PRELIMINARY SUBDIVISION & CONDITIONAL USE PLANS

FOR

200 SOUTH ITHAN AVENUE

RADNOR TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA

SHEET INDEX:

PROPOSED BUILDINGS SHOWN ON PROPOSED LOTS ARE CONCEPTUAL ONLY AND ARE NOT INTENDED TO REPRESENT THE ACTUAL HOMES TO BE BUILT ON THOSE LOTS

SCHOCK GROUP LLC
1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID R. FIORELLO
ENGINEER
PE027479E

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ILLUSTRATIVE SITE PLAN

PROJECT STAGE: PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

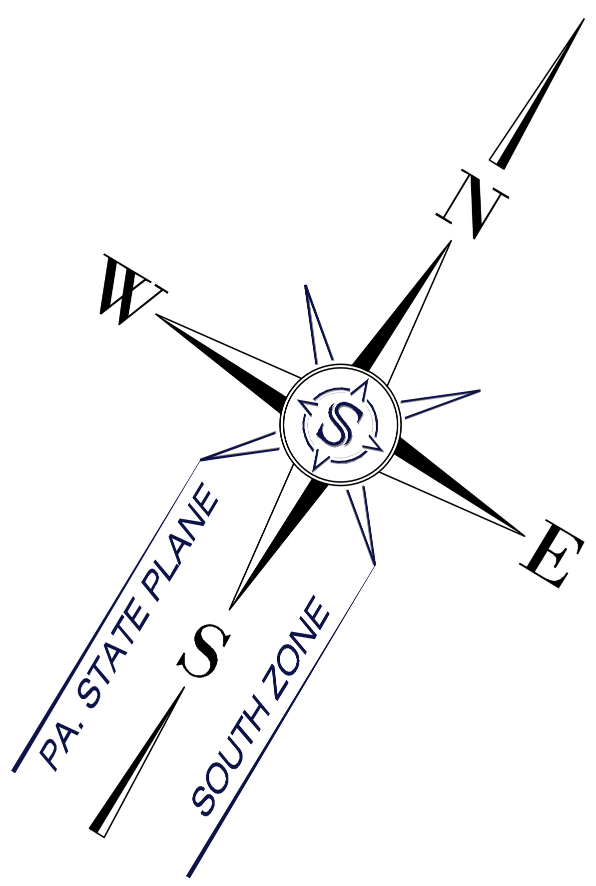
PROJECT NAME: 200 S. ITHAN AVENUE

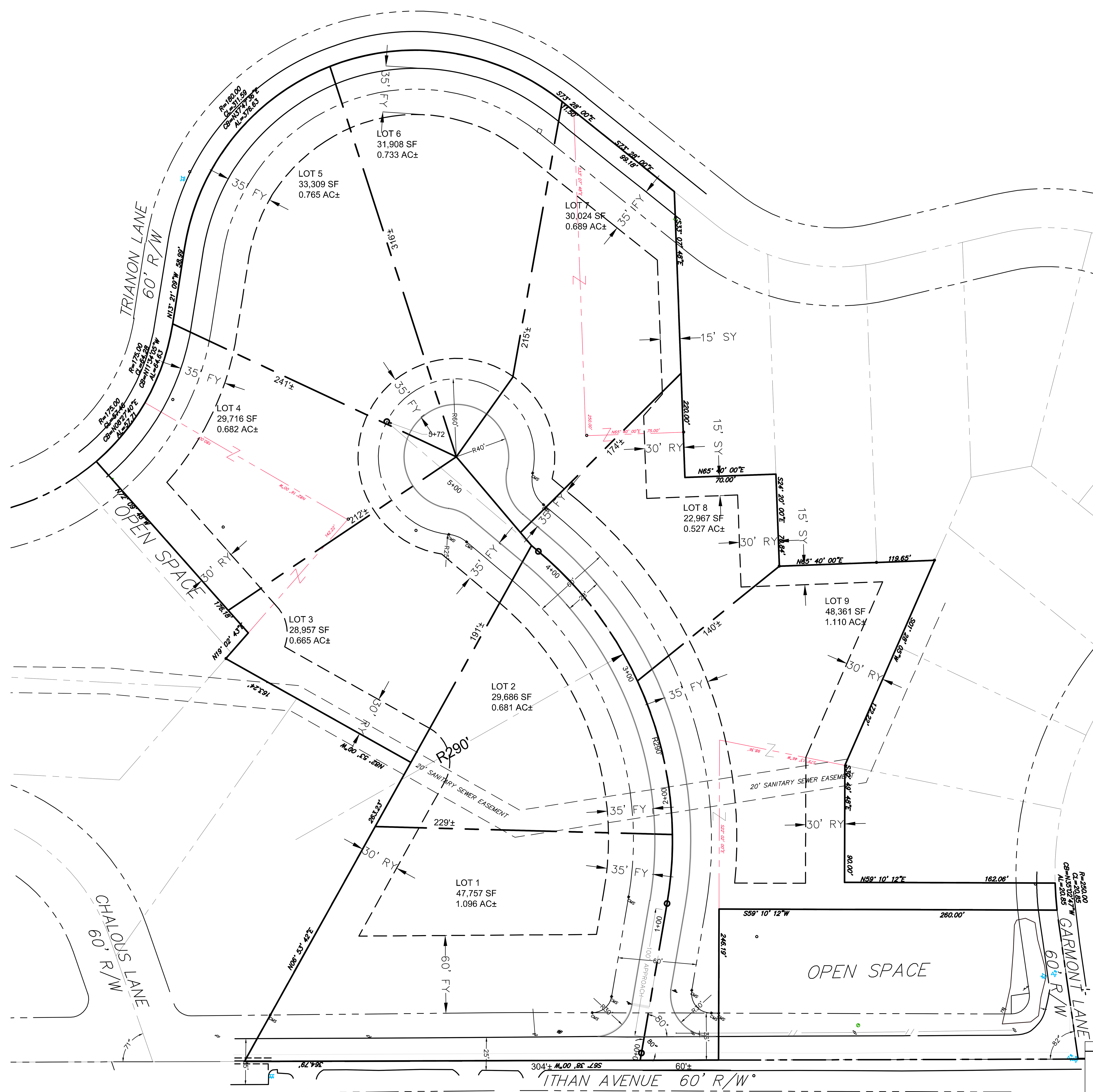
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

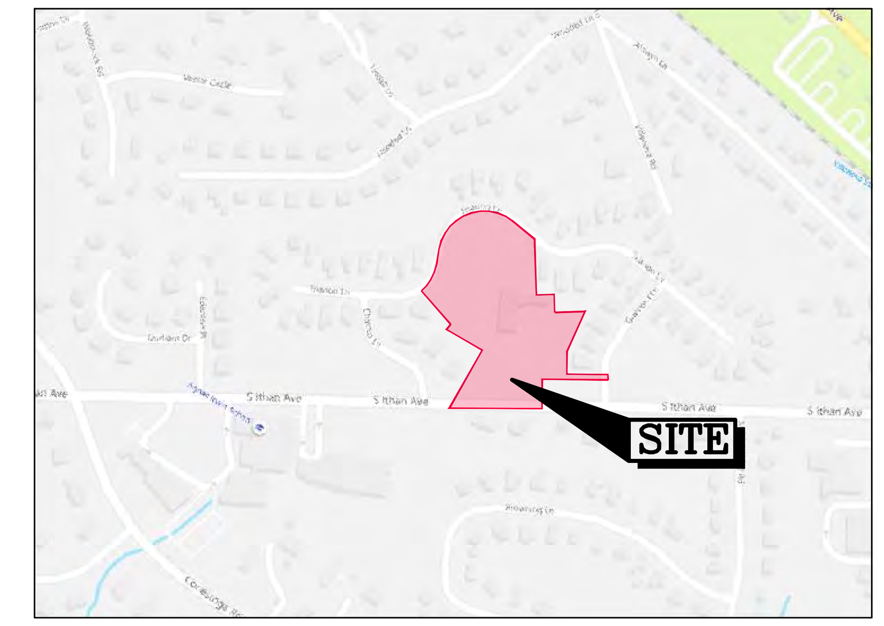
REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET 6A SIDEWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

OWNER/APPLICANT
GPX REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF
ONE-CALL:
SCALE: 1" = 80'
DATE: JANUARY 5, 2021
REVISED: MAY 18, 2021
FILE NO. 1082
SHEET NO. 1 OF 8







SCALE: 1" = 600'

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EASEMENT LINE
- BUILDING SETBACK

SYMBOL LEGEND

- CONCRETE MONUMENT
- CMS CONCRETE MONUMENT TO BE SET

IRON PINS TO BE SET AT ALL PROPERTY CORNERS UPON COMPLETION OF FINAL GRADING.

SCALE: 1" = 40'

40 0 40 80 160

ZONING REGULATIONS:

NOTE: THIS SITE IS BEING DEVELOPED UNDER THE DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE. BASE ZONING IS R-2DM (RESIDENTIAL-DENSITY MODIFICATION) DISTRICT

MINIMUM TRACT AREA:	15 AC
PERIMETER BUILDING SETBACK:	60 FT FROM EXISTING STREET RIGHT OF WAY 40 FT FROM ADJACENT PROPERTY
FRONT YARD:	35 FT FROM OUTSIDE EDGE OF CURB
SIDE YARD:	30 FEET BETWEEN BUILDINGS
REAR YARD:	30 FT
MAXIMUM IMPERVIOUS COVER	35%

NOTE: THE SUBJECT PARCEL CONSISTS OF LOT NUMBERS 1, 52, 57 AND 58 OF THE TRIANON DENSITY MODIFICATION SUBDIVISION APPROVED BY RADNOR TOWNSHIP IN 1985.

PROJECT CONSISTS OF LOTS 1, 52, 57 & 58 0F THE TRIANON SUBDIVISION

TOTAL TRACT AREA 6.946 ACRES

GENERAL NOTES:

1. OWNER/APPLICANT:
   GPX REALTY PARTNERS
   357SOUTH GULPH ROAD
   KING OF PRUSSIA, PA 19406
   ATTN: MR. JOSEPH S. CONWELL

2. BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 200 S. ITHAN AVENUE: PREPARED BY MOMENEE INC, DATED FEBRUARY 27, 2020, FILE #19-283. THE TRIANON SUBDIVISION WAS APPROVED AND DEVELOPED AS PART OF THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING ORDINANCE

3. THE SUBJECT PARCEL CONSISTS OF LOT NUMBERS 1, 52, 57 AND 58 OF THE TRIANON DENSITY MODIFICATION SUBDIVISION APPROVED BY RADNOR TOWNSHIP IN 1985.

4. THE INTENT OF THE PLAN IS TO MERGE LOTS 1, 52, 57 AND 58, AND SUBDIVIDE THE TRACT INTO 9 INDIVIDUAL LOTS USING THE ORIGINAL DENSITY MODIFICATION PROVISIONS PERMITTED UNDER ARTICLE 19 OF THE RADNOR TOWNSHIP ZONING ORDINANCE. ALL LOTS WILL BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.

5. ALL NEW LOTS WILL CONTAIN SINGLE FAMILY DWELLINGS WITH DRIVEWAYS ACCESSING THE NEW ROADS.

6. PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR ALL LOTS

7. STORMWATER MANAGEMENT PROVISIONS WILL INCLUDE INDIVIDUAL ON-LOT RECHARGE/ RATE CONTROL SYSTEMS IN CONJUNCTION WITH A COMMON STORMWATER MANAGEMENT SYSTEM ON LOT 1 TO PROVIDE ADDITIONAL RATE CONTROL FOR THE LOTS AND NEW ROADWAY.

8. FLOOD PLAIN INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP #42045C0019F REVISED NOVEMBER 18, 2009. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF ANY FLOODPLAIN.

9. ALL PROPOSED PUBLIC ROADS, STORM SEWERS AND SANITARY SEWERS TO BE OFFERED FOR DEDICATION.

10. TREE DATA AND LOCATIONS FROM A FIELD SURVEY BY MOMENEE SURVEY GROUP INC. TREE SPECIES AND CONDITION VERIFIED BY SHREINER TREE CARE.

11. THE PROJECTS RECEIVING WATERCOURSE IS DARBY CREEK, BY SEVERAL NAMED AND UNNAMED TRIBUTARIES. THE CHAPTER 93 CLASSIFICATION IS CWF, MF.

12. PER D.M. SIDE YARD REQUIREMENTS: 30FT OF SEPARATION DISTANCE IS TO BE MAINTAINED BETWEEN DWELLINGS.

REQUESTED WAIVERS

§255-27.C(1) -TO OMIT THE INSTALLATION OF SIDEWALKS ALONG A MINOR COLLECTOR STREET (SOUTH ITHAN AVENUE).

§255-20.B(1)(N) - EXISTING FEATURES WITHIN 500FT OF THE SITE, AN AERIAL IS PROVIDED ON SHEET 5.

§255-43.1.B(1) - THE APPLICANT HAS AGREED TO THE FEE OF $3,307 PER DWELLING UNIT.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ______________________

ON THE ________ DAY OF ______________2020 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED

______________________(NAME), WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

____
PRINT OWNER'S NAME

____
SIGNATURE OF OWNER

____
NOTARY PUBLIC

____
MY COMMISSION EXPIRES

I, Joseph S Conwell, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY.

