGROUND & ANALYSIS:

West Virginia Northern Community College is requesting site plan approval to develop a 58-space parking lot on the former 18<sup>th</sup> Street right of way recently abandoned by City Council and parcel W59-1, which was previously occupied by ECS Electric Contractors Supply. New parking lots or expansions of existing parking lots, with a total of ten or more spaces require site plan review by the Planning Commission (§1373.03.a.3)

The new parking area will be accessed from Market Street. It will contain one aisle of two-way traffic to access the spaces. There are no ADA spaces proposed in the new parking area due to the fact the 4 ADA spaces already provided in the parking area south of the B&O Building meet the required number for parking areas up to 100 spaces and are closer to the building.

The proposed project meets or exceeds nearly all of the location, design, landscaping and screening requirements outlined in Article 1355 of city code entitled, "Off-Street Parking and Loading". However, the applicant is proposing a smaller diameter tree than required in code, citing smaller trees grow faster.

The proposed project meets the site plan criteria established in Article 1373 of city code entitled, "Site Plan Review".

The applicant has submitted the stormwater management plan for review by the Water Pollution Control Department.

The applicant has submitted the following information:

- Sheet C-102 - Existing Conditions
- Sheet C-105 – Demolition Plan
- Sheet C-108/108A – Site Layout
- Sheet 111/111A – Grading & Drainage Plan
- Sheet 114/114A – Landscaping Plan
- Sheet 117/117A – Erosion & Sediment Control Plan
- Several Detail sheets

### COMMISSION MEMBERS

MARTHA WRIGHT, CHAIR · JEREMY WEST, VICE CHAIR · THOMAS CONNER · RUSTY JEBBIA  
JAMES J. MAUCK · HOWARD MONROE · DAVE PALMIER · CHRISTINA SCHISSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan.

ATTACHMENTS:

Application for Zoning Compliance  
Letter to the Commission  
Site Plan Checklist  
Photo Sheet  
Sheets 108/A, 111/A, 114/A



**APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND**

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: ECS Parking Lot (18th St. and south of 18th St.)
- 2. Name of Property Owner: WVNCC (18th St.) and WVNCC Foundation, Inc. (WVNCC leases the lot south of 18th St.)
- 3. Name of Applicant: West Virginia Community & Technical College System
- 4. Address of Applicant: 1018 Kanawha Boulevard, East, Suite 700, Charleston, WV 25301
- 5. Applicant Phone: 681-313-2212 Owner Phone: 304-214-8809
- 6. Existing Use: Parking Lot
- 7. Proposed Use:  Same  Other (describe): Parking Lot
- 8. Number of off-street parking spaces to be provided: 54
- 9. Number of off-street loading berths to be provided: \_\_\_\_\_

**COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE**

**Type of Improvement:**

- New Building
- Addition
- Alteration / Repair

**Residential:**

Number of existing dwelling units: \_\_\_\_\_

Number of proposed dwelling units: \_\_\_\_\_

**Existing Lot Dimensions:** Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = lot area: \_\_\_\_\_ sq. ft.

**Existing Principal Building:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Existing Accessory Building: (garage, carport, shed, pool, etc):**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Proposed Construction:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reset Form

Print Form

November 2, 2020

Thomas Connelly, AICP  
Director  
Building & Planning Department  
City of Wheeling  
1500 Chapline Street  
Wheeling, West Virginia 26003  
(304) 234-3702

Subject: **West Virginia Northern Community College  
Parking Lots & Green Space  
1704 Market Street, Wheeling, WV 26003**

Dear Mr. Connelly:

West Virginia Community & Technical College System, Developer, and West Virginia Northern Community College (WVNCC), Owner, are looking to rehabilitate three (3) new parking lots within the WVNCC Campus in Wheeling, WV. These parking lots include the ATC Lot, ECS Lot, and B&O Lot.

The **ATC Parking Lot** located at the northeast corner of Main and 16<sup>th</sup> Streets includes the rehabilitation of an existing off-street parking area servicing the College. Associated improvements include 36 new parking spaces (including two accessible spaces), one (1) two-way access drive onto 16<sup>th</sup> Street, pedestrian sidewalks to the right-of-way, ADA accessibility, fencing along all sides, site lighting, landscaping, stormwater conveyance, and a monument sign.

The **ECS Parking Lot** located along the vacated 18<sup>th</sup> Street and the green space to the south of 18<sup>th</sup> Street includes the rehabilitation of an on-street and off-street parking area servicing the College. Associated improvements include 54 new parking spaces, closing the access to 18<sup>th</sup> street from Chapline, maintaining the existing two-way access drive onto Market Street, pedestrian sidewalks to the right-of-way, ADA accessibility, fencing along two (2) sides, site lighting, landscaping, stormwater conveyance, a monument sign, and green space atop the embankment to the Wheeling Creek.

The **B&O Parking Lot** located at the B&O Building includes the rehabilitation of an existing off-street parking area servicing the College. Associated improvements include 17 new parking spaces (including two accessible spaces), maintaining the existing two-way access drive onto Chapline Street, pedestrian sidewalks to the right-of-way, ADA accessibility, landscaping, two brick pillars to match the existing plaza, and a monument sign.



If you should have any questions or require additional information, please do not hesitate to contact me by phone, 724-981-0155 x166, or by e-mail at [jalexander@wallacepancher.com](mailto:jalexander@wallacepancher.com).

