

JAINDL LAND COMPANY

PRELIMINARY PLAN SUBMISSION

FOR

6990 STEUBEN ROAD PLANNED
INDUSTRIAL DEVELOPMENT

LOCATED IN

HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

FEBRUARY 9, 2026

REVISED: MAY 11, 2026

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING

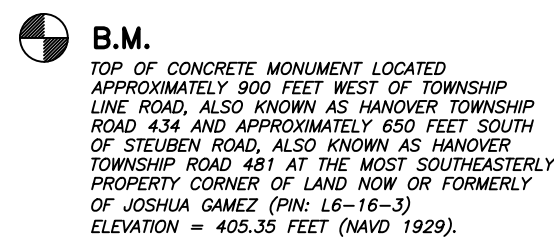
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

NOTE

THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING AND RELATED PERMITS. HOWEVER, NOT CONSIDERED ARE PERIPHERAL ISSUES SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER CONTAMINATION, SINKHOLE ACTIVITY AND HISTORICAL AND ARCHAEOLOGICAL ISSUES, OR OTHER SUCH ISSUES AS MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE PIDCOCK COMPANY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS ENGAGED IN THE APPROPRIATE FIELDS OF PRACTICE.

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

PROFESSIONAL SEARCH



1. THE SUBJECT PROPERTY IS DEFINED AS LOT 11 ON PLANS TITLED "PRELIMINARY/RECORD PLAN OF HANOVER CORPORATE CENTER 2 PREPARED FOR JAUND LAND COMPANY SHOWING PROPERTY LOCATED IN HANOVER TOWNSHIP, NORTHAMPTON COUNTY PENNSYLVANIA" (SHEET 20 OF 95), DATED 02/21/2005, LAST REVISED SEPTEMBER 5, 2006, BEARING FILE NUMBER S-10607 AS PREPARED BY THE PIDCOCK COMPANY AND RECORDED IN OFFICE FOR THE RECORDING OF DEEDS IN NORTHAMPTON COUNTY IN BOOK 2006-5 AT PAGE 761.
2. HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE ABOVE REFERENCED SUBDIVISION.
3. TOPOGRAPHY ON THIS PLAN HAS BEEN DEVELOPED FROM PHOTOGRAMMETRIC MAPPING BY DATACRAFTING DATA SERVICES, INC. 22511 MARKET COURT, SUITE 114, STERLING, VIRGINIA 20166-5991 FROM AERIAL PHOTOGRAPHY TAKEN APRIL 29, 1989 AND SUPPLEMENTED WITH FIELD SURVEY BY THE PIDCOCK COMPANY.
4. THE PROJECT BENCHMARK IS THE TOP OF CONCRETE MONUMENT LOCATED APPROXIMATELY 900 FEET WEST OF TOWNSHIP LINE ROAD, ALSO KNOWN AS HANOVER TOWNSHIP ROAD 434 AND APPROXIMATELY 650 FEET SOUTH OF STEUBEN ROAD, ALSO KNOWN AS HANOVER TOWNSHIP ROAD 481 AT THE MOST SOUTHEASTERLY PROPERTY CORNER OF LAND NOW OR FORMERLY OF JOSHUA GAMEZ (PIN: 16-16-3) ELEVATION = 405.35 FEET (NAVD 1929).
5. PROPERTY OWNERS AND DEED REFERENCES ARE BASED ON NORTHAMPTON COUNTY TAX ASSESSMENT DATA.
6. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THE SOIL TYPES AND THEIR LOCATION ARE BASED UPON THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF NORTHAMPTON COUNTY, PENNSYLVANIA, ISSUED JULY 1974.

