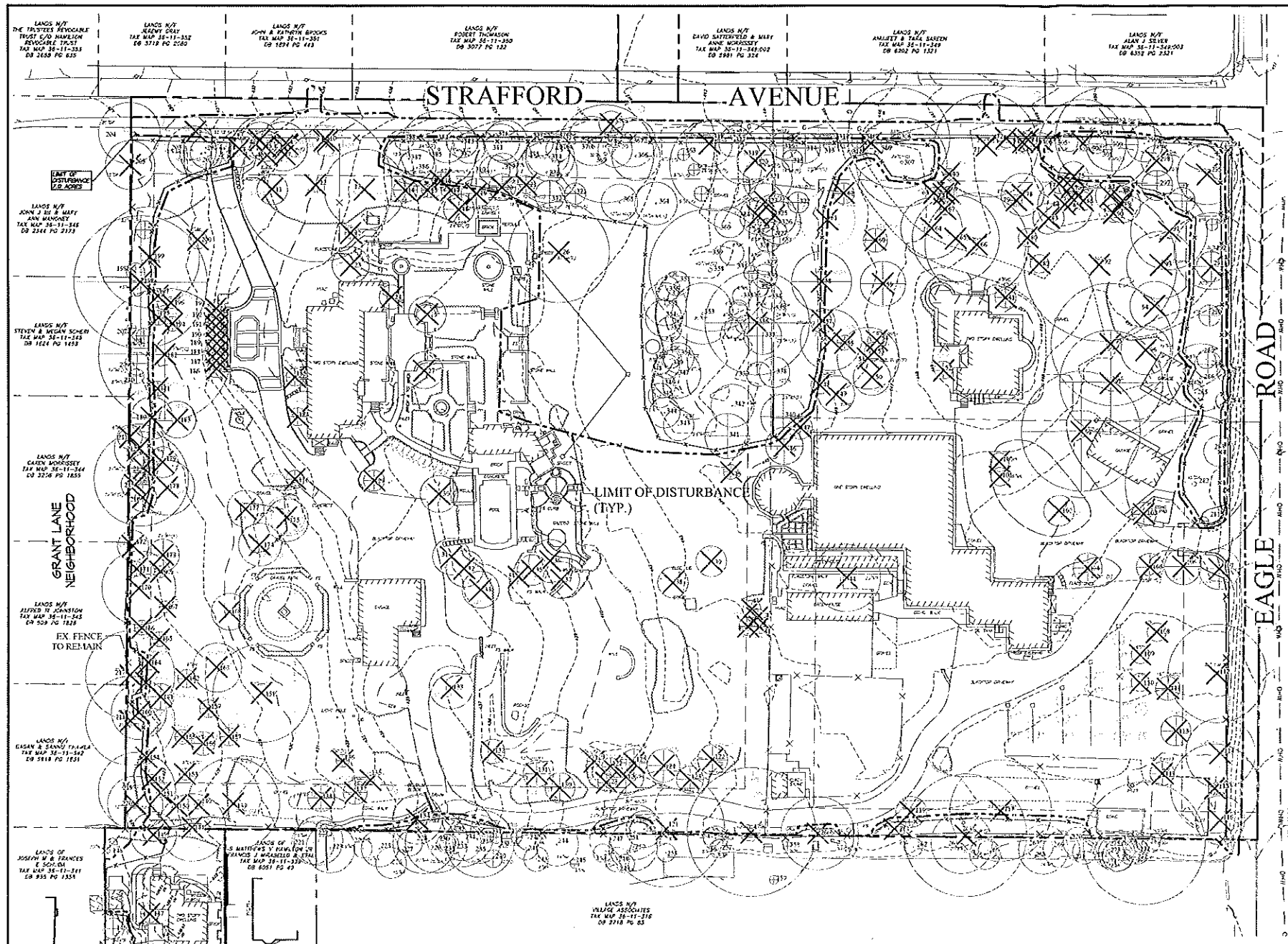




GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019.
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. All plant material is to be field adjusted as necessary to address existing conditions, proposed landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
5. Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on landscape plans for reference only. See engineers plans for location of all utilities.
6. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. All plantings shall be permanently maintained.
8. Tree Inventory updated by Steiner Tree Care May 2023

LEGEND:

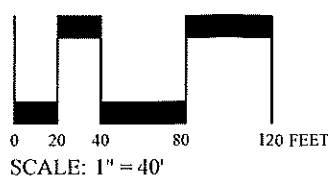
- EXISTING VEGETATION
- TREE PROTECTION FENCE (See engineer's plan for detail.)

Note: In several areas adjacent to Eagle Road and Strafford Avenue, the existing fence may act as tree protection if approved by the S.T.C. & the Township Arborist.