Sincerely,  
WallacePancher Group

A handwritten signature in black ink, appearing to read 'JJA' with a small dot at the end.

Justin J. Alexander, PLA  
Engineering Manager

## Site Plan Review Checklist

### 1. Legal Data:

- ER property owners within 100'
- existing zoning and special district boundaries
- boundaries of property, setback lines, existing streets and adjoining lots, reservations, easements, and areas dedicated to public use

### 2. General Project Site Description:

- map showing entire property, adjacent property and streets at convenient scale
- approximate location and dimension of all existing and proposed structures on adjacent properties and within 100' of site boundary
- name & address of applicant, planners, engineers, architects working on project

### 3. Preliminary & Final Plans:

- location map: show all roads within 200' of the site.

existing conditions:

- buildings
- water bodies & floodplains
- wooded area, existing vegetative cover and other significant features

development data:

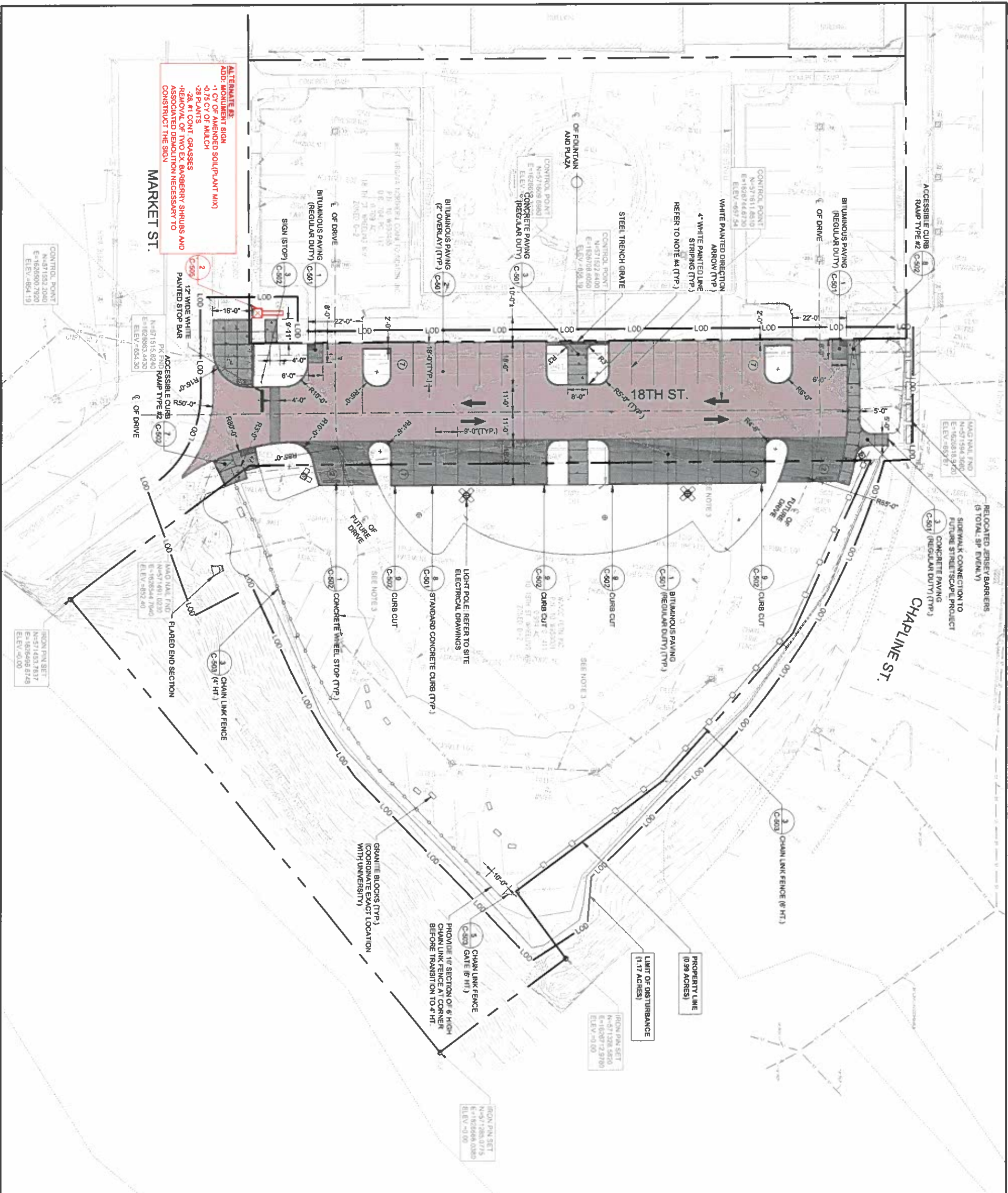
- title, date, north point, scale
- owner information
- project engineer
- vehicular / pedestrian access and circulation
- na elevations, building height, floor plans
- walkways & fire lanes
- location of waterlines, valves, hydrants, sewer lines
- location and direction of outdoor lighting within the site and at the boundary if adjacent to residential development.
- grading and drainage
- landscaping plan
- cut and fill of disturbed areas (before and after profiles), E&SC Plan, location of sediment sink / setting pond and interceptor swales
- storm water drainage system / computations
- location, size, color illumination of signage
- drains, culverts, walls, and fences
- na outdoor storage location
- na detailed breakdown of proposed floor space by use
- na location and design of energy distribution facilities: electric, gas, solar
- na lines and dimensions of property to be dedicated public
- 0 construction schedule
- record of application of necessary permits from federal, state or county
- copies submitted on media 24" x 36", 11" x 17", and digital copy

