

Shade Tree Commission of
Radnor Township
Wayne, Delaware County, Pennsylvania

Wednesday
April 25, 2012
7:30 PM

Agenda

1. 1430 County Line Road (attached) 2011-S-12
Boathouse Realty
Review and discuss landscape plan

2. 20 Meadowood Road (attached) C 12-01
Request to remove 1 36" Maple
Compensatory plantings required

3. 209 Atlee Road (attached) C 12-02
Removed 8 trees without permit
Monetary penalty
Compensatory plantings required
Request to remove 8 additional trees
Compensatory plantings required

4. 295 S. Ithan Ave. (attached) GP 11-49a
Agnes Irwin School
Request to remove 11 additional trees
Compensatory plantings required (attached)

5. Discussion of unlicensed tree companies removing trees in Radnor Township.

8 Kinterra Road & 510 Hilaire Road
Murphy's Tree Service ~ Wayne, Pa ~ unlicensed (letter attached)
Bryn Mawr Landscaping Company ~ unlicensed (letter attached)

6. Discussion of unlicensed tree companies working in Radnor Township

Rick's Tree Service, LLC ~

7. Discussion of work impacting trees

260 Hilldale Road~Complaint of damaged tree(s)

Attached – inspection report, correspondence, plan and picture

8. 115 Strafford Avenue

Monetary penalty

Compensatory plantings required

Old Business

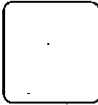
New Business

Hazardous Tree Reports



DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.
1220 Kingsway Lane
Wilmington, DE 19804
Tel: 302.438.8800



REV.	DATE	DESCRIPTION
1	12/20/11	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
2	01/04/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
3	01/10/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
4	01/10/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
5	01/10/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
6	02/01/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11
7	04/20/12	REVISED PER COMMENTS AND ASSOCIATES REVIEW LETTER DATED 12/16/11

TOWNSHIP LANDSCAPE PLAN
PRELIMINARY
BOTHOUSE REALTY ASSOCIATES, LP
THE GIBBS TRUST SUBSIDIARY
1430 COUNTY LINE ROAD
MADISON TWP., DELAWARE COUNTY, PA.

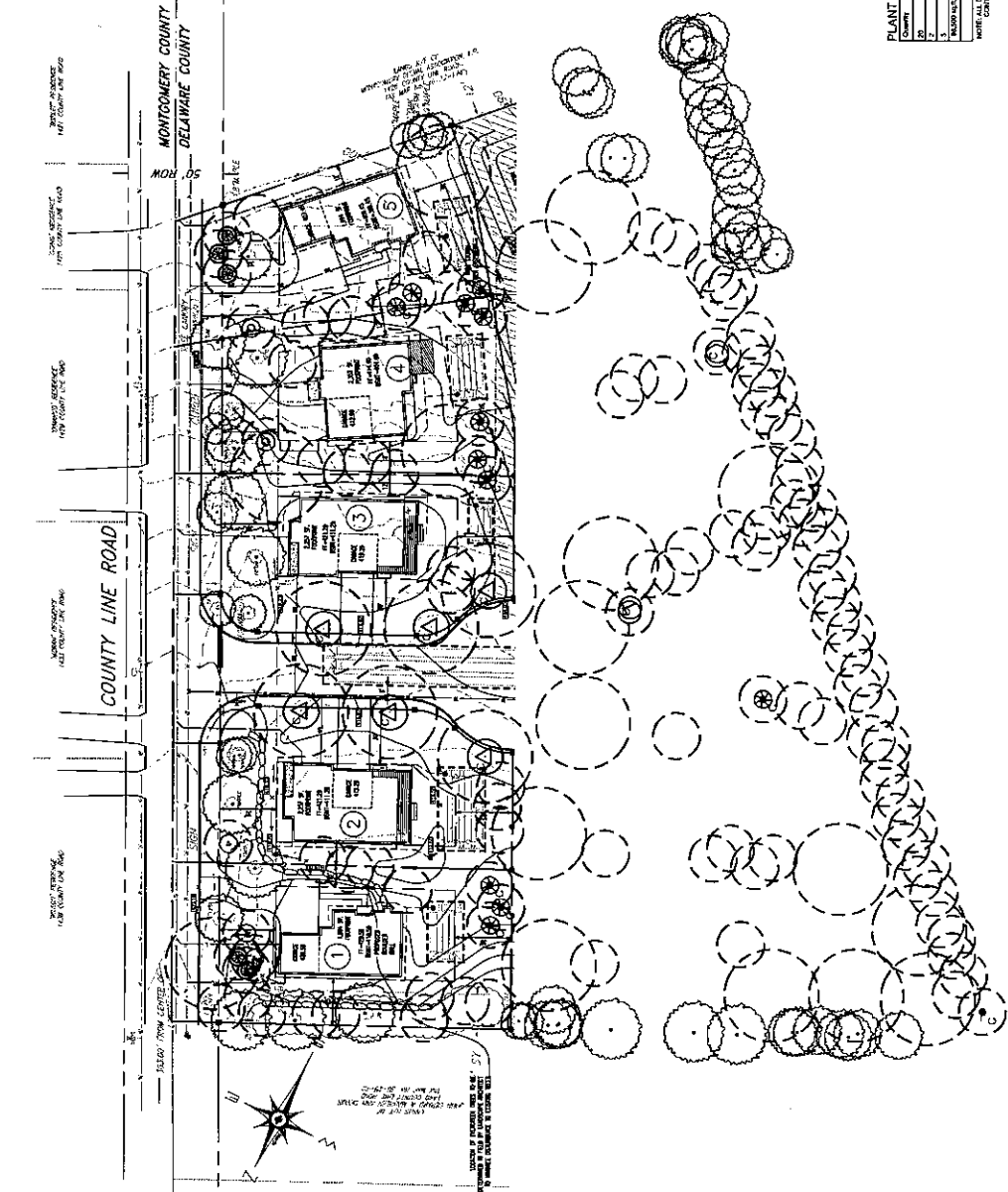
DATE	11/14/11
PROJECT	TOWNSHIP LANDSCAPE PLAN
SCALE	AS SHOWN
DATE	02/14/12
PROJECT	2420
SCALE	AS SHOWN
DATE	02/14/12
PROJECT	2420
SCALE	AS SHOWN
DATE	02/14/12
PROJECT	2420
SCALE	AS SHOWN

- General Notes:**
- All plants shall be of specimen quality.
 - All plants shall be installed with the following current version of the American Standard Nursery Stock of the American Standard Nursery and Landscape Association.
 - All plant material shall be guaranteed for a period of one (1) year.
 - Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.
 - All trees shall be provided with a 2" deep mulch. All shrubs shall be provided with a 3" deep layer of amended Oak leaf mulch.
 - All plants shall be thoroughly watered by the contractor immediately after installation. The contractor shall provide a written acceptance of planting by the Owner.
 - All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be inspected and approved by the Landscape Architect prior to installation.

TERRIUS LANDSCAPE CARE USE CASE:

REQUIRED	PROPOSED
14 Street trees	Shed trees (cabled) by employee buffer screen
10 Street trees	Satisfy by existing trees
Class A Bulb	Class A Bulb
11 canopy trees	Canopy trees (cabled) by employee buffer screen
15 evergreen trees	15 evergreen trees
Class B Bulb	Class B Bulb
7 canopy trees	Canopy trees (cabled) by employee buffer screen
5 flowering trees	5 flowering trees
5 evergreen trees	5 evergreen trees
111 replacement trees	111 replacement trees

The substitution of replacement trees for the site has been determined by John Rosewood, Director of Professional Practice at a recent meeting for the subject property. The following table provides a summary of the trees to be removed and the replacement trees to be installed. The trees to be removed are listed in the table below. The trees to be installed are listed in the table below.

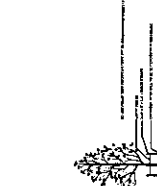


PLANT SCHEDULE

Quantity	Symbol	Common Name	Common Name	Planting Size
14	1	Street Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
10	2	Street Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
11	3	Canopy Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
15	4	Evergreen Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
7	5	Canopy Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
5	6	Flowering Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
5	7	Evergreen Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
111	8	Replacement Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.

TREE REPLACEMENT PLANT SCHEDULE

Quantity	Symbol	Common Name	Common Name	Planting Size
14	1	Street Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
10	2	Street Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
11	3	Canopy Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
15	4	Evergreen Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
7	5	Canopy Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
5	6	Flowering Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
5	7	Evergreen Tree	Class B Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.
111	8	Replacement Tree	Class A Bulb	2.0' Cal. 2.0' Cal. 2.0' Cal.



TOWNSHIP LANDSCAPE PLAN
GRAPHIC SCALE
1" = 10'-0" (AS SHOWN)

NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.



DLHowell
 Civil Engineering &
 Land Planning
 www.DLHowell.com

D.L. Howell & Assoc., Inc.
 1226 Regency Lane
 Pikes Creek, PA 19366
 Phone: 610-398-8800
 Fax: 610-398-8802

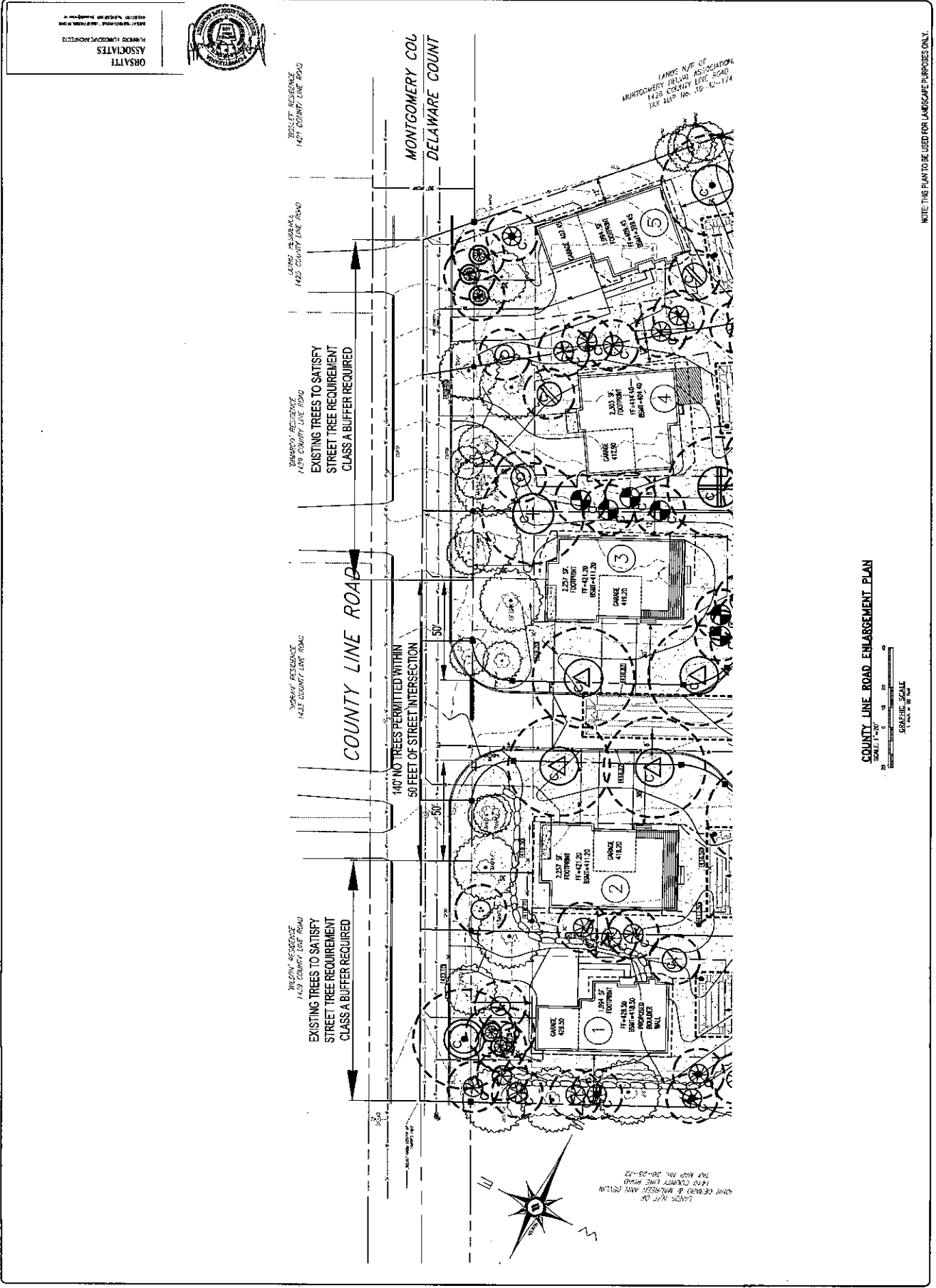


ORSAATTI ASSOCIATES
 PLANNERS / LANDSCAPE ARCHITECTS

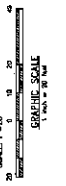
NO.	DATE	DESCRIPTION
1	11/20/12	ISSUED FOR PERMITTING AND RECORDING
2	01/06/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER
3	01/06/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER
4	01/06/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER
5	01/06/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER
6	02/14/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER
7	04/22/13	REVISED PER COMMENTS FROM THE COUNTY ENGINEER

