

STREETSCAPE REGULATIONS FOR PROPERTIES
ON OR NEAR LANCASTER AVENUE

(codifying the “*Lancaster Avenue Streetscape Guidelines*” used by the Tredyffrin Planning Commission for decorative sidewalks, streetlights, parking lot lights and street furniture)

181-6., Definitions.

VERGE - A planting or landscape area or brick paving area between the curblineline of a street or cartway and the sidewalk running along a street which may contain streetlights or signage.

Section 181-46. Streets.

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M. Pedestrian amenities, sidewalks, crosswalks, paths and trails.

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(11) The following streetscape amenities are required for all subdivisions and land developments for properties with frontage on Lancaster Avenue or connecting cross streets. In instances where existing conditions dictate alternative specifications, the essence of the overall streetscape design shall be maintained. Alternative specifications shall be approved by the Planning Commission.

(a) **Sidewalk Specifications.** Sidewalks shall be constructed to include three bands. (*See Exhibit 1*).

[1] Verge – Six (6) foot brick paver at curb to provide space for lighting poles, fire hydrants, signage and other obstructions.

[2] Sidewalk – Six (6) foot unobstructed concrete walking area.

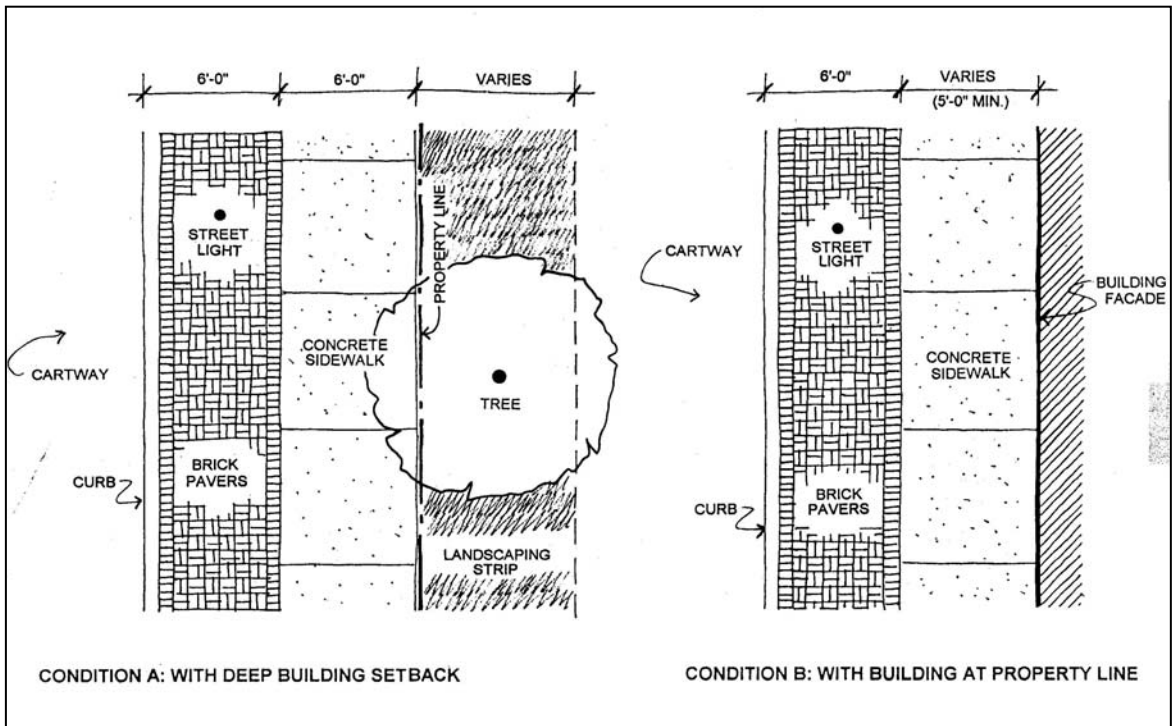
[3] Green Area – Six (6) foot wide grass planting strip to include street trees planted generally 25 to 30 feet apart in the center depending on the species and reach of canopy. The intent is to provide a continuous canopy. Deciduous shrub plantings shall also be provided between shade trees to provide a visual screen from vehicular lights within parking areas located to the front of structures. (See Exhibit 2.) The green area shall be installed continuously along the entire width of the lot next to the sidewalk except in instances where a principal structure directly abuts the sidewalk. In instances where a six foot green area is not feasible due to limited site width or other unique existing conditions, planters and other forms of decorative plantings may be substituted.