### 4. Additional Submissions (special conditions may require additional information)

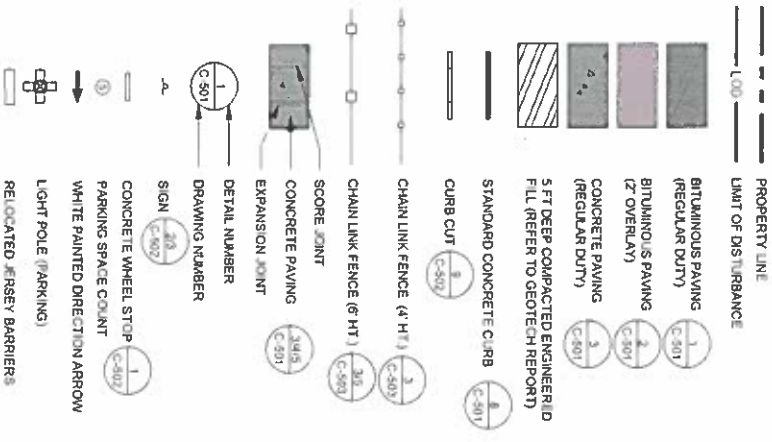
### 5. Amendments

Changes / modifications to the approved plans require review by Planning Administrator to determine if an amended site plan review by the Planning Commission is required.





**LEGEND**



**PARKING COUNT**  
 PROPOSED ADA = 6 SPACES  
 PROPOSED REGULAR = 32 SPACES  
 TOTAL SPACES = 32 SPACES

**SHEET NOTES (SITE)**

1. ALL DIMENSIONS TO CURB FACE TO CURB FACE
2. CONTRACTOR MUST CONTACT W/811 AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION NO DEEPER THAN 12" UNLESS OTHERWISE NOTED. EXCAVATION PHONE NUMBERS: 1-800-245-4648
3. PROVIDE CONTINUOUS EXPANSION JOINT AND SEALANT AT INTERFACE OF ALL CONCRETE PAVING AND WALLS, CURBS, AND BUILDING FACES (TYP.)
4. PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 2'-0" HORIZONTAL
5. ALL CURB RADIUS UNLESS NOTED
6. CURB CUTS TO BE 2'-0" WIDE FLUSH CONDITION PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 1'-0" HORIZONTAL. REFER TO DETAIL 91C-502
7. ACCESSIBLE ROUTES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE 2017 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1).



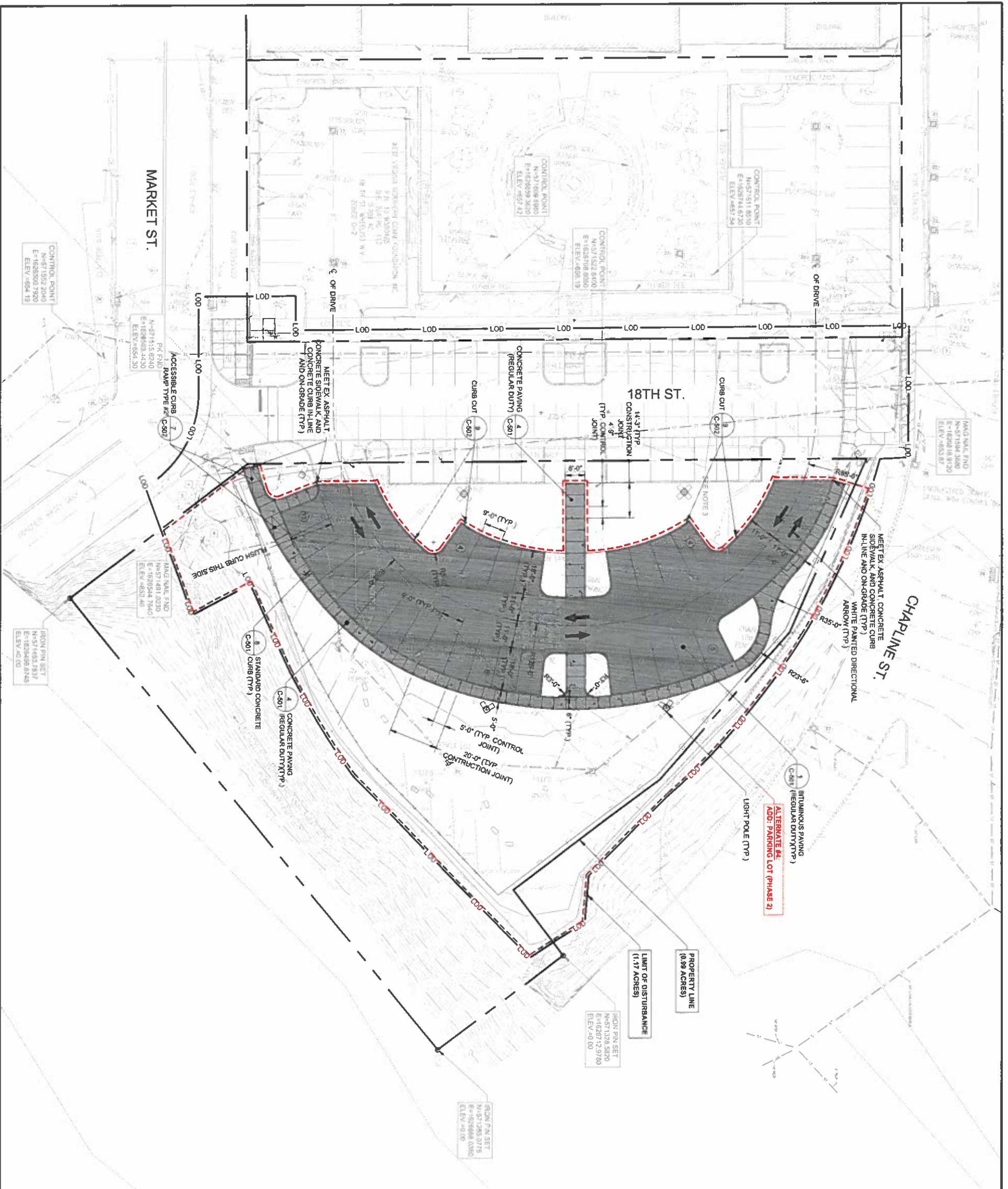
**WALLACEPANCHER GROUP**  
 144 Emeryville Drive, Suite 200  
 Cranberry Township, PA 16066  
 Engineering and Environmental Professionals www.wallacepancher.com  
**CONSTRUCTION DRAWINGS**  
 WVCC - PARKING LOTS & GREEN SPACE  
 1600 CHAPLINE ST  
 CITY OF WHEELING, OHIO COUNTY, WV 26003