COMPLIANCE WITH SECTION 263-4

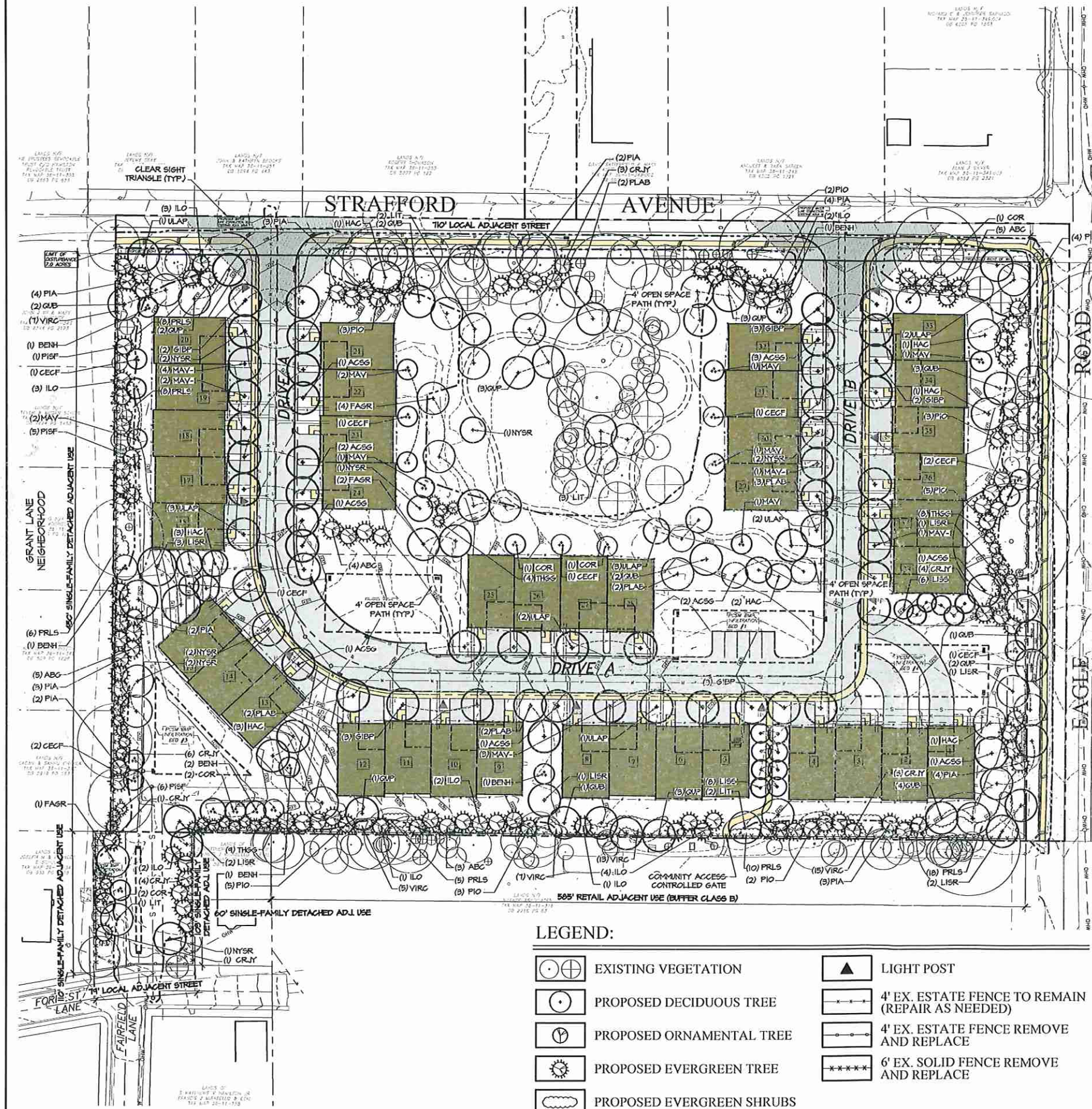
TREE REPLACEMENT	* TREES REMOVED	REPLACEMENTS REQUIRED	REPLACEMENTS PROVIDED
1 Replacement tree required for every 6"-18" DBH tree removed	82	82	82
3 Replacement trees required for every 19"-29" DBH tree removed (2) being large canopy trees	26	78 total (52 canopy)	78 total (52 canopy)
6 Replacement trees required for every 30"+ DBH tree removed (4) being large canopy trees	7	42 total (28 canopy)	42 total (28 canopy)
	115	202 total (80 canopy trees)	202 total (80 canopy trees)

Notes:
Replacement trees for declined, dead, poor, or decaying trees are not provided.



TREE INVENTORY:

ID #	Species	Size	Condition	ID #	Species	Size	Condition	ID #	Species	Size	Condition
1	Norway Spruce	12"	Good	133	Black Cherry	12"	Good	219	Norway Spruce	12"	Good
2	Norway Spruce	12"	Good	134	Norway Spruce	12"	Good	220	Norway Spruce	12"	Good
3	Norway Spruce	12"	Good	135	Norway Spruce	12"	Good	221	Norway Spruce	12"	Good
4	Norway Spruce	12"	Good	136	Norway Spruce	12"	Good	222	Norway Spruce	12"	Good
5	Norway Spruce	12"	Good	137	Norway Spruce	12"	Good	223	Norway Spruce	12"	Good
6	Norway Spruce	12"	Good	138	Norway Spruce	12"	Good	224	Norway Spruce	12"	Good
7	Norway Spruce	12"	Good	139	Norway Spruce	12"	Good	225	Norway Spruce	12"	Good
8	Norway Spruce	12"	Good	140	Norway Spruce	12"	Good	226	Norway Spruce	12"	Good
9	Norway Spruce	12"	Good	141	Norway Spruce	12"	Good	227	Norway Spruce	12"	Good
10	Norway Spruce	12"	Good	142	Norway Spruce	12"	Good	228	Norway Spruce	12"	Good
11	Norway Spruce	12"	Good	143	Norway Spruce	12"	Good	229	Norway Spruce	12"	Good
12	Norway Spruce	12"	Good	144	Norway Spruce	12"	Good	230	Norway Spruce	12"	Good
13	Norway Spruce	12"	Good	145	Norway Spruce	12"	Good	231	Norway Spruce	12"	Good
14	Norway Spruce	12"	Good	146	Norway Spruce	12"	Good	232	Norway Spruce	12"	Good
15	Norway Spruce	12"	Good	147	Norway Spruce	12"	Good	233	Norway Spruce	12"	Good
16	Norway Spruce	12"	Good	148	Norway Spruce	12"	Good	234	Norway Spruce	12"	Good
17	Norway Spruce	12"	Good	149	Norway Spruce	12"	Good	235	Norway Spruce	12"	Good
18	Norway Spruce	12"	Good	150	Norway Spruce	12"	Good	236	Norway Spruce	12"	Good
19	Norway Spruce	12"	Good	151	Norway Spruce	12"	Good	237	Norway Spruce	12"	Good
20	Norway Spruce	12"	Good	152	Norway Spruce	12"	Good	238	Norway Spruce	12"	Good
21	Norway Spruce	12"	Good	153	Norway Spruce	12"	Good	239	Norway Spruce	12"	Good
22	Norway Spruce	12"	Good	154	Norway Spruce	12"	Good	240	Norway Spruce	12"	Good
23	Norway Spruce	12"	Good	155	Norway Spruce	12"	Good	241	Norway Spruce	12"	Good
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31	Norway Spruce	12"	Good	163	Norway Spruce	12"	Good	249	Norway Spruce	12"	Good
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33	Norway Spruce	12"	Good	165	Norway Spruce	12"	Good	251	Norway Spruce	12"	Good
34	Norway Spruce	12"	Good	166	Norway Spruce	12"	Good	252	Norway Spruce	12"	Good
35	Norway Spruce	12"	Good	167	Norway Spruce	12"	Good	253	Norway Spruce	12"	Good
36	Norway Spruce	12"	Good	168	Norway Spruce	12"	Good	254	Norway Spruce	12"	Good
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39	Norway Spruce	12"	Good	171	Norway Spruce	12"	Good	257	Norway Spruce	12"	Good
40	Norway Spruce	12"	Good	172	Norway Spruce	12"	Good	258	Norway Spruce	12"	Good
41	Norway Spruce	12"	Good	173	Norway Spruce	12"	Good	259	Norway Spruce	12"	Good
42	Norway Spruce	12"	Good	174	Norway Spruce	12"	Good	260	Norway Spruce	12"	Good
43	Norway Spruce	12"	Good	175	Norway Spruce	12"	Good	261	Norway Spruce	12"	Good
44	Norway Spruce	12"	Good	176	Norway Spruce	12"	Good	262	Norway Spruce	12"	Good
45	Norway Spruce	12"	Good	177	Norway Spruce	12"	Good	263	Norway Spruce	12"	Good
46	Norway Spruce	12"	Good	178	Norway Spruce	12"	Good	264	Norway Spruce	12"	Good
47	Norway Spruce	12"	Good	179	Norway Spruce	12"	Good	265	Norway Spruce	12"	Good
48	Norway Spruce	12"	Good	180	Norway Spruce	12"	Good	266	Norway Spruce	12"	Good
49	Norway Spruce	12"	Good	181	Norway Spruce	12"	Good	267	Norway Spruce	12"	Good
50	Norway Spruce	12"	Good	182	Norway Spruce	12"	Good	268	Norway Spruce	12"	Good
51	Norway Spruce	12"	Good	183	Norway Spruce	12"	Good	269	Norway Spruce	12"	Good
52	Norway Spruce	12"	Good	184	Norway Spruce	12"	Good	270	Norway Spruce	12"	Good
53	Norway Spruce	12"	Good	185	Norway Spruce	12"	Good	271	Norway Spruce	12"	Good
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55	Norway Spruce	12"	Good	187	Norway Spruce	12"	Good	273	Norway Spruce	12"	Good
56	Norway Spruce	12"	Good	188	Norway Spruce	12"	Good	274	Norway Spruce	12"	Good
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61	Norway Spruce	12"	Good	193	Norway Spruce	12"	Good	279	Norway Spruce	12"	Good
62	Norway Spruce	12"	Good	194	Norway Spruce	12"	Good	280	Norway Spruce	12"	Good
63	Norway Spruce	12"	Good	195	Norway Spruce	12"	Good	281	Norway Spruce	12"	Good
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66	Norway Spruce	12"	Good	198	Norway Spruce	12"	Good	284	Norway Spruce	12"	Good
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72	Norway Spruce	12"	Good	204	Norway Spruce	12"	Good	290	Norway Spruce	12"	Good
73	Norway Spruce	12"	Good	205	Norway Spruce	12"	Good	291	Norway Spruce	12"	Good
74	Norway Spruce	12"	Good	206	Norway Spruce	12"	Good	292	Norway Spruce	12"	Good
75	Norway Spruce	12"	Good	207	Norway Spruce	12"	Good	293	Norway Spruce	12"	Good
76	Norway Spruce	12"	Good	208	Norway Spruce	12"	Good	294	Norway Spruce	12"	Good
77	Norway Spruce	12"	Good	209	Norway Spruce	12"	Good	295	Norway Spruce	12"	Good
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80	Norway Spruce	12"	Good	212	Norway Spruce	12"	Good	298	Norway Spruce	12"	Good
81	Norway Spruce	12"	Good	213	Norway Spruce	12"	Good	299	Norway Spruce	12"	Good
82	Norway Spruce	12"	Good	214	Norway Spruce	12"	Good	300	Norway Spruce	12"	Good
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130	Norway Spruce	12"	Good	262	Norway Spruce	12"	Good	348			



LEGEND:

	EXISTING VEGETATION		LIGHT POST
	PROPOSED DECIDUOUS TREE		4' EX. ESTATE FENCE TO REMAIN (REPAIR AS NEEDED)
	PROPOSED ORNAMENTAL TREE		4' EX. ESTATE FENCE REMOVE AND REPLACE
	PROPOSED EVERGREEN TREE		6' EX. SOLID FENCE REMOVE AND REPLACE
	PROPOSED EVERGREEN SHRUBS		