THE SOIL USE LIMITATIONS THAT EXIST FOR THE ABOVE-MENTIONED SOILS AND THEIR RESOLUTIONS ARE AS FOLLOWS

- a. ACCORDING TO THE AFOREMENTIONED SOIL SURVEY, WASHINGTON SILT LOAM HAS FEW LIMITATIONS TO MOST NON-FARM USES. ONE OF THESE LIMITATIONS IS THE POTENTIAL FOR SINKHOLES. THE POTENTIAL FOR THE FORMATION OF SINKHOLES IN THE CLARKSBURG SILT LOAM IS LIMITED TO THE SUBSURFACE WATER MANAGEMENT SYSTEM. IF A SINKHOLE DEVELOPS ON THE SITE, SURFACE WATER SHALL BE DIVERTED AWAY FROM THE AREA AND THE SINKHOLE SHALL BE REPAIRED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A PROFESSIONAL ENGINEER OR GEOLOGIST.
- b. THE CLARKSBURG SILT LOAM IS LIMITED BY SLOW PERMEABILITY AND A SEASONABLY HIGH WATER TABLE. CLARKSBURG SILT LOAMS CHARGES A MODERATE EXCESS PORE WATER PRESSURE. PUMPED SURFACE WATER SHALL BE USED TO ADEQUATELY FILTER AND DRAIN THE CLARKSBURG SILT LOAM. FURTHER, STRUCTURE FRESHWATER SHALL NOT BE DONE WITHIN THE SINKHOLE AT THE OPTIMUM MOISTURE CONTENT FOR COMPACTION. THE CLARKSBURG SILT LOAM ALSO HAS A POTENTIAL FOR SINKHOLES. THE POTENTIAL FOR THE FORMATION OF SINKHOLES IN THE CLARKSBURG SILT LOAM IS LIMITED TO THE SUBSURFACE WATER MANAGEMENT SYSTEM. HOWEVER, IN THE EVENT THAT A SINKHOLE DEVELOPS ON THE SITE, SURFACE WATER SHALL BE DIVERTED AWAY FROM THE AREA AND THE SINKHOLE SHALL BE REPAIRED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING.
- c. HOLLY SILT LOAM IS LISTED AS A HYDRIC SOIL. BASED ON A FIELD INVESTIGATION OF THE SITE BY DEL VAL SOILS & ENVIRONMENTAL ASSOCIATES, INC., NO WEEDS OR OTHER VEGETATION ON THE SITE. IF GROUNDWATER IS ENCOUNTERED, THE WATER WILL BE PUMPED TO A SEDIMENT REMOVAL DEVICE.

- BUILDING
- BITUMINOUS PAVEMENT
- STONE AREA
- CONCRETE SIDEWALKS, APRONS, PADS, ETC.
- CONCRETE CURB
- BITUMINOUS CURB
- DEPRESSED CURB
- PROPERTY LINE
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- ULTIMATE RIGHT-OF-WAY LINE
- BUILDING RESTRICTION LINE
- UTILITY EASEMENT
- CONTOUR
- SPOT ELEVATIONS
- FLOODPLAIN 100-YEARS
- FLOODPLAIN 500-YEARS
- SWALE, EDGES OF RIVER, CREEKS, WETLANDS, ETC.
- STORM SEWER, MANHOLE, INLET AND ROOF DRAIN
- OUTLET CONTROL STRUCTURE
- END SECTION
- ENDWALL
- WATERLINE, FIRE HYDRANT, VALVE, REDUCER, TEE, PLUG AND SERVICE
- SANITARY SEWER, MANHOLE, CLEANOUT AND LATERAL
- FORCE MAIN WITH DIRECTION OF FLOW
- GAS LINE AND VALVE
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELEVISION CABLE
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD WIRES
- LIGHT STANDARD
- ELECTRIC POLE
- TELEPHONE POLE
- FENCE
- GUIDERAIL
- RAILROAD
- SIGN
- EVERGREEN TREE
- DECIDUOUS TREE
- ZONING BOUNDARY
- RIPRAP
- SOILS DELINEATION
- SOILS TYPE
- TEST PIT

NOTE:

THE LEGEND AND ABBREVIATIONS APPLY TO ALL SHEETS IN THE PLAN SET. THEY CONTAIN A COMPREHENSIVE LIST OF DRAWING SYMBOLS AND ABBREVIATIONS THAT MAY BE DEPICTED ON A PLAN SHEET. ALL OF THE SYMBOLS OR ABBREVIATIONS MAY NOT OCCUR ON A PLAN SHEET OR IN THE DRAWING SET. IN SOME INSTANCES PROPOSED OR EXISTING FEATURES MAY BE DEPICTED DIFFERENTLY ON A PLAN THAN IN THE LEGEND TO IMPROVE OVERALL PLAN CLARITY.