PREPARED FOR  
 WEST VIRGINIA COUNCIL FOR  
 COMMUNITY AND TECHNICAL  
 COLLEGE EDUCATION  
 1018 KANAWHA BOULEVARD,  
 EAST, SUITE 700  
 CHARLESTON, WV 25301-2827

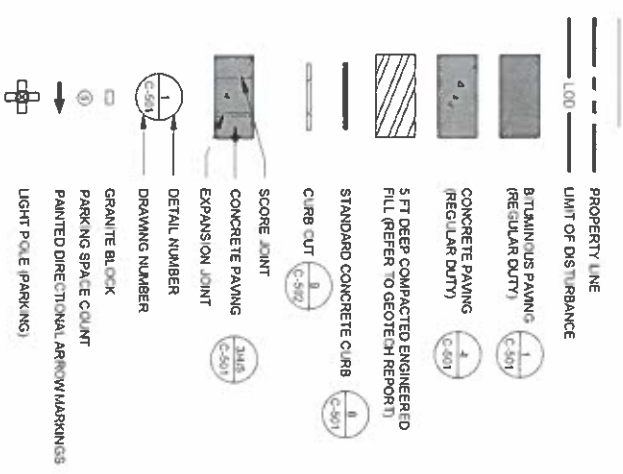


REVISION INFORMATION	DATE	CHECKED	DRAWN

**SITE LAYOUT PLAN - ECS LOT (PHASE 1)**  
 SHEET NO. C-108  
 07/31/20  
 2146



**LEGEND**



**PARKING COUNT**

PROPOSED ADA - 0 SPACES  
 PROPOSED REGULAR - 28 SPACES  
 TOTAL SPACES - 28 SPACES

**SHEET NOTES (SITE)**

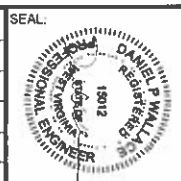
- 1 ALL DIMENSIONS TO CURB ARE TO CURB FACE
- 2 CONTRACTOR MUST CONTACT WJ 811 AND NOTIFY ALL UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-245-4848
- 3 PROVIDE CONTINUOUS EXPANSION JOINT AND SEALANT AT INTERFACE OF ALL CONCRETE PAVING AND WALLS, CURBS, AND BUILDING FACIES (TYP)
- 4 PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 2'-0" HORIZONTAL
- 5 ALL CURB RADI 5 UNLESS NOTED
- 6 CURB CUTS TO BE 2' WIDE FLUSH CONDITION PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 1'-0" HORIZONTAL. REFER TO DETAIL BC-502
- 7 ACCESSIBLE ROUTES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE 2011 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1)



**WALLACEPANCHER GROUP**  
 144 Emeryville Drive, Suite 200  
 Cranberry Township, PA 16066  
 Engineering and Environmental Professionals www.wallacepancher.com

PROJECT  
**CONSTRUCTION DRAWINGS**  
 WVNCC - PARKING LOTS & GREEN SPACE  
 1600 CHAPLINE ST  
 CITY OF WHEELING, OHIO COUNTY, WV 26003