GENERAL NOTES:

- Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019.
- This plan is for landscape purposes only.
- The Landscape Architect's seal applies only to the landscape portion of this plan.
- All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
- Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
- Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
- All trees shall be pruned as necessary to maintain required light levels.
- Tree Inventory updated by Shreiner Tree Care May 2023

COMPLIANCE WITH SECTION 255-38 Subsection B

SHADE TREES	REQUIRED	EXISTING TO REMAIN	PROPOSED
Existing local street length: 789'			
1 Street tree required at intervals not less than 30' on 1 side	27	27	0
Proposed drive length 2,059'			
1 Street tree required at intervals not less than 30' on both sides	69	0	69

COMPLIANCE WITH SECTION 255-42 (Tables 1 and 2)

BUFFER SCREENS	LENGTH	REQUIRED	EXISTING TO REMAIN	PROVIDED
Buffer screen class 'A' required between proposed Planned Cluster Development use and Major Collector Street.	450'	11 canopy trees 15 evergreen trees	8 canopy trees 6 evergreen trees	3 canopy trees 9 evergreen trees
Buffer screen class 'B' required between proposed Planned Cluster Development use and existing Retail use.	585'	39 evergreen trees 73 evergreen shrubs	0 0	39 evergreen trees 73 evergreen shrubs

COMPLIANCE WITH SECTION 263-4

TREE REPLACEMENT	# TREES REMOVED	REPLACEMENTS REQUIRED	REPLACEMENTS PROVIDED
1 Replacement tree required for every 6"-18" DBH tree removed	82	82	82
3 Replacement trees required for every 19"-29" DBH tree removed	26	78 total (52 canopy)	78 total (52 canopy)
(2) being large canopy trees			
6 Replacement trees required for every 30"+ DBH tree removed	7	42 total (28 canopy)	42 total (28 canopy)
(4) being large canopy trees			
	115	202 total (80 canopy trees)	202 total (80 canopy trees)

Notes:

Replacement trees for hazardous and dead trees are not provided.

COMPLIANCE WITH SECTION 280-91-G

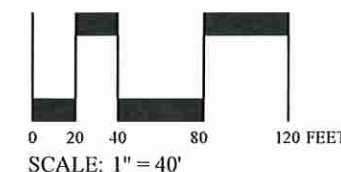
BUFFER	REQUIRED	PROVIDED
Density Modification development requires a 25' buffer along all residentially zoned districts	25' buffer	25' buffer

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACSG	12	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2'-2.5' cal	B&B
BENH	7	Beulda nigra 'Heritage'	Heritage River Birch	2'-2.5' cal	B&B
CECF	10	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2'-2.5' cal	B&B
COR	7	Comus rotundifolia	Constellation Flowering Dogwood	2'-2.5' cal	B&B
FAGR	7	Fagus sylvatica	American Beech	2'-2.5' cal	B&B
GIBP	13	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2'-2.5' cal	B&B
IAC	12	Ilex opaca	Carolina Silverbell	2'-2.5' cal	B&B
LISR	10	Liquidambar styraciflua 'Rotundiloba'	Sequoia Sweetgum	2'-2.5' cal	B&B
LISS	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2'-2.5' cal	B&B
LIT	8	Liriodendron tulipifera	Tulip Poplar	2'-2.5' cal	B&B
MAY-1	11	Magnolia virginiana	Sweet Bay Magnolia	2'-2.5' cal	B&B, SS
MAY	9	Magnolia virginiana	Sweet Bay Magnolia	2'-2.5' cal	B&B
NYSR	11	Nyssa sylvatica 'Red Rage'	Red Rage Black Gum	2'-2.5' cal	B&B
PLAB	11	Platanus acerifolia 'Bloodgood'	Bloodgood London Planetree	2'-2.5' cal	B&B
QUB	15	Quercus bicolor	Swamp White Oak	2'-2.5' cal	B&B
ULAP	14	Ulmus americana 'Princeton'	Princeton Elm	2'-2.5' cal	B&B
EVERGREEN TREES					
ABC	17	Abies concolor	White Fir	8'-10' ht	B&B
CRJY	24	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	8'-10' ht	B&B
ILO	18	Ilex opaca	American Holly	8'-10' ht	B&B
PIA	31	Picea abies	Korean Spruce	8'-10' ht	B&B
PIO	23	Picea orientalis	Oriental Spruce	8'-10' ht	B&B
PISE	12	Pinus strobus 'Fastigiata'	Columnar White Pine	8'-10' ht	B&B
THGG	21	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8'-10' ht	B&B
SHRUBS					
FRLS	55	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	24"-30" ht	Cont.
VIRC	47	Viburnum rhytidophyllum 'Cree'	Cree Leatherleaf Viburnum	24"-30" ht	Cont.

NOTE:

1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.



**GLACKIN
THOMAS
PANZAK**
LAND PLANNING
LANDSCAPE
ARCHITECTURE

Glackin Thomas Panzak, Inc.

