

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
DECIDUOUS CANOPY TREES				
AR	40	ACER RUBRUM	RED MAPLE	B4B 2.0' CAL.
CC	30	CARPINUS CAROLINIANA	AMERICAN HORNBEECH	B4B 2.0' CAL.
PS	33	PRUNUS SERRULATA	JAPANESE CHERRY	B4B 2.0' CAL.
QP	25	QUERCUS PHellos	WILLOW OAK	B4B 2.0' CAL.
ZS	27	ZELKOVA SERRATA	JAPANESE ZELKOVA	B4B 2.0' CAL.
GT	46	GLEDITSIA TRIACANTHOSE INERMIS SHADEMASTER	SHADEMASTER HONEY LOCUST	B4B 2.0' CAL.
TC	24	TILIA CORDATA	LITTLELEAF LINDEN	B4B 2.0' CAL.
ORNAMENTAL TREES				
MG	12	MAGNOLIA GRANDIFLORA	MAGNOLIA	B4B 15' CAL. 8' - 10'
CJ	15	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	B4B 10' CAL. 8' - 10'
EVERGREEN TREES				
AR	23	THUJA OCCIDENTALIS	ARBORVITAE	B4B 6' - 8'
AR	23	THUJA OCCIDENTALIS	ARBORVITAE	B4B 6' - 8'
CC	30	PICEA GLUCCA CONICA	DWARF ALBERTA SPRUCE	B4B 6' - 8'
PS	18	ILLEX OPACA	AMERICAN HOLLY	B4B 6' - 8'
SHRUBS & PERENNIALS				
IG	152	ILLEX GLABRA	INKBERRY	2'-3', B4B
VP	18	VIBURNUM PRUNIFOLIUM	BLACKSHAW VIBURNUM	2'-3', B4B
IV	24	ILLEX VERTICILLATA	WINTERBERRY	2'-3', B4B
AG	22	ABELIA GRANDIFLORA	GLOSSY ABELIA	2'-3', B4B
CS	48	CORNUS SERICEA	RED-OSIER DOGWOOD	2'-3', B4B
CV	231	COREOPSIS VERTICILLATA	WHORLED TICKSEED	1 GAL. POT
LM	120	LIRIPE MUSCARI	LILLY TURF	1 GAL. POT
RB	320	RUDBECKIA	BLACK EYED SUSAN	1 GAL. POT
PA	435	PENNISETUM ALOPECUROIDES HAMELI	DWARF FOUNTAIN GRASS	1 GAL. POT
SEE NOTES BELOW FOR SEASONALLY FLOODED WILDLIFE FOOD MIX				

SEASONALLY FLOODED WILDLIFE FOOD MIX:

MIX COMPOSITION:
 22.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')
 20.0% E. THIS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDBLUE, PA ECOTYPE)
 17.0% ANDROPOGON GERARDII, NIAGARA (BIG BLUESTEM, NIAGARA)
 15.0% ECHINOCHLOA CRUSSGALLI VAR. FRUMENTACEA (JAPANESE MILLET)
 10.0% CAREX VILPINCOSA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 8.0% PANICUM VIRSATUM, 'SHANNEE' (SMITHGRASS, 'SHANNEE')
 3.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
 1.7% HELIOSIS HELIANTHUS, PA ECOTYPE (OYEYE SUNFLOWER, PA ECOTYPE)
 1.0% DESMODIUM PANICULATUM, PA ECOTYPE (PANICLEDLEAF TICKTREFOLI, PA ECOTYPE)
 1.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
 0.5% SPERATORUM FRIGIDISSIM, PA ECOTYPE (ICE PEE NEED, PA ECOTYPE)
 0.5% JUNCUS TENNIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)
 0.3% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)

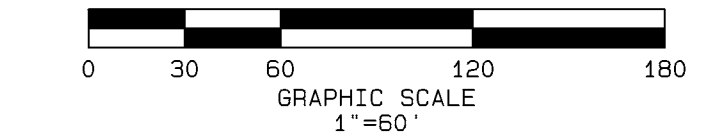
GENERAL PRODUCT INFORMATION:
 1. THIS COMBINATION OF ANNUAL AND PERENNIAL GRASSES, FORBS AND GRASS-LIKE PLANTS PROVIDE FOOD AND COVER IN WET OR FLOODED RIPARIAN AREAS, AS WELL AS IN DRAIN-DOWN AREAS IN RETENTION BASINS OR WETLANDS.
 2. SEED FROM OCTOBER-MAY. ITEM NUMBER: ERN-MX-128 -
 A. BECAUSE OF THE TIME CONSTRAINTS ASSOCIATED WITH THIS SEED MIX, IF THE BUILDING IS SEEKING ITS OWN SEED PERMIT DURING A TIME THAT DOES NOT ALIGN WITH THE ABOVE, A DIVERSE SHRUB AND GRASS PLANTING SUBSTITUTION MAY BE IMPLEMENTED SO LONG AS 50% COVER IS ACHIEVED WITHIN EACH 50M AREA.
 NET MEADOWS: 4 WETLANDS
 HEIGHT: 0.3 - 1.0 FT.
 SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT.
 PARKING ISLAND #1: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #2: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #3: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #4: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #5: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #6: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #7: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #8: 320 SQ. FT. / 1,000 = 0.32 X 0.5 = 0.16 LBS.
 PARKING ISLAND #9: 440 SQ. FT. / 1,000 = 0.44 X 0.5 = 0.22 LBS.
 PARKING ISLAND #10: 800 SQ. FT. / 1,000 = 0.80 X 0.5 = 0.40 LBS.
 PARKING ISLAND #11: 800 SQ. FT. / 1,000 = 0.80 X 0.5 = 0.40 LBS.
 PARKING ISLAND #12: 800 SQ. FT. / 1,000 = 0.80 X 0.5 = 0.40 LBS.
 PARKING ISLAND #13: 800 SQ. FT. / 1,000 = 0.80 X 0.5 = 0.40 LBS.
 PARKING ISLAND #14: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #15: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #16: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #17: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #18: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #19: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.
 PARKING ISLAND #20: 625 SQ. FT. / 1,000 = 0.63 X 0.5 = 0.32 LBS.