ENLARGEMENT PLAN
 COUNTY LINE ROAD
 SOUTHSHORE REALTY ASSOCIATES, LP
 1428 COUNTY LINE ROAD
 RAMOR TWP., DELAWARE COUNTY, PA.

DATE	11/20/12
SCALE	1"=50'
PROJECT NO.	24220
DATE	11/20/12
SCALE	1"=50'
PROJECT NO.	24220



COUNTY LINE ROAD ENLARGEMENT PLAN



NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.

**Application for Clearing Permit
Radnor Township
Engineering Department
301 Iven Ave., Wayne, Pa 19087
610 688-5600**

PERMIT NO. <u>C12-01</u>
Date: <u>4-2-12</u>
Shade Tree Date: <u>4-25</u>
Approved / Denied / Re-submit

The undersigned hereby makes application for Clearing Permit under Ordinance # 94-19 and any amendments thereof.

Location: 20 Meadowood Road Rosemont PA 19010

Number of trees to be removed 1 Number of trees to be replanted 3

Owner of Property: John Goncher & Linda Hollinshead Phone 610 519 0106
Address: 20 Meadowood Rd Email jgoncher@comcast.net 215 266 6988

Does work affect any other property in any way? YES
If so, please describe: NO

Plans submitted TITLE: Goncher Residence - Site Plan
3 copies of sealed plans DATE: 4/2/12
PREPARED BY: Elizabeth Springer, PE
Jeff Turner Supervisor

Prepared by Pa. Registered Surveyor: _____ Pa. Registered Engineer:

Plans must show: Replacement Trees and Calculations Is Property on Septic NO

Contours Map Silt Fence Boundaries Shrubs
Trees over 6" Diameter Proposed Work Owners
Buildings Classification of Soils Street & Lot Lines

Area of Site to be Cleared (SQ.FT) 499 sf for patio addition

Work to start 5/12 Will be finished 12/12

Company Doing Work Ridas Tree Service (Must be registered with the Twp.)

Received from applicant \$ _____

Signature of Owner Linda Hollinshead or Applicant Elizabeth Springer, PE
Odemes Design
TOWNSHIP ENGINEER

Permit Void if work not started in 6 months

PERMIT FEES
\$ 20.00 Per Acre or Part Thereof
Minimum Charge \$ 80.00

Arader Tree Service, Inc.

"Working with people who care"

10 Balligomingo Road □ West Conshohocken, PA 19428 □ Phone (610)277-8733 Fax (610)279-6331, Email: aradertree@aradertree.com

We are pleased to offer Professional Tree and Landscape Services for Residential and Commercial Properties:

Large Tree Transplanting ~ Removal ~ Pruning ~ Stump Removal ~ Landscape Design ~ Installation ~ Free Consultation

April 23rd, 2012

Mr. John Goncher
20 Meadowwood Road
Rosemont, PA 19010

Dear John,

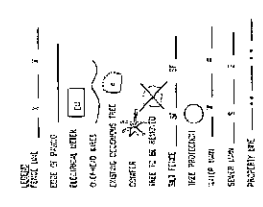
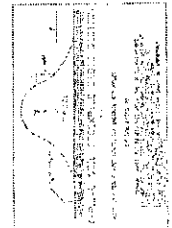
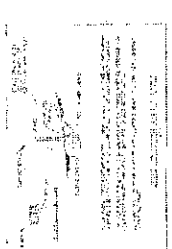
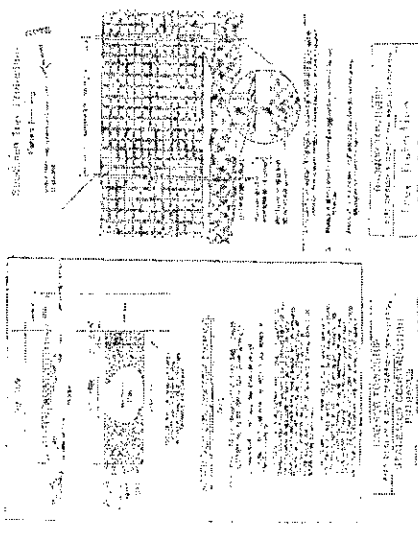
As you requested, I have inspected the Silver Maple growing next to your house. The Maple is damaging your house. It has been pruned incorrectly in the past and is not structurally sound.

The root system is currently damaging your foundation and will continue to do so as the roots expand. In the past the tree has been 'topped' creating new growth that is superficially attached to the tree and more likely to fail. The multi-stem growth habit of this tree is comprised of 'V' main trunk unions that are considered weak and prone to failure. Silver Maples are not considered desirable trees because of their soft wood, fast growth rate and they typically develop inner decay.

Due to location and the amount of canopy overhanging the house, this tree is a safety concern and should be removed. Please call me if you have any further questions or concerns.

Sincerely,

Pat Hartman
Certified Arborist #83466



Tree Inventory

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	Red Maple	12	15	Good	
2	White Birch	8	10	Good	
3	Black Birch	10	12	Good	
4	Red Maple	15	20	Good	
5	White Birch	10	12	Good	
6	Black Birch	12	15	Good	
7	Red Maple	18	25	Good	
8	White Birch	15	20	Good	
9	Black Birch	10	12	Good	
10	Red Maple	12	15	Good	
11	White Birch	8	10	Good	
12	Black Birch	10	12	Good	
13	Red Maple	15	20	Good	
14	White Birch	10	12	Good	
15	Black Birch	12	15	Good	
16	Red Maple	18	25	Good	
17	White Birch	15	20	Good	
18	Black Birch	10	12	Good	
19	Red Maple	12	15	Good	
20	White Birch	8	10	Good	
21	Black Birch	10	12	Good	
22	Red Maple	15	20	Good	
23	White Birch	10	12	Good	
24	Black Birch	12	15	Good	
25	Red Maple	18	25	Good	
26	White Birch	15	20	Good	
27	Black Birch	10	12	Good	
28	Red Maple	12	15	Good	
29	White Birch	8	10	Good	
30	Black Birch	10	12	Good	

Construction Sequence:

1. Finalize tree protection plan and location on this plan.
2. Installation of the Township Engineer shall occur following installation of protective barriers and prior to any excavation.
3. Notify PA, 1, call and allow them to meet services before beginning any excavation.
4. Excavation for proposed footing and foundation walls, retaining walls, etc. shall be performed.
5. Excavation for proposed footing and foundation walls, retaining walls, etc. shall be performed.
6. Excavation for proposed footing and foundation walls, retaining walls, etc. shall be performed.
7. Excavation for proposed footing and foundation walls, retaining walls, etc. shall be performed.
8. After all excavated areas are stabilized, remove temporary erosion control features. Any areas that have been excavated during the removal process are to be seeded or mulched.

Tree Protection Notes:

1. All trees to be removed shall be identified by the Township Engineer.
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29. All trees to be removed shall be identified by the Township Engineer.
30. All trees to be removed shall be identified by the Township Engineer.

**Application for Clearing Permit
Radnor Township
Engineering Department
301 Iven Ave., Wayne, Pa 19087
610 688-5600**

PERMIT NO. <u>C12-02</u>
Date: <u>4-10-12</u>
Shade Tree Date: <u>4/05,</u>
Approved / Denied / Re-submit

The undersigned hereby makes application for Clearing Permit under Ordinance # 94-19 and any amendments thereof.

Location: 209 Atlee Rd -
528 West Wayne Avenue, Premises B, Lot #10

Number of trees to be removed 16 Number of trees to be replanted TBD By Township

Owner of Property: Pamela Drueding 610-724-3857 Phone
Address: 209 Atlee Road, Wayne pdrueding@druedingbuilders.com Email

Does work affect any other property in any way? YES NO
If so, please describe: All adjacent property owners informed and agreed

Plans submitted 3 copies of sealed plans TITLE: Boundary Survey 528 West Wayne Avenue
DATE: Jan. 18, 2012
PREPARED BY: Momenee Survey Group

Prepared by Pa. Registered Surveyor: Pa. Registered Engineer:

Plans must show: Replacement Trees and Calculations Is Property on Septic NO

Contours Map Silt Fence Boundaries Shrubs
Trees over 6" Diameter Proposed Work Owners
Buildings Classification of Soils Street & Lot Lines

Area of Site to be Cleared (SQ.FT) 80x167 13,358 sq. ft. .3 acres

Work to start ASAP Will be finished ASAP

Company Doing Work J. Hegarty Tree (Must be registered with the Twp.) YES
610.873.4044

Received from applicant \$ 8000

Signature of Owner Pamela Drueding or Applicant P Drueding
4/10/2012

Permit Void if work not started in 6 months **TOWNSHIP ENGINEER**

PERMIT FEES
\$ 20.00 Per Acre or Part Thereof
Minimum Charge \$ 80.00

**BERNARD J. DRUEDING
PAMELA L. DRUEDING
209 ATLEE ROAD
WAYNE, PA 19087**

April 10, 2012

**Mr. Howard Holden
Radnor Township Shade Tree Commission
301 Iven Avenue
Wayne, PA 19087**

**RE: Request Permission to Remove Trees
528 West Wayne Avenue, Premise B, AKA Lot #10**

Dear Mr. Holden:

My wife Pam and I live at 209 Atlee Road in West Wayne. We recently purchased the above mentioned 80x167' land locked interior lot from our neighbor, Laura Foran, who resides at 528 West Wayne Avenue. The lot, Premises B, lot #10 on the 1946 subdivision plan and on our deed, used to be Laura's way back and behind rear yard, now it is our new yard behind our existing back yard.

The lot has been mostly unattended and left in it's natural state for many years, consisting of about 50% mowed lawn, 50% brambles and underbrush, with half dead trees along the eastern boundary and some smaller 10" to 12" black walnuts at the northern and southern ends of the lot. Years of old and recent storm damaged tree material is piled up in the brambles.