Joseph S Conwell

ZONING DISTRICT R-2/D-M:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MIN. LOT AREA (SF)		47,757	29,686	28,957	29,716	33,309	31,908	30,024	22,967	48,361
MIN. LOT WIDTH		185 FT	201 FT	121 FT	77 FT	61 FT	70 FT	124 FT	129 FT	336 FT
MIN. FRONT YARD	35 FT	36 FT	35 FT	36 FT	36 FT	59 FT	82 FT	60 FT	43 FT	35 FT
MIN. SIDE YARD	30 FT BETWEEN BUILDINGS	62 FT	62 FT	57 FT	57 FT	30 FT	30 FT	37 FT	50 FT	50 FT
MIN. REAR YARD	30 FT	86 FT	52 FT	63 FT	67 FT				31 FT	31 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. BUILDING COVERAGE	23%	7.74%	12.46%	12.77%	12.44%	11.10%	11.59%	12.31%	16.10%	7.64%
MAX. IMPERVIOUS COVERAGE	35%	11.02%	16.74%	17.74%	17.38%	17.13%	18.01%	19.87%	21.60%	10.57%
Impervious Totals										
RESIDENCE	-	3,696	3,698	3,697	3,697	3,697	3,697	3,697	3,697	3,697
DRIVEWAY	-	1,151	1,212	1,380	1,409	1,948	1,991	2,209	1,205	1,354
WALKWAYS	-	417	60	60	60	60	60	60	60	60
TOTAL	-	5,264	4,970	5,137	5,166	5,705	5,748	5,966	4,962	5,111

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

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PROJECT STAGE: RECORD PLAN
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

PROJECT NAME: 200 S. ITHAN AVENUE
RADNOR TOWNSHIP * DELAWARECOUNTY * PENNSYLVANIA

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DRAWN BY:	TED
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ONE-CALL:	
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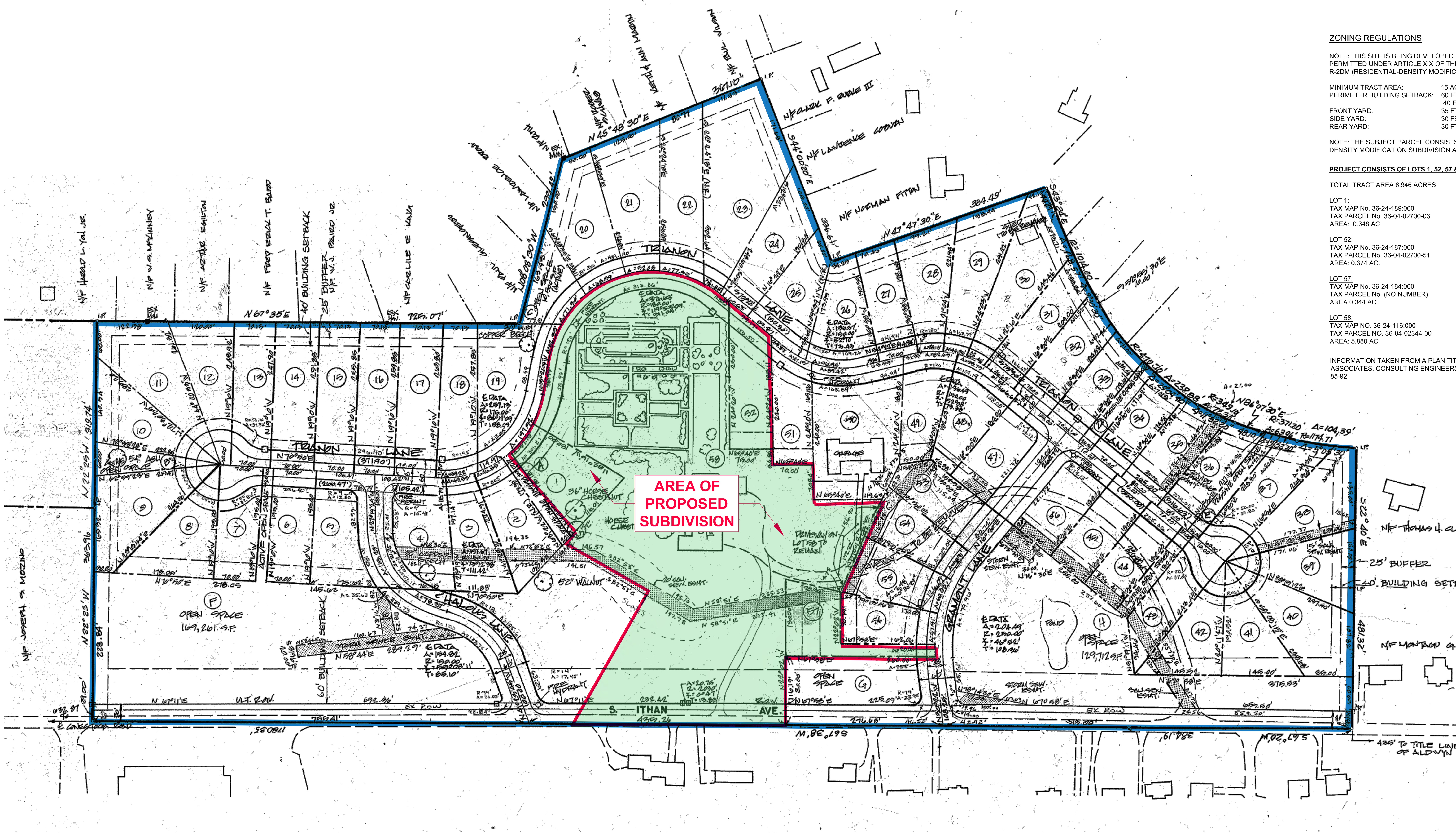
APPROVED PLAN OF TRIANON SUBDIVISION



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TOTAL TRACT AREA 6.946 ACRES

LOT 1:
TAX MAP No. 36-24-189:000
TAX PARCEL No. 36-04-02700-03
AREA: 0.348 AC.

LOT 52:
TAX MAP No. 36-24-187:000
TAX PARCEL No. 36-04-02700-51
AREA: 0.374 AC.

LOT 57:
TAX MAP No. 36-24-184:000
TAX PARCEL No. (NO NUMBER)
AREA 0.344 AC.

LOT 58:
TAX MAP NO. 36-24-116:000
TAX PARCEL NO. 36-04-02344-00
AREA: 5.880 AC

INFORMATION TAKEN FROM A PLAN TITLED "RECORD PLAN" PREPARED BY MOMENEE-KING ASSOCIATES, CONSULTING ENGINEERS, DATED OCTOBER 22, 1984, LAST REVISED 10/26/88, FILE 85-92

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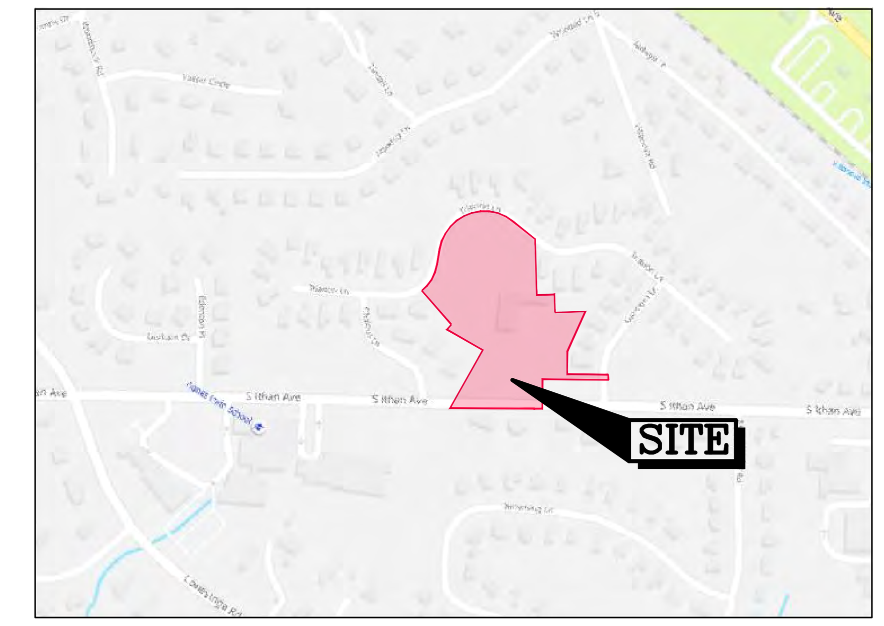

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LOT 58:
TAX MAP NO. 36-24-116:000
TAX PARCEL NO. 36-04-02344-00
AREA: 5.880 AC

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS	2,202 S.F.
ASPHALT DRIVEWAY	15,579 S.F.
CURBS	392 S.F.
GARDEN CURBS	694 S.F.
WALKS, PADS, PATIOS	3,901 S.F.
REFLECTING POOLS	1,951 S.F.
WALLS	968 S.F.
TOTAL	25,688 S.F.

LINETYPE LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK
CONCRETE EDGE
ASPHALT EDGE
PROPOSED BUILDING
PROPOSED CURB
PROPOSED CONCRETE
EXISTING CURB TO REMAIN
EXISTING ADJACENT BUILDING
SOILS LINE
EASEMENT LINE
BUILDING SETBACK
FENCE LINE
OVERHEAD ELECTRIC
E ELECTRIC LINE
G GAS LINE
T/C TELECOM LINE
W WATER LINE
SS SANITARY LINE
ST EXISTING STORM PIPES
378 EXISTING 2' CONTOUR
380 EXISTING 10' CONTOUR
EXISTING SLOPES 14% AND 20%
EXISTING SLOPES 20% & GREATER

SYMBOL LEGEND

TG TOP OF GRATE ELEV.	ELECTRIC BOX
INV. INVERT ELEVATION	FIRE HYDRANT
TW TOP OF WALL ELEV.	FIRE VALVE
BW BOTTOM OF WALL ELEV.	GAS VALVE
TBC TOP BACK OF CURB ELEV.	EVERGREEN TREE
BC BOTTOM BACK OF CURB ELEV.	STORM INLET
IRON PIN	TELEPHONE BOX
CONCRETE MONUMENT	GAS METER
SANITARY MANHOLE	ELECTRIC MANHOLE
WATER VALVE	POSTED SIGN
BOLLARD	PARKING SPACE COUNT
CLEANOUT	HANDICAP PARKING SPACE
STORM MANHOLE	LIGHT POLE
AC UNIT	SOIL BORING LOCATION

SCALE: 1" = 40'

40 0 40 80 160

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EXISTING CONDITIONS PLAN

PROJECT STAGE: PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

PROJECT NAME: 200 S. ITHAN AVENUE

RADNOR TOWNSHIP * DELAWARECOUNTY * PENNSYLVANIA

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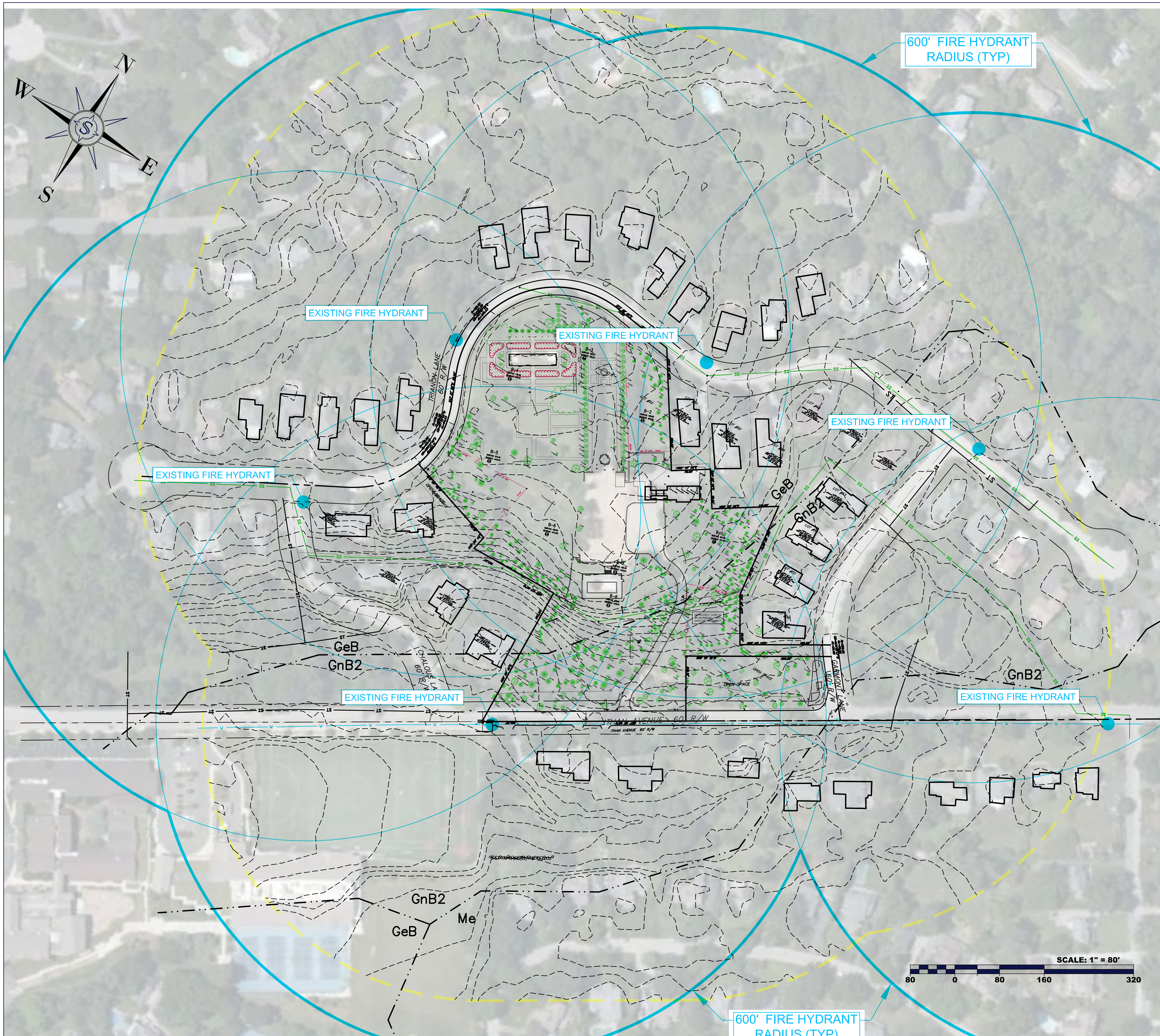

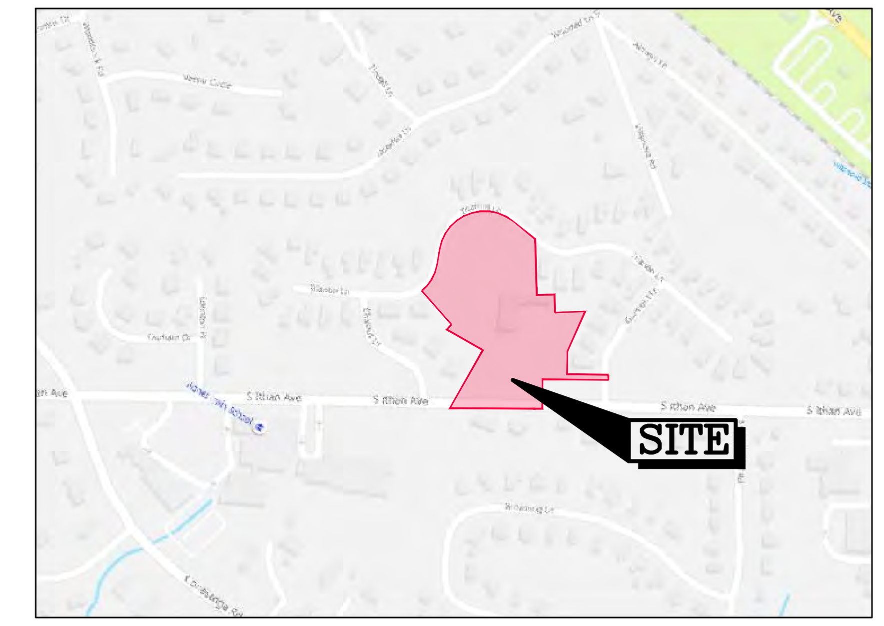

SCALE: 1" = 600'

GENERAL NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 22, 2020 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD88 OBTAINED VIA GPS.
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0038F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

LOT DATA:

LOT AREA = 302,573 S.F. OR 6.946 ACRES (GROSS)
MINUS R.O.W. (33,387 S.F.) =269,186 S.F. OR 6.180 ACRES (NET)

SOIL TABLE DATA:

NAME	% Slopes	DEPTH TO WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO. SOIL LIMITATIONS
GeB Glenelg Channery Silt Loam	3 - 8	5+	3 - 8	-	B	-
GnB2 Glenville Silt Loam	3 - 8	1.5+	3 - 6	Moderate	C	Moderate to Severe
Me Madeland schist and gneiss	SLOPING	3+	4+	-	B	-

LINETYPE LEGEND

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- ASPHALT EDGE
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- PROPOSED CURB
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- FIRE VALVE
- GAS VALVE
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SOILS, WATER RESOURCES & VICINITY PLAN