PLAN LEGEND

- INDEX CONTOUR (BY INTERVAL)
- EXISTING PAVEMENT EXTENTS
- EXISTING SANITARY SEWER PIPING
- EXISTING WATER LINE PIPING
- EXISTING ROAD RIGHT-OF-WAY
- EXISTING ROADWAY CENTERLINE
- EXISTING ROAD RIGHT-OF-WAY
- PROPOSED SANITARY SEWER GRAVITY MAIN
- PROPOSED SANITARY SEWER LATERAL & CLEANOUT
- PROPOSED WATER LINE PIPING
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT
- EXISTING/PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING/PROPOSED SANITARY SEWER DIRECTIONAL FLOW
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER VALVE
- PROPOSED WATERLINE TEE
- PROPOSED WATERLINE 90° BEND

LANDSCAPE PLAN PREPARED BY:

THOMAS A. SCHREIER, RLA DATE



BEFORE YOU DIG
 ANYWHERE IN DELAWARE
 STOP CALL 1-800-282-8555
 OUTSIDE DELAWARE CALL 1-800-441-8355
 REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
 MISS UTILITY OF DELMARVA

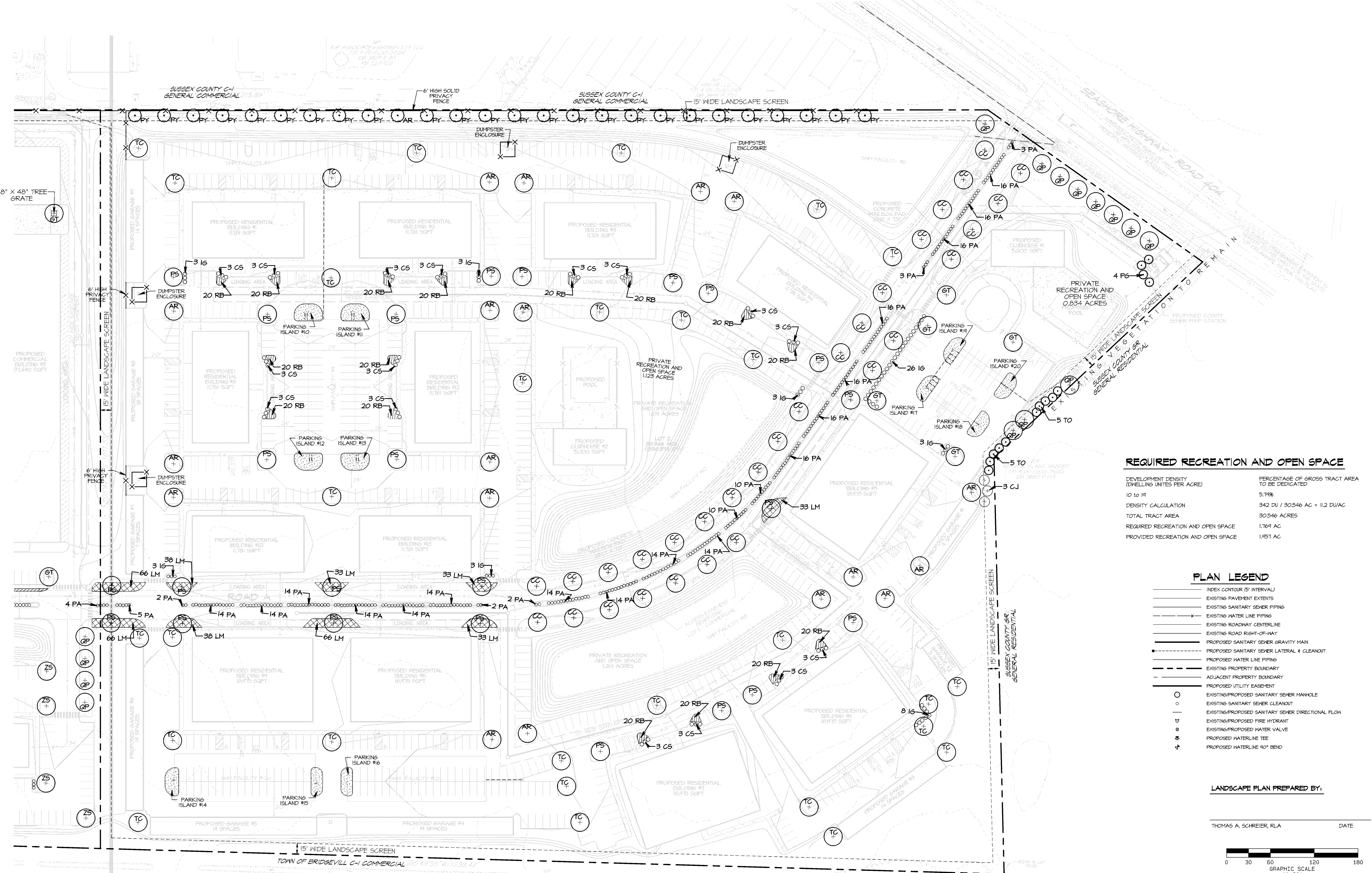
SEE SHEET LS3 FOR LANDSCAPE DETAILS

SEAL

LANSACPE PLAN
 BRIDGEVILLE TOWN CENTER
 NORTHWEST FORK HUNDRED
 SUSSEX COUNTY, DELAWARE

DATE:	REVISION
T-15-22	
DRAWN BY: TAS	
CHECKD. BY: TAS	
PROJ. NO.: 42710	
SCALE: 1" = 60'	
CAD FILE NAME: 42710B.DWG	
DWG. NO.	LS1

LANSAPCE DETAILS
 BRIDGEVILLE TOWN CENTER
 NORTHWEST FORK HUNDRED
 SUSSEX COUNTY, DELAWARE

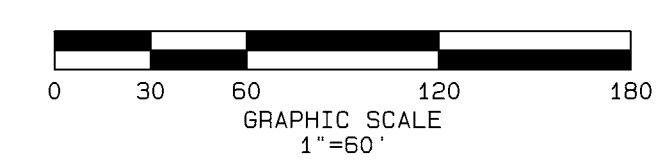


REQUIRED RECREATION AND OPEN SPACE

DEVELOPMENT DENSITY (DWELLING UNITS PER ACRE)	PERCENTAGE OF GROSS TRACT AREA TO BE DEDICATED
10 TO 14	5.74%
DENSITY CALCULATION	342 DU / 30546 AC = 11.2 DU/AC
TOTAL TRACT AREA	30,546 ACRES
REQUIRED RECREATION AND OPEN SPACE	1,769 AC
PROVIDED RECREATION AND OPEN SPACE	1,951 AC

- PLAN LEGEND**
- INDEX CONTOUR (5' INTERVAL)
 - EXISTING PAVEMENT EXTENTS
 - EXISTING SANITARY SEWER PIPING
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 - PROPOSED WATERLINE TEE
 - PROPOSED WATERLINE 90° BEND