[illegible]

1. THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING AND RELATED PERMITS. HOWEVER, NOT ALL OF THE PRESENTED INFORMATION HAS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER CONTAMINATION, SINKHOLE ACTIVITY AND HISTORICAL AND ARCHAEOLOGICAL ISSUES, OR OTHER SUCH ISSUES AS MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE PIDCOCK COMPANY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE DETERMINED BY QUALIFIED PROFESSIONALS ENGAGED IN THE APPROPRIATE FIELDS OF PRACTICE.
2. THESE DOCUMENTS ARE PROVIDED FOR MUNICIPAL REVIEW ONLY AND ARE NOT TO BE UTILIZED FOR ANY OTHER PURPOSE. THE DOCUMENTS ARE NOT ISSUED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED AS SUCH BELOW.

THE CONTRACTOR DOCUMENTS PRESENT THE DESIGN INTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLANS, SPECIFICATIONS, ADDENDA, CONSTRUCTION SKETCHES AND OTHER CONTRACT DOCUMENTS FOR CONFLICTS, OMISSIONS, SIMILARITIES, AND/OR INCONSISTENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW FIELD CONDITIONS, INCLUDING COORDINATION WITH ALL UTILITIES, THE CONTRACTOR SHALL COMPLETE ANY TEST EXCAVATIONS IN ADVANCE OF ORDERING MATERIALS OR OF CONSTRUCTION IN AN AREA OF UTILITY CROSSINGS OR POTENTIAL INVOLVEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY UTILITY TO BE EXPOSED OR ANY APPARENT CONFLICTS TO THE ATTENTION OF THE ENGINEER BEFORE ORDERING MATERIALS AND BEFORE PROCEEDING WITH CONSTRUCTION IN THE AREA SO THAT THE ENGINEER MAY REVIEW THE CONDITIONS AND RECOMMEND APPROPRIATE ADJUSTMENTS TO THE DOCUMENTS THAT MAY BE NECESSARY, OR TO RECOMMEND RELOCATION OF A UTILITY OR OTHER REMEDIAL WORK THAT MAY BE REQUIRED.

REFER TO THE GENERAL NOTES ON SHEET 3 OF 24 FOR ALL PLAN NOTES.

PRELIMINARY PLAN SUBMISSION

SCALE: 1"=100'

DATE: FEBRUARY 9, 2026

CHECKED BY: JMM

DRAWN BY: KDH

CAD FILE: Overall Existing Conditions Plan.dwg

PROJECT NUMBER: 410.2512

GRAPHIC SCALE:

A horizontal graphic scale bar with five segments. The segments are labeled from left to right as 100', 50', 0', 100', and 200'. The bar is divided into four equal-length segments, with the 200' label at the far right end.

J. Gindl
LAND COMPANY
3150 Coffeetown Rd. Orefield, PA 18067

6990 STEUBEN ROAD PLANNED
INDUSTRIAL DEVELOPMENT
HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

FILE NUMBER

SHEET NUMBER

THE
PIDCOCK
COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
Telephone: 610-791-2252
Telefax: 610-791-1256
E-mail: info@pidcockcompany.com

PROFESSIONAL SEAL

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING AND RELATED PERMITS. HOWEVER, NOT CONSIDERED ARE PERIPHERAL ISSUES SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER CONTAMINATION, SINKHOLE ACTIVITY AND HISTORICAL AND ARCHAEOLOGICAL ISSUES, OR OTHER SUCH ISSUES AS MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE PIDCOCK COMPANY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS ENGAGED IN THE APPROPRIATE FIELDS OF PRACTICE.
2. THESE DOCUMENTS ARE PROVIDED FOR MUNICIPAL REVIEW ONLY AND ARE NOT TO BE UTILIZED FOR ANY OTHER PURPOSE. THE DOCUMENTS ARE NOT ISSUED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED AS SUCH BELOW.

CONTRACTOR'S OBLIGATION REGARDING COORDINATION OF DOCUMENTS AND FIELD CONDITIONS

THE CONTRACT DOCUMENTS PRESENT THE DESIGN INTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLANS, SPECIFICATIONS, ADDENDA, CONSTRUCTION SKETCHES AND OTHER CONTRACT DOCUMENTS FOR CONSISTENCY. SIMILARLY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW FIELD CONDITIONS, INCLUDING COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL COMPLETE ANY TEST EXCAVATIONS IN ADVANCE OF ORDERING MATERIALS OR OF CONSTRUCTION IN AN AREA OF UTILITY CROSSINGS OR POTENTIAL INVOLVEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ANY INCONSISTENCIES IN THE DOCUMENTS OR ANY APPARENT CONFLICTS TO THE ATTENTION OF THE ENGINEER BEFORE ORDERING MATERIALS AND BEFORE PROCEEDING WITH CONSTRUCTION IN THE AREA SO THAT THE ENGINEER MAY REVIEW THE CONDITIONS AND RECOMMEND ANY ADJUSTMENTS TO THE DOCUMENTS THAT MAY BE NECESSARY, OR TO RECOMMEND RELOCATION OF A UTILITY OR OTHER REMEDIAL WORK THAT MAY BE REQUIRED.