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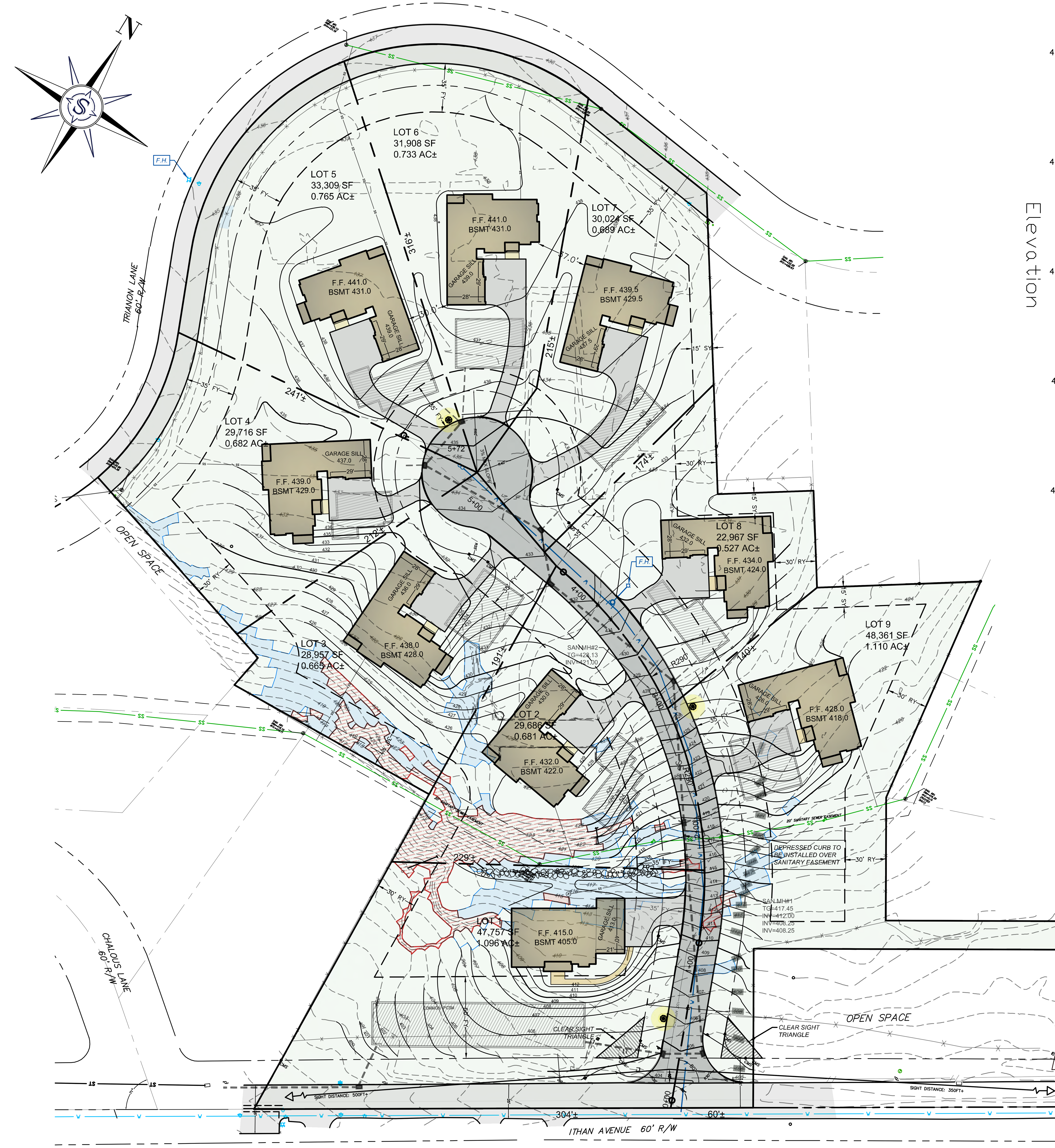


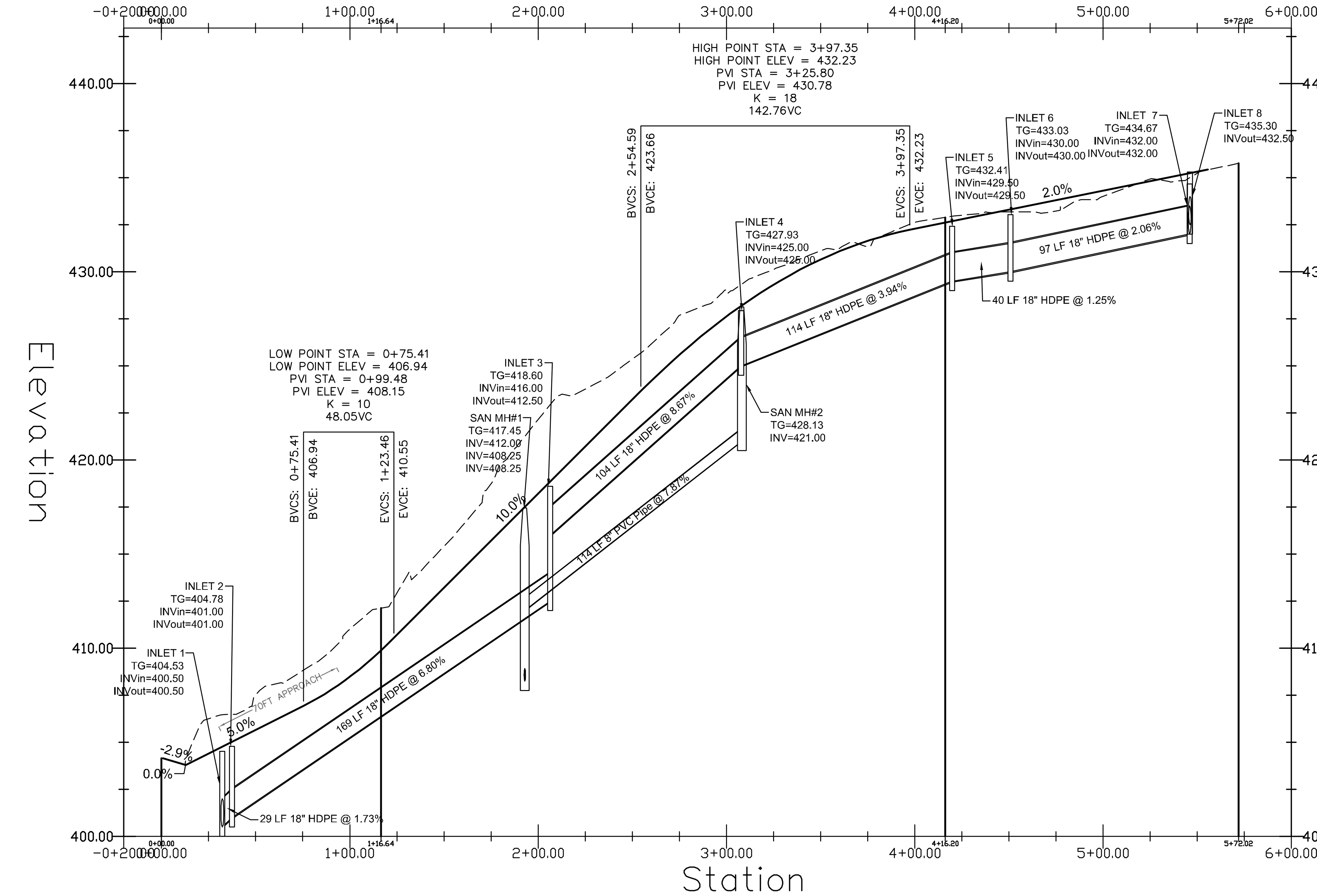
SITE DEVELOPMENT PLAN

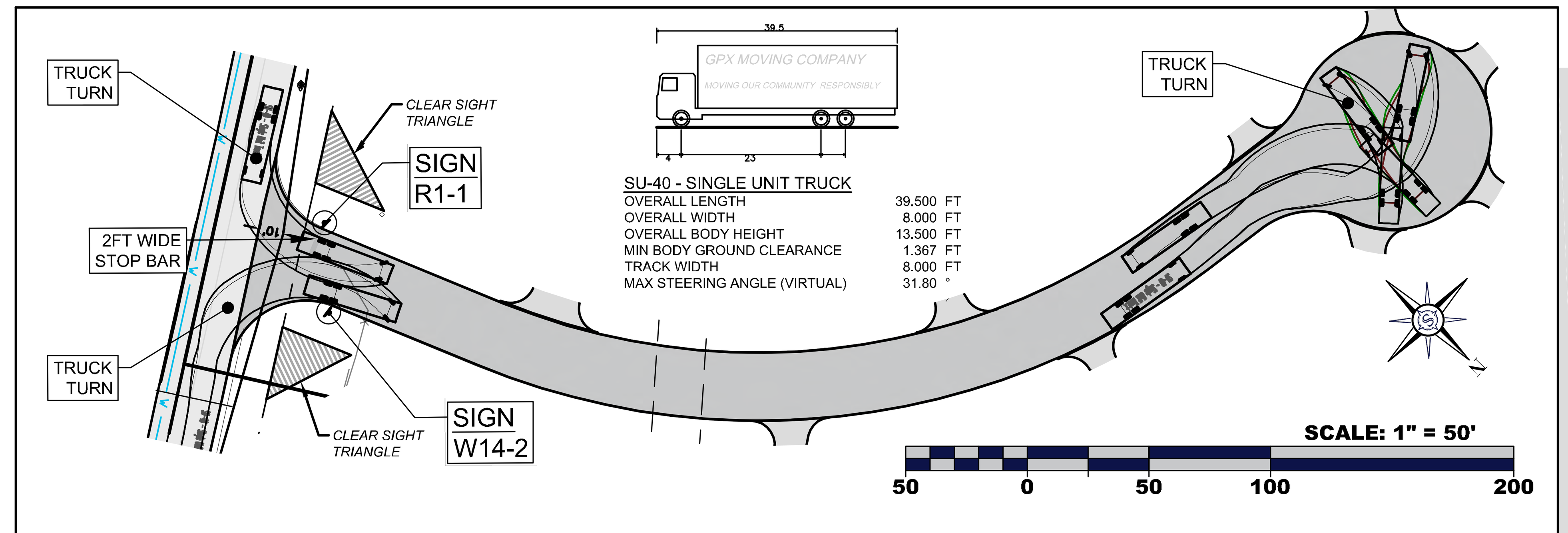
SCALE: 1" = 40'

40 0 40 80 160

PLAN NOTES:

1. THIS PLAN IS INTENDED FOR PRELIMINARY SUBDIVISION & LAND DEVELOPMENT AND CONDITIONAL USE PURPOSES.
2. STORM SYSTEMS AND INLETS ARE STILL UNDER DESIGN, AND WILL BE FULLY DESIGNED AS PART OF THE FINAL SUBMISSION.
3. PROPOSED BUILDINGS SHOWN ON PROPOSED LOTS ARE CONCEPTUAL ONLY AND ARE NOT INTENDED TO REPRESENT THE ACTUAL HOMES TO BE BUILT ON THOSE LOTS.
4. NO PLANTINGS SHALL BE MADE WITHIN ANY EXISTING OR PROPOSED SANITARY SEWER EASEMENTS. CURB CUTS SHALL BE INSTALLED ALONG THE CROSSING SANITARY EASEMENT FOR TOWNSHIP VEHICLE ACCESS.
5. GARAGES SHALL PROVIDE A MINIMUM OF TWO (2) PARKING STALLS THAT ARE A MINIMUM 9.5FT X 20FT EACH.





TRUCK TURNING TEMPLATE

(FOR FIRE VEHICLE TURNING SEE SHEET 8)

ZONING DISTRICT R-2/D-M:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MIN. LOT AREA (SF)		47,757	29,686	28,957	29,716	33,309	31,908	30,024	22,967	48,361
MIN. LOT WIDTH		185 FT	201 FT	121 FT	77 FT	61 FT	70 FT	124 FT	129 FT	336 FT
MIN. FRONT YARD	35 FT	36 FT	35 FT	36 FT	36 FT	59 FT	82 FT	60 FT	43 FT	35 FT
MIN. SIDE YARD	30 FT BETWEEN BUILDINGS	62 FT	62 FT	57 FT	57 FT	30 FT	30 FT	37 FT	50 FT	50 FT
MIN. REAR YARD	30 FT	86 FT	52 FT	63 FT	67 FT				31 FT	31 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. BUILDING COVERAGE	23%	7.74%	12.46%	12.77%	12.44%	11.10%	11.59%	12.31%	16.10%	7.64%
MAX. IMPERVIOUS COVERAGE	35%	11.02%	16.74%	17.74%	17.38%	17.13%	18.01%	19.87%	21.60%	10.57%
Impervious Totals										
RESIDENCE	-	3,696	3,698	3,697	3,697	3,697	3,697	3,697	3,697	3,697
DRIVEWAY	-	1,151	1,212	1,380	1,409	1,948	1,991	2,209	1,205	1,354
WALKWAYS	-	417	60	60	60	60	60	60	60	60
TOTAL	-	5,264	4,970	5,137	5,166	5,705	5,748	5,966	4,962	5,111

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

Sight Distance Table
25 MPH
2 Lane Roadway

	Left Turn	Right Turn
Required	250'	195'
Original Road	350+	500+
Proposed Road	350+	500+

EXISTING SIGHT DISTANCE NOTES

- POSTED SPEED LIMIT ON ITHAN AVE IS 25 MPH.
- ALL VEGETATION IN THE VICNITY OF THE PROPOSED DRIVEWAY ENTRANCE MUST BE CLEARED IN ORDER TO PROVIDE THE SIGHT DISTANCES INDICATED IN THE ABOVE TABLE.

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXIST. CONCRETE EDGE
- EXIST. ASPHALT EDGE
- EXIST. CURB TO REMAIN
- SOILS LINE
- BUILDING SETBACK
- FENCE LINE
- OVERHEAD ELECTRIC
- E — ELECTRIC LINE
- G — GAS LINE
- T/C — TELECOM LINE
- W — EXIST. WATER LINE
- SS — EXIST. SANITARY LINE
- ST — EXIST. STORM PIPES
- 378 — EXISTING 2' CONTOUR
- 380 — EXISTING 10' CONTOUR
- SS — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM PIPES
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE
- ASPHALT
- LANDSCAPE
- EXISTING SLOPES 14% AND 20%
- EXISTING SLOPES 20% & GREATER
- PROPOSED STORMWATER MANAGEMENT SYSTEM

SYMBOL LEGEND

- TG TOP OF GRATE ELEV.
- INV. INVERT ELEVATION
- TW TOP OF WALL ELEV.
- BW BOTTOM OF WALL ELEV.
- TBC TOP BACK OF CURB ELEV.
- BC BOTTOM BACK OF CURB ELEV.
- IRON PIN
- CONCRETE MONUMENT
- SANITARY MANHOLE
- WATER VALVE
- BOLLARD
- CLEANOUT
- ELECTRIC BOX
- FIRE HYDRANT
- FIRE VALVE
- GAS VALVE
- EVERGREEN TREE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- PARKING SPACE COUNT
- LIGHT POLE
- PROPOSED LIGHT (FIXTURE TYPE AND LOCATION TO BE DETERMINED AT FINAL PLAN STAGE)

SCHOCK GROUP LLC
1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID R. FIORELLO
ENGINEER
PE027479E

LOCATIONS OF EXISTING UTILITIES 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 BEFORE STARTING ANY WORK.

BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PA ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

PROJECT STAGE:
DEVELOPMENT PLAN
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

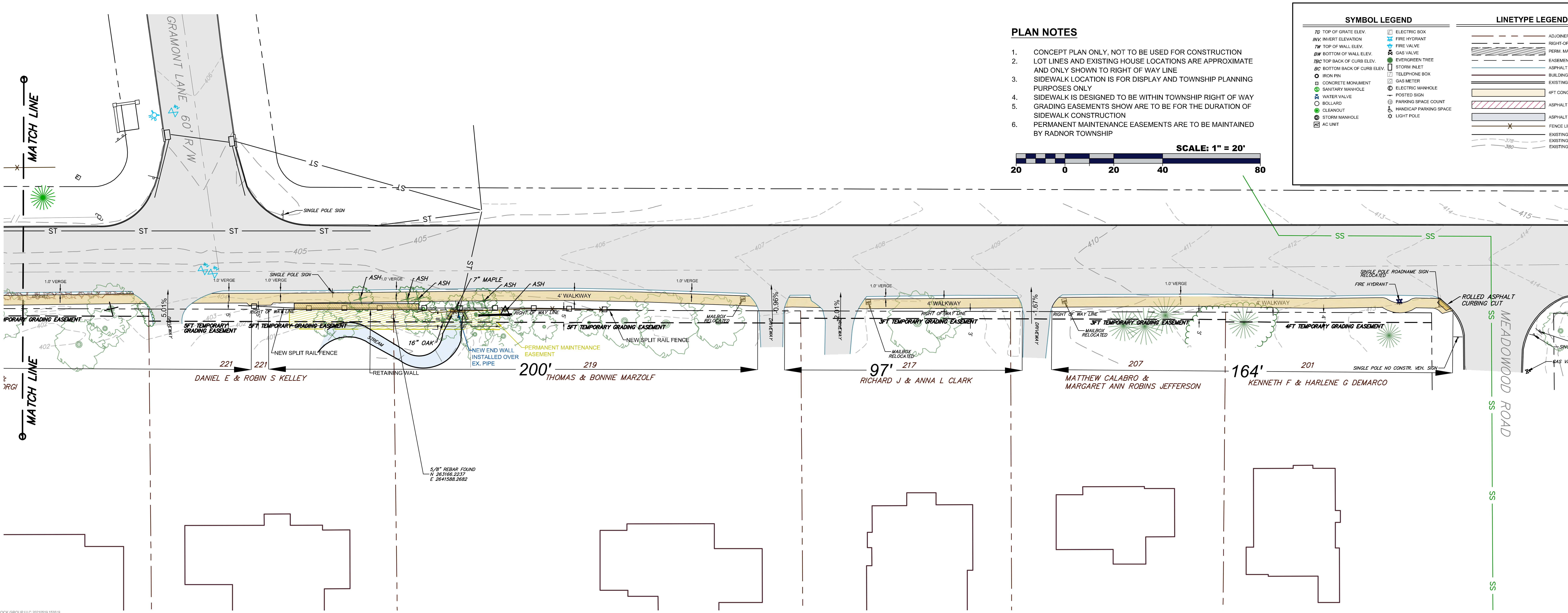
PROJECT NAME:
200 S. ITHAN AVENUE
RADNOR TOWNSHIP * DELAWARECOUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET 6A SIDEWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

OWNER/APPLICANT
GPX REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF
ONE-CALL:
SCALE: 1" = 40'
DATE: JANUARY 5, 2021
REVISED: MAY 18, 2021
FILE NO. 1082
SHEET NO. 6 OF 8

SOUTH ITHAN AVE
SIDEWALK DEVELOPMENT PLAN
MAY 18, 2021



PLAN NOTES

1. CONCEPT PLAN ONLY, NOT TO BE USED FOR CONSTRUCTION
2. LOT LINES AND EXISTING HOUSE LOCATIONS ARE APPROXIMATE AND ONLY SHOWN TO RIGHT OF WAY LINE
3. SIDEWALK LOCATION IS FOR DISPLAY AND TOWNSHIP PLANNING PURPOSES ONLY
4. SIDEWALK IS DESIGNED TO BE WITHIN TOWNSHIP RIGHT OF WAY
5. GRADING EASEMENTS SHOW ARE TO BE FOR THE DURATION OF SIDEWALK CONSTRUCTION
6. PERMANENT MAINTENANCE EASEMENTS ARE TO BE MAINTAINED BY RADNOR TOWNSHIP

SCALE: 1" = 20'

20 0 20 40 80

SYMBOL LEGEND

TG TOP OF GRATE ELEV.
INV. INVERT ELEVATION
TW TOP OF WALL ELEV.
BW BOTTOM OF WALL ELEV.
TBC TOP BACK OF CURB ELEV.
BC BOTTOM BACK OF CURB ELEV.
IRON PIN
CONCRETE MONUMENT
SANITARY MANHOLE
WATER VALVE
BOLLARD
CLEANOUT
STORM MANHOLE
AC UNIT
ELECTRIC BOX
FIRE HYDRANT
FIRE VALVE
GAS VALVE
EVERGREEN TREE
STORM INLET
TELEPHONE BOX
GAS METER
ELECTRIC MANHOLE
POSTED SIGN
PARKING SPACE COUNT
HANDICAP PARKING SPACE
LIGHT POLE

LINETYPE LEGEND

ADJOINER PROPERTY LINE
RIGHT-OF-WAY LINE
PERM. MAINT. EASEMENT
EASEMENT LINE
ASPHALT EDGE
BUILDING
EXISTING CURB TO REMAIN
4FT CONCRETE SIDEWALK
ASPHALT TO BE REMOVED
ASPHALT
FENCE LINE
EXISTING STORM PIPES
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR

SCHOCK GROUP LLC
1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM
REGISTERED PROFESSIONAL DAVID R. FIORELLO ENGINEER PE027479E

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CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK.

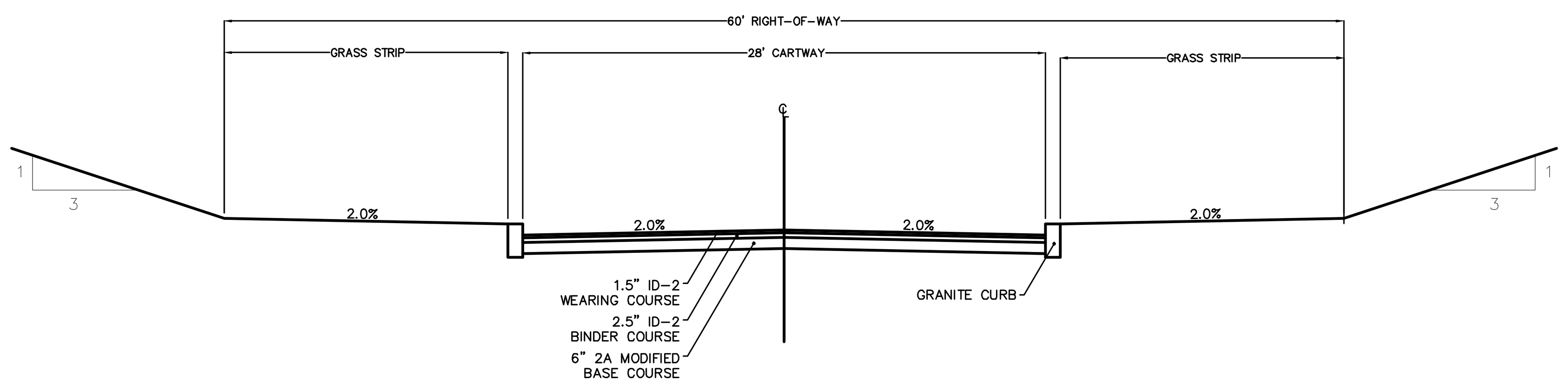
BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PA ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

PROJECT STAGE: DEVELOPMENT PLAN
PROJECT NAME: PRELIM SUBDIVISION/LAND DEVELOPMENT

200 S. ITHAN AVENUE
RADNOR TOWNSHIP * DELAWARECOUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

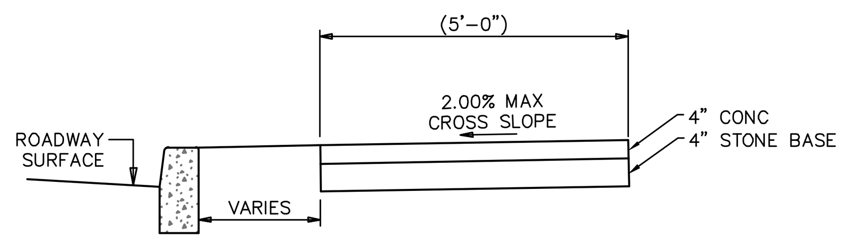
OWNER/APPLICANT: GPX REALTY PARTNERS, 357 SOUTH GULPH ROAD, KING OF PRUSSIA, PA 19406
DRAWN BY: TED
CHECKED BY: DRF
ONE-CALL:
SCALE: 1" = 20'
DATE: MARCH 24, 2021
REVISED: MAY 18, 2021
FILE NO. 1082
SHEET NO. 6A OF 8



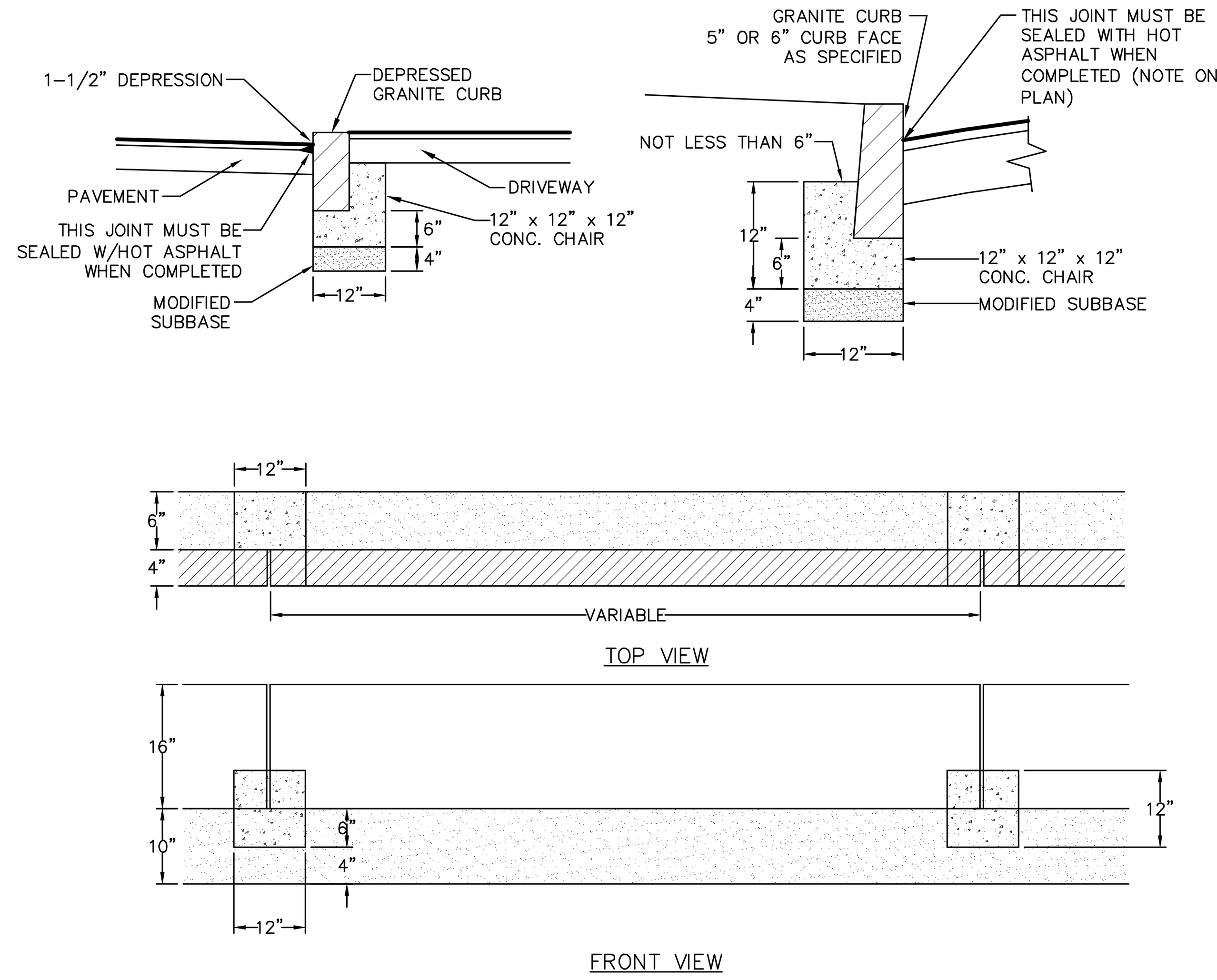
CROSS SECTION
PROPOSED ROADWAY

60' R/W 28' CARTWAY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF PENNDOT 408, LATEST REVISION

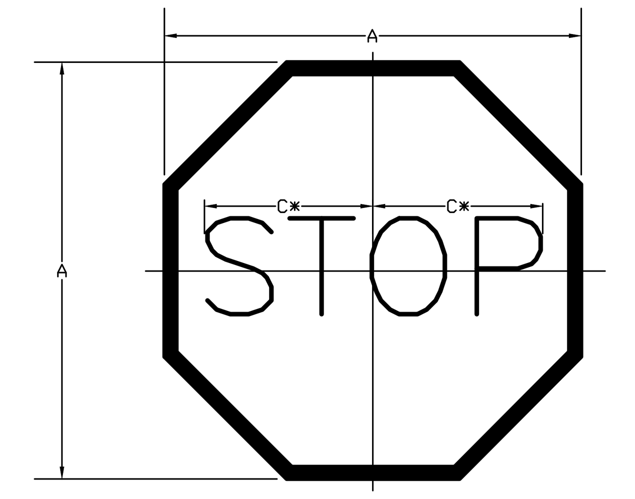


SIDEWALK
TYPICAL SECTION



GRANITE CURB – CONCRETE CHAIRS & MODIFIED SUBBASE

N.T.S.