LANDSCAPE PLAN PREPARED BY:
 THOMAS A. SCHREIER, RLA DATE



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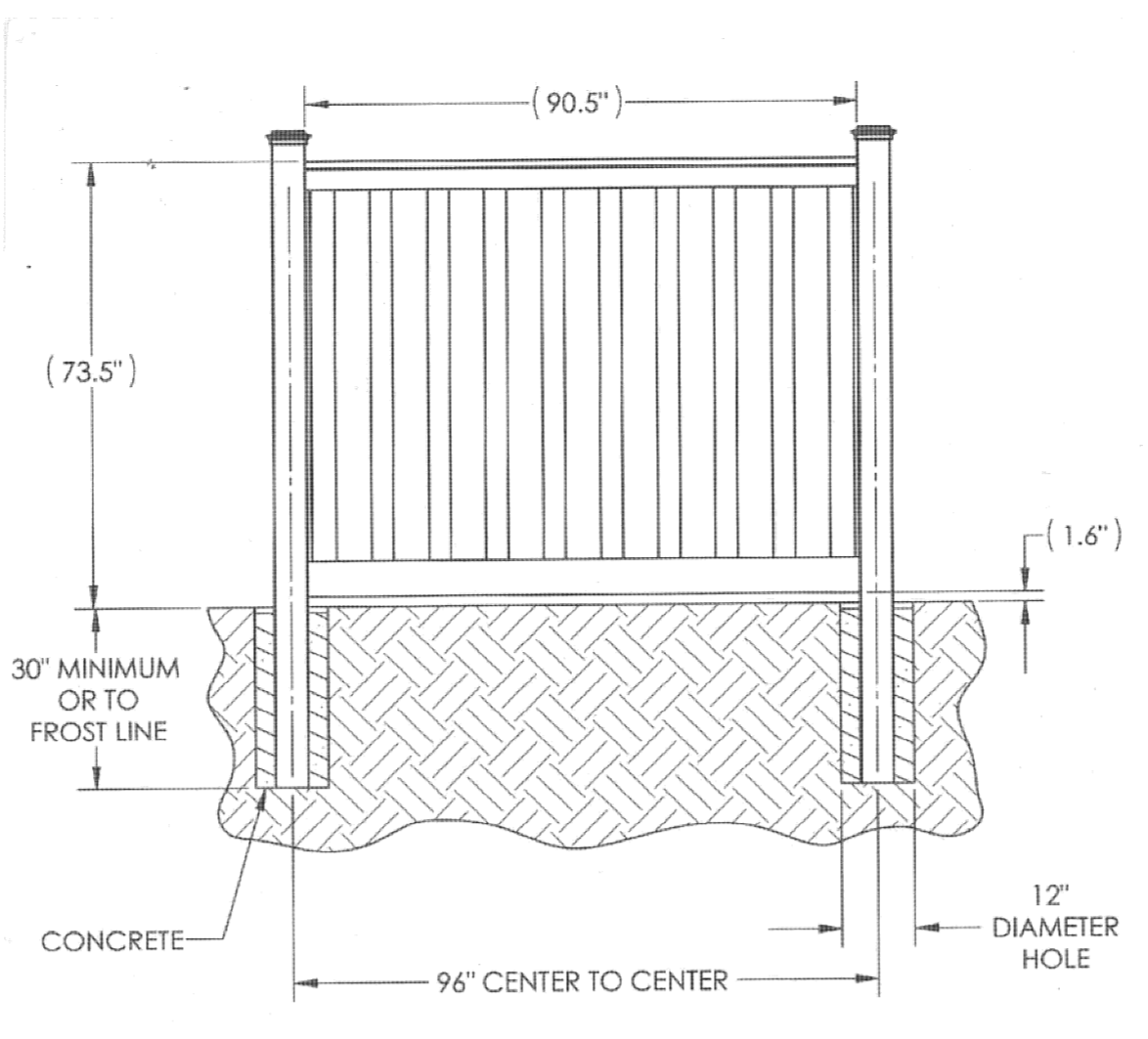
SEE SHEET L51 FOR PLANT LIST
 SEE SHEET L53 FOR LANDSCAPE DETAILS

REVISION	DATE
T-15-22	
DRAWN BY: TAS	
CHECKD. BY: TAS	
PROJ. NO.: 42710	
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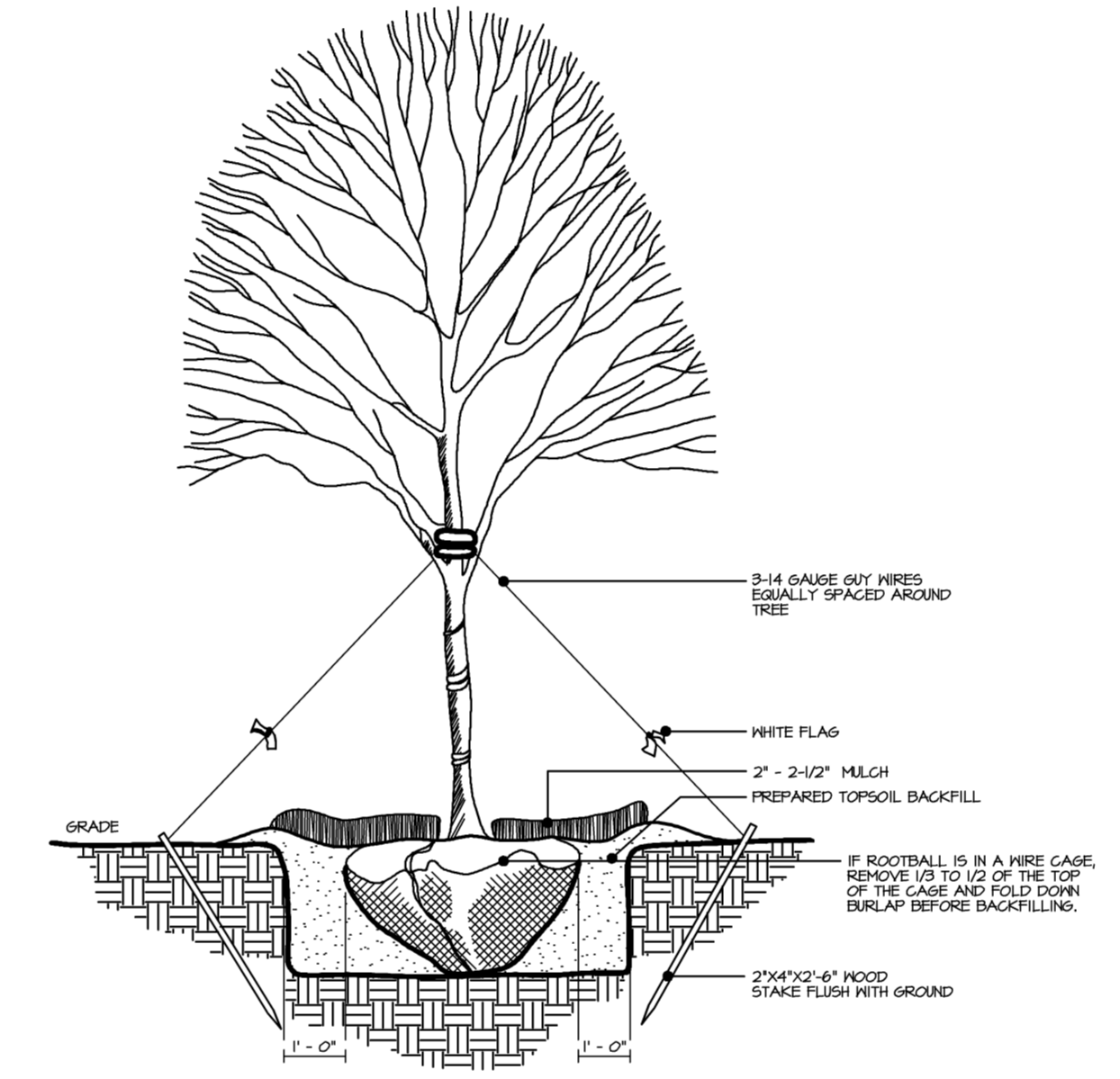
DWG. NO. **LS2**