We had engaged a tree removal contactor, Jim Hegarty, who is already licensed in the Township, to start work yesterday morning, April 9, 2012. At 3PM Doug Meder from the township staff visited the property and informed us that we needed to obtain a clearing permit because we were removing more than 6 trees. I was aware of the ordinance but it was my belief that most of the existing trees on the property were in various stages of decay, dead or dying, due to years of storm damage, neglect, or disease and that we did not need a permit. Mr. Meder informed me that that was not my call to make and politely instructed me to cease and desist and to draw up a map of our intentions and to write a letter to the Shade Tree Commission expressing our intent.

Please accept our apology for jumping the gun and not first obtaining the permit.

Enclosed please find a recent survey plan of Premises B, with a color coded mark up of trees: Prior to 4-9-12 there were 17 trees on the property. On 4-9-12 we removed 8 trees (marked in red) before Mr. Meder asked us to stop work. As of 4-10-12, 8 trees marked in blue remain. These trees are decayed, dead, dying. The only healthy trees are a few 12" to 15" black walnut trees. We request permission to remove those remaining 8 trees marked in blue.

The 28" sweet gum at the southeast corner of the lot is scheduled to be cleaned up and will remain as the only tree saved on the 80'x167' lot.

Also as proof of ownership, enclosed is a copy the deed to Premises B, Lot #10, from Laura Foran to Pamela Drueding. Please be advised that all of the property owners immediately adjacent to this lot were informed of our intent to remove the trees prior to us commencing the work, and all immediately adjacent neighbors have endorsed our plan to clean up the property. It is our intent to fill in the stump holes and reseed the lawn as needed. This is our new "back yard" and other than passive use (view), in the future, my grandsons and I may want to build a playhouse. All of the other adjacent back lots are already cleared and have similar uses.

Lastly, also enclosed are photographs of the property the week before April 9, and photos taken on April 9 at 6PM.

If anyone from the Shade Tree Commission or the Township would like to inspect the property on short notice, please call my mobile # 610-724-3857.

Finally, after you have had a chance to review the enclosed, please advise us as to the next step we need to take to move forward. We are not sure, due to the nature and number of healthy trees on this lot, that a clearing permit is required; but if it is, of course, we will proceed to apply for it.

Again, we apologize for any inconvenience my action may have caused the Shade Tree Commission or the Township staff.

Sincerely,

Pamela L. Drueding

Bernard J. Drueding

Cc: Township Engineer
Cc: Donald Curley, Commissioner

Encl: Survey Plan
Deed
Photographs

Radnor Township
Engineering Department

Field Report

301 Iven Avenue, Wayne PA 19087-5297

610.688.5600

610.971.0450 (fax)

ADDRESS/SITE 528 W. WAYNE AVE

Inspector: Doug

Weather Conditions _____

Time in: 3:00

Time Out: _____

Date 04/09/12

Inspection

E & S _____ Escrow _____ SWM _____ SS _____ Paving _____ Other/Complaint

Present at Site Jim HEGARTY 873-4044 TREE REMOVAL

Notes: - REMOVED 8 TREES OVER 6"

- WALKED SITE W/ BERNIE DRUEDIK

- HE OWNS THE LOT

- TOLD HIM NO MORE TREES CAN BE REMOVED

ON THIS LOT + HE NEEDS A CLEARING PERMIT

- GAVE HIM PERMISSION TO CLEAN UP + TRIM

- HE SAID, "HE WILL BE IN W/ A PLAN TOMORROW."

ACTION ITEMS

GAVE HIM A NOTICE

Inspector's Signature

Doug

5-5-12
NORTH SIDE
VIEW.