COLOR : LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

* REDUCE SPACING 40%

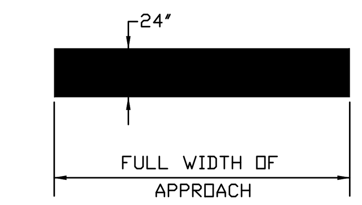
SIGN SIZE	DIMENSIONS			SERIES	BORDER	BLANK STD
	A	B	C			
30x30	30	10	12.5	C	3/4	B1–30

STOP SIGN (R1–1)

W14–2
750 mm x 750 mm
29.53 in x 29.53 in

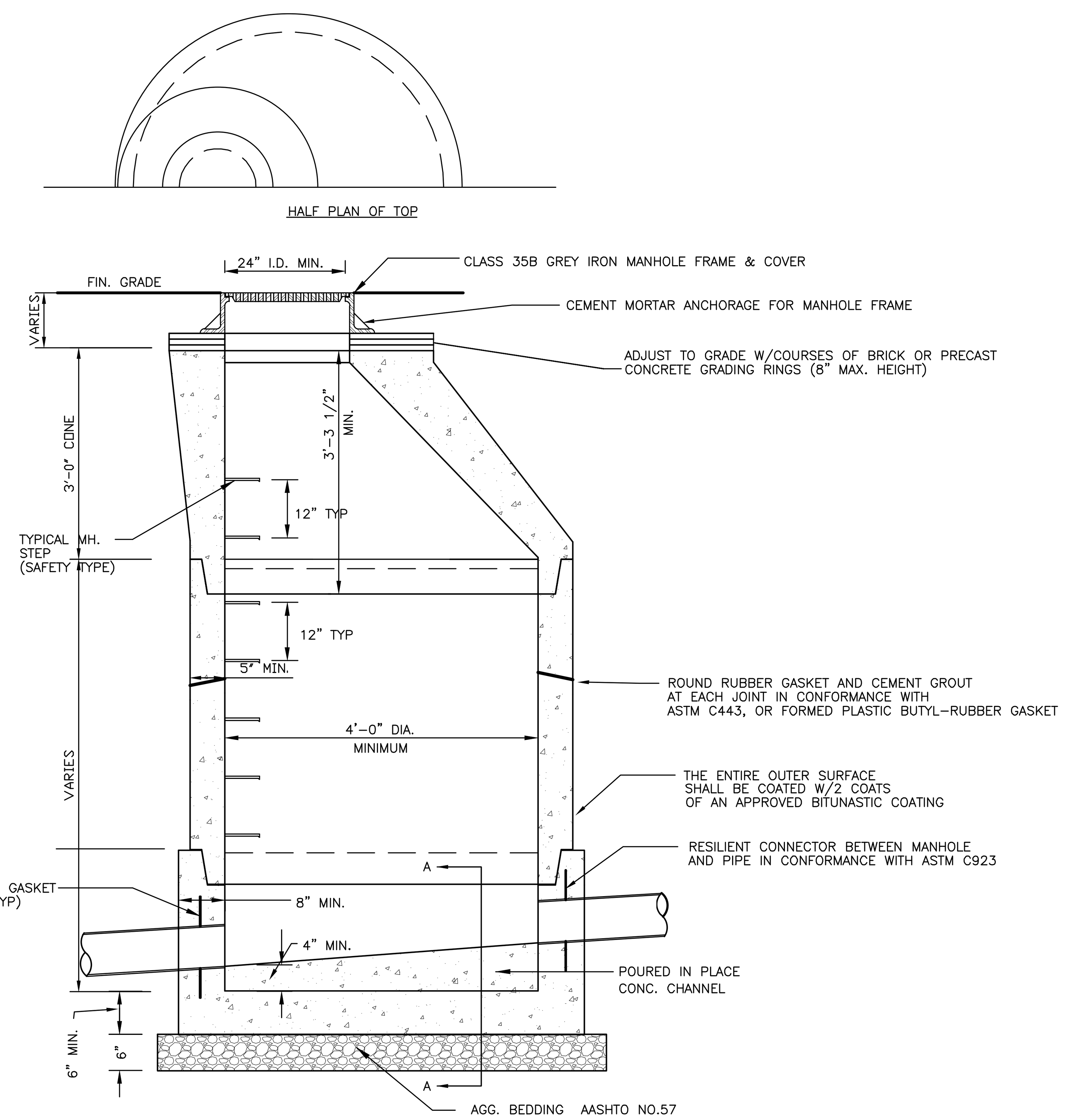
NO OUTLET SIGN (W14–2)

N.T.S.



SOLID WHITE STOP BAR

N.T.S.



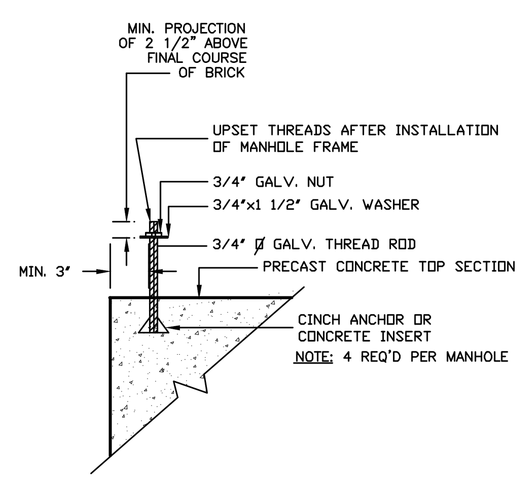
NOTE:
PRECAST MANHOLE SECTIONS & BASES SHALL BE USED IN LIEU OF BRICK, UNLESS SPECIFICALLY NOTED. OUTSIDE OF MANHOLE TO BE COATED WITH TWO COATS OF BITUMINOUS RESIN.

PRECAST CONCRETE MANHOLE
(SANITARY SEWER)
N.T.S.

SANITARY SEWER NOTES:
1. THE CONTRACTOR IS TO VERIFY THE EXISTING SANITARY LINES BEFORE CONSTRUCTION.

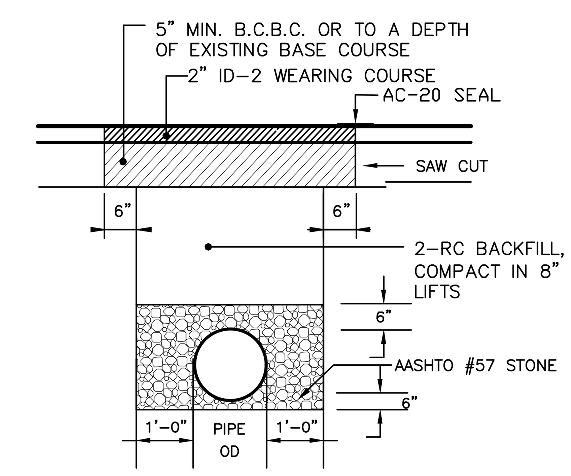
2. EXFILTRATION TESTS TO BE PERFORMED ON ALL 8" SANITARY SEWER LINES IN ACCORDANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

3. CONSTRUCTION IN ACCORDANCE WITH TOWNSHIP STANDARDS AND SPECIFICATIONS.



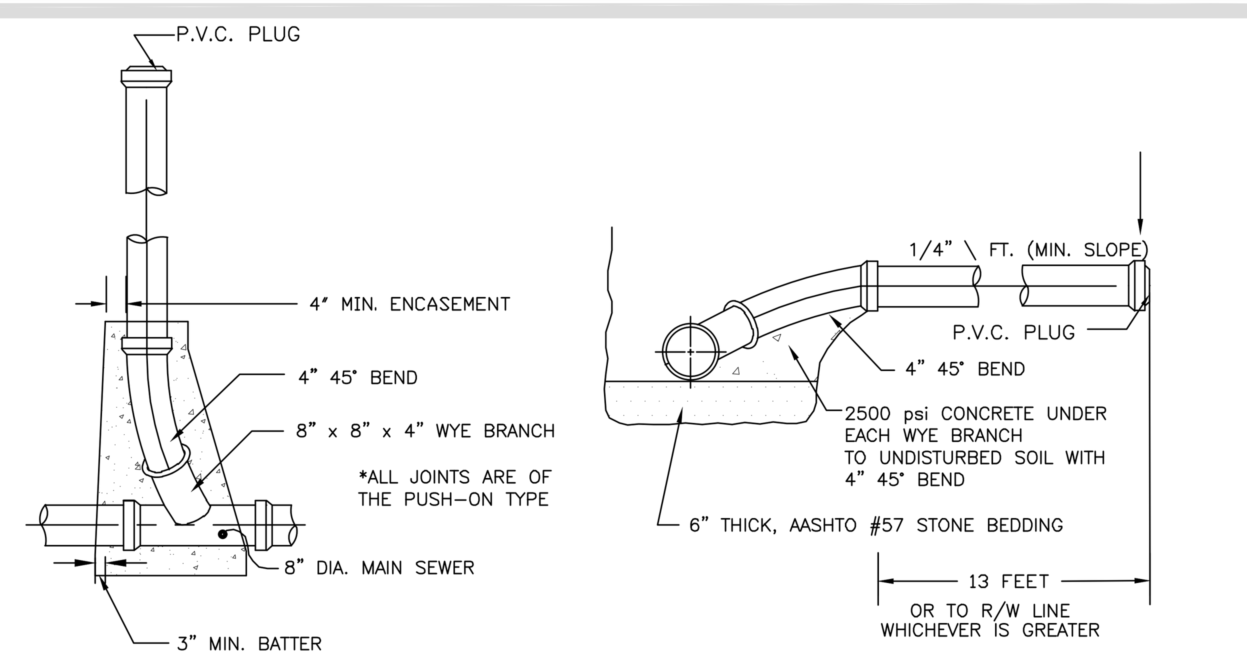
ANCHOR BOLT DETAIL FOR
PRE-CAST MANHOLE

N.T.S.



RADNOR TOWNSHIP ROAD RESTORATION

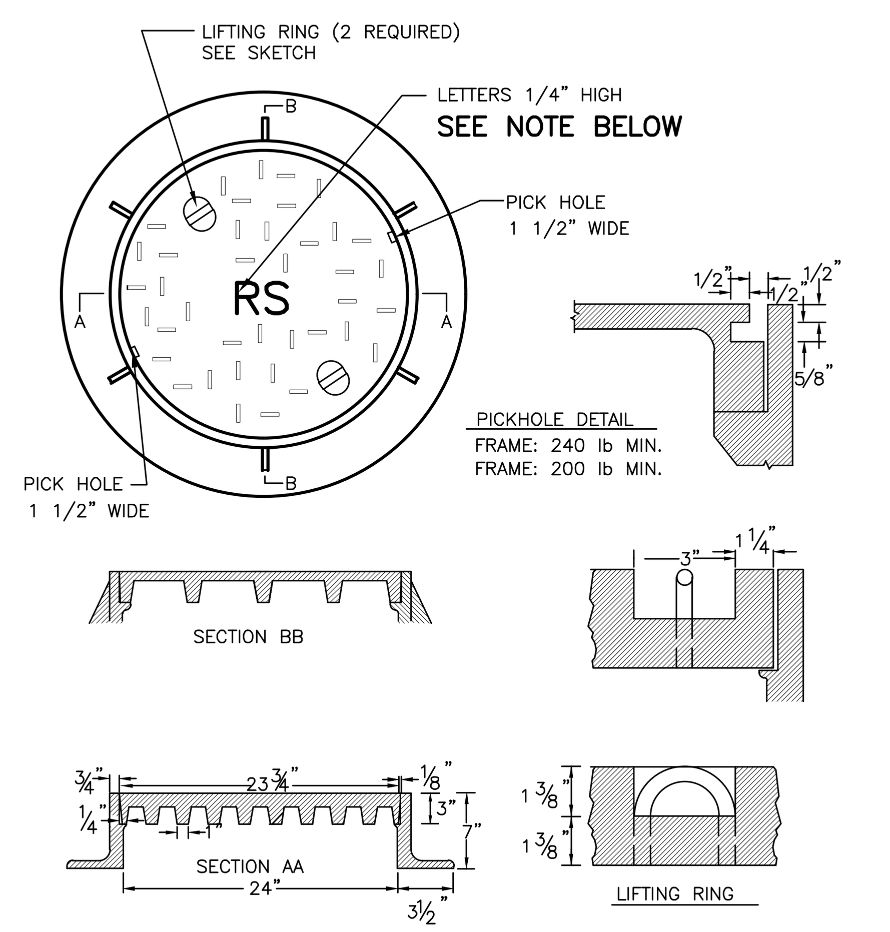
N.T.S.



WYE BRANCH CONNECTION

N.T.S.

SANITARY LATERAL NOTES
- WYE CONNECTIONS AND LATERAL STUBS ARE TO BE INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
- LATERALS ARE TO BE EXTENDED A MINIMUM OF 10–FEET INTO THE AS MEASURED FROM THE R/W LINE OR ADJACENT LOT LINE.
- LATERALS ARE TO BE CAPPED FOR FUTURE CONNECTION BY LOT DEVELOPER AND ENDS OF LATERAL SHALL BE MARKED WITH A 2X4 STAKE.
- CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS ON SANITARY LATERALS.
- THERE SHALL BE A MINIMUM DISTANCE OF 5–FEET BETWEEN LATERALS AND BETWEEN LATERALS AND MANHOLES.



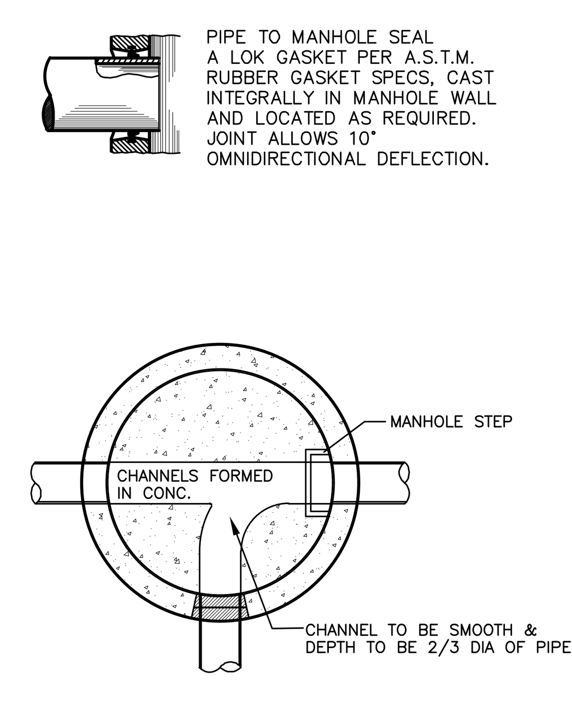
MANHOLE FRAME AND COVER

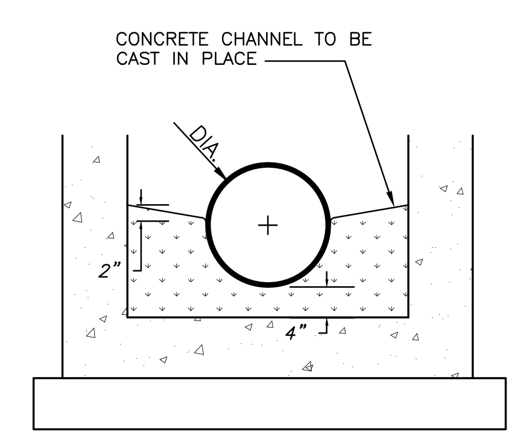
N.T.S.

LETTERING NOTE:
ALL NEW SANITARY MANHOLE LIDS TO BE LABELED "RS"

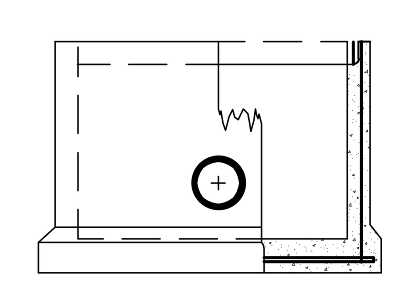
STANDARD MANHOLE: NEENAH FOUNDRY COMPANY, TYPE N FRAMED, MANHOLE FRAME AND COVER – CATALOG NUMBER R–1788–A1, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27–15/16 INCH DIAMETER BOLT CIRCLE.

