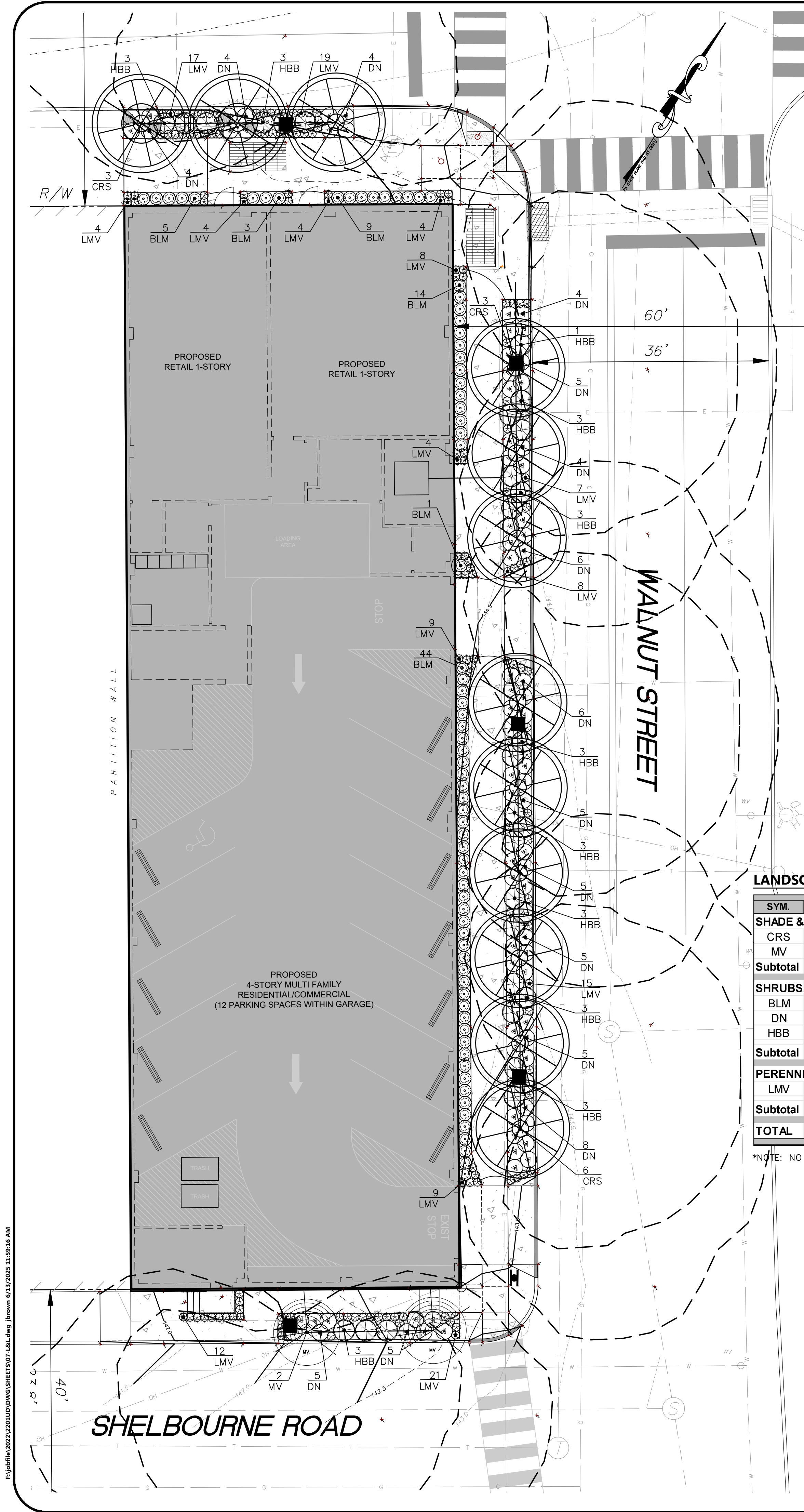


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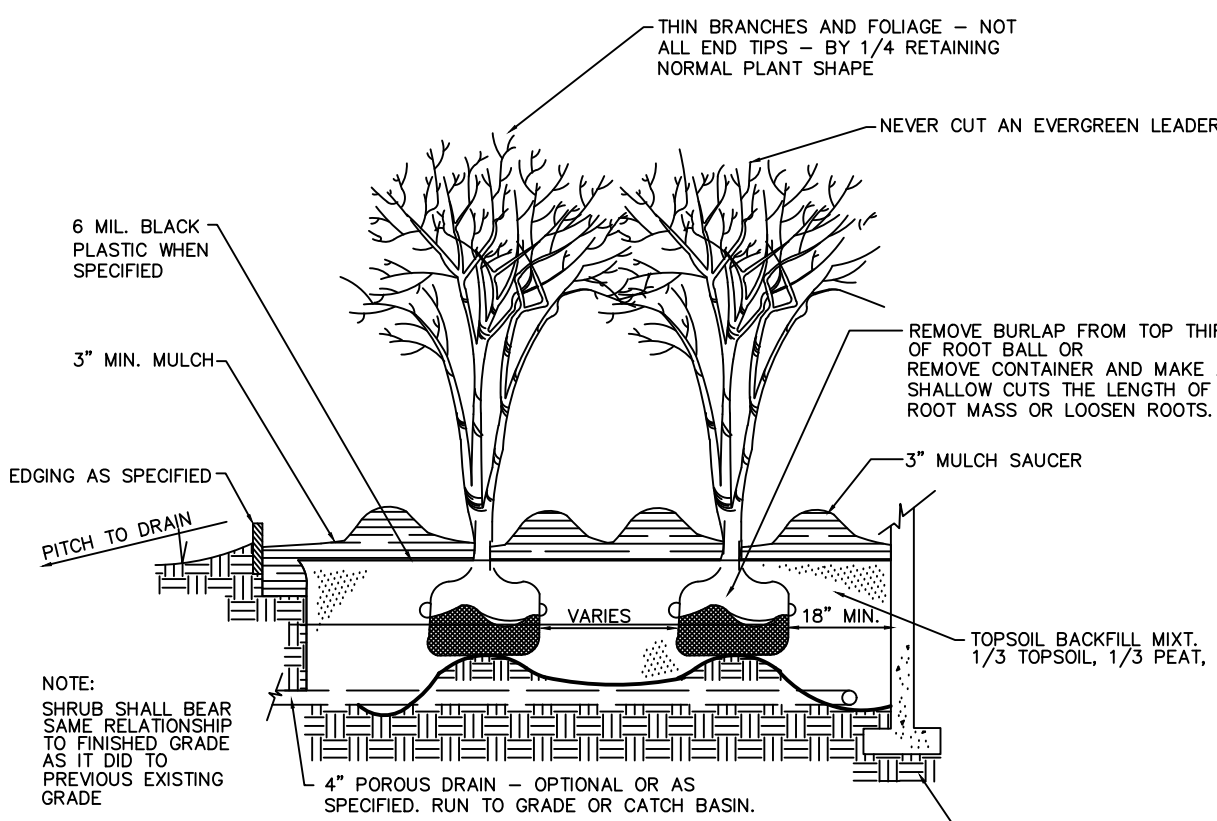
LANDSCAPE NOTES

- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS FIBROUS ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
- ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIMEN QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDINESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DUG TO MEET OR EXCEED THE USDA STANDARDS FOR NURSERY STOCK.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN (1994), OR MOST RECENT EDITION, AND THE HEIGHT, SPREAD AND/OR CALIPER FOR TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF TREE MAINTENANCE BY P. P. PIORNE, FIFTH OR MOST RECENT EDITION.
- PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS FOLLOWING FINAL APPROVAL BY THE TOWNSHIP, EXCEPT WHERE OTHERWISE NOTED IN THIS SECTION. ANY PLANT MATERIAL THAT HAS 25% OR GREATER DEAD BRANCHES SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR 25% OF THE CROWN IS DEAD. ANY DEAD MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO APPROVED PLANTING PRACTICES.
- MAINTAIN A MINIMUM FIFTEEN (15) FOOT SEPARATION DISTANCE BETWEEN TREES AND UNDERGROUND UTILITIES. THIS MINIMUM MAY BE REDUCED TO TEN (10) FEET IN CERTAIN CIRCUMSTANCES WITH APPROVAL OF THE TOWNSHIP ENGINEER. HOWEVER, DURING CONSTRUCTION, IF IT IS DEEMED NECESSARY TO FIELD ADJUST THE LOCATIONS OF ANY PLANTINGS AND/OR UTILITY CONNECTIONS DUE TO THE NEED TO PROVIDE THE MINIMUM TEN FOOT SEPARATION BETWEEN THOSE PLAN ELEMENTS, THIS ADJUSTMENT SHOULD BE UNDERTAKEN IN CONSULTATION WITH UPPER DARBY TOWNSHIP STAFF/PROFESSIONALS.
- THE LOCATIONS OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE LANDSCAPE SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD BE CLEAR TRUNK UP TO 7'-0" ABOVE GRADE. ALL SHRUBBERY MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 3' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED OR EXISTING IN SIGHT TRIANGLES SHALL BE PRUNED SO AS NOT TO HAVE BRANCHES BELOW 7'-0".
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET OR CLAY SOIL CONDITIONS EXIST, INSTALL A 4" PERFORATED DRAIN, RUN TO GRADE OR CATCH BASIN.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE ON THE SOIL EROSION AND SEDIMENT CONTROL NARRATIVE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE MINIMUM 4" OF SHREDED HARDWOOD BARK.
- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SHALL HAVE PRECEDENCE OVER THE LANDSCAPE SCHEDULE IN THE EVENT OF ANY QUANTITY DISCREPANCIES.
- A CLEAR-SIGHT TRIANGLE OF TEN FEET (10') MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESS-WAY SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET (2') ABOVE THE STREET GRADE.
- REQUIRED LANDSCAPE PLANTING DETAILS ARE PROVIDED ON THIS SHEET, CONSTRUCTION DETAILS.

LANDSCAPE SCHEDULE*:

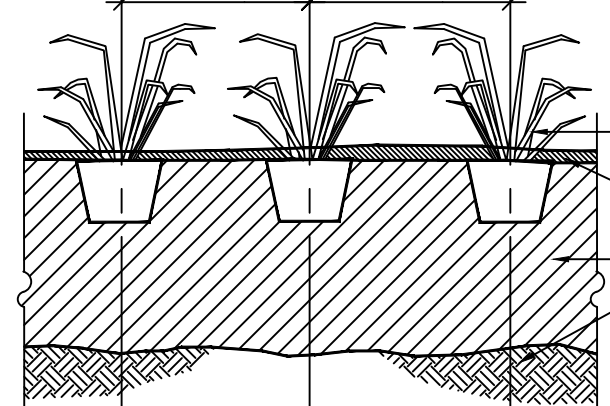
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE & FLOWERING TREES					
CRS	12	Carpinus caroliniana 'Rising Sun'	Rising Sun American Hornbeam (no subst.)	3"-3.5" cal, 3'-5" sprd.	B & B
MV	2	Magnolia virginiana 'Green Mile' (single stem)	Green Mile Sweetbay Magnolia	8'-10' ht, 3'-5" sprd.	B & B
Subtotal 14					
SHRUBS					
BLM	76	Buxus microphylla 'Little Missy'	Little Missy Boxwood (evergreen)	18" ht, 18" sprd.	#5 Cont.
DN	75	Deutzia gracilis 'Nikko'	Dwarf Nikko Deutzia	18" ht, 18" sprd.	#3 Cont.
HBB	31	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	24"-30" ht. 24" sprd.	#5 Cont.
Subtotal 182					
PERENNIALS / GROUNDCOVERS					
LMV	151	Liriope muscari 'Variegata'	Variegated Liriope (evergreen)	8" ht, 10" sprd.	#1 Cont.
Subtotal 151					
TOTAL 347					

*NOTE: NO SUBSTITUTION OF ANY PLANT MATERIAL IS PERMITTED UNTIL AFTER IT HAS BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.