[4] Brick Specifications.

[a] Color: Red.

[b] Style: EP Henry Coventry Brickstone or approved equivalent.

Exhibit 1



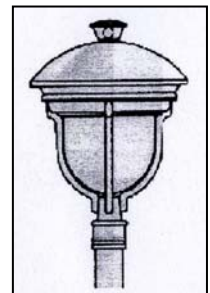
(b) **Lighting Specifications.** To re-establish traditional pedestrian-scale lighting, lower, more closely spaced lamps with softer light shall be installed, except at intersections if the Township Engineer determines that taller more intensive lights are necessary there for safety. Lighting shall be provided according to the following specifications or an approved equivalent.

[1] **Street Lights.**

[a] Light Fixtures. (See Exhibit 2).

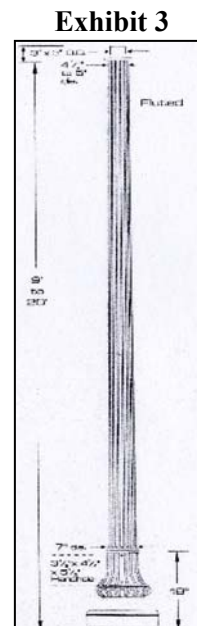
- i. Style: Lumec – Optima Series – Luminaire – Model No.: OT10-PH (DF10) or approved equivalent. Includes photoelectric cell with decorative finial.
- ii. Color: Black.
- iii. Lamp: 250 watt metal halide lamp.

Exhibit 2



[b] Poles. (See Exhibit 3).

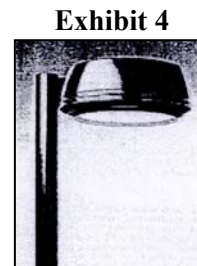
- i. Style: Shakespeare – Historical Series – Washington Style – Model No.: AP17 12FS11 – fluted or approved equivalent.
- ii. Color: Semi-gloss black.
- iii. Base: Anchor base, 17-inch diameter with 3-inch tenon.
- iv. Height: 12 feet.
- v. Spacing: generally 80 to 100 feet, unless specifications dictate otherwise.
- vi. Setback from curb: Located within the center of the curbside paver at three feet, where practical.



[2] Internal Off-Street Parking Lot Lights.

[a] Light Fixtures. (See Exhibit 4).

- i. Color: Black.
- ii. Lamp: 400 watt metal halide.
- iii. Style: Emco 25" Ecoround – Model: ERA-25-2-3H-400MH-277MT-BLP-PTF or approved equivalent.



[b] Poles.

- i. Style: Shakespeare – AQ series – 4" x 4" anchor base – Model: AQ1602S1BB01 with OPSH-AQ1 shroud and 23/8" tenon or approved equivalent.
- ii. Color: Black Fiberglass.
- iii. Height: Maximum 16.'

(c) **Street Furniture Specifications.** Street furniture shall be provided according to the following specifications or an approved equivalent.

[1] Benches. (See Exhibit 5.)

[a] Style: Steelsites RB Series – RB 28
6' or approved equivalent.

[b] Color: Black.



[2] Trash Receptacle and Ash Urn. (See Exhibit 6.)

[a] Color: Black.

[b] Size: 36 gallon.

[c] Style: Ironsites Series – S 42 Black (Ash Urn –
Ironsites Series – S 20) or approved equivalent.