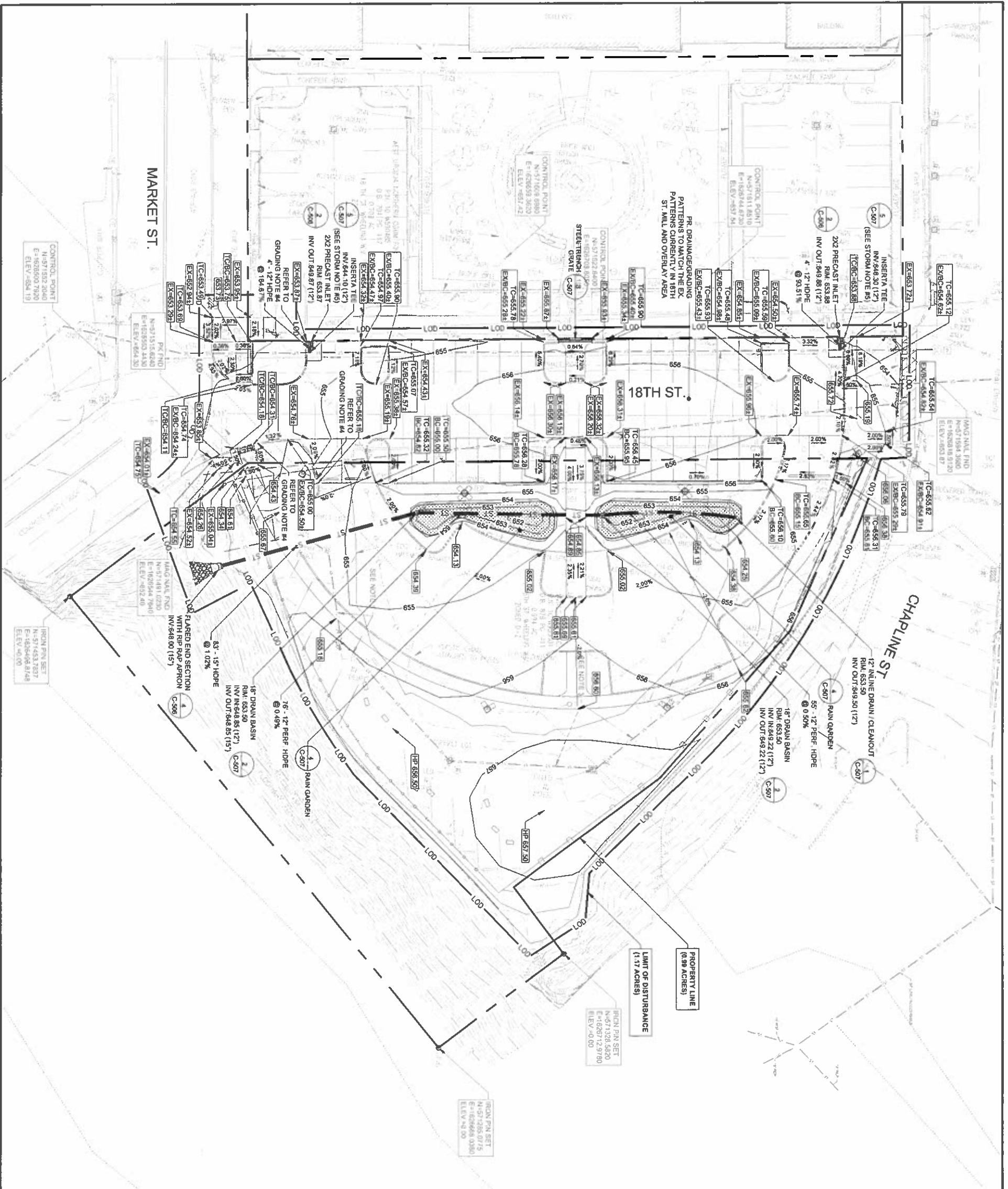
PREPARED FOR  
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 COMMUNITY AND TECHNICAL  
 COLLEGE EDUCATION  
 1016 KANAWHA BOULEVARD,  
 EAST, SUITE 700  
 CHARLESTON, WV 25301-2827



DATE	CHECKED	DRAWN	REVISION INFORMATION

SITE LAYOUT  
 PLAN - ECS LOT  
 (PHASE 2)

DATE: 07/31/20  
 SHEET NO: 21448  
 PROJECT NO: C-108A



**LEGEND**

- PROPERTY LINE
- - - LIMIT OF DISTURBANCE
- 100 — EXISTING MAJOR CONTOUR
- 650 — EXISTING MINOR CONTOUR
- 650 — PROPOSED MAJOR CONTOUR
- 650 — PROPOSED MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TOP/BOTTOM OF CURB ELEVATION
- PROPOSED SLOPE
- STEEL TRENCH GRATE (C-307)
- 2X2 PRECAST INLET (C-306)
- INLINE DRAIN/CLEANOUT (C-307)
- DRAIN BASIN (C-307)
- FLARED END SECTION WITH BR/PP APRON (C-306)
- RAIN GARDEN (C-507)
- STORM PIPE