REFER TO THE GENERAL NOTES ON SHEET 3 OF 24 FOR ALL PLAN NOTES.

5	
4	
3	
2	
1	MAY 11, 2026
DATE	DESCRIPTION
	REVISED PER TOWNSHIP COMMENTS
	REVISIONS

PRELIMINARY PLAN SUBMISSION

SCALE: 1"=50'
DATE: FEBRUARY 9, 2026
CHECKED BY: JMM
DRAWN BY: KDH
CAD FILE: Existing Conditions Plan.dwg
PROJECT NUMBER: 410.2512

GRAPHIC SCALE: 50' 25' 0' 50' 100'



6990 STEUBEN ROAD PLANNED
INDUSTRIAL DEVELOPMENT
HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PLAN 1

FILE NUMBER
S-12542

SHEET NUMBER
7 OF 24

LEGEND

- EXISTING WOODLANDS
- EXISTING WOODLANDS TO BE REMOVED

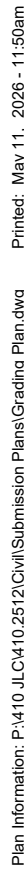
NOTES:

1. TOPOGRAPHY ON THIS PLAN HAS BEEN DEVELOPED FROM PHOTOGRAMMETRIC MAPPING BY PHOTOGRAMMETRIC DATA SERVICES, INC. 22611 MARKET COURT, SUITE 114, STERLING, VIRGINIA 20166-6903 FROM AERIAL PHOTOGRAPHY TAKEN APRIL 29, 1999 AND SUPPLEMENTED WITH FIELD SURVEY BY THE PIDCOCK COMPANY.

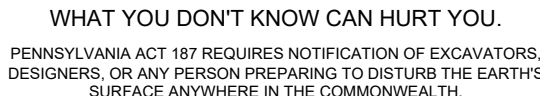
B.M.

TOP OF CONCRETE MONUMENT LOCATED APPROXIMATELY 900 FEET WEST OF TOWNSHIP LINE ROAD, ALSO KNOWN AS HANOVER TOWNSHIP ROAD 434 AND APPROXIMATELY 650 FEET SOUTH OF STEUBEN ROAD, ALSO KNOWN AS HANOVER TOWNSHIP ROAD 481 AT THE MOST SOUTHEASTLY PROPERTY CORNER OF LAND NOW OR FORMERLY OF JOSHUA GAMEZ (PIN: L6-16-3) ELEVATION = 405.35 FEET (NAVD 1929).

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A PHONE CALL
CAN BE YOUR INSURANCE POLICY



GEORGE TREVER RICHARD
& MICHELLE LYNN

Scale 1" = 50'

- **BASIN SIDE SLOPE MIX**
(SEE PLANT SCHEDULE)
- **BASIN FLOOR MIX**
(SEE PLANT SCHEDULE)
- **STORMWATER IRRIGATION MIX**
(SEE PLANT SCHEDULE)
- **RESTORATION MIX**
(SEE PLANT SCHEDULE)

REFER TO LANDSCAPE NOTES AND DETAILS

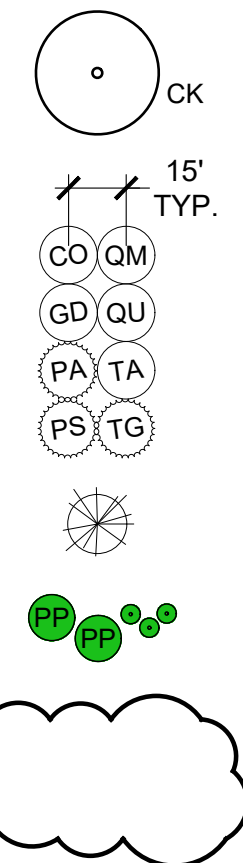
PROPOSED STREET TREES

PROPOSED REPLACEMENT TREES

DEFERRED REPLACEMENT TREES

PROPOSED PLANTING SCREEN

EXISTING WOODLAND TO BE PRESERVED



1. The replacement tree planting shown is meant to mimic the natural wooded vegetation that currently exists on the site. Woodland restoration tree spacing typically ranges from 6 to 10 feet apart to encourage straight growth and rapid canopy closure, or 12 to 20 feet apart for wildlife-focused, open canopy projects. The spacing of the proposed trees at 15 feet on center will allow for healthy crown development and strong root systems, reduce competition for soil moisture and nutrients, and reduce the need for thinning over time.
2. Refer to Civil Engineer's Existing Conditions Plan 1 & 2 (Sheets 7 & 8 of 24) for existing tree inventory information.