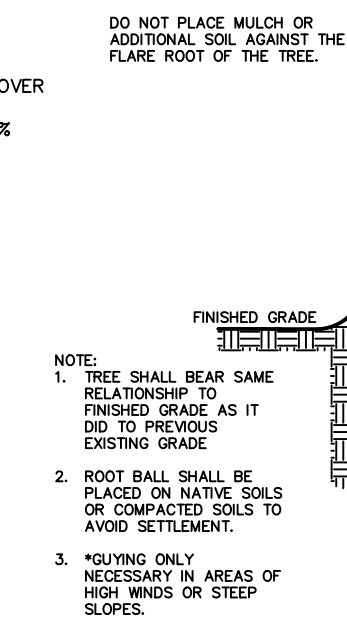
TYPICAL SHRUB BED PLANTING

NO SCALE



GROUNDCOVER PLANTING

NO SCALE



TYPICAL PLANTING FOR TREES TO 3 1/2" CAL

NOT TO SCALE

GENERAL NOTES

- THIS PLAN IS TO BE USED FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
- THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
- ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.

STREET TREE CALCULATION:

SALDO: \$475-817.C

ONE 3" CALIPER DECIDUOUS STREET TREE PER 30' REQUIRED
GARRETT ROAD = 50'
WALNUT STREET = 165'
SHELBOURNE STREET = 50'

265' / 30' = 8.8 = 9 TREES REQUIRED
9 TREES PROVIDED

BUILDING PERIMETER LANDSCAPE CALCULATION:

SALDO: \$475-817.E.2

ONE 3"-3.5" CALIPER DECIDUOUS TREE PER 100' LENGTH OF PERIMETER OF BUILDING PERIMETER.
TWO 8'-10" HIGH FLOWERING TREE PER 100' LENGTH OF PERIMETER OF BUILDING PERIMETER.

(50'+ 165' + 50' = 265' - (MINUS LOADING AREAS) 24' = 241')

241' / 100' = 2.4 * 1 = 2.4 = 3 SHADE TREES REQUIRED
241' / 100' = 2.4 * 2 = 4.8 = 5 FLOWERING TREES REQUIRED
3 SHADE TREES PROVIDED
2 FLOWERING TREES PROVIDED