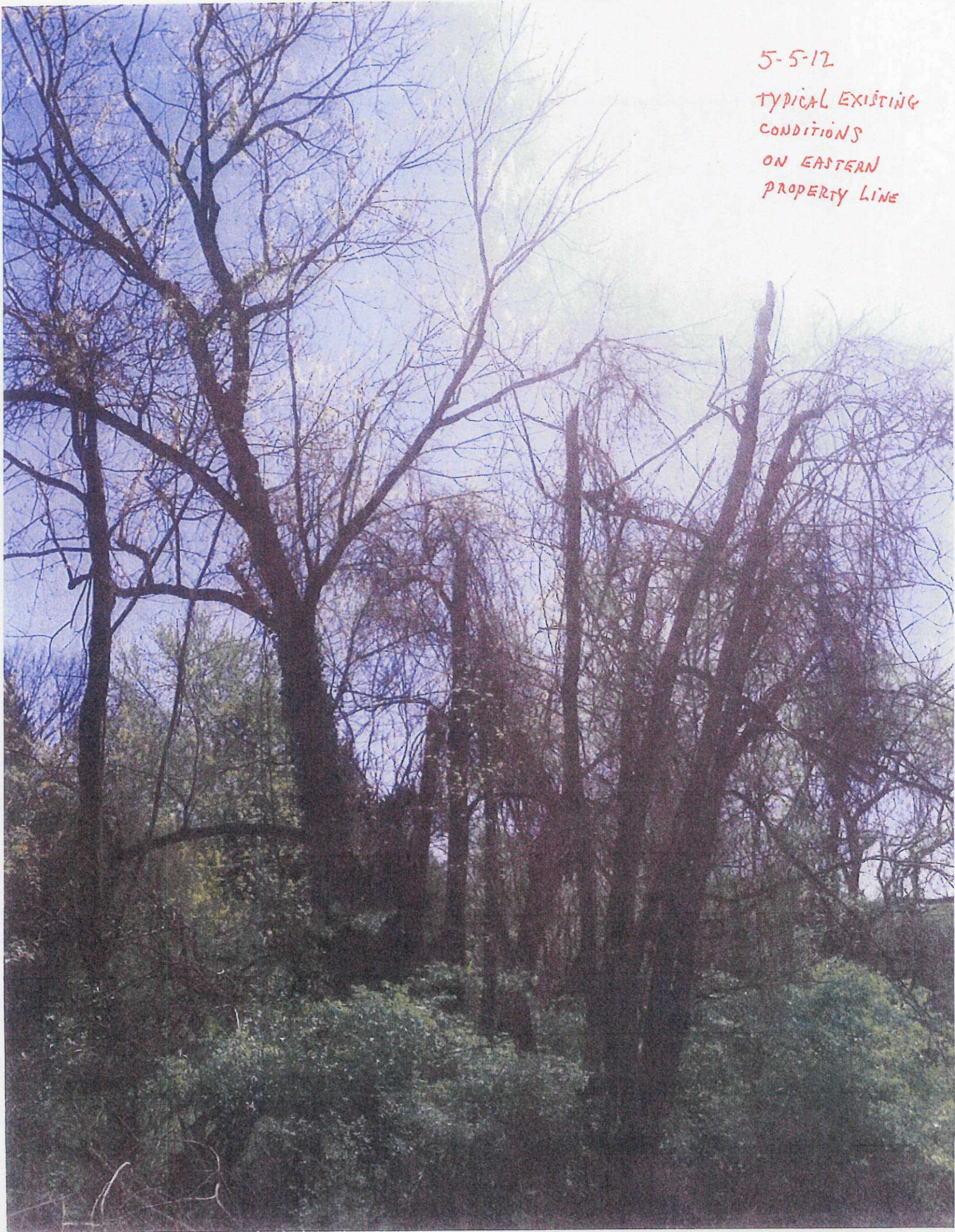




59.12
6 PM

TYPICAL PRE EXISTING
CONDITION

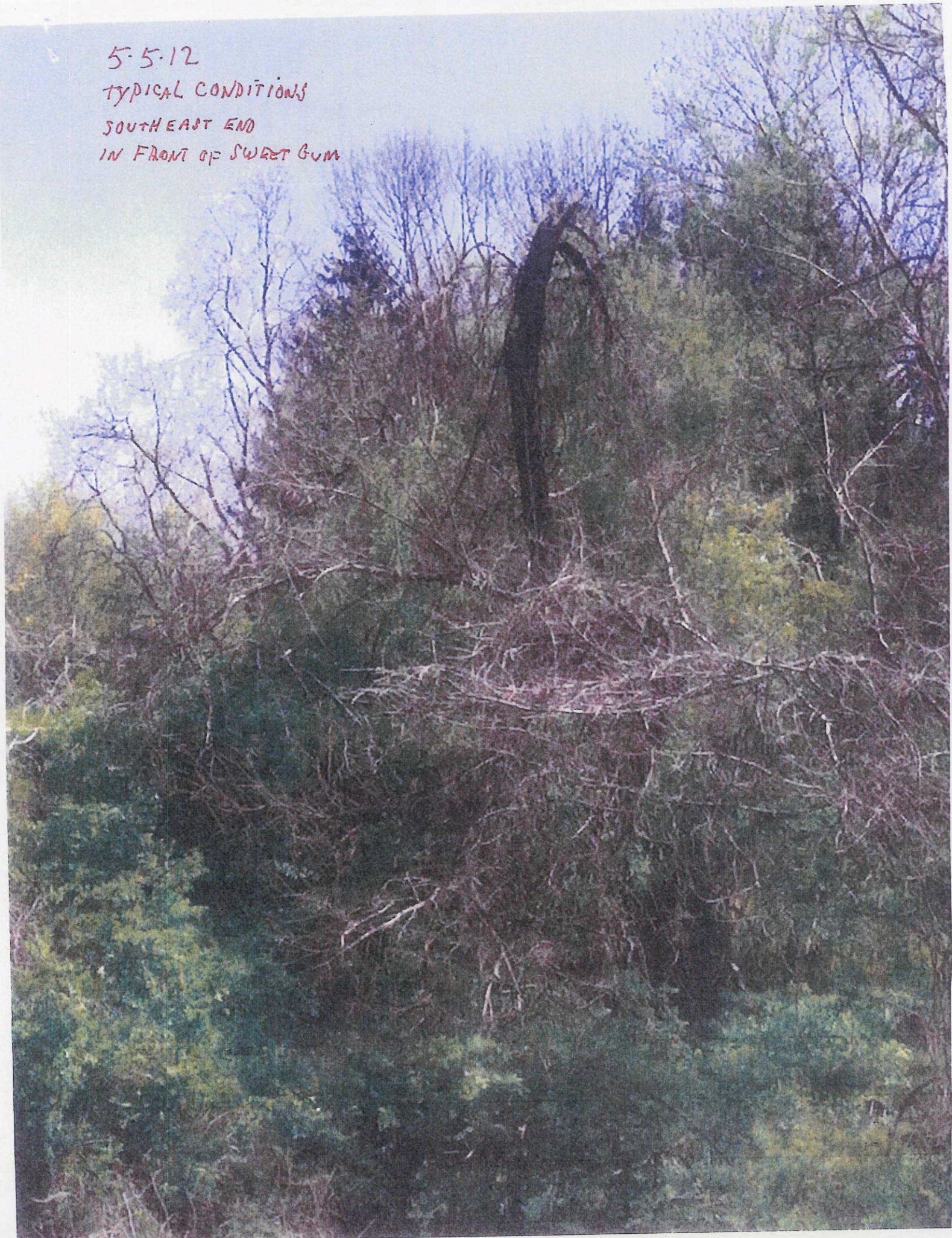
5-5-12
TYPICAL EXISTING
CONDITIONS
ON EASTERN
PROPERTY LINE




5-9-12
6 PM



5-5-12
TYPICAL CONDITIONS
SOUTHEAST END
IN FRONT OF SWEET GUM



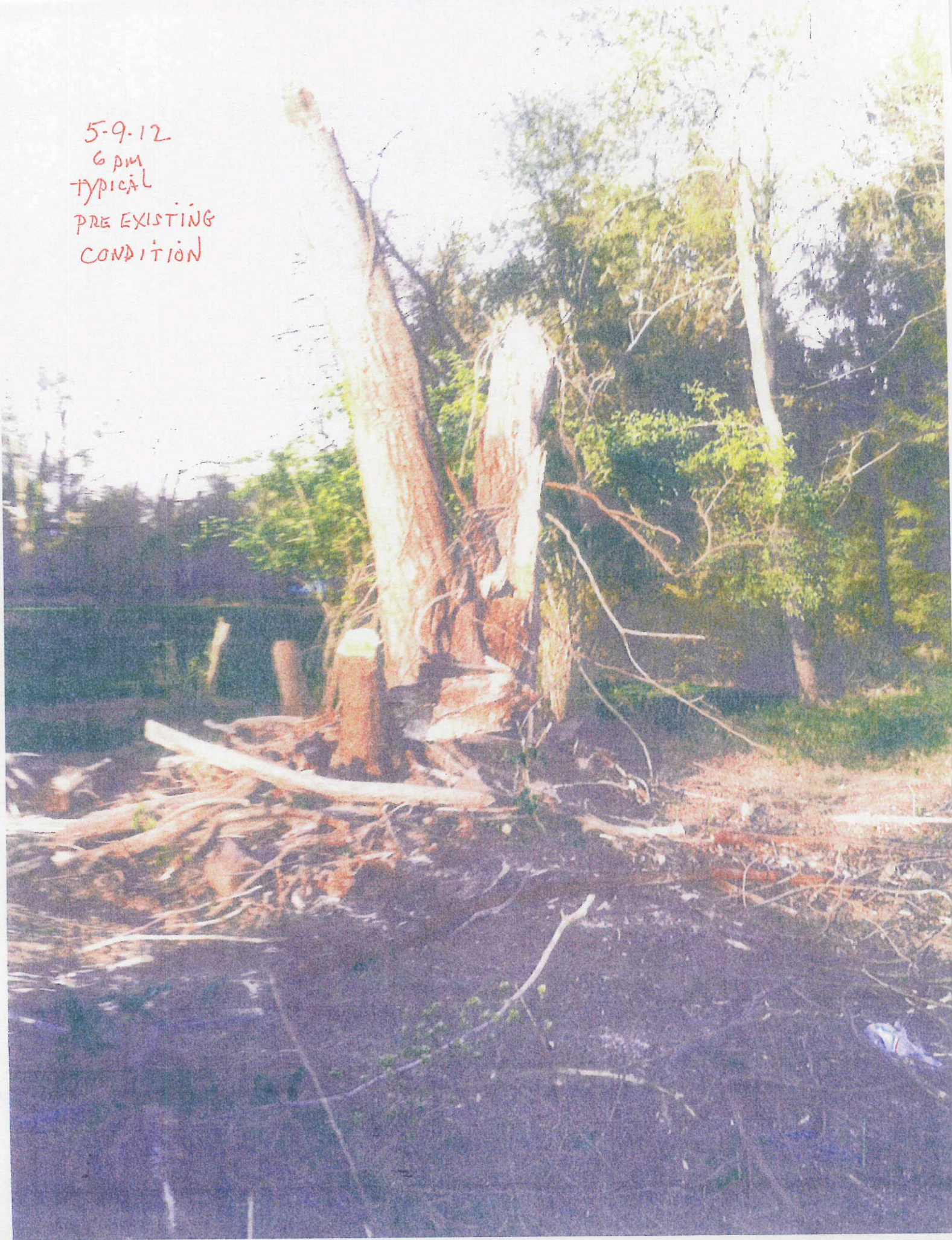


5-9-12
6 PM,
BEAUTIFUL
SWEET GUM
SE. CORNER
OF LOT
OVERLOOKING
BUCKLEY
BACK LOT.
TO REMAIN.

5-5-12
TYPICAL EXISTING CONDITIONS
SHOWING LAUNEL HEDGE, LAWN
AND TREE EAST SIDE AND
SOUTH SIDE.



5-9-12
6 PM
TYPICAL
PRE EXISTING
CONDITION



APPLICATION FOR GRADING PERMIT

RADNOR TOWNSHIP ENGINEERING DEPARTMENT

The undersigned hereby makes application for Grading Permit under Chapter 175 and any amendments thereof.

LOCATION: <u>ITHAN AVE & CONESTOGA ROAD</u> WHAT ARE YOU BUILDING: <u>ARTIFICIAL TURF FIELD</u> OWNER OF PROPERTY: <u>AGNES IRWIN SCHOOL</u> OWNER ADDRESS: <u>ITHAN AVE & CONESTOGA ROAD</u>	TOWNSHIP USE ONLY PERMIT NO. <u>12-48</u> SUBMISSION DATE <u>4-19-12</u> SHADE TREE DATE <u>4-25</u> REVISION DATES _____ FINAL APPROVAL DATE: _____ APPROVED BY: _____
--	--

Permit Void: If work not started in six (6) months.

Five (5) copies of site plan to be submitted with application. * Plans must be folded and no larger than 24" x 36" *

PREPARED BY: CHAMBERS ASSOCIATES, INC. DATE: 3/20/12 REGISTERED SURVEYOR: _____ REGISTERED ENGINEER:

DO PLANS SHOW ALL ITEMS LISTED ON PAGE 2? YES GROSS LOT AREA: 736,730 SQ. FT.

COVER TYPE	EXISTING SQUARE FEET		REMOVED SQUARE FEET	ADDED SQUARE FEET	TOTAL SQUARE FEET	
BUILDINGS	114,525	EXISTING % OF LOT	-	+ 0	= 114,525	TOTAL NEW % OF LOT
WALKS	32,790		-	+ 0	= 32,790	
PATIOS	15,906		-	+ 0	= 15,906	
DRIVES	124,387		-	+ 0	= 124,387	
DECKS	0		-	+ 0	= 0	
OTHER	29,182		-	+ 1220	= 30,402	
TOTAL	316,790	43.0 %	-	+ 1220	= 318,010	43.2 %

Ground Water Recharge and Storm Water Calculations

- No credit for removal of impervious.
- Calculations are based on the total added impervious not the net.

↑ 500 to 1499 sq. ft. Ground Water Recharge Required
 1500 sq. ft. and over Storm Water Management Required
 (For additional information see Ordinance 05-11)

Circle Zoning District / Maximum Impervious Coverage Applicable

R-1	R-2	R-3	R-4	R-5 Semi/ 2 Family Detach	R-5 Multi Dwelling	R-6	R-1A	CO (2+3 stories)	C-1	C-2	C-3	PI
22%	30%	35%	40%	40%	36%	70%	30%	50%	60%	70%	65%	45%

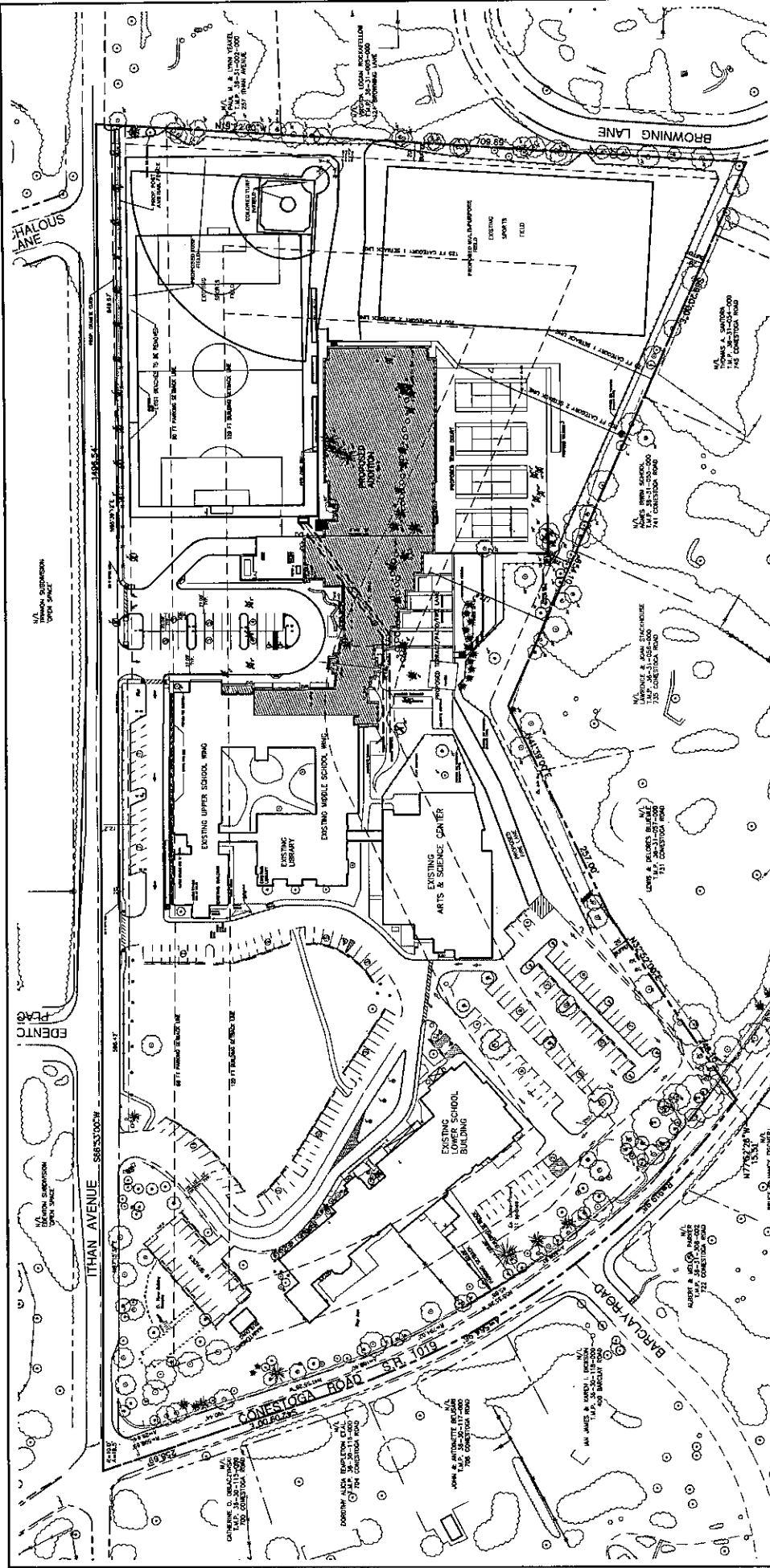
Estimated cubic yards of dirt involved (Total cut and fill) 0 Will this fill be taken off site Yes No

Number of trees to be removed (over 6" in diameter) 11 Is property in the Historical District? Yes No

Permit Fees:

Minor Permit Review	\$45.00
First 50 cubic yards cut and fill	\$125.00
51- 1,000 cubic yards cut and fill	Add \$200.00
Each additional 1,000 cubic yards or portion thereof	Add \$200.00
Permit requiring storm water management	\$500.00
Permit requiring groundwater recharge	\$200.00
Received from Applicant	\$ _____

Signature of Owner: [Signature]
 Date: April 18, 2012
 Applicant: THE AGNES IRWIN SCHOOL
 Relation to Owner: DIRECTOR OF FINANCE/FACILITIES
 Phone Number: 610-526-1661
 Fax Number: 610-525-5425
 Email: KMcCULLOUGH@AGNESIRWIN.ORG

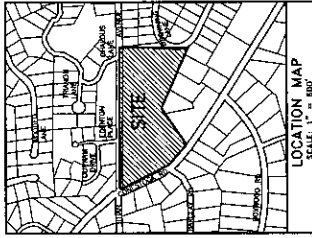


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PREPARED FOR
AGNES IRWIN SCHOOL
 HUNTER TOWNSHIP
 DELAWARE COUNTY
 PENNSYLVANIA

Chambers Associates, Inc.
 Consulting Engineers and Surveyors
 2022 Steppes Road
 Harrisburg, PA 17111
 Tel: 717-637-1122
 Fax: 717-637-1123

DATE: 06/27/10
 SHEET: 30A OF 40
 DRAWING NO.: 100-001010
 MANAGER: JIM BROWN, P.E.



