

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**LINE TYPE LEGEND:**

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
X - X	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
377	EXISTING MINOR CONTOUR
380	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPERTY LINE TO BE CHANGED

**SYMBOL LEGEND:**

⊕	WATER VALVE
⊙	SURVEY MARKER
⊙	SURVEY MONUMENT
⊕	UTILITY POLE
⊕	CLEANOUT
⊕	SIGN
⊕	EXISTING TREE
⊕	TREE TO BE REMOVED
⊕	TREE TO BE IMPACTED
⊕	PERCOLATION TEST

**TREES TO BE REMOVED:**  
 12" SPRUCE 8" CHERRY TWIN 8"-6" TREE 14" CHERRY 10" OAK 12" MAPLE 16" POPLAR 12" SPRUCE  
 8" MAPLE 45" POPLAR 6" MAPLE 8" SPRUCE 12" MAPLE 12" TREE CLUSTER 6" MAPLE 10" MAPLE  
 12" MAPLE 10" MAPLE 6" TREE 8" MAPLE 42" POPLAR 12" MAPLE 6" PINE 6" PINE 6" PINE 12"  
 MAPLE 12" MAPLE 8" MAPLE

**TREES TO BE IMPACTED:**  
 22" POPLAR 31" SYCAMORE 6" CHERRY 16" SPRUCE 38" SYCAMORE 8" MAPLE 8" MAPLE 8" MAPLE  
 12" MAPLE

**TREE REPLACEMENT FORMULA:**  
 6 - 18 INCH DBH REMOVED = 1 REPLACEMENT TREE  
 19 - 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES  
 30 INCH DBH & GREATER REMOVED = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES

**TOTAL TREES BEING REMOVED:**  
 6 - 18 INCH DBH = 26  
 19 - 29 INCH DBH = 0  
 30 INCH DBH & GREATER = 2  
 TOTAL = 28

**REPLACEMENT TREES REQUIRED** = 38, 8 BEING LARGE CANOPY TREES

NOTE: SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE No. 2012-05.

**TREE REPLACEMENT NOTES:**  
 1. REPLACEMENT TREES WILL BE SELECTED FROM THE LIST OF TOWNSHIP APPROVED TREES PRIOR TO THE ISSUANCE OF A GRADING PERMIT.  
 2. TREES TO BE PLANTED OUTSIDE OF REQUIRED SITE LINE.

**LANDSCAPE REQUIREMENTS**

STREET TREES	REQUIRED	PROVIDED
CAMBRIA COURT - 255 LF	6	6
LARGE STREET TREES 1/45 LF	6	6
SMALL STREET TREES 1/30 LF	6	6

BUFFER (CLASS "A")	REQUIRED	PROVIDED
DECIDUOUS TREE (1/40 LF)	6	6
EVERGREEN TREE (1/30 LF)	6	6

**TOTAL TREES REQUIRED:**  
 30 INTERIOR TREES  
 8 INTERIOR LARGE CANOPY TREES  
 6 LARGE STREET TREES  
 8 SMALL STREET TREES  
 6 CLASS "A" DECIDUOUS TREES  
 8 CLASS "A" EVERGREEN TREES  
 66 TREES TO BE PLANTED  
 80 TREES PROPOSED