Paul Executive Green 1
Suite 300
41 Leeward Road
Paolet, Pennsylvania 19301
610-408-5011
Fax: 610-408-9477
E-mail: plans@glackin.com



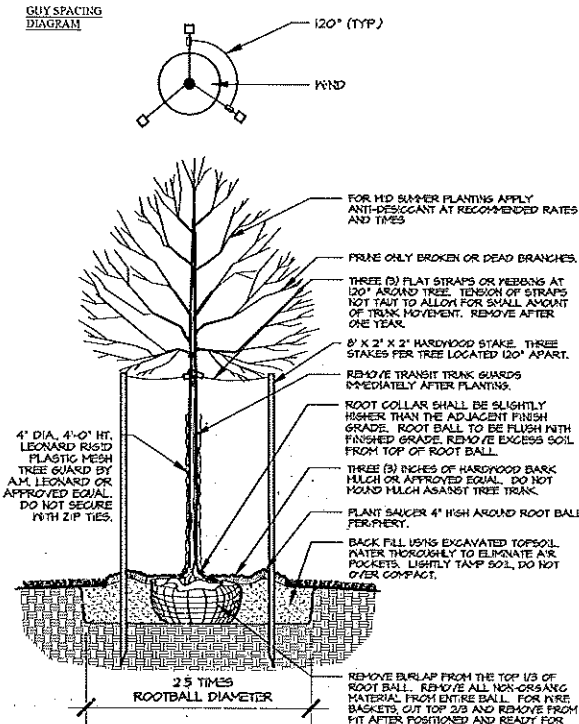
LANDSCAPE PLAN
Hamilton Estate
208 & 228 STRAFFORD AVE. & 18 FORREST LANE
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033
DATE: 05/18/23 (mc)
REV.: 12/14/23 (jr)
02/08/24 (cg)
03/05/24 (cg)

SHEET:

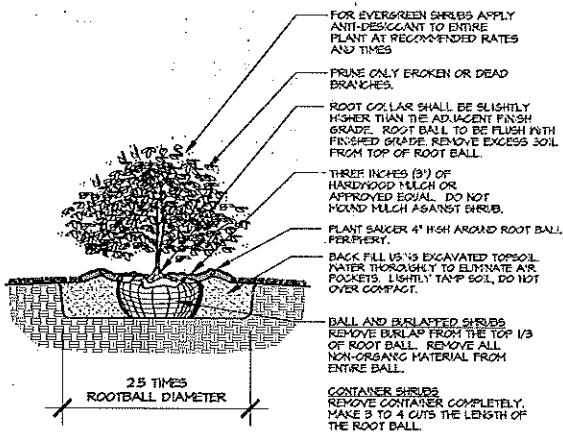
LP-1

14 of 17



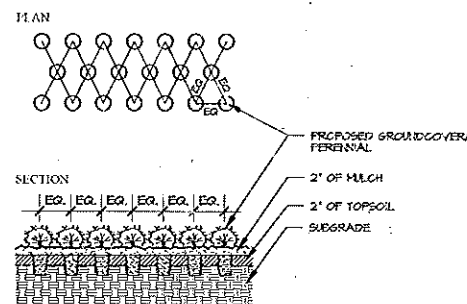
- NOTES:**
1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected
 2. Trees with central leader broken or dead shall be rejected
 3. Trees that do not display the typical characteristics for their species shall be rejected
 4. Flood planting pit with water twice within 24 hours of planting

1 DECIDUOUS TREE WITH STAKES DETAIL



- NOTES:**
1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected
 2. Trees with central leader broken or dead shall be rejected
 3. Trees that do not display the typical characteristics for their species shall be rejected
 4. The owner shall be responsible for contacting the contractor, who shall right and secure any tree that leans out of plumb
 5. Flood planting pit with water twice within 24 hours of planting

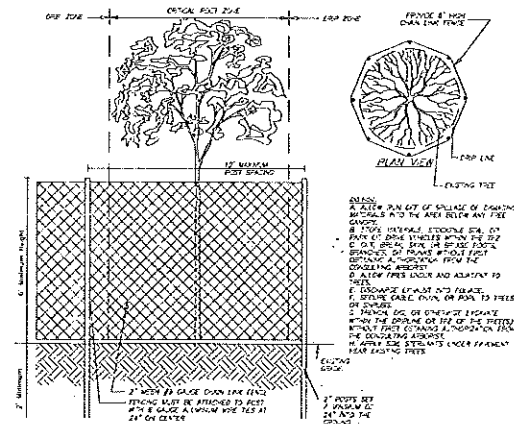
2 EVERGREEN TREE WITH STAKES DETAIL



NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING

3 SHRUB DETAIL

4 PLANTING DETAIL



- NOTES:**
1. Plants must be planted in bedding mix or topsoil on mulch
 2. See planting list for greenhouse species, size, and spacing dimensions

5 TREE PROTECTION FENCE DETAIL

PLANTING NOTES:

1. The contractor shall furnish and install all plants shown on the drawings, as specified, and in quantities indicated on the plant list.
2. All plants shall be nursery grown and freshly dug.
3. All plants shall be in accordance with The American Standard for Nursery Stock, 19th edition.
4. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
5. Fall Digging Hazard - Any species listed below, if included on the plant list, must not be dug in the fall (October through December) because of risk to the tree's survival. Special exceptions may be granted if the owner is notified in writing and an extended warranty on these plants is agreed upon prior to digging. The following varieties should not be dug in fall: Betula, Cornus, Crataegus, Cereus, Cypripedium, Cypripedium, Fagus, Halesia, Ilex (tree from variegated), Ligustrum, Liriodendron, Nyssa, Ostrya, Prunus, Pyrus, Quercus (except Quercus palustris), Salix weeping varieties, and Tilia tree species. Digging for Malus and Zeltova varieties should be avoided in fall only when in leaf.
6. All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be certified by appropriate State and Federal authorities to be free of disease and insect pests, eggs or larvae. They shall have healthy, well-developed root systems.
7. Plants that do not display typical characteristics for their species shall be rejected.
8. Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon written request by the contractor, if approved by the owner and/or municipal authority.
9. Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, latest edition.
10. Site: All plants shall conform to the measurement specified on the plant list, unless authorized in writing by the Township Authority and the owner.
11. Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to exclude most of the fibrous roots. Container grown stock shall have been grown in containers long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
12. Trees with central leader broken or dead shall be rejected.
13. Plants with broken root balls or excessive damage to the crown shall be replaced prior to planting.
14. Plants with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
15. Root balls of all plants shall be adequately protected at all times from sun and driving winds or frost.
16. Conditional detrimental to plants: The contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the condition and submit a proposal for correcting the condition, including any change in cost, for review and acceptance by the project representative.
17. The owner or the owner's representative shall be notified prior to beginning planting operations.
18. All planting shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grade, alignment, and to the indicated layout of the planting job.
19. Layout of planting: The contractor shall lay out with identifiable stakes or the location of all planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
20. Minor adjustments to plant locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.
21. Install plant materials after final grade is established and prior to planting of lawns unless otherwise acceptable to the owner.
22. Do not install plants when ambient temperatures may drop below 35 F or above 50 F.
23. Do not install plants when wind velocity exceeds 30 mph.
24. Planting shall be done within the following dates: trees, shrubs, greenhouses, and perennials shall be planted September 1 through December 1, or April 15 to May 31, and only when local climatic and soil conditions favor satisfactory planting operations. Planting may be done beyond these limits only if requested in writing and approved by the Landscape Architect.
25. Planting operations to commence only when preceding work within the area has been completed. Proceed with and complete planting as rapidly as possible as the site becomes available, resulting within seasonal limitations.
26. Planting soil shall be excavated native soil from the planting pit. Planting soil shall be thoroughly mixed with all rocks, clods and roots removed.
27. All trees shall be staked and guyed according to accepted industry practice, and as noted on the planting details.
28. Each tree and shrub shall be planted in accordance with The American Nursery and Landscape Association Standards to preserve the natural character of the plant. All dead or broken roots and all broken or badly healed branches shall be removed.
29. Mulch: Immediately after planting operations are completed, all trees and shrub planting pits shall be covered with a 3" (three inch) layer of double shredded hardwood bark mulch, or other material approved by the owner or the owner's representative. A similar pre-emergent weed control shall be applied prior to mulching. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit. For shrubs and perennials beds and for evergreen tree clusters, a continuous mulched bed shall be created.
30. Trees in leaf, including evergreens, when planted shall be treated with anti-desiccant such as Wilt-Proff if planted during the months of June through September, November, and December.
31. Weed control: All planting areas shall be free from weeds prior to the beginning of planting operation. Central herbicide sprays should only be used as required and all manufacturer's specifications followed.
32. Guarantee: All plant material shall be guaranteed by the contractor for twelve (12) months from the date of installation. The owner shall be responsible for maintenance unless otherwise agreed with contractor. It shall be the contractor's responsibility to replace the project during the guarantee and notify the owner if problems develop with the plant material. Any material that is 25% or greater in size shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader is dead back, or there is 25% or greater of the crown dead.
33. All plants resulting from landscape contracting operations shall be checked up and removed from the site on a weekly basis.
34. Warning: Landscape contractor is responsible for warning sufficiently at the time of planting and until the job is completed, accepted and turned over to the owner.

GLACKIN THOMAS PANZAK
LAND PLANNING
LANDSCAPE ARCHITECTURE

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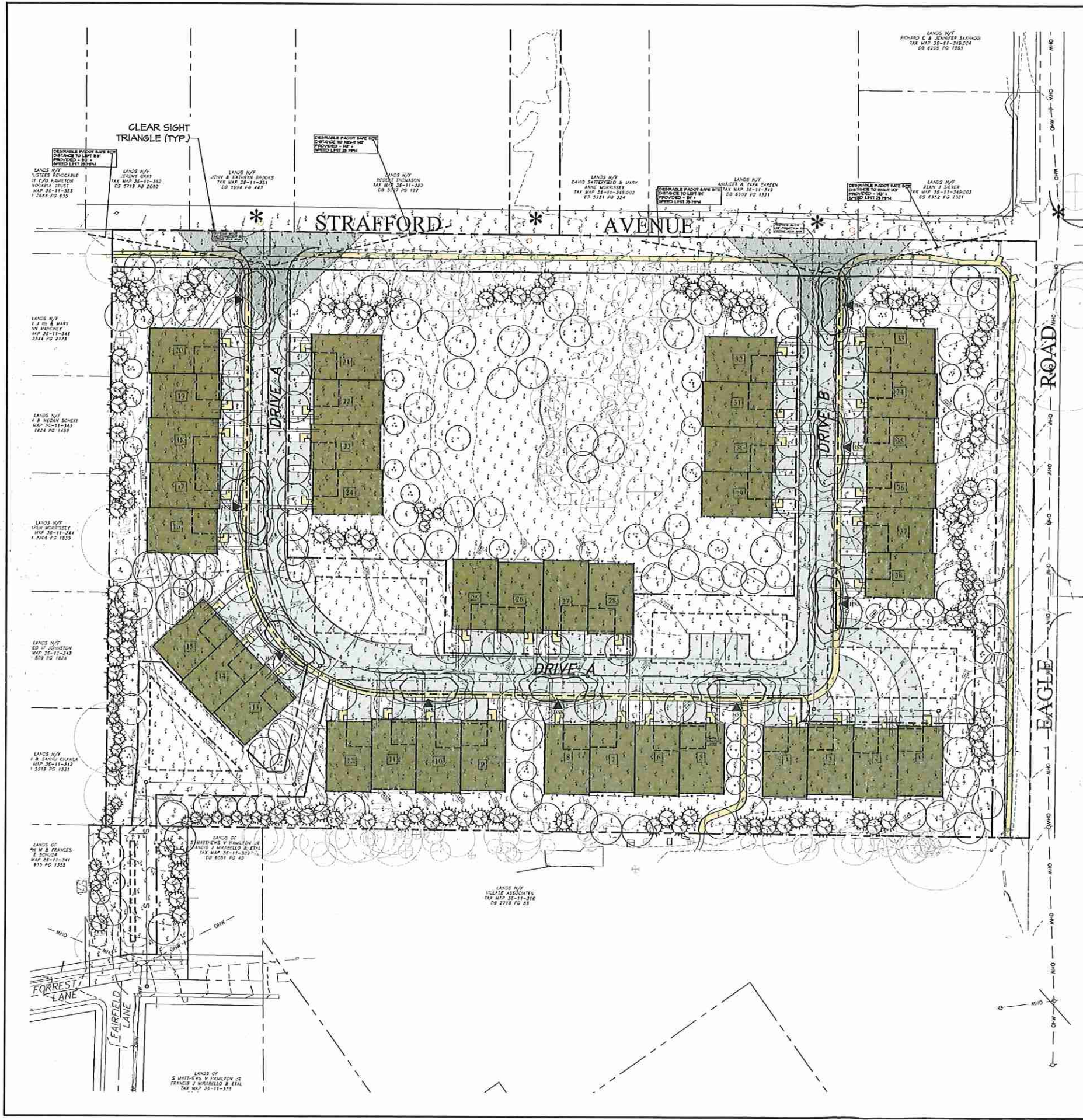
LANDSCAPE DETAILS
Hamilton Estate
208 & 228 STRAFFORD AVE. & 18 FORREST LANE
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033
DATE: 05/18/23 (mc)
REV.: 12/14/23 (jr)
03/05/24 (cg)