PLANTING NOTES:

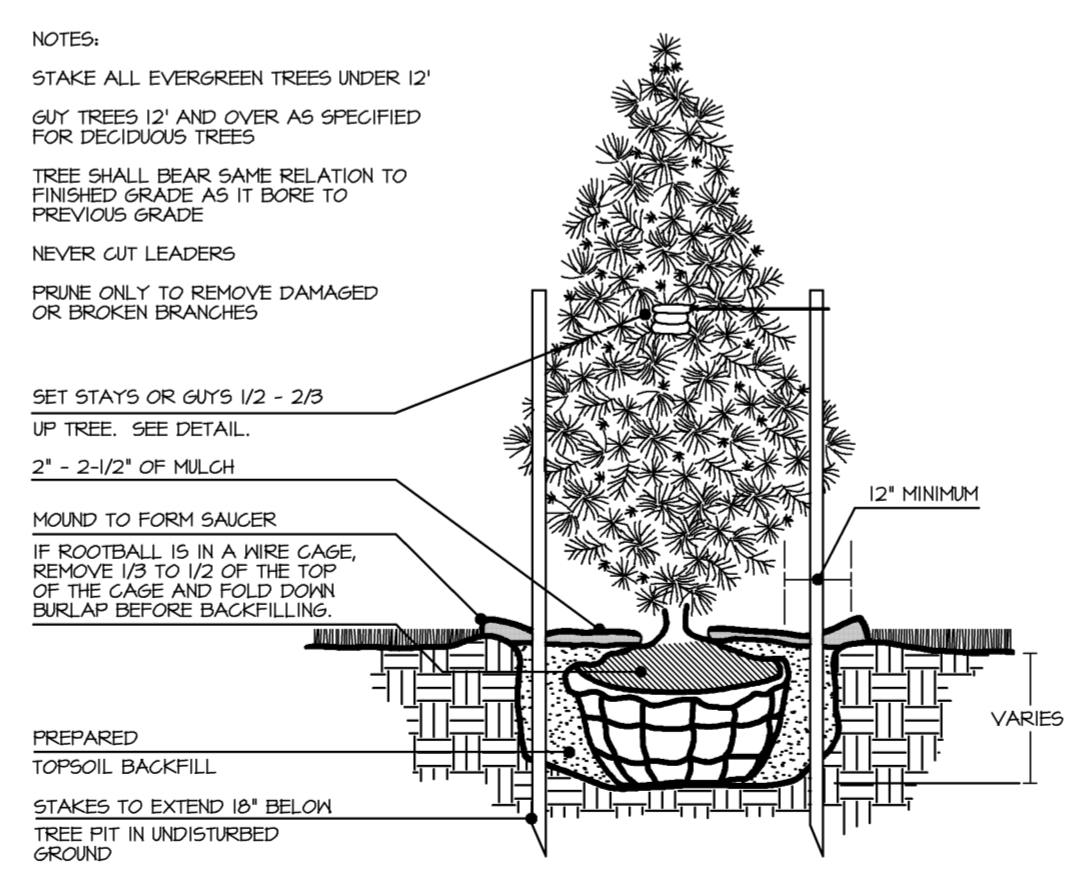
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUND COVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF PINE FINES MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM, POPULUS SPP., BETULA SPP., PRUNUS SPP., PYRUS SPP., CRATAEGUS SPP., QUERCUS SPP., KOLEL REITERIA, PANICOLA TALIX SPP., LIQUIDAMBAR STYRACIFLUA, TILIA TOMENTOSA, LIRIODENDRON TULIPIFERA, ZELKOVA; PLATANUS ACERIFOLIA. ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
- CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT MATURITY WILL MAINTAIN 4" AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN." CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
- SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
- THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.
- CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF MARYLAND DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG MARYLAND'S ROADWAYS."
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- ALL PLANTING MATERIAL, INCLUDING TREES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL PASS ANY INSPECTION REQUIRED UNDER MARYLAND REGULATIONS.



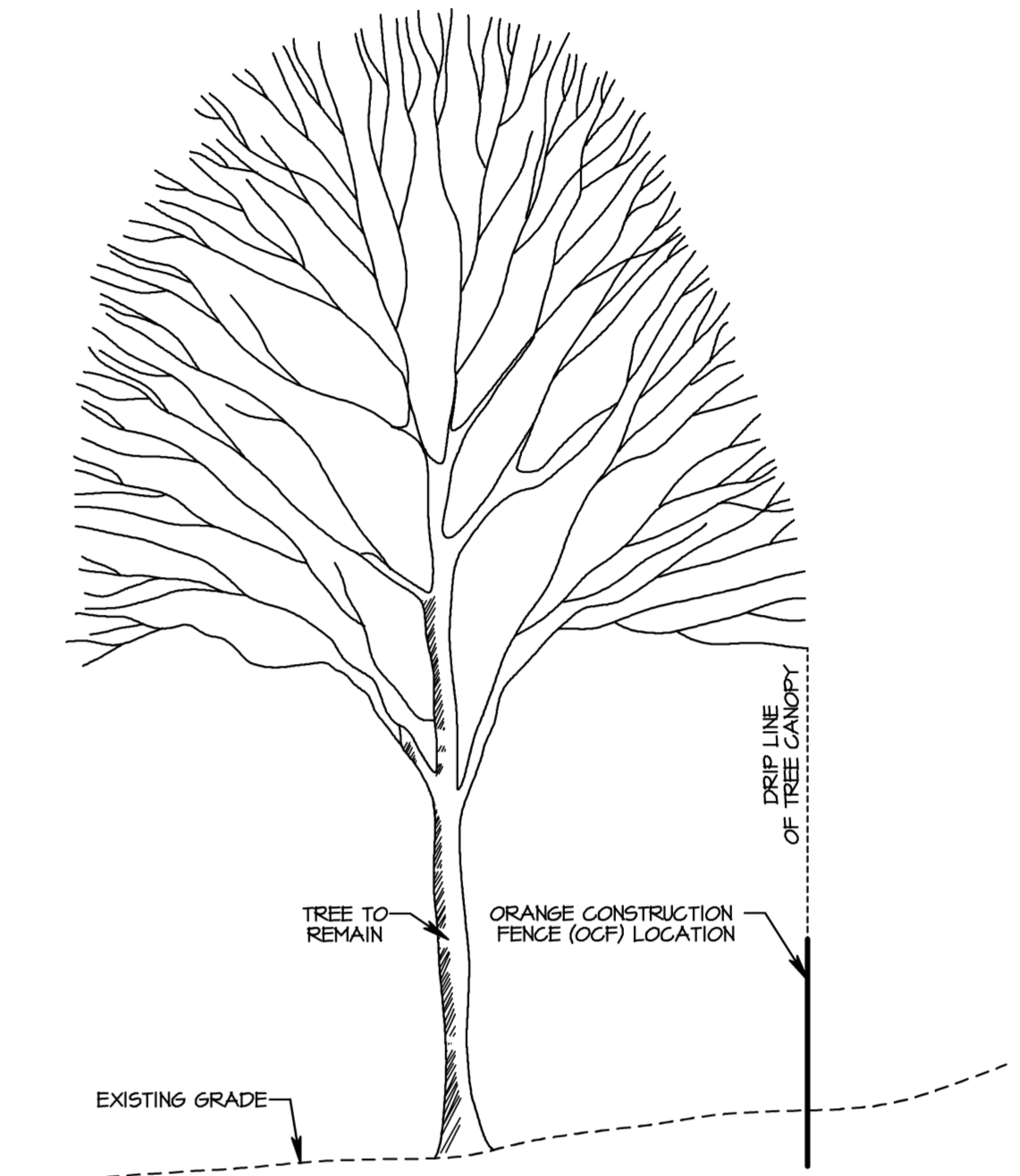
6' HIGH WHITE VINYL PRIVACY FENCE
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