**PLANT SCHEDULE**  
**DECIDUOUS TREES**

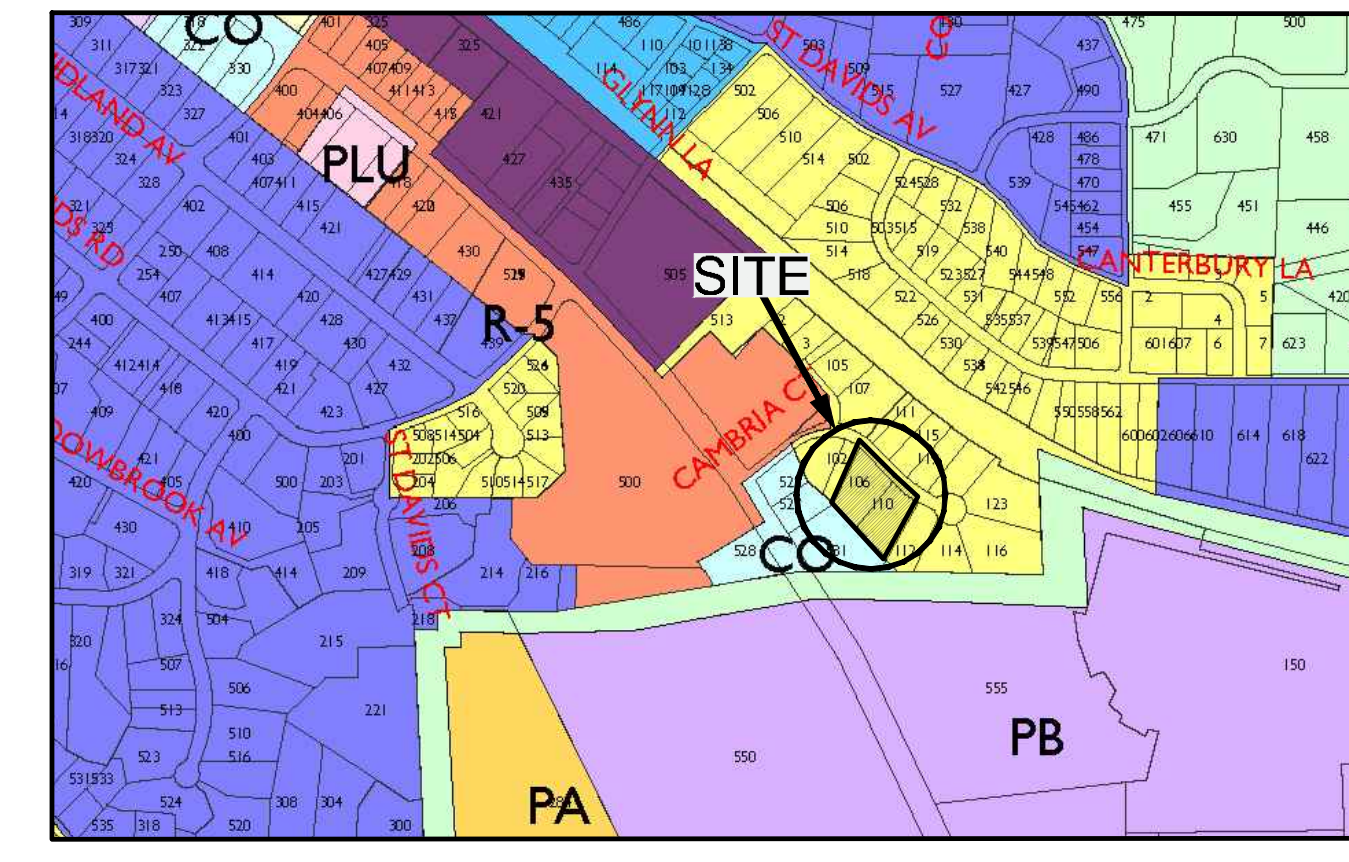
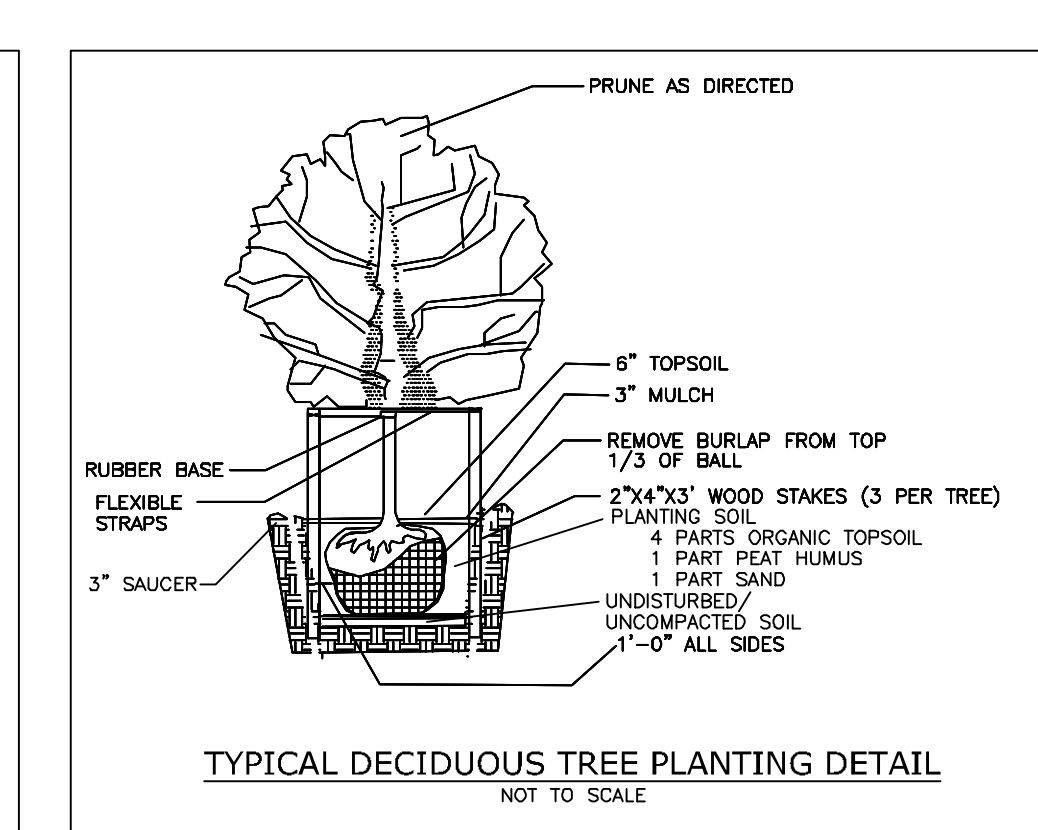
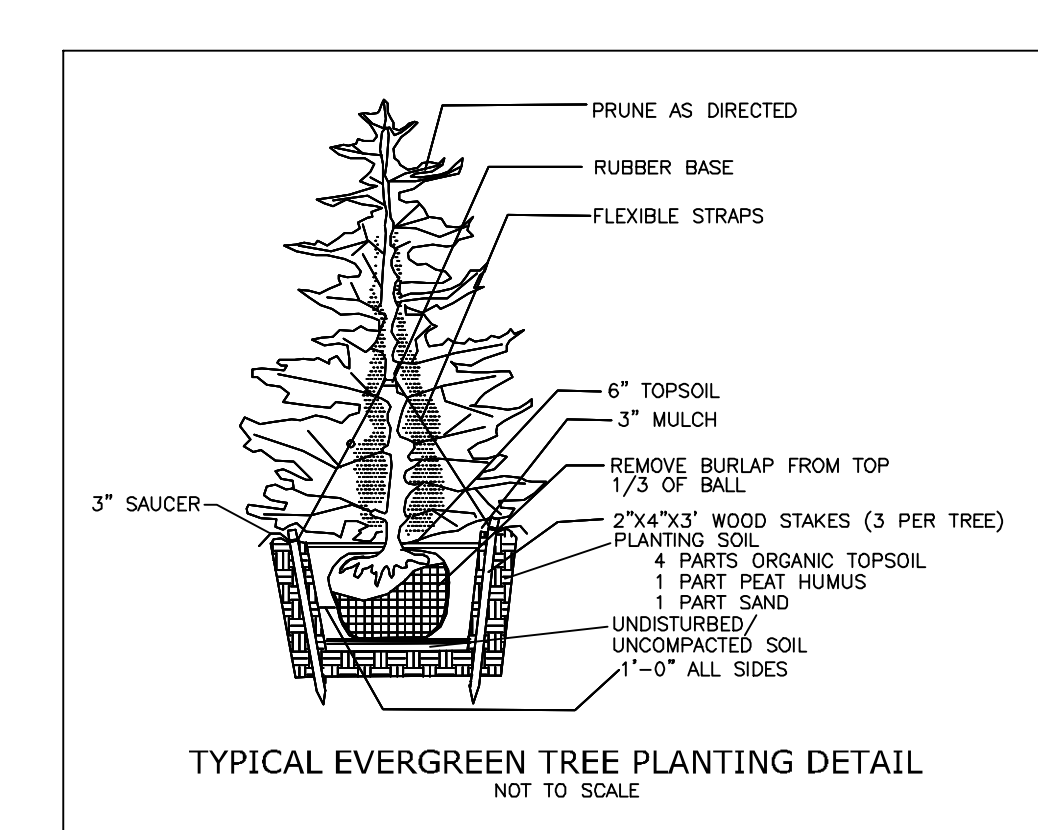
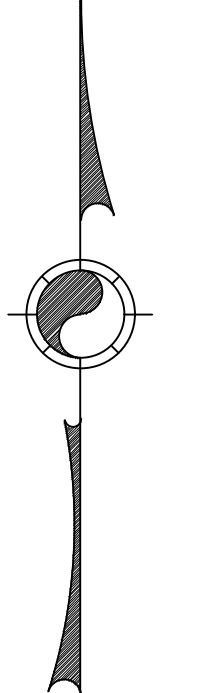
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPREAD	CALIPER	CONDITION
AG	0	ACER GINNALA	AMUR MAPLE	9'-11'	2 1/2"	B&B
AR	6	ACER RUBRIN COLUMNARE ARMSTRONG	ARMSTRONG RED MAPLE	17'-19'	4"	B&B
CB	0	CARPINUS BETULUS COREANA	COREANA HORNBEAM	10'-12'	2 1/2"	B&B
CK	8	CORNUS KOUSA	KOUSA DOGWOOD	7'-8'	2 1/2"	B&B
MS	6	MAGNOLIA STELLATA	STAR MAGNOLIA	6'-8'	2 1/2"	B&B
PK	8	PRUNUS SARGENTI COLUMNARIS	COLUMNAR SARGENT CHERRY	10'-12'	2 1/2"	B&B
BL	3	BETULA LENTA	SWEET BIRCH	35'-45'	6"	B&B
FA	2	FRAXINUS AMERICANA	WHITE ASH	40'-50'	6"	B&B

