LEGEND

SYMBOL	DESCRIPTION
•	STREET LIGHT FIXTURE - PROPOSED
▪	STREET LIGHT FIXTURE - EXISTING TO REMAIN
— — —	RIGHT OF WAY (ROW)

LIGHTING REQUIREMENTS

ALL PROPOSED FIXTURES SHALL MEET OR EXCEED THE STANDARDS DESCRIBED IN THE FERGUSON TOWNSHIP CODE OF ORDINANCES, SUMMARIZED BELOW.

1. ALL LIGHT POSTS AND FIXTURES SHALL BE PEDESTRIAN-FRIENDLY AS MEASURED BY SCALE AND HARSHNESS OF THE LIGHT SOURCE. THE STYLE AND SIZE OF FIXTURES SHALL BE APPROPRIATE FOR THE SIZE AND MASSING OF ASSOCIATED STRUCTURES, THE SURROUNDING PUBLIC SPACE, AND THE UNIFIED CONCEPT OF THE TTD.
2. THE TYPICAL LEVEL OF LIGHTING PROVIDED SHALL RANGE BETWEEN 0.5 AND 2.0 FOOTCANDLES DEPENDENT ON THE VOLUME OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC AND THE LOCATION OF THE INTERSECTION OR WALKWAY.
3. FIXTURE HEIGHTS SHALL NOT EXCEED 12 FEET EXCEPT WHERE NECESSARY TO PROVIDE EFFECTIVE LIGHTING FOR PARKING AREAS AND INTERSECTIONS. IN SUCH CASES, A MAXIMUM HEIGHT OF 25 FEET IS PERMITTED.
4. FIXTURES SHALL BE PROVIDED AT NO GREATER THAN EIGHTY-FOOT INTERVALS ALONG SIDEWALKS AND WITHIN PARKING AREAS.
5. TO IMPACT ENERGY EFFICIENCY, THE USE OF METAL HALIDE, LOW-TEMPERATURE FLUORESCENTS, AND LED LAMPS AS WELL AS SOLAR POWERED AND MOTION SENSITIVE FIXTURES IS ENCOURAGED.

A COMPREHENSIVE LIGHTING PLAN WILL BE SUBMITTED WITH EACH SPECIFIC IMPLEMENTATION PLAN SUBMISSION, AND WILL INCLUDE ARCHITECTURAL DETAILS, SPECIFICATIONS, AND PHOTOMETRIC DETAILS FOR ALL PROPOSED FIXTURES, AS WELL AS STANDARDS, MAINTENANCE, AND REPLACEMENT PLANS.

NOTES

1. LIGHTING SHALL BE PROVIDED AT STREET INTERSECTIONS, ENTRYWAYS TO COMMERCIAL OR MULTIFAMILY USES, AND IN PARKING AREAS, AS WELL AS FOR PEDESTRIAN SAFETY IN AREAS BETWEEN PARKING AREAS AND THESE USES.
2. LIGHTING SHALL BE LOCATED TO PROVIDE ADEQUATE LIGHTING FOR ALL BICYCLE PARKING.
3. LOCATIONS ARE APPROXIMATE. FINAL LOCATION TO BE PROVIDED AT TIME OF SPECIFIC IMPLEMENTATION PLAN SUBMISSION.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

PROJECT TEAM

MASTER PLANNER / LANDSCAPE ARCHITECT
LandDesign
CREATING PLACES THAT MATTER
LANDDESIGN
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703-549-7784
WWW.LANDDESIGN.COM

CIVIL ENGINEER
KELLER ENGINEERS
Civil • Structural • Survey
KELLER ENGINEERS, INC.
3500 E COLLEGE AVE # 1100
STATE COLLEGE, PA 16801
814-231-2925
WWW.KELLER-ENGINEERS.COM

ARCHITECT / DESIGN GUIDELINES
505 DESIGN
505DESIGN
508 W. 5TH ST #250
CHARLOTTE, NC 28202
704-348-7000
WWW.505DESIGN.COM

ARCHITECT / PLANNER
bct
BCT ARCHITECTS
100 N CHARLES ST
BALTIMORE, MD 21201
410-837-2727
WWW.BCTARCHITECTS.COM

ARCHITECT
HUMPHREYS & PARTNERS ARCHITECTS LP
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
972-701-9636
WWW.HUMPHREYS.COM

DEVELOPER / OWNER
RESIDENTIAL HOUSING DEVELOPMENT LLC
RESIDENTIAL HOUSING DEVELOPMENT, LLC
RESIDENTIAL HOUSING LAND, LLC
3401 ALLEN PARKWAY #102
HOUSTON, TX 77019
713-284-1656
WWW.RESIDENTIALHOUSING.NET

KEY MAP — SCALE: 1" = 4000'

SEAL

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PINE HALL TTD

FERGUSON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

PROJECT DESIGN PHASE

GENERAL MASTER PLAN SUBMISSION

ISSUE DATE: 02/15/2018

LANDDESIGN PROJ. #: 2017125

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RESPONSE TO FERGUSON TWP REVIEW LETTER DATED 02-26-2018	07-25-2018
2	RESPONSE TO FERGUSON TWP REVIEW LETTER DATED 09-19-2018	10-19-2018
3	RESPONSE TO FERGUSON TWP REVIEW LETTER DATED 11-14-2018	12-14-2018

DESIGNED BY: SP/PO/SE/SKM/AR
DRAWN BY: SKM/AR
CHECKED BY: SE

SCALE — NORTH

VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 6-000

SHEET 7 OF 12