**SHEET NOTES (GRADING)**

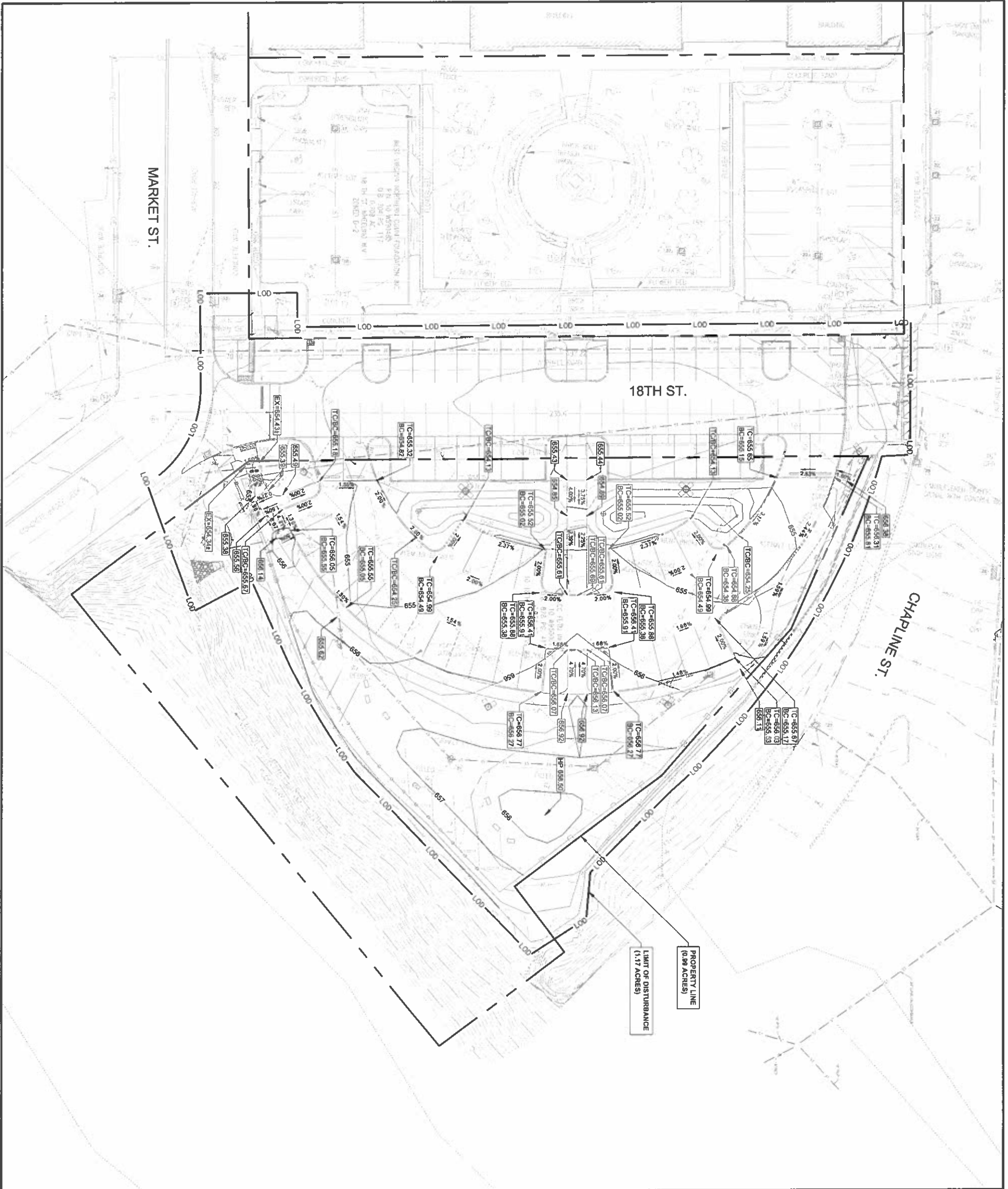
1. CONTRACTOR MUST CONTACT WV 811 AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN TWO (2) WORKING DAYS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-245-4848.
2. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. COORDINATE PAVING LAYOUT WITH SITE LAYOUT AND UTILITY PLAN.
4. PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 2'-0" HORIZONTAL.
5. MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING IS 2.0%.
6. MAXIMUM CROSS-SLOPE ON SIDEWALK IS 2.0%.
7. MAXIMUM LONGITUDINAL SLOPE ON SIDEWALK IS 5.0%.

**SHEET NOTES (STORM)**

1. AS BUILT RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ALL STORM FACILITIES. THE CONTRACTOR SHALL SUBMIT ALL RECORD DRAWINGS TO UNIVERSITY PRIOR TO OCCUPANCY OR THE RELEASE OF THE SURETY BOND.
2. ANY WORK DONE OUTSIDE OF THE PROPOSED LIMIT OF DISTURBANCE BOUNDARY SHOWN ON THE EROSION AND SEDIMENTATION (E&S) CONTROL PLANS MAY REQUIRE THE CONTRACTOR TO COMPLETE AND SUBMIT REVISIONS TO THE M&S PERMIT WITH THE CITY.
3. STORM CONVEYANCE FACILITIES INCLUDING STORM SEWERS, INLETS AND THE RAIN GARDENS SHALL BE PERIODICALLY MAINTAINED AS DESCRIBED IN THE PLAN. MAINTENANCE AND OPERATIONS NOTES ON THE POST CONSTRUCTION AND OPERATIONS NOTES ON THE POST CONSTRUCTION AND OPERATIONS (PC&O) DETAILS PAGE OF THIS DRAWING SET.
4. THE STORMWATER FACILITIES FOR THE E&S LOT ARE OVERDESIGNED TO CAPTURE STORMWATER FROM THE ATC LOT AND B&O LOT TO MEET M&S REQUIREMENTS.
5. CONTRACTOR TO COORDINATE THE EXACT INVERT ELEV. IN THE FIELD PRIOR TO PURCHASE OR INSTALLING PIPE CONNECTION TO EXISTING 36" CLAY PIPE. AS ELEV. OF EXISTING PIPE IS UNKNOWN FOR INVERT ELEV. SHOWN IS PERIODICALLY COORDINATE WITH THE CITY OF WHEELING SEWER DEPARTMENT.