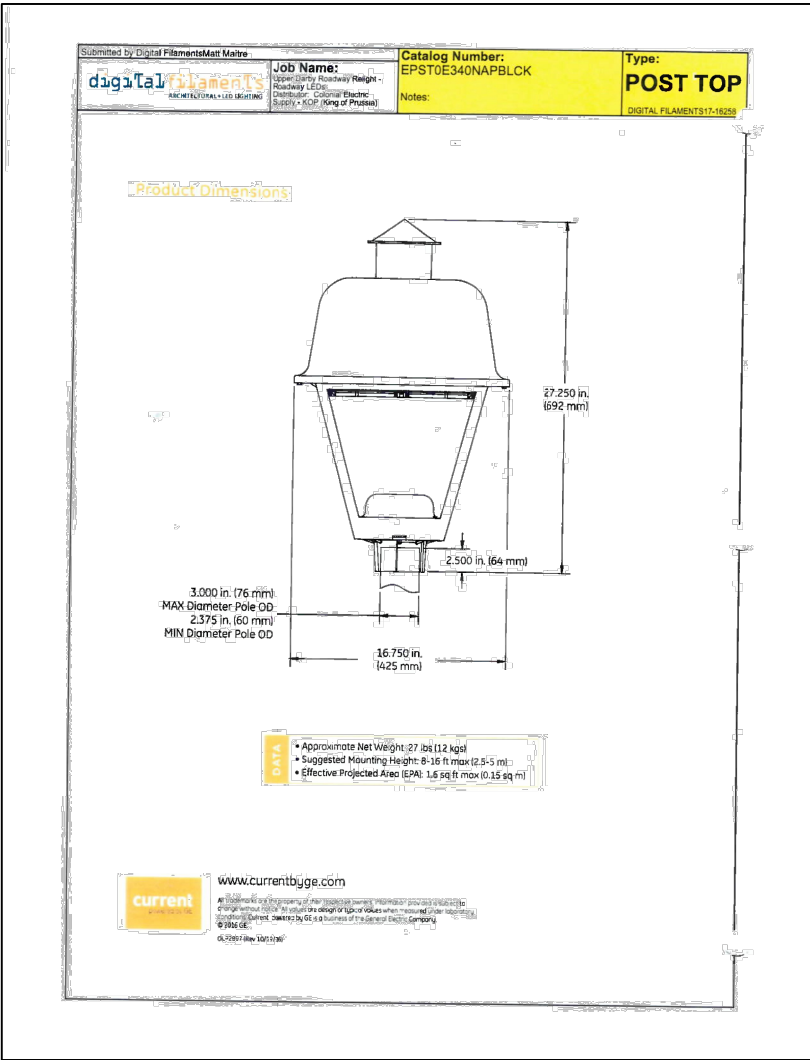
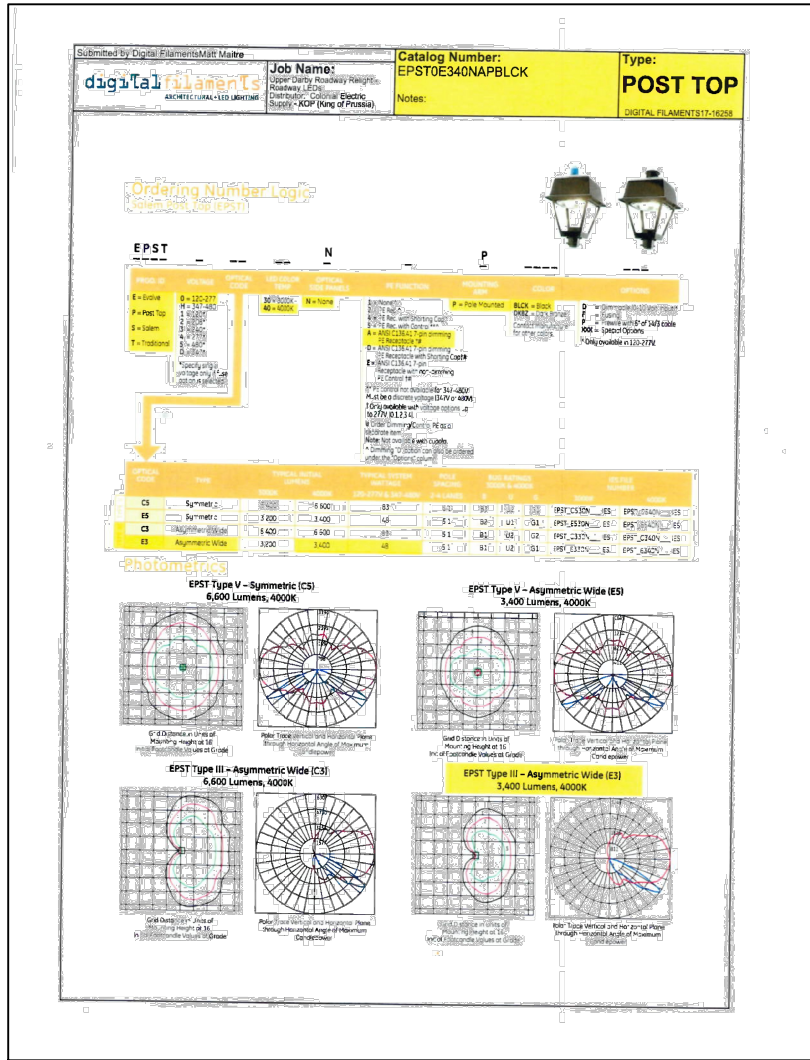