WATERTIGHT MANHOLE: NEENAH FOUNDRY COMPANY, CATALOG NUMBER R–1916–D, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27–15/16 INCH DIAMETER BOLT CIRCLE. ALL MANHOLES NOT LOCATED IN PAVED AREAS ARE TO BE EQUIPPED WITH WATERTIGHT FRAMES AND COVERS

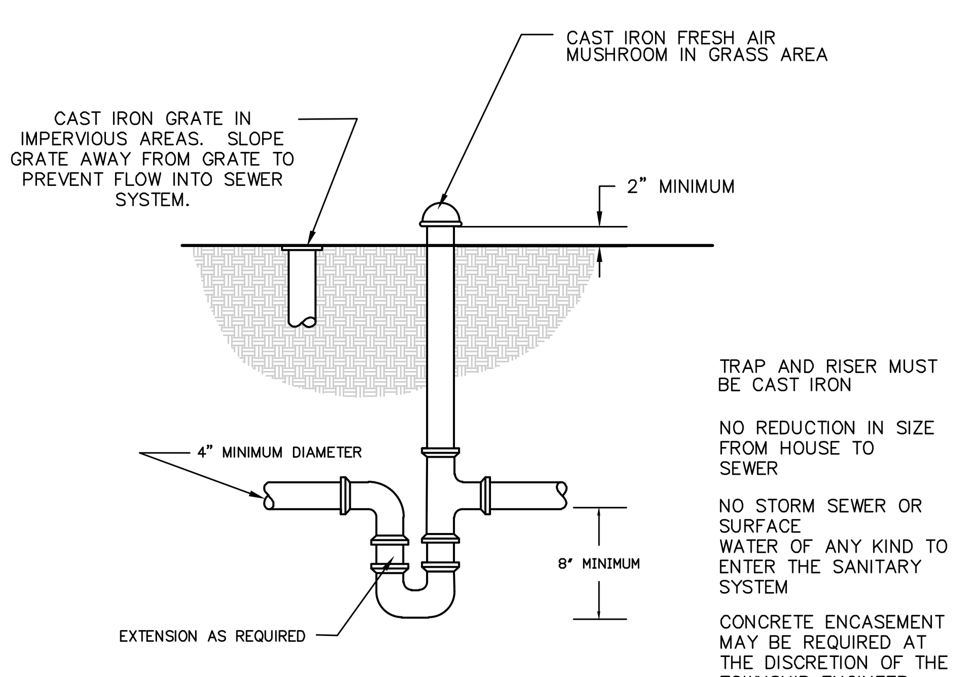




PARTIAL SECTION A–A



MANHOLE DESIGN SPECIFICATIONS CONFORMS TO: PRECAST REINFORCED CONCRETE MANHOLE SECTIONS: A.S.T.M. DESIGNATION C478, LATEST REVISION.
DESIGNED TO MEET RESILIENT CONNECTORS REQUIREMENTS OF A.S.T.M. C–923.



TRAP AND RISER MUST BE CAST IRON

NO REDUCTION IN SIZE FROM HOUSE TO SEWER

NO STORM SEWER OR SURFACE WATER OF ANY KIND TO ENTER THE SANITARY SYSTEM

CONCRETE ENCASEMENT MAY BE REQUIRED AT THE DISCRETION OF THE TOWNSHIP ENGINEER

SANITARY SEWER LATERAL TRAP

N.T.S.

SCHOCK GROUP LLC
1958 BUTLER PIKE, SUITE 200
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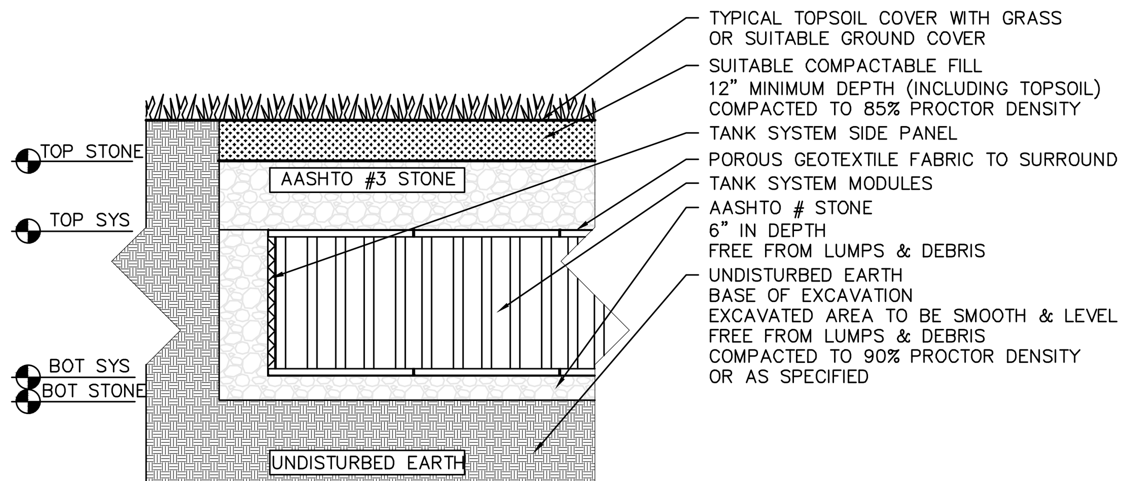
PROJECT STAGE: CINSTRUCTION DETAILS
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

PROJECT NAME: 200 S. ITHAN AVENUE
RADNOR TOWNSHIP • DELAWARECOUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET 6A SIDEWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

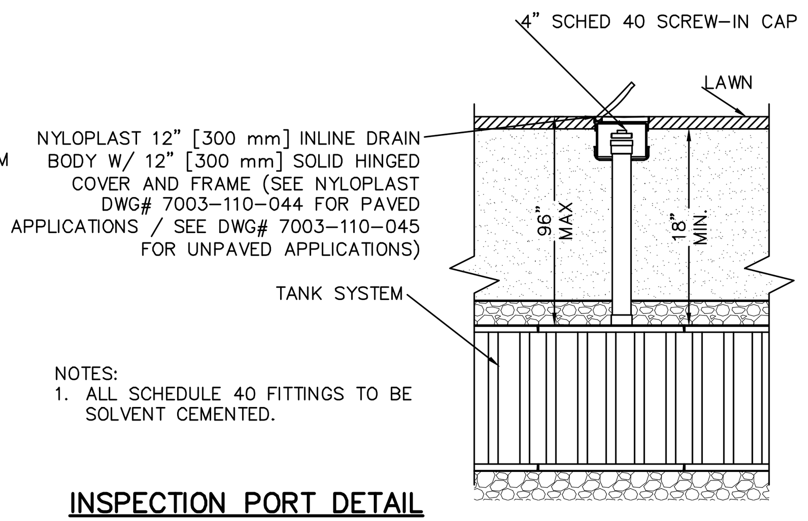
OWNER/APPLICANT
GPX REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF
ONE-CALL:
SCALE: AS NOTED
DATE: JANUARY 5, 2021
REVISED: MAY 18, 2021
FILE NO. 1082
SHEET NO. 7 OF 8



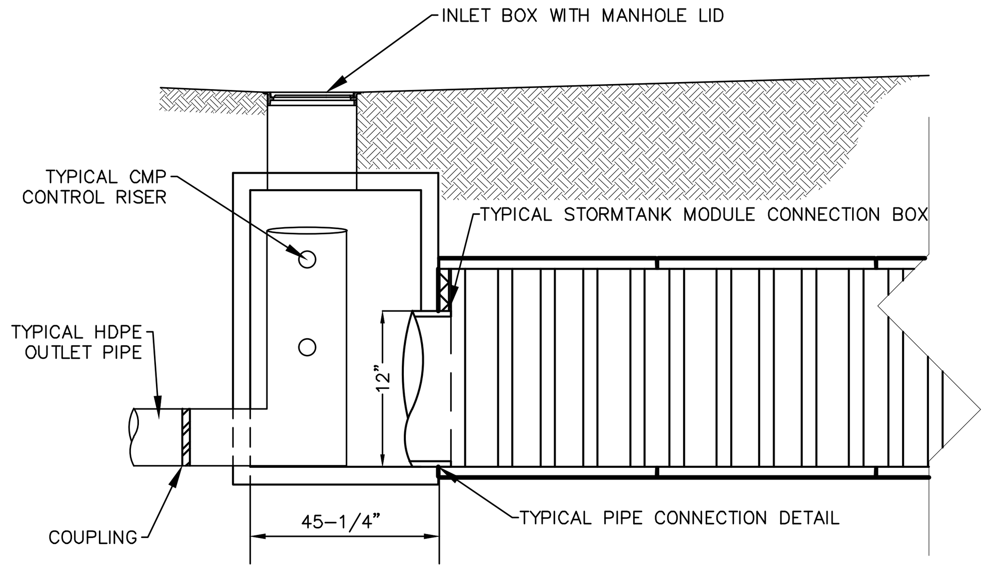
TYPICAL SYSTEM CROSS SECTION

N.T.S.



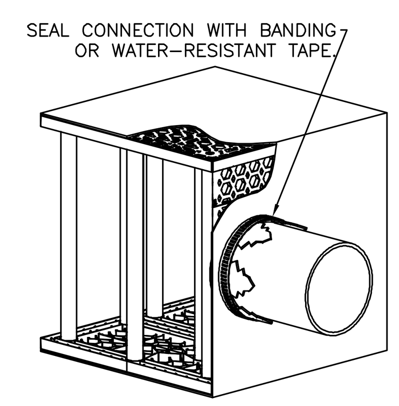
INSPECTION PORT DETAIL

N.T.S.



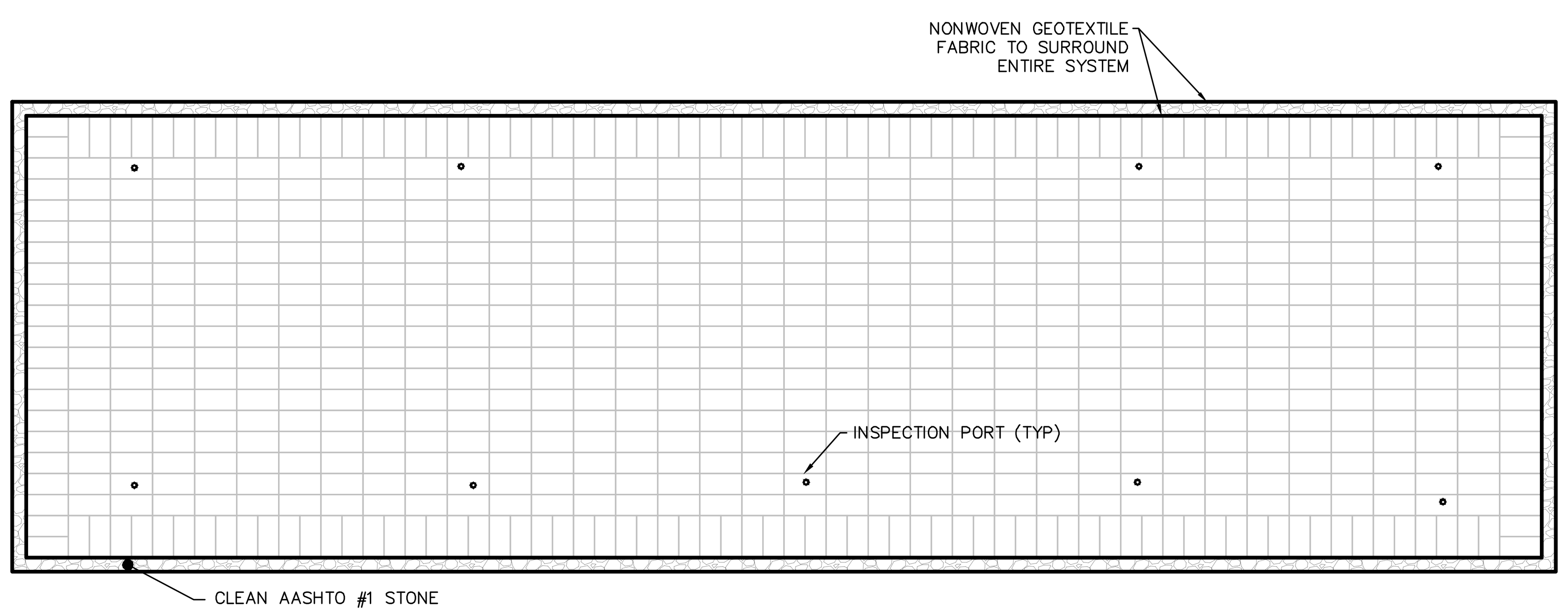
TYPICAL OUTLET STRUCTURE CONNECTION

N.T.S.



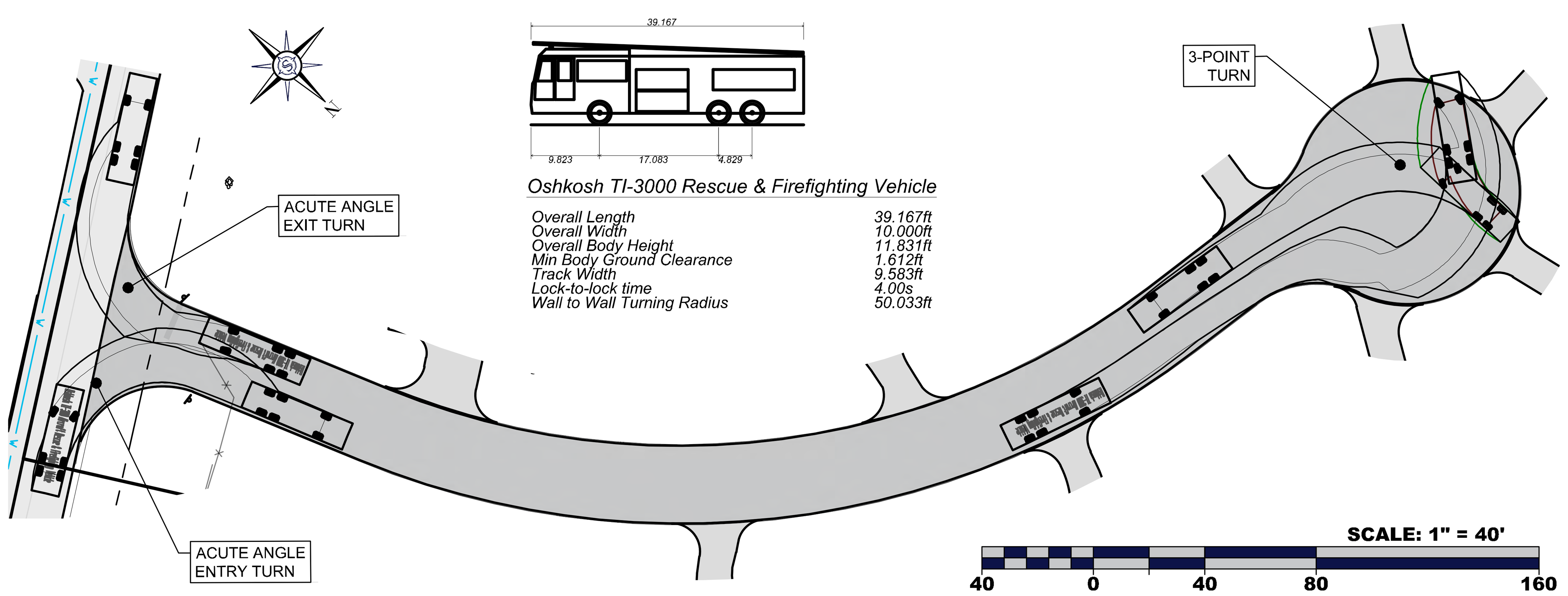
PIPE CONNECTION DETAIL

N.T.S.