<p>DATE: 07/31/20 SCALE: C-111</p>	<p>REVISION INFORMATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>SEAL</p>	<p>PREPARED FOR</p> <p>WEST VIRGINIA COUNCIL FOR COMMUNITY AND TECHNICAL COLLEGE EDUCATION 1016 KANAWHA BOULEVARD, EAST, SUITE 700 CHARLESTON, WV 25301-2827</p>	<p><b>WALLACEPANCHER GROUP</b> 144 Emeryville Drive, Suite 200 Cranberry Township, PA 16066</p> <p>Engineering and Environmental Professionals</p>	<p><b>WALLACEPANCHER GROUP</b></p> <p>CONSTRUCTION DRAWINGS WVCC - PARKING LOTS &amp; GREEN SPACE 1600 CHAPLINE ST CITY OF WHEELING, OHIO COUNTY, WV 26003</p>
NO.	DATE	DESCRIPTION									



**LEGEND**

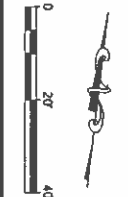
- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TOP/BOTTOM OF CURB ELEVATION
- PROPOSED SLOPE

**SHEET NOTES (GRADING)**

1. CONTRACTOR MUST CONTACT WV B11 AND NOTIFY ALL UTILITY COMPANIES OF HIS INTENTION TO EXCAVATE NO LESS THAN TWO (2) WORKING DAYS PRIOR TO EXCAVATION. PHONE NUMBER IS 1-800-243-4848
2. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. COORDINATE PAVING LAYOUT WITH SITE LAYOUT AND UTILITY PLAN
4. PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 2'-0" HORIZONTAL CURB CUTS TO BE 4'-0" WIDE. FLUSH CONDITION PROVIDE TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION IN 2'-0" HORIZONTAL REFER TO DETAIL DCC-50X.
5. MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING IS 2.0%.
6. MAXIMUM CROSS-SLOPE ON SIDEWALK IS 2.0%.
7. MAXIMUM LONGITUDINAL SLOPE ON SIDEWALK IS 5.0%.

**SHEET NOTES (STORM)**

1. AS BUILT RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ALL SWM FACILITIES. THE CONTRACTOR SHALL PROVIDE THIS DOCUMENTATION TO UNIVERSITY PRIOR TO OCCUPANCY OR THE RELEASE OF THE SURETY BOND
2. ANY WORK DONE OUTSIDE OF THE PROPOSED LIMIT OF DISTURBANCE BOUNDARY SHOWN ON THE EROSION AND SEDIMENTATION (E&S) CONTROL PLANS MAY REQUIRE THE CONTRACTOR TO COMPLETE AND SUBMIT REVISIONS TO THE MSA PERMIT WITH THE CITY
3. STORM CONVEYANCE FACILITIES INCLUDING STORM STORMS AND STORMS SHALL BE PERIODICALLY MAINTAINED AS DESCRIBED IN THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) DETAILS PAGE OF THIS DRAWING SET
4. THE STORMWATER FACILITIES FOR THE EGS LOT ARE OVERDESIGNED TO CAPTURE STORMWATER FROM THE ATC LOT AND BAO LOT TO MEET MSA REQUIREMENTS



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 Phone: (724) 891-0152 | Engineering and Environmental Professionals | www.wallacepancher.com

PROJECT: **CONSTRUCTION DRAWINGS**  
 WVNC - PARKING LOTS & GREEN SPACE  
 18TH ST & CHAPLINE ST  
 CITY OF WHEELING, OHIO COUNTY, WV 26003