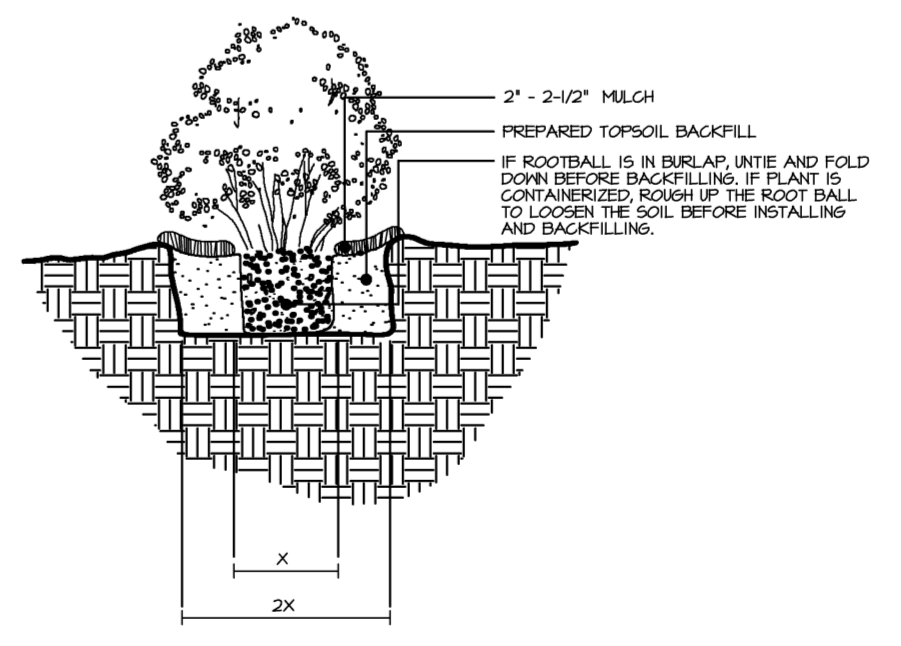


EVERGREEN TREE PLANTING
NOT TO SCALE



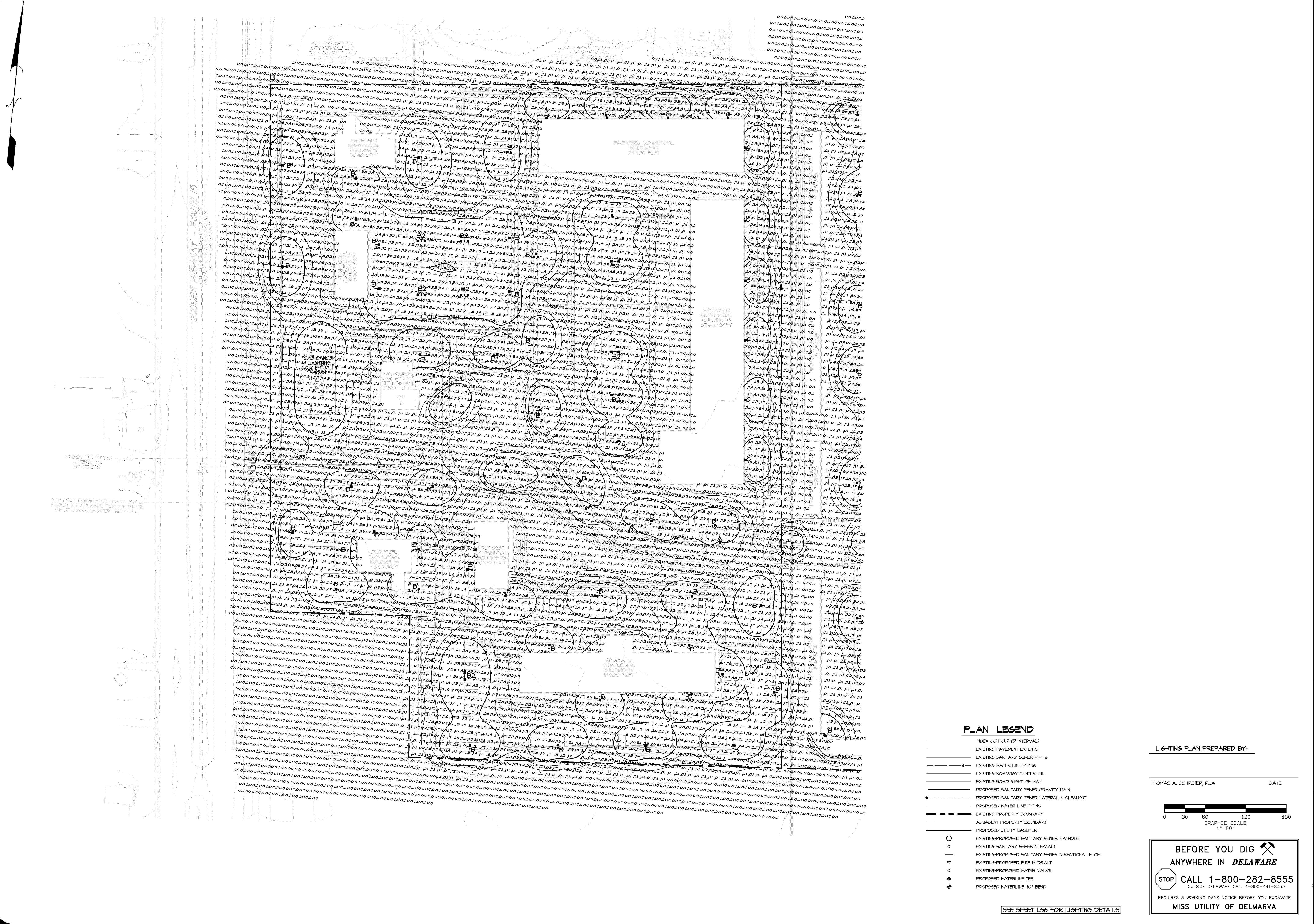
NOTE: THE ORANGE CONSTRUCTION FENCE SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION AND OTHER WORK HAS BEEN COMPLETED. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCROUGH UPON THE TREE PROTECTION ZONE (TPZ). TREES BEING REMOVED FROM THE SITE SHALL NOT BE FELLED, PUSHED, OR PULLED INTO THE TPZ. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100 FEET OF THE TPZ, INCLUDING PETROLEUM BASED AND DERIVED PRODUCTS. NO MATERIALS SHALL BE STORED, EITHER TEMPORARILY OR PERMANENTLY, NOR VEHICLED OR EQUIPMENT PARKED, WITHIN THE TPZ.

TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

REVISION	DATE
T-15-22	
DRAWN BY: TAS	
CHECKD. BY: TAS	
PROJ. NO.: 4210	
SCALE: AS SHOWN	
CAD FILE NAME: 4210BID.PRO	



CONNECT TO FELLOW
WATERS MAINS
BY OTHERS

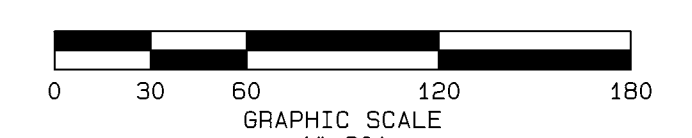
A 15-FOOT FERRULED EMBLEM
HEREBY ESTABLISHED FOR THE STATE
OF DELAWARE AS PER THIS PLAN.

PLAN LEGEND

- INDEX CONTOUR (BY INTERVAL)
- EXISTING PAVEMENT EXISTENTS
- EXISTING SANITARY SEWER PIPING
- EXISTING WATER LINE PIPING
- EXISTING ROADWAY CENTERLINE
- EXISTING ROAD RIGHT-OF-WAY
- PROPOSED SANITARY SEWER GRAVITY MAIN
- PROPOSED SANITARY SEWER LATERAL & CLEANOUT
- PROPOSED WATER LINE PIPING
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT
- EXISTING/PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING/PROPOSED SANITARY SEWER DIRECTIONAL FLOW
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER VALVE
- PROPOSED WATERLINE TEE
- PROPOSED WATERLINE 90° BEND

LIGHTING PLAN PREPARED BY:

THOMAS A. SCHREIER, RLA DATE



BEFORE YOU DIG

ANYWHERE IN DELAWARE

CALL 1-800-282-8555

OUTSIDE DELAWARE CALL 1-800-441-8355

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

MISS UTILITY OF DELMARVA

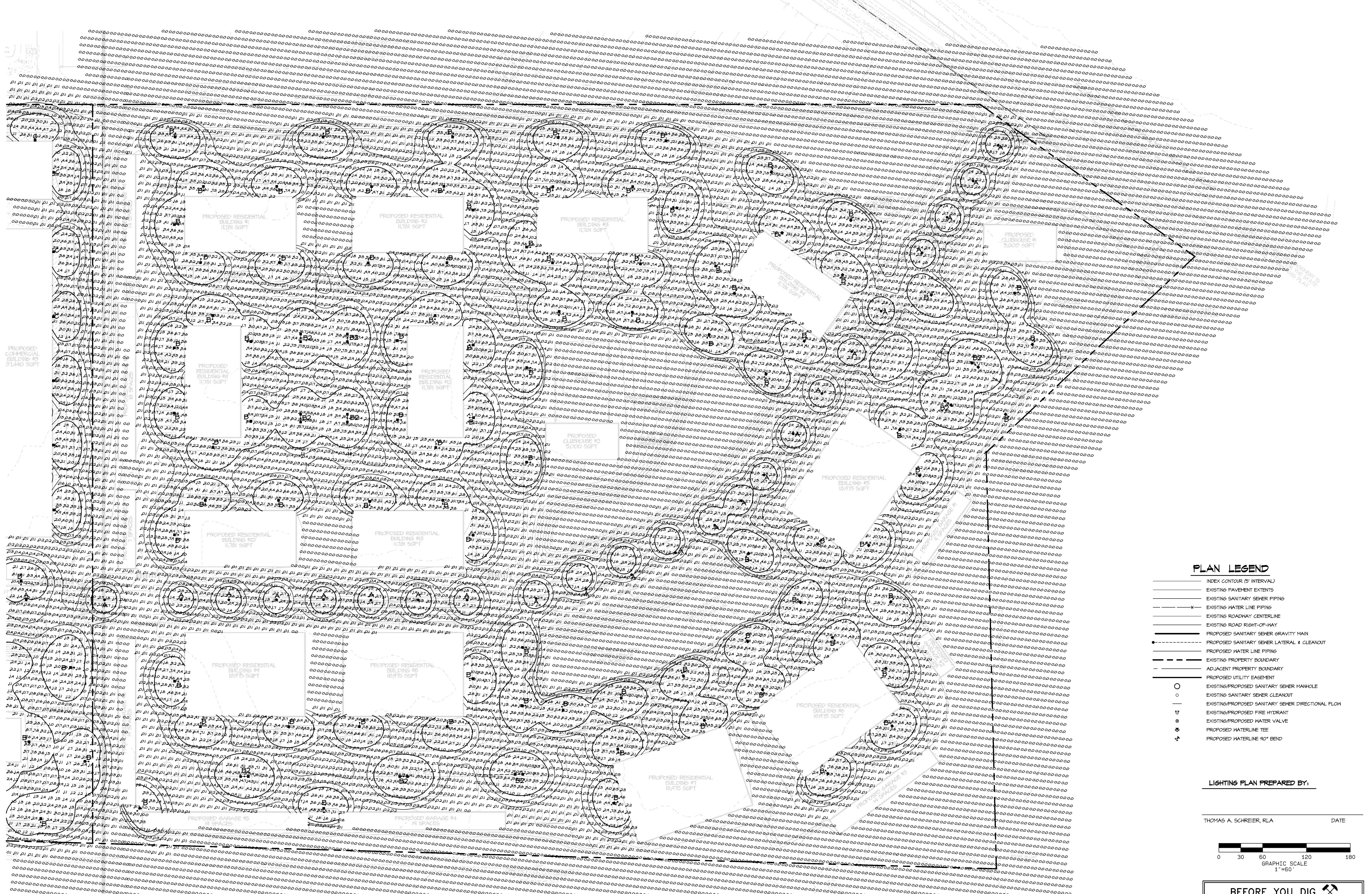
SEE SHEET L56 FOR LIGHTING DETAILS

SEAL

LIGHTING PLAN
BRIDGEVILLE TOWN CENTER
NORTHWEST FORK HUNDRED
SUSSEX COUNTY, DELAWARE

DATE:	REVISION
T-15-22	
DRAWN BY: TAS	
CHECKD. BY: TAS	
PROJ. NO.: 42710	
SCALE: 1" = 60'	
CAD FILE NAME: 42710B.DWG	
DWG. NO.	