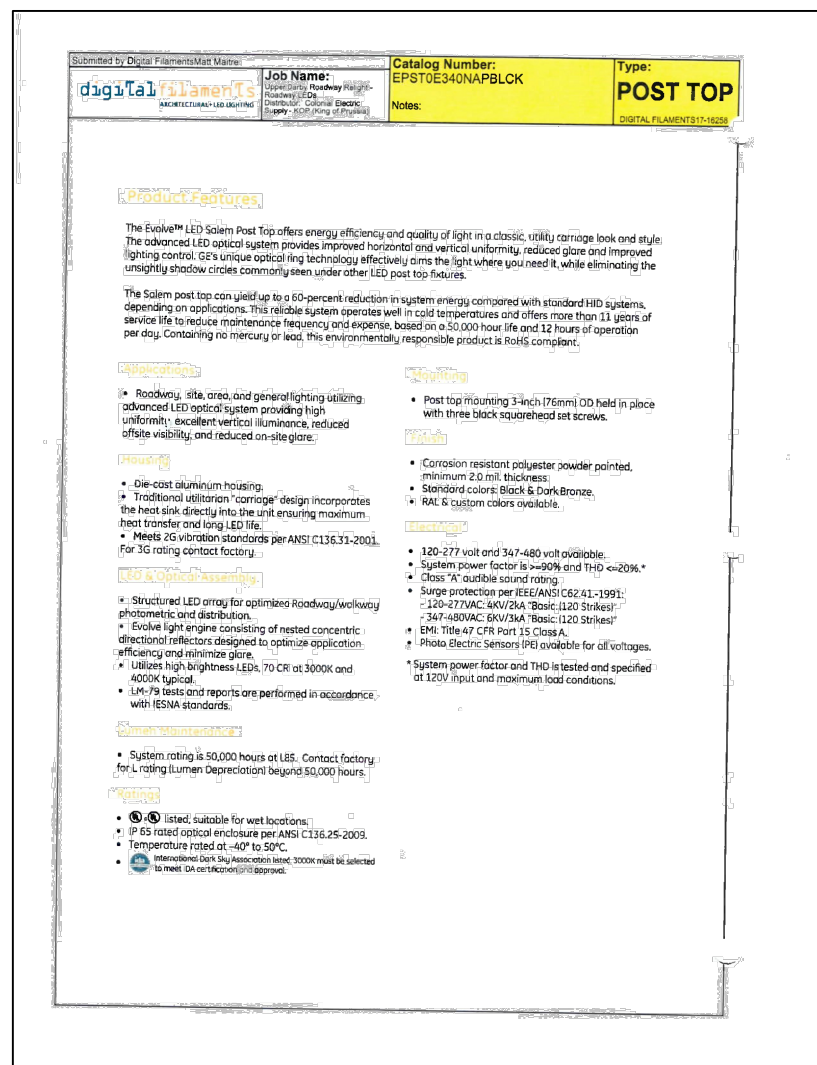