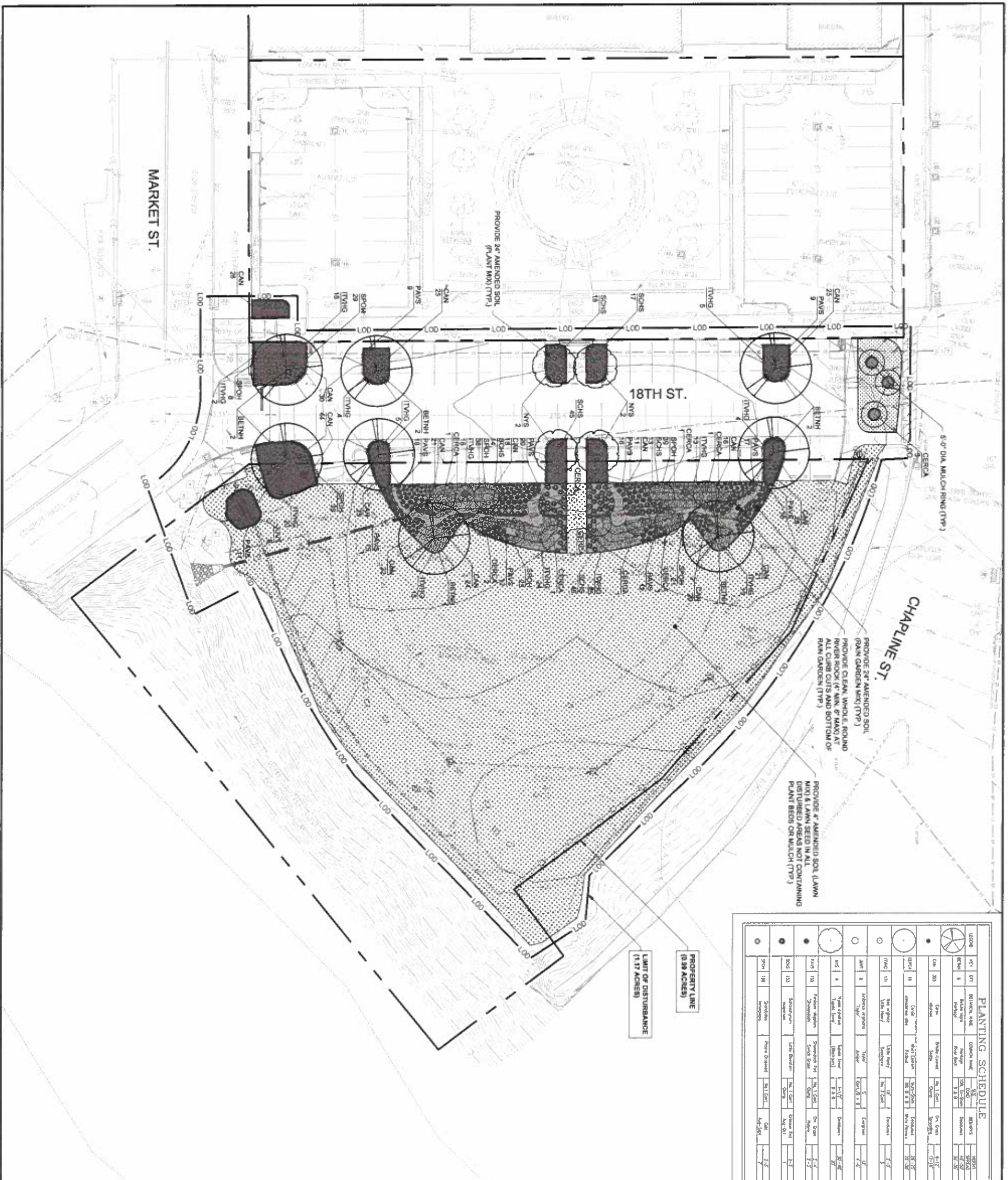
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 1018 KANAWHA BOULEVARD,  
 EAST, SUITE 700  
 CHARLESTON, WV 25301-2827

SEAL: **DANIEL P. WALLACE**  
 PROFESSIONAL ENGINEER  
 18012

DATE	CHECKED	REVISION INFORMATION

DATE: 07/31/20  
 PROJECT NO: 21848  
 SHEET NO: **C-111A**

**GRADING &  
 DRAINAGE  
 PLAN - EGS LOT  
 (PHASE 2)**

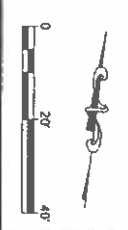


### PLANTING SCHEDULE

USDA	PLANT	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	INSTALL DATE	INSTALLER
1	1	...	...	...	...	...	...
2	2	...	...	...	...	...	...
3	3	...	...	...	...	...	...
4	4	...	...	...	...	...	...
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49	49	...	...	...	...	...	...
50	50	...	...	...	...	...	...

- ### LEGEND
- PROPERTY LINE
  - LIMIT OF DISTURBANCE
  - DECIDUOUS TREE (C-503)
  - ORNAMENTAL TREE (C-503)
  - SHRUB (C-503)
  - PERENNIAL GRASS / (C-503)
  - LAWN (C-503)
  - RIVER ROCK AT CURB CUTS, 4"-6" DIA/ETER ROUND WHOLE CLEAN ROCK, 1" DEPTH (MIN)
  - AMENDED SOIL (PLANT MIX) 24" DEPTH (MIN), AND MULCH 3" DEPTH (MIN)
  - AMENDED SOIL (RAIN GARDEN MIX) 24" DEPTH (MIN), AND MULCH 3" DEPTH (MIN)

- ### SHEET NOTES
1. ALL TREE LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  2. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
  3. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 12 MONTHS FOLLOWING INSTALLATION. SEE SPECIFICATION WARRANTY.
  4. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
  5. PROVIDE 3" DOUBLE GROUND BARK MULCH AT ALL PLANTING AREAS.
  6. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE UNLESS OTHERWISE NOTIFIED.
  7. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SLOPE SEEDING, SIDEWALKS, BUILDINGS, ETC. WITH 3" MIN DEPTH TOPSOIL AND LAWN SEEDING. THIS INCLUDES ANY DISTURBANCE ASSOCIATED WITH ANY WORK ON SITE.
  8. SPACE PLANTS EQUALLY WITHIN ALLOCATED SPACE SHOWN.
  9. ALL DEAD AND DYING LANDSCAPING WILL BE REPLACED NO LATER THAN THE SUBSEQUENT PLANTING SEASON.



<b>LANDSCAPE PLAN - ECS LOT (PHASE 1)</b> DRAWN: [ ] CHECKED: [ ] DATE: [ ] REVISION INFORMATION: [ ] SEAL: [ ] PREPARED FOR: WEST VIRGINIA COUNCIL FOR COMMUNITY AND TECHNICAL COLLEGE EDUCATION 1016 KANAWHA BOULEVARD, EAST, SUITE 700 CHARLESTON, WV 25301-2627	<b>WALLACEPANCHER GROUP</b> 144 Emeryville Drive, Suite 200 Cranberry Township, PA 15066 Engineering and Environmental Professionals PROJECT: CONSTRUCTION DRAWINGS WVNCC - PARKING LOTS & GREEN SPACE 1630 CHAPLINE ST CITY OF WHEELING, OHIO COUNTY, WV 26003	