SHEET:

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GENERAL NOTES:

- 1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019
- 2. This plan is for lighting purposes only.
- 3. The Landscape Architect's seal applies only to the lighting portion of this plan.
- 4. Tree Inventory updated by Shreiner Tree Care May 2023

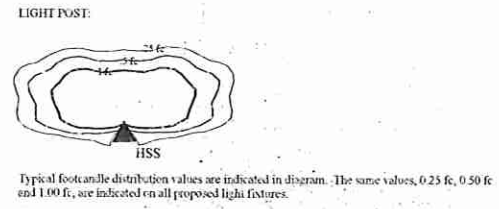
LIGHTING NOTES:

- 1. Lighting to be installed to meet all appropriate national and local codes
- 2. All light fixtures to be approved by Owner or Owner's representative.
- 3. All circuits to be installed by a licensed electrician.
- 4. All cable to be run in conduit unless approved in writing by the owner.
- 5. Contractor to provide sufficient nighttime adjustment to all lighting to satisfy Township requirements and Owner or Owner's representative. Fixture on/off control by circuit.
- 6. All lighting to be installed according to manufacturer's recommendations.
- 7. All electrical conduits shall be sch 40 pvc and all bends shall be "sweep" type for pulling wire. Conduit to extend beyond edge of landscape element by 12" min. Conduit to be temporarily capped and location staked prior to backfilling.
- 8. While extending conduits under existing structures the contractor shall be responsible for damage to existing structures such as, but not limited to, paving, irrigation, pool piping, masonry piers and underground drainage pipe etc.
- 9. All lighting fixtures to be controlled by photo-cells.
- 10. All final light locations to be approved by Owner or Owner's representative.
- 11. All final light locations to be field adjusted, "aimed" as necessary so as to avoid shining of light into windows and doors.
- 12. Contractor to arrange a pre-construction meeting with the owner and owners representatives including masons, and other individuals familiar with any underground facilities. As-built drawing should be requested of all such facilities.
- 13. Contractor shall spray paint trench layout prior to commencement. Owner or Owner's representative shall approve layout.
- 14. Electrical contractor to prepare a plan of all as-built underground electric runs.
- 15. Project electrical engineer to provide power plan, and CostCheck calculations as required.
- 16. In the event that the contractor proposes light fixture substitutions, requests must be received by the Landscape Architect for review (14) fourteen days prior to bid date. Failure to submit within that deadline renders all substitution requests void, and originally specified fixture(s) will be supplied. The contractor shall submit the following:
 - A. Township required copies of all mandatory submittals for both the originally specified fixture(s) and the proposed substitution(s)
 - B. Contractor's written certification that the proposed substitution(s) conforms to all requirements of the contract documents in every respect and is appropriate for the applications indicated in the documents.
 - C. Contractor's written statement indicating the effect of the substitution(s) on the construction schedule compared to the schedule with the originally specified fixture(s)
 - D. Contractor-set unit price for the originally specified fixture(s) and for the proposed substitute fixture(s)
 - E. One sample of the proposed substitution fixture(s) with specified lamps and cord and plug connection for 277 volt operation.
 - F. Contractor's written certification that any alterations that may result from the proposed lighting fixture substitution(s) will be designed and constructed at the contractor's expense.
 - G. Reimbursement to the Landscape Architect for all time associated with review of fixture substitution(s). Payment shall be made in advance of the review, based on the Landscape Architect's hourly rates for the personal involved in the review.
 - H. Contractor's written waiver of rights to additional payment and/or time that may become necessary should the proposed substitution(s) fail to perform in a manner that is equivalent to the originally specified fixture(s)

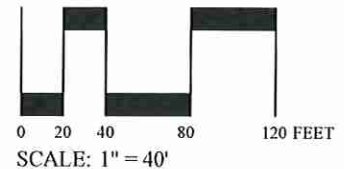
LIGHTING LEGEND:

SYM	LIGHT TYPE	QTY.	MFG.	MODEL #	REMARKS
▲	LIGHT POST	9	AAL	PROV2-36L-325-3K7-3-BL-HS	AAL Providence Medium, LED, Type III Optics, 3K color temperature, photocell control by circuit, with house side shield, 14' height, mounted on 4" AAL POLE MODEL #DB6, Fixture and Pole Finish: Black
*	EXISTING STREET LIGHT (NOT INCLUDED IN POINT BY POINT ANALYSIS)				

ISO FOOTCANDLE DIAGRAM:



Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



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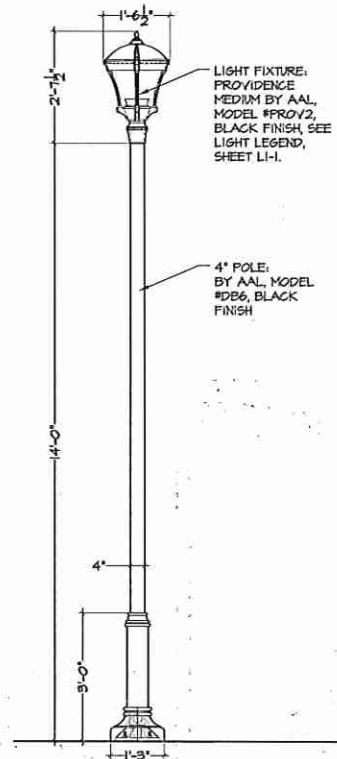
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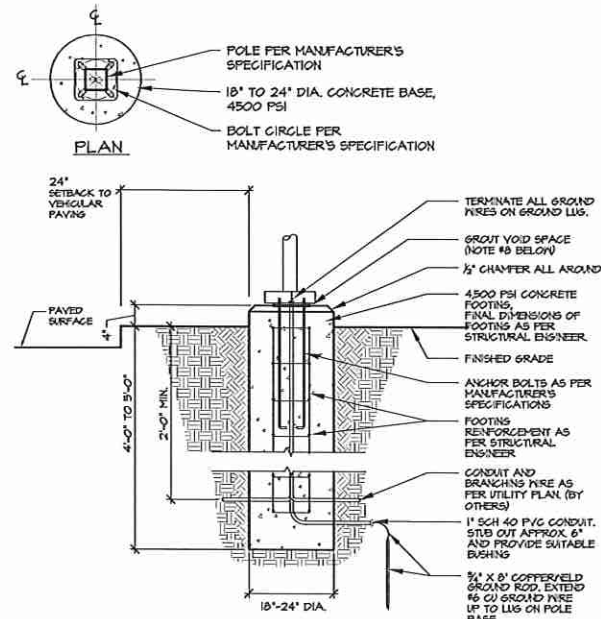
LIGHTING PLAN
Hamilton Estate
208 & 228 STRAFFORD AVE. & 18 FORREST LANE
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

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02/08/24 (cg)
03/05/24 (cg)

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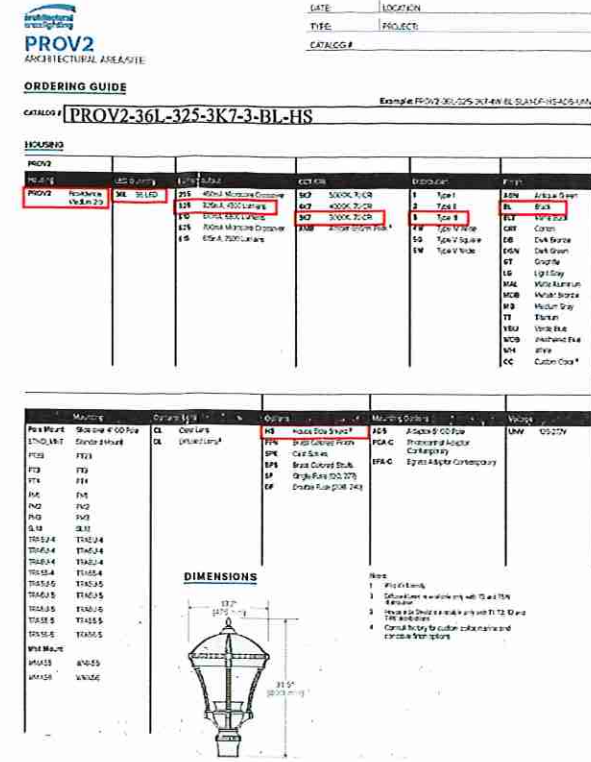


1 LIGHT POST DETAIL
Scale: 1/2"=1'-0"



- NOTES:
1. THIS DETAIL IS FOR BIDDING AND BUDGETARY PURPOSES ONLY.
 2. CONTRACTOR SHALL ENGINEER DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER'S REQUIREMENTS, LOCAL AND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
 - A. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNS, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
 - B. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 3. ACTUAL DIAMETER AND DEPTH OF FOOTING SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER.
 4. ALL REBAR SHALL BE MAINTAINED AT A 3" MIN. CLEARANCE FROM SURFACES.
 5. FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.
 6. POLES SHOULD NEVER BE ERECTED WITHOUT THE LUMINAIRE INSTALLED. WARRANTY IS VOIDED IF THE POLE IS ERECTED WITHOUT THE LUMINAIRE.
 7. THE WARRANTY IS VOIDED IF THE POLE IS NOT GROUTED UNDER THE ENTIRE BASE AFTER INSTALLATION.

2 TYPICAL LIGHT POST FOOTING DETAIL
Scale: 1/2"=1'-0"



3 LIGHT FIXTURE CUT SHEET
NTS

Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



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