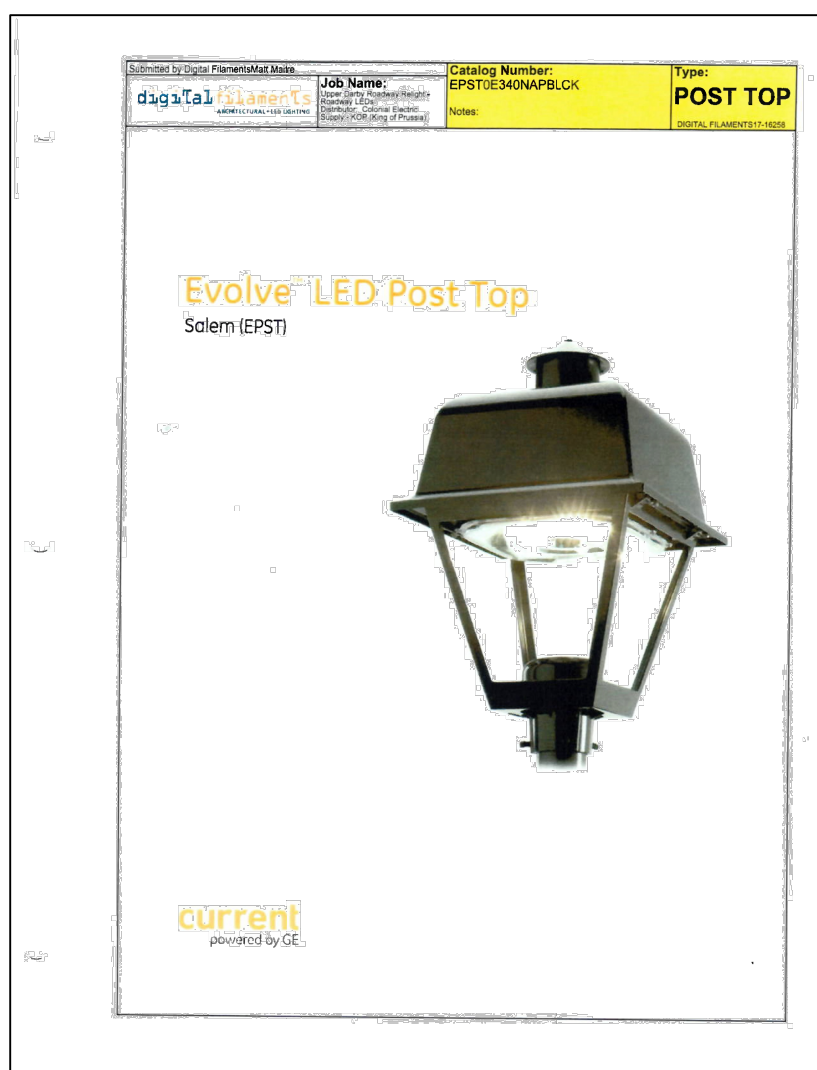
SALDO: \$475-817.E.3