- 1.) THIS PLAN IS FOR LANDSCAPE & LIGHTING PURPOSES ONLY. REFER TO ENGINEER'S PLANS FOR ALL OTHER PROJECT RELATED INFORMATION.
- 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SPACING AND OFFSET OF PROPOSED TREES FROM EXISTING AND PROPOSED UNDERGROUND UTILITIES NECESSARY AND/OR REQUIRED BY CURRENT CODE OR PUBLIC AND PRIVATE REGULATIONS.
3. THE PROPOSED PLANTINGS DEPICTED ON THIS PLAN HAVE BEEN CAREFULLY PLANNED TO AVOID/MINIMIZE CONFLICT WITH THE PROPOSED STORM-WATER SPRAY IRRIGATION SYSTEM PIPING, HEADS, AND SPRAY DISTRIBUTION. IT IS RECOMMENDED THAT THE LANDSCAPE INSTALLATION OCCUR AFTER THE IRRIGATION AND THAT THE LANDSCAPE CONTRACTOR ADJUST PLANTING LOCATIONS AS/ IF NEEDED

Shade Trees - § 159-17.C.(4)	
Required:	In all subdivisions and land developments, trees shall be planted within or immediately adjacent to all street rights-of-way. The spacing of trees may vary from 50 feet to 75 feet on centers, but the average spacing shall be 65 feet, or less, on each side of the street.
Total Required Street Trees	1,710 LF / 65 = 26.3
Total Proposed Street Trees	27

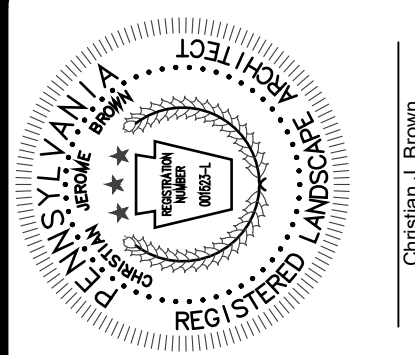
General Site Landscaping - § 185-22.G.			
All properties must provide for a total area of landscaping equal to 10% of any proposed area of impervious cover.			
Total Impervious Area	228,000 SF		
Required Area of Landscaping	22,800 SF		
Credit for Existing Landscape to Remain**			
Large Deciduous Trees	325	Credit	Total
Medium Deciduous Trees	52	x 200	65,000
Small Deciduous Trees / Evergreens	21	x 150	7,900
		x 100	2,100
Subtotal	398		
Shrubs	-	x 1	-
Total Existing Landscape Credit			74,900
Total General Site Landscaping Requirement Remaining			0 SF
** Existing Mulberry and Honeysuckle Trees have not been included.			
Replacement Tree Requirement - § 168-6.D.(1)			Quantity
Existing Trees to be Replaced			446
Deferred Replacement Trees*			29
Total Required Replacement Trees			475
Total Proposed Replacement Trees			487

Required:	A fifty-foot-wide planting strip shall be provided along all side and rear planned industrial/business property lines abutting all agricultural districts, residential districts and office and institutional districts.
Provided:	In lieu of the planting material required by ordinance, the development proposes to protect the existing dense wooded area and to supplement with additional replacement trees to provide approximately a 250' densely wooded area between the development and adjacent agricultural district.

Required:	A fifteen-foot-wide planting screen is required along Township Line Road and Steuben Road according to the previously approved Hanover Corporate Center II plans.
Provided:	A fifteen-foot-wide planting screen has been provided along Township Line Road and Steuben Road according to the previously approved Hanover Corporate Center II plans.