LEGEND:
 [Hatched Box] PROPOSED BUILDING ADDITION
 [X] EXISTING TREE TO BE REMOVED
 [Circle] PROPOSED TREE PROTECTING FENCE TO BE FIELD ADJUSTED AS PER TOWNSHIP INSPECTION

APPLICANT:
 AGNES IRWIN SCHOOL
 HUNTER TOWNSHIP
 DELAWARE COUNTY
 PENNSYLVANIA

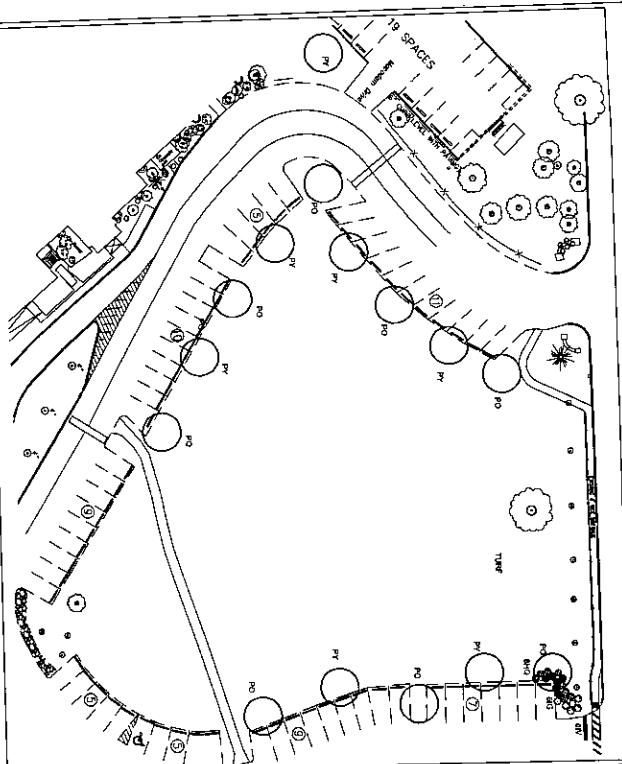
1. The site plan is prepared in accordance with the provisions of the Pennsylvania Planning Code, 52 Pa. Code, and the Pennsylvania Municipalities Planning Code, 54 Pa. Code. The site plan is prepared for the purpose of obtaining a zoning change and a building permit for the proposed addition to the existing Arts & Science Center.

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Deciduous Canopy (1142) TOTAL	Tree Removals	Township Planning Requirements	TOTAL
Robinia pseudoacacia	6-23' tall	1 tree @ 6-23' tall tree removal	(6)
Acer rubrum	24-35' tall	2 trees @ 24-35' tall tree removal	(22)
Fraxinus americana			
Quercus prinus			
Ulmus americana			
Alnus			
Evergreen (1317) TOTAL			
Cryptomeria japonica			
Yucca			
Thuja occidentalis			
Juniperus horizontalis			
Thuja occidentalis			
Ulmus americana			
Alnus			
Deciduous Understory (1070) TOTAL			
American Holly			
White Pine			
Western Redwood			
Deciduous Shrubs (93) TOTAL			
Aronia rotundifolia			
Black Chokeberry			
Summersweet			
Gallex Hydrangea			
Virginia Sweetshrub			
Viburnum			
Viburnum			
Viburnum			
Evergreen Shrubs (87 - 1317) TOTAL			
Arctostaphylos			
Semecarpus			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			
Malvaceae			

Tree Removals
 6-23' tall 50 trees
 24-35' tall 11 trees

Township Planning Requirements
 1 tree @ 6-23' tall tree removal
 2 trees @ 24-35' tall tree removal

TOTAL
 (6) + (22) = (28)

Township Design Requirements
 1 trees single row landscape space
 1 trees double row landscape space
 1079 trees area landscaped (2000sf+)

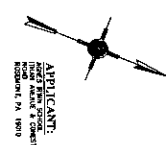
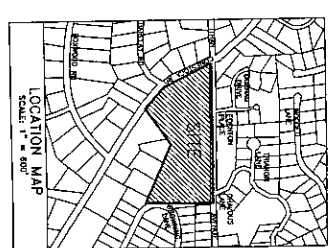
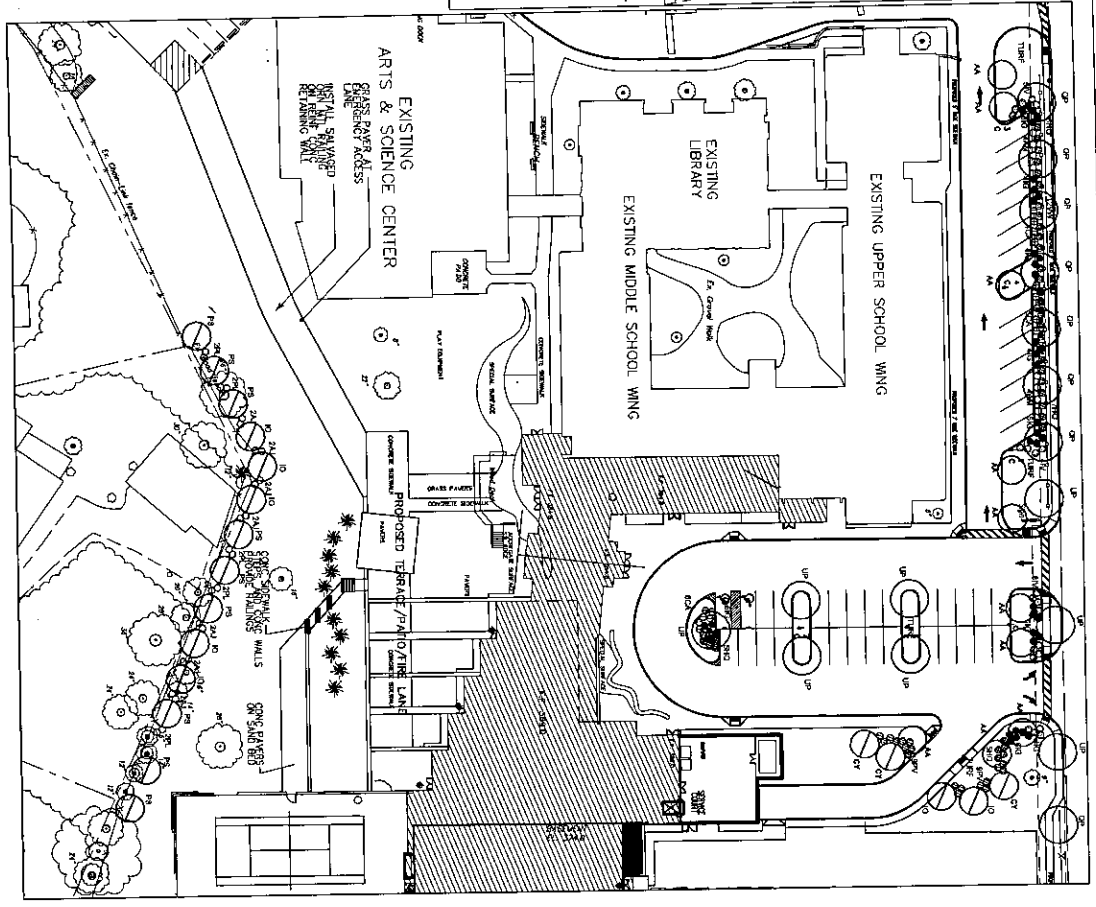
STREET TREES
 1 tree @ 20'wc

BUFFER SCREENS
 Buffer A @ 10'wc
 Buffer B @ 15'wc

CA 18-24' 15
 HQ 18-24' 31
 IV 18-24' 27
 VC 24-30'
 VW 24-30'12

AM 18-24' 6
 AA 7-8'HL 10

AI 24-30'14
 IC 24-30' 45
 MB 24-30' 18
 PV 30-36' 18
 PL 24-30'10
 RM 30-36'



HL BARD & CO Landscape Architects 712 497 4232 Street, Ardmore, PA 19004 610-272-1114	
DATE	JOB
5/17/10	88-00106
SHEET	38 of 40
SCALE	AS SHOWN ON PLAN
1" = 20'	
DATE	DESIGNED BY
5/17/10	MB
SCALE	DRAWING NO.
1" = 20'	
DATE	PROJECT
5/17/10	AGNES IRWIN SCHOOL
SCALE	DRAWING NO.
1" = 20'	
DATE	PROJECT
5/17/10	AGNES IRWIN SCHOOL
SCALE	DRAWING NO.
1" = 20'	
DATE	PROJECT
5/17/10	AGNES IRWIN SCHOOL

Chambers Associates, Inc.
 Consulting Engineers and Surveyors
 810-272-1114
 1000 Market Street, 12th Floor
 Philadelphia, PA 19102

PREPARED FOR
 BOARD OF SCHOOL DISTRICT OF
 AGNES IRWIN SCHOOL
 PHILADELPHIA, PA

Plant Name	Quantity	Notes
Deadstock Canary (1142/TOTAL)	1142	
Magnolia x bobberii	11	
Merrill	1	
Pimenta chinensis	1	
Quercus phillyria	1	
Ulmus parvifolius	1	
Albizia	1	
European (337/TOTAL)	337	
Campanula japonica	10	
Yoshino	10	
Pinus strobus	10	
Fragaria	5	
Thuja plicata (Green-Giant)	14	
Delicious Understory (10/TOTAL)	10	
American Spice	7-8ft	
Delicious Shrubs (31/TOTAL)	31	
Aceria metacarpa	1	
Profusor Ed	1	
Chetrea anifolia	1	
Hummingbird	1	
Hydrangea quercifolia	1	
Pink Wagon	1	
Ilia virginiana	1	
Yucca filamentosa	1	
Cardinal Candy	1	
Viburnum nudum	1	
Winterthur	1	
Evergreen Shrubs (89 - 137/TOTAL)	89	
Aucuba japonica	1	
Serrafolia	1	
Ulex europaeus	1	
Phacelia villosa	1	
Punica laurocarpa	1	
Ohio Lychen	1	
Rhododendron maximum	1	
Rhododendron	1	
Rosebay	1	
Rhododendron	1	

Tree Removals
 52/23 cal 50 trees
 24-33 cal 11 trees

Towable Planting Requirements
 1 tree/23-cal tree removal
 1 tree/24-33-cal tree removal

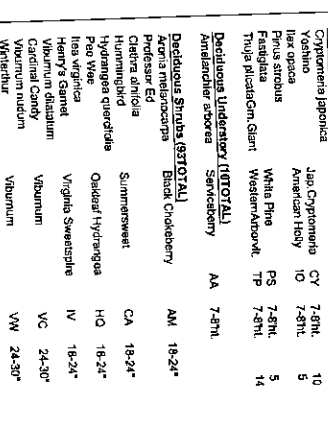
Towable Planting Requirements
 1 tree/23-cal tree removal
 1 tree/24-33-cal tree removal

Planting Facilities
 1 tree/10 double loaded spaces
 10% gross area landscaped (20004*)