TOTAL = 33

**PLANT SCHEDULE**  
**EVERGREEN TREES**

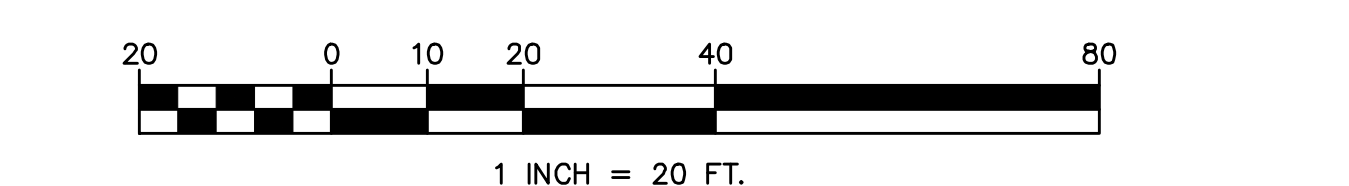
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPREAD	CONDITION
JV	0	JUNIPERUS VIRGINIANA CORCORCOR	EMERALD SENTINEL EASTERN RED CEDAR	6'	B&B
PO	43	PICEA OMORICA	SERBIAN SPRUCE	6'	B&B
TO	0	THUJA OCCIDENTALIS ARBORVITAE	WINTERGREEN ARBORVITAE	6'	B&B
PM	4	PSEUDOTSUGA MENZIESII VAR. GLAUCA	DOUGLAS-FIR	12'-20'	B&B