LS4



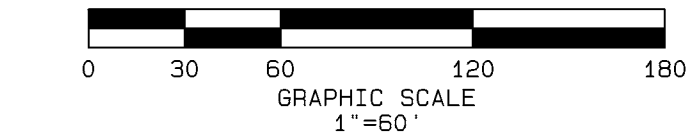
LIGHTING PLAN
 BRIDGEVILLE TOWN CENTER
 NORTHWEST FORK HUNDRED
 SUSSEX COUNTY, DELAWARE

PLAN LEGEND

- INDEX CONTOUR (5' INTERVAL)
- EXISTING PAVEMENT EXTENTS
- EXISTING SANITARY SEWER PIPING
- EXISTING WATER LINE PIPING
- EXISTING ROADWAY CENTERLINE
- EXISTING ROAD RIGHT-OF-WAY
- PROPOSED SANITARY SEWER GRAVITY MAIN
- PROPOSED SANITARY SEWER LATERAL & CLEANOUT
- PROPOSED WATER LINE PIPING
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT
- EXISTING/PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING/PROPOSED SANITARY SEWER DIRECTIONAL FLOW
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER VALVE
- PROPOSED WATERLINE TEE
- PROPOSED WATERLINE 40" BAND

LIGHTING PLAN PREPARED BY:

THOMAS A. SCHREIER, R.L.A. DATE



BEFORE YOU DIG
 ANYWHERE IN DELAWARE
 STOP CALL 1-800-282-8555
 OUTSIDE DELAWARE 1-800-441-8355
 REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
 MISS UTILITY OF DELMARVA

REVISION	DATE
T-15-22	

DRAWN BY: TAS
 CHECKED BY: TAS
 PROJ. NO.: 42710
 SCALE: 1" = 60'
 CAD FILE NAME: 42710B.DWG

DWG. NO. **LS5**

SEE SHEET LS6 FOR LIGHTING DETAILS

A

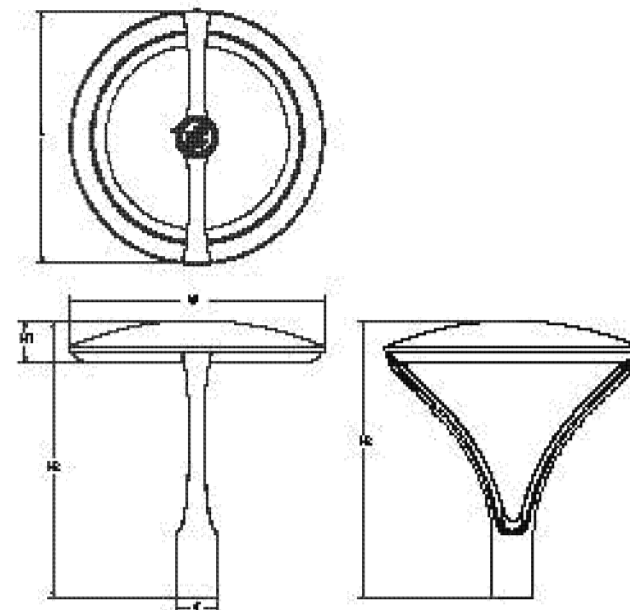


Radean Post Top LED Area Luminaire



Specifications

EPA: 1.02 ft² (0.105 m²)
Length: 24" (61cm)
Width: 24" (61cm)
H1 Luminaire Height: 4" (10.16cm)
H2 Luminaire Height: 26" (66.04cm)
Weight: 38 lbs (17.24kg)



Order Number	
Name	
Type	

Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-finish cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

B

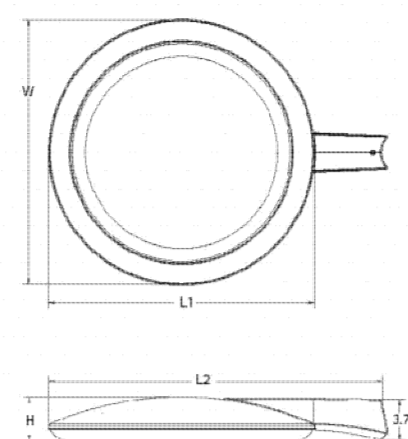


Radean Arm Mount LED Area Luminaire



Specifications

EPA: 0.75 ft² (0.05 m²)
Length: L1: 24" (61cm) L2: 30" (76.2cm)
Width: 24" (61cm)
Height: 4" (10.2cm)
Weight (max): 29 lbs (13.15kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance. Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNXAD

Series	Performance package	Color temperature	Photometric	Voltage	Mounting option
RADPT LED	P1 2000 Lumens P2 3000 Lumens P3 4000 Lumens P4 5000 Lumens P5 6000 Lumens	27K 200K 30K 300K 35K 350K 40K 400K 50K 500K	SYM Symmetric type II ASY Asymmetric type IV PWR Pathway type III	MVOLT 120V 277V 347V 480V 209V	P14 Round pole mounting (includes adapter) P14 Round pole mounting WBA Wall bracket

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNXAD

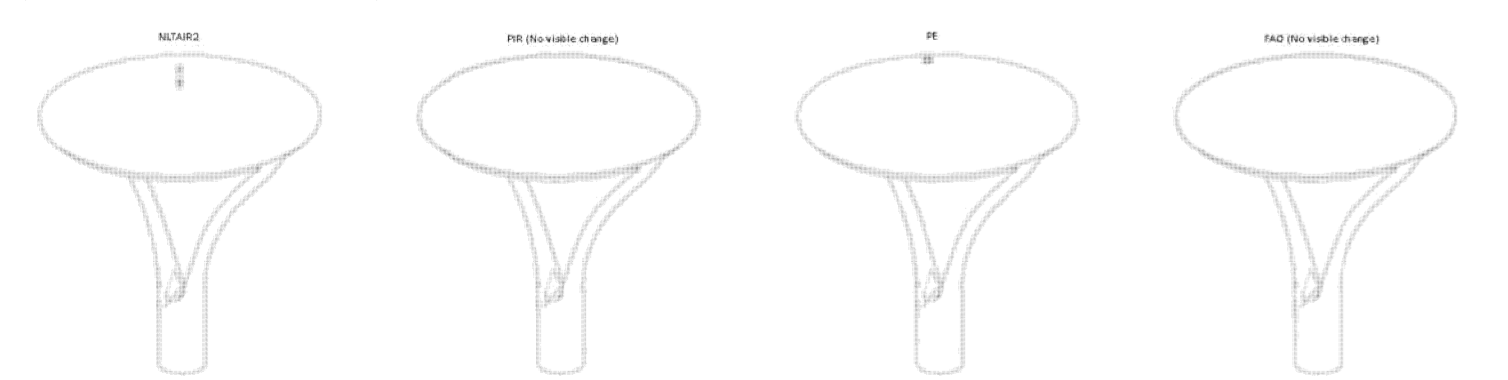
Series	Performance package	Color temperature	Photometric	Voltage	Mounting option
RADPT LED	P1 2000 Lumens P2 3000 Lumens P3 4000 Lumens P4 5000 Lumens P5 6000 Lumens	27K 200K 30K 300K 35K 350K 40K 400K 50K 500K	SYM Symmetric type II ASY Asymmetric type IV PWR Pathway type III	MVOLT 120V 277V 347V 480V 209V	P14 Round pole mounting (includes adapter) P14 Round pole mounting WBA Wall bracket