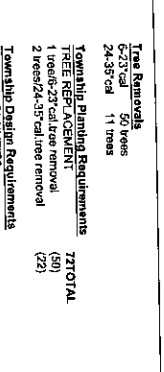
STREET TREES
 Ihan Montage - trees @ 30oc
 Buffer A @ Ihan Montage
 Buffer B @ Ihan Montage
 1 canopy tree per 40oc
 1 understory tree per 60
 1 evergreen tree per 60
 Buffer B @ east & south perimeter
 1 evergreen tree per 15
 1 evergreen shrub per 6

Plant Name	Quantity	Notes
AI	24-30"	
IG	24-30"	
MB	24-30"	
PV	30-36"	
RI	24-30"/12	
RM	30-36"/15	

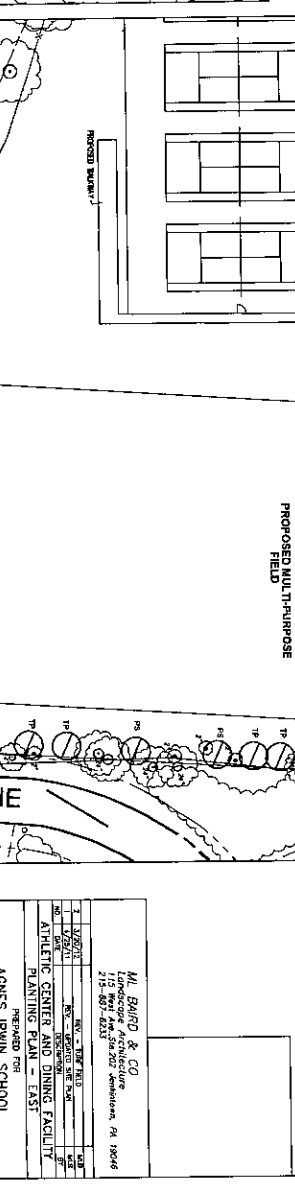
Notes:
 1. All trees to be removed shall be removed within 90 days of the start of construction.
 2. All trees to be planted shall be planted within 90 days of the start of construction.
 3. All trees to be planted shall be planted within 90 days of the start of construction.
 4. All trees to be planted shall be planted within 90 days of the start of construction.
 5. All trees to be planted shall be planted within 90 days of the start of construction.



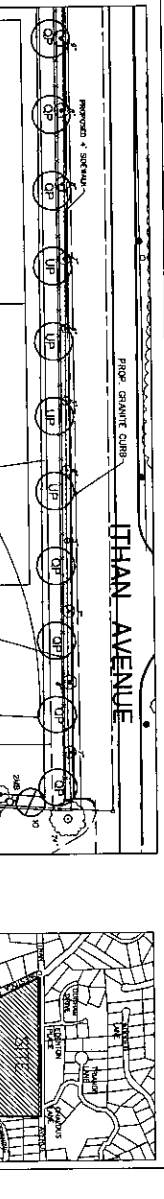
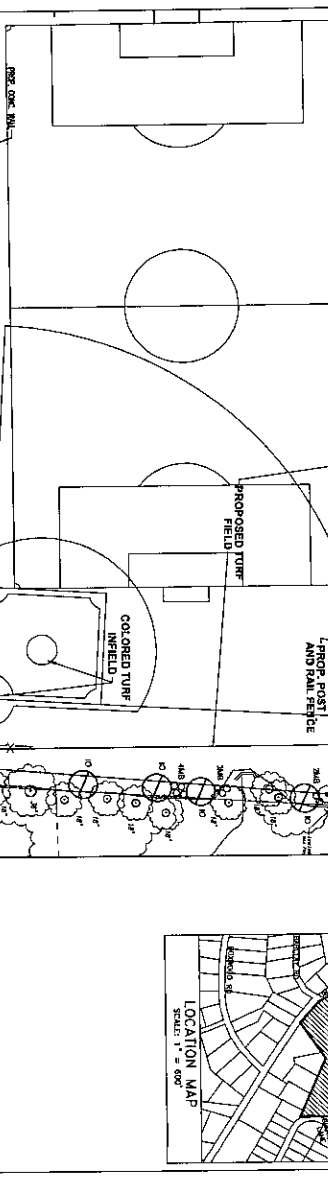
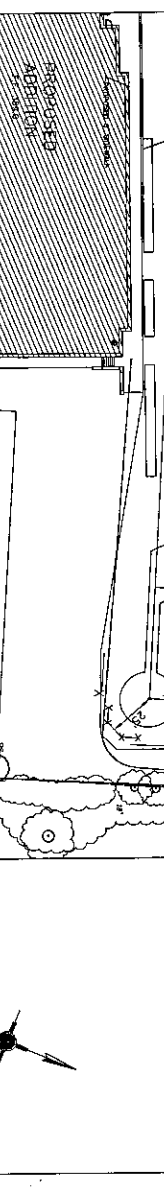
Plant Name	Quantity	Notes
AI	24-30"	
IG	24-30"	
MB	24-30"	
PV	30-36"	
RI	24-30"/12	
RM	30-36"/15	



Client: Agnes Irwin School
Address: 615 Delaware Avenue, Delaware, PA 19822
Architect: M.L. Baird & Co.
Scale: 1" = 30'
Date: 08/12/15
Sheet: 37 of 40

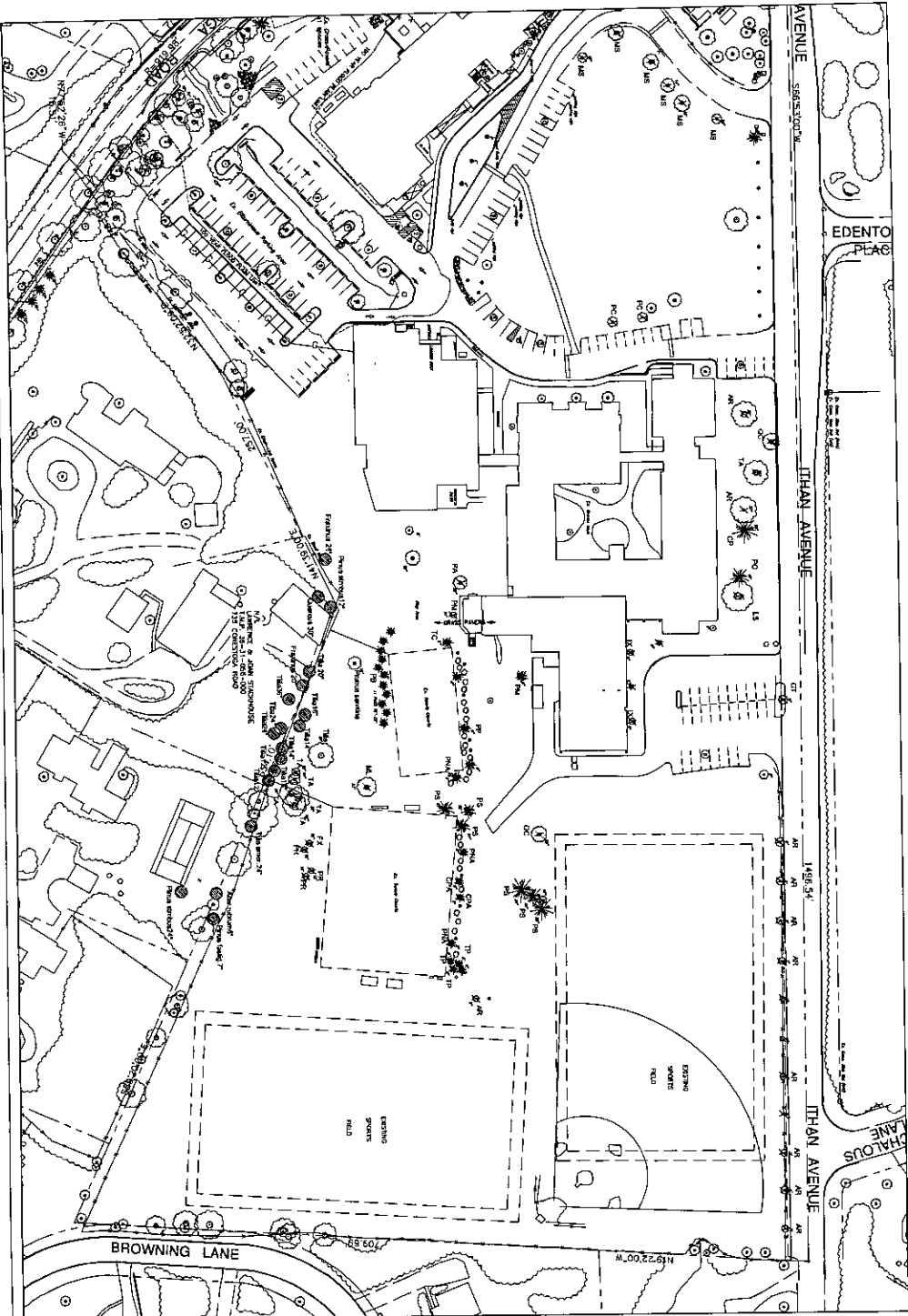


Proposed Addition
Proposed Tennis Court
Proposed Multi-Purpose Field



APPPLICANT:
 AGNES IRWIN SCHOOL
 615 DELAWARE AVENUE
 DELAWARE, PA 19822

Existing Trees to be Removed (E*) / (SRTOTAL)	Red Maple	AR	11	Picea canadensis	PA	1
Acer rubrum	Japanese	CP	1	Picea canadensis <th>PP</th> <th>1</th>	PP	1
Chamaecyparis pisifera	Forsythia <td>CP</td> <td>2</td> <td>Picea canadensis <th>PPA</th> <th>3</th> </td>	CP	2	Picea canadensis <th>PPA</th> <th>3</th>	PPA	3
Chamaecyparis pisifera	Ash <td>FX <td>1</td> <td>Pinus strobus <th>PB</th> <th>1</th> </td></td>	FX <td>1</td> <td>Pinus strobus <th>PB</th> <th>1</th> </td>	1	Pinus strobus <th>PB</th> <th>1</th>	PB	1
Fraxinus sp.	Honeylocust <td>GT <td>1</td> <td>Pinus strobus <th>PS</th> <th>6</th> </td></td>	GT <td>1</td> <td>Pinus strobus <th>PS</th> <th>6</th> </td>	1	Pinus strobus <th>PS</th> <th>6</th>	PS	6
Fraxinus sp.	Holly <td>IX <td>2</td> <td>Pinus strobus <th>RA</th> <th>4</th> </td></td>	IX <td>2</td> <td>Pinus strobus <th>RA</th> <th>4</th> </td>	2	Pinus strobus <th>RA</th> <th>4</th>	RA	4
Fraxinus sp.	Sweetgum <td>LS <td>1</td> <td>Pseudotsuga menziesii <th>RM</th> <th>1</th> </td></td>	LS <td>1</td> <td>Pseudotsuga menziesii <th>RM</th> <th>1</th> </td>	1	Pseudotsuga menziesii <th>RM</th> <th>1</th>	RM	1
Liquidambar styraciflua	Sauver Magnolia <td>MS <td>6</td> <td>Pinus strobus <th>CC</th> <th>2</th> </td></td>	MS <td>6</td> <td>Pinus strobus <th>CC</th> <th>2</th> </td>	6	Pinus strobus <th>CC</th> <th>2</th>	CC	2
Magnolia soulangeana	Catalpa <td>ML <td>1</td> <td>Pinus strobus <th>OC</th> <th>2</th> </td></td>	ML <td>1</td> <td>Pinus strobus <th>OC</th> <th>2</th> </td>	1	Pinus strobus <th>OC</th> <th>2</th>	OC	2
Malus sp.				Pinus strobus <th>TP</th> <th>3</th>	TP	3
				Pinus strobus <th>TA</th> <th>6</th>	TA	6
				Pinus strobus <th>TC</th> <th>1</th>	TC	1



M.L. BAIRD & CO.
 Landscape Architects
 425 E. Lancaster Ave. Harrisburg, PA 17106
 717-657-4223

PREPARED FOR
AGNES IRWIN SCHOOL
 RANDOLPH TOWNSHIP
 BERKSHIRE COUNTY
 PENNSYLVANIA

TREE REMOVALS
 ATHLETIC CENTER AND DINING FACILITY

NO.	DATE	BY	DESCRIPTION
1	3/20/22	MLB	ISSUE FOR PERMITS

SCALE: 1" = 30' (AS SHOWN)
 DATE: 03/20/22
 DRAWING NO.: 40
 SHEETS: 01 OF 01

WILLIAM A. SPINGLER
President

ELAINE P. SCHAEFER
Vice-President

DONALD E. CURLEY

JOHN FISHER

JAMES C. HIGGINS

KEVIN HIGGINS

JOHN NAGLE



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

April 18, 2012

Murphy's Tree Service
PO Box 273
Wayne, PA 19087

To Whom It May Concern:

It has come to our attention that you are performing tree removal work in the Township without a license. The Radnor Township Code requires contractors, including tree contractors, to be licensed in order to perform work within the Township.