REVISION	DESCRIPTION
REVISION BLOCK	

BROWN & BROWN DESIGN
LAND ARCHITECTURE | PLANNING | DESIGN
347 north ninth street old allentown pa, 18102
phone: 610.821.4252 | www.browndesigncorp.com



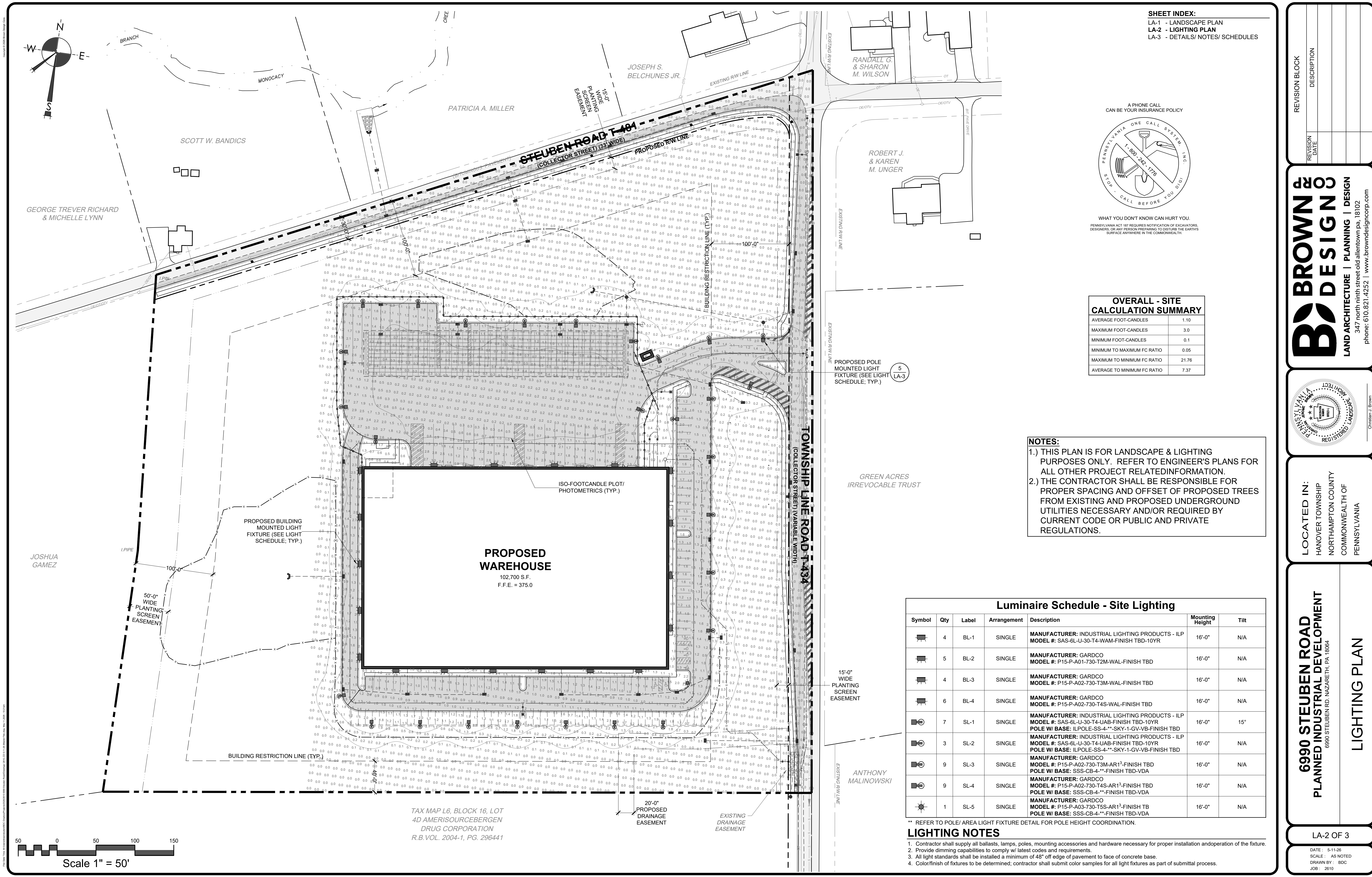
LOCATED IN:
HANOVER TOWNSHIP
NORTHAMPTON COUNTY
COMMONWEALTH OF
PENNSYLVANIA

6990 STEUBEN ROAD
PLANNED INDUSTRIAL DEVELOPMENT
6990 STEUBEN RD. NAZARETH, PA 18064

LANDSCAPE PLAN

LA-1 OF 3

DATE : 5-11-26
SCALE : AS NOTED
DRAWN BY : BDC
JOB : 2010



SHEET INDEX:
LA-1 - LANDSCAPE PLAN
LA-2 - LIGHTING PLAN
LA-3 - DETAILS/ NOTES/ SCHEDULES

A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE COMMONWEALTH.