Accessories

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNXAD

Accessory Part Number	Description	Part Number	Part with Housing
RS5 10 48 DMX 00000	10" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 12 48 DMX 00000	12" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 14 48 DMX 00000	14" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 16 48 DMX 00000	16" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 18 48 DMX 00000	18" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 20 48 DMX 00000	20" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 22 48 DMX 00000	22" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14

Mounting

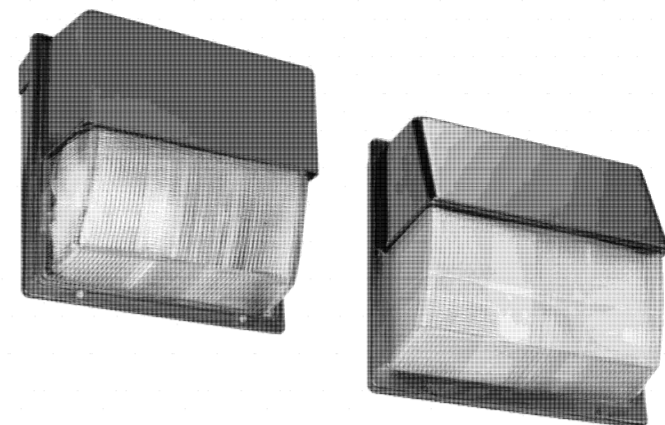


C



Contractor Select™ TWH/TWP LED Wall Pack

Catalog Number	
Notes	
Type	



Cast in a traditional dayform, the TWH LED wall pack luminaires come standard with adjustable light output allowing the distributors to reduce inventory, adjust to customers' needs and save energy compared to traditional light sources. The TWH LED luminaire provide two choices in wall pack construction. The TWH's glass refractor provides a long life solution with great optical control.

- FEATURES:**
- Replaces up to 400W MH for TWH and 250W for TWP, saves 83% energy
 - Traditional form factor, and payback within two years
 - Available with glass for TWH or polycarbonate lens for TWP

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Mounting
TWH LED 40 40K	19184835523	WALL PACKS	70W - 400W METAL HALIDE	2,676 - 9,214	16 - 78W	4000K	120-277V	TEXTURED DARK BRONZE	30
TWH LED 40 50K	19184835529	WALL PACKS	70W - 400W METAL HALIDE	2,676 - 9,214	16 - 78W	5000K	120-277V	TEXTURED DARK BRONZE	30
TWP LED 40 50K	19184835532	WALL PACKS	70W - 250W METAL HALIDE	1,166 - 5,174	11 - 48W	5000K	120-277V	TEXTURED DARK BRONZE	30

More configurations are available. Click here or visit www.uslightings.com and search for TWH LED or TWP LED.

Ald Setting	TWH LED			Replaces (Metal Halide)	TWP LED			
	System Watts	40K / 50K (4000K / 5000K, 70 CRI)	LPW		System Watts	40K / 50K (4000K / 5000K, 70 CRI)	LPW	
Step 8 (default)	78	9,214	118	400W	48	5,174	106	250W
Step 7	73	8,704	119		45	4,888	109	
Step 6	63	7,659	122	250W	39	4,301	110	175W
Step 5	54	6,590	122		34	3,701	111	
Step 4	44	5,498	125		28	3,087	111	150W
Step 3	34	4,381	129	150 / 175W	22	2,460	112	100W
Step 2	25	3,241	130	100W	16	1,820	112	70W
Step 1	16	2,076	130	70W	11	1,166	112	CTL

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNXAD

Series	Performance package	Color temperature	Photometric	Voltage	Mounting
RAD1 LED	P1 2000 Lumens P2 3000 Lumens P3 4000 Lumens P4 5000 Lumens P5 6000 Lumens	27K 200K 30K 300K 35K 350K 40K 400K 50K 500K	SYM Symmetric type II ASY Asymmetric type IV PWR Pathway type III	MVOLT 120V 277V 347V 480V 209V	RPA Round pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNXAD

Series	Performance package	Color temperature	Photometric	Voltage	Mounting
RAD1 LED	P1 2000 Lumens P2 3000 Lumens P3 4000 Lumens P4 5000 Lumens P5 6000 Lumens	27K 200K 30K 300K 35K 350K 40K 400K 50K 500K	SYM Symmetric type II ASY Asymmetric type IV PWR Pathway type III	MVOLT 120V 277V 347V 480V 209V	RPA Round pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Mounting

Accessory Part Number	Description	Part Number	Part with Housing
RS5 10 48 DMX 00000	10" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 12 48 DMX 00000	12" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 14 48 DMX 00000	14" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 16 48 DMX 00000	16" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 18 48 DMX 00000	18" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 20 48 DMX 00000	20" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14
RS5 22 48 DMX 00000	22" Round Straight Steel - 4" O.D. - Open Top	RADPT LED	P14

Drilling Template #20



D



Specifications

INTENDED USE: The energy savings, long life and easy to install design of the TWH LED make it the smart choice for building-mounted downway and pathway illumination for nearly any facility.

CONSTRUCTION: Die cast aluminum housing has an impact-resistant, tempered glass lens for TWH, polycarbonate for TWP that is fully gasketed. Modular design allows for ease of maintenance. The LED driver is mounted to the front casting to minimize heat dissipation and promote long life (L92V100,000 hrs at 25°C). The electronic driver has a power factor of >0.90, THD <2.0%, and a minimum 6 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low-voltage option (per ANSI IEEE C42-4.2).

ELECTRICAL: Light engine(s) consist of 72 high-efficiency LEDs mounted to a metal core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (L92V100,000 hrs at 25°C). The electronic driver has a power factor of >0.90, THD <2.0%, and a minimum 6 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low-voltage option (per ANSI IEEE C42-4.2).

INSTALLATION: Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed thru wiring can be achieved by using a conduit tee. Mount on any vertical surface. Not recommended in applications where a sprayed stream of water can come in direct contact with glass lens.

LISTINGS: UL listed for use in the US and Canada. Suitable for use in wet locations. Rated for -40°C minimum operating temperature. Design Lights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc.lighting.org to confirm which versions are qualified.

WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.uslightings.com supporting customer support forms and conditions. **Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



LIGHTING DETAILS
BRIDGEVILLE TOWN CENTER
NORTHWEST FORK HUNDRED
SUSSEX COUNTY, DELAWARE

REVISION			
DATE			
TH-15-22	DRAWN BY: TAS	CHECKED BY: TAF	PROJ. NO.: 42710
	SCALE: AS SHOWN	CAD FILE NAME: 42710BD.PRO	