This letter will serve as official notice that you need to obtain a license to work in Radnor Township.

You may not engage in any work in Radnor Township until you are licensed. The Township will take any action allowable under the law in this regard should you continue to work in the Township unlicensed.

Please note that you are bound by the Township's Shade Tree Ordinance for any and all tree work performed in Radnor Township.

If you have any questions, please feel free to contact me.

Sincerely,

Stephen Norcini, PE
Director of Public Works

Cc: Robert Zienkowski, Twp. Mgr.

Regular & Certified Mail 7011 1570 0001 9821 0379

WILLIAM A. SPINGLER
President

ELAINE P. SCHAEFER
Vice-President

DONALD E. CURLEY

JOHN FISHER

JAMES C. HIGGINS

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Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

April 18, 2012

Bryn Mawr Landscaping Company
PO Box 308
Newtown Sq., PA 19073

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Stephen Norcini, PE
Director of Public Works

Cc: Robert Zienkowski, Twp. Mgr.

Regular & Certified Mail 7011 1570 0001 9821 0386

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ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

April 18, 2012

Rick's Tree Service
info@rickstreeservice.com

To Whom It May Concern:

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Sincerely,

Stephen Norcini, PE
Director of Public Works

Cc: Robert Zienkowski, Twp. Mgr.

Regular & Certified Mail 7011 1570 0001 9821 0393

Arader Tree Service, Inc.

"Working with people who care"

10 Balligomingo Road, Suite A2, West Conshohocken, PA 19428, Phone (610) 277-8733, Fax (610) 279-6331, Email: aradertree@aradertree.com

We are pleased to offer Professional Tree and Landscape Services for Residential and Commercial Properties:
Large Tree Transplanting ✦ Removal ✦ Pruning ✦ Stump Removal ✦ Landscape Design & Installation ✦ Free Consultations

April 16th, 2012

Matt Paolino
BOCA Properties of PA, LLC
623 Conestoga Road
Villanova, PA 19085

Dear Mr. Paolino,

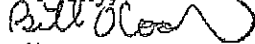
I have inspected your Hemlock trees at the Hilldale Road new construction site in Villanova in respect to the recent excavation. The trenching to bury pipe along the left side of the new house caused little if any impact to the Hemlock trees. They are pushing new growth and are 100% alive and growing.

That said, the Hemlocks are not in their best or most attractive condition, but that is due to old and current insect damage and nothing to do with the recent work. There is no reason to remove these trees due to the recent excavation. You or the new buyer could elect to remove the deadwood in the lower canopies for improved aesthetic condition if you wish to improve the appearance.

The trees could be sprayed with dormant oil to address insect damage and fertilized to help push new growth. If you observe the upper half of these trees they are very much alive and well.

If you have any questions, please feel free to contact me.

Sincerely,



Bill O'Toole
Certified Arborist



Member:
• International Society of
Arboriculture
• Tree Care Industry
Association
• American Society of
Consulting Arborists

JOHN B. WARD and CO., INC.
Arborists Providing Fine Tree Care

P.O. Box 280 • Bryn Mawr, PA 19010
(610) 525-1562 • (610) 293-9430

March 29, 2012

Mr. Howard Holden
Chairman – Shade Tree Committee
Radnor Township

Dear Howard,

The homeowner at 256 Hilldale Road ask me to look at the condition of two Hemlock trees which were left remaining by the developer of the property next door to the right.

The site has been entirely disturbed close to the trunks of these trees. No proper tree protection fence was in place at my visit. The root zones have been disrupted by equipment compaction and excavation.

In my opinion the trees now pose a hazard for the homeowner at 256 Hilldale Road and should be removed.

Sincerely,

James B. Ward,
Certified Arborist #53
Member American Society of Consulting Arborists

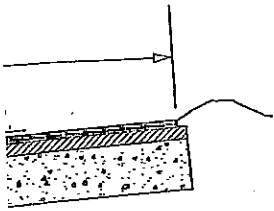
CC: Barbara Curran

4) ACCUMULATED SEDIMENT WILL BE REMOVED, SPREAD AND LABELLED ON SITE

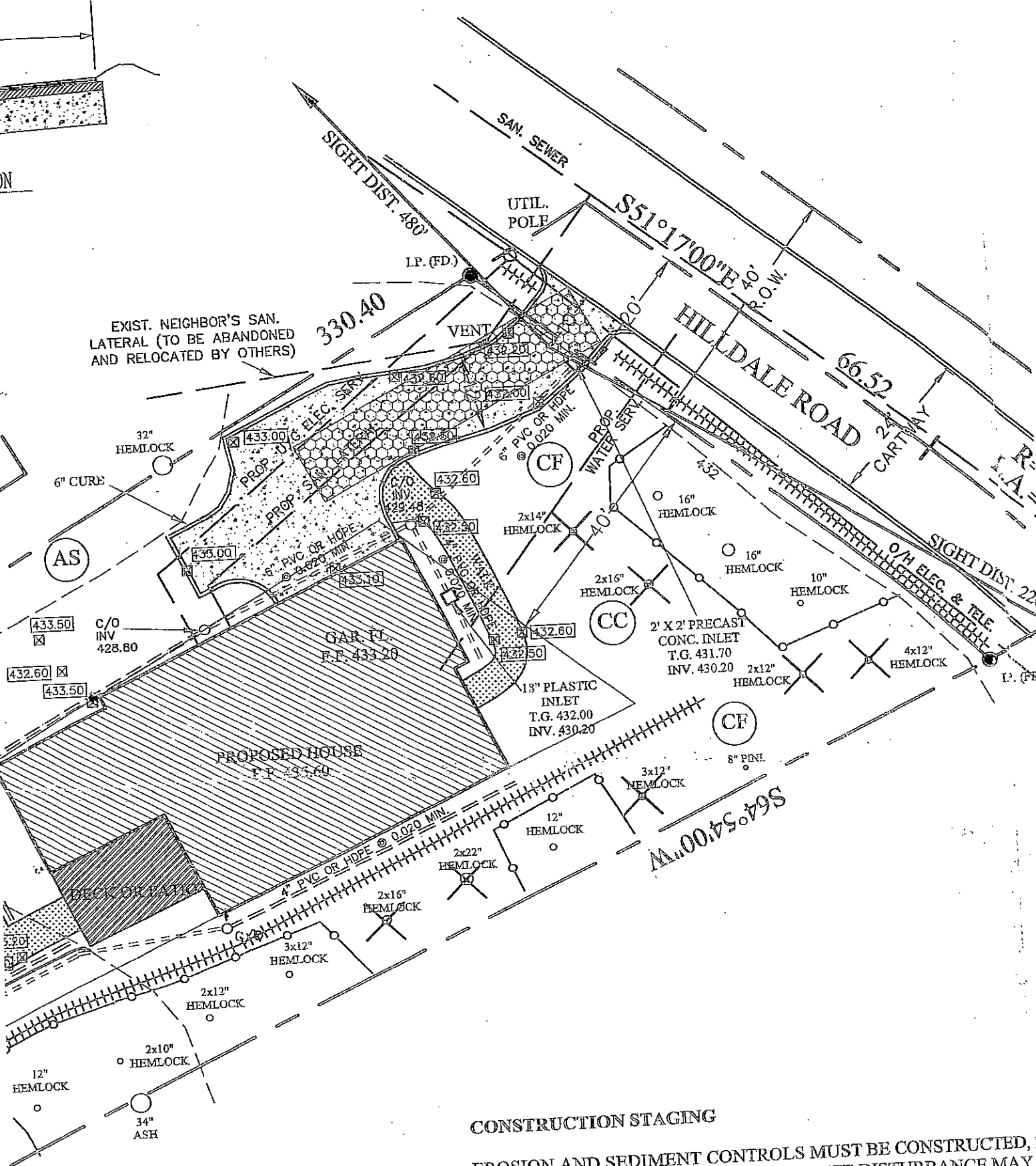
SILT FENCE DETAIL
NO SCALE

2. PROVIDE FOUR DANGER SIGNS AT THE BEGINNING OF THE WORK ZONE.
3. ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED IN THE FENCE AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.
4. TREE PROTECTION SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED.

TREE PROTECTION FENCE
NO SCALE



SECTION



EXIST. NEIGHBOR'S SAN. LATERAL (TO BE ABANDONED AND RELOCATED BY OTHERS)

CONSTRUCTION STAGING

EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, TESTED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE MAY BE PERMITTED. NO SITE DISTURBANCE WILL BE PERMITTED FOR THE CONSTRUCTION STAGING.

Jones, Suzan

From: Meder, Doug <dmeder@radnor.org>
Sent: Tuesday, April 17, 2012 8:11 AM
To: Norcini, Steve
Cc: Jones, Suzan
Subject: FW: 260 Hilldale
Attachments: 260HDTR1.JPG.JPG; 260HDTR2.JPG.JPG; 260HDTR3.JPG.JPG; 260HDTR4.JPG.JPG

On 04/03/12 , I received a call from Sue Jones regarding a tree issue @ 260 Hilldale. I also had a letter from James Ward (Arborist # 23). The letter stated that Mr . Ward had concerns with two of the Hemlocks along the Property abutting 256 Hilldale.

I visited the site and met with the Builder. The Tree protection was there, but down. Also Bilco Doors were added to the South side of the house . This pushed the installation of the downspout piping further from the house and into the drip line of the trees. Enclosed are pictures taken.

Doug Meder

Radnor Township
Engineering Department

Field Report

301 Iven Avenue, Wayne PA 19087-5297

610.688.5600

610.971.0450 (fax)

ADDRESS/SITE 260 HILLODALE

Inspector: DOUG

Weather Conditions _____

Time in: 9:15

Time Out: _____

Date 04/03/12

Inspection

E & S ___ Escrow ___ SWM ___ SS ___ Paving ___ Other/Complaint FROM NEIGHBOR

Present at Site BUILDER

Notes: LETTER FROM JAMES WARD (ARBORIST #53)

- HE HAD CONCERNS ABOUT THE TWO HEMLOCKS

ALONG THE TL OF 256 HILLODALE

- MET W/ MATT


- TREE PROTECTION WAS DOWN

- THE BIL-CO DOORS PUSHED OUT THE

DOWNSPOUT PIPING SOME

ACTION ITEMS

PICTURES

Inspector's Signature 



APR 9 2012



APR 3 2012



APR 3 2012



APR 3 2012

APPLICATION FOR GRADING PERMIT

RADNOR TOWNSHIP ENGINEERING DEPARTMENT

The undersigned hereby makes application for Grading Permit under Chapter 175 and any amendments thereof.