OVERALL - SITE CALCULATION SUMMARY	
AVERAGE FOOT-CANDLES	1.10
MAXIMUM FOOT-CANDLES	3.0
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	21.76
AVERAGE TO MINIMUM FC RATIO	7.37

- NOTES:**
- 1.) THIS PLAN IS FOR LANDSCAPE & LIGHTING PURPOSES ONLY. REFER TO ENGINEER'S PLANS FOR ALL OTHER PROJECT RELATED INFORMATION.
 - 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SPACING AND OFFSET OF PROPOSED TREES FROM EXISTING AND PROPOSED UNDERGROUND UTILITIES NECESSARY AND/OR REQUIRED BY CURRENT CODE OR PUBLIC AND PRIVATE REGULATIONS.

Luminaire Schedule - Site Lighting						
Symbol	Qty	Label	Arrangement	Description	Mounting Height	Tilt
	4	BL-1	SINGLE	MANUFACTURER: INDUSTRIAL LIGHTING PRODUCTS - ILP MODEL #: SAS-6L-U-30-T4-WAM-FINISH TBD-10YR	16'-0"	N/A
	5	BL-2	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A01-730-T2M-WAL-FINISH TBD	16'-0"	N/A
	4	BL-3	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A02-730-T3M-WAL-FINISH TBD	16'-0"	N/A
	6	BL-4	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A02-730-T4S-WAL-FINISH TBD	16'-0"	N/A
	7	SL-1	SINGLE	MANUFACTURER: INDUSTRIAL LIGHTING PRODUCTS - ILP MODEL #: SAS-6L-U-30-T4-UAB-FINISH TBD-10YR POLE W/ BASE: ILPOLE-SS-4-**-SKY-1-GV-VB-FINISH TBD	16'-0"	15°
	3	SL-2	SINGLE	MANUFACTURER: INDUSTRIAL LIGHTING PRODUCTS - ILP MODEL #: SAS-6L-U-30-T4-UAB-FINISH TBD-10YR POLE W/ BASE: ILPOLE-SS-4-**-SKY-1-GV-VB-FINISH TBD	16'-0"	N/A
	9	SL-3	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A02-730-T3M-AR1 ³ -FINISH TBD POLE W/ BASE: SSS-CB-4-**-FINISH TBD-VDA	16'-0"	N/A
	9	SL-4	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A02-730-T4S-AR1 ³ -FINISH TBD POLE W/ BASE: SSS-CB-4-**-FINISH TBD-VDA	16'-0"	N/A
	1	SL-5	SINGLE	MANUFACTURER: GARDCO MODEL #: P15-P-A03-730-T5S-AR1 ³ -FINISH TB POLE W/ BASE: SSS-CB-4-**-FINISH TBD-VDA	16'-0"	N/A

- ** REFER TO POLE/ AREA LIGHT FIXTURE DETAIL FOR POLE HEIGHT COORDINATION.
- LIGHTING NOTES**
1. Contractor shall supply all ballasts, lamps, poles, mounting accessories and hardware necessary for proper installation and operation of the fixture.
 2. Provide dimming capabilities to comply w/ latest codes and requirements.
 3. All light standards shall be installed a minimum of 48" off edge of pavement to face of concrete base.
 4. Color/finish of fixtures to be determined; contractor shall submit color samples for all light fixtures as part of submittal process.

REVISION BLOCK

REVISION	DATE	DESCRIPTION

BROWN BO
DESIGN

LAND ARCHITECTURE | PLANNING | DESIGN

347 north ninth street old allenstown pa 18102
phone: 610.821.4252 | www.browndesigncorp.com

LOCATED IN:
HANOVER TOWNSHIP
NORTHAMPTON COUNTY
COMMONWEALTH OF
PENNSYLVANIA

6990 STEUBEN ROAD
PLANNED INDUSTRIAL DEVELOPMENT
6990 STEUBEN RD. NAZARETH, PA 18064

LIGHTING PLAN

LA-2 OF 3

DATE: 5-11-26
SCALE: AS NOTED
DRAWN BY: BDC
JOB: 2610