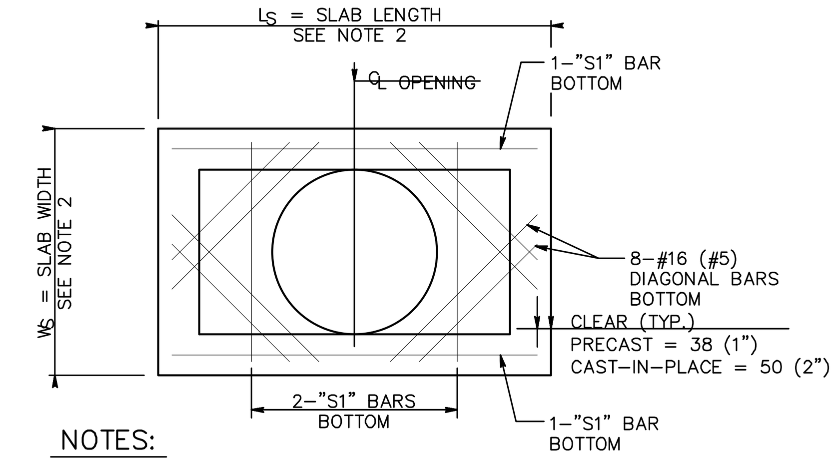


TYPICAL ON-LOT STORMWATER MANAGEMENT SYSTEM DETAIL

1.5'x3.0'x3.0' ST-36 STORMTANK CHAMBERS IN A STONE BED
1.0' OF STONE ON EITHER SIDE OF SYSTEM
0.5' OF STONE BENEATH SYSTEM
1.0' OF STONE ON TOP OF SYSTEM
CONFIGURATION WILL BE DIFFERENT ON EACH LOT AND IN ACCORDANCE WITH FINAL DESIGN CALCULATIONS

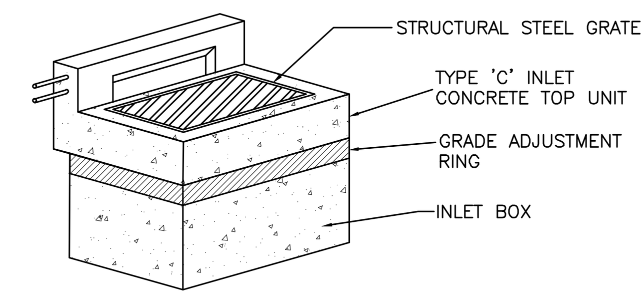


FIRE / EMERGENCY VEHICLE TURNING

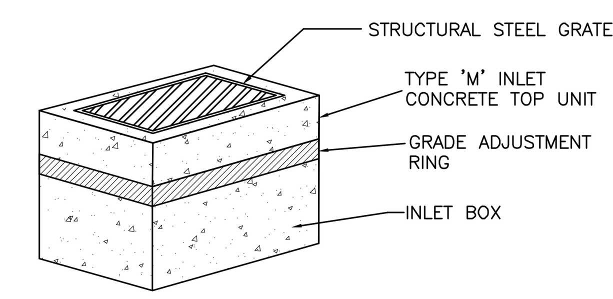


NOTES:
1. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.

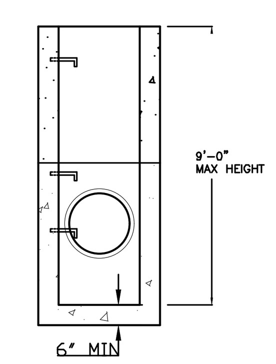
FOR STANDARD INLET BOX

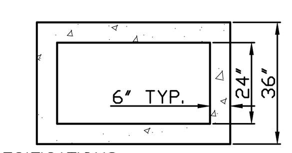


TYPE "C" INLET TOP

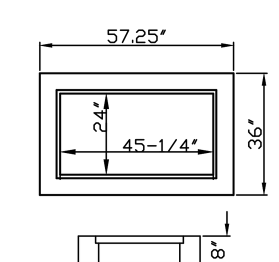


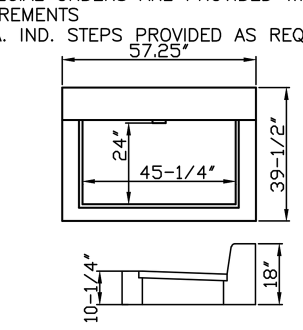
TYPE "M" INLET TOP



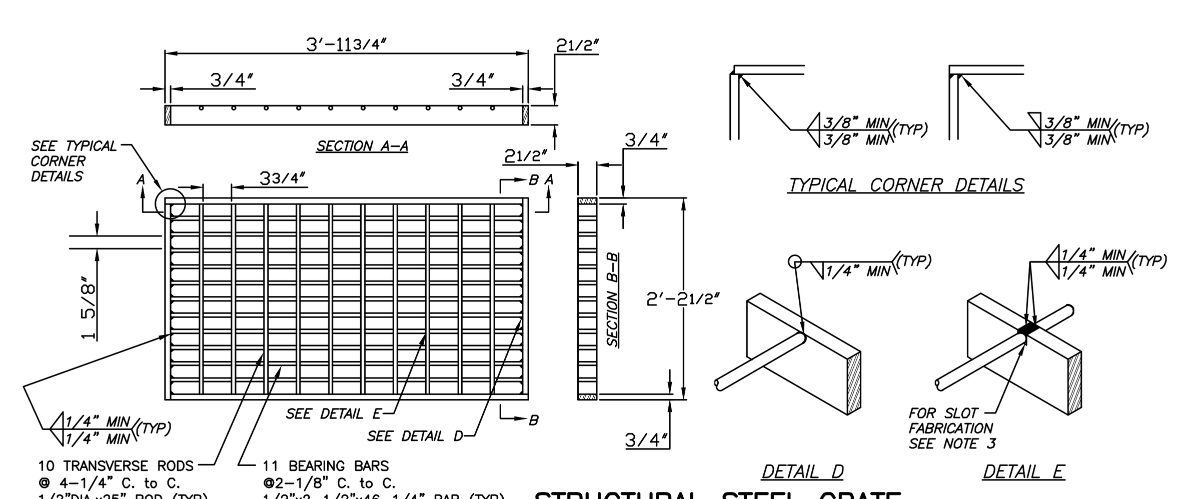


SPECIFICATIONS:
- CONCRETE STRENGTH: 4000 PSI MIN @ 28 DAYS
- REINFORCING STEEL: CONFORMS TO ASTM A615 & A185
- TOP AND PIPES TO BE GROUTED IN PLACE ON SITE BY CONTRACTOR
- DESIGN: TRAFFIC LOADS, HS-20 LOADING
- SPECIAL ORDERS ARE PROVIDED WITH HOLES TO MEET REQUIREMENTS
- M.A. IND. STEPS PROVIDED AS REQUIRED



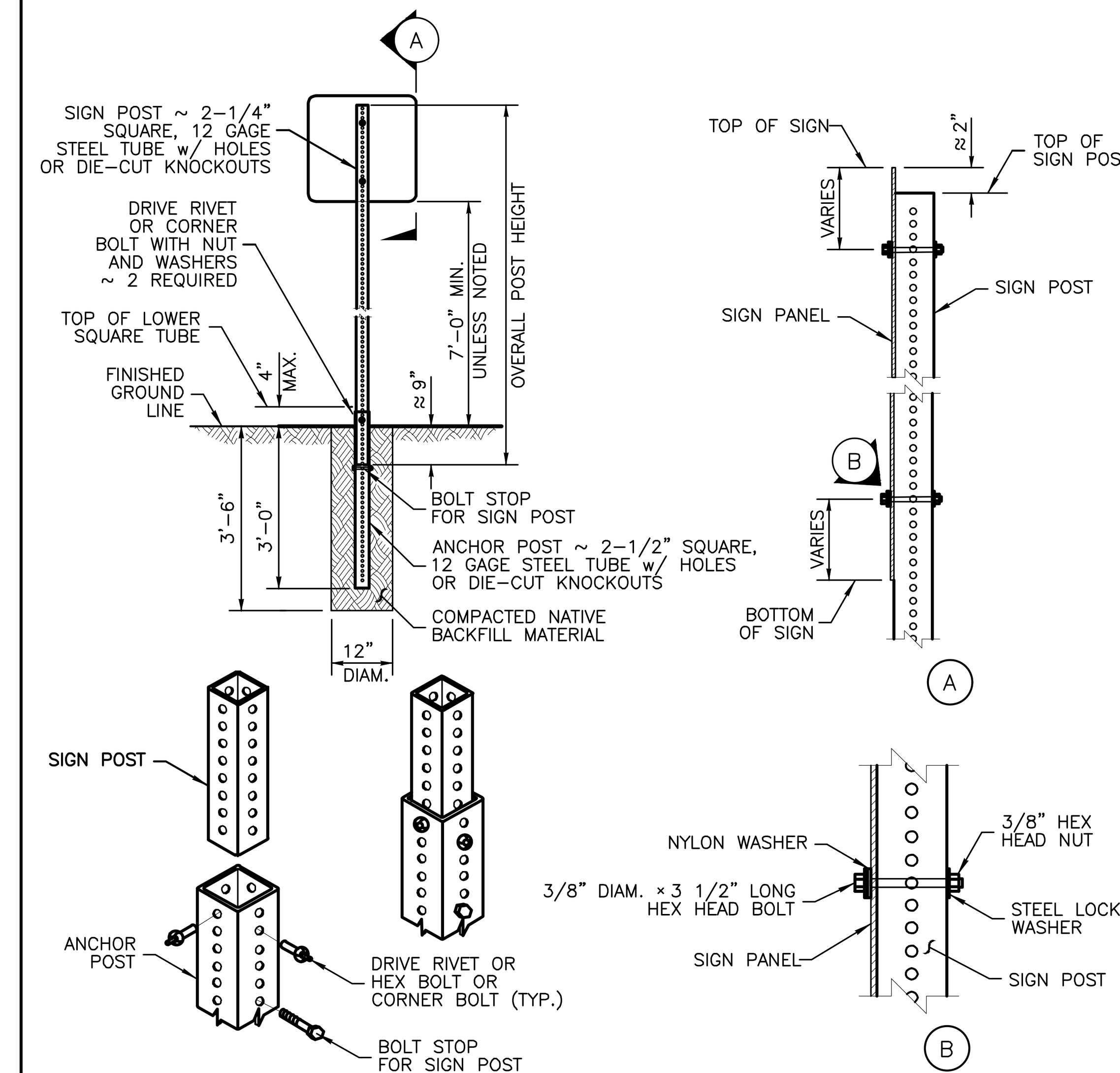


NOTES:
1. BASE PREPARATION SHALL BE A MINIMUM OF 6" OF COMPACTED 2A SUBBASE MATERIAL.
2. PROVIDE STRUCTURAL STEEL GRATES WITH TYPE 'C' & 'M' INLET TOPS.
3. PROVIDE ALL INLET BOTTOMS WITH 1' SUMP AND HOLES TO DRAIN INLET BOTTOM.
4. INSTALL NEW TYPE 'C' INLET TOP UNIT AND NEW BICYCLE SAFE STRUCTURAL STEEL GRATE ON EXISTING INLET AND PROPOSED INLET ALONG PROPERTY FRONTAGE ON LANCASTER AVENUE, MATCH EXISTING ROAD GRADES.
5. INLET GRATES TO BE DEPRESSED 1" AT BACK UNLESS NOTED OTHERWISE
6. COAT ALL SURFACES WITH ANTI-SPALLING COMPOUND.
7. MORTAR GROUT INLET FRAME TO BASIN.
8. AN 8" MAXIMUM LEVELING COURSE MAY BE USED WITH PRECAST INLETS.
9. INLET BOX CONSTRUCTION AS PER PENN-DOT SPECIFICATIONS.
10. CONCRETE BLOCK CONSTRUCTION IS NOT ALLOWED.
11. CAST IN PLACE CONCRETE, PRECAST CONCRETE, AND BRICK ARE THE ONLY APPROVED METHODS OF INLET BOX CONSTRUCTION.



STRUCTURAL STEEL GRATE BICYCLE SAFE

NOTES:
1. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.
2. PROVIDE TRANSVERSE RODS, MEETING THE REQUIREMENTS OF AASHTO-M227 OR M255, GRADE 70, 75, OR 80, FLUSH WITH THE GRATE SURFACE.
3. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
4. REFER TO RC-34, SHEET 3 OF 9 FOR COMPLETE COMPLIANCE WITH DETAIL AND NOTES.



INSTALLATION INSTRUCTIONS
1. DETERMINE THE PROPER POST LENGTH.
2. DRIVE THE ANCHOR POST INTO THE GROUND, USING A DRIVE CAP, UNTIL ONLY THREE HOLES REMAIN ABOVE THE FINISHED GRADE.
3. SLIDE A MINIMUM OF 12" OF THE SIGN POST INTO THE ANCHOR POST.
4. ATTACH THE SIGN POST TO THE ANCHOR POST WITH TWO CORNER BOLTS AND NUTS (OR ALTERNATELY TWO BOLTS AND NUTS OR TWO DRIVE RIVETS) THROUGH THE TOP TWO HOLES OF THE ANCHOR SLEEVE.
5. TIGHTEN THE BOLTS AND NUTS BY THE TURN-OF-NUT METHOD. BRING NUT TO A SNUG CONDITION TO ENSURE THAT ALL PARTS ARE BROUGHT TOGETHER INTO FULL CONTACT WITH EACH OTHER, THEN TIGHTEN AN ADDITIONAL 1/2 TURN.
6. ALL BOLTS AND/OR DRIVE RIVETS SHALL BE CADMIUM PLATED STEEL.

TRAFFIC SIGN POST DETAIL

SCHOCK GROUP LLC
1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DAVID R. FIORELLO
ENGINEER
PE027479E

LOCATIONS OF EXISTING UTILITIES 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 BEFORE STARTING ANY WORK.

BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PA ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

CONSTRUCTION DETAILS

PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

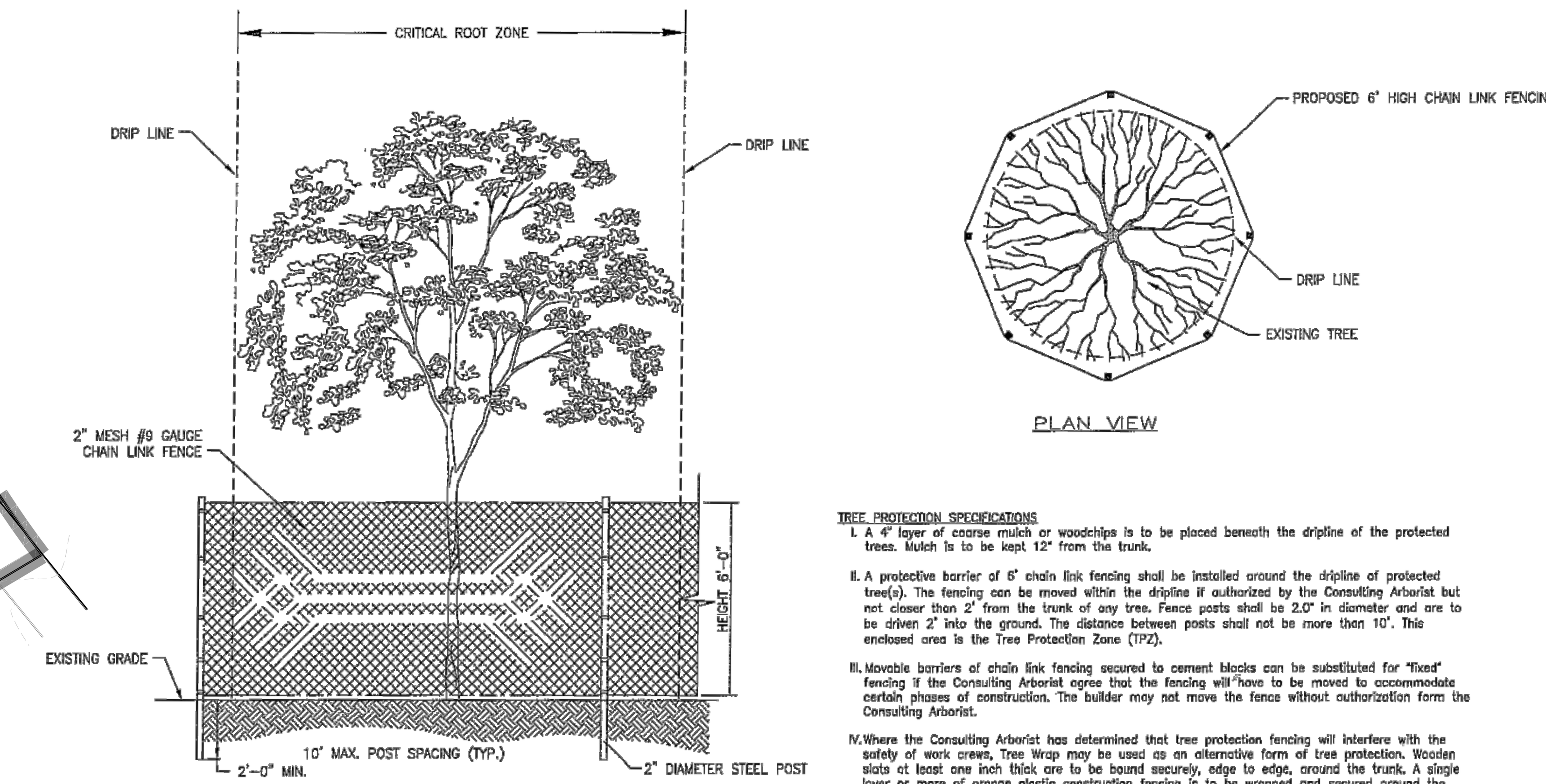
200 S. ITHAN AVENUE

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET 6A SIDEWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

OWNER/APPLICANT:
GPX REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY:	TED
CHECKED BY:	DRF
ONE-CALL:	
SCALE:	AS NOTED
DATE:	JANUARY 5, 2021
REVISED:	MAY 18, 2021
FILE NO.:	1082
SHEET NO.:	8 OF 8



DO NOT:
A. Allow run off of spillage of damaging materials into the area below any tree canopy.
B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
D. Allow fires under and adjacent to trees.
E. Discharge exhaust into foliage.
F. Secure cable, chain, or rope to trees or shrubs.
G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL
NO SCALE

TREE PROTECTION SPECIFICATIONS

I. A 4" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

II. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Consulting Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 2.0" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

III. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Consulting Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Consulting Arborist.

IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Consulting Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

ROCKWELL ASSOCIATES, LLC
Arboriculture • Urban Forestry • Horticulture
Consulting • Planning • Management
P.O. Box 542, Ridley Park, PA 19078
Phone (610) 731-7969
Fax (610) 521-0108
jhtrees@verizon.net
www.rockwellconsultants.com

LEGEND

Tree Protection Fence
Property Line
Setback
Subsurface Basin - See Civil Drawings

TREE TO BE REMOVED

Heritage Tree
19"-29" DBH
6"-18" DBH
< 5" DBH
Hazard
Invasive

TREE TO BE PRESERVED

Deciduous Tree
Evergreen Tree

NOTE: Sidewalks and associated grading are tentative. Conflict between trees and sidewalks will be resolved in the final design.

	TREE REMOVALS		
Number Removed	Size/Quality	Requirement: total trees	number of total replacements which must be canopy trees
6	Heritage Tree (30"+)	36	24
18	19-29" DBH	54	36
92	6-18" DBH	92	0
3	<5" DBH	0	0
41	Norway Maple	41	0
116	Hazards/ >30% Dead	0	0
Total		**Total**	**Total**
276		**223**	**60**

BASE INFORMATION TAKEN FROM 19283.DWG BY :
MOMONEE INC. 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010. P: 610-527-3030
PLAN REVISION DATE: 12/10/2020 PROJECT #: 19283

0 20' 40' 80' 120'

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www.paonecall.org
NOT FOR CONSTRUCTION

NOTES:
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JONATHAN ALDERSON LANDSCAPE ARCHITECTS inc
Post Office Box 661 Wayne, Pennsylvania 19087-0661
(610) 341-9925 Fax (610) 341-9926
e-mail Information@jonathanalderson.com

200 SOUTH ITHAN AVENUE

RADNOR TOWNSHIP
PENNSYLVANIA

ISSUED:

Township Submission	12/17/2020
Revision	4/29/2021

PENNSYLVANIA
JONATHAN C. ALDERSON
Registration Number LA-00 1321-R
REGISTERED LANDSCAPE ARCHITECT

DATE: 2021-04-29
CHECKED: JA
DRAWN BY: JF
PROJECT #: 0668

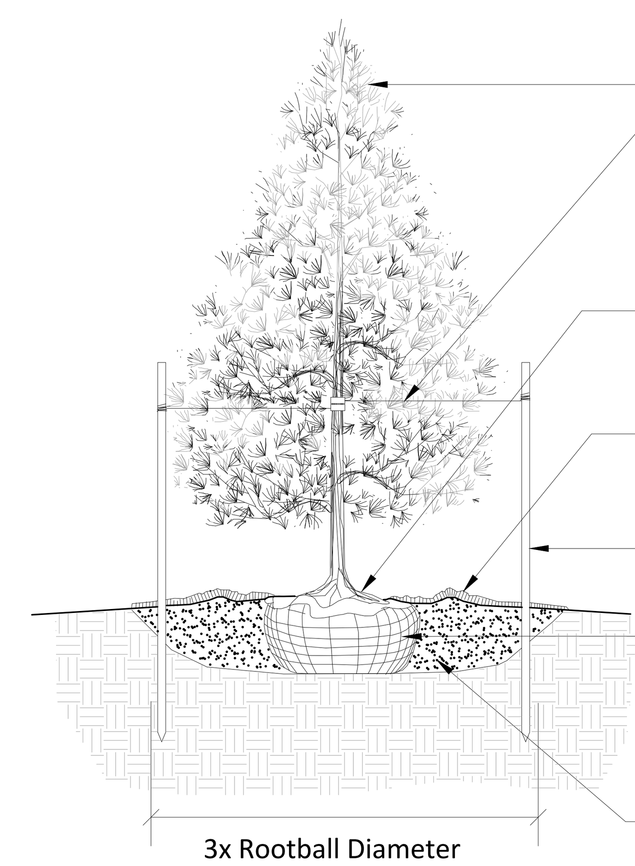
SHEET: 1 OF 2

L001

Removals Plan

SCALE: 1" = 40'

200 SOUTH ITHAN AVE PLANT SCHEDULE						DATE 4/29/2021
ID	#	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
		Trees and Shrubs				
AC	17	*Amelanchier canadensis*	Shadbush	8-10'	B&B	
AR1	12	*Acer rubrum 'October Glory'*	Red Maple	5" cal.	B&B	Counts as 2 trees toward Twp. Requirements
BN	8	*Betula nigra 'Heritage'*	River Birch	8-10'	B&B	multi-stem
CA	9	*Cornus alternifolia*	Pagoda Dogwood	8-10'	B&B	
CC	22	*Cercis canadensis*	Redbud	8-10'	B&B	multi-stem
CJ	40	*Cryptomeria japonica 'Yoshino'*	Japanese Cedar	8-10'	B&B	
IO	19	*Ilex opaca*	American Holly	8-10'	B&B	
IOM	5	*Ilex opaca 'Jersey Knight'*	American Holly (Male)	8-10'	B&B	
MP	4	*Malus 'Prariefire'*	Prairie Fire Crabapple	8-10'	B&B	
MV	13	*Magnolia virginiana 'Henry Hicks'*	Sweetbay Magnolia	8-10'	B&B	multi-stem
PA	22	*Picea abies*	Norway Spruce	8-10'	B&B	
PS	12	*Pinus strobus*	Eastern White Pine	8-10'	B&B	
PO	16	*Platanus acerifolia 'Exclamation'*	London Planetree	2-2 1/2" cal.	B&B	
PO1	11	*Platanus acerifolia 'Exclamation'*	London Planetree	5" cal.	B&B	Counts as 2 trees toward Twp. Requirements
QB	6	*Quercus bicolor*	Swamp White Oak	2-2 1/2" cal.	B&B	
QB1	12	*Quercus bicolor*	Swamp White Oak	5" cal.	B&B	Counts as 2 trees toward Twp. Requirements
		Alternates				
		Acer saccharum 'Green Mountain'	Sugar Maple			Alt for AR
		Liquidambar styraciflua 'Rotundiloba'	Sweetgum			Alt for AR, PO
		Platanus acerifolia 'Morton Euclid '	Ovation London Planetree			Alt for PO
		Quercus phellos	Willow Oak			Alt for QB



Prune Only Broken or Dead Branches

Three (3) galvanized, twisted, 14 Gauge wires at 120° around Tree. Attach to Tree using Polypropylene Straps. Tension of wires not taut to allow for small amount of trunk movement. Remove after one (1) year.

Root collar shall be level or 1" higher than the adjacent finish grade. Remove excess soil from top of root ball.

Two inches (2") of Hardwood Bark Mulch or approved equal. Mulch to within six inches (6") of Trunk / Collar.

4' X 2" X 2" hardwood stake 180° apart, driven flush to finish grade. Two (2) per tree.

Remove all Twine, Wire, Rope, and Burlap from the top 1/3 of root ball. All non-organic material from entire ball. For wire baskets, cut top and fold down in the pit after positioned and ready for backfill.

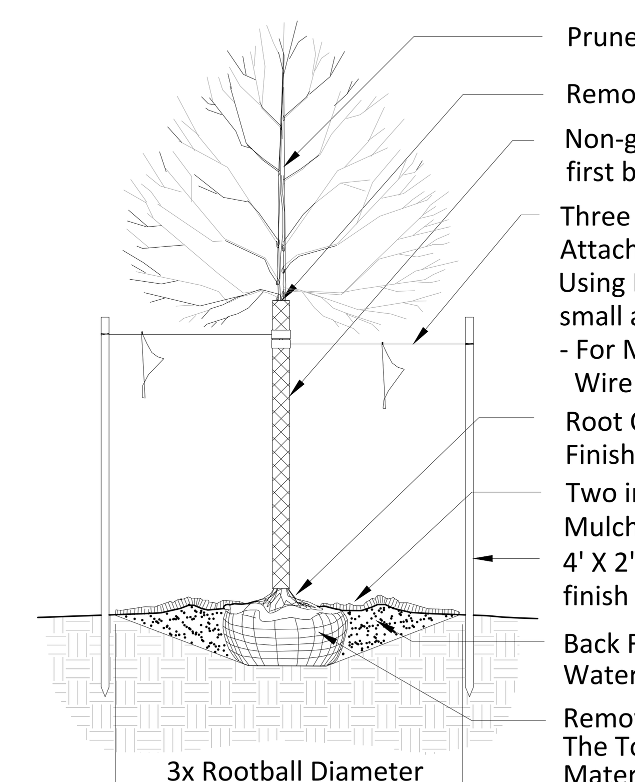
Backfill using specified soil mix. Water thoroughly to eliminate air pockets. Do not compact.

3x Rootball Diameter

NOTES
1. Nylon Burlap is unacceptable
2. Apply Anti-Desiccant for all Fall Plantings

Evergreen Tree Detail

NTS



Prune Only Broken Or Dead Branches.

Remove Transit Trunk Guards Immediately After Planting.

Non-galvanized chicken wire from top of rootball to first branch for deer protection.

Three (3) galvanized, twisted, 14 Gauge wires at 120° around Tree. Attach to Tree using Polypropylene Straps. Flag or Tape each Strap Using Bright-Colored Material. Tension of wires not taut to allow for small amount of trunk movement. Remove after one (1) year.
- For Multistemmed Trees, Secure Three (3) Main Stems with One (1) Wire and One (1) Polypropylene Strap Each.

Root Collar Shall Be 1" to 2"+/- Higher Than The Adjacent Finish Grade

Two inches (2") of Hardwood Bark Mulch or approved equal. Mulch to within six inches (6") of Trunk / Collar

4' X 2" X 2" hardwood stake 120° apart, driven flush to finish grade. Three (3) per tree.

Back Fill Using Specified Soil Mix. Water Thoroughly To Eliminate Air Pockets. Do Not Compact.

Remove All Twine, Wire, Rope, And Burlap From The Top 1/3 Of Root Ball. Remove All Non-organic Material From Entire Ball. For Wire Baskets, Cut And Spread Bottom Prior To Placing Tree In Hole - Cut Away And Remove Remainder Of Wire.

3x Rootball Diameter

NOTE: Nylon Burlap is unacceptable

Deciduous Tree w/ Deer Protection

NTS

REQUIRED PLANTING			
	Canopy Trees	Evergreen or Flowering Trees	Total
STREET TREE REQUIREMENTS (255-38 B.)			
Street trees are required at intervals of not more than 30 feet along both sides of new streets and along one or both sides of existing streets. 40 Trees are required for 1,196 linear feet of combined new street frontage and uncanopied existing street frontage*.	40		40
TREE REPLACEMENT REQUIREMENTS			
Refer to Removals/Replacements table on L001	60	163	223
TOTAL REQUIRED	**100**	**163**	**263**
Total Provided**	100	163	263

*Street Frontage includes: 1,082 Linear Feet for both sides of the Access Drive and 114 Linear Feet for the decanopied portion of Ithan.

**Canopy Trees sized at 5" caliper are calculated as two trees.

GENERAL NOTE: Radnor Township Shade Tree Commission has approved the use of 5" cal. trees to each count toward two (2) Required Trees. Thirty five (35) 5" cal. trees are utilized on this plan, which combine to count as seventy (70) total trees. These trees are utilized along the main access drive, serving as thirty five (35) of the required Street Trees. The credit toward thirty five (35) additional trees is applied toward Replacement Trees. Shade Tree Commission Approval was granted on 2/17/2021.

LEGEND

Property Line

Setback

Subsurface Basin - See Civil Drawings

TREE TO BE PRESERVED*

Deciduous Tree

Evergreen Tree

PROPOSED TREES

Canopy Tree

Flowering Tree

Evergreen Tree

*See Sheet L001 For Tree Protection Detail

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200 SOUTH ITHAN AVENUE

RADNOR TOWNSHIP
PENNSYLVANIA

ISSUED:

Preliminary Review	8/13/2020
Township Submission	12/17/2020
Revision	4/29/2021

PENNSYLVANIA JONATHAN C. ALDERSON REGISTERED LANDSCAPE ARCHITECT Registration Number LA-00 1321-R

DATE:	2021-04-29
CHECKED:	JA
DRAWN BY:	JF
PROJECT #:	0668
SHEET:	2 OF 2

L101

Planting Plan

SCALE: 1" = 40'