LOCATION: 115 STRAFFORD AVE, WAYNE, PA
 WHAT ARE YOU BUILDING: 2 DETENTION BASINS
 OWNER OF PROPERTY: LUTHRA 4 LLC
 OWNER ADDRESS: 635 S. LITHAN AVE, BRYN MAWR PA 19010

Permit Void: If work not started in six (6) months.

TOWNSHIP USE ONLY
 PERMIT NO. 12.33
 SUBMISSION DATE 3-21-12
 SHADE TREE DATE _____
 REVISION DATES _____
 FINAL APPROVAL DATE: _____
 APPROVED BY: _____

Five (5) copies of site plan to be submitted with application. * Plans must be folded and no larger than 24" x 36" *

PREPARED BY: RKW Engineering Ser. DATE: 3/7/12 REGISTERED SURVEYOR: _____ REGISTERED ENGINEER

DO PLANS SHOW ALL ITEMS LISTED ON PAGE 2? _____ GROSS LOT AREA: 92957 SQ. FT.

COVER TYPE	EXISTING SQUARE FEET		REMOVED SQUARE FEET	ADDED SQUARE FEET	TOTAL SQUARE FEET	
BUILDINGS	4960	EXISTING % OF LOT	-	+	= 4960	TOTAL NEW % OF LOT
WALKS	-		-	+	=	
PATIOS	-		-	+	=	
DRIVES / Parking	32,745		3102	+	= 29643	
DECKS	295		-	+	=	
OTHER <u>Overhang</u>	395		-	+	= 395	
TOTAL	38,100	%	- 3102	+	38,078	%

Ground Water Recharge and Storm Water Calculations

- No credit for removal of impervious.
- Calculations are based on the total added impervious not the net.

↑ 500 to 1499 sq. ft. Ground Water Recharge Required
 1500 sq. ft. and over Storm Water Management Required
 (For additional information see Ordinance 05-11)

Circle Zoning District / Maximum Impervious Coverage Applicable

R-1	R-2	R-3	R-4	R-5 Semi/ 2 Family Detach	R-5 Multi Dwelling	R-6	R-1A	CO (2 + 3 stories)	C-1	C-2	C-3	PI
22%	30%	35%	40%	40%	36%	70%	30%	50%	60%	70%	65%	45%

Estimated cubic yards of dirt involved (Total cut and fill) 50 Will this fill be taken off site Yes No

Number of trees to be removed (over 6" in diameter) 4 Is property in the Historical District? Yes _____ No

Permit Fees:

- Minor Permit Review \$45.00
- ✓ First 50 cubic yards cut and fill \$125.00
- 51- 1,000 cubic yards cut and fill Add \$200.00
- Each additional 1,000 cubic yards or portion thereof Add \$200.00
- Permit requiring storm water management \$500.00
- ✓ Permit requiring groundwater recharge \$200.00

Signature of Owner: [Signature]
 Date: 3/21/12
 Applicant: BSHARAT LUTHRA
 Relation to Owner: PRESIDENT
 Phone Number: 610-766-0017
 Fax Number: 610-520-0778
 Email: Luthra4@gmail.com

Received from Applicant \$ 125.
 (500)

LEGEND

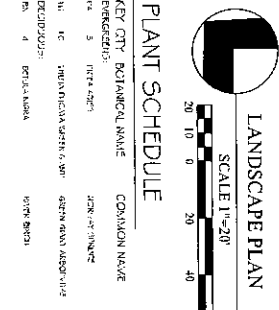
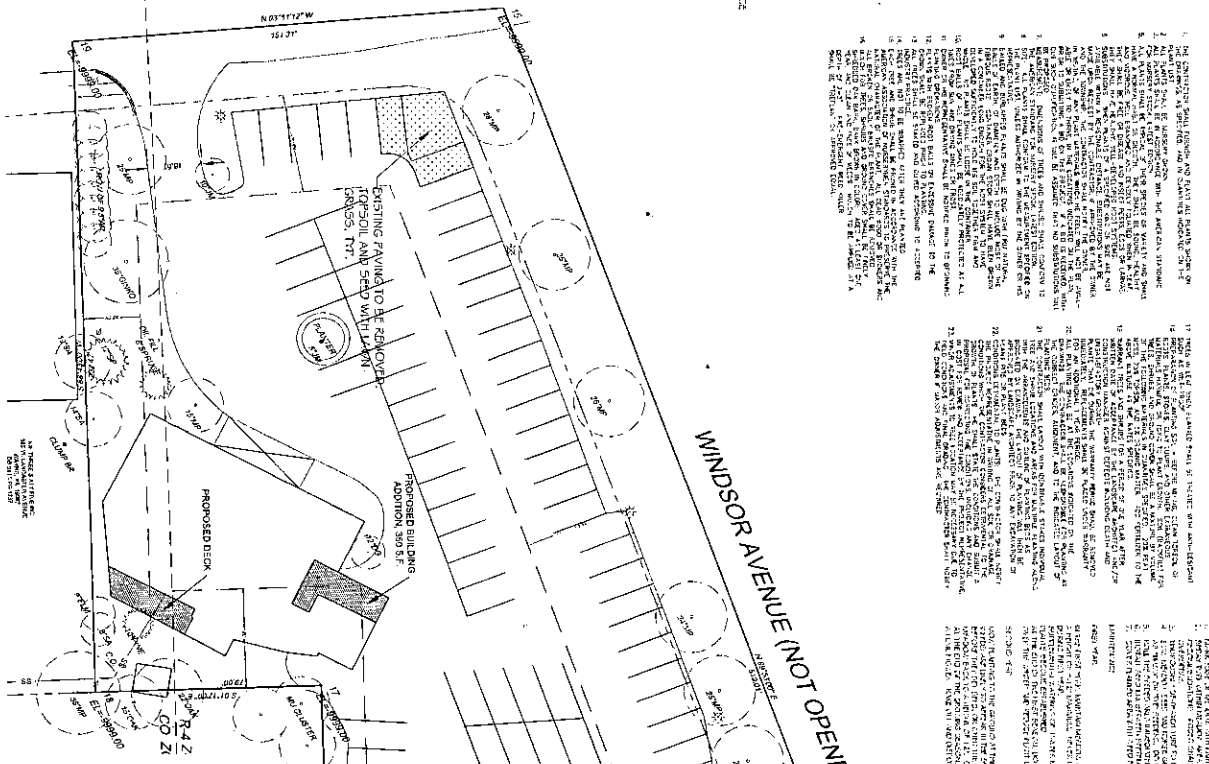
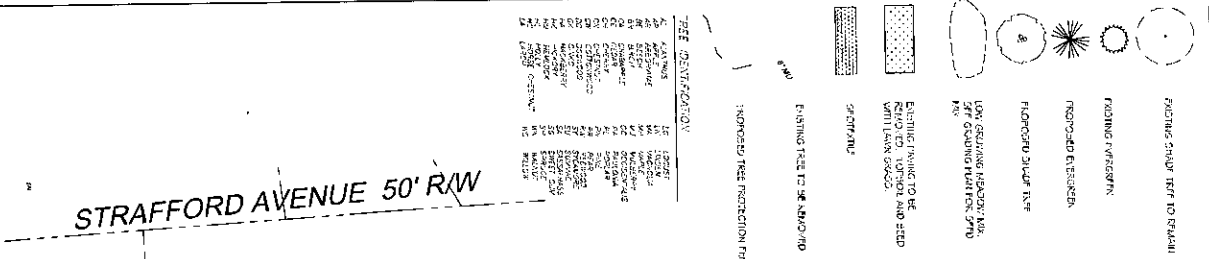
- 1. PROPOSED 2" DIA. TREE
- 2. PROPOSED 4" DIA. TREE
- 3. PROPOSED 6" DIA. TREE
- 4. PROPOSED 8" DIA. TREE
- 5. PROPOSED 10" DIA. TREE
- 6. PROPOSED 12" DIA. TREE
- 7. PROPOSED 14" DIA. TREE
- 8. PROPOSED 16" DIA. TREE
- 9. PROPOSED 18" DIA. TREE
- 10. PROPOSED 20" DIA. TREE
- 11. PROPOSED 22" DIA. TREE
- 12. PROPOSED 24" DIA. TREE
- 13. PROPOSED 26" DIA. TREE
- 14. PROPOSED 28" DIA. TREE
- 15. PROPOSED 30" DIA. TREE
- 16. PROPOSED 32" DIA. TREE
- 17. PROPOSED 34" DIA. TREE
- 18. PROPOSED 36" DIA. TREE
- 19. PROPOSED 38" DIA. TREE
- 20. PROPOSED 40" DIA. TREE
- 21. PROPOSED 42" DIA. TREE
- 22. PROPOSED 44" DIA. TREE
- 23. PROPOSED 46" DIA. TREE
- 24. PROPOSED 48" DIA. TREE
- 25. PROPOSED 50" DIA. TREE

PLANTING NOTES:

1. THE CLIENT HAS REQUESTED THAT ALL PLANTING BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
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24. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
25. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

PLANT SCHEDULE:

PLANT	COMMON NAME	SIZE	NOTES
1. 2" DIA. TREE
2. 4" DIA. TREE
3. 6" DIA. TREE
4. 8" DIA. TREE
5. 10" DIA. TREE
6. 12" DIA. TREE
7. 14" DIA. TREE
8. 16" DIA. TREE
9. 18" DIA. TREE
10. 20" DIA. TREE
11. 22" DIA. TREE
12. 24" DIA. TREE
13. 26" DIA. TREE
14. 28" DIA. TREE
15. 30" DIA. TREE
16. 32" DIA. TREE
17. 34" DIA. TREE
18. 36" DIA. TREE
19. 38" DIA. TREE
20. 40" DIA. TREE
21. 42" DIA. TREE
22. 44" DIA. TREE
23. 46" DIA. TREE
24. 48" DIA. TREE
25. 50" DIA. TREE



PLANT SCHEDULE

KEY	QTY	Botanical Name	Common Name	Size	Notes
1	10	...	...	2"	...
2	5	...	...	4"	...
3	3	...	...	6"	...
4	2	...	...	8"	...
5	1	...	...	10"	...
6	1	...	...	12"	...
7	1	...	...	14"	...
8	1	...	...	16"	...
9	1	...	...	18"	...
10	1	...	...	20"	...
11	1	...	...	22"	...
12	1	...	...	24"	...
13	1	...	...	26"	...
14	1	...	...	28"	...
15	1	...	...	30"	...
16	1	...	...	32"	...
17	1	...	...	34"	...
18	1	...	...	36"	...
19	1	...	...	38"	...
20	1	...	...	40"	...
21	1	...	...	42"	...
22	1	...	...	44"	...
23	1	...	...	46"	...
24	1	...	...	48"	...
25	1	...	...	50"	...

<p>Project Name: Final Land Development</p> <p>115 Strafford Avenue</p> <p>Radnor Township Delaware County, PA</p> <p>Prepared for: Luthra #4, LLC</p> <p>635 South Ithan Avenue Bryn Mawr, PA 19010</p>	<p>Sheet Title:</p> <p>LANDSCAPE PLAN</p>	<p>Detail Design and Planning, LLC</p> <p>Lead Designer: [Name]</p> <p>Checked by: [Name]</p> <p>12/15/2024</p>	<p>Scale: 1"=20'</p> <p>North Arrow</p>
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