THREE EVERGREEN OR DECIDUOUS SHRUBS PER EVERY 20' LENGTH OF BUILDING PERIMETER.
(50'+ 165' + 50' = 265' - (MINUS LOADING AREAS) 24' = 241')

241' / 20' = 12.05 * 3 SHRUBS = 36.15 = 37 SHRUBS REQUIRED
76 TREES PROVIDED

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING SIGN
- EXISTING UTILITY POLES
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS MAIN
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED TREES/SHRUBS



STREET LIGHT DETAILS

PER ZONING OFFICER:

NOTE: 5 FIXTURES AT 16' M.H.

Van Cleef

ENGINEERING WITH FOCUS

Local/Regional Planning

Municipal Engineering

Site Development

Surveying/Aerial Drones/GIS

Water/Wastewater

Bridges/Highways

Construction Inspection

Environmental

Geotechnical/Dams

Landscape Architecture

PER TOWNSHIP REVIEW LETTERS 10/24/24 AND ARCH. LAYOUT

8/16/25

REV/DESCRIPTION

AUTH DATE

SERIAL NO.20222210954

Before You Dig Anywhere

811

Know what's below. STOP! CALL 1-800-242-0776

Call before you dig. PA Law requires 3 working days notice before excavation.

PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 5 10 20

1 INCH = 10 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION, OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

KEVIN A. KESTER

DATE

PENNSYLVANIA PROFESSIONAL LANDSCAPE NUMBER LA-000883-E

Van Cleef

ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC

501 NORTH MAIN STREET, DOYLESTOWN, PA 18041

WEB: WWW.VANCLEEFENGINEERING.COM

PHONE (610) 345-1976

LANDSCAPE & LIGHTING PLAN

FOR

NEW HOPE PROPERTY, LLC

DATE: MAY 8, 2024

SCALE: 1" = 10'

DESIGNED BY: PAP

DRAWN BY: PAP

CHECKED BY: KAK

JOB NUMBER: 2201-UD

PARID 16-04-00593-00

BLOCK 17A UNIT 41

UPPER DARBY TOWNSHIP

DELAWARE COUNTY, PENNSYLVANIA

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