TOTAL = 47



**LANDSCAPE NOTES:**

- PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE LANDSCAPE ARCHITECT/TWP. ARBORIST PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PROVIDE CONTINUOUS MULCH (3" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIEMEN TREES.
- SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
- NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY THE TOWNSHIP.
- CONTRACTOR IS RESPONSIBLE FOR PLANTING AND MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL AND LAWN AREAS UNTIL JOB IS TURNED OVER TO OWNER AND ACCEPTED BY THE OWNER.
- CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 - 1 1/2") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT/TWP. ARBORIST IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FREE FROM DISEASES AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
- TREES AND SHRUBS MUST BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH LICORICE ROOT MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
- ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
- ALL PLANTING BEDS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
- ALL PARKING LOT TREES ARE TO BE PRUNED TO PROVIDE SEVEN FEET (7') CLEARANCE FROM THE GROUND AT BASE OF TREE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
- THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
- NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
- ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATES OF NURSERMEN, INC., AND APPROVED MAY 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
- TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF A PHASE OF WORK OR THE ENTIRE PROJECT. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL: (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP. (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP.
- ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS AS APPROVED BY THE TOWNSHIP.
- THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- ALL DISTURBED AREAS ARE TO BE SEEDED TO ESTABLISH A VIABLE LAWN.
- ANY TREE OR SHRUB WHICH DIES WITHIN EIGHTEEN (18) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN THE AFOREMENTIONED TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE BOROUGH, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
- EXISTING TREES AND SHRUBS AT THE CORNER OF AN INTERSECTION OF STREETS AND/OR DRIVEWAYS, SHALL BE CUT TO THE HEIGHT OF TWENTY-FOUR INCHES (24") FROM POINT OF INTERSECTION OF CORNER PROPERTY LINES BACK FIFTY FEET (50') TO AVOID BLOCKING SIGHT DISTANCE TO ONGOING TRAFFIC; AND SHRUBS OR GROUNDCOVERS TO BE PLANTED SHALL BE OF THE DWARF VARIETY AND SHALL NOT EXCEED TWENTY-FOUR INCHES (24") IN HEIGHT AT MATURITY.
- ALL TREES ALONG THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED NINE FEET (9') ABOVE ANY SIDEWALK AND ELEVEN FEET (11') ABOVE ALL STREETS.
- PROPER SIGHT LINES SHALL BE MAINTAINED AT ALL INTERSECTIONS OF STREETS. THERE SHALL BE A CLEAR SIGHT TRIANGLE MEASURING FIFTY FEET (50') ALONG THE INTERSECTING STREET LINES FROM THE POINT OF INTERSECTION INDICATING ON THE PLAN, THAT IS MAINTAINED FREE AND CLEAR OF STRUCTURES, SIGNS AND OTHER VISUAL OBSTRUCTIONS.
- ALL TREES TO BE RETAINED WITHIN TWENTY-FIVE FEET (25') OF A BUILDING, PARKING OR OTHER PROPOSED IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS AS APPROVED BY THE TOWNSHIP.
- ALL PLANTING BEDS, LAWN AREAS AND TREE BASES ARE TO BE TOP DRESSED WITH 4" OF ORGANIC TOPSOIL.
- ALL PLANTS SHALL CONFORM WITH THE STANDARDS FOR NURSERY STOCK OF AMERICAN ASSOCIATION OF NURSERMEN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS ORGANIC TOPSOIL, 1 PART PEAT HUMUS, 1 PART WASHED SAND, 1 PART FERTILIZER.
- TOPSOIL SHALL HAVE THE FOLLOWING COMPOSITION AND MAKE-UP:  
 -BE FRIABLE  
 -SHALL CONTAIN ORGANIC MATTER SUITABLE TO SUPPORT PLANT LIFE, INCLUDING A COMPOSITION OF APPROXIMATELY 5-10% SAND, 7-16% ORGANIC MATERIAL, NO MORE THAN 30% WEIGHT OF CLAY.  
 -SHALL BE WEED FREE (ABSENCE OF LIVING/DYING WEED CONTAMINATION)  
 -SHALL HAVE LESS THAN 2% BY WEIGHT OF UNWANTED MATERIALS SUCH AS STONES (NO LARGER THAN 12mm IN DIAMETER IN THE TOP 50mm, CONCRETE, STEEL, CLAY LUMPS, TREE ROOTS, STICKS OR OTHER INORGANIC MATERIAL).
- NO TREES SHALL BE PLANTED CLOSER THAN FIFTEEN (15) FEET FROM THE FIRE HYDRANTS OR STOP SIGNS.
- NO TREES SHALL BE PLACED WITH THEIR CENTERS LESS THAN FIVE (5) FEET FROM ANY PROPERTY LINE AND NO SHRUBS WITH THEIR CENTERS LESS THAN THREE (3) FEET FROM ANY PROPERTY LINE.
- FERTILIZER ALL LAWN AREAS WITH A 10-20-15 FERTILIZER AT A RATE OF 5LBS/1,000 S.F.
- THE CONTRACTOR SHALL REMOVE THE WOODEN TREE STAKES FROM THE DECIDUOUS TREES AND EVERGREEN TREES ONE YEAR AFTER THE COMPLETED DATE OF THE LANDSCAPE INSTALLATION.



Serial Number: 20160902450

CALL BEFORE YOU DIG!  
 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

REGISTERED PROFESSIONAL ENGINEER  
 KEVIN R. MOMENEE  
 PENNSYLVANIA LICENSE # 1000000000

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 ENGINEERING | PLANNING | SURVEYING

LANDSCAPE PLAN  
 SUBDIVISION / LOT LINE CHANGE PLAN  
**106 & 110 CAMBRIA COURT**  
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
 OWNER/APPLICANT  
 LOMBARDI RESIDENTIAL  
 406 MAN TOLKING ROAD  
 BRICK, NJ 08725

ONE-CALL: 20160902450  
 DRAWN BY: SWB  
 CHECKED BY: JCM

FILE NO.: 16-084  
 SHEET **LP1** OF LP1  
 DATE: MARCH 1, 2017  
 SCALE: 1" = 20'